



# **CITY COMMISSION**

## REGULAR MEETING AGENDA

**MONDAY, JANUARY 13, 2020 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 Award to Mr. Levi Parks

## INFORMATIONAL AGENDA

[200.](#) Current Community Development Projects Summary

Attachments: *None*

201. 2020 Census Proclamation

Attachments: [2020 Census Proclamation](#)

## 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.](#) Replacement of 60KW Emergency Portable Generator

Attachments: [Tradewinds Portable Generator Proposal](#)  
[Florida Sheriffs Association Contract FSA19-VEH17.0 Bid Award](#)

[301.](#) Northern Oaks (Final) Site Acceptance

Attachments: [Punch List](#)

302. Minutes from the Monday, December 09, 2019 City Commission Regular Meeting

Attachments: [Minutes](#)

## **PUBLIC HEARINGS AGENDA**

[400.](#) The Studios at Tuscawilla

Attachments: [Exhibit 1 - Vicinity Map](#)  
[Exhibit 2 - Developer's Agreement | 2019](#)  
[Exhibit 3 - Developer's Agreement | Seminole Trail Animal Hospital, Inc. | 2007](#)  
[Exhibit 4 - Developer's Agreement | Bryce Foster \(Tuscawilla Town Square\) | 2005](#)  
[Exhibit 5 - Developer's Agreement | Tuscawilla Tract 15 Parcel 1-C | 1998](#)  
[Exhibit 6 - Developer's Agreement / Ordinance 489 | 1990](#)  
[Exhibit 7 - Trip Generation | 2019](#)  
[Letter HOA | 2019](#)  
[Letter from Seminole Trail Animal Hospital, Inc. \(current owner\) | 2019](#)

[401.](#) Approve on Second and Final Reading Ordinance No. 2019-11 granting a new non-exclusive solid waste franchise to WCA of Florida, LLC. ("WCA") to provide solid waste disposal services to school facilities owned and operated by the School District of Seminole County, Florida and located within the jurisdictional limits of the City.

Attachments: [Ordinance 2019-11](#)  
[Legal Ad](#)

[402.](#) Approve on First Reading Ordinance 2020-01 amending the Solid Waste Franchise Agreement with Waste Pro of Florida in order to incorporate federally-required contract provisions.

Attachments: [Ordinance 2020-01](#)  
[Third Addendum to Solid Waste Franchise Agreement](#)

## **REGULAR AGENDA**

[500.](#) Youth Advisory Board Discussion

Attachments: [Youth Council Development Guide](#)

[501.](#) 2020 Calendar for Meetings and Holidays

Attachments: [2020 Calendar of Meetings](#)

[502.](#) East Central Florida Regional Planning Council Report and Recommendations

Attachments: [East Central Florida Regional Planning Council Survey Results Report](#)

## **REPORTS**

- 600. City Attorney Anthony A. Garganese, Esquire
- 601. City Manager Shawn Boyle
- 602. Interim City Clerk Christian Gowan
- 603. Seat Five Commissioner Geoff Kendrick
- 604. Mayor Charles Lacey
- 605. Seat One Commissioner Jean Hovey
- 606. Seat Two Commissioner Kevin Cannon
- 607. Seat Three Commissioner/Deputy Mayor Ted Johnson
- 608. Seat Four Commissioner TiAnna Hale

## **PUBLIC INPUT**

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## **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 | JANUARY 13, 2020

### REGULAR MEETING

#### TITLE

Current Community Development Projects Summary

#### SUMMARY

<b>CURRENT COMMUNITY DEVELOPMENT PROJECTS SUMMARY</b>			
<b>PROJECT NAME</b>	<b>LOCATION</b>	<b>LAST ACTION ITEM</b>	<b>CURRENT STATUS</b>
AITC Office Building	863 N US 17-92	N/A	DA, Final Engineering & Aesthetic Plans are under Staff review.
Beazer Homes Senior (55+) Condominium Project: (The Gatherings at Winter Springs- 108 Units)	Town Center - West side of Tuskawilla, north of Blumberg	SE approved by City Commission on 8/13/18.  Community Workshop was held on 10/17/19.	DA, Final Engineering, Waivers, & Aesthetic Plans to be prepared by the developer.
Chase Bank	Town Center	N/A	CUP is under Staff review.
Dream Finders Townhomes (Winter Springs Townhomes): 114 Single-Family (Attached) Units	Town Center - East side of Michael Blake Blvd.	Preliminary Engineering approved by City Commission on 1/8/18.  DA, Final Engineering, Waivers, & Aesthetic Review approved by the City Commission on 12/09/2019	Preconstruction Meeting Pending.
Insight Partners Inc. (Office and Warehouse Renovation)	300 W SR 434	N/A	Final Engineering Plans are under Staff Review.
Iriye Suites Live Work Community	Town Center	SE & DA approved by City Commission on 1/28/19.	Aesthetic Plans are under Staff review.

Northern Oaks: 35 Single-Family Homes by Dream Finders Homes	North side of SR 434, East of SR 417	Final Engineering & Waivers approved 03/13/17. Aesthetic Review approved 04/9/18.  Waiver approved by City Commission on 11/18/2019	Site work complete. Single-Family Homes are under construction.  Site acceptance is scheduled for the Commission meeting on 01/13/2020.
Southern Oaks: 54 single-family homes	West of DeLeon St. & North of SR 434	DA, Final Engineering, Waivers, & Aesthetic Review approved on 6/22/15. Commission accepted site work on 8/14/17.	Site work complete.  Single-Family Homes are under construction.  Site acceptance complete.
The Studios at Tuscawilla	Vistawilla Drive	Community Workshop was held on 07/19/19.  DA approved by the Planning & Zoning Board on 12/04/2019.	Final Engineering, Waivers & Aesthetic Review are under Staff Review.  DA scheduled for the City Commission on 01/13/2020.
Tuskawilla Crossings: 379 Single-Family Homes	Town Center	DA, Final Engineering, Waivers, & Aesthetics approved by City Commission on 4/24/17. Plat approved 8/13/2018. Phase 1 and Phase 2 Site work approved by City Commission.	Site work complete.  Single-Family Homes under construction.  Site acceptance complete.
Winter Springs Medical Office	E SR 434	Community Workshop was held on 08/13/19	DA, Final Engineering & Aesthetic Plans are under Staff review.
Winter Springs Retirement Residence (Hawthorn ILF): 144 independent living suites	Town Center	DA, Final Engineering, Waivers, & Aesthetic Review approved by City Commission on 1/22/18.	Site work under construction.

Winter Springs Town Center Retail Building (Ocean Bleu)	Town Center	Final Engineering & Aesthetic Plans approved by City Commission on 6/10/2019.	Preconstruction Meeting Pending.
Wendy's	Town Center	Community Workshop was held on 12/17/19.	DA, Final Engineering & Aesthetic Plans reviews are complete. DA, Final Engineering & Aesthetic Review scheduled for the Planning and Zoning Board on 01/08/2020 and City Commission on 01/26/2020.

For more information, please click the link below:

[City of Winter Springs Community Development Projects List/Locations](#)

Notes:

DA = Development Agreement

CUP = Conditional Use Permit

SE = Special Exception

# PROCLAMATION



## OFFICE OF THE MAYOR WINTER SPRINGS, FLORIDA

**WHEREAS**, the Constitution of the United States of America requires that the United States Census Bureau every ten (10) years conduct a count of the population. Even though this is an enormous effort, it does provide a historic opportunity for the City of Winter Springs to participate in this process; and

**WHEREAS**, 675 billion dollars per year in Federal and State funding is allocated to states and communities based, in part, on Census data; and this collected data helps determine how many Seats each State will have in the United States House of Representatives; and often is used for the Redistricting of State Legislatures, County and City Commissions/Councils and also Voting Districts; and

**WHEREAS**, the 2020 Census will create jobs that stimulate economic growth and increase employment; and

**WHEREAS**, an accurate Census count is vital to our community and the well-being of our Residents by helping Planners determine where to locate schools, day care centers, roads and public transportation, hospitals and other facilities, and achieve an accurate and complete count of the nation's growing and changing population. The City of Winter Springs is dedicated to helping this process and making sure that all Residents are properly accounted for.

**Now, THEREFORE, I, CHARLES LACEY**, Mayor of the City of Winter Springs, Florida do hereby Proclaim that in the City of Winter Springs, we

### "AFFIRM OUR PARTNERSHIP WITH THE UNITED STATES CENSUS BUREAU IN SUPPORT OF THE 2020 CENSUS"

As a 2020 Census partner, we will: Support the goals and ideals for the 2020 Census and encourage the dissemination of 2020 Census information to those in our community to promote participation; support people in our community participating in events and initiatives that will raise overall awareness and ensure a full and accurate 2020 Census; support Census takers as they help our community complete an accurate count; and overall, offer our complete support for the 2020 Census.

*IN WITNESS WHEREOF, I hereunto have set my hand and caused the Seal of the  
City of Winter Springs to be affixed and signed this 13<sup>th</sup> day of January 2020*

**CHARLES LACEY, MAYOR**

ATTEST:

**CITY CLERK**

Charles Lacey  
Mayor

Jean Hovey  
Commissioner

Kevin Cannon  
Commissioner

Ted Johnson  
Commissioner

TiAnna Hale  
Commissioner

Geoff Kendrick  
Commissioner





# CONSENT AGENDA ITEM 300

CITY COMMISSION AGENDA | JANUARY 13, 2020  
REGULAR MEETING

## TITLE

Replacement of 60KW Emergency Portable Generator

## SUMMARY

Staff requests the authorization for the purchase of one (1) 60 KW portable generator from Tradewinds Power Corp. The City currently has a total of five portable generators, one of which has failed. This replacement generator will be used in rotation with the other four portable generators to operate wastewater lift stations during commercial power interruptions at times of natural disasters and planned repairs. During non-emergency conditions, the portable generators are used to provide electrical service to the City's special events and other occasional uses by the Parks and Public Works Departments.

The cost for this item is \$59,490.00 (piggybacking off the Florida Sheriffs Association Contract FSA19-VEH17.0, Heavy Trucks and Equipment) to be funded from the FY20 Utility Enterprise Fund.

## RECOMMENDATION

Staff recommends the City Commission award a contract to Tradewinds Power Corp in the amount of \$59,490.00 for the purchase of a 60KW portable generator, piggybacking off the Florida Sheriffs Association Contract FSA19-VEH17.0, Heavy Trucks and Equipment. Additionally, authorization for the City Manager and City Attorney is requested to prepare and execute any and all applicable contract documents consistent with this Agenda item.



# TRADEWINDS®

## POWER CORP

600 St. Road 66 ... Sebring, Florida 33872  
Tel. 941-382-2166 ... Fax 941-1206

Filters  
Pump Sets  
Power Units  
Generator Sets  
Automatic Engine Controls

TO: City of Winter Springs  
550 Wade St.  
Winter Springs, Fl. 32708  
Tel: (407)-327-2669  
Attn: Mr. Dave Kerr  
[dpkerr@winterspringsfl.org](mailto:dpkerr@winterspringsfl.org)

Quotation #PSAV062419Q TD60r1  
December 11, 2019

We are pleased to offer this Quotation as detailed below

Amount	Description	Each	Extended
1	<b>Model TP150 Base Awarded Tradewinds Mobile Generator Set under FSA contract No. FSA19-VEH17.0, Spec #114.</b>	110,204	110,204
	<b>Cost deduct for Model T60-M-FS Mobile Power Tradewinds Generator Set;</b>	-47,519	-47,519
	60 KW (75 KVA) Standby, 54 KW (67 KVA) Prime Power 120/208 Volts [reconnectable], 60 Hz, Three Phase, 0.8 Power Factor Amp Load Capacity: 208; Load Bank tested. 60 KW (75 KVA) Standby, 54 KW (67 KVA) Prime Power 120/240 Volts [reconnectable], 60 Hz, Three Phase, 0.8 Power Factor Amp Load Capacity: 180; Load Bank tested. 60 KW (60 KVA) Standby, 54 KW (54 KVA) Prime Power 120/240 Volts [reconnectable], 60 Hz, Single Phase, 1.0 Power Factor Amp Load Capacity: 250; Load Bank tested. 60 KW (75 KVA) Standby, 54 KW (67 KVA) Prime Power 277/480 Volts [reconnectable], 60 Hz, Three Phase, 0.8 Power Factor Amp Load Capacity: 90; Load Bank tested.  Doosan Diesel engine, Model D34 TIER 4 @ 1800 RPM complete with DEF tank, 12 Volt Electrics, Radiator & Guard  Oversized Brushless Single Bearing Alternator with a PMG and BE 2000E Automatic Voltage Regulator & Vibration Isolation Mounts  Tradewinds NFPA 110 Digital Instrument/Control Panel with Safety Shutdowns Complete with DC Voltmeter, Hourmeter, Oil and Temperature Gauges Frequency Meter, Ammeter & Voltmeter with Phase Selector Switch, Engine Cool Down Timer, Remote "E" Stop Contacts, Remote Auto Start Control, Low Fuel Level Alarm, Breakers for A/C and D/C, and a Emergency Stop Push Button.  Optional Equipment included in above pricing:  Wet Battery, Battery Rack, and Battery Cables. Plastic Battery box with lid installed. Duplex electrical outlet mounted inside in a NEMA 3r box with a Non-GFI Duplex 12vdc - 6amp charger mounted internally and wired to battery and outlet. Electrical Outlet and wired to the external of the enclosure with a Plug for connection to standard 120vac, 1ph, 20amp service. Steel Exhaust Flex, Critical Exhaust muffler and rain cap all mounted and Installed into turn hood of enclosure. 1/8", Marine Grade Aluminum Sound Enclosure modified to have no hole for exhaust, stainless steel hardware, stainless steel pad-lockable latches, removable doors, and finished painted a white standard PPG powder coat. Enclosure is rated for an estimated 72dba at 21'. Oil and water drain lines with brass ball valves and special oil drain fittings. Rotate control panel door cover and provide support stay. Front panel cover will have hex head screws as requested. Three position voltage change over switch mounted in the generator can with one 300amp, one 200amp, and one 100amp UL rated generator circuit breaker. Both the high voltage and low voltage are wired to the rear of the machine to a separate five (5) point connection boxes clearly identifying voltage connections. Note all voltages are to be present in each plug. Special cap covers are installed to prevent injury. 5,000lb street legal, single axle trailer with electric brakes, round lunette hitch, chains, lights, heavy duty fenders, two (2) rear sand shoe jacks and one (1) front jack. Trailer is specifically design to support this unit and it's special features and will have a corrosive resistive finish to cover the steel frame with a spare tire. 80 gallon, double wall, inbase fuel tank with a mechanical fuel level gauge and standard fuel signal that will be read in control panel. Unit will alarm with low fuel and shut down up critically low fuel. Tank will have lockable fuel cap, drain, and necessary fittings. No Spare tire will be supplied due to oversized cable storage box for below cables. Distribution panel to include Four (4) quad boxes. Two (2) Duplex Receptacle with GFI and breakers and Two (2) non-GFI Duplex Receptacle with Breakers, Two (2) separate 0 - 60min, 12vdc timers will be provided for interior and exterior lighting. Lights on exterior of package will be mounted on each side of enclosure to illuminate general service area as required. Two lights on inside of package will illuminate internal general service area. Two Thumb screws are provided for remote start stop contacts of Transfer Switch. Two Thumb screws are provided for remote alarm indication. Full load factory test of complete system One complete operation and maintenance manual installed in plastic manual box.		
1	T100PLUG-FS - One (1) 100amp Power cords, each 30' long hardwired to specific voltage output breaker. Customer will provide to Tradewinds one Russel Stole connector that we will install at the end of the 30' cord for 120/208 and 120/240vac applications.	3,680 -\$2,240	1,440
1	T100PLUG-FS - One (1) 100amp Power cords, each 30' long hardwired to specific voltage output breaker. Customer will provide to Tradewinds one Russel Stole connector that we will install at the end of the 30' cord for 277/480vac applications.	3,680 -\$2,240	1,440
	NOTE: EACH PLUG ABOVE IS REVERSE SERVICE TYPE AND SHALL BE WIRED TO EACH BREAKER INDEPENDATELY INCLUDING MAIN POWER OUTLET.		
	Sub Total, FOB our warehouse, Miami, Florida		65,565
	Repeat customer discount.		-6,075
	Onsite Start-up and adjustments. Fuel by others.	Inc.	Inc.
	Delivery to Winter Springs, Fl. Curbside	Inc.	Inc.
	Total		59,490
	State & Local Tax as Applicable		
	Estimated Shipping date from receipt of order: 18 - 20 Weeks		
	Price Validity: 45 days; 15% Cancellation Charge for Restocking.		
	Wire-Transfer: Tradewinds Power Corp Division of Southeast Diesel Corp		
	FB/O Wells Fargo Bank		
	Acct# 4945741023 ABA# 121000248		
	Abe Vargas		

Term: October 1, 2019 - September 30, 2020

Contract: FSA19-VEH17.0 , Heavy Trucks and Equipment

Group: GENERATOR: 150kW Mobile Generator Package

Item: 114, Tradewinds, TP150, TP150

**Description:** GENERATOR REQUIREMENTS: Standby duty rated at 150kwe, 187kva, 8 power factor; Prime power duty rating 135kwe, 168kva, 0.8 power factor; Main Breaker shall be equipped with shunt trip; Generator end shall be Direct coupled to the engine flywheel with a flexible coupling; Generator shall meet performance class G3 of IEC; Jacket water heater. ENGINE: 6-cylinder, water cooled, 1800rpm, diesel engine; Current emission compliant diesel engine; Spin on fuel and oil filters. VOLTAGE CHANGE OVER SWITCH & DISTRIBUTION: Manual 3 position voltage change over switch to select each voltage as specified when the unit is not running. b. 1ph 120/240, 3ph 120/240, 3ph 120/208, and 3ph 277/480; A five-point connection shall be provided for ease of connection of load leads; One 50amp, 120/240vac, 1 ph, twist lock receptacle; One 30amp, 120/240vac, 1 ph, RV type receptacle; Two 20amp, 120/240vac, 1 ph, duplex receptacle; Two 20amp, 120/240vac, 1ph, duplex GFI receptacle; Each receptacle shall be protected by a individual circuit breaker; A receptacle shall be provided to power both the jacket water heater and on-board battery charger; Two thumb screw type connection points shall be provided for remote auto start. CONTROLS: Solid state, microprocessor-based generator controls; Controls shall provide all operating, monitoring and control functions for the generator set. Controls shall provide for auto start/stop functions; A emergency stop push button will be installed; A voltage adjustment shall be provided in the panel to adjust voltage in all voltage positions; A switch shall be provided in the panel to turn all power off in the panel if not being used. ENCLOSURE: Complete diesel engine generator set including control panel, engine starting batteries and fuel tank shall be enclosed in a factory assembled weather protective, sound attenuated enclosure; The sound attenuated enclosure noise level is not to exceed 73 – 75dba @ 21 feet; Oil and water drain lines shall be provided and extend to the enclosure wall with valves for easy service; Critical grade silencer; Companion flanges; Flexible exhaust-flex; Keyed alike lockable doors. IN BASE FUEL TANK TRAILER: Trailer shall be DOT approved with proper serial number data plate indicating weight capacity minimum of 10,000 lbs; Trailer will have dual axles with torque springs to reduce overall height of package; Standard 7 or 5 pin vehicle hitch receiver to be supplied; Trailer will have two rear level jacks with sand shoes and front leveling jack; Trailer will have hydraulic brakes; Trailer will have all necessary safety equipment to include but not be limited to an adjustable and removable pintle hitch, 30-inch safety chains, fenders, lights per DOT, and break away cable; Tires will be minimum load range type "D" (8 ply rating) with matching steel rims. Rims are to be finish painted; Minimum 8-hour capacity at 75% load rating to determine single wall tank size; A mechanical fuel gauge will be provided; Locking fuel cap; Low fuel level alarm; All necessary vents and caps will be provided along with suction, return, and drain points. BATTERY CHARGER: Battery will be installed in holding container with battery cables; Current limiting battery charger to automatically charge batterie; Charger shall be dual charge rate with automatic switching to boost rate when required; Charger mounted inside generator set package; Fully charged battery will be provided at time of delivery and startup. STARTUP & COMMISSIONING: One (1) day startup including operational test of equipment showing proper connection of cables with safety issues performed by a factory trained technician; The startup technician will instruct personnel how to operate and maintain the equipment in accordance with the manufacturer's requirements. CONDITIONS: In addition to equipment specified, each generator shall be equipped with all standard equipment as specified by the manufacturer for this model and shall include but not be limited to the following items: All product shall be new and of current design; Initial filling of oil and antifreeze (diesel fuel by others); During startup, the technician shall record the following information and provide to owner for his records: Operating Voltage, Hertz, Phase, and connected load (Amperage) [if any]; Package information consisting of Make of generator (Cat, Wacker, or Tradewinds), Model (TJ125 TP20, DP125, etc.); Serial number of complete package, and startup date; Written Information consisting of make, model, serial number, and startup date; Record Engine and Generator Serial numbers; One complete set of operation and maintenance manuals; Two (2) year or 1500-hour standard mobile generator warranty will apply. Generator to be transported to authorized servicing dealer for warranty repair during normal business hours; TRAILER: The trailer must have a VIN and a certificate of origin.

Zone	Rank	Vendor	Price
Western	Primary	Tradewinds Power Corp.	\$110,204.00
Northern	Primary	Tradewinds Power Corp.	\$110,204.00
Central	Primary	Tradewinds Power Corp.	\$110,204.00
Southern	Primary	Tradewinds Power Corp.	\$110,204.00

Options appear in alphabetical order by awarded vendor.

Options: Tradewinds Power Corp.

Order Code	Description	Price
TLIT-ENC-E-FS	Net Cost Adder - LED perimeter service area lights, 12vdc, 1 for each side of enclosure (4 lights total), with 60 min shut-off timer.	\$1,476.00
T-SCADA-FS	Net Cost Adder - Upgrade generator control panel to include but not limited to customer specified interface points. Price includes each point being wired to a terminal strip that customer can connect to and transmit condition.	\$3,950.00
THREEL100-FS	Net Cost Adder - 12 volt, power rewind cable reel for 5 conductor, 100 amp, 600 Volt, TYPE W cable, 75 foot length. Reel to be used with any above package and includes mounting, wiring of DC motor, and all required accessories. Does not include cable.	\$5,894.00
T80POL-FS	Net Cost Adder - 80 gallons per hour, 12vdc, fuel polishing system with automatic, 7 day, programmable timer mounted in generator enclosure.	\$2,658.00
TTRAY-FS	Net Cost Adder - Aluminum Cable storage trays (up to 100kw) to include lockable doors and room to hold up to 80 feet of 200amp S/o cord with connector ends.	\$9,369.00
TTRAY-2-FS	Net Cost Adder - Aluminum Cable storage trays (101kw to 200kw) to include lockable doors and room to hold up to 100 feet of 200amp S/o cord with connector ends.	\$11,926.00
ALU-33-FS	Net Cost Adder - Aluminum storage box 33"L with key lock and shock lift assists.	\$613.00
ALU-48-FS	Net Cost Adder - Aluminum storage box 48"L with key lock and shock lift assists.	\$862.00
COMP-400-FS	Net Cost Adder - Compression lug connection box, 400amp phenolic board, latched door with snap action shut off switch.	\$2,597.00
COMP-800-FS	Net Cost Adder - Compression lug connection box, 800amp phenolic board, latched door with snap action shut off switch.	\$5,195.00
COMP-1200-FS	Net Cost Adder - Compression lug connection box, 1200amp phenolic board, latched door with snap action shut off switch.	\$7,549.00
COV-FS	Net Cost Adder - Aluminum cover for power connectors. Gas spring lid with snap action limit switch to shut unit off if open, rodent prevention brush, with a lockable latch.	\$2,507.00
W-4001-OPP-FS	Net Cost Adder - Flexible Power Cable, 4/0, 1 Conductor, 600/2000V, 90 C, 400amp. Price Per foot.	\$20.00
T-200CFM-FS	Upgrade - Upgrade 12,000lb street legal trailer with 200cfm @ 120psi compressor with water separator,60kw generator, 150 gallon diesel fuel tank, 150 gallon water tank and pump for wet saw, 2-400 gallon capacity air tanks, 4 portable LED service lights, 2- 150watt dual head LED area service lights, 4-3/4" 100ft air hose with reel, 4-1/2" 100ft air hoses with reels, 100ft water reel, 1/2" & 3/4" assorted bolt bens, 5 roll up keyed alike service doors, tool storage locations for 7 different air tools required to service steel pipe and different types of plastic and concrete pipe.	\$126,070.00

Order Code	Description	Price
T-TOOL-AIR-FS	Net Cost Adder - 10" Pipe Clamp, FSB-150 Walk Behind air saw, ACH-16 Heavy Duty Chain Saw, US60278 8" to 24" Belly Saw, HSB-14 Chop Saw, two (2) MX90-SD Spike Drivers with 2 paving breaker tool bits, and 1/2 drive air impact gun.	\$30,280.00
T20-M-FS	Credit - Downgrade 20kwe, TIER 4 compliant, 120/240 1ph, single compression lug connection box, 100amp main breaker, 80 gal inbase street legal trailer with electric brakes, 2 inch ball. Unit non-proprietary.	\$83,054.61
T20s-M-FS	Credit - Downgrade 20kwe, TIER 4 compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 80 gal inbase street legal trailer with hydraulic brakes, 2 inch ball. Unit non-proprietary.	\$79,082.12
T30-M-FS	Credit - Downgrade 30kwe, TIER compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 80 gal inbase street legal trailer with hydraulic brakes, 2 inch ball. Unit non-proprietary.	\$75,516.55
T40-M-FS	Credit - Downgrade 40kwe, TIER 4 compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 80 gal inbase street legal trailer with hydraulic brakes, 2 inch ball. Unit non-proprietary.	\$72,565.70
T45-M-FS	Credit - Downgrade 45kwe, TIER 4 compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 80 gal inbase street legal trailer with hydraulic brakes, 2 inch ball. Unit non-proprietary.	\$55,150.00
T60-M-FS	Credit - Downgrade 60kwe, TIER 4 compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 80 gal inbase street legal trailer with hydraulic brakes, 2 inch ball. Unit non-proprietary.	\$47,519.29
T80-M-FS	Credit - Downgrade 80kwe, TIER 4 compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 200 gal inbase street legal trailer with hydraulic brakes, 2 inch ball. Unit non-proprietary.	\$20,708.57
T100-M-FS	Credit - Downgrade 100kwe, TIER 4 compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 200 gal inbase street legal trailer with hydraulic brakes, 2 inch ball. Unit non-proprietary.	\$15,380.69
T125-M-FS	Credit - Downgrade 125kwe, TIER 4 compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 300 gal inbase street legal trailer with hydraulic brakes, lunette. Unit non-proprietary.	\$5,119.95
T200-M-FS	Upgrade - Upgrade 200kwe, TIER 4 compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 300 gal inbase street legal trailer with hydraulic brakes, lunette. Unit non-proprietary.	\$7,437.21
T250-M-FS	Upgrade - Upgrade 250kwe, TIER 4 compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 300 gal inbase street legal trailer with hydraulic brakes, lunette. Unit non-proprietary.	\$82,896.89
T300-M-FS	Upgrade - Upgrade 300kwe, TIER 4 compliant, 120/240 1ph, 120/240-120/208-277/480 3ph, 3 position change over switch, single camlock connection box, 150amp main breaker, 300 gal inbase street legal trailer with hydraulic brakes, lunette. Unit non-proprietary.	\$88,731.37
T-TRAIL-A-C-FS	Net Cost Adder - Remove steel subbase trailer and provide "C" Aluminum Trailer double wall Aluminum street legal trailer for "Type C" units with 275 gallon removable diesel fuel tank, dual tongue spring axles, hydraulic disk brakes with reverse brake disconnect.	\$17,350.00
T-TRAIL-A-B-FS	Net Cost Adder - Remove steel subbase trailer and provide "B" Aluminum Trailer, double wall Aluminum street legal trailer for "Type B" units with 180 gallon removable diesel fuel tank, dual tongue spring axles, hydraulic disk brakes with reverse brake disconnect.	\$12,640.00
T-TRAIL-A-A-FS	Net Cost Adder - Remove steel subbase trailer and provide "A" Aluminum Trailer, double wall Aluminum street legal trailer for "Type A" units with 80 gallon removable diesel fuel tank, single tongue spring axle, hydraulic disk brakes with reverse brake disconnect.	\$9,580.00
T-2000CMP-FS	Net Cost Adder - 2,000Amp Compression Lugs.	\$11,740.00
T-2000CLK-FS	Net Cost Adder - 2,000Amp Camlocks & Box.	\$14,820.00
T-SOLAR-FS	Net Cost Adder - 150 Watt, 12 volt Solar Panel to include aluminum mounting brackets, will work in conjunction with battery charger and alternator.	\$357.00
CL40FB-OPP-FS	Net Cost Adder - Single Female Connector, 2/0 to 4/0 Camlock Panel Mount, 400Amp/600V Double Set Screw. Price per connector.	\$57.00
CL40MB-OPP-FS	Net Cost Adder - Single Male Connector, 2/0 to 4/0 Camlock Panel Mount, 400Amp/600V Double Set Screw. Price per connector.	\$43.00
T100PLUG-FS	Net Cost Adder - 100amp, 3ph, power connector with 30' 600v, SO cable and matching generator connection.	\$3,680.00
T200PLUG-FS	Net Cost Adder - 200amp, 3ph, power connector with 30' 600v, SO cable and matching generator connection.	\$4,950.00
T400PLUG-FS	Net Cost Adder - 400amp, 3ph, power connector with 15' 600v, SO cable and matching generator connection.	\$9,130.00
T200CORD-FS	Net Cost Adder - 200amp, single power cord, 30' in length rated for 600v, SO type cable with generator connection (cam lock connector) at one end and bare wire at other end.	\$1,982.00
T400CORD-FS	Net Cost Adder - 400amp, single power cord, 30' in length rated for 600v, SO type cable with generator connection (cam lock connector) at one end and bare wire at other end.	\$2,480.00
TLIT-L4-FS	Net Cost Adder - Qty. 4, 150 watt dual head LED lights. Each aluminum pole will have two (2) 150watt LED lights mounted ontop and each pole will be mounted at each corner. Each pole will be prewired to the generator load center with a breaker. Lights will only work while engine is running.	\$10,720.00
TLIT-L1-FS	Net Cost Adder - Qty. 1, 150 watt dual head, LED on one telescoping aluminum light mounted to side of portable generator and prewired to load center mounted inside with breaker.	\$2,480.00
TLIT-H-FS	Net Cost Adder - Qty. 1, 1500 watt, Halogen telescoping aluminum light and pole mounted to side of portable generator and prewired to load center mounted inside with breaker.	\$1,171.00
T-NEWTAG-FS	Net Cost Adder - New State Tag	\$750.00

<b>Order Code</b>	<b>Description</b>	<b>Price</b>
TMAIN-1-FS	Net Cost Adder - One (1) maintenance trip for 20kw - 200kwe packages to change oil, oil filter, and fuel filters. Inspect/check operation.	\$964.00
TMAIN-2-FS	Net Cost Adder - One (1) maintenance trip for 201kw - 300kwe packages to change oil, oil filter, and fuel filters. Inspect/check operation.	\$1,184.00
5YR-FS	Net Cost Adder - 5 year, 2500 hour standby extended warranty to include engine, alternator, breaker, control panel, jacket water heater, battery charger, trailer, but excludes fuel tank. Prices are 5% of total purchase price.	\$5.00
T-CCP-FS	Net Cost Adder - Payment made by Credit Card. Price is 3% of total purchase.	\$3.00
TLIT-ENC-I-FS	Net Cost Adder - Supply and Install LED interior enclosure maintenance lights with 60 min timer.	\$950.00



# CONSENT AGENDA ITEM 301

## CITY COMMISSION AGENDA | JANUARY 13, 2020

### REGULAR MEETING

#### **TITLE**

Northern Oaks (Final) Site Acceptance

#### **SUMMARY**

The Northern Oaks project consists of a 35-unit single family residential subdivision by Dream Finders Homes. The project is located Northeast of SR 434 and SR 417. The project area is approximately 20 acres.

This agenda item is for the conditional acceptance of the site improvements. The site work has been constructed in substantial compliance with the Final Engineering Plans approved by the City Commission, except as noted on the attached punch-list, Exhibit A.

Applicable Code:

Section 9-178. Required Improvements to be completed prior to building on lots; exceptions.

(c) Where the building official has an authoritative method of assurance that the improvements will be completed in accordance with approved plans, such as withholding occupancy, the building official may issue building permits upon advising the developer that all of partial occupancy will be restricted until satisfactory completion of the improvements has been accomplished.

(d) ... Certificates of occupancy will not be issued until all improvements are accepted by the City Commission.

#### **RECOMMENDATION**

Staff recommends the City Commission validate the Staff recommendation finding the site work to be built in substantial accordance with the Final Engineering plans, subject to satisfactory completion of the remaining open punch-list items.



**Project Closeout List for City Commission Final Site Approval**

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**PROJECT: Northern Oaks Single-Family Subdivision**

1. Complete all site work and pass the final engineering inspection. Contact Rachel Gironella at 407-327-5973 to schedule a preliminary and/or final engineering inspection. The final inspection will occur after receipt of the record drawings from the engineer-of-record.
2. Submit a Bill of Sale for all infrastructure being turned over to the City for ownership and maintenance (streets, utilities, sidewalks, etc.). Use the City's standard Bill of Sale form. Submit final document to the Finance Department. This includes the cost sheet.
3. Submit 2-Year Maintenance Bond, Letter of Credit, or Cash Escrow Deposit (10% of the value of the improvements to be owned and maintained by the City, as listed on the Bill of Sale) to the Finance Department.
4. Obtain Approvals from all City Departments and Seminole County Fire Department
5. Submit FDOT Permit Certification and provide City copy of FDOT approval
6. Submit a copy of the FDEP Water and Wastewater Permit Approvals to the City.

Notes:

- **City Commission site acceptance (in the form of a consent agenda item at a regularly scheduled City Commission meeting) is required before a certificate of occupancy can be issued for any buildings**
- Agenda items for City Commission meetings must be prepared approximately two weeks prior to the meeting date.
- If there are any questions, please call Rachel Gironella at 407-327-5973

Additional items to be completed prior to closeout (this is not a complete punchlist):

- Final lift of asphalt
- Final striping
- Complete signage installation
- Site cleanup
- Repair damaged curb and sidewalks
- Submit DOT acceptance for SR 434 roadway work



# **CITY COMMISSION**

## REGULAR MEETING MINUTES

**MONDAY, DECEMBER 9, 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, December 9, 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  
City Manager Shawn Boyle, present  
City Attorney Anthony A. Garganese, present  
Assistant to the City Clerk Christian Gowan, present

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

Mayor Lacey said, "Commissioners, I'd like to see if we could adopt the agenda, but with one addition, I'd like to add at the end – Item 503 which would be for the purpose of accepting the Clerk's retirement and discussing a follow-on plan after that. Are there any other requests to change the agenda?"

Commissioner Hale noted she would like to have a discussion on City employees having a paid holiday December 26, 2019 and December 31, 2019.

After brief discussion, this item was proposed as Item 504.

Mayor Lacey asked, "May we adopt the agenda without objection?"

No objection noted. The agenda was considered adopted.

## **AWARDS AND PRESENTATIONS**

### **100. Seminole County Clerk of the Court Grant Maloy to provide a Presentation**

*Mr. Grant Maloy, Seminole County Clerk of the Circuit Court and Comptroller, Post Office Box 8099, Sanford, FL;* thanked the Mayor and Commission for inviting him and gave a presentation reviewing the duties, services, and programs of the Office of the County Clerk and Comptroller.

In reference to Winter Springs, Mr. Maloy mentioned that in the months from August to October there was about ninety thousand dollars (\$90,000.00) collected in traffic citations. Furthermore, he commended the Winter Springs Police Department for utilizing electronic citations with 96.5% of citations coming through electronically

The Commission thanked Mr. Maloy for attending and sharing this important information.

### **101. David Martin to give an Update on the Cross Seminole Trail**

Mr. Chris Caldwell, Parks and Recreation Director, introduced *Mr. Tony Nelson, P.E., Deputy County Engineer/ Deputy Public Works Director, Seminole County Engineering Division* and *Mr. David Martin, P.E., Project Manager, Seminole County Engineering Division, 100 East 1<sup>st</sup> Street, Sanford, FL.*

Mr. Martin spoke of two outstanding issues, both dealing with the CSX Railroad, a construction agreement and the need for an easement for the crossing of the trail. Continuing, Mr. Martin said, "We are working on both of those issues, and we are hoping to have the easement executed in March of next year (2020)... Next week we are going to be advertising for construction of the trail, because we want to be ready to go as soon as we can put a shovel in the ground and hopefully even start before we get the crossing if we can get that blessing to proceed at risk."

Brief discussion followed on ADA (Americans with Disabilities Act) compliance and the Commission thanked Mr. Martin and Mr. Nelson for providing an update.

## **102. PFM Investments Presentation with Steve Alexander**

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Ms. Kelly Balagia, Finance Director, introduced Mr. Steven Alexander from PFM to give a brief presentation on the highlights of the most recent Quarterly Investment Report.

*Mr. Steven Alexander, CTP, CGFO, CPPT, Managing Director, PFM, 300 South Orange Avenue, Suite 1170, Orlando, FL; spoke about expectations, rate cuts, and mentioned, "We ended up with a rate around three percent (3%) which I think is pretty close in line with the benchmark, and which was, in fact, your highest performing return for quite some time given where interest rates have been over the last five (5) or six (6) years."*

Discussion followed on the outlook and the strategy going forward.

Mr. Alexander concluded by commending the City Manager and staff for their cooperation and communication.

## **INFORMATIONAL AGENDA**

### **200. Current Community Development Projects Summary**

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No discussion.

### **201. East Central Florida Regional Planning Council Preliminary Survey Results**

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This Agenda Item was not discussed.

## **PUBLIC INPUT**

*Mayor Lacey opened "Public Input".*

*Mr. James Evans, 217 Almaden Court, Winter Springs, Florida; memorialized his friend and longtime Winter Springs resident Carlin DiAngelo.*

Ms. Gina Schafer, Winter Springs Village, Winter Springs, Florida; thanked Commissioners that have held Town Hall meetings, asked those who have not to consider holding similar events in the coming months, and wished everyone a Merry Christmas.

Mayor Lacey closed "Public Input".

## **CONSENT AGENDA**

### **300. Permanent Bypass Pumps for Lift Stations**

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No discussion.

### **301. 2020 City of Winter Springs Community Events Calendar**

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There was no discussion on this Agenda Item.

### **302. UCF Incubator Contract Extension**

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No discussion.

### **303. Minutes from the Monday, November 18, 2019 City Commission Regular Meeting**

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This Agenda Item was not discussed.

**"MOTION TO APPROVE CONSENT AGENDA." MOTION BY DEPUTY MAYOR CANNON. SECONDED BY COMMISSIONER HALE. DISCUSSION.**

**VOTE:**

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

## PUBLIC HEARINGS AGENDA

### 400. Winter Springs Townhomes

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Mr. Christopher Schmidt, Community Development Director introduced the agenda item, gave a brief overview of the property, and then spoke of a contractual obligation on the property.

Deputy Mayor Cannon asked if additional language could be added to the proposed Development Agreement as 7.0(d), stipulating that short-term rentals and commercial uses not be permitted in the townhomes.

The applicant was agreeable to the request and City Attorney Anthony A. Garganese noted that this could be done in the planning process.

*Mayor Lacey opened "Public Input" for this Agenda Item.*

*Mr. James Evans, 217 Almaden Court, Winter Springs, FL; Noted his hope that proposed green space would not be an unfunded mandate and urged the Commission to honor the spirit of the agreement.*

*Ms. Gina Shafer, Winter Springs Village, Winter Springs, FL; Mentioned she attended the Planning and Zoning Board Meeting, that the project was close to her home, and expressed concerns about accessibility for emergency vehicles and potential maintenance costs of land.*

*Mayor Lacey closed "Public Input" for this Agenda Item.*

*Mr. Dan Edwards, Vice President of Land, Dream Finders Homes, 8529 South Park Circle, Suite 830, Orlando, Florida, thanked the Commission and noted that the applicant was in agreement with the staff report.*

Deputy Mayor Cannon noted that he wanted definitive information from the Seminole County School Board concerning school capacity.

**"MOTION TO POSTPONE THIS AGENDA ITEM TO A DATE CERTAIN OF JANUARY 13, 2020." MOTION BY DEPUTY MAYOR CANNON. SECONDED BY COMMISSIONER HALE. DISCUSSION.**

**VOTE:**

**COMMISSIONER JOHNSON: AYE**

**DEPUTY MAYOR CANNON: AYE**

**COMMISSIONER HALE:**

**ATTORNEY GARGANESE ASKED TO BE RECOGNIZED AND ADVISED THAT THE APPLICANT HAD THE RIGHT TO RESPOND.**

*Mr. Rob Rosen, Esquire, Burr Forman, 200 South Orange Avenue, Suite 800, Orlando, Florida and Mr. Batey McGraw, National Vice President of Land, Dream Finders Homes, 14701 Phillips Highway, Jacksonville, Florida;* representatives of the applicant, expressed concern and urged the Commission to vote on the application before them.

**“MOTION TO EXTEND THROUGH THE END OF THE AGENDA.” MOTION BY DEPUTY MAYOR CANNON. SECONDED BY COMMISSIONER JOHNSON. THE MOTION TO EXTEND PASSED WITH UNANIMOUS CONSENT.**

**DEPUTY MAYOR CANNON NOTED THAT HE WAS WILLING TO WITHDRAW THE MOTION TO POSTPONE AND ASKED THAT AN AGENDA ITEM BE PLACED ON THE AGENDA IN JANUARY TO DISCUSS THE INTERLOCAL AGREEMENT WITH THE SEMINOLE COUNTY SCHOOL BOARD.**

**MAYOR LACEY ASKED IF THERE WAS OBJECTION TO WITHDRAWING THE MOTION TO POSTPONE. COMMISSIONER HALE OBJECTED.**

**DISCUSSION FOLLOWED ON THE SCOPE OF THE APPLICATION THAT THE COMMISSION WAS CONSIDERING.**

**IN REFERENCE TO THE MOTION TO POSTPONE, DEPUTY MAYOR CANNON AGAIN EXPRESSED A DESIRE TO WITHDRAW THE MOTION. MAYOR LACEY ASKED, “IS THERE ANY OBJECTION TO THE WITHDRAWAL OF THE MOTION?”**

**MOTION TO POSTPONE WITHDRAWN WITH UNANIMOUS CONSENT**

Attorney Garganese read the Staff Recommendation

**“MOTION TO APPROVE ITEM 400 WITH THE REVISED/AMENDED DEVELOPMENT AGREEMENT TO PUT THE ADDITIONAL SAFEGUARDS UNDER 7.0(D) AGAINST SHORT-TERM RENTALS AND COMMERCIAL USE OF THE TOWNHOME RESIDENCE, AND THAT THAT WILL BE A NON-REVOCABLE PROVISION IN THE RECORDED DOCUMENTS OF THE TOWNHOMES.” MOTION BY DEPUTY MAYOR CANNON. SECONDED BY COMMISSIONER HALE. DISCUSSION.**

**VOTE:**

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

**401. Approve on First Reading Ordinance No. 2019-11 granting a new Non-Exclusive Solid Waste Franchise to WCA of Florida, LLC. (“WCA”) to provide solid waste disposal services to school facilities owned and operated by the School District of Seminole County, Florida and located within the jurisdictional limits of the City.**

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Ms. Balagia briefly introduced the agenda item.

Mayor Lacey asked for a motion to read by title only.

**“SO MOVED.” MOTION BY COMMISSIONER HOVEY. SECONDED BY COMMISSIONER JOHNSON. DISCUSSION.**

**MOTION PASSED WITHOUT OBJECTION.**

Attorney Garganese read Ordinance 2019-11 by “Title” only.

*Mayor Lacey opened “Public Input” for this Agenda Item.*

No one addressed the City Commission at this time.

*Mayor Lacey closed “Public Input” for this Agenda Item.*

**“MOTION TO APPROVE.” MOTION BY DEPUTY MAYOR CANNON. SECONDED BY COMMISSIONER KENDRICK. DISCUSSION.**

**VOTE:**

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

## REGULAR AGENDA

### 500. Granicus Content Management System

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Casey Howard, IT and Administrative Services Director briefly described Granicus and its capabilities for the City saying, "The goal is to create templates and processes that will be user friendly and further engage the citizens in the agenda process." Ms. Howard then introduced two representatives from Granicus, *Mr. Alex Chacon, Account Executive*, and *Mr. Jesse Wallace, Solutions/Technical Engineer, Granicus, 1999 Broadway, Suite 3600, Denver, CO* who gave a demonstration of the software.

**"I MAKE A MOTION THAT WE GO FORWARD WITH THE GRANICUS CONTRACT AND THAT WE DELEGATE TO THE CITY MANAGER (OR HIS DESIGNEE), THE MANAGEMENT, OVERSIGHT, AND SUPERVISION, OF THE IMPLEMENTATION OF GRANICUS AND ALSO THE ELECTRONIC ARCHIVING OF OTHER DOCUMENTS AS WE DISCUSSED AND THAT THE POINT OF REPORT BE TO THE CITY MANAGER. THAT WOULD INCLUDE THE CITY CLERK'S OFFICE." MOTION BY DEPUTY MAYOR CANNON. SECONDED BY COMMISSIONER KENDRICK. DISCUSSION.**

**VOTE:**

**COMMISSIONER JOHNSON: AYE**

**COMMISSIONER HOVEY: AYE**

**COMMISSIONER KENDRICK: AYE**

**DEPUTY MAYOR CANNON: AYE**

**COMMISSIONER HALE: AYE**

**MOTION CARRIED.**

### 501. Deputy Mayor Nomination

---

Mayor Lacey briefly explained the process and opened the floor for nominations.

Commissioner Kendrick nominated Commissioner Jean Hovey and Deputy Mayor Cannon nominated Commissioner Ted Johnson.

**"MOVE TO CLOSE NOMINATIONS." MOTION BY DEPUTY MAYOR CANNON. MAYOR LACEY ASKED IF THERE WAS OBJECTION TO CLOSING NOMINATIONS. NO OBJECTIONS WERE MADE.**



**VOTE:**

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

**502. Appointment Opportunities to the Bicycle and Pedestrian Advisory Committee, Board of Trustees, Code Enforcement Board, and the Parks and Recreation Advisory Committee**

---

Mayor Lacey asked if any Commissioners had appointments to Boards/Committees to make.

**“MOTION TO NAME LORETTA AMES TO THE BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE.” MOTION BY COMMISSIONER KENDRICK. SECONDED BY COMMISSIONER CANNON. DISCUSSION.**

**VOTE:**

**COMMISSIONER HOVEY: AYE  
COMMISSIONER HALE: AYE  
COMMISSIONER KENDRICK: AYE  
COMMISSIONER CANNON: AYE  
DEPUTY MAYOR JOHNSON: AYE**

**MOTION CARRIED.**

**503. ADD-ON – Acceptance of City Clerk’s Retirement and Discussion of Follow-On Plan**

---

Mayor Lacey introduced the item, needed due to the abrupt retirement of Andrea Lorenzo-Luaces, and noted the need to accept her retirement, declare the office vacant, and set up a process for selecting a permanent replacement. Continuing, Mayor Lacey suggested Assistant to the City Clerk Christian Gowan serve as Interim City Clerk.

Discussion followed on the advertising process and proposed salary range.

**“MOTION TO ACCEPT, WITH HEARTFELT GRATITUDE, THE RESIGNATION OF CITY CLERK ANDREA LORENZO-LUACES. ON AN INTERIM WE APPOINT CHRISTIAN GOWAN TO SERVE AS INTERIM CLERK AT A SALARY OF SIXTY THOUSAND (\$60,000.00), THAT WE AUTHORIZE STAFF TO ADVERTISE THE CLERK’S OPEN POSITION THROUGH THE END OF JANUARY AT THE \$60,000-\$70,000 SALARY RANGE, AND THAT THE STAFF PROVIDE US WITH THE RESULTS OF THAT SEARCH AT THE FIRST MEETING IN FEBRUARY FOR FURTHER ACTION BY THE COMMISSION, AND THAT DURING THE INTERIM APPOINTMENT THAT CHRISTIAN WILL REPORT TO THE CITY MANAGER TO PROVIDE HIM WITH ADDITIONAL GUIDANCE DURING THIS INTERIM PERIOD.” MOTION BY COMMISSIONER CANNON. SECONDED BY COMMISSIONER KENDRICK. DISCUSSION.**

**VOTE:**

**DEPUTY MAYOR JOHNSON: AYE**

**COMMISSIONER HOVEY: AYE**

**COMMISSIONER HALE: AYE**

**COMMISSIONER CANNON: AYE**

**COMMISSIONER KENDRICK: AYE**

**MOTION CARRIED**

Ms. Howard asked for clarification on how the Commission wanted to receive applications. After brief discussion, it was the will of the Commission to follow the same process as the City Manager selection process.

#### **504. ADD-ON – Discussion of Additional Paid Holidays for City Employees**

**“MOTION TO NAME THURSDAY, DECEMBER 26, 2019 AND TUESDAY, DECEMBER 31, 2019 AS PAID CITY HOLIDAYS.” MOTION BY COMMISSIONER HALE. SECONDED BY COMMISSIONER CANNON. DISCUSSION.**

**VOTE:**

**COMMISSIONER HALE: AYE**

**COMMISSIONER CANNON: AYE**

**COMMISSIONER KENDRICK: AYE**

**DEPUTY MAYOR JOHNSON: AYE**

**COMMISSIONER HOVEY: AYE**

**MOTION CARRIED**

## REPORTS

### **600. City Attorney Anthony A. Garganese, Esquire**

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- No report.

### **601. City Manager Shawn Boyle**

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- Wished everyone Happy Holidays and safe travels.

### **602. Interim City Clerk Christian Gowan**

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- Thanked the Commission for the opportunity.

### **603. Seat Four Commissioner TiAnna Hale**

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- Discussed the possibility of forming a Veterans and Family Advisory Committee and asked the Manager to put this on the agenda for January.
- Thanked Mr. Chris Caldwell, Parks and Recreation Director, for a wonderful Winter Wonderland and commended the staff.
- Mentioned upcoming Shop with a Cop event on Saturday, December 14, 2019 and thanked the police for all they do.
- Announced that Rustic journeys, a new shop in the Town Center, was open and encouraged everyone to shop local.
- Wished everyone a Happy Holidays and Happy New Year.

### **604. Seat Five Commissioner Geoff Kendrick**

---

- Hoped everyone had a happy Thanksgiving holiday.
- Noted his attendance at the Mud Walk (Environmental Services Day) and that it was a great event.
- Commended staff and all involved in Winter Wonderland event and parade.
- Offered thanks to retired City Clerk Andrea Lorenzo-Luaces and wished her a happy, well-deserved retirement.
- Wished everyone a Happy Holidays and Happy New Years.

### **605. Mayor Charles Lacey**

---

- Offered appreciation to Mr. Caldwell and staff for the many events over the last few months and noted that the parade was superior.
- Confirmed that the Torcaso Park soft opening was planned for Friday, December 13, 2019.
- Mentioned attending the Oviedo City Commission Meeting on Monday, December 2, 2019.
- Spoke about conversations with MetroPlan Orlando and funding for roundabouts on State Road 434.

### **606. Seat One Commissioner Jean Hovey**

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- Thanked Staff and wished everyone a Happy Holidays.

### **607. Seat Two Commissioner Kevin Cannon**

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- Thanked the police and staff for their work during the Winter Wonderland event.
- Noted that attendance at the parade appeared to be the largest turnout ever.
- Congratulated and welcomed Interim City Clerk Christian Gowan.
- Thanked Manager Boyle's family for gifts.
- Wished everyone a Beautiful Hanukkah, Merry Christmas, and Happy New Year.
- Congratulated Deputy Mayor Johnson on being selected to serve in that role.

### **608. Seat Three Commissioner/Deputy Mayor Ted Johnson**

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- Congratulated and welcomed Interim City Clerk Christian Gowan
- Commended all Staff on the great work that they do.
- Wished everyone a Happy Holiday.

## **PUBLIC INPUT**

*Mayor Lacey opened "Public Input".*

Mr. Maurice Kaprow, commended Ms. Lena Rivera, Public Works Director on her quick handling of a sewage issue he called about and wished everyone a Happy Holidays.

*Mayor Lacey closed "Public Input".*

## **ADJOURNMENT**

Mayor Lacey adjourned the Regular Meeting at 9:45 p.m.

*RESPECTFULLY SUBMITTED:*

---

CHRISTIAN GOWAN  
INTERIM CITY CLERK

*APPROVED:*

---

MAYOR CHARLES LACEY

NOTE: These Minutes were approved at the \_\_\_\_\_, 2020 City Commission Regular Meeting.



# PUBLIC HEARINGS AGENDA ITEM 400

CITY COMMISSION AGENDA | JANUARY 13, 2020 | REGULAR MEETING

## TITLE

The Studios at Tuscawilla Development Agreement Amendment

## SUMMARY

The Community Development Department requests the City Commission hold a Public Hearing to consider a modification to the Developer's Agreement currently existing on the subject property. The proposed modification shall include up to 11,800 sq. ft. of commercial retail to include uses such as music, dance, art studio, and retail.

General Information		
Applicant	Tuscawilla Plaza, LLC   The Studios at Tuscawilla	
Property Owner(s)	Seminole Trail Animal Hospital, Inc.	
Location	387 Vistawilla Drive, Winter Springs, FL 32708	
Tract Size	+/- .91 Acres	
Parcel ID Number	05-21-31-505-0000-0040	
Zoning Designation	Tuscawilla PUD	
FLUM Designation	Commercial	
Adjacent Land Use	North: Tuscawilla PUD East: Tuscawilla PUD	South: Tuscawilla PUD West: Tuscawilla PUD/ Howell Creek Reserve Community Association, Inc. / Recreation
Development Permits	Not applicable   Vacant	
Development Agreement	Amendment to Development Agreement   Pending	
Code Enforcement	Not applicable	
City Liens	Not applicable	

**Applicable Law, Public Policy, and Events:**

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

**Background Data:**

The City and Owner’s predecessor in interest entered into that certain Developer’s Agreement (DA), Tuscawilla Tract 15 Parcel 1-C dated December 14, 1998 and recorded in Official Records Book 3574, Page 0540, Public Records of Seminole County, Florida. Section 3.5 of the Developer’s Agreement provides “[t]he outparcel No. 2 of the Kash n’ Karry site shall be restricted to office use only;”

On August 23, 2019, Owner submitted its Application for DA Amendment. At this time the Owner desire to amend the Developer’s Agreement to allow additional limited neighborhood commercial uses on the Property as follows:

The Developer’s Agreement shall be amended to remove Section 3.5 and add the following section:

**Section 3.5**

The following uses shall be permitted on Lot 4B, the tract herein (originally identified as “outparcel No. 2 of the Kash n’ Karry site” and bearing the Parcel ID 05-21-31-505-0000-0040):

1. Office,
2. Dance, Music Studios, Photographic, Art, Yoga, Marital Arts Studios,
3. Personal Training Studio (not to exceed a total of 1,200 sf),
4. Hair and Beauty Salons (including nail salons),
5. Cleaners, Alterations, Tailoring and Shoe Repair,
6. Confectionary and Ice Cream Stores (not to exceed to 1,000 sf),
7. Coffee, Tea Shops, and Bakery (not to exceed 1,000 sf), and
8. Limited Retail uses as described below, not to exceed a total of 3,000 sf combination:
  - a. Florist and gifts, (not to exceed 1,200 sf)
  - b. Bicycle, Book, Jewelry, and Health Food Stores, (not to exceed 1,200 sf for each use)
  - c. Clothing Boutique (not to exceed to 1,000 sf)

Development of the Property for any of the above-listed uses shall be subject to the following additional restrictions:

1. Side Setback: The building setback from the side lot line abutting residential to the west shall be a minimum of 25 feet. In addition, this setback area must include enhanced and perpetually maintained landscaping, which shall include at least two additional canopy trees to be installed at such time a building is constructed on the Property, in order to mitigate the view of the building from the residential to the west.
2. There shall be no drive-throughs on the subject Property.
3. There shall be no outdoor music, outdoor performances, or outdoor audio devices, such as outdoor speakers, on the subject Property.
4. Hours of Operation: Except for businesses engaging in office uses, no business located on the Property shall be open for transacting business with customers between the hours of 10:00 p.m. and 6:00 a.m. and nor shall the business receive products, merchandise, clothing, supplies, or groceries via truck deliveries during these hours. Notwithstanding, employees are permitted to work during these hours for the limited purpose of closing the business for the evening and preparing the business for opening in the morning.

**Transportation:**

The Studios at Tuscowilla will be accessed from Vistawilla Drive. Creative Resources Enhancing Workable Sustainability, LLC (CREWS) prepared a Traffic Study for the subject property. Several of the proposed uses typically have high trip generation rates at the driveways, but pull the vast majority of their trips from the adjacent traffic stream. The adjacent roadway has relatively low traffic volumes in comparison to other roadways of that type, but more than adequate volume to supply the expected number of pass-by trips.

Although, the trip generation projected by Institute of Transportation Engineers (ITE) appears higher for the proposed PUD than the existing office use, it is the professional opinion of CREWS that, due to the project's location away from major thoroughfares and the local nature of the area, the project's actual new trip generation is not likely to be higher. This is anticipated to be a local land use and therefore is going to draw trips locally and have only minimal impact on the roadway network.

The potential vehicular trip generation associated with the proposed project was assessed and compared to the site's prior development, small office, which was estimated to generate 199 daily trips. The proposed office and retail uses is expected to generate 69 additional daily trips, for a total of 268 daily trips. The proposed project is consistent and comparable with the original buildout development assumptions of office.



<b>Procedural History:</b>	
March 8, 2019	Combined Preliminary Final/Preliminary Site Plan   Application Submittal   Under Review
July 19, 2019	Community Workshop Meeting
August 13, 2019	Non-Binding Preliminary Review   Application Submittal
December 4, 2019	Planning & Zoning Board/Local Planning Agency  Recommendation to Amend the Developer's Agreement with the proposed modifications.

## **RECOMMENDATION**

Staff recommends the City Commission approve to Amend the Developer's Agreement with the proposed modifications.

Exhibit 1

# Vicinity Map

387 Vistawilla Drive, Winter Springs, FL 32708

Parcel ID 05-21-31-505-0000-0040



THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:

Rebecca Wilson, Esquire  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
215 North Eola Drive  
Post Office Box 2809  
Orlando, FL 32802-2809  
(407)843-4600

**FIRST AMENDMENT TO DEVELOPER’S AGREEMENT  
(Tuscawilla Tract 15 Parcel 1-C)**

THIS FIRST AMENDMENT TO DEVELOPER’S AGREEMENT (the “First Amendment”) is made and entered into this \_ day of \_ , 2019, by and between

the **City of Winter Springs, Florida**, a political subdivision of the State of Florida (the “City”), 1126 E State Rd 434, Winter Springs, FL 32708 and **Seminole Trail Animal Hospital Inc.**, a Florida corporation (the “Owner”), 383 Vistawilla Drive, Winter Springs, FL 32708.

**WITNESSETH:**

WHEREAS, the City and Owner’s predecessor in interest entered into that certain Developer’s Agreement Tuscawilla Tract 15 Parcel 1-C dated December 14, 1998 and recorded in Official Records Book 3574, Page 0540, Public Records of Seminole County, Florida (“Developer’s Agreement”);

WHEREAS, regarding Owner’s property (the “Property”), Section 3.5 of the Developer’s Agreement provides “[t]he outparcel No. 2 of the Kash n’ Karry site shall be restricted to office use only”;

WHEREAS, on August 23, 2019, Owner submitted its Application for DA Amendment.

WHEREAS, the City and Owner desire to amend the Developer’s Agreement to allow additional limited neighborhood commercial uses on the Property;

NOW, THEREFORE, for and in consideration of the terms and conditions of this First Amendment and the mutual covenants set forth herein, and for other good and valuable consideration, the City and Owner agree as follows:

**A. AMENDMENT.** The Developer’s Agreement shall be amended to remove Section 3.5 and add the following section:

**Section 3.5**

The following uses shall be permitted on Lot 4B, the tract herein (originally identified as “outparcel No. 2 of the Kash n’ Karry site” and bearing the Parcel ID 05-21-31-505-0000-0040):

1. Office,
2. Dance, Music, Photographic, Art, Yoga, Marital Arts Studios,
3. Personal Training Studio (not to exceed a total of 1,200 sf)
4. Hair and Beauty Salons (including nail salons),
5. Cleaners, Alterations, Tailoring and Shoe Repair,
6. Confectionery and Ice Cream Stores (not to exceed to 1,000 sf)
7. Coffee, Tea Shops, and Bakery (not to exceed 1,000 sf), and
8. Limited Retail uses as described below, not to exceed a total of 3,000 sf combination:
  - a. Florist and gifts (not to exceed 1,200 sf)
  - b. Bicycle, Book, Jewelry, and Health Food Stores, (not to exceed 1,200 sf for each use)
  - c. Clothing Boutique (not to exceed 1,200 sf)

Development of the Property for any of the above-listed uses shall be subject to the following additional restrictions:

1. Side Setback: The building setback from the side lot line abutting residential to the west shall be a minimum of 25 feet. In addition, this setback area must include enhanced and perpetually maintained landscaping, which shall include at least two additional canopy trees to be installed at such time a building is constructed on the Property, in order to mitigate the view of the building from the residential to the west.
2. There shall be no drive-throughs on the subject Property.
3. There shall be no outdoor music, outdoor performances, or outdoor audio devices, such as outdoor speakers, on the subject Property.
4. Hours of Operation: Except for businesses engaging in office uses, no business located on the Property shall be open for transacting business with customers between the hours of 10:00 p.m. and 6:00 a.m. and nor shall the business receive products, merchandise, clothing, supplies, or groceries via truck deliveries during these hours. Notwithstanding, employees are permitted to work during these hours for the limited purpose of closing the business for the evening and preparing the business for opening in the morning.

**B. EFFECTIVENESS.** Except as amended herein, the Developer's Agreement shall remain in full force and effect. This First Amendment shall not be effective and binding until the latest date that this First Amendment is approved and signed by all parties hereto. The term of this First Amendment shall run concurrently with the term of the Developer's Agreement.

IN WITNESS WHEREOF, Owner and the City have executed this First Amendment as of the day and year first above written.

(Signatures on following pages)

Signed, sealed and delivered in the presence of:

CITY OF WINTER SPRINGS, FLORIDA, a political subdivision of the State of Florida

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Charles Lacey, Mayor

\_\_\_\_\_  
Name: \_\_\_\_\_

ATTEST:  
By: \_\_\_\_\_  
Andrea Lorenzo-Luaces, City Clerk

Date: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Charles Lacey, Mayor of THE CITY OF WINTER SPRINGS, FLORIDA, a municipal corporation, on behalf of the corporation. He (She) is personally known to me \_\_\_\_\_ or has produced as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

Seminole Trail Animal Hospital Inc., a Florida corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as \_\_\_\_\_ of Seminole Trail Animal Hospital Inc. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

Prepared by and Return to:

f Katherine W. Latorre, Esq.  
Winter Springs Assistant City Attorney  
Brown, Garganese, Weiss & D'Agresta, P.A.  
P.O. Box 2873  
Orlando, FL 32802-2873  
(407) 425-9566

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 06580 Pgs 0754 - 761; (8pgs)  
CLERK'S # 2007018720  
RECORDED 02/06/2007 12:05:08 PM  
RECORDING FEES 69.50  
RECORDED BY G Harford

**AMENDMENT TO DEVELOPER'S AGREEMENT  
FOR SEMINOLE TRAIL ANIMAL HOSPITAL, INC.**

**THIS AMENDMENT TO DEVELOPER'S AGREEMENT FOR SEMINOLE TRAIL ANIMAL HOSPITAL INC.,** made and executed this 27 day of January, 2007, by and between the **CITY OF WINTER SPRINGS**, a Florida municipal corporation ("City") whose address is 1126 East State Road 434, Winter Springs, Florida 32708, and **SEMINOLE TRAIL ANIMAL HOSPITAL, INC.**, a Florida Corporation ("Owner") whose address is 1491 East State Road 434, Suite 109, Winter Springs, Florida 32708.

**WITNESSETH**

**WHEREAS**, Owner is the owner of certain real property located within the City of Winter Springs, Florida, more particularly described herein ("Subject Property") by virtue of Quit Claim Deed recorded in Seminole County Official Record Book 6309, Page 13; and

**WHEREAS**, the City Commission of the City of Winter Springs adopted Resolution 2006-38, approving Owner's request to subdivide the Subject Property into two (2) separate and distinct lots for development purposes; and

**WHEREAS**, the subdivided lots are more particularly depicted and legally described herein as "Parcel 4A" and "Parcel 4B;" and

**WHEREAS**, the Subject Property is part of Tuscawilla Tract 15 Parcel 1-C, and is subject to a Developer's Agreement for Tuscawilla Tract 15 Parcel 1-C, which is recorded in Seminole County Official Record Book 3574, Page 0529 ("Developer's Agreement"); and

**WHEREAS**, as the successor in interest to the Subject Property, Owner's development of the Subject Property is bound by and subject to the terms of the Developer's Agreement; and

**WHEREAS**, the Development Agreement provides that the Subject Property may contain one (1) ground-mounted, single tenant sign from 8' in height to 8'9" in height; and

**WHEREAS**, given that the Subject Property has been subdivided into two (2) lots for



development purposes, Owner desires to amend the Development Agreement only with regard to the Subject Property to permit the design, construction and location of one (1) ground-mounted, single tenant monument sign each for Parcel 4A and Parcel 4B; and

**WHEREAS**, the City and Owner desire to memorialize in writing their mutual understanding regarding certain aspects of the development of the Subject Property under the terms and conditions set forth in this Amendment to Developer's Agreement for Seminole Trail Animal Hospital, Inc. ("Agreement"); and

**WHEREAS**, in addition to Owner's compliance with all provisions of the Developer's Agreement, City Codes, permitting and construction not in conflict with or addressed herein, the City and Owner desire to set forth the following special terms and conditions.

**NOW, THEREFORE**, in consideration of the mutual promises, covenants and agreements set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend the Developer's Agreement as follows:

1.0 **Recitals.** The foregoing recitals are hereby incorporated herein by this reference and deemed a material part of this Agreement.

2.0 **Authority.** This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act.

3.0 **Subject Property.** The Subject Property which is subject to, and bound by, the terms and conditions of this Agreement is legally described in "**Exhibit A**," attached hereto and fully incorporated herein by this reference.

4.0 **Subdivided Lots.** Pursuant to Resolution 2006-38, the Subject Property was approved by the Winter Springs City Commission to be subdivided into two (2) lots for development purposes. Said subdivided lots are more particularly depicted and legally described in "**Composite Exhibit B**," attached hereto and fully incorporated herein by this reference ("Parcel 4A" and "Parcel 4B").

5.0 **Representations of Owner.** Owner hereby represents and warrants to the City that Owner has the power and authority to execute, deliver and perform the terms and provisions of this Agreement and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. This Agreement will, when duly executed and delivered by Owner and recorded in the public records of Seminole County, Florida, constitute a legal, valid and binding obligation enforceable against Owner and the Subject Property in accordance with the terms and conditions of this Agreement. Owner represents it has voluntarily and willfully executed this Agreement for purposes of binding the Subject Property to the terms and conditions set forth in this Agreement.

6.0 **Amendment to Developer's Agreement.** The City agrees to vary the signage restrictions imposed on the Subject Property by paragraph 3.2 of the Developer's Agreement as follows:

6.1 *Parcel 4A.* Owner shall design, construct and install one (1) ground-mounted, single tenant monument sign not to exceed six feet (6') in height for Parcel 4A. Such sign shall be located as depicted on the Final Engineering Plans approved by the City Commission on April 24, 2006. The design, construction and location of the sign shall otherwise comply with the provisions of section 3 of the Developer's Agreement and all other applicable City Codes including, but not limited to, section 20-470, Winter Springs City Code.

6.2 *Parcel 4B.* Subject to applicable City Codes and prior approval by the City Commission, Owner shall be permitted to design, construct and install one (1) ground-mounted, single tenant monument sign on Parcel 4B, provided said sign shall not exceed six feet (6') in height.

7.0 **Successors and Assigns.** This Agreement shall automatically be binding upon and shall inure to the benefit of the successors and assigns of each of the parties.

8.0 **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

9.0 **Amendments.** This Agreement shall not be modified or amended except by written agreement duly executed by both parties hereto and approved by the City Commission.

10.0 **Entire Agreement.** This Agreement supersedes any other agreement, oral or written, and contains the entire agreement between the City and Owner as to the subject matter hereof.

11.0 **Severability.** If any provision of this Agreement shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect the validity or enforceability of the remainder of this Agreement.

12.0 **Effective Date.** This Agreement shall become effective upon approval by the City of Winter Springs City Commission and execution of this Agreement by both parties.

13.0 **Recordation.** This Agreement shall be recorded in the public records of Seminole County, Florida, and shall run with the land.

14.0 **Relationship of the Parties.** The relationship of the parties to this Agreement is contractual and Owner is an independent contractor and not an agent of the City. Nothing

herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in any manner which would indicate any such relationship with the other.

15.0 **Sovereign Immunity.** Notwithstanding any other provision set forth in this Agreement, nothing contained in this Agreement shall be construed as a waiver of the City's right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law. As such, the City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, the City shall not be liable for any claim or judgment, or portion thereof, to any one person for more than one hundred thousand dollars (\$100,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds the sum of two hundred thousand dollars (\$200,000.00). This paragraph shall survive termination of this Agreement.

16.0 **City's Police Power.** Owner agrees and acknowledges that the City hereby reserves all police powers granted to the City by law. In no way shall this Agreement be construed as the City bargaining away or surrendering its police powers.

17.0 **Interpretation.** The parties hereby agree and acknowledge that they have both participated equally in the drafting of this Agreement and no party shall be favored or disfavored regarding the interpretation to this Agreement in the event of a dispute between the parties.

18.0 **Third Party Rights.** This Agreement is not a third party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party.

19.0 **Specific Performance.** Strict compliance shall be required with each and every provision of this Agreement. The parties agree that failure to perform the obligations provided by this Agreement shall result in irreparable damage and that specific performance of these obligations may be obtained by suit in equity.

20.0 **Attorney's Fees.** In connection with any arbitration or litigation arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs through all appeals to the extent permitted by law.

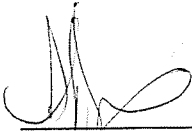
21.0 **Development Permits.** Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Owner or the City of the necessity of complying with the law governing said permitting requirement, condition,

term or restriction. Without imposing any limitation on the City's police powers, the City reserves the right to withhold, suspend, or terminate any and all certificates of occupancy, special exception, occupational license, or other permit of any kind whatsoever for any building or unit if Owner is in breach of any term or condition of this Agreement.

22.0 **Continuing Effect of Developer's Agreement.** All other provisions of the Developer's Agreement not otherwise modified by this Agreement shall remain in full force and effect with respect to the Subject Property.

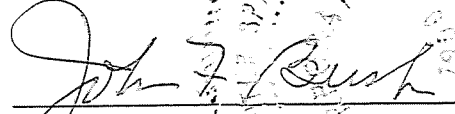
IN WITNESS WHEREOF, the parties have executed this Binding Development Agreement as of the date first written above.

ATTEST:

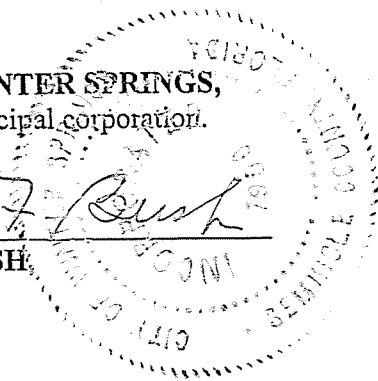


ANDREA LORENZO-LUACES,  
City Clerk

CITY OF WINTER SPRINGS,  
a Florida municipal corporation.




JOHN F. BUSH,  
Mayor



**APPROVED AS TO FORM AND LEGALITY**

For the use and reliance of the City of  
Winter Springs, Florida only.

Dated: 1/22/07

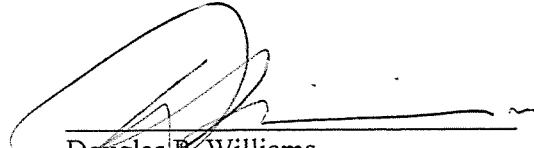
By: 

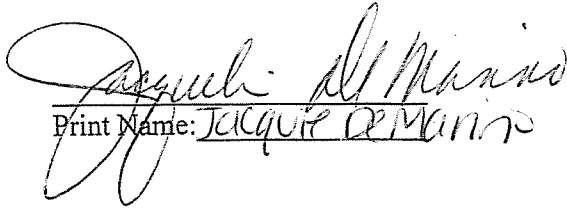
Anthony A. Garganese,  
City Attorney for the City of Winter Springs

WITNESSES:

Seminole Trail Animal Hospital, Inc.  
a Florida Corporation.

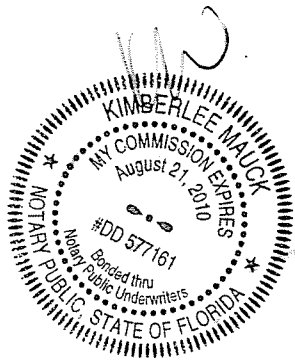
  
Print Name: Daniel Sedwick


  
Douglas P. Williams,  
Its President

  
Print Name: Jacquie Demaris

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of JUN,  
2007, by **Douglas P. Williams, as President of Seminole Trail Animal Hospital, Inc.**, a Florida  
Corporation,  who is personally known to me or [ ] who has produced  
n/a as identification.



  
NOTARY PUBLIC, State of Florida  
My commission expires: Aug 21, 2010

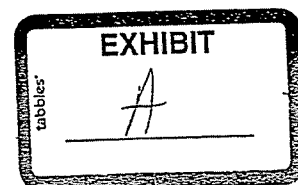
LEGAL DESCRIPTION

Lot 4, TUSCAWILLA TRACT 15, PARCEL 1-C, according to the map or plat thereof, recorded in Plat Book 56, Pages 29 through 32, inclusive, of the Public Records of Seminole County, Florida.

TOGETHER with those certain non-exclusive easements for gravity sewer line, lift station and sewer force main over and across Lot 1, TUSCAWILLA TRACT 15, PARCEL 1-C, according to the plat thereof as recorded in Plat Book 56, Pages 29 through 32, inclusive, of the Public Records of Seminole County, Florida, as described in that certain Cross Easement Agreement for TUSCAWILLA TRACT 15, PARCEL 1-C, by and between Robert A. Yeager, individually and as Trustee and ZP No. 56, Limited Partnership, a Florida limited partnership, dated January 13, 1999 and recorded January 14, 1999 in Official Records Book 3574, Page 564, as amended in Official Records Book 3582, Page 1443, Public Records of Seminole County, Florida.

Together with:

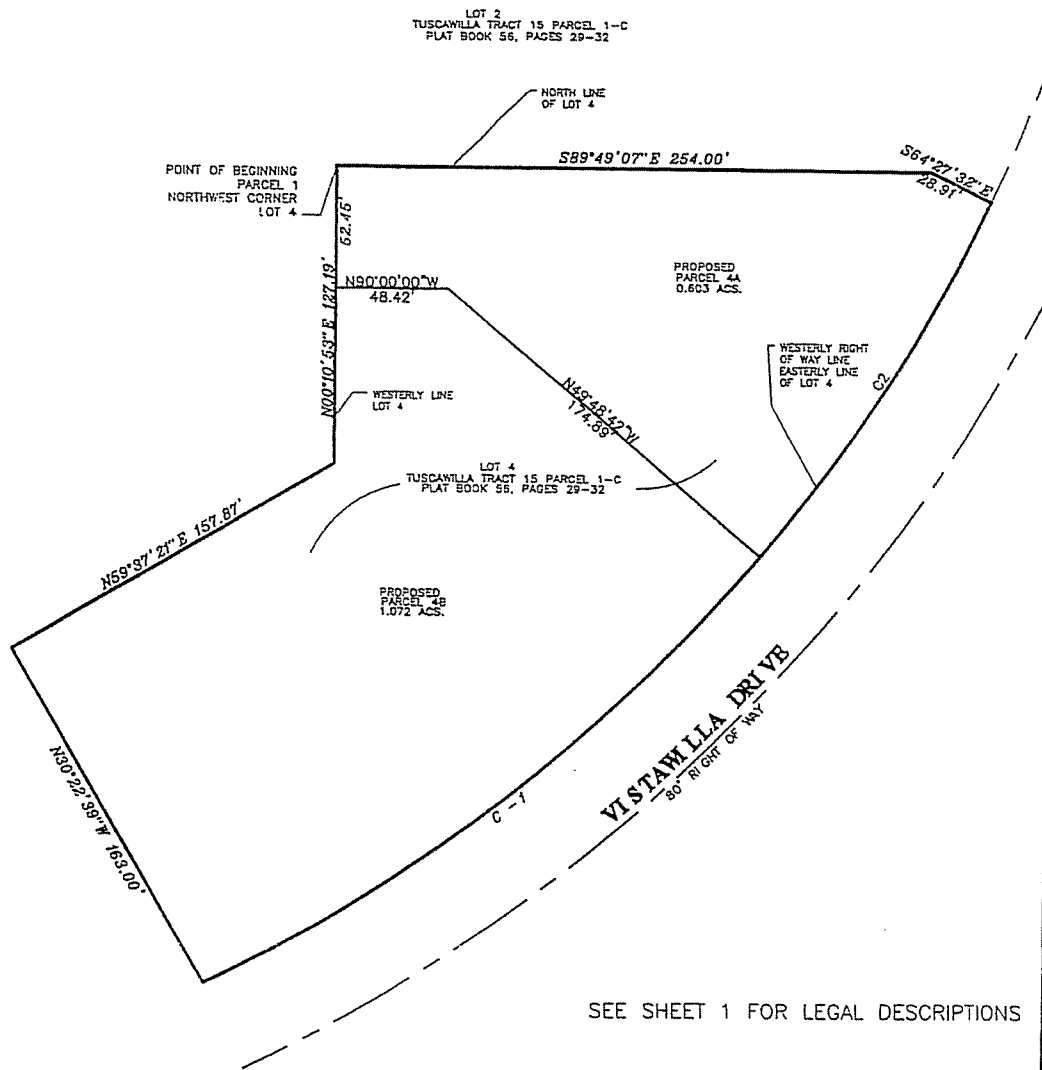
An Easement for the benefit of Lot 4 as contained in the Amendment to the Declaration of Restrictions recorded in Official Records Book 5349, Page 1939, Public Records of Seminole County, Florida, over, under and across Lot 2, as described therein.



SKETCH OF DESCRIPTIONS

SHEET 2 OF 2 SHEETS

EXHIBIT  
Composite  
Exhibit  
*B page 2*



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C - 1	482.00'	710.00'	35°53'47"	N44°59'22"E	472.89'
C - 2	181.50'	710.00'	14°38'50"	S32°51'54"W	181.01'

GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

THIS IS NOT A BOUNDARY SURVEY

LEGIBILITY UNSATISFACTORY  
EOD COMBING

**THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:**

Anthony Garganese  
City Attorney of Winter Springs  
Brown Garganese, Weiss & D'Agresta, P.A.  
225 E. Robinson St., Suite 660  
Orlando, FL 32801  
(407) 425-9566

MARY MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 05581 PGS 0861-0875  
CLERK'S # 2005007661  
RECORDED 01/14/2005 09:56:34 AM  
RECORDING FEES 129.00  
RECORDED BY D. Thomas

FOR RECORDING DEPARTMENT USE ONLY

## BINDING DEVELOPMENT AGREEMENT

**THIS BINDING DEVELOPMENT AGREEMENT** (the "Agreement") is made and executed this 22nd day of November, 2004, by and between the **CITY OF WINTER SPRINGS**, a Florida municipal corporation (the "City"), whose address is 1126 East S.R. 434, Winter Springs, Florida 32708, and **BRYCE FOSTER CORPORATION**, a Florida Corporation ("Developer"), whose address is 215 Rollingwood Trail, Altamonte Springs, Florida 32714.

### WITNESSETH:

**WHEREAS**, Developer is the fee simple owner of certain real property currently located in the City of Winter Springs, Florida and within the Tuskawilla PUD and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); and

**WHEREAS**, the parties acknowledge that the Property is currently subject to a Court Settlement Agreement which is recorded in Official Record Book 2277, Page 0464 in the Seminole County public records ("Settlement Agreement"); and

**WHEREAS**, the City and Developer acknowledge that the Settlement Agreement was entered into before the Developer purchased the Property and that Developer has inherited the rights provided under the Settlement Agreement by virtue of purchasing the Property; and

**WHEREAS**, in accordance with that Settlement Agreement, Developer is permitted to develop certain enumerated commercial uses; and

**WHEREAS**, notwithstanding the exhaustive list of permitted commercial uses contained in the Settlement Agreement, Developer acknowledges and agrees that some of the listed commercial uses are not in keeping with the residential character of the Tuskawilla PUD; and



**WHEREAS**, Developer strongly desires to develop a “residential friendly” project on the Property that is keeping in the character of the residential character of the Tuskawilla PUD; and

**WHEREAS**, in order to commit to this “residential friendly” Project, the Developer is willing to voluntarily and forever forego certain rights under the Settlement Agreement by reducing the list of permitted commercial uses and thereby protecting the residential character of the Tuskawilla PUD; and

**WHEREAS**, the City is willing to permit a “residential friendly” project on the Property under the special terms and conditions set forth herein including, but not limited to, Developer’s commitment to forego certain rights under the Settlement Agreement and Developer’s commitment to respect, safeguard and preserve the residential character of the Tuskawilla PUD; and

**WHEREAS**, the City and Developer desire to set forth the following special terms and conditions with respect to the development and redevelopment of the Property; and

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, the parties mutually agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and are hereby incorporated herein by this reference.

2. **Authority**. This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act.

3. **Obligations and Commitments**. In consideration of the City and Developer entering into this Agreement, and as an inducement for Developer to voluntarily and forego certain rights under the Settlement Agreement, the City and Developer hereby agree as follows:

(a) **Approval of Concept Plan**. Developer shall design, permit and construct a “residential friendly” commercial development on the Property that creates a sense of place within the Tuskawilla PUD. The “residential friendly” commercial development shall be called the “Tuskawilla Town Square” or some other name mutually acceptable to the Developer and the City. Developer acknowledges that aesthetic enhancements will be a paramount concern to the City and the residents of the Tuskawilla PUD; and as such, Developer agrees to reasonably and adequately address these concerns during the design and construction of the Project. The City hereby acknowledges and agrees that the concept plan, which is attached hereto and fully incorporated herein as **Exhibit “B”**, is acceptable (“Concept Plan”); provided, however, Developer shall have the obligation to further submit and obtain the City's approval of a final site plan and final engineering plans. Developer shall also have the obligation to construct aesthetic enhancements to the Project as depicted in the Concept Plan and as may be reasonably requested by the City in accordance with the City Code, particularly the City’s aesthetic review ordinance. Developer acknowledges and agrees that the Concept Plan was not prepared with specific surveyed dimensions and that during the final site plan and final engineering process such dimensions shall be surveyed, duly engineered, and provided to the City. Further, the elevations and roof lines depicted in the Concept Plan for the commercial buildings will

Developer's Agreement  
City of Winter Springs and Bryce Foster Corporation.

have to be adjusted to the City's satisfaction in order to satisfy the requirements under the City's aesthetic review ordinance. As such, Developer and the City agree that the Concept Plan is intended to be conceptual in nature and subject to reasonable adjustments at the final site plan and final engineering phase in order to bring the Project into compliance with the City Code and the needs of the Tuscawilla PUD.

(b) **Utilities.** The City hereby acknowledges and agrees that it currently has sufficient water and sewer treatment plant capacity available to service the Property, and shall provide such services to the Project as depicted in the Concept Plan. Developer acknowledges and agrees that offsite improvements may be necessary, at Developer's cost, to provide water and sewer service to the Property including, but not limited to, force main, lift station and pump upgrades. Further, all water and sewer improvements required on-site to service the Property shall be at Developer's expense.

(c) **Gary Hillary Drive.** In order to facilitate the safe, efficient and orderly flow of traffic to and from the Project and to create a sense of place, the City desires that Gary Hillary Drive be redesigned and reconstructed in accordance with the streetscape plan which is attached hereto and fully incorporated herein as **Exhibit "C."** ("Streetscape Plan). Developer agrees to design and reconstruct Gary Hillary Drive in accordance with the Streetscape Plan; provided, however, the City shall reimburse Developer for the reasonable costs thereof. However, the Developer's obligation to reconstruct Gary Hillary Drive is subject to the funding condition provided in the last paragraph of this subsection (c). For purposes of this Agreement, (i) the design costs shall include the costs and expenses of land surveying, civil engineering, landscape architecture, irrigation design, electrical engineering and lighting design, and (ii) the construction costs shall include the costs and expenses for clearing, grubbing and earth excavation, and for the construction of all storm drainage facilities, Progress Energy approved decorative street lights, landscaping, hardscape, irrigation, sidewalks, curbs, pavement, striping, signage and any required additional offsite improvements directly related to the reconstruction of Gary Hillary Drive (all of the foregoing costs and expenses are hereinafter collectively referred to as the "Roadway Expenses"). To the extent any of the Roadway Expenses also benefit other aspects of the Project not related to Gary Hillary Drive (e.g., stormwater improvements for the buildings and common areas), the City shall only be responsible for reimbursing the proportionate share of the particular expense related to Gary Hillary Drive. The City shall reimburse Developer in the amount of the Roadway Expenses within ninety (90) days after the reconstruction of Gary Hillary Drive has been completed and accepted by the City.

Developer agrees that all Roadway Expenses shall be subject to an informal competitive bid process under which Developer shall obtain three (3) written quotes or bids. Each bid shall be submitted to the City for review and approval prior to Developer entering into any contract for the design, permitting and reconstruction of Gary Hillary Road. Developer further agrees that at the time reimbursement for any Roadway Expense is requested, Developer shall provide the City with a copy of all applicable invoices, receipts, warranties, maintenance bonds, and documentation, including all change orders, which shall clearly evidence each reimbursable Roadway Expense. The City shall not be responsible for reimbursing any Roadway Expense which can not be

properly and reasonably documented in writing. The City shall not unreasonably withhold any approvals required under this paragraph.

Although it is initially contemplated by the parties that the reconstruction of Gary Hillary Drive will occur within the existing city right-of-way, Developer agrees to convey to the City any additional land that may be necessary to reconstruct Gary Hillary Drive in accordance with the Streetscape Plan. All such land conveyances shall be by warranty deed and free and clear of all encumbrances. Conveyance of roadway and streetscape improvements shall be by bill of sale and free and clear of all liens. The warranty deed and bill of sale shall be in a form acceptable to the City Attorney.

The City and Developer acknowledge and agree that the reconstruction of Gary Hillary Drive will likely coincide with a hazardous waste remediation project that will be performed by Seminole County. The hazardous waste project is the result of a gasoline spill at the 7-11 convenience store several years ago. The gasoline spill affected the area surrounding the 7-11 store, including Gary Hillary Drive. The parties shall continue cooperation with each other and Seminole County to facilitate the implementation of the hazardous waste remediation project.

In the event the City is not in a position to approve the funding of Gary Hillary Drive within thirty (30) days from the effective date of this Agreement, the Developer may proceed with the project as outlined in this Development Agreement and Developer shall still have the use of Gary Hillary Drive for parallel parking and said parking shall be applicable to the parking required for Tuskawilla Town Square. In said event, Developer shall fund the cost necessary to create said parking and only design the improvements to Gary Hillary Drive as provided herein. If at a later date the City approves the improvements and funding for the construction of Gary Hillary Drive, Developer agrees that it shall undertake the construction of Gary Hillary Drive as provided herein so long as construction of Tuscawilla Town Square is still ongoing.

(d) **Construction of Stormwater Improvements.** Developer shall design the Project to accommodate the stormwater requirements for the Property, including the roadway improvements to Gary Hillary Drive. The City shall permit Developer to use existing City property located at the corner of Gary Hillary Drive and Winter Springs Boulevard to accommodate stormwater generated from Gary Hillary Drive and the Property, provided said use is deemed acceptable and feasible by the City. Developer shall provide any additional property that is necessary to accommodate stormwater generated from the Property.

(e) **Permitted Commercial Uses.** In consideration of the significant and substantial development rights received by the Developer from the City under this Agreement, Developer hereby agrees to voluntarily and forever forego the right to use the Property for any of the commercial uses listed on Exhibit B of the Settlement Agreement. However, at such time this Agreement is recorded in the public records of Seminole County, Florida, Developer shall be permitted to use the Property for any of the neighborhood friendly commercial uses specifically listed on **Exhibit "C"** which is attached hereto and fully incorporated herein by this reference. It is the intent and

purpose of this paragraph to fully replace Exhibit "B" of the Settlement Agreement with Exhibit "C" of this Agreement.

(f) Winter Springs Boulevard Ingress and Egress. The Developer acknowledges and agrees that during the site plan and final engineering phase of the Project, the City may require that the ingress and egress to the Property from Winter Springs Boulevard to be one way in or out. The minimum driveway width for ingress and egress shall be twenty-two (22) feet.

(g) Building Setbacks. The following Building Setbacks shall apply to the Property:

- (1) Front (Winter Springs Boulevard) - 10 Feet
- (2) Rear (Gary Hillary Drive) - 5 Feet
- (3) Side (Northern Way) – 20 Feet

(h) Development Permit Fees. Developer agrees to pay all ordinary and customary development permit fees imposed by the City including, but not limited to, application, building, and impact fees. Within thirty (30) days of the effective date of this Agreement, the Developer and City agree to meet to calculate an estimated schedule of fees based on Developer's proposed Project at the time of the meeting.

(i) Tree Replacement. Developer shall comply with the City's Arbor Ordinance set forth in Chapter 5 of the City Code. The Developer acknowledges and agrees that to the extent that the City's arborist determines that the Property can not adequately sustain the number of replacement trees that are required on the Property under the City Code, Developer shall provide the trees to the City and the City will plant the trees off-site at its discretion. In accordance with Section 5-8 of the Winter Springs Code, the City Commission agrees that no more than three (3) Specimen Trees may be removed from the Property due to Developer's representation that such trees must be removed in order to complete the Project. An inch for inch tree replacement shall be required for the removal of said Specimen Trees. The Specimen Trees may be removed at such time the City issues the appropriate permit, but not prior to such time that the termination rights set forth in paragraph 20 have expired.

(j) On-Site Parking. On-site parking shall be a minimum of 18 feet in length.

(k) Northern Way Buffer. Developer agrees, at its cost, to design, permit and construct a masonry block decorative wall around the garbage dumpsters. Further Developer agrees, at its cost, to design, permit, and construct a four (4) foot decorative brick wall along the parking area abutting Northern Way.

4. Representations of the Parties. The City and Developer hereby each represent and warrant to the other that it has the power and authority to execute, deliver and perform the terms and provisions of this Agreement and has taken all necessary action to authorize the

Developer's Agreement  
City of Winter Springs and Bryce Foster Corporation.

execution, delivery and performance of this Agreement. This Agreement will, when duly executed and delivered by the City and Developer and recorded in the Public Records of Seminole County, Florida, constitute a legal, valid and binding obligation enforceable against the parties hereto and the Property in accordance with the terms and conditions of this Agreement.

5. **Successors and Assigns.** This Agreement shall automatically be binding upon and shall inure to the benefit of the City and Developer and their respective successors and assigns. The terms and conditions of this Agreement similarly shall be binding upon the Property and shall run with title to the same.

6. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

7. **Amendments.** This Agreement shall not be modified or amended except by written agreement duly executed by both parties hereto (or their successors or assigns) and approved by the City Commission.

8. **Entire Agreement.** This Agreement supersedes any other agreement, oral or written, and contains the entire agreement between the City and Developer as to the subject matter hereof.

9. **Severability.** If any provision of this Agreement shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect the validity or enforceability of the remainder of this Agreement.

10. **Effective Date.** This Agreement shall become effective upon approval by the City Commission and execution of this Agreement by both parties hereto.

11. **Recordation.** This Agreement shall be recorded in the Public Records of Seminole County, Florida.

12. **Relationship of the Parties.** The relationship of the parties to this Agreement is contractual and Developer is an independent contractor and not an agent of the City. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in any manner, which would indicate any such relationship with the other.

13. **Sovereign Immunity.** Nothing contained in this Agreement shall be construed as a waiver of the City's right to sovereign immunity under Section 768.28, *Florida Statutes*, or any other limitation on the City's potential liability under the state and federal law.

14. **City's Police Power.** Developer agrees and acknowledges that the City hereby reserves all police powers granted to the City by law. In no way shall this Agreement be construed as the City bargaining away or surrendering its police powers.

15. **Interpretation.** The parties hereby agree and acknowledge that they have both participated equally in the drafting of this Agreement and no party shall be favored or disfavored regarding the interpretation to this Agreement in the event of a dispute between the parties.

16. **Third-Party Rights.** This Agreement is not a third-party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party.

17. **Specific Performance.** Strict compliance shall be required with each and every provision of this Agreement. The parties agree that failure to perform the obligations provided by this Agreement shall result in irreparable damage and that specific performance of these obligations may be obtained by a suit in equity.

18. **Attorney's Fees.** In connection with any arbitration or litigation arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs through all appeals to the extent permitted by law.

19. **Development Permits.** Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Developer or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Without imposing any limitation on the City's police powers, the City reserves the right to withhold, suspend, or terminate any and all certificates of occupancy for any building or unit if Developer is in breach of any term and condition of this Agreement.

20. **Termination.** The parties acknowledge and agree that Developer's obligations to complete the Project are subject to and contingent upon the City's approval and issuance of all permits required and necessary for Developer to construct Tuscawilla Town Square including any off site improvements. Further, the Agreement is subject to the mutual agreement of the Parties on the cost schedules and allocation of costs contemplated in paragraphs 3(b), 3(c) and 3(d). If the Project (including off site improvements) and the cost schedules and allocation of costs as referenced above are not acceptable to either party, then either party may terminate this Agreement and the Settlement Agreement shall remain in full force and effect and govern the Development of the Property. Further, Developer shall lose any and all rights under this Agreement. Upon issuance of all City approvals and permits required to commence development of the Project, and the parties agreeing to the allocation of costs, the termination rights under this paragraph shall expire.

**[SIGNATURES FOLLOW ON NEXT PAGE]**

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on the date first above written.

CITY OF WINTER SPRINGS

By: John F. Bush  
John F. Bush, Mayor



ATTEST:

By: Andrea Lorenzo Luaces  
Andrea Lorenzo Luaces, City Clerk

APPROVED AS TO FORM AND LEGALITY  
For the use and reliance of the City of Winter  
Springs, Florida, only.

Dated: 1/11/05

By: Anthony Garganese  
Anthony Garganese, City Attorney for  
the City of Winter Springs, Florida

CITY SEAL

Signed, sealed and delivered in the presence of the following witnesses:

**BRYCE FOSTER CORPORATION, a Florida Corporation**

Linda Gentry  
Signature of Witness  
LINDA GENTRY  
Printed Name of Witness

By: Alec String  
**Alec String**  
**Its President**

M. J. Pina  
Signature of Witness  
M. J. Pina  
Printed Name of Witness

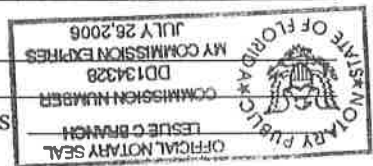
STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 2004, by Alec String, as President of BRYCE FOSTER CORPORATION, a Florida Corporation, on behalf of said corporation. He is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Leslie C. Branch  
(Notary Public Signature)  
LESLIE C. BRANCH  
(Print Name)

Notary Public, State of  
Commission No.: \_\_\_\_\_  
My Commission Expires \_\_\_\_\_





LEGAL DESCRIPTION FOR TUSCAWILLA SQUARE  
(North East Corner of Winter Springs Blvd & Northern Way)

as prepared by "Southeastern Surveying & Mapping Corp."

LEGAL DESCRIPTION :

From the centerline of intersection of Winter Springs Boulevard and Northern Way, as shown in Plat of WINTER SPRINGS UNIT FOUR as recorded in Plat Book 18, Pages 6, 7 and 8, Public Records of Seminole County, Florida; run North 86 degrees 23 minutes 05 seconds East along the centerline of Winter Springs Boulevard 282.85 feet; thence North 03 degrees 36 minutes 55 seconds West 60.00 feet to the POINT OF BEGINNING on the North right-of-way line of Winter Springs Boulevard (120 foot R/W); thence run South 86 degrees 23 minutes 05 seconds West along said North right-of-way line 217.85 feet to the point of curvature of a curve concave Northeasterly, and having a radius of 25.00 feet; thence run Northwesterly along the arc of said curve 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency on the East right-of-way line of Northern Way (80 foot R/W); thence run North 03 degrees 36 minutes 55 seconds West, along said East right-of-way line 90.78 feet to the point of curvature of a curve concave Easterly and having a radius of 1893.55 feet; thence run Northerly along the arc of said curve 84.25 feet through a central angle of 02 degrees 32 minutes 57 seconds to a point; thence leaving said East right-of-way line, run North 86 degrees 23 minutes 05 seconds East 270.83 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 27.83 feet; thence run Southeasterly along the arc of said curve 40.44 feet through a central angle of 83 degrees 14 minutes 41 seconds to the point of tangency; thence run South 10 degrees 22 minutes 14 seconds East, 173.85 feet to a point on the aforesaid North right-of-way line of Winter Springs Boulevard, said point being on a curve concave Northerly, and having a radius of 1085.92 feet; thence from a tangent bearing of South 82 degrees 16 minutes 07 seconds West, run Westerly along the arc of said curve and along said Northerly right-of-way line 78.01 feet through a central angle of 04 degrees 06 minutes 58 seconds to the POINT OF BEGINNING.

Exhibit "A"

# Tuscawilla Square

## Concept Plan Summary

**Location:** 1301 Winter Springs Blvd  
Winter Springs, Fl. 32708

**Land Size:** 1.4112 Acres

**Current Use:** Tuscany's Restaurant

**Proposed Use:** Expansion of Tuscany's Restaurant  
and additional retail space

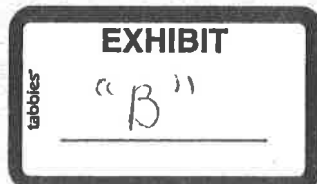
**Design Features:** Key West Inspired Design in a residential scale,  
Front Porches, Metal Roofs, Brick drives, Fountain,  
Gardens, Benches, and Bike Racks,

**Improvements to Gary Hillary Drive:** Add sidewalks, address storm water  
Drainage, Lighting, Landscaping and  
Remediation of groundwater contamination

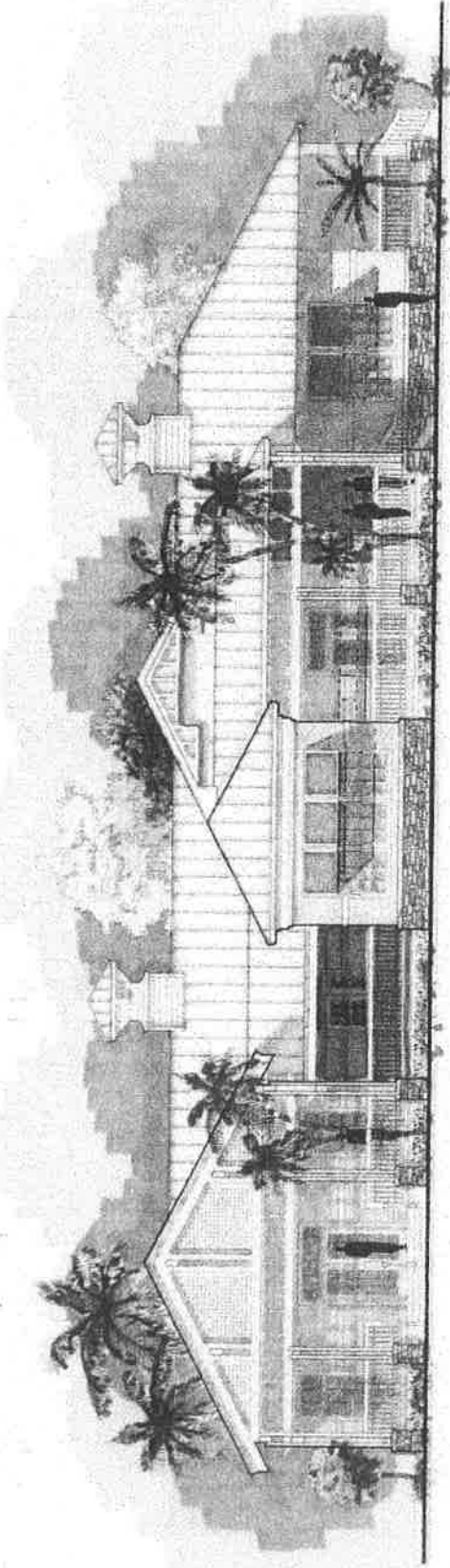
**Architect:** Starmer Ranaldi

**Landscape Architect:** Dobson's

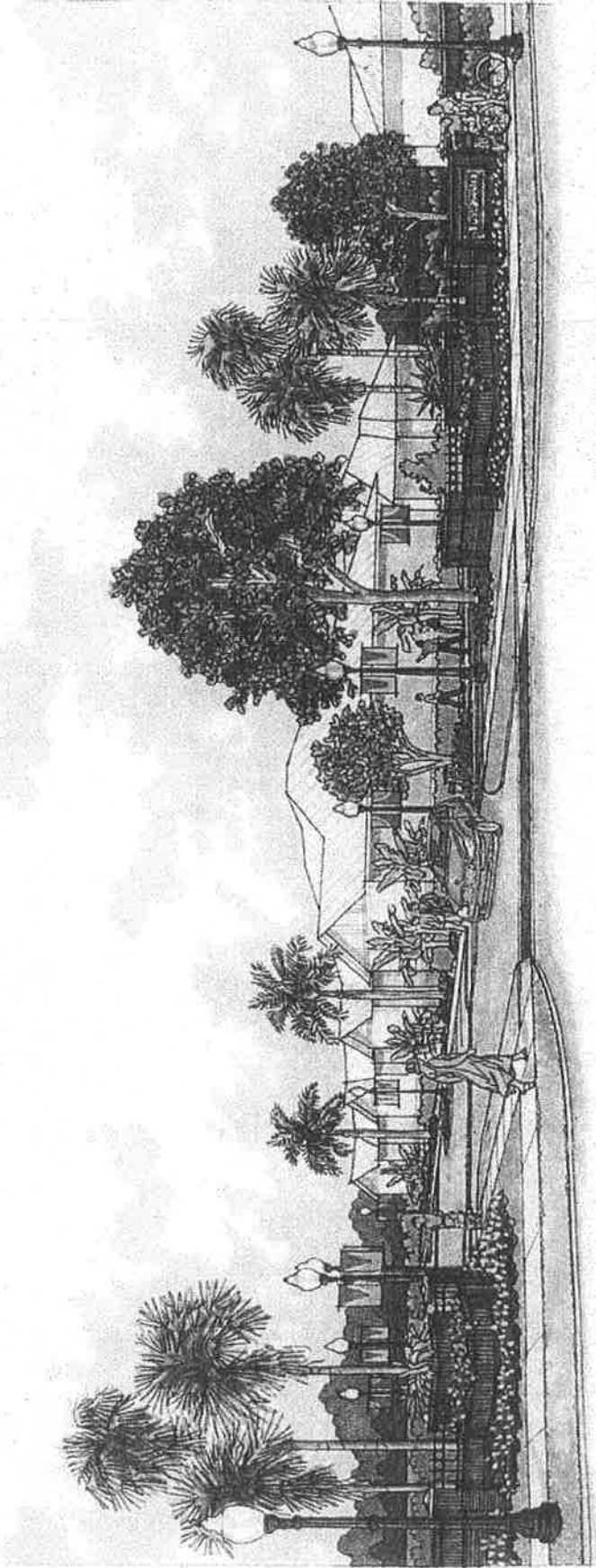
**Owner:** Bryce Foster Corporation



Concept Plan Tuscawillia Square



Concept Plan Gary Hillary Drive



All drawings are for information only. Due to the limited improvements, our plans may vary. May © 2003 By Levor Ltd.



CIVIL ENGINEERS  
LAND PLANNERS  
LANDSCAPE ARCHITECTS

3000 Manatee Court  
Winter Springs, Florida 34716  
Tel: (407) 874-3151  
Fax: (407) 874-3151

Project Manager: K. FISCHER  
Significant: KGH  
Technician: KGH

TUSCAWILLA  
SQUARE  
GARY HILLERY  
DRIVE  
IMPROVEMENTS

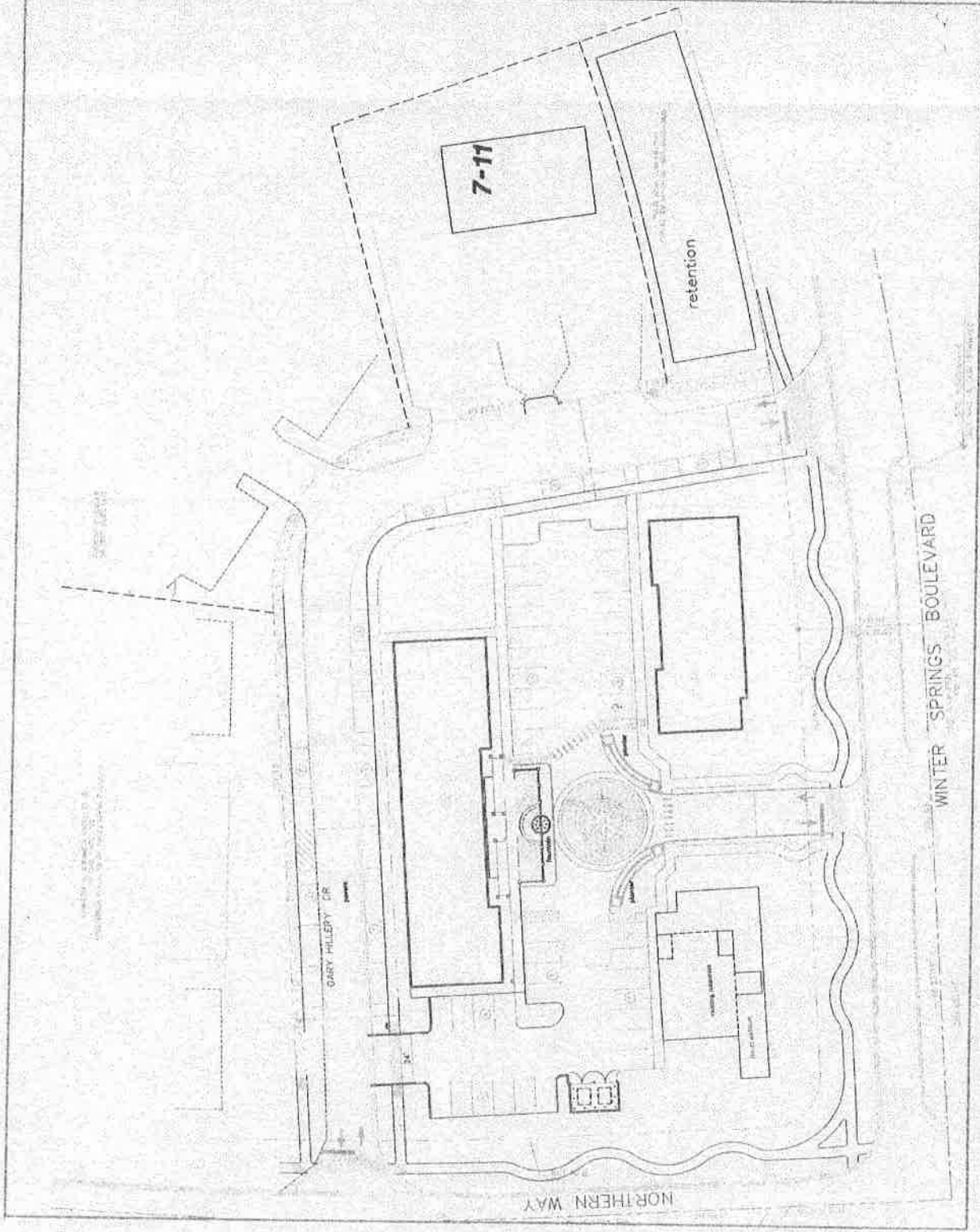
WINTER SPRINGS, FLORIDA

CONCEPT PLAN

2004020

1"=20' 2004020.dwg

1



## EXHIBIT "C"

### NEIGHBORHOOD FRIENDLY PERMITTED COMMERCIAL USES

The following Neighborhood Friendly commercial uses shall be permitted on the Property:

#### **A. Permitted Uses:**

Administrative public buildings  
Advertising agencies  
Alcoholic beverage sales (wine & beer and specialty package)  
Alcoholic beverage, on-premises consumption, in conjunction with restaurant  
Alterations and tailoring, shops and services  
Antique and gift shops  
Appliances, sales and service  
Artists' studios  
Automotive accessories sales  
Bakery, retail  
Bicycles, sales and services  
Bookstores, stationary, newsstands  
Butcher shop, retail only  
Camera shops, photographic stores and developers  
Cleaners, clothing  
Coin dealers;  
Computers, hardware and software sales and services  
Confectionary and ice cream store  
Dance and music studio  
Day nurseries, kindergartens, and day care  
Drug and sundry stores  
Employment agencies  
Exercise such as gym, spa and karate  
Financial institutions, banks, savings and loans (no drive-through)  
Flooring, retail only (carpet, tile, wood, etc.)  
Florist  
Furniture, retail  
Grocers and delicatessens, specialty and retail  
Hairstylist and barber shops  
Hardware stores  
Health food products and services  
Hobby and craft shops  
Home Improvement shops, retail and consultation services

Insurance agency  
Interior Decorating and draperies  
Jewelry store  
Kitchen and other cabinet stores, retail  
Libraries  
Loan companies, excluding pawnshops and title loan companies  
Locksmith  
Luggage and travel shop  
Medical clinics and ancillary small laboratories  
Musical instruments, sales and services  
Nursery products and supplies, plants, and trees (retail only)  
Outdoor advertising and signs, sales office  
Outdoor neighborhood markets on weekends and holidays  
Optical services and sales  
Party supplies and services  
Paint store  
Pet shops and grooming  
Photography studios  
Physical fitness and health clubs  
Post office  
Printers, quick print services only  
Professional services offices, such as accountants, architects, attorneys, bookkeepers, dentists, doctors, engineers, insurance and other agents, and surveyors.  
Radio, TV, Stereo, and Video  
Rental shops  
Restaurants, including indoor and outdoor dining  
Retail sales of a residential character  
Schools, public, private and parochial, vocational (such as cosmetology, medical and dental assistant training) requiring no mechanical equipment  
Shoe repair shops  
Sporting goods, retail  
Swimming pool sales and services  
Telephone Business offices and exchanges  
Tobacco shops  
Toy stores  
Travel agencies  
Wearing apparel stores

**B. Other Uses:**

Upon formal written petition by the Developer, the Developer may petition the City Commission for additional permitted uses. The City Commission may consider the Developer's petition, on a case-by-case basis, and approve, at its discretion, additional neighborhood commercial uses that are keeping with the residential character of the Tuskawilla PUD. The City Commission shall have the right to impose reasonable conditions on any approvals granted under this Agreement.

Hal R. Bradford, Esq.  
SHUTTS & BOWEN LLP  
20 N. Orange Avenue, Suite 1000  
Orlando, Florida 32801

MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FL.

RECORDED & VERIFIED

317523

1999 JAN 14 PM 3:39

DEVELOPER'S AGREEMENT  
TUSCAWILLA TRACT 15 PARCEL 1-C

**Exhibit 5**

This DEVELOPMENT AGREEMENT by and between Robert Yeager, Trustee (hereinafter called "Property Owner") and contract purchasers, Zimmer Development <sup>Company</sup> Inc. (hereinafter called "Zimmer", as developer of the Kash n' Karry Shopping Center shopping center project and Contra Vest, Inc. (hereinafter called "Contra Vest") as developers of the Courtney Springs Apartment complex and the City of Winter Springs, a Florida municipal corporation (hereinafter called "the City") is entered into pursuant City Code, and is intended to constitute a covenant covering the property described herein. Reference to Property Owner includes Zimmer and ContraVest as assigns to Property Owner's rights and bind Zimmer and ContraVest for obligations on their respective projects. This Agreement is based on the following premises:

Whereas, the real property described herein as Parcel 1C of Tract 15 of the Tuscowilla P.U.D., further described on Exhibit "A" attached hereto is located within the City limits of the City; and

Whereas, the real property is subject to certain land development regulations of the City, including the "S.R. 434 Corridor Vision Plan: New Development Area" (Ordinance No. 675 of the City); and

Whereas, the real property is subject to a Settlement Agreement set forth in Ordinance 489 and recorded at Official Records Book 2277, pages 0464 through 0500, Public Records of Seminole County, Florida (hereinafter call "the Settlement Agreement"); and

Whereas, parties concur that this Agreement deals with issues separate from the issues addressed in said Settlement Agreement, and this Agreement should be construed as consistent with

22  
3574  
0529  
SEMINOLE COUNTY  
OFFICIAL RECORDS  
BOOK PAGE

the said Settlement Agreement, and in the event of conflict between the terms of this Agreement and the Settlement Agreement, the Settlement Agreement shall prevail; and

Whereas, this property has received a Certificate of Vested Rights Special Use Permit from the City on August 4, 1993, which is in full force and effect, and this Agreement shall not cause to affect the vesting status of this property; and

Whereas, the City agrees that Parcel 1C of Tract 15 of the Tusawilla P.U.D. may be subdivided and developed into two (2) major projects consisting of a 252 unit apartment complex (the apartment site) and a Kash n' Karry site, and the Kash n' Karry site may be divided into three (3) parcels; and

Whereas, Sections 20-458 and 20-459 of Ordinance No.675, the "S.R. 434 Corridor Vision Plan: New Development Area" provides for a Development Agreement for real property such as that described on Exhibit "A", upon a finding that the site is constrained, and extra development enhancements are provided by the Property Owner to preclude or mitigate against any impacts upon abutting properties or the S.R. 434 corridor; and,

Whereas, the City Commission of the City of Winter Springs finds that the real property described in this Agreement is constrained by width, proximity to water retention areas on the property, by wetlands, and by proximity to less densely and intensely developed properties; and

Whereas, the City Commission finds that Property Owner is making sufficient development concessions and enhancements on the real property described on Exhibit "A" to authorize a Development Agreement for the apartment complex and the Kash n' Karry site; and

Whereas, in consideration for the City entering into this Agreement the Property Owner has agreed to provide certain enhancements for the entire parcel (such as a wall, landscaping, etc.) and



certain common design themes or criteria (such as retention pond and fountain maintenance, fencing and landscaping).

NOW THEREFORE, be it agreed as follows:

1. Premises Incorporated Herein

The City and the Property Owner hereby agree that the foregoing premises are true and correct.

2. Property Affected

2.1 The real property described on Exhibit "A" constitutes the entire property subject to this Development Agreement. A consideration for the City entering into this Agreement is that certain enhancements (such as enhanced landscaping and a six (6') foot wall along the rear of the subject property) and certain common design themes or criteria (retention pond fountain) are being proposed by the Property Owner and accepted by the City.

2.2 A specific implementing development agreement is hereby created for the Courtney Springs apartment site development and for the Kash n' Karry site development as shown on the respective Final Engineering Plans approved by the City, on file with the Office of the City Clerk, Winter Springs, Florida, which by this reference are incorporated herein.

2.3 Where no requirements concerning a development issue are set forth in this agreement for the real property described on Exhibit "A", then the standards set forth in the "State Road 434 Corridor Vision Plan: New Development Area" standards shall first

apply, and if no standards exist in said ordinance, then other applicable City Code provisions shall govern development of the property.

2.4 This Agreement does not and cannot exempt any real property from complying with state or local law or ordinances relating to platting, environmental permitting, wetlands regulations, stormwater, or other matters nor any development issues not directly addressed by this Agreement.

3. Development Conditions for the Kash n' Karry Site ("Zimmer")

The development for the Kash n' Karry site shall be subject to the "signage sheet" prepared by Zimmer (Bowyer-Singleton Signage Sheet sealed and dated 12-2-98) as to the specific location and size of each and all signage for the Kash n' Karry and two outparcel sites and shall be subject to the following conditions:

3.1 Zimmer is allowed two (2) ground-mounted, multi-tenant signs - both to be located on S.R 434 frontage. Zimmer is allowed one (1) ground-mounted, single-tenant sign to be located on Vistawilla Drive for the Kash n' Karry center.

3.2 Zimmer is allowed a height variance for three (3) ground-mounted, single tenant signs from 8' in height to 8'9" in height. One (1) sign is to be located on future out parcel 1, one (1) sign is to be located on future out parcel 2, and the third sign is the one for Kash n' Karry on Vistawilla Drive.

3.3 Zimmer is allowed a height variance from 14' for the building mounted signs as follows:

- a. The primary sign (anchor tenant) is from 25'6" at base to 33'6" at top
- b. The liquor store and the eastern most retail sign are from 19'6" at base to 21'6" at top and,

c. The smaller stores are from 16'6" at base to 18'6" at top.

3.4 The Kash n' Karry development shall be subject to and comply with the sign regulations and specifications set forth on the Bowyer-Singleton Signage Sheet sealed and dated 12-2-98 on file with the Office of the City Clerk, Winter Springs, Florida, as a Final Engineering Permit condition for site development of said parcel, if addressed therein, or if not the requirements set forth in Winter Springs Ordinance No. 675.

3.5 The outparcel No. 2 of the Kash n' Karry site shall be restricted to office use only.

4.0 Development Conditions for the Courtney Springs Apartment Site (ContraVest)

To minimize impacts to abutting properties and to enhance the quality and design of the Courtney Springs Apartments (the Apartment site) certain amenities have been agreed to by the City and ContraVest, and shall constitute requirements for Apartment site development. Enhanced or permitted variations from City Code requirements on the apartment site shall be as set forth below.

4.1 ContraVest is allowed to vary the size of the parking spaces from 10' x 20' to 9' x 20' for one hundred fifty four (154 spaces).

4.2 ContraVest is permitted to construct two (2) wing walls of approximately 60' in length with the Courtney Springs identification sign on the front face of each wall on each side of the entryway into the complex from state road 434. In addition, the crown of the signs on the wing wall is allowed to exceed the eight (8') foot height requirement,

specifically the crown of the wall where the sign is constructed may be up to 12' in height for a distance not exceeding 15 linear feet.

- 4.3 ContraVest is authorized to use 12' Wax Myrtle trees, or other fast growing trees acceptable to the City, along the rear boundary of the property rather than canopy trees specified in City Code. Such fast growing trees shall be planted in accordance with the Canin Associates Landscape Plan sealed and dated 12-1-98, and the parties agree that a minimum of 22 fast growing trees shall be planted.
- 4.4 The site plan, including building, water retention placement, and parking lot layout are set out in the Final Engineering Plans on file with the City and shall govern the design, construction and use of the apartment site in order to ensure quality development and to minimize impacts on surrounding single family development.
- 4.5 Specific site developments for the apartment site not specifically addressed herein shall be as set forth in the Final Engineering Plans (Bowyer-Singleton plans sealed and dated 12-2-98), and if not addressed therein shall be in accordance with City Ordinances.

5.0 Wall Requirement

The parties agree and acknowledge that a wall separating the proposed development on Parcel 1-C from abutting residential development will assure quality development on the Parcel 1-C site while minimizing impacts on existing residential areas by separating intensities and densities. The wall requirement obligation on the Property Owner and developers shall be as set forth below.

- 5.1 To the rear of the future outparcel two (2) of the Kash n' Karry site, the Property Owner agrees to dedicate a 50' x 5' parcel to either the Tusawilla Homeowner's Association, Inc. (THOA) or the Tusawilla Beautification District (TBD) for an entry sign to the Tusawilla residential area within 90 days of execution of this agreement. This parcel will commence at the Vistawilla Drive right-of-way and go in a northwesterly direction, per the attached Exhibit "B".
- 5.2 The Property Owner shall also dedicate to the THOA or the TBD a minimum 20' x 5' parcel on the east side of Vistawilla Drive for placement of an entryway sign in the location depicted on Exhibit "B". The Property Owner is not required to expend any funds or be involved in the actual construction of these entryway signs described in Sections 5.1 and 5.2.
- 5.3 Zimmer shall construct a brick wall commencing at the western termination of the 50' x 5' parcel described in paragraph 5.1 above, and extending northwesterly an additional 50' at the rear of the future outparcel 2 on the Kash n' Karry site. This brick wall will be constructed of bricks compatible with the wall at the Eagle's Watch subdivision on the eastside of Vistawilla Drive. The balance of the wall along the Kash n' Karry property line will be of stucco construction.
- 5.4 ContraVest shall construct a 6-foot stucco wall along the southerly property line of the apartment site between the designated wetlands in order to buffer the apartment site and the abutting single family development to the south. The placement of the wall shall be in accordance with the final engineering plans on file with the City.
- 6.0 The FDOT Water Retention Pond

The City and the ContraVest desire to make the water retention pond being constructed and owned by the Florida Department of Transportation (FDOT) a more attractive amenity to the Courtney Springs Apartment development and to the SR 434 Corridor. To achieve this, the property owner and the City agree that acquisition of the FDOT pond by the City and the construction of certain amenities set forth below by the property owner will best achieve these objectives. Therefore, the City and ContraVest agree as follows:

- 6.1 The City shall use its best efforts to acquire ownership or control of the FDOT pond located on SR 434 immediately north of the portion of Tract 15, Parcel 1-C of the apartment site. If the City is successful in acquiring ownership or control, that will permit the improvements, alterations and maintenance contemplated by the parties, then ContraVest agrees to undertake the following responsibilities as set forth below, at its expense:
- 6.2 The City and ContraVest shall share the costs associated with acquisition of the FDOT pond site with a cap of FIFTEEN HUNDRED DOLLARS (\$1,500.00) from each party. In the event the costs to complete the acquisition exceed this sum, the City shall have the option, but not the obligation to pay the additional costs. If the City is unable to acquire ownership or control, then ContraVest shall not be bound to the requirements set forth in 6.3 through 6.6.
- 6.3 ContraVest shall provide enhanced landscaping around the pond per the plans and specification shown on the Canin Associates Landscape Plan sealed and dated 12-1-98, on file with the Office of the City Clerk, Winter Springs, Florida.

- 6.4 FDOT will be installing a black vinyl chain-link fence and gate around the entire pond as part of the SR 434 construction. ContraVest shall replace the chain-link fence and construct a decorative fence along the entire SR 434 side of the FDOT pond consistent with that approved for the SR 434 frontage for the apartment site. If FDOT does not install black vinyl chain-link fence, it shall be ContraVest's obligation to install the black vinyl fence around the other sides of the pond.
- 6.5 ContraVest shall construct a lighted fountain in the pond. ContraVest shall provide for maintenance in perpetuity for the enhanced landscaping, fencing, operation of the lighted fountain for the pond, and shall reasonably maintain the appearance of the water area in a clean, debris-free condition.
- 6.6 ContraVest shall provide an insurance policy or evidence of coverage in the amount of ONE MILLION DOLLARS (\$1,000,000.00) in Public Liability insurance covering the services and activities of property owner relating to the pond. The policy shall name the City as a Co-Insured. Said policy shall be provided at the time the first Certificate of Occupancy is issued for Courtney Springs Apartment complex.
- 8.0 Underground Utilities Along SR 434
- The City and the developers agree that each shall pay fifty percent (50%) of the cost of construction for underground electric and other utility lines traditionally constructed on poles along the frontage on SR 434 from the western right-of-way of Vistawilla Drive to the western edge of the FDOT pond. The total cost to the developers for construction of the underground utilities shall not exceed THIRTY

3576 0538  
ONE THOUSAND EIGHT HUNDRED TWENTY FIVE DOLLARS AND FIFTY  
CENTS (\$31,825.50).  
SEMINOLE CO. FL

9.0 Developers' or Successors' Continuing Obligation

ContraVest and Zimmer, or their successors or assigns, shall be responsible for the ongoing maintenance of the landscaping, walls, retention ponds, site amenities and other common areas and facilities on their respective properties.

10.0 Grace Period/Time to Cure:

In the event the City determines that any of the other parties hereto, or their respective successors or assigns, is not in compliance with landscaping installation as required by this Agreement, or fails to maintain the landscaping as required by City Code, The City shall provide written notice of violation to the owner of the subject parcel or parcels, stating the specific nature of the violation and the corrective actions to be taken to cure said non-compliance. The owner shall have thirty (30) days from receipt of said notice in which to cure the violation before the City can declare a default under this Agreement. The City agrees and acknowledges that a default by one party to this Agreement shall not affect the other parties' property.

11.0 Pursuant to the requirement of state law, the parties acknowledge and agree

- a. Duration of Agreement. This Agreement shall be recorded in the public records of Seminole County at cost to the Property Owner and shall be a covenant running with the land
- b. Development Issues. Development issues shall be those permitted and controlled (such as building height, permitted uses, parking requirements and



other development standards) by existing City Code, including Ordinance No. 675 and the Settlement Agreement, except as said site development standards are specifically modified herein.

- c. Agreement Consistent with Comprehensive Plan. The City Commission and the local planning agency have found that the land uses and development proposed are consistent with the City's Comprehensive Plan. By entering into this Development Agreement, the City Commission finds this Agreement consistent with the City's Comprehensive Plan.
- d. Compliance With Other Laws. The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the Property Owner of the necessity of complying with the law governing said permitting requirement, condition, term or restriction.

12.0 Enforcement/Venue

This agreement may be enforced by parties to it by bringing action in the Court of proper jurisdiction to interpret or enforce the provisions of this Agreement. Venue of any such shall be in Seminole County, Florida.

13.0 Parties Bound

This Agreement shall be recorded in the Public Records of Seminole County, Florida and shall be binding on the heirs, assigns or successors to the Parties to this Agreement.

DONE AND AGREED on this 4<sup>TH</sup> day of DECEMBER, 1998.

WITNESS

*Julie Sullivan*  
NAME: JULIE SULLIVAN

PROPERTY OWNER:

*Robert Yeager*  
ROBERT YEAGER, TRUSTEE,  
and individually

*John Bennett*  
NAME: John Bennett

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of DECEMBER 1998 by Robert Yeager, as Trustee. He is personally known to me, ~~or has produced~~ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

*Julie Sullivan*  
JULIE SULLIVAN

Print Name:  
My commission expires: \_\_\_\_\_



3574 0541

SEMINOLE CO. FL

JLZ

WITNESS:

Wanda T. Horton

Wanda T. Horton

Name:

[Signature]

Jay S. Neisew

Name:

ZIMMER DEVELOPMENT, INC. <sup>Company</sup>

[Signature]

By:

STATE OF North Carolina  
COUNTY OF New Hanover

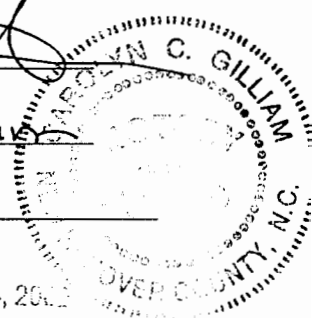
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of December, 1998 by Jeffrey L. Zimmer. He is personally known to me, or has produced as identification.

NOTARY PUBLIC, STATE OF NC

[Signature]  
Carolyn C. Gilliam

Print Name:

My commission expires: \_\_\_\_\_



My Commission Expires September 24, 2002

3574 0542

SEMINOLE CO. FL

WITNESS:

Julie Sullivan

Julie Sullivan

Name:

\_\_\_\_\_

Name:

CONTRAVEST, INC.

Gerald D. Ogier

By: PRES. GERALD D. OGIER

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of DECEMBER 1998 by GERALD D. OGIER. He is personally known to me, ~~or has produced~~ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Julie Sullivan

Julie Sullivan

Print Name:

My commission expires: \_\_\_\_\_



3574 0543

SEMINOLE CO. FL

ATTEST:

Margo M. Pierce  
MARGO PIERCE, CITY CLERK

CITY OF WINTER SPRINGS  
Paul P. Partyka  
PAUL P. PARTYKA, MAYOR  
INCORPORATED 1956  
SEMINOLE COUNTY, FLORIDA  
December

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of ~~November~~ December 1998,  
by Paul P. Partyka, Mayor of the City of Winter Springs, Florida. He is personally known to me, or  
has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC, STATE OF FLORIDA  
Print MARGO M. PIERCE  
My commission expires: \_\_\_\_\_

Margo M. Pierce  
My Commission CC772117  
Expires September 1, 2002

THIS INSTRUMENT PREPARED BY:

Robert D. Guthrie, Esq.  
FRANK KRUPPENBACHER, P.A.  
P. O. Box 3471  
Orlando, FL 32801-3471

OVERALL BOUNDARY  
KASH 'N KARRY/APARTMENTS/TUSCAWILLA SEMINOLE CO. FL

## LEGAL DESCRIPTION

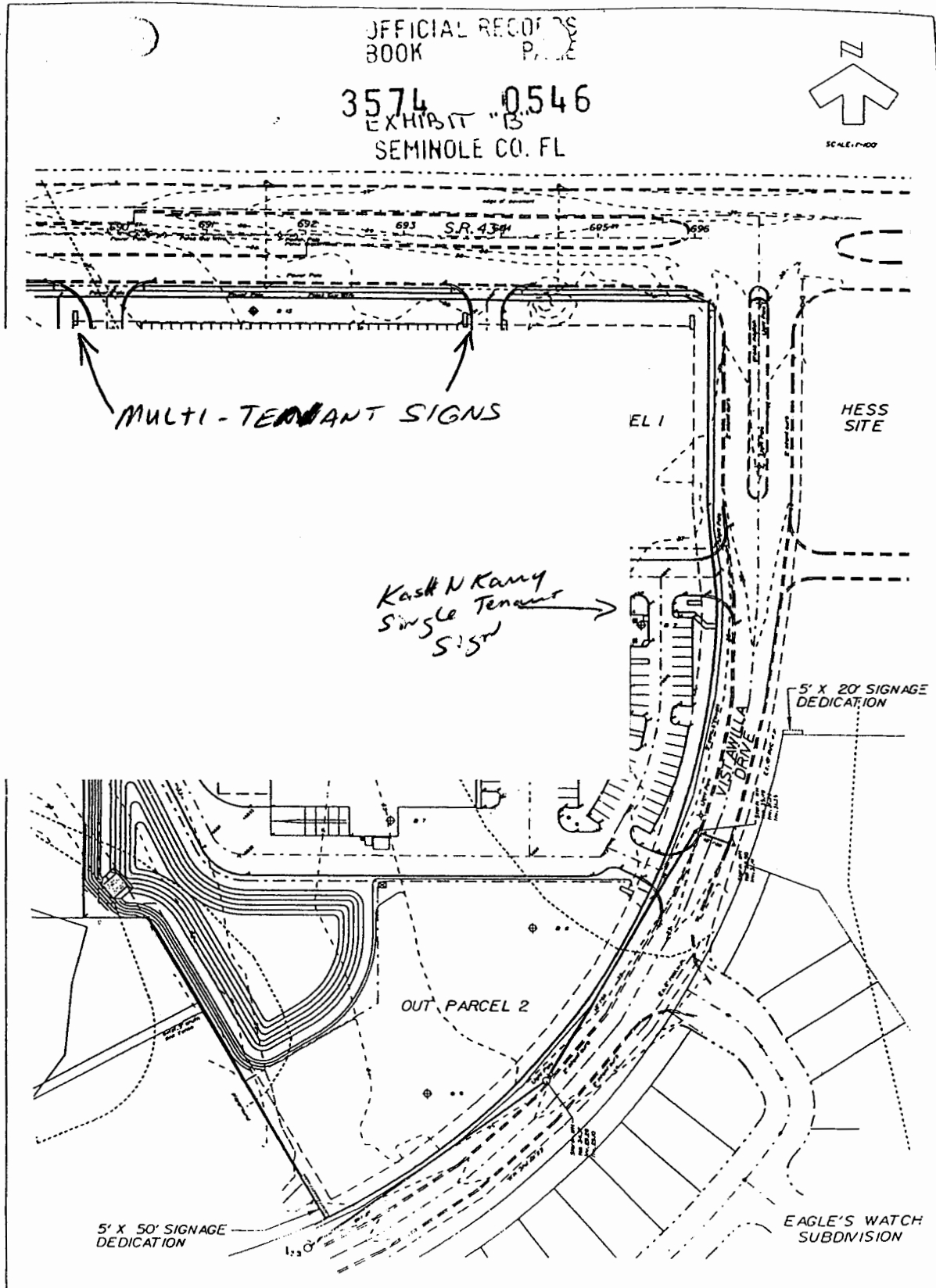
COMMENCE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 31 EAST. SEMINOLE COUNTY, FLORIDA; THENCE RUN  $S00^{\circ}24'55''E$ , ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 205.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE CHARM BRANCH OF THE SEABOARD COAST LINE RAILROAD (S.C.L.) (100' R/W); THENCE RUN  $N54^{\circ}34'57''W$ , ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 293.14 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF  $24^{\circ}44'10''$  AND A RADIUS OF 1959.19 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 845.83 FEET TO THE POINT OF TANGENCY; THENCE RUN  $N79^{\circ}18'14''W$ , ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 691.26 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF  $11^{\circ}46'38''$  AND A RADIUS OF 2612.09 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 536.92 FEET TO THE POINT OF TANGENCY; THENCE RUN  $S88^{\circ}55'08''W$ , ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 178.11 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF VISTAWILLA DRIVE; THENCE RUN  $N10^{\circ}23'19''E$ , ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF  $69^{\circ}00'18''$  AND A RADIUS OF 540.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 650.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF  $14^{\circ}57'22''$  AND A RADIUS OF 710.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.33 FEET TO THE EASTERNMOST CORNER OF HOWELL CREEK RESERVE PHASE ONE, AS RECORDED ON PLAT BOOK 49, PAGES 10-12, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE, RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID HOWELL CREEK RESERVE PHASE ONE; THENCE  $N30^{\circ}22'39''W$ , A DISTANCE OF 356.04 FEET; THENCE  $N89^{\circ}52'39''W$ , A DISTANCE OF 2100.00 FEET; THENCE  $N00^{\circ}07'21''E$ , A DISTANCE OF 100.00 FEET; THENCE  $N89^{\circ}52'39''W$ , A DISTANCE OF 47.50 FEET TO THE SOUTHEAST CORNER OF CREEKS RUN, AS RECORDED IN PLAT BOOK 53, PAGES 1-3, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID CREEKS RUN; THENCE  $N00^{\circ}07'21''E$ , A DISTANCE OF 95.77 FEET; THENCE  $N47^{\circ}03'59''E$ , A DISTANCE OF 152.67 FEET; THENCE  $N00^{\circ}07'21''E$ , A DISTANCE OF 18.20 FEET; THENCE  $N55^{\circ}38'10''E$ , A DISTANCE OF 58.83 FEET; THENCE  $N21^{\circ}47'50''W$ , A DISTANCE OF 73.83 FEET TO THE NORTHEAST CORNER OF SAID CREEKS RUN; THENCE DEPARTING SAID

EASTERLY LINE, RUN S89°52'39"E, A DISTANCE OF 16.17 FEET; THENCE N28°05'28"W, A DISTANCE OF 85.60 FEET; THENCE N24°26'37"W, A DISTANCE OF 77.74 FEET; THENCE S89°02'21"W, A DISTANCE OF 68.53 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY, AS DEPICTED ON THE RIGHT-OF-WAY MAP FOR STATE ROAD NO. 434, SECTION 77070-2517; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S89°49'07"E, A DISTANCE OF 142.37 FEET; THENCE S00°10'53"E, A DISTANCE OF 5.00 FEET; THENCE S89°49'07"E, A DISTANCE OF 200.00 FEET; THENCE N00°10'53"E, A DISTANCE OF 5.00 FEET; THENCE S89°49'07"E, A DISTANCE OF 133.00 FEET; THENCE S00°10'53"W, A DISTANCE OF 289.00 FEET; THENCE S89°49'07"E, A DISTANCE OF 800.00 FEET; THENCE N00°10'53"E, A DISTANCE OF 294.00 FEET; THENCE S89°49'07"E, A DISTANCE OF 1383.53 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF VISTAWILLA DRIVE; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S00°27'38"W, A DISTANCE OF 206.85 FEET; THENCE S05°15'00"E, A DISTANCE OF 100.50 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 63°58'36" AND A RADIUS OF 710.00 FEET; THENCE FROM A TANGENT BEARING OF S00°27'39"W, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 792.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.096 ACRES, MORE OR LESS.

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 11/10/98  
 REV'D 12/2/98 SVB

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For Microfilming



Ken Patterson P:\Pentables\117171

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TUSCAWILLA  
TRACT 15  
PARCEL 1C

**BOWYER  
SINGLETON**  
& ASSOCIATES, INCORPORATED  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
(407) 843-5120  
FAX 407-649-8664

WINTER SPRINGS FLORIDA  
DEVELOPER'S AGREEMENT  
EXHIBIT "B"  
SIGNAGE  
DEDICATION  
SHEET 1 OF 1

Legibility Unsatisfactory  
For Microfilming



APPROXIMATE  
HESSES SITE

Single Ten.

ROAD RIGHT-OF-WAY

RETENTION  
POND

WE1

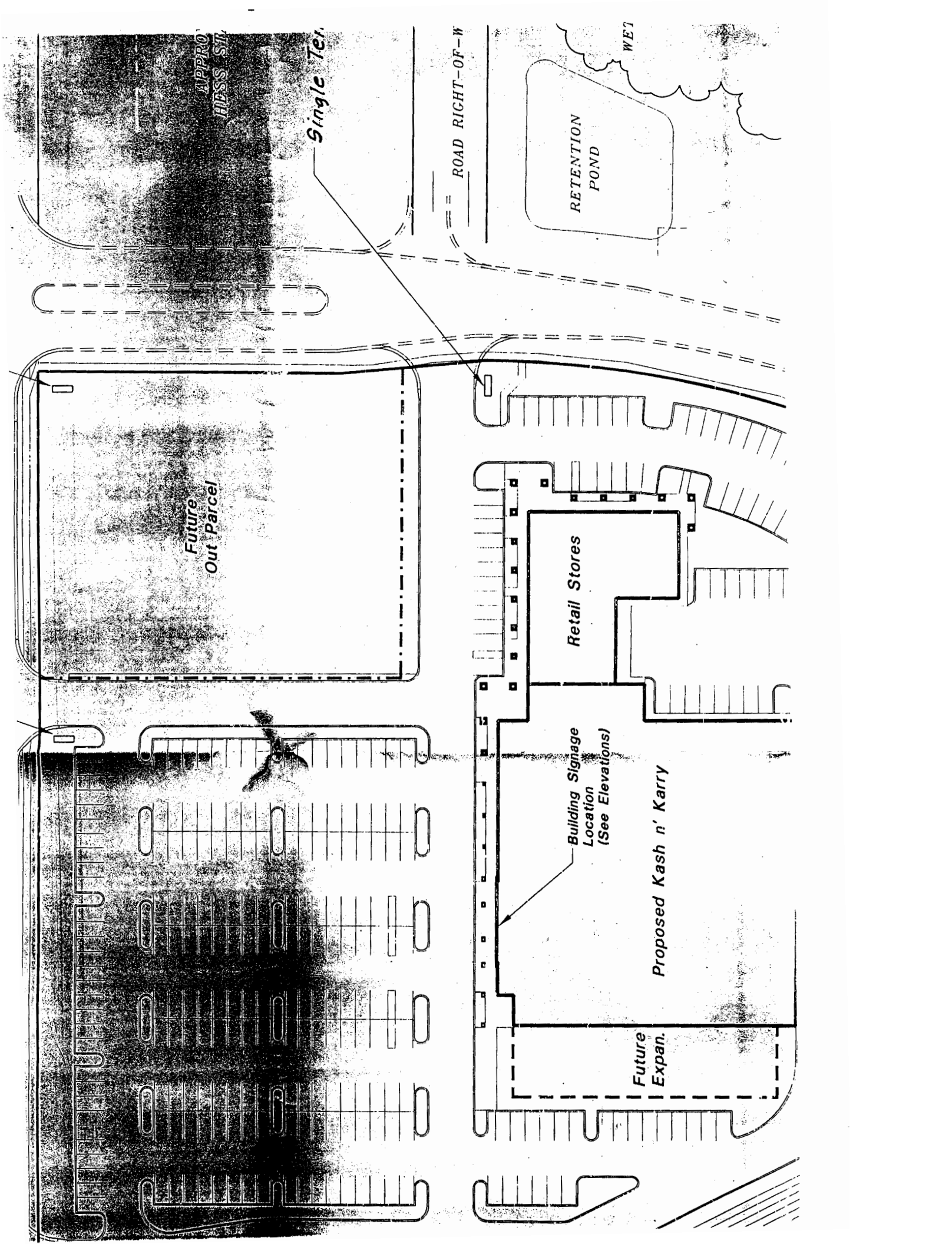
Future  
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Retail Stores

Building Signage  
Location  
(See Elevations)

Proposed Kash n' Karry

Future  
Expan.



1/27  
3.00

AN ORDINANCE OF THE CITY OF WINTER SPRINGS, FLORIDA, ADOPTING A SETTLEMENT AGREEMENT BETWEEN THE CITY OF WINTER SPRINGS, FLORIDA AND THE WINTER SPRINGS DEVELOPMENT JOINT VENTURE; PROVIDING FOR A DEVELOPMENT ORDER; AMENDING ANNEXATION ORDINANCE NO. 64; WAIVING MULTI-FAMILY DWELLING UNIT DENSITY LIMITS PURSUANT TO SECTION 20-354, CODE OF WINTER SPRINGS; PROVIDING FOR A CERTIFIED MAP; PROVIDING FOR CONFLICTS, SERVABILITY, AND EFFECTIVE DATE.

WHEREAS, on October 11, 1971, the Village of North Orlando, Florida, predecessor to the City, adopted Ordinance No. 64 ("Annexation Ordinance"), which Annexation Ordinance annexed certain property comprising what is commonly known as the Tusawilla Planned Unit Development (the "Tusawilla PUD"), into the Village of North Orlando, Florida; and

WHEREAS, the Tusawilla PUD originally consisted of approximately thirty-five hundred acres (3,500) and was approved for development of nine thousand seven hundred forty-seven (9,747) total dwelling units; and

WHEREAS, the Annexation Ordinance provided for the development of the Tusawilla PUD based upon an overall development plan and set forth requirements for open space, recreation space, and other development matters; and

WHEREAS, subsequent to the Annexation Ordinance, the Tusawilla PUD was developed in accordance with the approved overall development plan, subject to certain amendments which redesignate the uses of several parcels within Tusawilla PUD, all of which amendments were in compliance with the overall Tusawilla PUD concept to better utilize open space and allocate densities within Tusawilla PUD; and

WHEREAS, pursuant to such amendments, the overall density of Tusawilla PUD was reduced; and

WHEREAS, the developers of the Tusawilla PUD have asserted that the Tusawilla PUD was designed with the concept of a central core (the "Central Core") of commercial property, in the parcel commonly known as Parcel 61, to service the entire

@ City of Winter Spgs

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SEMNOLE CO. FL.  
OFFICIAL RECORDS  
BOOK PAGE

135746  
CLARENCE HORSE  
CLERK OF CIRCUIT COURT  
SEMNOLE COUNTY, FL.

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Tuscawilla PUD, which Central Core was integral in the design of the overall road system and infrastructure of the entire Tuscawilla PUD; and

WHEREAS, On January 14, 1988, Gulfstream Housing Corp., successor by merger to Winter Springs Development Corporation, entered into a contract to sell certain real property to D & M Investments, which property was located in the Central Core, which contract was subsequently assigned by Gulfstream Housing Corp. to WSDJV; and

WHEREAS, the developers of the Tuscawilla PUD have asserted it was intended under the said Contract that the Central Core property be developed with a commercial use; and

WHEREAS, the developers thereafter sought to develop a shopping center within the Central Core; and

WHEREAS, a dispute arose as to the right of the developers of the Tuscawilla PUD to develop a shopping center within the Central Core, which resulted in negotiations between WSDJV and the City and ultimately to a series of public hearings to determine vested rights of WSDJV to develop the Central Core with a commercial use; and

WHEREAS, the City Commission ruled on June 19, 1989, that WSDJV did not have vested rights to develop the Central Core as a shopping center; and

WHEREAS, based upon the aforescribed denial, WSDJV filed a Petition for Writ of Certiorari and Amended Petition for Writ of Certiorari in the Circuit Court of the Eighteenth Judicial Circuit in and for Seminole County, Florida (the "Court"), Case No. 89-3589-CA-17-L, Winter Springs Development Joint Venture, a Florida joint venture, through its General Partner, Gulfstream Housing Corp., successor by merger to Winter Springs Development Corporation, Petitioner, v. City of Winter Springs, a Florida municipal corporation, Respondent (the "Petition"); and

WHEREAS, in an attempt to resolve the issue surrounding the Petition, WSDJV and The City agreed to a mediation of this matter approved by the Court, which mediation was held on February 2,

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SEMINOLE CO. FL.

OFFICIAL RECORDS  
BOOK PAGE

1990; and

WHEREAS, as a method of settlement of the Petition and the issues surrounding the development of the Central Core, WSDJV and The City agreed to review the land uses for the remaining undeveloped properties within the Tuscawilla PUD and amend the Tuscawilla PUD to reallocate land uses and densities in a manner to better utilize open space and allocate densities within the Tuscawilla PUD and in keeping with the original approvals granted relative thereto; and

WHEREAS, the property remaining to be developed within the Tuscawilla PUD consists of approximately 367.2 acres (collectively the "Remaining Property") consisting of: approximately 32.2 acres designated as Parcel 14C ("Parcel 14C"), approximately 35.0 acres designated as Parcel 61 ("Parcel 61"), approximately 202.9 acres designated as Parcel 15 ("Parcel 15"), approximately 75.4 acres designated as Parcel 80 ("Parcel 80"), and approximately 20.7 acres designated as the Lake Jessup Property ("Lake Jessup Property"), which Remaining Property and the aforescribed parcels are described on Composite Exhibit "A" attached to the Agreement and expressly incorporated herein by this reference; and

WHEREAS, pursuant to the Agreement, the total number of residential units and total commercial acreage in the Tuscawilla PUD will be reduced from the original approval; and

WHEREAS, the Agreement is in the best interest of The City and promotes the health, safety and welfare of the citizens of The City; and

WHEREAS, this Agreement does not constitute a substantial deviation pursuant to Section 380.06(19), Florida Statutes (1989), as amended, of the original approval granted to the Tuscawilla PUD; and

WHEREAS, The City has determined that it is in the best

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SEMIHOLE CO. FL.  
OFFICIAL RECORDS  
BOOK PAGE

interest of The City and its citizens to settle the Petition by adoption of this Agreement; and

WHEREAS, The City and WSDJV desire to amend the Tusawilla PUD to reflect the matters set forth within the Agreement.

NOW, THEREFORE, THE CITY OF WINTER SPRINGS, FLORIDA, HEREBY ORDAINS:

SECTION I:

The Agreement between the City of Winter Springs, Florida and Winter Springs Development Joint Venture, a Florida joint venture, attached hereto marked as Attachment "1", is hereby accepted and adopted by the City of Winter Springs, Florida, and made part of this Ordinance as if fully set forth herein.

SECTION II:

The Agreement shall constitute a development order pursuant to Chapter 163, Florida Statutes (1989), as amended, and shall govern the City and the developer accordingly.

SECTION III:

Annexation Ordinance No. 64 is hereby amended pursuant to the terms of the attached Agreement, and any and all approval, master plans, submissions and other similar matters affecting the remaining property of the Tusawilla PUD are hereby automatically amended to conform to and reflect the provisions of the Agreement.

SECTION IV:

Pursuant to Section 20-354(b)(4), Code of Winter Springs, the maximum allowed number of dwelling units per gross residential acre for multi-family dwelling units within the Tusawilla PUD is hereby waived to the extent permitted under the Agreement, upon recommendations from the Planning and Zoning Board.

SECTION V:

Attached to the Agreement as Exhibit "B" is a proposed land use plan of the remaining undeveloped property of Tusawilla PUD. Exhibit "B" of the Agreement is hereby adopted, approved, and certified as the land use plan of the remaining undeveloped

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SEMOLE CO. FL.  
OFFICIAL RECORDS  
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properties in the Tuscawilla PUD.

SECTION VI:

All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION VII:

If any section, or a portion of a section, or subsection of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to invalidate or to impair the validity, force or effect of any other section or portion of a section or subsection or part of this ordinance.

SECTION VIII:

This ordinance shall take effect immediately upon its final passage and adoption.

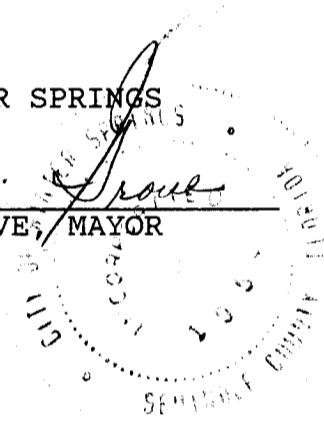
Passed and adopted this 23rd day of July, 1990.

ATTEST:

Mary T. Foster  
CITY CLERK

CITY OF WINTER SPRINGS

Leanne M. Grove  
LEANNE M. GROVE, MAYOR



First Reading: May 14, 1990      Second ~~First~~ Reading June 11, 1990

Posted: May 18, 1990  
Third

Public Hearing and ~~Second~~ Reading: June 25, 1990

THIS INSTRUMENT WAS PREPARED BY: ATTORNEY FRANK KRUPPENBACHER  
HONIGMAN, MILLER, SCHWARZ & COHN  
390 N. ORANGE AVE., SUITE 1300  
ORLANDO, FLORIDA 32801

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SEMIOLE CO. FL.  
BOOK PAGE

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**SETTLEMENT AGREEMENT AND  
AMENDMENT TO ANNEXATION ORDINANCE NO. 64,  
THE TUSCAWILLA PLANNED UNIT DEVELOPMENT,  
MASTER PLAN FOR THE TUSCAWILLA PLANNED UNIT DEVELOPMENT  
AND RELATED MATTERS**

THIS SETTLEMENT AGREEMENT AND AMENDMENT TO ANNEXATION ORDINANCE NO. 64, THE TUSCAWILLA PLANNED UNIT DEVELOPMENT, MASTER PLAN FOR THE TUSCAWILLA PLANNED UNIT DEVELOPMENT AND RELATED MATTERS (the "Agreement"), is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 1990, by and between WINTER SPRINGS DEVELOPMENT JOINT VENTURE, a Florida general partnership (hereinafter referred to as "WSDJV"), and THE CITY OF WINTER SPRINGS, FLORIDA, a Florida municipal corporation (hereinafter referred to as the "City").

**W I T N E S S E T H:**

WHEREAS, on October 11, 1971, the Village of North Orlando, Florida, predecessor to the City, adopted Ordinance No. 64 (the "Annexation Ordinance"), which Annexation Ordinance annexed certain property comprising what is commonly known as the Tuscawilla Planned Unit Development (the "Tuscawilla PUD") into the Village of North Orlando, Florida; and

WHEREAS, the Tuscawilla PUD originally consisted of approximately 3,500 acres and was approved for development of 9,747 total dwelling units; and

WHEREAS, the Annexation Ordinance provided for the development of the Tuscawilla PUD based upon an overall development plan and set forth requirements for open space, recreation space and other development matters; and

WHEREAS, subsequent to the Annexation Ordinance, the Tuscawilla PUD was developed in accordance with the approved overall development plan, subject to certain amendments which redesignated uses of several parcels within the Tuscawilla PUD, all of which amendments were in compliance with the overall Tuscawilla PUD concept and approvals in effect, and were effectuated in order to better utilize open space and allocate densities within the Tuscawilla PUD; and

WHEREAS, pursuant to such amendments, the overall density of the Tuscawilla PUD was reduced; and

WHEREAS, the developers of the Tuscawilla PUD have asserted that the Tuscawilla PUD was designed with the concept of a central core (the "Central Core") of commercial property, in the parcel commonly known as Parcel 61, to service the entire Tuscawilla PUD, which Central Core was integral in the design of

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MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FL.  
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the overall road system and infrastructure of the entire Tuscawilla PUD; and

WHEREAS, on January 14, 1988, Gulfstream Housing Corp., successor by merger to Winter Springs Development Corporation, entered into a Contract to Sell certain real property to D & M Investments, which property was located in the Central Core, which contract was subsequently assigned by Gulfstream Housing Corp. to WSDJV; and

WHEREAS, the developers of the Tuscawilla PUD have asserted it was intended under the said Contract that the Central Core property be developed with a commercial use; and

WHEREAS, the developers thereafter sought to develop a shopping center within the Central Core; and

WHEREAS, a dispute arose as to the right of the developers of the Tuscawilla PUD to develop a shopping center within the Central Core; and

WHEREAS, the City refused to allow a shopping center development within the Central Core; and

WHEREAS, such denial led a series of discussions and negotiations between WSDJV and the City and ultimately to a series of public hearings to determine vested rights of WSDJV to develop the Central Core with a commercial use; and

WHEREAS, the City Commission ruled on June 19, 1989, that WSDJV did not have vested rights to develop the Central Core as a shopping center; and

WHEREAS, based upon the aforescribed denial, WSDJV filed a Petition for Writ of Certiorari and Amended Petition for Writ of Certiorari in the Circuit Court of the Eighteenth Judicial Circuit in and for Seminole County, Florida (the "Court"), Case No. 89-3589-CA-17-L, Winter Springs Development Joint Venture, a Florida joint venture, through its General Partner, Gulfstream Housing Corp., successor by merger to Winter Springs Development Corporation, Petitioner v. City of Winter Springs, a Florida municipal corporation, Respondent (the "Petition"); and

WHEREAS, in an attempt to resolve the issues surrounding the Petition, WSDJV and the City agreed to a mediation of this matter, approved by the Court, which mediation was held on February 2, 1990; and

WHEREAS, as a method of settlement of the Petition and the issues surrounding the development of the Central Core, WSDJV and the City agreed to review the land uses for the remaining undeveloped properties within the Tuscawilla PUD and amend the



SEMINOLE CO. FL.

Tusawilla PUD to reallocate land uses and densities in a manner to better utilize open space and allocate densities within the Tusawilla PUD and in keeping the original approvals granted relative thereto; and

WHEREAS, the property remaining to be developed (which shall not include real property which presently has or is presently being reviewed for site plan approval, plat approval, building permits, or other similar approvals or matters) within the Tusawilla PUD consists of approximately 366.3 acres (collectively the "Remaining Property") consisting of: approximately 32.3 acres designated as Parcel 14C ("Parcel 14C"), approximately 35.0 acres designated as Parcel 61 ("Parcel 61"), approximately 201.3 acres designated as Parcel 15 ("Parcel 15"), approximately 77.0 acres designated as Parcel 80 ("Parcel 80"), and approximately 20.7 acres designated as the Lake Jessup Property (the "Lake Jessup Property"), which Remaining Property and the aforescribed parcels are described on Composite Exhibit "A" attached hereto and expressly incorporated herein by this reference; and

WHEREAS, pursuant to this Agreement, the total number of residential units and total commercial acreage in the Tusawilla PUD will be reduced from the original approval; and

WHEREAS, this Agreement is in the best interest of the City and will promote the health, safety and welfare of the citizens of the City; and

WHEREAS, this Agreement does not constitute a substantial deviation pursuant to Section 380.06(19), Florida Statutes (1989), as amended, of the original approval granted to the Tusawilla PUD; and

WHEREAS, notice of intent to consider this Agreement has been properly published and given; and

WHEREAS, the City has determined that it is in the best interest of the the City and its citizens to settle the Petition by adoption of this Agreement; and

WHEREAS, the City and WSDJV desire to amend the Tusawilla PUD to reflect the matters set forth herein.

NOW THEREFORE, for and in consideration of settlement of the Petition and other and good and valuable consideration, WSDJV and the City hereby agree as follows:

1. The foregoing recitals are true, correct and accurately reflect the matters affecting the Tusawilla PUD and the Petition as of the date hereof and such recitals are expressly incorporated herein by this reference.

2. The Remaining Property shall be developed in the following manner:

<u>PARCEL</u>	<u>ACREAGE</u>	<u>LAND USE</u>	<u>UNITS</u>
14C	31.2	Single Family	125
	1.1	Seneca Boulevard	--
61	33.0	Single Family	198
	1.4	Commercial	--
	0.6	Service Road	--
15	67.0	Commercial	--
	104.0	Single Family	416
	25.2	Multi-Family	504
	3.6	Vistawilla Drive	--
	1.5	Fire Station	--
80	74.0	Multi-Family	1,480
	3.0	Tuscora Drive	--
Lake Jessup Property	<u>20.7</u>	Multi-Family	<u>166</u>
TOTAL	366.3		2,889

3. The acreages described within each Parcel are approximate acreages only and shall be finalized at such time as a final survey of each parcel is obtained. Therefore, the legal descriptions set forth on Composite Exhibit "A" are subject to revisions based upon such final surveys and sound land planning techniques, it being the intent of this Agreement that this Agreement be inclusive of all remaining undeveloped real property within the aforescribed parcels within the Tusawilla PUD as of the date hereof; provided, however, no boundary of any such parcel shall be expanded by more than one hundred (100) additional feet.

4. The units set forth herein for the multi-family and single family designations are the maximum allowable units within each such parcel and the acreages set forth herein for the commercial designations are the maximum allowable acreages for commercial property within each such parcel. Notwithstanding the foregoing, WSDJV shall have the right to request minor revisions to such allocations and redistribute units within such parcels to accommodate sound land planning techniques, provided the overall units and commercial acreages on a gross basis do not exceed those set forth above, subject to the applicable provisions of the City Codes.

SEMINOLE CO. FL.

5. The land use designations set forth herein are inclusive of less intensive uses under the City Codes for development of the Remaining Property, subject to the regulations of applicable governmental agencies.

6. Within the land use classifications set forth herein, such classifications shall be inclusive of all permitted uses within such land use under the City Codes and ordinances in effect as of the date hereof; provided, however, commercial shall include those uses set forth on Exhibit "B" attached hereto and expressly incorporated herein.

7. Attached hereto as Exhibit "C" and expressly incorporated herein by this reference is a depiction of the Remaining Property and the land uses associated therewith. Attached hereto as Exhibit "D" and expressly incorporated herein by this reference is a depiction of Parcel 15 and the land uses associated therewith. Exhibits "C" and "D" are intended for reference only as the City and WSDJV acknowledge that the land uses shown thereon are an approximation only as to boundaries and the boundaries of such land uses may vary in order to make better use of the Remaining Property in keeping the terms and provisions of this Agreement; provided, however, no boundary of any such parcel shall be expanded by more than one hundred (100) additional feet. The parties agree that Exhibits "C" and "D" shall collectively constitute the certified map and plan of the Remaining Property in the Tuscowilla PUD. Access points and roadways show the number and approximate location of such matters, which location will be finally determined at the time of site plan approval and/or plat approval of the respective property such minor adjustments and revisions shall be permitted, provided such changes shall not result in an increase in the commercial acreage or units on such parcel, except as otherwise permitted herein or by City Codes.

8. WSDJV agrees to dedicate a one and one-half (1.5) usable acre site for a fire station located adjacent to State Road 434 in the residential section of Parcel 15, at the location depicted on Exhibit "C".

9. WSDJV shall be entitled to transportation impact fee and other impact fee credits for the dedication, planning, development and construction of Tuscora Drive and Vistawilla Drive, which road are determined to be collector roads and other public dedications in an amount equal to the impact fee credits permitted under the Transportation Impact Fee Ordinance or other applicable ordinances adopted or to be adopted by the City, for right-of-way, planning, design, development and construction of such roadways.

10. The access points of the Remaining Property along State Road 434 shall be of the number and in the approximate locations

as depicted on Exhibits "C" and "D"; however, said access points shall be subject to Florida Department of Transportation requirements, guidelines and standards.

11. In the event of any conflict between this Agreement and any other ordinance, approval or similar matter regarding the Tuscowilla PUD, this Agreement shall control and govern the rights and obligations of the parties hereto and such approval or similar matter.

12. Any and all approval, master plans, plans, submissions and other similar matters affecting the Remaining Property are hereby automatically amended to conform to and reflect the provisions and intent of this Agreement.

13. Buffering of the Remaining Property shall be subject to the provisions of the applicable City Codes at the time of site plan approval.

14. In order to develop the Remaining Property, WSDJV shall be required to comply with the applicable City Codes, it being the intent of this Agreement that this Agreement constitutes a revision to the approved map and master plan of the Tuscowilla PUD and that in order to develop any portion of the Remaining Property, the remaining approvals necessary consist only of site plan, final development plan or plat approval and preliminary and final engineering approval, as provided by the aforescribed City Codes regarding Planned Unit Developments and specifically Chapter 20, Article IV, Division 2, Part A, which applies to the Remaining Property.

15. WSDJV agrees that the City may, at any time, adopt a special tax district encompassing that portion of the Remaining Property and other property located adjacent to State Road 434 from the eastern boundary line of the City to State Road 419, for improvements and beautification of State Road 434.

16. WSDJV agrees to grant and convey a ten foot (10') easement to the City over and across the southern boundary of Parcel 14C and continuing along the southern boundary of the adjacent real property owned by WSDJV in the City of Oviedo, Florida, to State Road 426, on or before thirty (30) days from the date this Agreement becomes final and is no longer subject to appeal.

17. It is the intent of the parties that although the Petition be dismissed without prejudice, the Court shall retain jurisdiction over this matter and specifically with regard to this Agreement, in order that any disputes hereunder shall be resolved by the Court, pursuant to such proceedings as the Court may deem necessary in order to accomplish the foregoing. Neither party hereto admits to any liability whatsoever with regard to

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the Petition and the subject matter thereof. ~~Further,~~ <sup>SEMIWOLE CO, FL</sup> this Agreement is in no way intended to affect the appropriateness or inappropriateness of either parties' position or circumstances with regard to the Petition or the events, circumstances and subject matter thereof. In the event that the Court, at any time, determines not to retain jurisdiction over this matter, the parties hereby expressly waive and agree not to assert the defenses of statute of limitations and laches in any subsequent action related hereto.

18. This Agreement shall inure to the benefit of and be binding upon the City and WSDJV and its or their respective successors and assigns.

19. The rights and obligations of WSDJV hereunder are fully assignable and transferable, including but not limited to, in the event any portion of the Remaining Property is conveyed by WSDJV, and in such event the City shall look solely to such transferee or assignee for the performance of all obligations, covenants, conditions and agreements pursuant to the terms of this Agreement.

20. This Agreement contains the entire agreement of the parties hereto. Any change, modification, or amendment to this Agreement shall not be binding upon any of the parties hereto, unless such change, modification or amendment is by ordinance and in writing and executed by both the City and WSDJV and adopted by the City by ordinance.

21. This Agreement shall be interpreted pursuant to the laws of the State of Florida.

22. This Agreement is intended to be performed in accordance with and only to the extent permitted by all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall for any reason, and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

23. In the event of any controversy or dispute arising between the City and WSDJV in connection with this Agreement, including without limitation, in any settlement, in any declaratory action, at trial or in any appellate proceeding, the prevailing party shall be entitled to recover any and all costs and expenses associated therewith, in whatsoever nature or form, including without limitation, reasonable attorneys' fees, paralegal fees, legal assistants' fees, expert witness fees and other professional fees and expenses associated therewith.

24. This Agreement and any modification or amendments hereto

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may be recorded in the Public Records of Seminole County, Florida; however, failure to record this Agreement or any modification or amendment hereto shall in no way invalidate same.

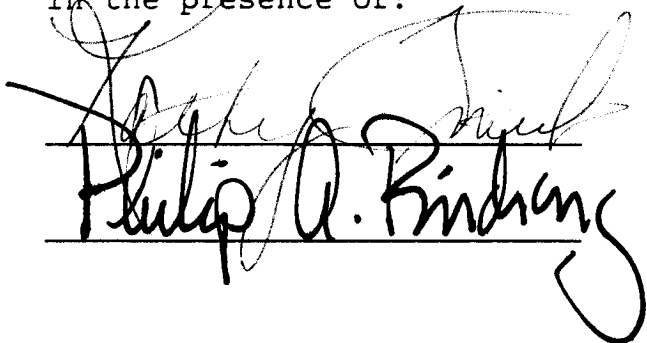
IN WITNESS WHEREOF, the City and WSDJV have executed this Agreement as of the date and year first written above.


"WSDJV"

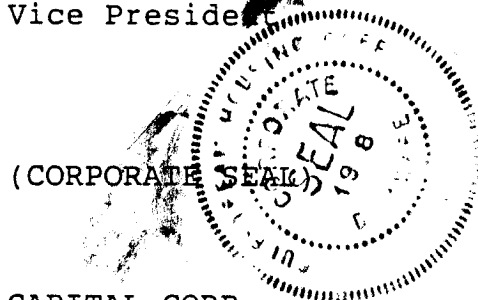
WINTER SPRINGS DEVELOPMENT  
JOINT VENTURE, a Florida  
general partnership

Signed, sealed and delivered  
in the presence of:

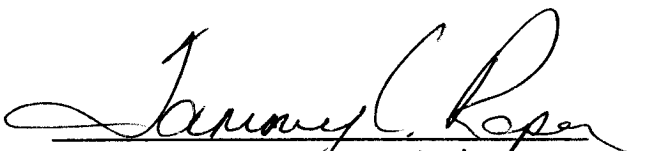

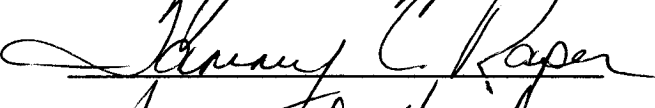
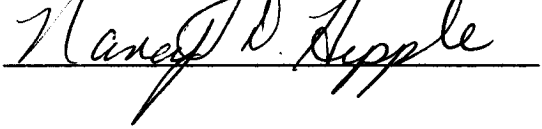
BY: GULFSTREAM HOUSING CORP.,  
a Delaware corporation,  
General Partner

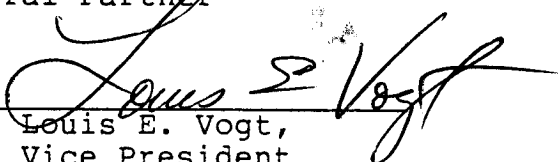
  
Philip A. Rindang

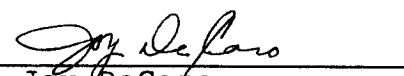
By:   
J. Glenn Marvin III,  
Vice President

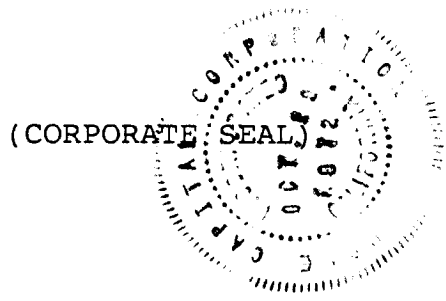


BY: HOME CAPITAL CORP.,  
a California corporation,  
General Partner

  
January C. Raper  
  
Nancy D. Supple  
  
January C. Raper  
  
Nancy D. Supple

By:   
Louis E. Vogt,  
Vice President

By:   
Joy DeCaro,  
Assistant Secretary



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SEMINOLE CO. FL.

**THE "CITY"**

THE CITY OF WINTER SPRINGS  
FLORIDA, a Florida municipal  
corporation

Attest: Mary T. Norton  
Mary T. Norton,  
City Clerk

By: Leanne M. Grove  
Leanne M. Grove,  
Mayor

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J. GLENN MARVIN, III, as Vice President of GULFSTREAM HOUSING CORP., a Delaware corporation, which corporation is a General Partner of WINTER SPRINGS DEVELOPMENT JOINT VENTURE, a Florida general partnership, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed, on behalf of the partnership.

WITNESS my hand and official seal in the County and State last aforesaid, this 17<sup>th</sup> day of SEPTEMBER, 1990.

*Nancy K. [Signature]*  
Notary Public  
My Commission Expires: SEPTEMBER 25, 1994  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JUNE 25, 1994  
BONDED THRU ASHTON AGENCY, INC.

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LOUIS E. VOGT, as Vice President of HOME CAPITAL CORP., a California corporation, which corporation is a General Partner of WINTER SPRINGS DEVELOPMENT JOINT VENTURE, a Florida general partnership, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed, on behalf of the partnership.

WITNESS my hand and official seal in the County and State last aforesaid, this 14<sup>th</sup> day of September, 1990.

*[Signature]*  
Notary Public  
My Commission Expires: MAY 31, 1992  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES MAY 31, 1992  
BONDED THRU NOTARY PUBLIC SUPERWRITERS.



STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JOY DeCARO, as Assistant Secretary of HOME CAPITAL CORP., a California corporation, which corporation is a General Partner of WINTER SPRINGS DEVELOPMENT JOINT VENTURE, a Florida general partnership, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed, on behalf of the partnership.

WITNESS my hand and official seal in the County and State last aforesaid, this 14th day of September, 1990.

Jenny L. Carter  
Notary Public  
My Commission Expires 05/21/1993  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: MAY 21, 1993  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, LEANNE M. GROVE, as Mayor and attested by MARY T. NORTON, as City Clerk of THE CITY OF WINTER SPRINGS, FLORIDA, a Florida municipal corporation, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed, on behalf of the municipality.

WITNESS my hand and official seal in the County and State last aforesaid, this 14th day of September, 1990.

Maria G. Miller  
Notary Public  
My Commission Expires:  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES DECEMBER 05, 1993  
BONDED THRU ASHTON AGENCY, INC.

COMPOSITE EXHIBIT "A"

PARCEL 14C

OFFICIAL RECORDS  
BOOK PAGE

2277 0480

SEMINOLE CO. FL.

DESCRIPTION:

Tracts A, B, D, E and Retention Area C, TUSCAWILLA UNIT 14C, as recorded in Plat Book 36, Pages 11 and 12 of the Public Records of Seminole County, Florida.

LEGIBLE  
FOR MICROGRAPHIC

PARCEL 61

SEMINOLE CO. FL.

PARCEL 1 - DESCRIPTION:

From the centerline of intersection of Winter Springs Boulevard and Northern Way, as shown in plat of Winter Springs Unit Four as recorded Plat Book 18, Pages 6, 7 and 8, Public Records of Seminole County, Florida; run N.86°23'05"E. along the centerline of Winter Springs Boulevard 282.85 feet; thence N.03°36'55"W. 60.00 feet to the point of beginning on the North right-of-way line of Winter Springs Boulevard (120' R/W); thence run S.86°23'05"W. along said North right-of-way line 217.85 feet to the point of curvature of a curve concave North-easterly, and having a radius of 25.00 feet; thence run Northwesterly along the arc of said curve 39.27 feet through a central angle of 90° 00'00" to the point of tangency on the East right-of-way line of Northern Way (80' R/W); thence run N.03°36'55"W, along said East right-of-way line 90.78 feet to the point of curvature of a curve concave Easterly and having a radius of 1893.55 feet; thence run Northerly along the arc of said curve 84.25 feet through a central angle of 02° 32'57" to a point; thence leaving said East right-of-way line, run N.86°23'05"E. 270.83 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 27.83 feet; thence run South-easterly along the arc of said curve 40.44 feet through a central angle of 83°14'41" to the point of tangency; thence run S.10°22'14"E. 173.85 feet to a point on the aforesaid North right-of-way line of Winter Springs Boulevard, said point being on a curve concave North-erly, and having a radius of 1085.92 feet; thence from a tangent bearing of S.82°16'07"W., run Westerly along the arc of said curve and along said Northerly right-of-way line 78.01 feet through a central angle of 04°06'58" to the point of beginning, containing 1.4112± acres.

PARCEL 61

SEMINOLE CO. FL.

DESCRIPTION OF PARCEL 2

From the centerline of intersection of Winter Springs Boulevard and Northern Way as shown in plat of WINTER SPRINGS UNIT FOUR, as recorded in Plat Book 18, Pages 6, 7 & 8, Public records of Seminole County, Florida, run N.86°23'05"E. along the centerline of Winter Springs Boulevard 282.85 feet; thence N.03°36'55"W. 60.00 feet to a point on the North right of way line of said Winter Springs Boulevard, said point being on a curve concave Northerly and having a radius of 1085.92 feet; thence from a tangent bearing of N.86°23'05"E. run Easterly along the arc of said curve and along said Northerly right of way line 78.01 feet through a central angle of 04°06'58" to the point of beginning; thence leaving said Northerly right of way line, run N.10°22'14"W. 173.85 feet to the point of curvature of a curve concave Southwesterly and having a radius of 27.83 feet; thence run Northwesterly along the arc of said curve 40.44 feet through a central angle of 83°14'41" to the point of tangency; thence run S.86°23'05"W. 270.83 feet to a point on the Easterly right of way line of Northern Way (80' R/W) said point being on a curve concave Easterly and having a radius of 1893.55 feet; thence from a tangent bearing of N.01°03'58"W. run Northerly along the arc of said curve and along said Easterly right of way line 50.08 feet through a central angle of 01°30'56" to a point; thence leaving said Easterly right of way line run N.86°23'05"E. 267.96 feet to the point of curvature of a curve concave Southwesterly and having a radius of 77.82 feet; thence run Southeasterly along the arc of said curve 113.07 feet through a central angle of 83°14'41" to the point of tangency; thence run S.10°22'14"E. 175.00 feet to a point on the aforesaid Northerly right of way line of Winter Springs Boulevard, said point being on a curve concave Northerly and having a radius of 1085.92 feet; thence from a tangent bearing of S.79°37'46"W. run Westerly along the arc of said curve and along said Northerly right of way line 50.02 feet through a central angle of 02°38'21" to the point of beginning, containing therein 0.5979 acres more or less.

PARCEL 61

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SEMINOLE CO. FL.

DESCRIPTION - PARCEL "A"

From the centerline intersection of Winter Springs Boulevard and Northern Way, as shown on the plat of Winter Springs Unit 4, recorded in Plat Book 18, Pages 6, 7 and 8, Public Records of Seminole County, Florida; run N.03°36'55"W. along the centerline of Northern Way 175.78 feet; thence N.86°23'05"E. 40.00 feet to a point on the East right-of-way line of Northern Way, said point being the point of curvature of a curve concave Easterly and having a radius of 1893.55 feet; run thence Northerly along said right-of-way line and along the arc of said curve 309.34 feet through a central angle of 09°21'36" to the point of beginning; thence continue Northerly along the arc of said curve 453.33 feet through a central angle of 13°43'01"; thence run S.70°32'18"E. 151.81 feet; thence N.26°12'27"E. 283.35 feet to the South line of a 110 foot wide Florida Power and Light Company Easement; thence N.54°05'37"W. along said South line 168.00 feet to said East right-of-way line of Northern Way; thence N.25°22'55"E. along said East right-of-way line 126.74 feet to the point of curvature of a curve concave Southeasterly and having a radius of 410.00 feet; run thence Northeasterly along the arc of said curve 430.83 feet through a central angle of 60°12'23" to the point of reverse curvature of a curve concave Northwesterly and having a radius of 298.47 feet; run thence Northeasterly 177.65 feet along the arc of said curve through a central angle of 34°06'09" to the South line of 100 foot wide Florida Power Corporation Easement; thence S.85°10'12"E. along said South line 904.73 feet; thence S.27°45'05"E. 179.07 feet to the Northerly right-of-way line of Winter Springs Boulevard, said right-of-way line being on a curve concave Southeasterly and having a radius of 1215.18 feet; thence from a tangent bearing of S.62°14'55"W. run Southwesterly along said right-of-way line and along the arc of said curve 737.53 feet through a central angle of 34°46'29" to the point of tangency; thence S.27°20'26"W. 261.56 feet to the point of curvature of a curve concave Northwesterly and having a radius of 1085.92 feet; run thence Southwesterly along the arc of said curve 988.49 feet; thence N.10°22'19"W. 50.00 feet to the beginning of a curve concave Northwesterly and having a radius of 1035.92 feet; thence from a tangent bearing of N.79°37'46"E. run Northeasterly along the arc of said curve 170.78 feet through a central angle of 09°26'44"; thence N.19°48'58"W. 315.30 feet; thence N.89°32'31"W. 419.75 feet to the Point Of Beginning, containing therein 32.9979; acres.

## DESCRIPTION:

That part of the MAP OF THE PHILLIP R. YOUNGE GRANT, as recorded in Plat Book 1, Pages 35 through 38 of the Public Records of Seminole County and that part of Sections 5 and 8, Township 21 South, Range 31 East, Seminole County, Florida, being described as follows:

Begin at the Northeast corner of said Section 8, Township 21 South, Range 31 East, Seminole County, Florida, thence run S 00°24'55" E along the East line of the Northeast 1/4 of said Section 8, for a distance of 205.56 feet to the Point of Intersection of the Northerly Right-of-Way line of the Lake Charm Branch of the Seaboard Coast Line Railroad (100' R/W) with the Easterly Right-of-Way line of the Black Hammock Branch of Seaboard Coast line Railroad, said Point of Intersection being a point on a curve concave Northeasterly having a radius of 799.85 feet and a chord bearing of N 49°02'35" W; thence run Northwesterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 08°11'08" for a distance of 114.27 feet to a point on a curve concave Northeasterly having a radius of 651.23 feet and a chord bearing of N 20°36'17" W; thence run along the arc of said curve and said Easterly Right-of-Way line through a central angle of 54°35'00" for a distance of 620.40 feet; thence run N 06°21'38" E along said Easterly Right-of-Way line for a 1540.55 feet; thence leaving said Easterly Right-of-Way line run S 89°32'22" E along the South Right-of-Way line of State Road No. 434 (60' R/W) for a distance of 131.05 feet; thence run S 00°11'57" W along the East line of the Southeast 1/4 of Section 5, Township 21 South, Range 31 East for a distance of 1958.31 feet to the POINT OF BEGINNING.

## TOGETHER WITH:

Commence at the Northeast corner of Section 8, Township 21 South, Range 31 East, Seminole County, Florida, thence run S 00°24'55" E along the East line of the Northeast 1/4 of said Section 8 for a distance of 205.56 feet to the Northerly Right-of-Way line of the Lake Charm Branch of the Seaboard Coast Line Railroad (100' R/W); thence run N 54°34'57" W along said Northerly Right-of-Way line for a distance of 293.14 feet to a point on a curve concave Southwesterly having a radius of 1959.19 feet and a chord bearing of N 66°56'09" W; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 24°44'10" for a distance of 845.83 feet to the point of tangency;

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 thence run N 79°18'14" W along said Northerly Right-of-Way line for a distance of 691.26 feet to the point of curvature of a curve concave Southwesterly having a radius of 2612.09 feet; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 11°46'38" for a distance of 536.92 feet to the point of tangency; thence run S 88°55'08" W along said Northerly Right-of-Way line for a distance of 96.48 feet to the Easterly Right-of-Way line of Proposed Vistawilla Drive and a point on a curve concave Southeasterly having a radius of 460.00 feet and a chord bearing of N 44°53'28" E; thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 69°00'18" for a distance of 554.01 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 790.00 feet and a chord bearing of N 44°50'50" E; thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 69°05'33" for a distance of 952.65 feet to the POINT OF BEGINNING: thence continue Northerly along said Easterly Right-of-Way line and said curve having a radius of 790.00 feet and a chord bearing of N 05°22'51" E through a central angle of 09°50'25" for a distance of 135.68 feet to a point of non-tangency; thence run N 06°10'16" E along said Easterly Right-of-Way line for a distance of 100.50 feet; thence run N 00°27'38" E along said Easterly Right-of-Way line for a distance of 214.99 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet; thence run S 89°32'22" E along a line that is 25.00 feet South of and parallel with the South Right-of-Way line of State Road 434 for a distance of 404.53 feet; thence run N 00°27'38" E for a distance of 25.00 feet to said South Right-of-Way line; thence run S 89°32'22" E along said South Right-of-Way line for a distance of 639.86 feet to the West Right-of-Way line of the Black Hammock Branch of the Seaboard Coast Line Railroad; thence run S 06°21'38" W along said West Right-of-Way line for a distance of 502.66 feet; thence leaving said West Right-of-Way line run N 89°32'22" W for a distance of 1039.34 feet to the POINT OF BEGINNING.

## TOGETHER WITH:

Commence at the Northeast corner of Section 8, Township 21 South, Range 31 East, Seminole County, Florida, thence run S 00°24'55" E along the East line of the Northeast 1/4 of said Section 8 for a distance of 205.56 feet to the Northerly Right-of-Way line of the Lake Charm Branch of the Seaboard Coast Line Railroad (100' R/W); thence run N 54°34'57" W along said Northerly Right-of-Way line for a distance of 293.14 feet to a

point on a curve concave Southwesterly having a radius of 1959.19 feet and a chord bearing of N 66°56'09" W; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 24°44'10" for a distance of 845.83 feet to the point of tangency; thence run N 79°18'14" W along said Northerly Right-of-Way line for a distance of 691.26 feet to the point of curvature of a curve concave Southwesterly having a radius of 2612.09 feet; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 11°46'38" for a distance of 536.92 feet to the point of tangency; thence run S 88°55'08" W along said Northerly Right-of-Way line for a distance of 178.11 to the Westerly Right-of-Way line of Proposed Vistawilla Drive; thence run N 10°23'19" E along said Westerly Right-of-Way line for a distance of 16.23 feet to the point of curvature of a curve concave Southeasterly having a radius of 540.00 feet; thence run along the arc of said curve and said Westerly Right-of-Way line through a central angle of 69°00'18" for a distance of 650.36 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 710.00 feet and a chord bearing of N 71°54'55" E; thence run Northeasterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 14°57'22" for a distance of 185.33 feet to the POINT OF BEGINNING; thence leaving said Westerly Right-of-Way line run N 30°22'39" W along a non-radial line for a distance of 356.04 feet; thence run N 89°52'39" W for a distance of 2250.00 feet; thence run N 00°07'21" E for a distance of 100.00 feet; thence run N 47°03'59" E for a distance of 292.95 feet; thence run N 00°07'21" E for a distance of 400.00 feet to the South Right-of-Way line of State Road No. 434 (60' R/W); thence run S 89°52'39" E along said South Right-of-Way line for a distance of 1580.00 feet; thence run S 89°32'22" E along said South Right-of-Way line for a distance of 611.08 feet; thence leaving said South Right-of-Way line run S 00°27'38" W for a distance of 25.00 feet; thence run S 89°32'22" E along a line 25.00 feet South of and parallel with said South Right-of-Way line for a distance of 395.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet; thence run S 00°27'38" W along the Westerly Right-of-Way line of Proposed Vistawilla Drive for a distance of 214.99 feet; thence run S 05°15'00" E along said Westerly Right-of-Way line for a distance of 100.50 feet to a point on a curve concave Northwesterly having a radius of 710.00 feet and a chord bearing of S 32°26'56" W; thence run Southwesterly along the arc of said curve and said Right-of-Way line through a central angle of 63°58'36" for a distance of 792.79 feet to the POINT OF BEGINNING.

Together containing a total of 66.968 acres more or less and being subject to any rights-of-way, restrictions and easements of record.



## DESCRIPTION:

That part of the MAP OF THE PHILLIP R. YONGE GRANT, as recorded in Plat Book 1, Pages 35 through 38 of the Public Records of Seminole County and that part of Section 5, Township 21 South, Range 31 East, Seminole County, Florida, being described as follows:

Commence at the Northeast corner of Section 8, Township 21 South, Range 31 East, Seminole County, Florida, thence run S 00°24'55" E along the East line of the Northeast 1/4 of said Section 8 for a distance of 205.56 feet to the Northerly Right-of-Way line of the Lake Charm Branch of the Seaboard Coast Line Railroad (100' R/W); thence run N 54°34'57" W along said Northerly Right-of-Way line for a distance of 293.14 feet to a point on a curve concave Southwesterly having a radius of 1959.19 feet and a chord bearing of N 66°56'09" W; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 24°44'10" for a distance of 845.83 feet to the point of tangency; thence run N 79°18'14" W along said Northerly Right-of-Way line for a distance of 162.82 feet to the POINT OF BEGINNING; thence continue N 79°18'14" W along said Northerly Right-of-Way line for a distance of 528.44 feet to the point of curvature of a curve concave Southwesterly having a radius of 2612.09 feet; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 11°46'38" for a distance of 536.92 feet to the point of tangency; thence run S 88°55'08" W along said Northerly Right-of-Way line for a distance of 96.48 feet to the Easterly Right-of-Way line of Proposed Vistawilla Drive and a point on a curve concave Southeasterly having a radius of 460.00 feet and a chord bearing of N 44°53'28" E; thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 69°00'18" for a distance of 554.01 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 790.00 feet and a chord bearing of N 44°50'50" E; thence run Northeasterly along the arc of said curve and said Easterly Right-of-Way line through a central angle of 69°05'33" for a distance of 952.65 to a point of non-tangency; thence leaving said Easterly Right-of-Way line run S 89°32'22" E along a non-radial line for a distance of 1039.34 feet to the Westerly Right-of-Way line of the Black Hammock Branch of the Seaboard Coastline Railroad; thence run S 06°21'38" W along said Westerly Right-of-Way line for a distance of 525.90 feet to the point of curvature of a curve concave Westerly having a radius of 552.67 feet and a chord bearing of S 12°32'48" W; thence run Southwesterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 12°22'20" for a distance of 119.34 feet to a point on a curve concave Northwesterly

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having a radius of 656.13 feet and a chord bearing of S 51°12'30" W; thence run Southwesterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 77°02'04" for a distance of 882.17 feet to a point on a curve concave Northerly having a radius of 799.85 feet and a chord bearing of N 85°21'14" W; thence run Northwesterly along the arc of said curve and said Westerly Right-of-Way line and along the arc of said curve through a central angle of 12°05'59" for a distance of 168.91 feet to the Point of Intersection of said Westerly Right-of-Way line with the Northerly Right-of-Way line of said Lake Charm Branch of the Seaboard Coastline Railroad Right-of-Way and the POINT OF BEGINNING.

TOGETHER WITH:

Commence at the Northeast corner of Section 8, Township 21 South, Range 31 East, Seminole County, Florida; thence run S 00°24'55" E along the East line of the Northeast 1/4 of said Section 8 for a distance of 205.56 feet to the Northerly Right-of-Way line of the Lake Charm Branch of the Seaboard Coast Line Railroad (100' R/W); thence run N 54°34'57" W along said Northerly Right-of-Way line for a distance of 293.14 feet to a point on a curve concave Southwesterly having a radius of 1959.19 feet and a chord bearing of N 66°56'09" W; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 24°44'10" for a distance of 845.83 feet to the point of tangency; thence run N 79°18'14" W along said Northerly Right-of-Way line for a distance of 691.26 feet to the point of curvature of a curve concave Southwesterly having a radius of 2612.09 feet; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 11°46'38" for a distance of 536.92 feet to the point of tangency; thence run S 88°55'08" W along said Northerly Right-of-Way line for a distance of 178.11 feet to the Westerly Right-of-Way line of Proposed Vistawilla Drive and the POINT OF BEGINNING; thence run N 10°23'19" E along said Westerly Right-of-Way line for a distance of 16.23 feet to the point of curvature of a curve concave Southeasterly having a radius of 540.00 feet; thence run Northeasterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 69°00'18" for a distance of 650.36 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 710.00 feet and a chord bearing of N 71°54'55" E; thence run Northeasterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 14°57'22" for a distance of 185.33 feet; thence leaving said Westerly Right-of-Way line run N 30°22'39" W along a non-radial line for a distance of 356.04 feet; thence run N 89°52'39" W for a distance of 3675 feet more

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or less to the centerline of Howell Creek; thence run Southerly along the centerline of Howell Creek for a distance of 1050 feet more or less to the Northerly Right-of-Way line of Lake Charm Branch of the Seaboard Coastline Railroad; thence run N 88°55'08" E along said Right-of-Way line for a distance of 3153 feet more or less to the POINT OF BEGINNING.

Together containing a total of 104.0 acres more or less and being subject to any right-of-way, restrictions and easements of record.

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SEMIWOLE CO. FL.

## DESCRIPTION:

That part of the MAP OF THE PHILLIP R. YONGE GRANT, as recorded in Plat Book 1, Pages 35 through 38 of the Public Records of Seminole County, Florida, being described as follows:

Commence at the Southeast corner of Section 8, Township 21 South, Range 31 East, Seminole County, Florida, thence run S 00°24'55" E along the East line of the Northeast 1/4 of said Section 8 for a distance of 205.56 feet to the Northerly Right-of-Way line of the Lake Charm Branch of the Seaboard Coast Line Railroad (100' R/W); thence run N 54°34'57" W along said Northerly Right-of-Way line for a distance of 293.14 feet to a point on a curve concave Southwesterly having a radius of 1959.19 feet and a chord bearing of N 66°56'09" W; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 24°44'10" for a distance of 845.83 feet to the point of tangency; thence run N 79°18'14" W along said Northerly Right-of-Way line for a distance of 691.26 feet to the point of curvature of a curve concave Southwesterly having a radius of 2612.09 feet; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 11°46'38" for a distance of 536.92 feet to the point of tangency; thence run S 88°55'08" W along said Northerly Right-of-Way line for a distance of 178.11 feet to the Westerly Right-of-Way line of Vistawilla Drive; thence run N 10°23'19" E along said Westerly Right-of-Way line for a distance of 16.23 feet to the point of curvature of a curve concave Southeasterly having a radius of 540.00 feet; thence run Northeasterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 69°00'18" for a distance of 650.36 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 710.00 feet and a chord bearing of N 71°54'55" E; thence run Northeasterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 14°57'22" for a distance of 185.33 feet; thence leaving said Westerly Right-of-Way line run N 30°22'39" W along a non-radial line for a distance of 356.04 feet; thence run N 89°52'39" W for a distance of 2250.00 feet to the POINT OF BEGINNING; thence run N 00°07'21" E for a distance of 100.00 feet; thence run N 47°03'59" E for a distance of 292.95 feet; thence run N 00°07'21" E for a distance of 190.00 feet; thence run N 89°52'39" W for a distance of 311.14 feet; thence run N 00°07'21" E for a distance of 210.00 feet to the South Right-of-Way line of State Road No. 434 (60' R/W); thence run N 89°52'39" W along said South Right-of-Way line for a distance of 522.20 feet; thence run S 89°32'14" W along said South Right-of-Way line for a distance of 850 feet more or less to the centerline of with Howell Creek; thence run

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Southerly along the centerline of Howell Creek for a distance of 950 feet more or less to a point in said centerline of Howell Creek lying N 89°52'39" W a distance of 1425 feet more or less from the POINT OF BEGINNING; thence run S 89°52'39" E for a distance of 1425 feet more or less to the POINT OF BEGINNING.

Containing 25.2 acres more or less and being subject to any right-of-way, restrictions and easements of record.

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## DESCRIPTION:

That part of the MAP OF THE PHILLIP R. YONGE GRANT, as recorded in Plat Book 1, Pages 35 through 38 of the Public Records of Seminole County, Florida, being described as follows:

Commence at the Southeast corner of Section 8, Township 21 South, Range 31 East, Seminole County, Florida, thence run S 00°24'55" E along the East line of the Northeast 1/4 of said Section 8 for a distance of 205.56 feet to the Northerly Right-of-Way line of the Lake Charm Branch of the Seaboard Coast Line Railroad (100' R/W); thence run N 54°34'57" W along said Northerly Right-of-Way line for a distance of 293.14 feet to a point on a curve concave Southwesterly having a radius of 1959.19 feet and a chord bearing of N 66°56'09" W; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 24°44'10" for a distance of 845.83 feet to the point of tangency; thence run N 79°18'14" W along said Northerly Right-of-Way line for a distance of 691.26 feet to the point of curvature of a curve concave Southwesterly having a radius of 2612.09 feet; thence run Northwesterly along the arc of said curve and said Northerly Right-of-Way line through a central angle of 11°46'38" for a distance of 536.92 feet to the point of tangency; thence run S 88°55'08" W along said Northerly Right-of-Way line for a distance of 178.11 feet to the Westerly Right-of-Way line of Proposed Vistawilla Drive; thence run N 10°23'19" E along said Westerly Right-of-Way line for a distance of 16.23 feet to the point of curvature of a curve concave Southeasterly having a radius of 540.00 feet; thence run Northeasterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 69°00'18" for a distance of 650.36 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 710.00 feet and a chord bearing of N 71°54'55" E; thence run Northeasterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 14°57'22" for a distance of 185.33 feet; thence leaving said Westerly Right-of-Way line run N 30°22'39" W along a non-radial line for a distance of 356.04 feet; thence run N 89°52'39" W for a distance of 2250.00 feet; thence run N 00°07'21" E for a distance of 100.00 feet; thence run N 47°03'59" E for a distance of 292.95 feet; thence run N 00°07'21" E for a distance of 190.00 feet to the POINT OF BEGINNING; thence continue N 00°07'21" E for a distance of 210.00 feet; thence run N 89°52'39" W along the South Right-of-Way line of State Road 434 (60' R/W) for a distance of 311.14 feet; thence run S 00°07'21" W for a distance of 210.00 feet; thence run S 89°52'39" E for a distance of 311.14 feet to the POINT OF BEGINNING.

Containing 1.500 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

PARCELS 15 and 80

(Combined)

DESCRIPTION:

All that part of the Map of the Phillip R. Yonge Grant as recorded in Plat Book 1, Pages 35 through 38 of the Public Records of Seminole County, Florida and a portion of the Southeast 1/4 of Section 5 and a portion of the Northeast 1/4 of Section 8, Township 21 South, Range 31 East, Seminole County, Florida, lying South of S.R. 434, (old S.R. 419); North of the Lake Charm Branch of the Seaboard Coast Line Railroad and East of GARDENA FARMS, TOWN SITES as recorded in Plat Book 6, Page 39 of the Public Records of Seminole County, Florida, less Right-Of-Way for Black Hammock Branch of the S.C.L. Railroad.

All together containing 278.322 acres more or less.

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LAKE JESSUP PROPERTY

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*DESCRIPTION*

Lots 1 and 2, Block A, D.R. MITCHELL'S SURVEY OF THE LEVY GRANT according to the plat recorded in Plat Book 1, Page 5, of the Public Records of Seminole County, Florida.

Containing 20.7 acres more or less.



EXHIBIT "B"  
PERMITTED COMMERCIAL USES

1. The following uses are permitted in the Tuscawilla PUD:
- a. Administrative public buildings;
  - b. Advertising agencies;
  - c. Alcoholic beverage sales (package);
  - d. Alcoholic beverage, on-premises consumption, provided food is also served;
  - e. Alterations and tailoring, shops and services;
  - f. Antique and gift shop;
  - g. Appliances, sales and service;
  - h. Artists' studios;
  - i. Attorneys;
  - j. Automotive accessories sales;
  - k. Bakery, retail;
  - l. Bathroom accessories;
  - m. Bicycles, sales and service;
  - n. Bookstores, stationery, newsstands;
  - o. Bookkeepers;
  - p. Bowling alleys, provided either (i) no building may be located nearer than two hundred fifty (250) feet to any residential property line or (ii) the proposed developer shall provide reasonable evidence that noise emanating from inside such building cannot be heard from residential property within the Tuscawilla PUD;
  - q. Butcher shop, retail only;
  - r. Carpets, rugs and linoleum;
  - s. Car wash, automated and enclosed, similar to Shiners and those associated with gasoline service stations;
  - t. Churches;
  - u. Cleaners;
  - v. Coin dealers;
  - w. Computers, hardware and software sales and service;
  - x. Confectionary and ice cream stores;
  - y. Convenience stores and markets, including those which sell gasoline, provided gasoline pumps shall not be located within two hundred fifty (250) feet of any residential property line;
  - z. Dance and music studios;
  - aa. Day nurseries, kindergartens and day care;
  - ab. Drug and sundry stores;
  - ac. Employment agencies;
  - ad. Financial institutions, banks, savings and loan;
  - ae. Florist and gift shops;
  - af. Full and self service gas stations (major oil companies), including those providing mechanical repair service, car washes and convenience stores, provided these are located adjacent to State Road 434 and no gasoline tanks are located within two hundred fifty (250) feet of any residential property line;

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- ag. Furniture, retail;
- ah. Grocers, retail; those whose business include and are limited to the retail sale of groceries including produce, meats and household goods, but shall not include the sale of gasoline;
- ai. Hardware stores;
- aj. Health food;
- ak. Hobby and craft shops;
- al. Hospitals and nursing homes;
- am. Ice, retail, when associated with another permitted use;
- an. Insurance;
- ao. Interior decorating and draperies;
- ap. Jewelry stores;
- aq. Libraries;
- ar. Loan companies;
- as. Locksmiths;
- at. Luggage shops;
- au. Medical clinics and laboratories;
- av. Outdoor advertising signs sales offices;
- aw. Paint store;
- ax. Parking garages when associated with another permitted use;
- ay. Pets shops and grooming;
- az. Photographic studios;
- ba. Physical fitness and health clubs;
- bb. Post office;
- bc. Private clubs and lodges;
- bd. Quick printers;
- be. Radio and TV broadcasting studios, excluding towers;
- bf. Radio, TV, video and stereo sales and service;
- bg. Rental shops;
- bh. Regulated professions, offices and professions licensed and regulated by the department of professional regulation pursuant to F.S. Ch. 455 and F.S. §20.80, as now existing or as hereafter amended;
- bi. Restaurants;
- bj. Schools, public, private and parochial, service vocational schools (such as cosmetology, medical and dental assistant's training) requiring no mechanical equipment;
- bk. Shoe repair shops;
- bl. Skating rinks, provided either (i) no building may be located nearer than two hundred fifty (250) feet from any residential property line or (ii) the proposed developer shall provide reasonable evidence that noise emanating from inside such building cannot be heard from residential property within the Tuscawilla PUD;
- bm. Sporting goods, retail, such as Sports Unlimited, Sports Authority, Oshman's, Robby's and specialty sporting goods stores;
- bn. Swimming pools; sales, service and supplies and

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- contractors associated therewith;
- bo. Taxidermists;
- bp. Telephone business office and exchanges;
- bq. Theaters, not drive-ins;
- br. Title companies;
- bs. Tobacco shops;
- bt. Toy stores;
- bu. Travel agencies;
- bv. Wearing apparel stores;
- bw. Hairstylist, barber shops, beauty shops;
- bx. Musical instruments, sales and service;
- by. Record stores, music stores;
- bz. Optical services and sales;
- ca. Camera shops, Photographic stores, Photo developers;
- cb. Party supplies and services;
- cc. Doctors, Dentists;
- cd. Department stores and clothing stores, such as Burdines, Iveys, Jordan Marsh, Ross, Marshalls, K-Mart, Wal-Mart, Target, Service Merchandise;
- ce. Fast food restaurants, including drive-through services;
- cf. Specialty groceries and foods, such as Petty's, Barney's, delicatessens;
- cg. Office buildings and office parks, general;
- ch. New car dealerships and customary associated services;
- ci. Tire stores and services customarily associated therewith, such as Firestone, Goodyear, Allied Discount Tires, Sears, K-Mart;
- cj. Automotive services, specialized such as oil change and tune up centers;
- ck. Boat sales and services (new), including customarily associated services;
- cl. Retail sales: Building and Plumbing supplies, including those associated with hardware stores, such as Tru-Value, Ace, Scotty's, Handy Dan's, Builders Square, Home Depot, etc.;
- cm. Cabinet sales, retail;
- cn. Cold storage and frozen food lockers when used in conjunction with a primary use such as grocery, restaurant and similar uses;
- co. Manufacturing and assembly of scientific and optical precision instruments;
- cp. New recreational vehicle dealerships and customarily associated services uses;
- cq. Roofing, retail sales, when associated with another permitted use;
- cr. Mini-Warehouses and storage;

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- cs. Pest control and exterminating services, offices, no chemical storage;
- ct. Nursery products and supplies, plants, trees and associated uses, including stores such as Frank's Nursery, White Rose, etc., not including manufacturing and wholesale distribution of bulk materials;
- cu. Home improvement stores such as Scotty's, Builder's Square, Home Depot; and
- cv. Video stores, sales and rentals.





2. The parties agree that intended uses hereunder include those normally associated with retail commercial areas and shopping centers. It is the intent of the parties that this list is not all inclusive of permitted Commercial uses, provided that additional Commercial uses shall be subject to the approval of the City Commission. The uses hereunder may be free-standing or part of an attached shopping center.

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SEMIWOLE CO. FL.

Lake Jessup

LAKE JESSUP PROPERTY

LAND USE

-  SINGLE FAMILY
-  MULTI FAMILY
-  COMMERCIAL
-  ROAD R.O.W.

PARCEL 80

PARCEL 15

PARCEL 61

PARCEL 14C

REMAINING PROPERTY

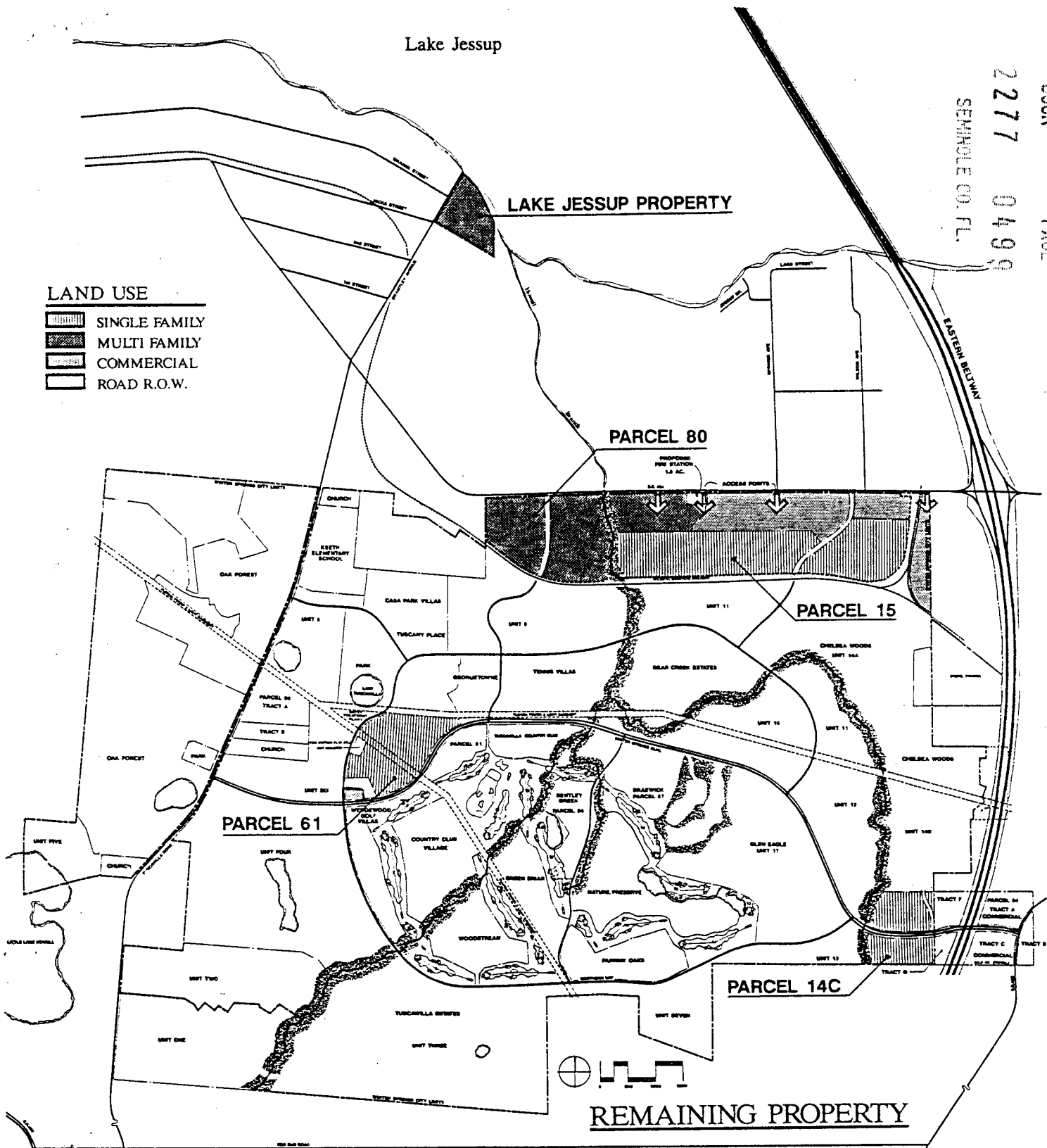


EXHIBIT "D"

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SEMINOLE CO., FL.

PARCEL 1

PARCEL 2

SKETCH OF DESCRIPTION

LEGIBILITY UNSATISFACTORY FOR MICROGRAPHICS

DESCRIPTION The part of the land of the State of Florida...

DESCRIPTION The part of the land of the State of Florida...

DESCRIPTION The part of the land of the State of Florida...

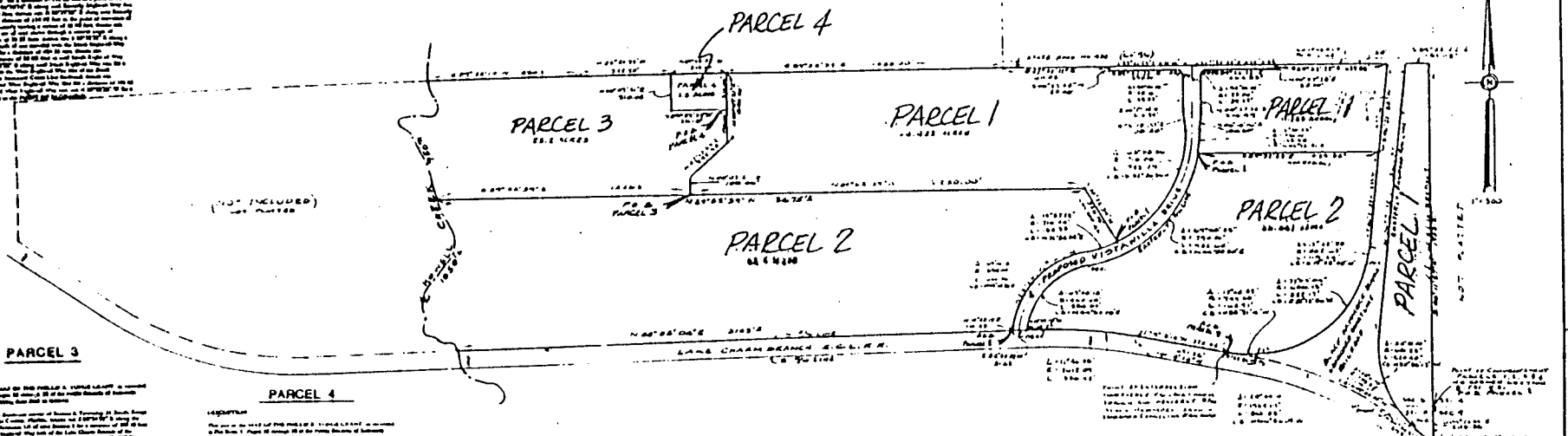
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LEGEND:
A/E - DISTRICT RIGHT OF WAY
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.C.C. - POINT OF CONTRADICTION CURVE
P.B. - POINT OF BEGINNING
C.D. - CURVE DATA
P.R.C. - POINT OF REVERSE CURVE
R.R. - RAILROAD
P.O. - POINT ON CURVE

THIS IS NOT A SURVEY
I hereby certify that this sketch meets or exceeds the Minimum Standards for Standards set forth by the Florida Board of Professional Land Surveyors in Chapter 21101, F.S. (21101.01), Florida Administrative Code, pursuant to Section 471.027, Florida Statutes.

DONALD W. MCINTOSH ASSOCIATES, INC.
Date: 11/11/04
Site of Florida

Vertical sidebar containing project information: DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS; GULFSTREAM ORLANDO; SECTION 044-21-31-31C 16 SEMINOLE CO; SHEET 1 OF 1.



November 6, 2019

**Exhibit 7**

Bryant Smith, PE  
Public Works Director  
City of Winter Springs  
1126 East State Road 434  
Winter Springs, FL 32708  
Re: The Studios Trip Generation

Dear Bryant:

The following is the net new trip generation summary for the existing and proposed uses for the Studios. This table also includes other potential uses that could be allowed under the proposed PUD.

DA USE #	Land use combinations:		Size (ksf)	AM Peak Hour			PM Peak Hour			Daily Total
	Code	Use		Enter	Exit	Total	Enter	Exit	Total	
1	<b>Existing PUD designation</b> 712 Small Office		11.8	19	4	23	9	20	29	199
2	<b>Current Proposed PUD uses</b> * Student Studios		7.8	0	0	0	23	22	45	136
7	936 Coffee/donut shop***		1	7	6	13	23	23	46	83
1	712 Small Office		3	5	1	6	2	5	7	49
	<b>Total</b>		<b>11.8</b>	<b>12</b>	<b>7</b>	<b>19</b>	<b>48</b>	<b>50</b>	<b>98</b>	<b>268</b>
	<b>Other Types of uses:</b>									
4,5	918 Services (Hair Salon), Cleaners, etc.		1.2	1	0	1	0	2	2	n/a
3	n/a** Personal Training Studio		1.2							
6	n/a** Ice Cream		1							
	<b>LIMITED RETAIL USES: Limited to a MAX of 3,000 sf combined from the below uses</b>									
8a,b, and c	820 RETAIL TOTAL (3 ksf)*** Florist, Bicycle, Book, Jewelry, Health Food, Clothing Boutique**		3	2	1	3	5	6	11	45

\* Data taken from a study performed in Lake County for the Lake County Impact Fee Report. \*\*Specific data for many uses are not included in the ITE Trip Generation Report and are generally considered under retail uses as a part of a larger retail center. \*\*\*Trips reflect net new trips after reduction for pass-by trips drawn from the adjacent roadway stream.



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Several of the proposed uses typically have high trip generation rates at the driveways but pull the vast majority of their trips from the adjacent traffic stream. The adjacent roadway has relatively low traffic volumes in comparison to other roadways of that type, but more than adequate volume to supply the expected number of pass-by trips. Although the trip generation projected by ITE appears higher for the proposed PUD than the existing office use, it is my professional opinion that due to the project's location away from major thoroughfares and the local nature of the area, the project's actual new trip generation is not likely to be higher. This is anticipated to be a local land use and therefore is going to draw trips locally and have only minimal impact on the roadway network.

Sincerely,

Patricia C. Tice, PE, AICP, LEED AP

cc: Louis Chaves, Marla Molina, Becky Wilson





Architects  
Environmental  
M/E/P  
Surveyors

Engineers  
Landscape Architects  
Planners  
Transportation/Traffic

5601 Mariner Street  
Suite 105  
Tampa, FL 33609  
Phone: 813.288.0233  
Fax: 813.288.0433

# Memo

**Date:** November 19, 2019  
**To:** Christopher Schmidt  
**Organization:** City of Winter Springs  
**From:** Sandra Gorman, PE  
**Re:** The Studios Trip Generation Review  
CREWS, LLC

---

As requested, CPH has reviewed the supplemental trip generation provided for The Studios on November 18, 2019 and have no further comments. We concur with the trip generation calculations as presented based upon guidance provided by the City.

If you have any questions concerning the trip generation review, or would like to discuss these items in more detail, please do not hesitate to contact me.

From: Joe Wallace [joehwallace@gmail.com](mailto:joehwallace@gmail.com)  
Subject: Re: Vistawilla Drive Property  
Date: Jun 3, 2019 at 10:54:46 AM  
To: Louis Chaves [louis@themusicboxinc.com](mailto:louis@themusicboxinc.com)

Thank you for presenting your development plans to the May meeting of the Howell Creek Reserve HOA board. Our board members were all supportive of your development plans with only one condition attached. The board did not want any bars, restaurants or other businesses that generate noise or excess traffic / parking. You can print this e-mail and submit it to staff at the City of Winter Springs as part of your submittal package.

Joe Wallace  
President  
Howell Creek Reserve HOA

On Sun, Jun 2, 2019 at 8:19 AM Louis Chaves <[louis@themusicboxinc.com](mailto:louis@themusicboxinc.com)> wrote:

Hi Joe,

I hope all is well! I just want to follow up with you. Please let me know your thoughts.

Thank you!  
Louis Chaves

Sent from my iPhone

Begin forwarded message:

From: Louis Chaves <[louis@themusicboxinc.com](mailto:louis@themusicboxinc.com)>  
Date: May 24, 2019 at 2:58:05 PM EDT  
To: Joe Wallace <[joehwallace@gmail.com](mailto:joehwallace@gmail.com)>

**SEMINOLE TRAIL**  
**ANIMAL HOSPITAL**



**D. Paul Williams, D.V.M.**

**383 Vistawilla Drive • Winter Springs, FL 32708**  
**(407) 366-4486 • Fax (407) 366-5969**  
**[www.seminoletrail.com](http://www.seminoletrail.com)**

To Whom It May Concern:

Although we are working through the final details of the Easement Agreement between the two parties, we will allow Seminole Trail Animal Hospital's parking lot to be used for additional parking as needed. If you have any questions, please feel free to ask. Thank you.

Regards,

A handwritten signature in dark ink, appearing to read 'D. Williams', with a long horizontal flourish extending to the right.

D. Paul Williams DVM



# PUBLIC HEARINGS AGENDA ITEM 401

CITY COMMISSION AGENDA | JANUARY 13, 2020 | REGULAR MEETING

## TITLE

Approve on Second and Final Reading Ordinance No. 2019-11 granting a new non-exclusive solid waste franchise to WCA of Florida, LLC. ("WCA") to provide solid waste disposal services to school facilities owned and operated by the School District of Seminole County, Florida and located within the jurisdictional limits of the City.

## SUMMARY

The City, WCA and the School District entered into a Mediated Settlement Agreement on June 9, 2015 in order to settle a dispute regarding solid waste services being provided to the School District by WCA within the jurisdictional limits of the City. Under the Settlement Agreement, WCA agreed to apply for, and the City agreed to grant, a non-exclusive solid waste franchise authorizing WCA to provide solid waste services to School District property located within the jurisdictional limits of the City. Pursuant to Ordinance No. 2015-23, the City Commission granted a non-exclusive solid waste franchise to WCA, which has since expired. In July of 2019, the School Board conducted a competitive bid process and awarded a new solid waste agreement to WCA which again covers schools located within the City of Winter Springs. The franchise sets forth terms and conditions which are generally customary for similar non-exclusive franchises between municipalities and the solid waste industry. The franchise will run concurrently with the existing contract between WCA and the School District. The franchise provides that WCA will compensate the City 10% of gross revenues received from all sources under the existing contract between the School District and WCA.

## CONSIDERATIONS:

1. Section 19-2 of the City Code provides that all property owners shall be required to utilize the solid waste services provided by the city in accordance with any applicable solid waste franchise awarded by the city and in accordance with other applicable law. Further, Section 19-3 of the City Code provides that it shall be unlawful for any person or entity to provide solid waste collection and disposal services to real property located within the jurisdictional limits of the city without having first obtained a franchise or license from the city. Section 4.14 (4) of the City Charter requires that franchises be adopted by ordinance.

2. Currently, Waste Pro exclusively provides solid waste services within the City. However, approximately two years ago, the City and the School District were in disagreement as to whether Waste Pro was required by law to provide solid waste services to school facilities within the City. The School District entered into a contract with WCA to provide such services which was contrary to the Waste Pro franchise. A lawsuit occurred regarding the issue. On May 29, 2015, the City Commission previously approved the Mediated Settlement Agreement in the case WCA of Florida, LLC. v. City of Winter Springs and School District case No. 5D15-0293.
3. Pursuant to the Settlement Agreement, WCA agreed to apply for, and the City agreed to grant, a non-exclusive solid waste franchise authorizing WCA to provide solid waste services to the School District properties within the jurisdictional limits of the City. The term of the franchise granted by Ordinance No. 2015-23 ran concurrent with the previous contract between the School District and WCA.
4. In July of 2019, the School Board conducted a solid waste competitive bid process and awarded a new contract to WCA, which includes WCA providing solid waste services to the schools located within the City of Winter Springs. Therefore, a new non-exclusive franchise ordinance is being presented to the City Commission for consideration and approval.
5. Upon the effective date, WCA shall be required to abide by the terms and conditions of the franchise which are set forth in Ordinance 2019-11 including paying the City a monthly franchise fee payment equal to 10% of the gross revenues from all sources under the contract with the School District. The other terms of the franchise are specifically set forth in the attached Ordinance, and are the same as the previous terms.
6. Approval of this Ordinance is consistent with and implements the terms and conditions of the Settlement Agreement, and the City's Solid Waste Ordinance.

**FISCAL IMPACT:**

The City will receive a \$1,000 application fee from the School District for the non-exclusive franchise being granted to WCA. In addition, WCA will be required to pay the City franchise fees equal to 10% of the gross revenue from all sources under the existing School District contract. Franchise fees will be paid on a monthly basis and

may vary depending on the amount of services being provided by WCA to the School District within the jurisdictional limits of the City.

## **RECOMMENDATION**

Staff recommends the City Commission approve Ordinance No. 2019-11 on Second and Final Reading to grant a new non-exclusive solid waste franchise to WCA of Florida, LLC. ("WCA") to provide solid waste disposal services to school facilities owned and operated by the School District of Seminole County, Florida and located within the jurisdictional limits of the City.

## **ORDINANCE NO. 2019-11**

**AN ORDINANCE OF THE CITY OF WINTER SPRINGS, FLORIDA, PROVIDING FOR THE GRANTING OF A NON-EXCLUSIVE FRANCHISE TO WCA OF FLORIDA, LLC FOR THE COLLECTION AND DISPOSAL OF COMMERCIAL SOLID WASTE WITHIN THE CITY OF WINTER SPRINGS FOR SCHOOL FACILITIES OWNED AND OPERATED BY THE SCHOOL DISTRICT OF SEMINOLE COUNTY; OUTLINING FRANCHISE DUTIES; IMPOSING REQUIREMENTS UNDER WHICH FRANCHISE SHALL OPERATE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the School District of Seminole County, Florida ("School District") has an immediate and continuing need for the collection and disposal of solid waste materials from school facilities located on real property within the City of Winter Springs; and

**WHEREAS**, in furtherance of this need, the School District awarded a solid waste disposal agreement to WCA of Florida, LLC ("WCA") on July 1, 2019 ("School Agreement"); and

**WHEREAS**, the School Agreement became effective on July 1, 2019 and has a remaining term which expires on June 30, 2024, with one five year renewal option; and

**WHEREAS**, WCA has determined that WCA the necessary equipment, personnel and experience to properly perform the services outlined in the School Agreement and as outlined in the City's solid waste regulations; and

**WHEREAS**, the City, WCA and School District entered into that certain Settlement Agreement, dated May 29, 2015 ("Settlement Agreement"), under which the City agreed to grant WCA a non-exclusive solid waste franchise for purposes of authorizing WCA to operate within the jurisdictional limits of the City of Winter Springs in order to provide the solid waste services required under the School Agreement; and

**WHEREAS**, pursuant to Ordinance No. 2015-23, the City previously granted WCA a non-exclusive solid waste franchise, which has since expired because the previous School Agreement expired; and

**WHEREAS**, it appears to be in the best interests of the City of Winter Springs and its inhabitants that WCA of Florida, LLC be awarded a new non-exclusive right and franchise to continue providing solid waste collection services within the City limits of the City of Winter Springs upon the terms and conditions recited below for the limited purpose of collecting and disposing of solid waste materials from school facilities located on real property within the City of Winter Springs.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS HEREBY ORDAINS, AS FOLLOWS:**

### **SECTION ONE: Limited Franchise.**

1. Grant of Limited Franchise. Effective retroactively from July 1, 2019, there is hereby granted to WCA of Florida, LLC (herein called the "Franchisee"), its successors and assigns, a non-exclusive right, privilege or franchise to collect garbage, refuse, trash and other solid waste materials and recyclables generated from school facilities owned and operated by the School District of Seminole

County, Florida on real property located within the jurisdictional limits of the City of Winter Springs, Florida during the term of the School Agreement and subject to the following limitations and conditions as hereinafter set forth. The franchise granted hereunder is intended to be limited solely to school facilities owned and operated by the School District of Seminole County, Florida on real property located within the jurisdictional limits of the City of Winter Springs. Franchisee shall not serve any other property located within the jurisdictional limits of the City of Winter Springs unless another franchise or license is granted by the City.

2. Definitions. The following terms as used herein shall have the meaning ascribed below:

a. "City" shall mean the City of Winter Springs, Florida, a Florida municipal corporation.

b. "Franchisee" shall mean WCA of Florida, LLC, a Florida limited liability company.

c. "Commercial rubbish and trash" shall mean any and all accumulations of rubbish and trash including, but not limited to, paper, rags, excelsior or other packing materials, furniture, appliances, wood, paper or cardboard boxes or containers, sweepings, and any other similar accumulation not included under the definition of garbage, generated by the operation of the school facilities by the School District.

d. "Garbage" shall mean all putrescible waste which generally includes, but is not limited to, kitchen and table food waste, animal, vegetative, food or any organic waste that is attendant with or results from the storage, preparation, cooking or handling of food materials whether attributed to residential or commercial activities. Garbage shall not include special waste.

e. "Solid Waste" shall mean commercial rubbish and trash, garbage, and other kinds of waste generated by school facilities by the District and required to be collected and disposed of by the Franchisee under the School Agreement.

f. "School Agreement" shall mean the solid waste disposal contract between the School District and Franchisee which was awarded under a competitive bid process by the School District (#18190060N-RC) and became effective July 1, 2019, and the term of which expires on June 30, 2024, subject to one five year renewal option and termination by the parties.

g. "School Facilities" shall mean any public school, educational facility and plant, and ancillary plant owned and operated by the School District and located within the jurisdictional limits of the City of Winter Springs. The term School Facilities does not include charter schools.

h. "School District" shall mean the school district of Seminole County, Florida.

i. "Settlement Agreement" shall mean the Settlement Agreement entered into by the City, School District, and Franchisee in case *WCA of Florida, LLC. v. City of Winter Springs and School District*, Case No. 5D15-0293 dated May 29, 2015.

j. "Mechanical Container" shall mean and include plastic or metal containers dumped mechanically by a collection vehicle and able to be serviced by the Franchisee including, but not limited to, dumpsters, front load and compaction type containers.

3. Term.

a. The term of this franchise shall terminate at such time the School Agreement expires or is terminated by the parties thereto, provided, however, the City reserves the right to terminate the same prior thereto if the Franchisee defaults in any one of the terms and conditions herein specified.

4. Minimum Service. The Franchisee shall make at least one (1) weekly collection at all School Facilities subject to the terms of the School Agreement and at sufficient additional intervals



necessary to protect the environment, unless otherwise approved in advance by the City.

5. Hours. Collections shall be made between 7:00 a.m. and 7:00 p.m. unless different times are approved by the City. If Franchisee is collecting and disposing of solid waste within the City other than these times, drivers will be ticketed and this Franchise will be subject to revocation.

6. Litter. The Franchisee shall not litter premises in the process of making collections and shall promptly pick up all papers, material or debris that may be scattered about the container. Franchisee shall collect all material that has been placed in or about its containers unless otherwise directed by the School District or City.

7. Approved Containers. Amounts and types of solid waste placed in containers for collection shall be stored in standard manufactured-type mechanically served containers only, unless otherwise approved in writing by the City, compatible with the Franchisee's servicing equipment and subject to City and other governmental regulation and whose volume is listed in cubic yards. Franchisee shall provide adequate containers for the services rendered hereunder. Such container shall be provided at Franchisee's cost and shall remain the property of Franchisee, unless the container is owned by the School District.

8. Special and Hazardous Materials. Franchisee may provide haul service for special and hazardous materials not routinely generated by the School District. Said materials shall be stored and placed in a manner approved by the City and the Franchisee. No hazardous wastes will be collected by the Franchisee unless specifically required by the School District, approved by the City and agreed to by the Franchisee.

9. Collection Equipment.

a. The Franchisee shall provide an adequate number of vehicles for regular collection services. They shall be kept in good repair, appearance, and in a sanitary condition at all times. Each vehicle shall have clearly visible on each side the name and phone number of the Franchisee and vehicle number not less than twelve inches (12") in height on the rear and each side.

b. Franchisee shall certify to the City upon the commencement of each franchise year the nature and quantity of vehicles and equipment on hand and available for regular collection services and backup in the event of the breakdown of any primary collection vehicle.

c. Each dumpster shall be systematically marked with the franchise holder's name and account type (Solid Waste or Recycling), in a manner approved by the City to identify its capacity in yardage, scheduled date of pickup and its "dumpster number" i.e., 6, MWF, 452 would be a six (6) yard dumpster, to be picked up Monday, Wednesday and Friday and it would be dumpster number 452. Such markings shall be amended to provide such other information as the City may require promptly upon receipt of a notice from the City requiring a change of container markings.

10. Office. The Franchisee shall establish and maintain a local office or such other facilities through which it can be contacted and complaints can be made. It shall be equipped with sufficient telephones, shall have one (1) responsible person in charge during collection hours and shall be open during collection hours.

11. Hauling. All solid waste hauled by the Franchisee shall be so contained, or enclosed that leaking, spilling or blowing are prevented. In the event of any spillage, the Franchisee shall immediately clean up the litter at Franchisee's sole expense. Further, if the spillage causes any damage to any streets and/or any public infrastructure, the Franchisee shall be responsible for the reimbursing the City for the actual cost of repair or replacement of the streets and/or public infrastructure that is damaged by Franchisee within thirty days of receipt of an invoice itemizing the actual costs. In addition, if after receiving written notice from the City, Franchisee fails to properly clean the leak, spill or litter within twenty-four hours as required herein, the City shall have the right,

but not obligation, to so clean and Franchisee shall reimburse the City for any and all actual costs incurred by the City to clean the leak, spill and/or litter within thirty days of receipt of an invoice itemizing the actual costs.

12. Disposal. All solid waste for disposal shall be hauled to sites or facilities legally empowered to accept it for treatment or disposal. To the maximum extent permitted by law and required by any agreement between the City and Seminole County, solid waste shall be disposed of at Seminole County designated facilities.

13. Charges and Rates. All charges and rates for the commercial collection of rubbish and trash and garbage shall be set by the School Agreement. Rates and charges shall not be set by the City.

14. Location. All solid waste shall be placed in approved containers at locations that are readily accessible to the Franchisee's personnel. Containers shall be located on School District property.

15. Compensation and Payment.

a. Compensation shall be paid by the Franchisee to the City on a monthly basis a sum equal to ten percent (10%) of the gross revenue from all sources related to Franchisee's operations in the City related to School Facilities pursuant to the terms and conditions of the School Agreement. Payment to the City shall be made monthly for the month immediately preceding payment. Such fees shall not include fees generated directly from recycling. Supporting documentation shall be provided with payment so that the City can verify that accuracy of the payment.

b. Franchisee, in further consideration of the Franchise, shall make its financial records available to the City in accordance with procedures established from time to time by the City. The fees paid pursuant to this section shall not be added as a separate item on the School District's collection bills unless agreed to by the School District, but rather shall be considered as an operational expense.

16. Discontinued Service or Delinquent Accounts.

a. The Franchisee may discontinue service as set forth in this section. If the School District has not timely remitted required payments after the date of billing, the Franchisee shall notify the School District. Said notification shall contain a statement that service may be discontinued if payment is not made before that time. In the event the Franchisee intends to discontinue service to the School District, it shall so notify the City at least fifteen (15) days prior to the last day of collection. Upon payment of the delinquent fees, the Franchisee shall resume collection on the next regularly scheduled collection day, or if the School Agreement is terminated, Franchisee shall immediately discontinue service under this Franchise.

b. In accordance with the City's police powers granted to by law, the City shall have the authority to direct the Franchisee to continue service notwithstanding the fact that an account may be delinquent if the City determines that garbage, refuse, trash and other solid waste materials and recyclables generated from and located upon school facilities owned and operated by the School District constitute a public nuisance.

17. Complaints. All complaints received by the School District shall be resolved within twenty-four (24) hours unless the complaints cannot be reasonably resolved within said time period, in which case the complaints shall be resolved within a time period mutually agreeable to the School District and Franchisee. Upon request by the City, the Franchisee shall supply the City with copies of all complaints on a form approved by the City and indicate the disposition of each complaint. Such records shall be available for City inspection at all times during business hours. The form shall indicate the day and hour on which the complaint was received and the day and hour on which it

was resolved, the name of the complainant, the nature of the complaint and the manner of resolution. When a complaint is received on the day preceding a holiday or on a Saturday, it shall be serviced on the next normal working day.

18. Notification. The Franchisee shall notify the School District about complaint procedures, regulation, days and hours of collection, and the terms and conditions of this Franchise.

19. Franchisee Personnel.

a. The Franchisee shall assign a qualified person or persons to be in charge of operations occurring within the City and shall give the name or names to the City; information regarding experience shall also be furnished.

b. Franchisee's collection employees shall wear a clean uniform bearing the company's name.

c. Each employee shall, at all times, carry a valid operator's license for the type of vehicle he is driving.

d. The Franchisee shall provide operating and safety training for all personnel and shall certify same to the City. Such certification shall identify all employees employed in Winter Springs, their job description and the nature and type of training given said employees.

e. The Franchisee shall comply with the Equal Employment Opportunity Program, the Fair Labor Standards Act and all other applicable Federal and State Statutes pertaining to Fair Employment practices.

20. Franchise Equipment.

a. Upon request by the City, all trucks or other vehicles used on the public streets and roads within the City of Winter Springs shall be required to pass an annual safety inspection conducted by the City of Winter Springs or its agents.

b. Upon successful completion of its annual inspection, the City may issue a non-transferable decal or markings which shall be affixed to such area of the vehicle as the City may designate so as to permit rapid visual determination that the vehicle has passed the required annual safety inspection.

c. In conducting the required annual inspection the City shall utilize the standards previously utilized by the State of Florida in its vehicle inspection program. Where the vehicle manufacturers recommend minimum requirements are more stringent than the former State of Florida requirements, the more stringent requirements shall apply.

d. All vehicles shall be subject to, and shall immediately submit to spot, on the road inspections and if found to be in non-compliance, said vehicle shall be immediately removed from service until it can be repaired and is successfully re-inspected.

e. The use of non-inspected vehicles or vehicles failing to meet inspection standards may be grounds for removal of the franchise if found by the City Commission, after notice to the Franchisee and an opportunity to be heard, to be flagrant or repeated in nature.

21. Compliance within Laws. The right is hereby reserved for the City to adopt, in addition to the provisions herein contained and existing applicable ordinances, such additional regulations as it shall find necessary in the exercise of the police power, provided that such regulations by ordinance or otherwise shall be reasonable and not in conflict with the intended purpose of this ordinance. The Franchisee shall conduct operations under this ordinance in compliance with all applicable

laws and its failure to comply shall constitute a default hereunder. This franchise shall not be construed to repeal or revise any existing ordinance and to the extent that any provision of this franchise is inconsistent with any existing ordinance, then such existing ordinance shall prevail and control.

22. Performance Bond. Concurrent with this franchise, the Franchisee shall furnish to the City a Performance Bond executed by a surety authorized to do business in the State of Florida in the amount of \$100,000, insuring the faithful performance of the terms of this ordinance and executed by a surety company licensed to do business within the State of Florida. Said Performance Bond is in an amount deemed by the City and the Franchisee to be reasonable and necessary to enable the City to ensure all franchise fees and/or reimbursements due and payable hereunder to the City are paid as and when due.

24. Liability & Insurance. The privileges herein granted are upon the express conditions that the Franchisee shall be liable for all damages or injury to persons or property caused by its neglect or mismanagement, or by the actions of any of its employees while engaged in the operations herein authorized, or for any actions or proceedings brought as a result of the award of this franchise to Franchisee, to specifically include but not be limited to Anti-trust actions or proceedings. Should the City of Winter Springs be sued therefore, the Franchisee shall be notified of such suit, and thereupon it shall be its duty to defend the suit, and should judgment go against the City in any such case, Franchisee shall forthwith pay the same. The Franchisee shall indemnify and save harmless the City, its agents, officers and employees from any judgments recovered by anyone for personal injury, death or property damage sustained by reason of any of the Franchisee's activities permitted by this franchise or for any actions or proceedings brought as a result of the award of this franchise to Franchisee, to specifically include but not limited to Anti-trust actions or proceedings, and shall pay all expenses, including costs and attorney's fees, in defending against any such claim made against the City or any of the City's agents, officers or employees. This indemnification provision shall survive the repeal of this Ordinance. Franchisee further agrees to purchase Commercial General Liability insurance in the amount of five million dollars (\$5,000,000) per occurrence, naming the City as an additional insured to the extent of its rights against Franchisee arising by virtue of this section. Franchisee further agrees to purchase Automobile Liability insurance in the amount of five million dollars (\$5,000,000) combined single limit. Franchisee further agrees to purchase Worker's Compensation insurance which meets or exceeds State of Florida Statutory Limits. A certificate of insurance shall be filed with the City Public Works Director ten (10) days prior to the effective date of this franchise. The certificate must name the City as additional insured for general liability. Furthermore, the certificate must reflect insurance companies which are licensed to do business in the State of Florida. These insurance companies must have a Best's financial rating (or the equivalent) of B+ or better. All insurance policies will provide that the City be given ten (10) days written notice prior to cancellation or modification. If the initial insurance expires prior to the expiration of this agreement, renewal certificates of insurance and required copies of policies shall be furnished thirty (30) days prior to the date of expiration.

25. Licenses. The Franchisee shall, at its sole expense, procure from all governmental authorities having jurisdiction over the operations of the Franchisee, including the City, all licenses, certificates, permits or other authorization which may be necessary for the conduct of its operations. The Franchisee shall pay all taxes, licenses, certification, permit and examination fees and excises which may be assessed, levied, exacted or imposed on its property, on its operations, on its gross receipts, and upon this franchise and the rights and privileges granted herein, and shall make all applications, reports and returns required in connection therewith.

26. Assignment. No assignment of franchise or any right occurring under this ordinance shall be made in whole or in part by the Franchisee without the express written consent of the City and the School District; in the event of any assignment, the assignee shall assume the liability of the Franchisee.

27. Books, Records and Audit.

a. The Franchisee shall keep records of wastes collected and charges therefore, and the City shall have the right to review those records which in any way pertain to the payments due it as well as the billing of all customers by the Franchisee. The Franchisee will be responsible for the monthly billing of the customer.

b. Franchisee shall furnish the City with a copy of its annual audit. Said audit shall be prepared by an independent certified public accountant complete with creditor's opinion which opinion shall be acceptable to the City. The audit shall reflect the accuracy and completeness of the information provided the City by the Franchisee with special attention to the franchise fee.

28. Bankruptcy or Insolvency. If the Franchisee becomes insolvent and in any event if the Franchisee files a petition of voluntary or involuntary bankruptcy, then this franchise shall terminate in no event later than the date of filing of the bankruptcy petition.

29. Default.

a. The failure on the part of the Franchisee to comply in any substantial respect with any of the provisions of this ordinance shall be grounds for a forfeiture of this franchise, but no such forfeiture shall take effect until the City has served upon the Franchisee, with a copy of the School District, written notice of default, which notice shall set forth the nature and extent thereof. The Franchisee shall have thirty (30) days following the notice of default to correct the same. If the Franchisee protests the reasonableness or propriety of the City's declaration, said protest shall be served upon the City in writing within ten (10) days following receipt by the Franchisee of the City's notice.

b. If the City and the Franchisee cannot agree as to the reasonableness or propriety of the City's declaration of default, then the issue shall be promptly submitted to mediation before a mediator that is mutually agreed upon. The mediation shall occur as soon as practicable in order to expeditiously resolve the declaration of default. The School District may attend the mediation.

c. The purpose of this section is to enable the City and the Franchisee to resolve by mediation such differences as they may be unable to resolve by mutual agreement on their own. Nothing contained herein shall be construed to limit or restrict the legal rights and powers of the City or the Franchisee to bring a legal action in a court of competent jurisdiction if mediation is unsuccessful in resolving the default.

30. Right to Require Performance. The failure of the City at any time to require performance by the Franchisee of any provisions hereof shall in no way affect the right of the City thereafter to enforce same. Nor shall waiver by the City of any breach of any provisions hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

31. Modification. This franchise constitutes the entire agreement and understanding between the parties hereto, and it shall not be considered modified, altered, changed or amended in any respect unless in writing and signed by the parties hereto, and adopted as an amending franchise ordinance.

32. Notice. As required for any purpose in this franchise, notice shall be addressed and sent by certified United States mail to the City and the Franchisee as follows:

CITY

City Manager  
City of Winter Springs  
1126 E. State Road 434  
Winter Springs, Florida 32708

## FRANCHISEE

WCA of Florida, LLC  
1378-A South Volusia Avenue  
Orange City, FL 32763

33. Remedies, Attorney's Fees and Costs. All remedies provided in this franchise shall be deemed cumulative and additional and not in lieu of or exclusive of each other or of any other remedy available to the City at law or in equity. In the event the City shall prevail in any action arising hereunder, Franchisee shall pay to the City its costs, referable thereto, including attorney's fees.

34. Headings. The headings of the sections of this franchise are for purposes of convenience only and shall not be deemed to expand or limit the provisions contained in such sections.

35. Warranty of Franchisee. The Franchisee represents and warrants unto the City that no officer, employee, or agent of the City has any interest, either directly or indirectly, in the business of Franchisee to be conducted hereunder.

36. Compliance with Winter Springs Code of Ordinances; School Agreement. Franchisee agrees to comply with Chapter 9 of the City of Winter Springs Code of Ordinances, all other applicable City codes, ordinances, rules and regulations, and the School Agreement.

37. Amendment. The City reserves the right to amend this Ordinance in any manner necessary for the health, safety or welfare of the public, and the City reserves the right, in the public interest from time to time, to prescribe reasonable rules and regulations governing Franchisee's operations hereunder.

**SECTION TWO: Severability:** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any part.

**SECTION THREE: Effective Date; Termination.** This Ordinance shall take effect immediately upon adoption and acceptance by the Franchisee and shall be contingent upon the School Agreement remaining in effect concurrently with this Ordinance. In the event the School Agreement is terminated or expires, this Ordinance shall be deemed repealed in its entirety and the Franchisee shall no longer have the right to operate within the jurisdictional limits of the City of Winter Springs unless a subsequent license or franchise is granted by the City Commission in accordance with the City Code. Repeal of this Ordinance shall release both parties from their obligation to effect and to receive future performance hereunder. However, in addition to provisions of this Franchise that expressly survive the termination of this Ordinance, termination of this Ordinance does not preclude a claim for breach of this Franchise for non-performance including, but not limited to, Franchisee's failure to pay all franchise fees and reimbursements owned to the City under this Franchise.

**[Adoption Page Follows]**

**ADOPTED** by the City Commission of the City of Winter Springs, Florida in a regular meeting assembled on this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
**Charles Lacey, Mayor**

ATTEST:

\_\_\_\_\_  
**Christian Gowan, Interim City Clerk**

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

\_\_\_\_\_  
**ANTHONY A. GARGANESE, City Attorney**

**ACCEPTANCE BY FRANCHISEE**

The foregoing ordinance and the franchise provided for therein and all the terms and conditions thereof are hereby accepted, approved and agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**FRANCHISEE:**

WCA of Florida, LLC

By: \_\_\_\_\_

Print Name/Title: \_\_\_\_\_

First Reading: 12/09/2019  
Legal Ad: 12/27/2019  
Second Reading: 01/13/2020



# Legal Notices

## CITY OF WINTER SPRINGS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY COMMISSION PROPOSES TO CONSIDER:

### ORDINANCE NO. 2019-11

AN ORDINANCE OF THE CITY OF WINTER SPRINGS, FLORIDA, PROVIDING FOR THE GRANTING OF A NON-EXCLUSIVE FRANCHISE TO WCA OF FLORIDA, LLC FOR THE COLLECTION AND DISPOSAL OF COMMERCIAL SOLID WASTE WITHIN THE CITY OF WINTER SPRINGS FOR SCHOOL FACILITIES OWNED AND OPERATED BY THE SCHOOL DISTRICT OF SEMINOLE COUNTY; OUTLINING FRANCHISE DUTIES; IMPOSING REQUIREMENTS UNDER WHICH FRANCHISES SHALL OPERATE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

PUBLIC HEARING FOR SECOND READING WILL BE HELD ON

**MONDAY, JANUARY 13, 2020 AT 6:30 P.M. OR SOON THEREAFTER** IN THE COMMISSION CHAMBERS LOCATED AT THE WINTER SPRINGS CITY HALL, 1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA. 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 which the appeal is based. Interested parties are advised that they may appear at the meeting and be heard with respect to the proposed ordinance.

OS6540632

12/27/19

## FROM TRASH TO TREASURE

Find yours in the Classified Garage Sales listings.

## INVITATION TO NEGOTIATE TRANSPARENT PHARMACY BENEFITS MANAGER ITN # SDCC-20-N-071-LK

The School Board of Osceola County is seeking proposals from Pharmacy Benefit Managers (PBM) to provide services for active employees and retirees effective October 1, 2020 for The School Board of Osceola County, Florida (the School Board). This ITN is for prescription benefits for active employees and retirees of the School Board. Health Plan Administrative Services is not part of this ITN as it is the wish of the School Board to carve out this benefit and deal with it separately.

A Non-Mandatory Pre-bid meeting is scheduled for January 8, 2020 at 10:00 AM in the Purchasing Conference Room.

Should you have questions regarding this solicitation, please contact:

Lisa Kesecker, CPPB, FCPA – Senior Buyer  
School District of Osceola County  
817 Bill Beck Blvd.  
Kissimmee, Florida 34744  
Email:  
Lisa.Kesecker@osceolaschools.net  
Phone: 407.870.4622  
Fax: 407.870.4616

Proposal must be received before 2:00 PM on January 30, 2020.

An Equal Opportunity Agency

OS6549965

12/21, 12/27, 1/5/2020

## Notice of Action

**TN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY, FLORIDA CASE NO: DR19-1352 DIVISION: 58**

**KELSEY O'HARA,**  
Petitioner/Mother,  
and  
**JERAMIE WAYNE JONES,**  
Respondent/Father.

### NOTICE OF ACTION

TO: JERAMIE WAYNE JONES,  
YOU ARE NOTIFIED that an action for Determination of Paternity and Related Relief has been filed against you in St. Johns County, Florida and you are required to serve a copy of your written defenses, if any, on Rachael Greene, Esquire, St. Johns Law Group, the Petitioner's attorneys, whose address is 104 Sea County Main Street, St. Augustine, Florida 32080, on or before January 22, 2020, and file the original with the Clerk of this Court either immediately before service on Petitioner's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Petition to Determine Paternity and Other Relief.

DATED ON December 17, 2019  
/s/ Melissa Renfroe, Deputy Clerk

OS6548108

12/20, 12/27/2019

## NOTICE

The Companion Program of Sand Point will be discontinuing operations effective December 31, 2019. Clients may obtain copies of their records from the Personalized Living Administrator 123 Fountain Court Longwood, FL 32750 at (407)767-1600

OS6540653

12/13, 12/20, 12/27/2019, 1/3/2020

### SHERIL K. STANSBERRY, MD, MS

Announces Her Retirement From Her Practice  
Effective January 31st, 2020  
She is excited to transfer her MDVIP-affiliated practice to:  
Rene Cruz, MD  
424 Lake Howell Road  
Maitland, FL 32751  
407-644-6401  
Medical records will be in this office and maintained by Dr. Cruz.

OS6546415

12/20, 12/27, 01/03, 01/10/2020

## BIKE

Mens Grey Raleigh Detour 17" - Excellent condition. \$200. 407-739-8947

## WANTED FREON R12

We pay CASH. R12 R500 R11. Convenient. Certified professionals. www.refrigerantfinders.com/ad 312-291-9169

## Pets for Sale

### MAINE COON



We are a CFA registered cattery. Currently we have seven kittens ready to go by Christmas. Price range is from \$500 - \$1000 depending on age and color. Check us out on IG: Houseofmewscattery or Hoobly.com. 980-254-6598 901-447-4447

### GERMAN SHEPHERD PUPPIES

AKC, male/fem, shots/wormed, health cert, ready 12/30. \$800. 303-913-4851





# PUBLIC HEARINGS AGENDA ITEM 402

CITY COMMISSION AGENDA | JANUARY 13, 2020  
REGULAR MEETING

## TITLE

Approve on First Reading Ordinance 2020-01 amending the Solid Waste Franchise Agreement with Waste Pro of Florida in order to incorporate federally-required contract provisions.

## SUMMARY

The Finance Department requests the City Commission approve on First Reading Ordinance 2020-01 amending the Solid Waste Franchise Agreement with Waste Pro of Florida in order to incorporate federally-required contract provisions.

Pursuant to Ordinance No. 2006-01 as amended by Ordinance No. 2010-24 and 2019-04, Waste Pro of Florida, Inc. has been providing Solid Waste services within the municipal boundaries of the City since 2006 in accordance with the Solid Waste Agreement adopted by said Ordinances ("Existing Franchise Agreement"). These services include, when requested by the City, the hauling of debris caused by a declared emergency such as a hurricane.

In going through the FEMA reimbursement process for Hurricane Irma, the City was notified by the Florida Division of Emergency Management that certain contract provisions must be included when federal funds are received per the Code of Federal Regulations (2 CFR Appendix II to Part 200 - Contract Provisions for Non-Federal Entity Contracts Under Federal Awards Checklist). The attached addendum includes the necessary provisions for federal compliance.

## RECOMMENDATION

Staff recommends the City Commission approve Ordinance No. 2020-01 on First Reading and direct that the City Clerk advertise the Ordinance for Second and Final reading.

**ORDINANCE NO. 2020-01**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, AMENDING THE EXISTING SOLID WASTE FRANCHISE AGREEMENT WITH WASTE PRO OF FLORIDA, INC., A FLORIDA CORPORATION, TO INCLUDE CONTRACT PROVISIONS REQUIRED FOR NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS; PROVIDING FOR 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**, pursuant to Ordinance No. 2006-01, as amended by Ordinance No. 2010-24 and Ordinance 2019-04, Waste Pro of Florida, Inc., has been providing Solid Waste Services within the municipal boundaries of the City for Winter Springs since 2006 in accordance with the Solid Waste Agreement adopted by said Ordinances (“Existing Franchise Agreement”); and

**WHEREAS**, the Existing Franchise Agreement requires that Waste Pro of Florida, Inc., at the written request of the City, collect debris caused by a major hurricane; and

**WHEREAS**, during the process of the City requesting Federal Emergency Management Agency (“FEMA”) reimbursement for Project 760 PW 8060, which relates to the debris removal services provided by Waste Pro of Florida, Inc., following Hurricane Irma, the City became aware that certain contractual provisions must be included in related contracts when federal awards are being requested; and

**WHEREAS**, the City Commission finds that the Existing Franchise Agreement should be amended to incorporate the required contract provisions such that the City may receive federal reimbursement for Project 760 PW 8060; and

**WHEREAS**, the City Commission is required by section 4.14(4) of the City Charter to adopt an ordinance granting, renewing or extending a franchise agreement; and

**WHEREAS**, the City Commission of the City of Winter Springs, Florida, hereby finds this Ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Winter Springs.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS HEREBY ORDAINS, AS FOLLOWS:**

**Section 1.**     **Recitals.**     The foregoing recitals are hereby incorporated herein by this reference.

**Section 2.**     **Adoption of Solid Waste Agreement.**     The City Commission of the City of Winter Springs, Florida hereby approves and adopts the Third Addendum to Solid Waste Agreement, by and between the City of Winter Springs, Florida and Waste Pro of Florida, Inc., a Florida corporation. A copy of said Third Addendum is attached hereto as “**Appendix A,**” and fully incorporated herein by this reference, and shall become effective upon execution.

**Section 3.**     **Not Incorporated Into Code.**     This Ordinance shall not be incorporated into the Winter Springs City Code.

**Section 4.**     **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 5.**     **Effective Date.**     This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Springs, Florida, and pursuant to City Charter.

{Signature Page Follows}

**ADOPTED** by the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled on the \_\_\_\_ day of January, 2020.

\_\_\_\_\_  
**CHARLES LACEY, Mayor**

**ATTEST:**

\_\_\_\_\_  
**CHRISTIAN GOWAN, Interim City Clerk**

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

\_\_\_\_\_  
**ANTHONY A. GARGANESE, City Attorney**

First Reading:            January 13, 2020  
Advertisement:            \_\_\_\_\_  
Second Reading:         \_\_\_\_\_

## **THIRD ADDENDUM TO SOLID WASTE AGREEMENT**

**THIS THIRD ADDENDUM TO SOLID WASTE AGREEMENT** (“Third Addendum”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the **CITY OF WINTER SPRINGS, FLORIDA**, a Florida Municipal Corporation, located at 1126 E. State Road 434, Winter Springs, Florida 32708 (“City”) and **WASTE PRO OF FLORIDA, INC.**, a Florida Corporation, located at 2101 West State Road 434, Third floor, Longwood, Florida 32779 (“Contractor”).

### **WITNESSETH:**

**WHEREAS**, Contractor and City previously entered into that certain Solid Waste Agreement, effective March 1, 2006 (“Agreement”), adopted by Ordinance No. 2006-01, as amended by the Addendum adopted by Ordinance No. 2010-24 (“Addendum”), and further amended to extend the Agreement by a Second Addendum adopted by Ordinance 2019-04 (“Second Addendum”); and

**WHEREAS**, Section 21.0 of the Agreement addresses the Contractor’s collection of debris caused by hurricanes; and

**WHEREAS**, due to the impacts of Hurricane Irma in September 2017, the City had an immediate need for Contractor to assist in the expedient removal of hurricane debris within the corporate limits of the City of Winter Springs; and

**WHEREAS**, during the process of the City requesting reimbursement for Project 760 PW 8060, which relates to the debris removal services provided by Contractor following Hurricane Irma, the City became aware that certain contractual provisions are required to be included in related contracts when federal funds are being requested from the Federal Emergency Management Agency (“FEMA”); and

**WHEREAS**, the parties desire to enter this Third Addendum to modify the Agreement to incorporate the applicable provisions described in Appendix II to Part 200 Contract Provisions for non-Federal Entity Contracts Under Federal Awards, as required by Section 200.326, Code of Federal Regulations, such that the City may be expeditiously reimbursed by FEMA or otherwise.

**NOW THEREFORE**, in consideration of the mutual covenants, agreements, and consideration contained herein, the City and Contractor agree as hereinafter set forth:

1.0 **Recitals.** The foregoing recitals are true and accurate and are incorporated herein by this reference.

2.0 **Amendments to Agreement.** Section 21.0 is hereby deleted in its entirety and shall be replaced with the following language:

21.0 **Storms; Hurricanes; Natural Disasters; Calamities**. In the event a major storm, hurricane, natural disaster, or any other type of major or serious calamity (“calamity”) causes an excessive amount of refuse, vegetative waste, bulk trash, or other excessive debris (“debris”) to accumulate on streets, alleys, bridges, and on private and/or public property, Contractor shall collect such debris at the City’s written request. City agrees to pay Contractor for such additional service in an amount mutually agreed upon in writing by the City and Contractor. Contractor acknowledges and agrees that collection and disposal services performed after a calamity may be subject to special procedures in order that the City can receive reimbursement from state and federal agencies like FEMA. In such cases, Contractor shall be fully responsible and liable for complying with all such procedures and shall also indemnify and hold harmless the City in the event Contractor fails to comply with said procedures. Nothing in this Agreement shall exclude or prohibit the City or any other contractors from collecting and disposing of such debris caused by a major or serious calamity. The “Federally Required Contract Clauses for FEMA Public Assistant Grantees and Subgrantees,” attached hereto as “Attachment A,” is fully incorporated herein in order to enable the City’s receipt of federal reimbursement funding for Contractor work performed in accordance with this Agreement. Attachment A includes required contracts provisions for non-federal entity contracts under federal rewards. Attachment A applies only to Contractor work performed pursuant to Section 21.0 and does not otherwise apply to the Agreement.

3.0 **Other Provisions.** All other provisions of the Agreement not amended hereunder shall remain in full force and effect.

*[Remainder of page intentionally blank. Signature page follows.]*

**IN WITNESS WHEREOF**, the parties cause this Third Addendum to be executed and attested to by their respective authorized officials.

ATTEST:

**CITY OF WINTER SPRINGS, FLORIDA:**

\_\_\_\_\_  
**Christian Gowan, Interim City Clerk**

By: \_\_\_\_\_  
**Charles Lacey, Mayor**

Date: \_\_\_\_\_

CORPORATE SEAL:

**CONTRACTOR:**

**WASTE PRO OF FLORIDA, INC.**

By: \_\_\_\_\_

Print Name/Title: \_\_\_\_\_

**ATTACHMENT A – FEDERALLY REQUIRED CONTRACT CLAUSES**  
**FOR FEMA PUBLIC ASSISTANCE**  
**GRANTEES AND SUBGRANTEES**

**A. *Equal Employment Opportunity***

During the performance of this contract, the Contractor agrees as follows:

(1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.



(5) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

**B. *Compliance with the Contract Work Hours and Safety Standards Act***

(1) Overtime requirements. No Contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1) of this section the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia

or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.

(3) Withholding for unpaid wages and liquidated damages. The City shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any other Federal contract with the same prime Contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.

(4) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.

**C.**     *Clean Air Act*

(1) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

(2) The Contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the State of Florida, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The Contractor agrees to include these requirements in each subcontract exceeding \$100,000 financed in whole or in part with Federal assistance provided by FEMA.

**D.**     *Federal Water Pollution Control Act*

(1) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

(2) The Contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the State of Florida,

Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

(3) The Contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

**E. *Suspension and Debarment***

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the contractor is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the City. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the State of Florida and , the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

**F. *Byrd Anti-Lobbying Amendment***

Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

**APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING**

Certification for Contracts, Grants, Loans, and Cooperative Agreements

(To be submitted with each bid or offer exceeding \$100,000)

The undersigned [Contractor] certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. The Contractor, \_\_\_\_\_, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

\_\_\_\_\_  
Signature of Contractor's Authorized Official

\_\_\_\_\_  
Name and Title of Contractor's Authorized Official

\_\_\_\_\_  
Date

**G. Procurement of Recovered Materials**

(1) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—

(i) Competitively within a timeframe providing for compliance with the contract performance schedule;

(ii) Meeting contract performance requirements; or

(iii) At a reasonable price.

(2) Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensiveprocurement-guideline-cpg-program>.

**H. Access to Records**

The following access to records requirements apply to this contract:

(1) The contractor agrees to provide the City, the State of Florida, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

(2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(3) The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

**I. DHS Seal, Logo, and Flags**

The Contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA preapproval.

**J. Compliance with Federal Law, Regulations, and Executive Orders**

This is an acknowledgement that FEMA financial assistance will be used to fund the contract only. The Contractor will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

**K.**     *No Obligation by Federal Government*

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

**L.**     *Program Fraud and False or Fraudulent Statements or Related Acts*

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

**M.**     *Termination for Convenience*

Either party may terminate for convenience without penalty at any time upon thirty (30) days advance written notice. In the event of termination, City shall be liable only for the payment of all unpaid charges, determined in accordance with the provisions of this Agreement, for Work properly performed prior to the effective date of termination.



# REGULAR AGENDA ITEM 500

## CITY COMMISSION AGENDA | JANUARY 13, 2020

### REGULAR MEETING

#### **TITLE**

Youth Advisory Board Discussion

#### **SUMMARY**

Staff requests the City Commission discuss the creation of a Youth Advisory Committee. Youth Committees can provide an effective way to engage youth in city government and mentor future civic leaders. These committees give youth a formal role in local decision-making; develop leadership skills; promote civic engagement, volunteerism, and community service; and foster an understanding of how local government operates.

Youth Advisory Committees usually consist of an advisory body of youth that are high school students or local students. This committee could provide fresh ideas, advice, and youth perspectives to the City Commission on youth-identified community initiatives and issues regarding the special interest to youth within the City. This committee could also assist in organizing community service projects, promoting volunteerism for City events and programs, and designing educational and advocacy campaigns.

Financial considerations include:

- Staff, whether part-time or full-time, to manage the council;
- Food, supplies, transportation support and/or stipends for youth,
- Event costs if youth host community engagement or other events, and
- Training and leadership development for youth.

Selection mechanisms include:

- Referrals by schools or other agencies, such as Parks and Recreation;
- Appointment by the City Commission members;
- Elections by youth, often aligned with City Commission districts;
- Open enrollment, and
- Applications and interviews.

Staff also requests the City Commission review the Florida League of Cities' "Youth Council Development Guide" (attached) which assists municipalities with the understanding and details when considering the creation of a Youth Advisory Committee.

#### **RECOMMENDATION**

Staff recommends the City Commission discuss review the information provided and enter into discussion about the creation of a Youth Advisory Committee.



# Youth Council Development Guide

Compiled by the Florida League of Cities, Inc.

P.O. Box 1757, Tallahassee, FL 32302 • (850) 222-9684 • [www.floridaleagueofcities.com](http://www.floridaleagueofcities.com)



**A** municipal youth council prepares young people to be future civic leaders. These councils are composed of students from schools within the municipality and serve as an advisory board to the commission/council. Our guide for creating a municipal youth council serves as a roadmap. Follow these steps to capitalize on the innovations and charisma that youth offer. We've included links to samples of documents used by cities around the state. The Florida League of Cities would like to thank the following Florida governments for providing information on their youth councils: Belleair, Cutler Bay, Destin, Homestead, Milton, Miramar, Mulberry, Niceville, Sanford, Tampa, Titusville and West Palm Beach. You should adapt the sample documents to meet the needs of your municipality. For more information on forming a youth council, contact [Sharon Berrian](#) or [Eryn Russell](#).

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# Preliminary questions to answer

## What is a youth council?

- ▶ A youth council is an advisory body of local youth who are usually high school students.
- ▶ The youth provide advice to the local governing body and its affiliated advisory and regulatory boards.
- ▶ The youth provide advice to other community organizations.
- ▶ Youth councils can implement and participate in youth-identified community initiatives.

## Why create a youth council?

- ▶ Almost 23 percent of the U.S. population is under age 18.
- ▶ Young people need to be vested with the knowledge and skills to be the next generation of local leaders.
- ▶ Youth councils promote regular and active civic engagement.

## How do youth councils promote civic engagement?

- ▶ Giving students a formal role in local decision-making
- ▶ Offering real-world experiences with elected and advisory bodies
- ▶ Teaching them about councils, boards and commissions
- ▶ Helping them develop leadership skills and learn how local government operates
- ▶ Increasing communication between youth and adults, and among youth
- ▶ Increasing youth volunteerism
- ▶ Enhancing classroom civic education

## Who benefits from a youth council?

### Students

- ▶ They ensure their voices are heard in local government.
- ▶ They will understand the value of public service.
- ▶ Their service is a bonus activity for college and scholarship applications.

### Local councils/commissions

- ▶ Serving is an opportunity to make a difference in the lives of youth.
- ▶ It allows the council/commission to connect with students from across the municipality.
- ▶ It is an opportunity to bring important youth issues to the forefront.

## Is your community ready?

The following are indicators:

- ▶ **Concern:** Local leaders recognize the need for youth insight in public decision-making.
- ▶ **Trust:** Local leaders envision youth in a meaningful, visible advisory role.
- ▶ **Change:** Local leaders are willing to modify codes or adopt ordinances to promote youth involvement on councils, boards and commissions.

# How to get started

## Determine the best overseer

- ▶ Find leaders who have a passion for youth and a willingness to let them lead.
- ▶ Consider placing the youth council with a staff person who can provide long-term sustainability.
- ▶ Some municipalities form a mayor's youth council and have members appointed by council members after they review applications.
- ▶ Other options include your 4-H office, your school district or high school, and/or a municipal department such as parks and recreation, public information, assistant manager or clerk.

## How to align the council within the municipality

- ▶ The youth council should be aligned with the manager's office for the purposes of housing the youth council's meetings and funding initiatives.
- ▶ The youth council should be viewed as an essential part of the local government structure.
- ▶ It should not simply be relegated to one department or extension.

## Step 1: It starts with why

- ▶ The first step is to think through the purpose and role of the youth council.
- ▶ Students can advise your council or commission, implement initiatives and events to reach other youth and bring a different perspective on issues.
- ▶ Students will know that their voices are heard and respected.
- ▶ They become valued participants in your municipality's work.
- ▶ A youth council can introduce information on municipal government and leadership that its members might not receive elsewhere.

## Determine students' needs

- ▶ Talk with a guidance counselor at a local school, a leader at your recreation center and/or a youth pastor.
- ▶ Learn what issues students face, and ask about challenges your municipality might experience in working with local youth.
- ▶ Assemble students to share their ideas.

## Make it official

- ▶ A locality should adopt a resolution or ordinance that establishes a youth council.
- ▶ Seek the advice and counsel of your attorney.

## Items in a resolution/ordinance establishing council

- ▶ Establishment of the youth council
- ▶ Membership composition
- ▶ Explanation of how members are selected
- ▶ Length of terms
- ▶ Responsibilities of members
- ▶ Whether the council will be placed in the government or with an outside agency
- ▶ Organizational and leadership structure, meeting requirements and procedures
- ▶ Budget: How will it be funded and whether you will allow sponsorships and fundraising

*\*See resolution from Cutler Bay and ordinances from Homestead and Miramar.*

# The money side

## Plan your budget

- ▶ Many expenses can be in kind:
  - Email accounts
  - Meeting space
  - Paper copies
  - Placement of a youth council page on the municipality's website
- ▶ Determine if the council will receive funds through any of these or a combination of these or other sources:
  - the budget
  - a line-item allocation
  - donations and sponsorships
  - raised funds

## Expenses to consider

- ▶ **Staff time.**
  - If this is a new venture, is there the capacity to take on the responsibility with existing staff, or will part-time staff or a stipend be required?
- ▶ **Travel opportunities.**
  - Consider how to fund attendance at events such as the Florida League of Cities Annual Youth Council Summit in August or National League of Cities events.
  - Youth Council Civic Education Day activities take place each spring in Tallahassee.
- ▶ **Meetings and special events.**
  - Consider expenses including food, supplies, poster board, markers, nametags and balloons.
  - Even simple events such as a cleanup activity will require trash bags and gloves.
  - A local restaurant might provide meals.

# Membership criteria

## Determine the ages for members

- ▶ Many councils are for high school students only (grades 9-12).
- ▶ A few include some or all ages of middle school students (grades 6-8).
- ▶ Finding activities that interest both 11-year-olds and 18-year-olds can be challenging.
- ▶ High school students may be more mature and committed.

## Who serves on the youth council?

- ▶ Consider whether to include 2-4 representatives from all local high schools.
- ▶ Include representatives from private, charter and home schools.
- ▶ Consider representatives from local youth organizations.
- ▶ Recruit from a variety of geographic areas.
  - For cities, towns and villages, if you recruit through the schools, consider that not all students in the district live inside the city limits.
  - For counties, consider the school district boundaries.

## Consider diversity

- ▶ Consider not only racial, gender and socio-economic balance but also the diversity of interests, activities and academic levels.
- ▶ Student government leaders are great additions, but seek to balance your councils with students from a wide spectrum of background, talents and interests.
- ▶ Several councils allow students to apply rather than asking a principal or guidance counselor to appoint a representative.
- ▶ Consider whether to require students to have a minimum, reasonable grade point average and/or a maximum number of unexcused school absences.

## Determine criteria

The more time you put into selecting a strong group of students, the easier the implementation will be.

- ▶ Who will serve on the selection committee? Consider including youth.
- ▶ Will students be required to come in for an interview?
- ▶ Determine the criteria you will use if more students apply than can be included.

*\* See applications for youth from Destin, Milton and West Palm Beach.*

# Recruitment

## State expectations

- ▶ Create information about the time and involvement that students are expected to give.
- ▶ Explain how often the group will meet.
- ▶ Explain how often members will participate in service and community projects.

*\*See document of expectations from Tampa.*

## Recruit using community leaders

- ▶ Use these people to spread the news that you are recruiting:
  - ▶ School guidance counselors
  - ▶ Local religious leaders
  - ▶ Chamber of commerce leaders
  - ▶ Community center leaders
  - ▶ 4-H club leaders
  - ▶ Leaders of Boys and Girls Clubs
  - ▶ Recreation league volunteers

## Get out the word

- ▶ Use local media to create a buzz through a news release or media event.  
*\*See Publicity Action Plan from Florida League of Cities.*
- ▶ Consider a flyer in your municipality's utility bills.
- ▶ Have students share information via social media tools to reach their peers.
- ▶ Use the hashtag #FICityYouth.

## Work with parents to recruit

- ▶ Send a letter to all parents/guardians describing the purpose and goals of the youth council, the application and selection process, and a contact person for further questions.
- ▶ Use social media to reach parents whose children might want to apply.

## Work with schools to recruit

- ▶ Ask civics and economics teachers to share information about the purpose and importance of youth councils and details on applying with students
- ▶ Ask school counselors to actively solicit applications
- ▶ Request an assembly in which the youth council contact person can discuss specifics with potential candidates
- ▶ Develop posters or flyers for classrooms and counselors' offices
- ▶ Post information on websites that are visited frequently by high school students (e.g. school websites, Facebook, etc.)

## Involve elected officials

- ▶ Council or commission members can attend civics and government classes to talk about the council.
- ▶ They can make morning school announcements including information on the council formation.

# Recruitment

## **Advertise in the community**

- ▶ Contact supervisors of local youth programs/groups, such as Boy Scouts, Girl Scouts, youth groups at religious organizations, recreational sports teams, etc.
- ▶ Partner with local youth outreach programs, such as the YMCA and 4-H.
- ▶ Run an advertisement in local newspapers/publications.
- ▶ Make an announcement at youth conferences or summits.
- ▶ Put flyers up in popular youth spots such as the mall, music store, athletic fields, etc.
- ▶ Ask local radio (perhaps a local NPR affiliate) to make a short plug on air.

## **Select youth council members**

- ▶ Thoroughly evaluate applicants in a competitive process.
- ▶ You may wish to hold interviews, in person or over the phone, to narrow down prospective candidates.
- ▶ You also may want to have a small committee that includes youth to evaluate the finalists.



# Before your first meeting

## **Announce youth council members**

- ▶ The youth council liaison should return to schools to acknowledge the selected members.
- ▶ Send acceptance letters and/or make congratulatory phone calls.
- ▶ The decision should be honored through a formal vote by the council members or commissioners.
- ▶ A polite letter should be sent to all applicants who were not selected that encourages them to apply again in the future.

## **Plan an orientation**

- ▶ Plan activities to allow members to learn about each other and the youth council liaison as well as find out what issues are important to teens.
- ▶ Consider having the mayor or a councilperson/commissioner speak to let students know their input is valued.
- ▶ Have your attorney share information on public meetings and public records law.
- ▶ Consider providing students with municipal email accounts so all communication is captured.

## **Consider transportation**

- ▶ Students in more rural and/or low-income neighborhoods might not have reliable transportation.
- ▶ Consider options such as:
  - free bus passes
  - a van to pick up those needing rides
  - coordination of transportation among parents

# Meeting Agendas

## First meeting: orientation

- ▶ Establish the council as a safe, fun forum.
- ▶ Students can participate in an ice-breaker activity and team-building exercises.
- ▶ Members should learn more about the purpose and mission of the youth council.  
*\*See mission statements from Destin, Mulberry and Niceville.*
- ▶ Members should discuss member/meeting requirements. Members should be able to contribute their ideas.
- ▶ Determine the process for electing officers, and review officer responsibilities.
- ▶ The first meeting should last about two hours, which will set the standard for future meetings.

## Swearing in of council members

- ▶ After the orientation, youth council members should be required to attend the next scheduled city council or commission meeting.
- ▶ At the meeting, the youth council should be welcomed as an official advisory board.
- ▶ Youth council members should be sworn in by the local government officials. Youth council facilitators will need to place this item on the agenda in advance.

## Second meeting: officers and activities

Officers are elected, and activities begin to be formulated.

Let students determine:

- ▶ meeting schedule and best days/time (including whether meetings will take place in the summer)
- ▶ how many special events or community service activities you will aim to accomplish the first year
- ▶ the appropriate dress code
- ▶ expectations on cell phone use during meetings
- ▶ whether attendance is required and the approach to handling unexcused absences
- ▶ meeting flow

*\*See Tampa Attendance Expectations.*

## Third Meeting: Team building and bylaws

- ▶ Begin with some additional icebreaker and team-building exercises.
- ▶ Have members create their own youth council bylaws.
- ▶ The bylaws may require amendments to the city/county resolution/ordinance.

## Topics to consider when discussing and codifying bylaws

- ▶ Purpose/mission/goals
- ▶ Membership and membership requirements
- ▶ Member-at-large requirements
- ▶ Meetings: Structure, length and frequency
- ▶ Attendance requirements
- ▶ Officers/roles: Members probably need to be placed as representatives, such as voting seats on advisory boards
- ▶ Parliamentary authority (the procedural rules for the meeting conduct)
  - You may want to have a member of your locality's governing body present a workshop on parliamentary authority for meetings in your local government.
  - Students can use what they learn to establish their own procedures based on the council's or board of commissioners' procedures.
- ▶ Quorum (the number of members that must be present to conduct the business)
- ▶ Subcommittees
- ▶ Programs and activities

# Meeting agendas

## Fourth meeting: Additional team building and action plan

- ▶ Begin with a team-building activity.
- ▶ Discuss issues they want to address and goals they want the council to accomplish throughout the year.
- ▶ Use the information to create an action plan, which will help in planning topics for future meetings.
- ▶ Coordinate activities and guest speakers accordingly. Examples:
  - If students are interested in discussing teen drug and alcohol use or gang violence, you can schedule a law enforcement officer as a speaker.
  - If students express interest in the locality funding a new park, you can schedule a parks and recreation employee or a local developer to discuss implications and costs.

## Helpful tips for meetings

- ▶ Consider how to address youth council members who might speak too little or too much.
  - One council adopted an approach it called step up and step back. If one person is speaking too much, another can politely suggest a step back to allow others to step up.
- ▶ Ask youth to bring a proposed solution to any problem they share.
  - One youth council member lamented that they needed a stronger social media outreach, and the advisor agreed. The student presented a social media plan and committed to writing a weekly blog.
- ▶ Keep random ideas from surfacing.
  - One youth council requires a member to vet any new project idea with at least three other members.
  - At least three members must agree to support it before it can be shared.

# Resources

## Effective activities for your council

- ▶ Participate in Florida League of Cities youth council contests. <http://www.flcities.com/resources/municipal-youth-councils>
- ▶ Ask students to determine topics of interest, and host quarterly forums for students.
  - Consider having a panel.
  - Be prepared for topics ranging from discrimination and bullying to student/law enforcement interaction and drug use.
- ▶ Identify community service projects that students think would be meaningful.
  - Help them learn the value of giving back.  
*\*See Belleair Teen Council Community Service Project.*
- ▶ Tour municipal facilities so students become familiar with the work of government.
  - Ensure these tours provide hands-on activities to engage youth.
- ▶ Provide parties and pizza, which are popular draws.
- ▶ Plan scavenger hunts, team challenges and other opportunities to work together.
- ▶ Attend the FLC Annual Conference as a team in August.
  - Students enjoy learning as well as networking with other youth councils.
  - Post on social media, and use the hashtag #FICityYouth.
- ▶ Weigh in on municipal issues.
  - This step is more significant when elected leaders ask the youth council to research and recommend actions that help the community.

## Organize community service projects

- ▶ Cleaning up streams and/or highways
- ▶ Senior center volunteering
- ▶ Tutoring or mentoring youths, such as Big Brother/Sister programs
- ▶ Organizing drives such as ones for food, clothes, school supplies or holiday gifts
- ▶ Adopt-a-pet
- ▶ Volunteering at a food bank or shelter

## Youth councils can create activities with schools

- ▶ Create a youth council publication to be distributed at local middle and high schools or as a leaflet in the local newspaper.
- ▶ Organize a “Careers in Local Government” career day at local schools.
- ▶ Promote civic involvement of other local youth by spearheading civic-minded clubs/organizations in schools.

## Youth can create activities with municipal officials

- ▶ Youth can conduct interviews of local government officials and city/county staff to be aired on a local public access channel.
- ▶ They can hold a job shadowing day with city/county elected officials and department heads.
- ▶ Youth can act as liaisons between the council/board of commissioners and local youth through school announcements.
- ▶ They can attend city council/board of commissioners meetings.
  - One member can be present at each meeting and report back to the youth council on topics covered.
- ▶ Youth can attend or host city/county forums, conferences or events to represent the youth perspective.

# Resources

## Other activity ideas

- ▶ Lead a citywide or countywide educational or advocacy campaign addressing a youth-identified issue of concern.
  - Examples might include water conservation, global warming, school bullying/violence and reduce, reuse, recycling (RRR).
- ▶ Advocate for particular development projects on behalf of local youth.
  - Examples might include building a skate park or athletic field.
- ▶ Plan and organize fundraising events for youth-related development projects and/or charitable causes.
- ▶ Maintain a local youth council website that provides relevant information to local youth.
- ▶ Sponsor or attend professional development workshops on topics such as leadership, goal-setting and public speaking.

*\*See Titusville Leadership Seminar, Sanford Hiring Event and 51 Youth Council Ideas. Also see Miramar Calendar.*

## Helpful overall tips

- ▶ Determine the best communication tools based on your students' preferences.
  - Texting is a common way for young people to communicate, even if your text simply directs them to read an email.
- ▶ Share photos, videos, stats and outcomes of projects and activities with municipal leaders and the community.
- ▶ Existing council advisors are outstanding resources.
  - \*Click here to obtain names and contact information.*
- ▶ The first year, it is easiest to generate interest for the new program.
  - Plan strong programs and engagement to retain students who will also recommend the council to classmates.
- ▶ Show youth how to learn from mistakes, become resilient and become future community leaders.

## After the first year

Consider having second-year students serve as mentors to new students.

# Appendix 1 Cutler Bay Resolution

## RESOLUTION 12-63

### A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, CREATING THE YOUTH COUNCIL COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, many municipalities use youth councils to inject fresh ideas and youth perspectives into local decision-making; and

**WHEREAS**, youth councils can promote community service and foster a better understanding among young people of how municipal government works; and

**WHEREAS**, youth councils are an excellent means of promoting regular and active civic engagement among young people, which is vitally important to provide the knowledge, skills and abilities to the next generation of local leaders; and

**WHEREAS**, as such, the Town Council desires to create a Youth Council Committee; and

**WHEREAS**, the Town Council finds that this Resolution is in the best interest and welfare of the residents of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2. Creation of the Youth Council Committee.** The Town Council hereby creates a citizens committee, to be known as the Youth Council Committee to advise and make appropriate recommendations to the Town Council regarding issues of special interest to youths within the Town. Councilmember Bell is hereby appointed Council liaison to the Committee and shall report to the Town Council as to the Committee's activities on a regular basis. In addition, the Miami Dade County School District (the "School District") shall appoint a School District liaison to the Committee. The Council and School District liaisons shall not be considered members of the Committee.

**Section 3. Composition of Committee.** The Committee shall consist of 11 students and shall be appointed as follows: 10 students to be appointed by the Town Council (two per Councilmember) and one (1) student to be appointed by the School District. All students on the Committee shall be a Town resident.

**Section 4. Dissolution of Committee.** The Committee shall automatically dissolve upon delivery of the Committee's final report to the Town Council, unless otherwise extended by the Town Council.

# Appendix 1 Cutler Bay Resolution Continued


**Section 5. Town Committee Ordinance.** This Committee shall be subject to Town Ordinance 10-08, as amended by Ordinance 11-08.

**Section 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

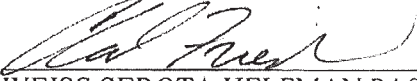
PASSED and ADOPTED this 17<sup>th</sup> day of October, 2012.

  
EDWARD P. MACDOUGALL, Mayor

Attest:

  
Debra E. Eastman, MMC  
Town Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE  
SOLE USE OF THE TOWN OF CUTLER BAY:

  
WEISS SEROTA HELFMAN PASTORIZA  
COLE & BONISKE, P.L.  
Town Attorney

Moved By: Council Member Bell  
Seconded By: Council Member Mixon

FINAL VOTE AT ADOPTION:

Mayor Edward P. MacDougall	Yes
Vice Mayor Ernest N. Sochin	Yes
Councilmember Peggy R. Bell	Yes
Councilmember Mary Ann Mixon	Yes
Councilmember Sue Ellen Loyzelle	Yes

# Appendix 1 Homestead Resolution

- **DIVISION 5. - MAYOR'S YOUTH COUNCIL<sup>[8]</sup>**

- **Sec. 2-141. - Creation, composition, and qualifications.**

There is hereby created and established the mayor's youth council ("MYC").

(a)

The MYC will consist of up to fifteen (15) members engaged in study in grades 8 through 12.

(b)

The MYC members shall be representative of the schools serving the city feeder pattern as established by the Miami-Dade County School Board as well as charter and private schools located within the city.

(c)

One (1) city council member shall serve as a liaison to the MYC.

(d)

(Ord. No. 2009-07-18, § 4, 7-20-09; Ord. No. 2012-08-17, § 2, 8-22-12)

- **Sec. 2-142. - Term of office.**

MYC members shall serve for a term of two (2) years, with appointments and reappointments to be made in September or as vacancies arise. An MYC member's final term of office shall end in August following completion of his or her senior year of high school.

(Ord. No. 2009-07-18, § 4, 7-20-09; Ord. No. 2012-08-17, § 2, 8-22-12)

- **Sec. 2-143. - Jurisdiction.**

The following matters shall be within the advisory jurisdiction of the MYC:

To make recommendations to the city council on matters affecting youth in the community.

(a)

To increase youth participation and involvement in local government.

(b)

To seek and recommend ways to improve communication with students in area schools.

(c)

To organize and perform service projects or functions that benefit the Homestead community, subject to approval of the city manager.

(d)

To recommend the creation of recognition programs for youth.

(e)

Any other matters assigned by the mayor, city council or city manager

(f)

(Ord. No. 2009-07-18, § 4, 7-20-09)



# Appendix 1 Miramar Resolution

## Sec. 2-105.4. - Established.

The teen council advisory board, created by Resolution No. 98-260, is hereby re-established.

(Ord. No. 08-11, § 2, 2-20-08)

## Sec. 2-105.5. - Membership; application; term of office.

The board shall consist of ten (10) members and each member of the city commission shall be responsible for appointing two (2) members. Whenever possible, the city commission shall appoint equal members of middle school and high school age students, who shall be representative of the youth of Miramar with respect to age, gender, ethnicity and residency.

Any middle school to high school aged student living in the City of Miramar will be eligible to serve on the board.

Applicants for appointment to the board shall submit an application form as provided by the director of community services, accompanied by written permission from a parent or legal guardian authorizing the applicant to attend the prescribed meetings and participate in the activities of the board.

The term of office for each member shall be one (1) year. Reappointments shall be made in September of each year, and shall remain effective until the end of May of each year. Any vacancy arising prior to completion of a term shall be filled by appointment made by the mayor or city commissioner responsible for the appointment of the vacant member for the remainder of the term.

(Ord. No. 08-11, § 3, 2-20-08; Ord. No. 12-11, § 3, 4-4-12)

## Sec. 2-105.6. - Meetings.

The teen council shall meet a minimum of one (1) time per month.

(Ord. No. 08-11, § 4, 2-20-08; Ord. No. 12-11, § 4, 4-4-12)

## Sec. 2-105.7. - Duties.

That the teen council shall:

- (1) Research, review, plan and recommend to the director of community services the establishment of social and recreational programs to be made available to the teen-aged youth of Miramar.
- (2) Assist with the planning and implementation of general family, social and recreational programs to be provided by the Miramar Community Services Department.
- (3) Volunteer to plan, support, attend, and encourage youth participation in the youth activities recommended by the board.

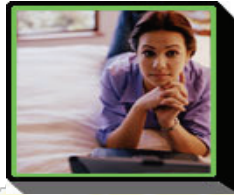
(Ord. No. 08-11, § 5, 2-20-08)

## Sec. 2-105.8. - Exemption from the qualified elector requirements.

The board members shall be exempted from the qualified elector requirements of subsections 2-53 and 2-54 of the Code of Ordinances of the City of Miramar, Florida.

(Ord. No. 08-11, § 6, 2-20-08)

# Destin Youth Council



## Application for Membership

*The youth council is a city funded council composed of high school aged-youth from Destin. The youth council is an opportunity for youth to have a formal role in the city's planning and decision-making process.*

### Youth Council Members:

- ❖ Represent Destin youth on issues important to them.
- ❖ Identify ways to improve Destin for its youth.
- ❖ Appropriate funds for youth related activities.
- ❖ Act as an advisory board to Destin City Council.

### Membership Criteria

- ❖ Applicants must live within the city limits of Destin.
- ❖ Applicants must be between the grades of 9 and 12 with at least a 2.25 GPA.
- ❖ Terms shall be for one year
- ❖ There will be no smoking, drinking alcoholic beverages or using illegal drugs by any member of the Destin Youth Council.
- ❖ Applicants must be willing to attend at least one meeting a month.
- ❖ All applicants will be considered regardless of race, color, gender, national origin, or disability.

## Appendix 2 Destin Youth Council Application Continued

4200 Indian Bayou Trail  
Destin, FL 32541  
(Attn: Office of the City Clerk)

### Applicant Information:

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Date of Birth \_\_\_\_\_

School: \_\_\_\_\_ Current Grade: \_\_\_\_\_

### Applicant Experience:

Please list activities in which you have participated. Include organizations, school-related activities, and community activities.

Name of Organization: \_\_\_\_\_

Title or Position: \_\_\_\_\_

Period of Involvement: \_\_\_\_\_ Hours per week: \_\_\_\_\_

Name of Sponsor: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Name of Organization: \_\_\_\_\_

Title or Position: \_\_\_\_\_

Period of Involvement: \_\_\_\_\_ Hours per week: \_\_\_\_\_

Name of Sponsor: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Name of Organization: \_\_\_\_\_

Title or Position: \_\_\_\_\_

Period of Involvement: \_\_\_\_\_ Hours per week: \_\_\_\_\_

Name of Sponsor: \_\_\_\_\_ Phone Number: \_\_\_\_\_

### Employment:

## Appendix 2 Destin Youth Council Application Continued

*Beginning with your present or most recent job, please list your employment history.*

Type of Work: \_\_\_\_\_

Period of Work: \_\_\_\_\_ Hours per week: \_\_\_\_\_

Name of Employer: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Type of Work: \_\_\_\_\_

Period of Work: \_\_\_\_\_ Hours per week: \_\_\_\_\_

Name of Employer: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Type of Work: \_\_\_\_\_

Period of Work: \_\_\_\_\_ Hours per week: \_\_\_\_\_

Name of Employer: \_\_\_\_\_ Phone Number: \_\_\_\_\_

### Sponsor and Personal References

Name	Address	Phone number

*Additional Information:*

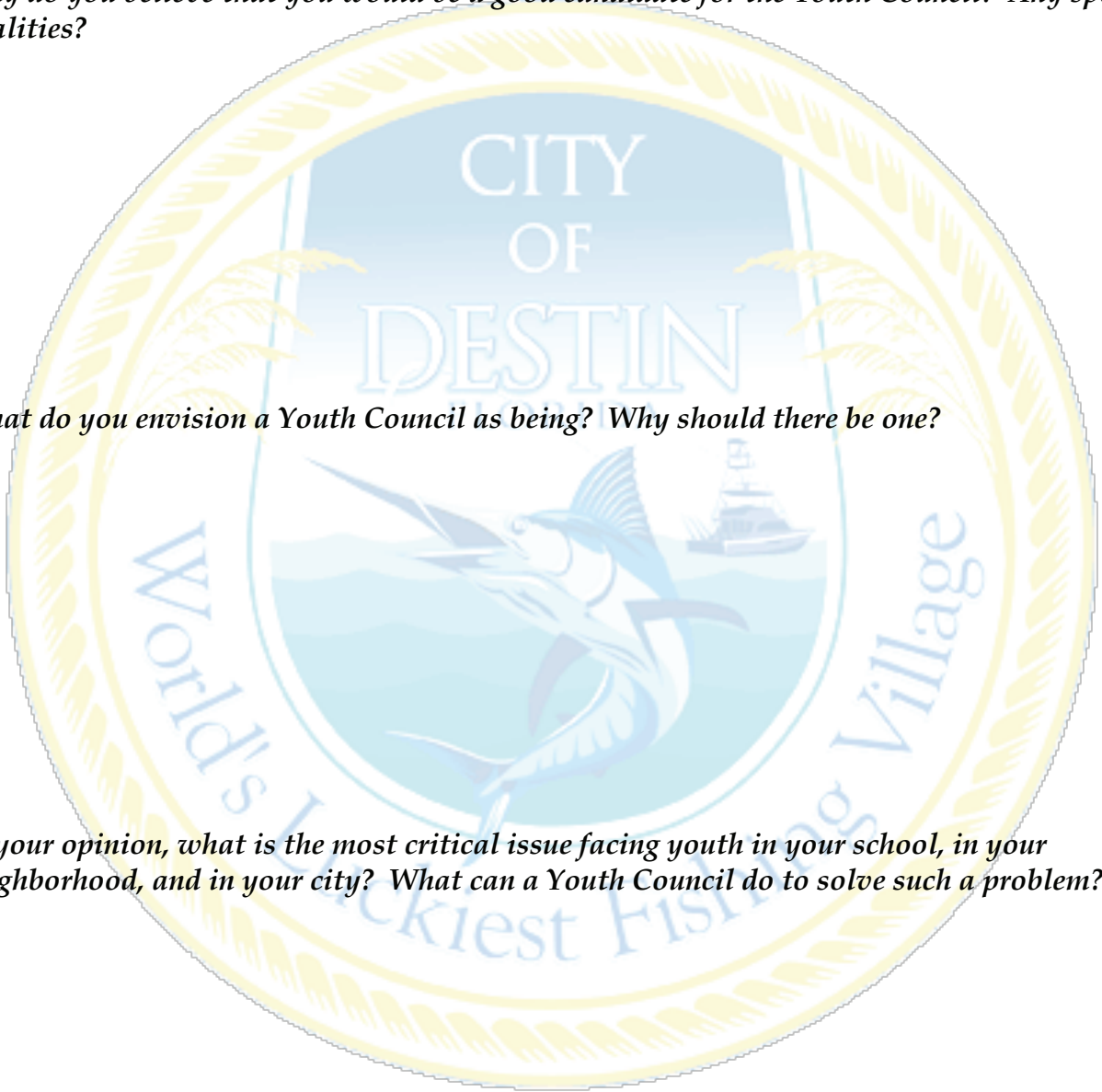
## Appendix 2 Destin Youth Council Application Continued

*To give each applicant the opportunity to demonstrate his or her eligibility for the Youth Council, answer the following questions limiting each response to 100 words or less. Use separate sheet of paper if necessary and attach response sheet to the application and submit together.*

1. *Why do you believe that you would be a good candidate for the Youth Council? Any special qualities?*

2. *What do you envision a Youth Council as being? Why should there be one?*

3. *In your opinion, what is the most critical issue facing youth in your school, in your neighborhood, and in your city? What can a Youth Council do to solve such a problem?*



*Applicant Statement*

## Appendix 2 Destin Youth Council Application Continued

*I hereby certify that the information I have given is true and correct to the best of my knowledge. I understand that provision of false information may disqualify my consideration. I authorize the release of this information for verification purposes and understand it will be used only to process my application. I also understand that by submitting this form, I am submitting an application to participate as a member of the Destin Youth Council and that said application is only complete upon receipt of the Parental/Guardian Consent and Liability Release form and receipt of GPA certification form and class rank verification form signed by my school counselor. Upon submission of the application, I understand that I will be considered for membership with all other applicants and that I may or may not be selected for membership. If selected, I agree to attend all meetings and events and understand that I will be removed from membership for failure to do so.*

---

Signature

Date

### Parental Consent

*I, the undersigned, do hereby consent to my child's participation in the Destin Youth Council. I acknowledge that I have read and understand the Destin Youth Council By-Laws and allow my child to attend all meetings and events relative to this program; and that I understand that my child will be removed from membership for failure to do so. I also acknowledge that upon submission of the application, my child will be considered for membership with all other applicants and that my child may or may not be selected for membership. I further acknowledge that my child's participation in this program is voluntary and I agree to release the City of Destin and all of their employees, officials, and any and all individuals and organizations assisting or participating in the program from any and all claims for personal injuries and property damage which my child may suffer while participating as a member of the Destin Youth Council.*

---

Signature of Parent or Guardian

Date

**2017-2018 Destin Youth Council Program**

## Appendix 2 Destin Youth Council Application Continued

### GPA Verification Form

#### To Be Completed by the Student

*This form must be signed by your counselor or other school official, verifying your weighted GPA on a 4.00 scale. Please complete the information below and sign and date the release of information section. Ask your high school counselor to complete the remainder of the form and return it to you to include with your application.*

*Applicant's full name:* \_\_\_\_\_ *Grade* \_\_\_\_\_

*High School name:* \_\_\_\_\_

#### *Release of Information*

*I grant permission to release all information regarding my GPA to the City of Destin, as deemed necessary for consideration for membership to the Destin Youth Council.*

*Signature of Applicant* \_\_\_\_\_ *Date* \_\_\_\_\_

#### To Be Completed by your High School Counselor

*Please provide requested information below and return the form to the student so that he or she may submit it with the application.*

*High School name* \_\_\_\_\_

*The above named student has a cumulative weighted GPA on a 4.00 scale of* \_\_\_\_\_

*Student's current grade level* \_\_\_\_\_

\_\_\_\_\_  
*Signature of Authorized Official*

\_\_\_\_\_  
*School Official's Title*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Phone*

# Appendix 2 Milton Youth Council Application

## APPLICATION FOR THE CITY OF MILTON YOUTH COUNCIL

**Please Return to:**  
The City of Milton Planning and  
Development Department:  
*Mailing* - P.O. Box 909, Milton, FL 32572 or;  
*Physical* - 6738 Dixon Street  
Milton, Florida 32570

\*Please print neatly in blue or black ink.

Name \_\_\_\_\_ Date \_\_\_\_\_  
Parent's Name(s) \_\_\_\_\_  
Home Phone # \_\_\_\_\_ Other Phone Line \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_

---

School Name: \_\_\_\_\_

Grade: \_\_\_\_\_ Age: \_\_\_\_\_ Grade Point Average: \_\_\_\_\_

List the extra-curricular activities that you currently take part in: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List any other organizations or clubs you are currently a member of: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Why do you want to be involved in the City of Milton Youth Council? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe your ideas and goals for this Council and how they can benefit the Community. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you could change one thing about this City, what would that be and why? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What are you passionate about? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---



## Appendix 2 Milton Youth Council Application Continued

### APPLICATION FOR THE CITY OF MILTON YOUTH COUNCIL

**Commitment Statement:**

*I understand that being a member of the City of Milton Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.*

\*Please see the attached *List of Offices and Duties* document.

**Student Signature:** I have read and understand the above commitments required for the Council.

---

Student Signature

---

Date

**Parent/Legal Guardian Signature:** I give my permission for the above named applicant to seek a position on the City of Milton Youth Council and I have read and understand the commitments required for the Council.

---

Parent Signature

---

Date

\*Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call the City of Milton Department of Planning and Development: 1(850) 983-5440

## Appendix 2 West Palm Beach Youth Council Application

### City of West Palm Beach

### Mayor's Youth Council Application

The vision for the Mayor's Youth Council is to empower caring youth dedicated to personal development and servant leadership. If you are interested in applying for membership to the council, please complete the following application. Applicants MUST be a city resident and be in grades 9 through 11. Please type or print clearly in blue or black ink. You may attach additional sheets if necessary: ALL information must be completed to be considered for the Mayor's Youth Council.

Name: \_\_\_\_\_ Age: \_\_\_\_\_

School: \_\_\_\_\_ Grade: \_\_\_\_\_

Home Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Parent/Guardian: \_\_\_\_\_

Optional Information: \_\_\_\_\_

The City of West Palm Beach does not discriminate based on race, ethnicity, sex, creed, national origin or disability. This information need not be provided. It is requested to facilitate the City of West Palm Beach's goal of assembling a diverse group. Omitting this information will not affect your application.

Race or ethnic group: \_\_\_ American Indian \_\_\_ African American \_\_\_ Asian  
\_\_\_ White \_\_\_ Middle Eastern \_\_\_ Hispanic

Other, please specify: \_\_\_\_\_

Gender: \_\_\_ Female \_\_\_ Male Birth Date \_\_\_\_\_

Please check all that apply:

\_\_\_ I have transportation to get to Youth Council meetings/events.

\_\_\_ I initiated my interested in this program.

\_\_\_ I was asked to apply for this position.

By whom? \_\_\_\_\_ Position: \_\_\_\_\_

Organization: \_\_\_\_\_

## Appendix 2 West Palm Beach Youth Council Application Continued

Why do you want to serve as a member of the Mayor's Youth Council? (feel free to add a sheet of paper)

---

---

What are the three most important issues to you, your friends and your family concerning your neighborhood?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Please list any other activities you will be involved in during the school year. Include employment, sports, community, school and religious groups.

---

---

---

What personal skills and characteristics do you possess that would make you a good representative?

---

---

---

If you could bring one thing to this city or change one thing, what would it be?

---

---

Are you willing to attend the meetings, events and activities of the Youth Council for one year and commit to making a difference in our city?

Yes \_\_\_ No \_\_\_

Are you interested in community service points for this project?

Yes \_\_\_ No \_\_\_

## Appendix 2 West Palm Beach Youth Council Application Continued

Please list two adult references (non-relatives) with phone numbers. You must also attach letters of recommendation from these individuals. The letters must be no more than one page in length and typed. Please include one letter from your school principal or other school based personnel and one letter from a community member who is familiar with you.

1. \_\_\_\_\_
2. \_\_\_\_\_

*I have read and understand the commitment required for the Mayor's Youth Council. I also realize the importance of teamwork and cooperation and I am willing to make this commitment.*

Student Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Parent/Legal Guardian Permission: I give my permission for \_\_\_\_\_ to seek the position of representative on the Mayor's Youth Council.

Signature of Parent/Guardian: \_\_\_\_\_ Date: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Relationship to Youth: \_\_\_\_\_

Emergency Telephone Number: \_\_\_\_\_

Emergency Cell Number: \_\_\_\_\_

Deadline to Apply:

Mail to:

**Thank you!**

## Appendix 3 Tampa Expectations

### Tampa's Mayor's Youth Council Class of \_\_\_\_\_ Expectations

1. That you will make Mayor's Youth Corps a top priority and take advantage of as many opportunities as possible. **PLEASE** check your MYC calendar before making plans.
2. That you will keep an activity calendar which includes MYC activities as well as other activities so you are fully aware of your schedule of commitments.
3. That you will check and respond to MYC email every day, noting on your calendar MYC activities and the details of each activity. That you will print and file in date order all MYC emails and other correspondence. This will allow you to track what you have and have not responded to.
4. That you will inform me of any change in address, phone number or email address. If your computer blows up you need to call me and tell me, if you unplug it for 2 weeks to paint your room you need to call me and tell me.
5. That you will fully participate in all events and projects as a member of "the team".
6. That you will be on time for events. If you are running late please call or text me on my cell phone.
7. That you will always be honest when expressing your opinions and that you will always listen respectfully and with an open mind to others, even when you disagree.
8. That if you subscribe to a newspaper, you will skim the front and metro sections of every edition. If you don't subscribe to a newspaper you will read one of the local papers online every day.
9. That you will act at all times as a representative of the Mayor's office. No drinking, smoking or drugs. If you have a MySpace/Facebook account no inappropriate images or text is allowed. We have a MYC Group on Facebook. Please friend me (Rebecca Becnel Heimstead) & I will add you to the MYC FB page. I also expect you to have both Twitter and Instagram accounts and to follow us on both.
10. That you will take the initiative and be creative when asked for your input. THINK!
11. That you will seek opportunities to learn, to serve and to lead.
12. That you will not engage in physical or verbal aggression towards anyone.
13. That you will be mindful of your language.
14. That you will read everything in this notebook and file Leadership 101 handouts for future reference.
15. That you will bring your MYC notebook and something to write with to every MYC function except community service and office work.



# PUBLICITY ACTION PLAN

There are several steps that can be taken to promote and publicize your youth council:

- Get the local media involved from the beginning!
- Be sure to designate a contact person for your youth council who can be reached by the media (ideally this would be your Youth Council Coordinator—someone who works for the city).
- Write a guest editorial that talks about your Youth Council and its activities and submit it to your newspaper(s) opinion page editor. (*Check with your newspaper on deadlines.*)
- Schedule an editorial board meeting with your local newspaper(s) to formally discuss your city's youth council—be sure to include city and school representatives.
- Notify the education reporter or one that covers city activities for your local newspaper. Invite the reporter to sit in on or be a part of any meetings or activities you have.
- Keep reporters informed of your activities. Send the local newspaper(s), television and radio station(s) a media advisory to alert them to upcoming activities and a press release(s) to publicize your activities.
- As you coordinate with school officials and other groups, encourage them to assist you in generating publicity.
- Consider scheduling an interview about your projects/activities on the local television or radio talk show and/or your cable-access channel.
- Highlight your activities on your city website or social media sites, with a link to FLC's website. Be sure to put your website address on ALL communications with the media.
- If you conduct an event during *Florida City Government Week*, you can publicize the significance of hosting your project during this week, which focuses on citizen participation and pride in city government. Your event can be coordinated with other Florida City Government Week activities.
- Be sure to send thank you letters to the newspaper reporter/editor if you receive favorable press on the event.
- Don't forget to plan for and take good quality photos for reprint in local publications and for dissemination. The Florida League of Cities would be interested in these photos for possible use in their publications.

## Appendix 5 Destin, Mulberry & Niceville Mission Statements

### Appendix E

#### Mission/Purpose Statement Examples

##### Mulberry Civic Teen Advisory Board

City of Mulberry, Population: 3,828

The purpose of the Teen Advisory Board is twofold. Firstly, it is to gather an accurate opinion of what teenagers attending school in the City of Mulberry area would like to see happen in the City. Secondly, it is to equip teenagers with an understanding of local government, building practical leadership skills and techniques, and project planning, organizing, and completing.

##### Destin Youth Council

City of Destin, Population: 12,898

To provide Destin's youth with the opportunity to participate in the City's decision-making process, through recommendations to the City Council that address youth issues, promote existing positive programs, and develop programs, projects and activities for the young people in the City of Destin; thereby promoting and encouraging the youth to become effective leaders in the community by helping shape the future of Destin.

##### Niceville Youth Council

City of Niceville, Population: 14,122

Provide a voice for youth in the City of Niceville and establish a direct medium for civic involvement among this group. The council is meant to represent the diverse youth population in Niceville.

## Appendix 6 Tampa Attendance Expectations

### Mayor's Youth Corps Attendance/Response Rules

That you will, over the course of 12 months, do at least the following:

- Attend the Opening Retreat (9 hours) **MANDATORY**
- Attend 2 Open Forums with the mayor (1 hour each)
- Attend 6 Community service projects (2–6 hours each)
- Attend 6 Leadership 101 sessions (3-4 hours each)
- Attend 2 of the 4 Mayor's Youth Leadership Council Quarterly Special Presentations (2 hours each)
- Participate in at least 1 *From the Corps* event (Corps Spotlight, Corps Commentary, FTC Forum Show, Public Service Announcement, etc.) (1 – 3 hours)
- Attend City Council (2 hours)
- Attend Introduction to City Government (1 hour) **MANDATORY**
- Provide 8 hours (2 hours per quarter) of work in Ms. Heimstead's office. Failure to complete 2 hours in a quarter will result in a warning. NOTE: Failure to schedule and work your quarterly office hours will mean you will not be included in the closing luncheon. Working all 4 quarters is a requirement.
- Respond to all emails that require a response. Meet all deadlines. Late responses to 5 events will result in a warning. Failure to respond to 2 emails will result in a warning. 24 hours after the email deadline late responses will be considered a "No Response."
- Be on time for all events. Arriving late for 2 events will result in a warning.
- Call or email if you are unable to attend an event that you have indicated you will attend. Failure to attend an event without a call or email will result in a warning.
- To receive an invitation to attend the closing luncheon, you must have accumulated at least 60 hours and met all the individual event requirements.

First Warning – You and your parents will receive a letter indicting what you have done or not done which has triggered warning. Your mentor will also receive this information and will contact you with suggestions to make sure it doesn't happen again. If you think it would be helpful you can request a meeting with the MYC Coordinator and your MYLC mentor. We will ALWAYS be here to help. All you need to do is ask.



## Appendix 6 Tampa Attendance Expectations Continued

Second Warning – If you have already received a 1<sup>st</sup> warning and you again fail to meet 1 or more of the stated expectations you will be given a 2<sup>nd</sup> warning. You will be required to meet with the MYC Coordinator, your mentor and a member of the MYC Advisory Council.

Final Warning - If you have been on both 1<sup>st</sup> and 2<sup>nd</sup> warnings and again fail to meet 1 or more of the stated expectations you will be placed on final warning. You and your parents will be required to meet with the MYC Coordinator and members of the MYLC. You will be allowed to state why you should not be removed from the MYC. The decision of group will be final.

If you are removed from the MYC you will not be allowed to list the Mayor's Youth Corps on your resume, college applications, scholarship applications, etc.

Once a warning meeting has been held, the slate is wiped clean and you start over. If you have been on 1<sup>st</sup> Warning and again trigger a warning status you will be on 2<sup>nd</sup> Warning. Likewise if you have been on 2<sup>nd</sup> Warning and again trigger a warning status you will be on Final Warning.

# SOCKSGIVING

Help the Belleair Teen Council collect over 500 pairs of new socks for the Thanksgiving season! We are collecting socks for all ages and genders to donate to RCS.

Collections: November 1-30

For more info, contact Rachel at 727-518-3728 or email [rhobbs@townofbelleair.net](mailto:rhobbs@townofbelleair.net)

The 2017-2018 Belleair Teen Council is comprised of 31 teenagers ranging in age from 13 to 18 years old, who are dedicated to making a positive difference in our community. While Belleair is a small town near much-larger cities including Clearwater and Largo, our Teen Council does big things.

Each year, the Council chooses a charitable cause or organization to partner with, which have previously included UPARC, The Arc Tampa Bay Foundation, and the Belleair Community Foundation.

This past year; however, the Council partnered with two non-profit organizations: Religious Community Services (RCS) and Hands Across the Bay, whose focus is one providing help and hope for those facing homelessness, domestic violence, and hunger. The Belleair Teen Council chose to support these organizations because of their strong message to give back to the local community and people in need.

To further this mission, the Belleair Teen Council started "Socksgiving" in the month of November. Socksgiving was a sock collection event for all ages and genders that delivered all varieties of new socks to local persons in need. These donations provided a level of comfort for recipients to help them stay warm during the upcoming winter season.

With the help of the Belleair Community Foundation (a local civic group) and countless Belleair residents, the Teen Council exceeded its goal of 500 pairs of socks, and ultimately collected 683 pairs. These socks were then donated to the RCS and Hands Across the Bay, where they could directly help those in need.

Projects such as Socksgiving are an important tenant for the Belleair Teen Council, whose members are learning to appreciate serving others in these types of capacities. Belleair Teen Council Vice President, Jennifer Spencer says "The people that benefited from our Socksgiving drive have a lot to worry about, especially during the holiday season. Even though it is something simple as clean socks, I feel it is important to help relieve the struggles of people in our community in need by any means possible."

## Appendix 7 1st Belleair Teen Council Project Coninued



Belleair Teen Council gather with their bin of socks.



Belleair Teen Council Secretary, Miss Madison Vaughan (bottom); Mrs. Florida and representative for Hands Across the Bay and RCS, Ms. Devin Pappas (left), and Belleair Teen Council Liaison, Ms. Rachel Hobbs (right)

**TOWN OF BELLEAIR**

**MAYOR:**  
GARY H. KATICA

**COMMISSIONERS:**  
KARLA RETTSTATT  
MICHAEL WILKINSON  
TOM SHELLY  
TOM KUREY

**TOWN MANAGER:**  
JP MURPHY



901 PONCE DE LEON BOULEVARD  
BELLEAIR, FLORIDA 33756-1096

PHONE (727) 588-3769

WWW.TOWNOFBELLEAIR.COM

INC. 1925

To Whom It May Concern,

Please accept this nomination for the Florida League of Cities “Youth Council Community Service Project Contest” on behalf of the Town of Belleair’s Teen Council.

Belleair’s Teen Council began around five years ago, and was founded for two main reasons: (1) to empower our local teenagers to learn more about their government and to be active in it, and (2) to encourage our teens to give back to their community. Each year, the Teen Council sits in on guest lectures from Town officials, attends public meetings, and assists the Parks and Recreation Department with special events and programs.

On top of this, our Teen Council takes on philanthropic project each year. This year, that project was “Socksgiving,” an initiative to donate new socks of all kinds to victims of homelessness, domestic violence, and hunger. As Teen Council embraced this project, so did our community, and it was my privilege to watch the passion of these kids make a difference in the lives of others.

That being said, I highly recommend that the Florida League of Cities consider the Belleair Teen Council’s “Socksgiving” project for the “Youth Council Community Service Project Contest” this year. Thank you, and please feel free to contact me with any questions.

Sincerely,

JP Murphy  
Town Manager

## Appendix 7 1st Belleair Teen Council Project Coninued

March 30, 2018

To Whom It May Concern,

My name is Devin Pappas and I am a Domestic Violence Advocate for RCS and Hands Across the Bay. I am also involved with helping the homeless families through Pinellas Hope, HEP and RCS.

The community support, for these programs, could not be successful with out the organization, team work, effortless hours and dedication from Rachel Hobbs and her Teen Council Team.

I have had the pleasure of working with this group on many events such as collecting canned food for the food bank and raising awareness of domestic violence through the presence at the Belleair Rec Concerts but most recently, Rachel and her Teen Council Team held a "Socksgiving" drive to collect socks during the cold months.

This team collected 680 pairs of socks through their community outreach efforts and services. Because of this heartfelt event we were able to provide warm socks to women, children and men at the following non-profit organizations: The Haven of RCS, Hands Across the Bay, HEP and Pinellas Hope.

It truly is a blessing to have such a group of young teens care so much about the families facing crisis and are so selfless to dedicate their time and efforts in making a difference in our community.

Please recognize Rachel Hobbs and her extraordinary group of teens as outstanding role models in our area. We are very fortunate to have them.

Thank you,

Devin Pappas

727-657-9615

## Appendix 8 Titusville Leadership Seminar

### Hold a Leadership Seminar

The Student Advisory Council Leadership Seminar is held every other year. This year it was held on Friday, March 2, 2018, at the Parrish Medical Center, from eight to three fifteen. The guests and students that attended are from Astronaut High School, Titusville High School, and The North Brevard Home School Association.

The seminar started with a light breakfast followed by an ice breaker game, where the student shared fun facts about themselves to their peers. Next, the students listened to a speech from guest speaker Sheriff Wayne Ivey. He spoke about leadership and the role it played in getting his position, and how he manages the Brevard County Sheriff's Department. Afterwards, our guests worked on a project in small groups, making legitimate designs for a Titusville Civic Center. Their challenges were using good use of the space they were given, and following all the correct city codes.

Next, the students were released to eat lunch provided by Parrish Medical Center, and after, presented their designs for the Civic Center to the rest of the groups.

During the remainder of the afternoon, our guests enjoyed a speech from City Council Member Mr. Dan Diesel. Mr. Diesel had the guests play a leadership game and spoke of the effects of leadership, and how it can be achieved.

Lastly, the students participated in a raffle and were released for the rest of the day. The Student Advisory Council did a fantastic job making a well-constructed seminar that was successfully achieved. This program should continue to be executed every other year.

Recommendations: Hold the Leadership seminar during 2019/2020.

## Leadership Day



*Written by Member Milbert and presented by Jason Garrett*

## Build your ideal team.



The Sanford Mayor's Youth Council and CareerSource Central Florida **invite you to exhibit** at the **2nd Annual Sanford Hiring Event**

**Saturday, March 4, 2017**  
**8:00 a.m. – 12:00 p.m.**

at the Sanford Civic Center  
401 E Seminole Blvd. | Sanford, FL 32771

Career seekers of all ages from Sanford and Seminole County are expecting to meet with area businesses to discuss employment opportunities. Businesses that need to fill open positions have the opportunity to meet face-to-face with career seekers at no cost!

*Exhibitors will be provided a space with a table and chairs at the event.*

To **register** for an exhibitor space, please **visit**:  
[https://cscfit.formstack.com/forms/2nd\\_annual\\_sanford\\_hiring\\_event\\_c4\\_2](https://cscfit.formstack.com/forms/2nd_annual_sanford_hiring_event_c4_2)



**Tailored From *Every* Angle.**

**1.800.757.4598 | [careersourcecentralflorida.com](http://careersourcecentralflorida.com)**

CareerSource Central Florida is an equal opportunity employer/program. Call 407.531.1222 for more information. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711. Disponible en Español.

### 51 Ideas for New and Existing Youth Councils

#### Getting Started/First-Year Councils:

1. Get to know your youth council members. Learn each member's skills and interests.
2. Hold meetings and focus groups with community members to receive ideas on what the community needs from the council. (*Reach out to all groups in your city to make sure that you are representing the broadest possible base.*)
3. Compile data for decision-making. (*Examples: demographics, existing resources and services, and effectiveness of current services*)
4. Teach new members how city government works. (*See steps 43-51.*)
5. Create a mission statement.
6. Enter the Florida League of Cities Municipal Youth Council Video Competition or Community Service Project Contest.
7. Create a youth council logo.
8. Design a shirt to wear for special events.
9. Plan fundraisers to provide funds for council programs.
10. Establish youth council duties and positions. If interested, hold an election process.
11. Report regularly to the city council or commission.
12. Provide additional training to council members in areas such as college prep, leadership, teamwork, diversity, healthy habits or professional image.

#### Community Service Projects:

13. Create a "shop squad" to pick up groceries or medicine for the elderly or disabled.
14. Host a 5K run to support a charity.
15. Make gifts for kids in the hospital. (*Examples: Distribute valentines, Halloween candy or holiday toys.*)
16. Sponsor food and clothing drives.
17. Start a recycling program in your schools.
18. Donate food to families in need for the holidays.
19. Sponsor trash cleanup days for parks, highways, beaches, etc. (*Examples: Hold a citywide cleanup day, or have the council adopt a road.*)



## Appendix 8 51 Youth Council Ideas Continued

20. Build a community or school garden.
21. Create a website or social media campaign for a cause.
22. Partner with a local homeless shelter.
23. Host social and recreational activities that are drug- and alcohol-free, such as educational lock-ins.
24. Hold recycling collection dates for hazardous items, technology, etc.
25. Help with local events such as parades or festivals.
26. Connect low-income children or youth with local members of law enforcement to shop for holidays at “Shop with a Cop.”
27. Establish a “buddy program” to hang out with youth who have special needs.
28. Create a mural that depicts values of your community.

### **Education/Outreach to Community:**

29. Promote civic involvement with other youth through social media platforms. *(Example: Create a social media site that provides relevant information to youth.)*
30. Promote voting among youth.
31. Establish relationships with businesses and non-profit organizations. *(Example: Work with a local newspaper or radio or television station to promote and educate citizens on the work of your youth council.)*
32. Lobby for issues important to youth.
33. Hold workshops on peer pressure, bullying or other problems facing teens.
34. Teach other interested groups about government via articles, seminars, videos, etc.
35. Create a brochure about your council to give to local schools.
36. Reach out to younger youth to encourage them to join the youth council. *(Example: Invite them to a youth council meeting.)*
37. Hold citywide study sessions for specific subjects or general exams.
38. Help your city promote and participate in Florida City Government Week.
39. Create a photo or “selfie” contest to promote city landmarks and city appreciation.
40. Host an online scavenger hunt that promotes city services or your city’s history.
41. Create videos about your city, government, staff, etc.

## Appendix 8 51 Youth Council Ideas Continued

42. Host a competition to find the best solution to a municipal problem.

### Getting to Know Your Government

43. Hold mock city council meetings and elections.

44. Hold a meet and greet with city staff.

45. Attend youth council conferences including the one held at Florida League of Cities Annual Conference.

46. Have a “City Day” when municipal leaders meet with the youth in the community to speak on what municipal leaders do or to discuss issues in the community.

47. Create a shadow council. (*Spend the day with a city council member, board member or city administrator.*)

48. Bring in speakers to talk about government, voting, mentoring, leadership, etc.

49. Spend a day touring the capital, city departments or local history museums.



50. Attend the Florida League of Cities Civic Education Program during Legislative Action Days.

51. Attend city council meetings or open houses.



# JANUARY 2018

## TEEN COUNCIL ADVISORY BOARD

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Happy New Year	2	3	4	5	6
7	8	9	10	11 Teen Council Advisory Board Meeting 6pm Sunset Lakes Com Ctr.	12	13  Special Olympics Basketball @ FMU 7am-4pm
14	15 <u>Volunteer Opportunity</u> MLK Celebration Lakeshore Park 12pm-4pm	16	17	18	19	20
21	22 	23	24 Commission Meeting @ 7pm Commission Chambers	25 Miami Heat BBall Game 7:30pm	26	27
28	29	30 <i>League of Cities</i>	31 <i>League of Cities</i>			

Elizabeth Valera, Assistant Director  
 Antoinette Bellinger, Parks and Recreation Administrator  
 Tiffany Davis, Customer Service Specialist I

954-602-3175  
 954-602-3343  
 954-602-3173



# REGULAR AGENDA ITEM 501

## CITY COMMISSION AGENDA | JANUARY 13, 2020

### REGULAR MEETING

#### **TITLE**

2020 Calendar of Meetings and Holidays

#### **SUMMARY**

Staff requests the City Commission review and discuss the attached 2020 Calendar of Meetings with the City Commission regular meetings, Board and Committee meetings, and City holidays. Included in the calendar is two proposed holidays and four proposed City Commission special meetings for the Commission's review.

#### **RECOMMENDATION**

Staff recommends the City Commission review and discuss the proposed 2020 Calendar of Meetings and Holidays.

# MEETING CALENDAR

## 2020

### JANUARY

S	M	T	W	TH	F	S
			01	02	03	04
05	06	07	08	09	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### FEBRUARY

S	M	T	W	TH	F	S
						01
02	03	04	05	06	07	08
09	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

### MARCH

S	M	T	W	TH	F	S
01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

### APRIL

S	M	T	W	TH	F	S
			01	02	03	04
05	06	07	08	09	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

### MAY

S	M	T	W	TH	F	S
					01	02
03	04	05	06	07	08	09
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

### JUNE

S	M	T	W	TH	F	S
			03	04	05	06
07	08	09	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

### JULY

S	M	T	W	TH	F	S
			01	02	03	04
05	06	07	08	09	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### AUGUST

S	M	T	W	TH	F	S
						01
02	03	04	05	06	07	08
09	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

### SEPTEMBER

S	M	T	W	TH	F	S
			02	03	04	05
06	07	08	09	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

### OCTOBER

S	M	T	W	TH	F	S
				01	02	03
04	05	06	07	08	09	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

### NOVEMBER

S	M	T	W	TH	F	S
01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

### DECEMBER

S	M	T	W	TH	F	S
			02	03	04	05
06	07	08	09	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

- City Commission Regular Meeting
- City Commission Special Meeting
- Parks & Recreation Advisory Committee Meeting
- Tuscawilla Lighting & Beautification District Advisory Committee Meeting
- Planning & Zoning Board/Local Planning Agency Meeting
- Code Enforcement Board Meeting
- Board of Trustees Meeting
- Bicycle & Pedestrian Advisory Committee Meeting
- City Holidays
- Oak Forest Wall & Beautification District Advisory Committee Meeting

# January 2020

December '19						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February '20						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1 <b>CITY HOLIDAY</b> <i>New Year's Day</i>	2	3	4
5	6	7	8  <i>Planning and Zoning Board Local Planning Agency Special Meeting - 5:30 PM</i>	9	10	11
12	13  <i>CITY COMMISSION REGULAR MEETING - 6:30 PM</i>	14	15  <i>Tuscawilla Lighting And Beautification District Advisory Committee Regular Meeting - 5:15 pm</i>	16	17	18  <i>Scottish Highland Games Central Winds Park 8:00 am - 9:00 pm</i>
19  <i>Scottish Highland Games Central Winds Park 8:00 am - 9:00 pm</i>	20 <b>CITY HOLIDAY</b> <i>Martin Luther King Jr. Day</i>	21	22  <i>CITY COMMISSION SPECIAL MEETING - 6:30 PM</i>	23	24	25
26	27  <i>CITY COMMISSION REGULAR MEETING - 6:30 PM</i>	28  <i>Code Enforcement Board Regular Meeting - 5:30 pm</i>	29	30	31	1
2	3	Notes:				

*\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers*

# February 2020

January '20						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

March '20						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
2	3	4  Parks And Recreation Advisory Committee Regular Meeting - 5:30 pm	5  Planning And Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm	6	7  Father Daughter Dance Winter Springs Senior Center 7:00 pm - 9:00 pm	8
9	10  CITY COMMISSION REGULAR MEETING - 6:30 PM	11	12	13  Board Of Trustees Regular Meeting - 5:30 pm	14	15  Babe Ruth Opening Day Central Winds Park 10AM - 2PM
16	17  CITY COMMISSION SPECIAL MEETING - 6:30 PM	18  2020 Census Committee Meeting - 6:30 pm	19	20	21	22
23	24  CITY COMMISSION REGULAR MEETING - 6:30 PM	25  Code Enforcement Board Regular Meeting - 5:30 pm	26	27	28	29
1	2	Notes				

\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers

# March 2020

February '20						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

April '20						
S	M	T	W	T	F	S
						1
			2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>1</b>	<b>2</b>  CITY COMMISSION SPECIAL MEETING - 6:30 PM	<b>3</b>	<b>4</b>  Planning And Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm	<b>5</b>	<b>6</b>	<b>7</b>
<b>8</b>	<b>9</b>  CITY COMMISSION REGULAR MEETING - 6:30 PM	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>
<b>15</b>	<b>16</b>  CITY COMMISSION SPECIAL MEETING - 6:30 PM	<b>17</b>	<b>18</b>  Bicycle And Pedestrian Advisory Committee Regular Meeting- 5:30 pm	<b>19</b>	<b>20</b>	<b>21</b>
<b>22</b>	<b>23</b>  CITY COMMISSION REGULAR MEETING - 6:30 PM	<b>24</b>  Code Enforcement Board Regular Meeting - 5:30 pm	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>
<b>29</b>	<b>30</b>	<b>31</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>5</b>	<b>6</b>	Notes				

*\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers*



# April 2020

March '20						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

May '20						
S	M	T	W	T	F	S
						1 2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1  <i>Planning and Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm</i>	2  <i>Oak Forest Wall and Beautification District Advisory Committee Regular Meeting - 5:30 pm</i>	3	4  <i>Explore Outdoors 12PM - 5PM</i>
5	6	7	8	9	10  <b>CITY HOLIDAY</b> <i>Good Friday</i>	11
12	13  <i>CITY COMMISSION REGULAR MEETING - 6:30 PM</i>	14	15  <i>Tuscawilla Lighting And Beautification District Advisory Committee Regular Meeting - 5:15 pm</i>	16	17	18
19	20	21	22	23	24	25  <i>Fish Winter Springs 8AM - 11AM</i>
26	27  <i>CITY COMMISSION REGULAR MEETING - 6:30 PM</i>	28  <i>Code Enforcement Board Regular Meeting - 5:30 pm</i>	29	30	1	2
3	4	Notes				

*\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers*

# May 2020

April '20						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

June '20						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	1	2
3	4	5 Parks and Recreation Advisory Committee Regular Meeting - 5:30 pm	6 Planning and Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm	7	8	9
10	11 CITY COMMISSION REGULAR MEETING- 6:30 PM	12	13	14 Board of Trustees Regular Meeting - 5:30 pm	15	16
17	18	19	20	21	22	23
24	25 CITY HOLIDAY Memorial Day	26 Code Enforcement Board Regular Meeting - 5:30 pm	27	28	29	30
31	1	Notes				

\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers

# June 2020

May '20						
S	M	T	W	T	F	S
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
						31

July '20						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3 <i>Planning and Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm</i>	4	5	6
7	8 <i>CITY COMMISSION REGULAR MEETING - 6:30 PM</i>	9	10	11	12	13
14	15	16	17 <i>Bicycle and Pedestrian Advisory Committee Regular Meeting - 5:30 pm</i>	18	19	20
21	22	23 <i>Code Enforcement Board Regular Meeting - 5:30 pm</i>	24	25	26	27
28	29	30	1	2	3	4
5	6	Notes				

*\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers*

# July 2020

June '20						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

August '20						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1  <i>Planning and Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm</i>	2	3  <b>CITY HOLIDAY</b> <i>Independence Day Holiday</i>	4  Celebration of Freedom 5PM - 9:30PM
5	6	7	8	9	10	11
12	13  <i>CITY COMMISSION REGULAR MEETING - 6:30 PM</i>	14	15  <i>Tuscawilla Lighting and Beautification District Advisory Committee Regular Meeting - 5:15 pm</i>	16	17	18
19	20	21	22	23	24	25
26	27	28  <i>Code Enforcement Board Regular Meeting - 5:30 pm</i>	29	30	31	1
2	3	Notes				

*\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers*

# August 2020

July '20						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September '20						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
26	27	28	29	30	31	1	
2	3	4 Parks and Recreation Advisory Committee Regular Meeting - 5:30 pm	5 Planning and Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm	6	7	8	
9	10 CITY COMMISSION REGULAR MEETING - 6:30 PM	11	12	13 Board of Trustees Regular Meeting - 5:30 pm	14	15	
16	17	18	19	20	21	22	
23	24	25 Code Enforcement Board Regular Meeting - 5:30 pm	26	27	28	29	
30	31	Notes					

*\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers*

# September 2020

August '20						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

October '20						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2 <i>Planning and Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm</i>	3	4	5
6	7 <b>CITY HOLIDAY</b> <i>Labor Day</i>	8	9	10	11	12
13	14 <i>CITY COMMISSION REGULAR MEETING - 6:30 pm</i>	15	16 <i>Bicycle and Pedestrian Advisory Committee Regular Meeting - 5:30 pm</i>	17	18	19
20	21	22 <i>Code Enforcement Board Regular Meeting - 5:30 pm</i>	23	24	25	26
27	28 <i>CITY COMMISSION REGULAR MEETING - 6:30 pm</i>	29	30	1	2	3
4	5	Notes				

*\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers*

# October 2020

September '20

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

November '20

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	1	2	3
4	5	6	7 <i>Planning and Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm</i>	8	9	10
11	12 <i>CITY COMMISSION REGULAR MEETING - 6:30 pm</i>	13	14	15	16 <i>Ghoulishly Good Time 6PM - 9PM</i>	17
18 <i>Winter Springs Festival of the Arts 10AM - 5PM</i>	19 <i>Winter Springs Festival of the Arts 10AM - 5PM</i>	20	21 <i>Tusawilla Lighting and Beautification District Advisory Committee Regular Meeting - 5:15 pm</i>	22	23	24
25	26 <i>CITY COMMISSION REGULAR MEETING - 6:30 pm</i>	27 <i>Code Enforcement Board Regular Meeting - 5:30 pm</i>	28	29	30	31
1	2	Notes				

*\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers*

# November 2020

October '20						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

December '20						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3  <i>Parks and Recreation Advisory Committee Regular Meeting - 5:30 pm</i>	4  <i>Planning and Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm</i>	5	6	7  <i>Hometown Harvest 5PM - 9PM National Night Out 5PM - 9PM</i>
8	9	10	11 <b>CITY HOLIDAY</b> <i>Veteran's Day</i>  Veteran's Day Tribute 6PM - 7PM	12  <i>Board of Trustees Regular Meeting - 5:30 pm</i>	13	14
15	16  <i>CITY COMMISSION REGULAR MEETING - 6:30 pm</i>	17	18	19	20	21
22	23	24  <i>Code Enforcement Meeting Regular Meeting - 5:30 pm</i>	25	26 <b>CITY HOLIDAY</b> <i>Thanksgiving Holiday</i>	27 <b>CITY HOLIDAY</b> <i>Day After Thanksgiving</i>	28
29	30	1	2	3	4	5
6	7	Notes				

*\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers*



# December 2020

November '20						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

January '21						
S	M	T	W	T	F	S
						1 2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1	2 <i>Planning and Zoning Board/ Local Planning Agency Regular Meeting - 5:30 pm</i>	3	4	5  <i>Winter Wonderland 4PM - 8PM</i>
6	7 <i>Santa's City Run</i>	8 <i>Santa's City Run</i>	9 <i>Santa's City Run</i>	10 <i>Santa's City Run</i>	11 <i>Santa's City Run</i>	12 <i>Shop with a Cop</i>
13	14  <i>CITY COMMISSION REGULAR MEETING - 6:30 PM</i>	15	16  <i>Bicycle and Pedestrian Advisory Committee Regular Meeting - 5:30 pm</i>	17	18	19
20	21	22  <i>Code Enforcement Meeting Regular Meeting - 5:30 pm</i>	23	24 <b>CITY HOLIDAY</b> <i>Christmas Eve</i>	25 <b>CITY HOLIDAY</b> <i>Christmas Holiday</i>	26
27	28	29	30	31	1 <b>City Holiday</b> <i>New Year's Day</i>	2
3	4	Notes				

*\*Meetings/Events Shown In Red Are Scheduled For The Commission Chambers*



# REGULAR AGENDA ITEM 502

## CITY COMMISSION AGENDA | JANUARY 13, 2020

### REGULAR MEETING

#### **TITLE**

East Central Florida Regional Planning Council Report and Recommendations

#### **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. Under the Community Visioning Scope, the completed report for Task 1: Adopted Vision and Trend Analysis with Case Studies was presented to the City Commission as an informational agenda item on September 9, 2019 and included updates, as recommended by the City Commission, from the June 10, 2019 City Commission Meeting.

Task 2 of the ECFRPC scope of services was to provide a community workshop in which to engage the community in a discussion on priorities, opportunities, and needs within the City. Rather than having one workshop for all stakeholders to attend, the ECFRPC hosted two separate workshops; one for businesses within the City and one for residents of the City.

Task 3 of the ECFRPC scope of services was to further engage the community by creating an electronic survey composed of topics addressed in the Community Workshops related to opportunities, priorities, and direction of the City of Winter Springs. It was anticipated that the survey would receive 400-500 respondents. The survey release date was delayed due to the additional community workshop (Task 2). The community survey was released on August 29, 2019 and was promoted through word-of-mouth, mailings, social media, and the City website. Due to an overwhelming response, and an increase in participation near the end of the thirty day survey, ECFRPC recommended an extension of the survey deadline to allow further citizen participation. The survey was closed on October 16, 2019 after 7 weeks of response collection.

A report of the preliminary survey results was provided to the Commission on the December 9, 2019 agenda. The survey showed that the most valued attributes of living in the City of Winter Springs are a family-friendly feel, safety, and a small town feel. These results also showed that residents would like to see City resources allocated to placing energy saving mechanisms on City property/facilities in order to promote sustainability; purchasing more properties for increased greenspace; attracting more sit-down dining restaurants; and planning for future water quality, sewer and creek maintenance. The results also showed that residents would like the future direction of the City to focus on small lot single-family detached homes; small locally owned eateries; a city-wide interconnected trail system; and a small portion would like to evaluate buffered bike lanes along the 434 corridor (the majority of respondents did not elect for focus to be placed on the 434 corridor).

The raw data from the survey includes 1,230 responses to the survey and over 1,000 comments. Of these responses, 94% of participants were City residents and over 35% of those residents have lived in the City of Winter Springs for twenty or more years.

The ECFRPC has evaluated the information gathered through these engagement processes and has prepared a report that encompasses the results and recommendations for the next steps in the City's visioning process.

## **RECOMMENDATION**

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



CITY OF  
**WINTER SPRINGS**

# Winter Springs: 2030 & Beyond

Business and Public Engagement  
& Recommendations Report

January 2019

Prepared for the City of Winter Springs

by the East Central Florida Regional Planning Council

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# WORKSHOPS



## Overview of Workshops

In order to solicit comments, thoughts and ideas from the residents and business owners within the City, two public workshops were facilitated. The feedback from these meetings is contained in this report and was used to help craft the on-line survey on the MetroQuest platform.

## Business Owners Workshop

The focus of the first workshop was to have conversations with business owners within the City. Letters were sent to every business in the City and the workshop was held on Thursday, June 27, 2019, from 6:30 to 8:30 pm. Attendance at this meeting included one business located in the City, a business located outside the City whose owners live in Winter Springs and a large property owner. Three residents attended as well. While attendance was low, the conversation was enlightening and provided a great deal of information.

## Comments from Business Owners Workshop

The following comments were raised by attendees:

1. It is mostly local people who are starting businesses, mostly restaurants, because they live here. People don't want to drive in to the City of Orlando to go to work.
2. Most residents commute to downtown Orlando.
3. Town Center kills businesses.
  - a. The location of the high school helps some businesses
  - b. Perimeter businesses only survive
  - c. Parking is a problem in the Town Center
  - d. Lack of support for small businesses
  - e. Everything is already only a 15-minute drive, so why go to the Town Center?
4. The Greenway is close to UCF.
5. Most of the businesses in Winter Springs are home based service businesses.
6. Landlord increasing rents in Tusawilla Center kills businesses.
7. Many businesses are service based and industry based.
8. Most businesses don't survive in this area.
9. The population won't support businesses.
10. Traffic patterns need to be improved.
11. Parking in the Town Center is difficult for patrons mostly because employees take up much of the parking.

Suggestions included:

  - a. Provide signage along SR 434 for businesses in the Town Center.
  - b. Need an overflow parking lot that the City should help build.
  - c. Apartments took parking area that was planned by City.
  - d. Lot should include 20-30 spots.
  - e. More drive-through businesses may lower parking needs.
  - f. Additional parking can be on grass with pervious surface.
  - g. Eliminate some of the "all day" parking or limit some areas to one hour.
  - h. The City created a code to require less parking but did not build a planned parking lot.
12. The tree ordinance is a problem and it is tough to remove a tree.
13. Target Industries that the area needs include:

- a. Grocery Store and better access to food
  - b. Medical services and health providers
  - c. Medical research
  - d. Natural resources and recreation
  - e. Industries/ecotourism
  - f. Hotel or motel, one story
14. Restaurants are hard to keep going since there is not enough all day business.
- a. More medical businesses would use restaurants
15. Why is Winter Springs Beautiful?
- a. It has that old town feel and character because of the people
  - b. It feels safe and comfortable
16. Winter Springs has a bad perception/ reputation in the business community.
- a. Too many requirements for development review
  - b. Longwood v. Winter springs: Longwood was more helpful
  - c. Don't keep moving the goal line during the approval process
  - d. Permitting takes forever
  - e. If you don't know what your challenges are, you can't easily evaluate your investment.
17. The Town Center has had multiple owners and this has hindered decision making.
18. There is a lack of signage on SR 434 and the speed limit is high. Many people do not know what businesses are in the back of the Town Center.
- a. Businesses along SR 434 and specific destination businesses in back get patronage.
  - b. The owners of the Town Center do not want signage.
19. Community events attract people and the City does a great job.
- a. Fall Festival helped bring in businesses
  - b. Need more parking
  - c. Regular customers don't always return so there is a need for new customers and events draw them in.
  - d. Scottish Games has parking issues
    - i. The City uses the soccer fields and school parking lots during this event.
20. The Town Center was a way to concentrate all commercial in the City's busiest intersection.
21. People need to be in close proximity to businesses for the Town Center concept to be successful; otherwise, strip centers would work just as well.
22. Lake Jesup has some potential.
23. SR 434 was four-laned by FDOT and this created problems.

## Summary of Business Owners Workshop

The information imparted by the participants were varied in scope, however a few main ideas surfaced:

### *Town Center*

The consensus was that the Town Center was not functioning as envisioned. Comments centered on:

1. Lack of parking and need for an overflow parking lot
2. Lack of support for small businesses
3. Need for better signage
4. SR 434 is too high speed

### *Types of Businesses Needed*

Target industries that would help Winter Springs include:

1. Grocery store
2. Medical services, health providers and medical research
3. Industries
4. Ecotourism
5. Low rise hotel

### *Functional Roadblocks*

Some issues were identified that negatively impact business development:

1. Most residents commute to downtown Orlando for work
2. Landlords are increasing rents quickly
3. The population numbers in the area don't support businesses
4. Tree ordinance makes it too hard to remove a tree
5. Perception that the City has a difficult approval process

### *Positive Feedback*

Some positive comments include:

1. The Greenway is close to UCF
2. The City has an old town feel that people like
3. The City feels safe and comfortable
4. Fall Festival helps businesses
5. Lake Jesup has some potential

### *Priorities Identified*

The following five priorities were listed by attendees:

1. Parking improvements in the town center
2. Streamline permitting process
3. Mixed use development, including businesses in front of apartments
4. Improve marketing/branding. Example: "The Tree City"
5. Entertainment: City Amphitheater for live entertainment, a band shell, a movie theater, restrooms, vendors at events to "make it alive!"



## Public Workshop

The public workshop was held on July 11, 2019 from 6:30 to 8:30 pm. The meeting was well attended with about 65 residents present. As people entered, they were provided two questions and instructions on how to answer these questions on the Mentimeter program. The meeting began with Mr. Chris Schmidt presenting the proposed options for future landscaping and building setback requirements. Mr. Schmidt introduced Tara McCue from the East Central Florida Regional Planning Council (ECFRPC) who explained the Winter Springs 2030 and Beyond process and gave a short presentation on how the City has grown over the past 7 years. Ms. McCue then explained how the workshop process would function.

The attendees were divided into four groups and rotated between stations. Each station was facilitated by staff of the ECFRPC to guide the discussion and take notes.

### Workshop Groups:

1. Strengths, Opportunities and Areas for Improvement
2. Business Development
3. Get Active
4. Sustainability



**Thursday, July 11, 2019**

**6:30 PM – 8:30 PM**

**Winter Springs City Hall**

1126 East SR 434, Winter Springs, FL 32708

The City of Winter Springs invites you to attend "Winter Springs: 2030 and Beyond," an interactive open house workshop to discuss priorities, opportunities and needs within the City. We will discuss current trends and how the City can be the best place to live, work and play.



#### Breakout sessions will discuss:

- What are our opportunities?
- What is Winter Springs' future?
- Where should we be in 10 years?
- How do we get there?

City of Winter Springs  
1126 E SR 434, Winter Springs, FL 32708  
[www.winterspringsfl.org](http://www.winterspringsfl.org)

## Mentimeter

Below are the two screenshots depicting the results of each question posed to residents at the beginning of the workshop. The two questions focused on a Vision for the City's future and the City's best assets.

Figure 1 Mentimeter results for Question 1



For the City's vision, by far the words "safe" and "green" predominated, with words like quaint, livable, trees, recreation and residential populated the next tier. In addition, four response cards were received from residents who did not have their phones with them to vote. For the question, their answers were: recreation, aquatic center, continue to be a bedroom community, family community, parks, safe, progressive, inclusive and sports oriented.

Figure 2 Mentimeter results for Question 2



When asked about the City's best assets, residents responded with schools and parks with many other varied additions centering on family and community. In addition, four response cards were received from residents who did not have their phones with them to vote. For this question, their answers were: outdoor, sports center, residents, parks, trails, parks, family-friendly, safe, good reputation and beautiful Tusawilla area.

## Breakout Group 1: Strengths, Opportunities and Areas for Improvement

This breakout group worked together to develop a list of the City’s strengths, opportunities and areas for improvement. After the list was developed, each attendee was given 9 dots to place in each of the three topic areas to identify the areas they feel most strongly about in regards to the City. The groups were not limited to the ideas presented in their particular breakout and were allowed to place dots on ideas from other groups as well.

### Comments from Groups

The table below is a compiled list of all the strengths, opportunities and areas of improvement identified by the residents and the number of dots associated with each item. As a number of items were repeated in more than one group, those items were combined for ease of processing the information (i.e. parks were mentioned in each group – the total dots were combined as one line item).

Strengths	Total Votes	Opportunities	Total Votes	Areas of Improvements	Total Votes
police/safety/crime	23	pool/aquatic center	21	manage growth/low density	25
low property taxes	11	restaurants/dining (upscale)	15	golf course (redevelop sustainability and greenspace)	15
schools	10	saving trees	14	sewer/plan for sewage treatment	14
Trees (including hammock areas)	10	to not look like all other cities/mistakes/growth/control growth/17-92	12	parking in town center	13
Parks	9	green space-more	11	traffic management and efficiency/speed	12
bike/trails	9	indoor recreation (all ages)	9	no more fast food	9
senior center	7	revitalize west side	9	water quality (proactive	8
low traffic	6	Lake Jesup lake front -accessibility and improvement	8	clean/manage creeks/ponds	8
events	5	provide for parking	7	town center/poor management (make it city owned)/fill town center	8
dog park	4	small town character	6	trees (more) that get big	5
recreation	4	keep good schools	5	east/west equal treatment	4
city services	3	public library	4	better special events	3
open spaces	3	create a town center people want to go to	4	traffic light timing	3
small town flavor	3	better street lighting	4	senior center	3
city employees	2	farmers market	4	maintain good school ratings	2
clean	2	attract business to town center	4	much improved set backs	2
family friendly	2	solar energy throughout city	3	slow high density	2
residents	2	commercial development of 434	3	recycling in schools	1
senior friendly	2	revitalize older facade downtown	3	west side improvements	1
small businesses	2	playground	3	utilization of parks	1

Strengths	Total Votes	Opportunities	Total Votes	Areas of Improvements	Total Votes
access to medical	1	maintain high rating of best small city	2	no clear cutting for parking	1
community involvement	1	bike parking and access	2	art throughout city	1
fitness center (private)	1	sustainability-charging stations net-zero growth	2	slow residential develop	1
location to tourism	1	business development in core areas	2	water in apartments	0
shape of roads/maintenance	1	waterpark/splash pad	1	better/more reliable utilities	0
utilities	1	bowling	1	update flood maps	0
code enforcement	0	more efficient multimodal transportation	1	sustainable irrigation	0
community fellowship	0	close trail gap	1	road through town center	0
family focused	0	internet connectivity	1	trailer parks change to affordable housing	0
green	0	arcade	0	NIMBY	0
Lake Jesup	0	movie theatre	0	perceptions to overcome	0
location to healthcare	0	trolley	0	commission appointments (vacant seats)	0
low mileage rate	0	look through various lenses	0	better set backs	0
people	0	manage development and traffic	0		
Scottish festival	0	acquire city property (annexation)	0		
small but growing	0	more city owned property	0		
turn lanes	0	theme/brand/mascots	0		
		increase tax base	0		
		high tech business	0		
		hotel	0		
		increase commercial tax base	0		
		west side redevelopment	0		
		art	0		
		walkable and other options	0		
		pickle ball	0		

### *Common Themes from Strengths, Opportunities and Areas of Improvement Groups*

#### **Strengths**

Overwhelmingly, the low crime rate/sense of safety/police force was rated as top strength of the City. The following strengths rounded out the top 6 and were pretty evenly ranked: the City's low property taxes, schools, trees, parks and trails/biking. These assets are also repeated in the other areas of discussion. Many of the other



strengths focused around recreational opportunities, City events, and the family friendly/small town character of the City as well as its location to other assets and City staff.

### Opportunities

When asked about opportunities for the City to advance, bring in to the City or investigate for its future, participants' number one choice was a pool/aquatic center. Participants also recognized that the City still has an opportunity for economic growth through more upscale dining, to save existing trees to keep with its Tree City designation, manage growth in a way to prevent overdevelopment and "looking like all the other cities", and create/keep more green space. Other opportunities identified focused around recreation for all ages - including indoor areas, activity/entertainment centers, library, pickleball, Lake Jesup access and others; economic development avenues including the revitalization of the west side of the City, attracting more business into the Town Center and other core commercial areas and planning for parking – especially in the Town Center. One big takeaway was the need to pursue these opportunities while still maintaining a small-town character and good schools.

### Areas of Improvement

Echoing sentiment in the opportunities discussion, participants overwhelmingly noted that the City should focus on improving the ability to manage growth and density throughout the City. Discussion also focused on the potential redevelopment of the golf course in a sustainable way that allows for ample greenspace. Ensuring efficient sewer and sewage treatment utilities for current and future residents and businesses, parking in the Town Center and traffic management were also noted as priority areas for improvement in the City. Other areas of improvement were diverse and included discussion on improving the management of the Town Center and development within the City including no more fast food restaurants, slowing high density and residential development, prohibiting clear cutting, better setbacks and focus on west side development. Proactive water quality measures and the maintenance of waterways to prevent flooding were also noted along with improvements to the senior center and events.

### Breakout Group 2: Business Development

The business development group had two maps to view: one showing the non-residentially zoned land uses by category indicating parcels were not yet developed and a second map showing wetland locations which would present obstacles for development on those vacant lands. Each group were provided maps to write on and notes were taken of all comments to the following prompts:

- What kinds of businesses or industries should the City target?
- What can be done to attract and retain business/industries?
- Using the maps, what kind of development should be here (mixed use, straight commercial, industrial, etc.), and where should it go?

### Comments from Groups

#### Group One comments:

1. People love the City!
2. Need a hotel like Courtyard by Marriott. It should be centrally located. They need a circular driveway which would require a variance from City.

3. Need medical high-tech businesses and big pharma to increase tax base. Then there would be migration from California to Winter Springs.
4. Winter Springs has low crime which is what big industries like and it would increase the City's tax base.
5. There is a problem getting national restaurant chains to Winter Springs and that problem is that there is not enough traffic to sustain them.
6. Much of the vacant real estate is prime and very expensive, so it may not develop quickly.
7. What about the West Side? Everything is always about the Town Center.
8. The owners of golf course that closed were asking \$15 million and now are asking \$10 million. Restaurants and shops would be good there.

Group One themes include a hotel, medical, high tech, increased tax base, expensive real estate, lack of west side development and the golf course.

*Group Two comments:*

1. Need a low-rise corporate park in college-like setting.
2. Technology industry like the Central Florida Research Park.
3. More entertainment and dining.
4. Redevelop the west side on SR 434, especially the strip centers.
5. The City should buy the golf course like Altamonte Springs did with Rolling Hills and make it a City Park for the West Side.
6. Hotel near Greenbelt is needed. The Orlando Sanford Airport is nearby and people from there would use it. A mid-level hotel or a Bed and Breakfast that people could hold events at.
7. More small businesses on West Side.
8. Town Center is flawed and should be redesigned. It is mismatched for Winter Springs and needs more of a pedestrian feel similar to College Park and Winter Park Town Center.
9. Agri-hood area to supply local restaurants.
10. A library is needed for Winter Springs

Group Two themes include low rise corporate park or technology park, more entertainment and dining, redevelopment of the west side, golf course purchase, hotel near greenbelt, redesign of Town Center, agrihood for locally sourced food and a library.

*Group Three comments:*

1. The City needs an Economic Development Manager. (3 stars added)
2. Treat West Side equal to East Side. (3 stars added)
3. Turn the golf course into a City park. There are too many homeless living on the overgrown golf course.
4. More small independent restaurants and not high end. (1 star added)
5. Much land is land locked and need tax incentives for farm to table. No more chains.
6. Need a good supermarket. Maybe a Walmart mini super market or Aldi.
7. Hardware store like True Value or Ace. (2 stars added)
8. Most successful stores are destinations since Town Center hides those in back from SR 434 traffic. Need more stores not dependent on pass-by traffic.
9. Medical Research on SR 434. (1 star added)
10. Small hotel with a reception hall.

11. Nursery business.
12. Kids and baby store.
13. Winter Park type Main Street.

Group Three themes include the need for an economic development manager, west side development, the golf course into a park, more small restaurants, farm to table, supermarket, hardware store, Town Center design, medical research and hotel.

*Group Four comments:*

1. Keep the City family-oriented
2. Grocery Store. Was a Piggly Wiggly. Maybe at old DVM shopping center area. (1 star added)
3. Parking is horrible in Town Center.
4. More Mom and Pop stores.
5. Businesses are leaving the Town Center because rents are high. (1 star added)
6. When there are events, you can't shop at the Town Center.
7. The industrial park area should maintain as much green space as possible. (1 star added)
8. Movie and entertainment center, but with theater in Oviedo, it may be hard to get a theater.
9. Library and Aquatic Center (5 stars added)
10. There are enough apartments that we have reached the critical mass to get things like Starbucks.
11. Hotel of mid-range with 100 to 200 rooms. It would serve the airport.
12. Add more things for residents so money does not go to Oviedo businesses. (1 star added)
13. Add entertainment like in Sanford such as a brewery and music venues. (3 stars added)
14. SR 434 is a major thoroughfare with speeds too high for the Town Center.

Group Four themes include families, grocery store, parking, small businesses, expensive rent, green space, entertainment, library and aquatic center, hotel, high speed on SR 434.

*Common Themes from Business Groups*

When comparing the major themes from each group, there are several shared comments. These include:

1. Desire to have another grocery store. The Publix at the Town Center was perceived as adequate, but less expensive choices and a place that did not require going to the Town Center were mentioned.
2. A local library and an aquatic center were desired by residents.
3. A hotel that is mid-sized and no more than 2 stories was of interest. Also a place for events, such as weddings.
4. The greenway industrial area should be campus like, save green space and be high tech.
5. The Town Center should be redeveloped to make parking easier and walking more attractive.
6. More emphasis should be toward the west side of town for development/redevelopment.

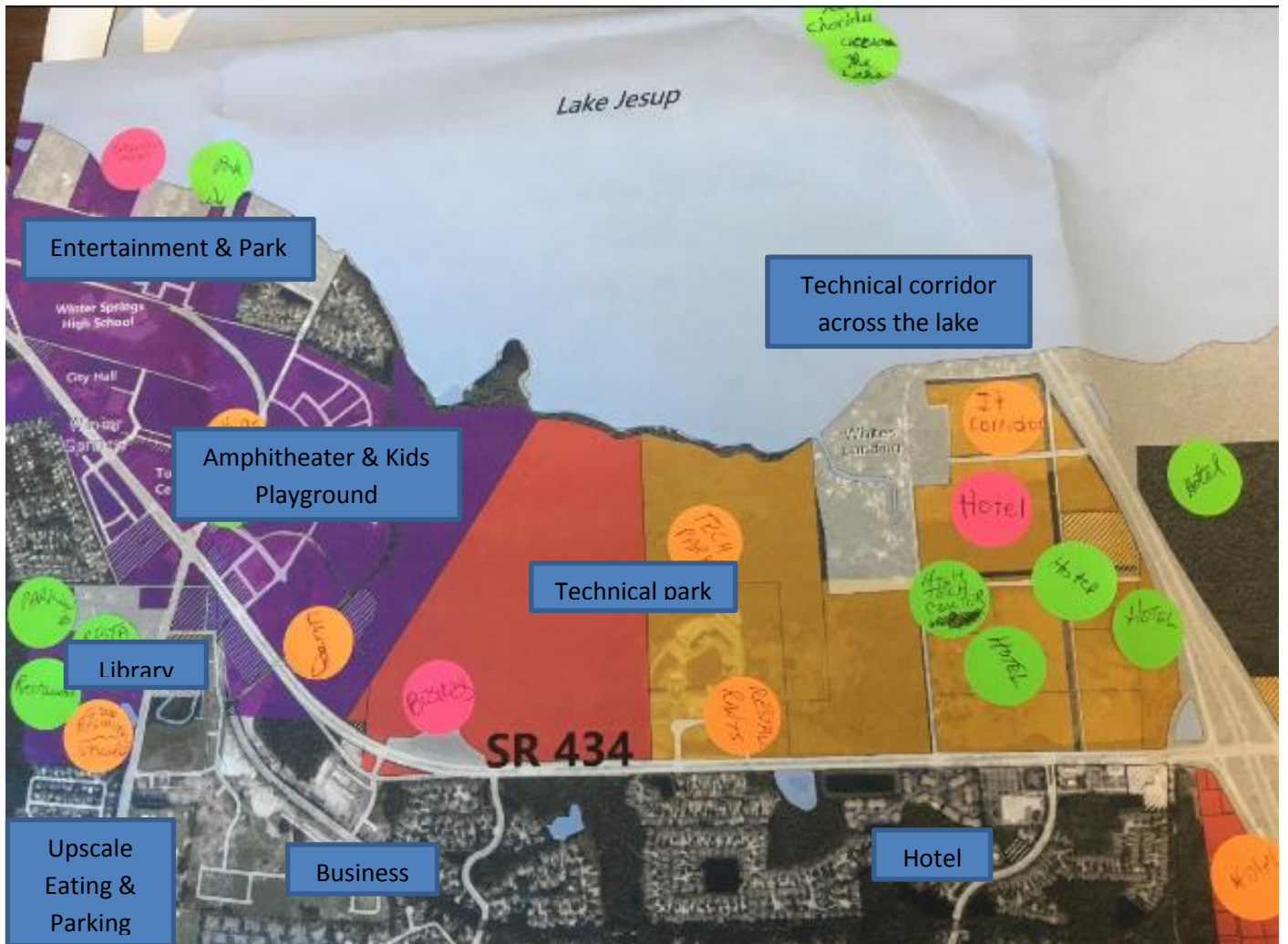
*Comments on maps:*

1. Closed golf course should be a park with green space and trails.
2. Venetian shopping center should be a Walmart grocery or Aldi.
3. City should purchase existing Town Center and redevelop. (1 dot added)
4. Revitalize West End businesses and neighborhoods.

- 5. No more apartments (shown twice on maps).
- 6. Corporate Park only near Greenway.

The map below shows one groups ideas for hotels, technical corridors, entertainment and businesses.

Figure 3 Notes on Map for Business Group



### Breakout Group 3: Get Active

The group was tasked with discussing the current and future conditions of Winter Springs' recreation facilities and ways for the community to get active. A map identifying the existing parks within the City was displayed for the group, as well as questions to stimulate discussion. The construction of the group welcomed open discussion and members of the group were invited to draw on the map. The facilitator asked three main questions:

- What are the City's best recreation assets?
- What other types of recreation facilities would you like to see in the City?
- Which already existing facilities could be improved?

### Comments from Groups

#### Group 1 Comments:

1. Community Pool at Central Winds or Trotwood Park
2. Large sporting facility at Central Winds Park
3. Town Center Amphitheatre
4. Pickleball courts in Trotwood/Central Winds Park
5. Dock extending into Lake Jessup
6. Concession stands at parks (as per City, concession stands are located at upper fields at Central Winds)
7. Senior Center improvements
8. Cycling path through parks
9. More city sponsored events
10. Library



Group 1 identified the need for a community aquatics center. Group members pointed out that the High School swim team has to be taken to a different city to use a swimming facility and the community could benefit from a community pool. Central Winds Park needs a large sporting facility for traveling youth sports. The town center amphitheater needs to be completed because it would be a beneficial recreation facility for concerts. Pickleball, one of the fastest growing sports in the United States, doesn't have supporting infrastructure in the parks. The parks in Winter Springs do not have a concession stand and residents would like to purchase drinks or other refreshments while there. The Cross Seminole Trail could be woven through various parks to improve connectivity. Residents would like more city-sponsored events like a movie night at the park. There is not a library in the city.

*Group 2 Comments:*

1. West Side needs more attention and upkeep
2. Public 9-hole golf course
3. Pickleball course in Trotwood
4. Park east of 417
5. Art Attractions
6. Central Winds Baseball Stadium
7. More inclusive parks for kids
8. Skateboard Park
9. More attractions for kids

Group 2 participants commented that the west side of the city gets less attention than the east side. Major events frequently occur in the east side of Winter Springs. Central Winds Park could use a baseball stadium to attract a minor league team or youth sports. There is a lack of attractions to kids, such as a skatepark. Additionally, the existing parks are not inclusive and reservations must be made at certain parks to use the space. A pickleball court would be nice in either Central Winds Park or Trotwood. Other cities have embraced the sport. Residents also spoke about the lack of public art attractions in the city.

*Group 3 Comments:*

1. Increased shade at parks
2. Aquatic center
3. Kid amenities
4. Athletic Fields
5. More park area at Highlands
6. More lighting at fields at night
7. Pedestrian bridge to town center
8. Winter Springs Golf Course transform to park
9. Senior center pickleball
10. More lighting on cross Seminole Trail
11. Complete Missing link for bike path
12. Extend fishing pier
13. Concession stands at parks
14. Boardwalk for Central Winds Park
15. Remove smiley face at Trotwood
16. Cross country track

Group 3 identified a variety of needs for the recreation facilities. Increasing the amount of shade found in parks was an issue. The need for an aquatic center was discussed. A pedestrian bridge into the town center would alleviate pedestrian dangers. Pickleball at the senior center. Completion of the missing link for the Cross Seminole Trail. Residents discussed the need an extended fishing dock at Central Winds Park, as well as concession stands for refreshments.

*Group 4 Comments*

1. Aquatic Center
2. Golf Course Greenspace
3. Central Winds Park needs Cranes Roost style boardwalk
4. Fishing Dock
5. E-alert on bike path/ every park
6. Bird Sanctuary
7. Emergency Phone Service at Parks
8. Don't charge for splashpad
9. Focus on handicap population
10. Uneven paths, lack of seating, lack of activities for handicap children, more equipment
11. More west-side activities
12. Park communication
13. Central Winds park needs lights
14. Extend bike path
15. Better promotion for Bear Creek

Group 4 highlighted the need for an aquatics center and an extended fishing dock at Central Winds Park. Every park needs an emergency alert button including the Cross Seminole Trail. The handicap population is underserved in terms of park services and accessibility. The west side of the city needs more activities focused in it.

### *Common Themes from Get Active Groups*

Each of the four groups had a variety of discussion topics with wide-ranging issues. Several common points became evident throughout the public workshop. First, the need for a community aquatic center that can serve the residents and school swim team. Second, several community members discussed the idea of a sporting complex in Central Winds Park. Additionally, the idea of a longer fishing dock or boardwalk installed at Central Winds Park was requested. In several groups, the west side of town was thought to be underserved for community events. Central Winds Park and Trotwood Park were recognized as the best recreation facilities in the city. Installing emergency alert systems in parks would potentially increase safety and emergency response time.

### **Breakout Group 4: Sustainability**

The Sustainability Breakout Group discussion included a presentation from CJ Davila from Florida Green Building Coalition. This was included as part of this group because the City's comprehensive plan included an objective to become a FGBC certified Green City and it was determined that this breakout group would provide an opportunity to educate residents on what this means. The FGBC presentation described the process of the certification process for local governments as well as success stories from already certified jurisdictions. Questions then presented to the group included:



- What are your thoughts on Winter Springs becoming a green and sustainable city?
- Recommendations and actions for the City to become more green and sustainable.

### *General thoughts on the Sustainability of Winter Springs:*

- Combat Sprawl- It takes a long time to get anywhere from the City whether it is for a hardware store or another grocery store.
- Combatting being a drive through community- There were several individuals from separate groups that expressed the desire to not just be a city that receives drive through traffic. They want Winter Springs to be somewhere visitors and local residents would want to spend some time and money.
- Keeping the City green and keeping the trees- A few participants mentioned the desire to keep Winter Springs as green as possible. There were a few comments about their distaste in knocking down native landscapes for development, without even considering keeping a good amount of

those ecosystems in tact while developing. They also mentioned that Winter Springs was/has been Tree City USA and their desire to keep that type of theme alive.

- Consolidating a City Vision- Another common idea throughout the groups was the desire for a consolidated City vision. Someone mentioned the previous City vision from 2009 and the deviation from those ideas. Another person mentioned how in the past 10 years or so there have been several changes pulling in different directions of what the City would be/look like moving forward. The participants expressed the need for one unified vision for the City that includes resident input in order for everyone to be accepting of new efforts.

### Sustainable Actions

- More commercial options for residents like hardware stores, shopping, drugstores, grocery stores etc.
- More efficient recycling program/streamline process
- Setbacks featured in City presentation were not very desirable, the best one out of those was the Starbucks setback. (4)
- Prioritize Green Space- expression that the City was Tree City USA and they want to keep that going in the City. Desire to especially prioritize preserving green space when developing.
- Investigate the use of solar in the City or on new development. There was also discussion on having any developers be held to an even higher standard to include new technologies.
- Green Parking Lots (2)
- Permeable Pavement
- Cisterns
- Have a goal for the City to become carbon and nitrogen-neutral for any new developments. (3)
- Transfer all of the City to use of Reclaimed Water.
- Investigate/Utilize Solar and LED in the City.
- Create a plan or goal for tree diversification and replenishment after development.
- EV Stations
- Adopt a stricter fertilizer ordinance. (2)
- Be more conscious about landscaping.
- Update City Codes to include these desires.
- Smart irrigation systems- some development has a timed watering system for the whole development that residents cannot control. There was desire to not have that since it does not take into account rain and waters too heavily.
- Creating a more walkable and bikeable city that is safe for residents.
- Get generators for gas stations.
- Conduct a Traffic Study and feasibility of an east/west major roadway.
- Unified City



### *Common Themes from Sustainability Groups*

Overall, the groups were very interested in adding sustainable efforts to the community. It was evident in the discussion that there have been some decisions in the City they did not agree with, like the apartment building and its landscaping choices. However, participants seemed to want their input heard and a unified vision created to move forward in a way that the majority of the City wants. The participants wanted more of their trees/green space preserved and/or replenished moving forward with conscious efforts to keep natural landscapes even during development. They had several ideas for sustainable efforts the City could consider with low-hanging fruit such as adopting a stricter fertilizer ordinance, like other jurisdictions, to being carbon neutral. All of these sustainable action items should be considered by the City for feasibility. Residents noted they would like more opportunity for input on projects the City implements, maybe in public meeting format. Lastly, there was some talk about a bit of development that could be beneficial if done in a sustainable way and in ways that other comments expand on (in other groups).

The general thoughts from the groups were resulted in themes based on common ideas that were mentioned repeatedly. These themes are:

- Prioritizing better landscaping with larger setbacks to include existing trees and native landscaping since current ones were not liked by participants.
- Upkeeping the Tree City USA claims and replenishing trees/saving as many as possible.
- Adopting a stricter fertilizer ordinance.
- Adding more sustainable goals for the City like using LED, reclaimed water, EV stations, cisterns, green parking lots.
- Setting goals for new development and the City to strive for carbon and nitrogen neutrality.
- Transportation- Doing a transportation study to assess feasibility of east/west road, walkability/bikability.
- Being a Unified City with a unified vision.

### **Big Ideas**

In addition, there was a board for anyone to add their “Big Ideas”, as well as cards for them to add comments. One comment card was received, “Winter Springs needs aquatic/pool center. So many schools and adults that need these activities. Our kids drive out of the city to swim practice and water activities.” The comments on the “Big Ideas” board were:

1. We need a library (1 star added)
2. Winter Springs: The Tree City. Let’s keep it that way, Please!
3. Agri-hood
4. Redevelop Town Center-City should purchase
5. Water system
6. Water park/pool/aquatic/community Center for all ages
7. FGBC we need to visit as a City
8. Dementia friendly community certification
9. Emergency power/Ice

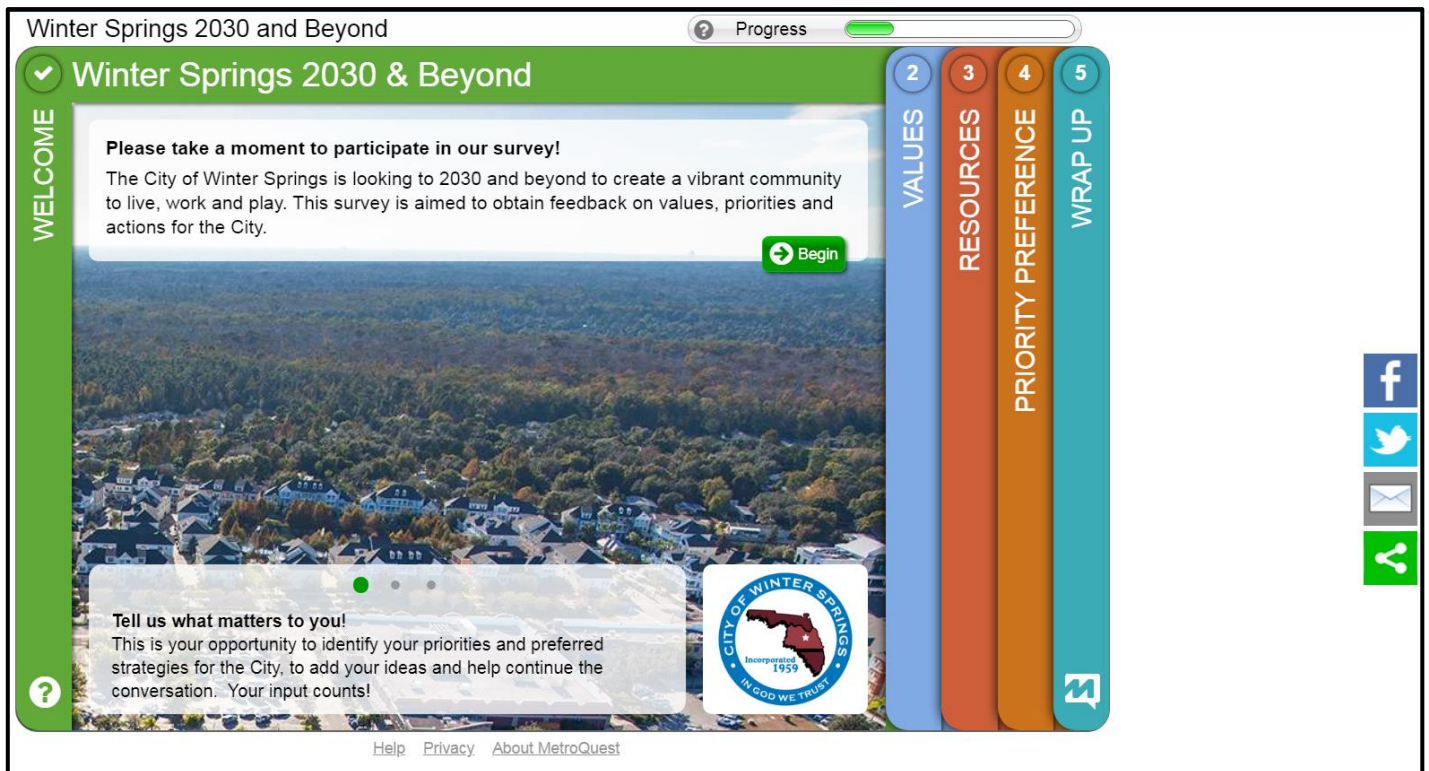
The information from these workshops were synthesized for the development of the Winter Springs 2030 & Beyond survey.



# SURVEY FINDINGS

## Survey Introduction

The City of Winter Springs is in the process of updating the comprehensive plan, reviewing the 2009 Strategic Plan and assessing the direction of the City. In an effort to engage residents and business owners to garner views and input regarding the City and the direction they desire the City to take, an online survey was developed. The survey, developed by the East Central Florida Regional Planning Council staff using an online platform called Metroquest, was formulated from input derived from the business stakeholder engagement workshops previously held. The survey was approved by the City of Winter Springs staff and was launched on August 29, 2019. The survey was closed on October 16, 2019 to allow for optimal feedback. A total of 1,230 valid independent responses were captured. Tuesday, September 10<sup>th</sup>, Friday, September 13<sup>th</sup> and Wednesday, September 25<sup>th</sup> were the highest participation dates with 92, 178 and 83 responses, respectively. In addition, over 1,000 comments were received. The information below offers a look at the results.



## Sample Size and Sources of Error

In order to garner an accurate assessment of the overall population of Winter Springs, the sample size should be high enough to be statistically significant. The factors influencing this are the number of respondents and the overall population of Winter Springs. The population of Winter Springs as of 2017, according to the US Census, was 36,635. Generally, the larger the sample size, the more statistically significant the results are, which means that there is less of a chance that the results happened by coincidence. Statistical significance is how likely it is that the difference between a control version and the test version is not due to error or random chance and the standard for this measure is usually a 95% significance level, which means that one can be 95% confident that the results are real.

The recommended sample size is calculated using the following formula (from Survey Monkey Survey Size Calculator):

$$\text{Sample size} = \frac{\frac{z^2 \times p(1-p)}{e^2}}{1 + \left( \frac{z^2 \times p(1-p)}{e^2 N} \right)}$$

N = population size, e = margin of error, z = z-score, p is the standard of deviation.

The z-score is the number of standard deviation a given proportion is away from the mean and for the 95% confidence level, this value is 1.96. Consequently, with a population of 36,635, to reach the 95% confidence level, only 381 samples would be required. We can, therefore conclude, that with 1,230 surveys being returned, the results are considered statistically valid.

Every survey has sources of error, or factors that can lower the accuracy of the data gathered, even with a large sample size. The sources of error for this survey may include:

- Not understanding the questions being asked. While every effort is made to ask the questions in a clear manner, the respondent may misunderstand.
- Respondents may try to “tip the scales” by taking the survey more than one time. The background data was examined, and there were only 92 instances where 2 or more responses were from the same IP address. It may be the result of the survey being accessed by different household members, employees of the same business or even the use of public wifi to take the survey. (For example, computers in one office or home will register the same IP address.) Deeper examination also showed these duplicate IP addresses had various different responses and comments and used different browsers.

Of the respondents, eight stated that they were business owners in Winter Springs, and seven reported “other”, which indicates that they live and work outside of Winter Springs. Twenty-eight responses were “resident and business owner” with 724 reporting themselves as residents. The remaining respondents did not give an answer to this question. The reason could be that they wish to remain anonymous, which is rather common. A common reason people do not want to give an address is that they think their information will be sold or otherwise gathered and they will receive spam or unsolicited mail or phone calls. A more unlikely situation is that the respondent may fear retribution if they say something that criticizes the City. It is not likely that the reason for not giving an address is to unduly influence the results in any manner.

## Analysis of Winter Springs Survey Responses

### The Values of Winter Springs

After the Welcome screen which described the purpose of the survey, respondents were asked rank the top three items they valued about Winter Springs in order of importance to them. The image below shows the percentage of respondents who ranked each item as their top value. Respondents chose Safety and Family-Friendly Feel as their top values for the City, closely followed by Residential Focus. Two choices, Family-Friendly Feel and Small-Town Feel, are relatively similar, and arguably, if considered together would be ranked higher than Safety. There is no doubt that the residents highly value the existing “feel” of the town, with its small, family-friendly feel. Winter Springs, as contrasted to nearby Oviedo or more distant Orlando, does have a more contained, small town persona. Other nearby cities like Casselberry or Longwood, are more similar to Winter Springs.

Safety was high on the scale and reflects that residents feel safe from crime and that there is a low crime rate. In fact, The Seminole Source (<https://theseminolesource.com/two-seminole-cities-land-floridas-50-safest-list-2019/>) ranks Winter Springs as the 20<sup>th</sup> safest city in Florida, with Oviedo listed as the next Seminole County safest city at number 40. Evidently, residents are cognizant of and are appreciative of this. Tree City ranked at a respectable 14%, followed by Residential Focus. Growing Opportunities was not a popular choice.

### City Resource Allocation

Screen three of the survey contained five categories: Sustainability, Recreation, Business Development, Improvements and Opportunities. For each of these categories, there were four or five action items that respondents could rank from 1 (low) to 5 (high). This analysis shows the average ranking for each item within each of the five categories. It is important to note that an individual could vote for the highest number of stars for each entry, so voting high for any one category does not mean others must warrant a lower rating.

**Based on all responses across all categories, the following are the top 5 priorities for the City to focus resources:**

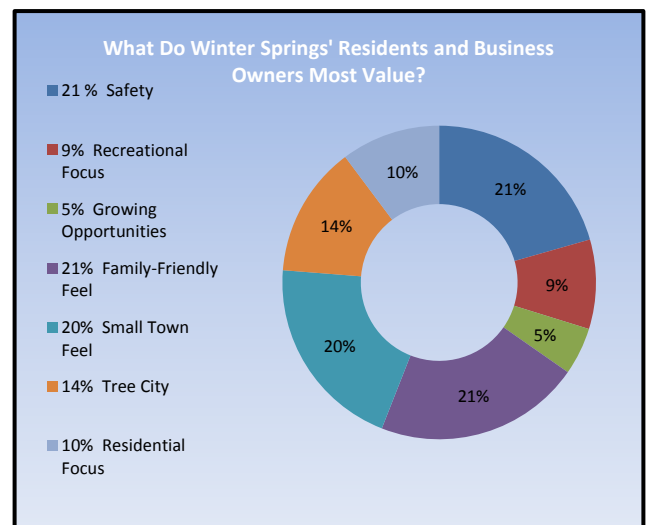
**#1- Sewer and Water Quality**

**#2 – Community Engagement**

**#3- Trees, Tree ordinances, Tree plantings and Tree City Designation**

**#4- Purchase of Green Space (i.e. natural lands)**

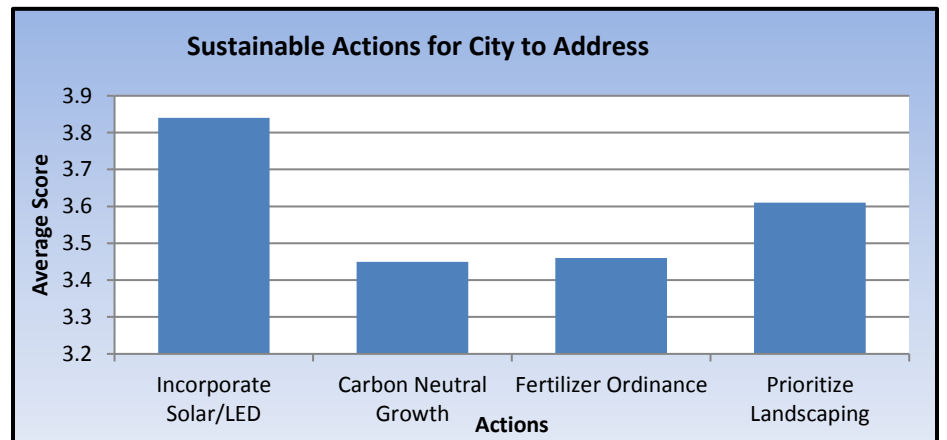
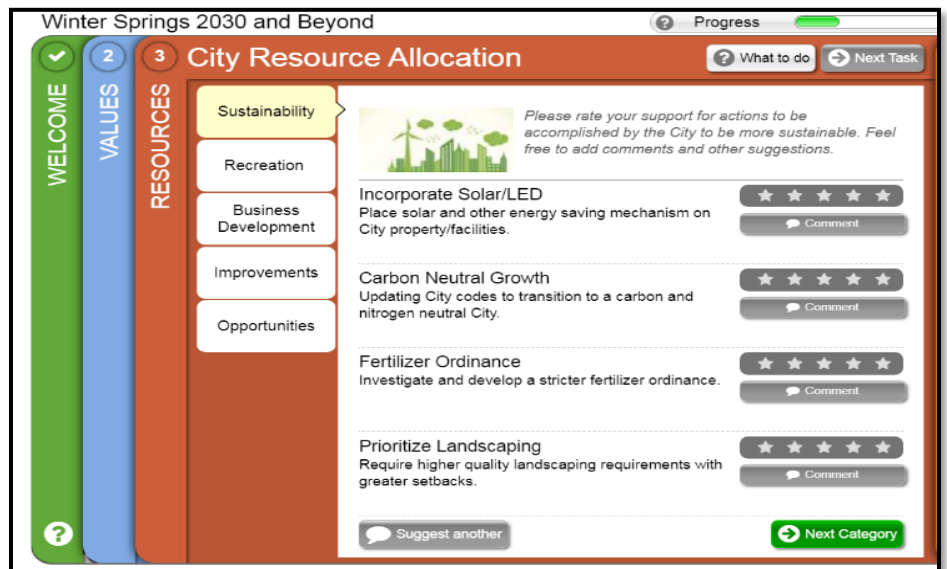
**#5 – Sit Down Quality Dining**



## Sustainability

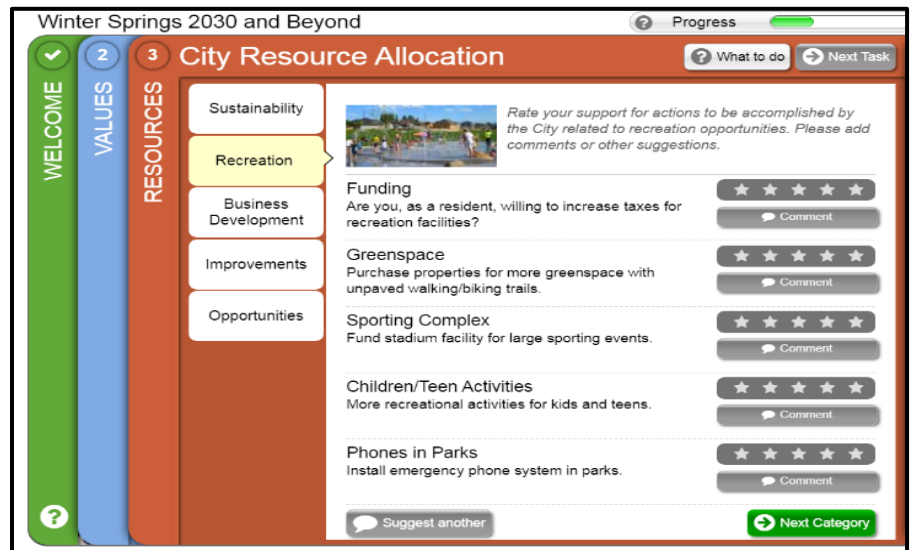
The first category for input was Sustainability. The choices (along with further explanation) under the Sustainability category are depicted on the screenshot of the survey. While all actions garnered over an average response, no one response was over a scoring of 4. The appendix to this report show various comments provided by respondents on this screen. It is evident through comments that preservation and replacement of trees and growth management are hot topics in the City. Other suggestions include the adoption of Smart Water Application Technologies, reclaimed water, composting, increasing greenspace, better street lighting (LED), assessing new technologies and a focus on water quality and water friendly landscaping.

While the incorporation of solar and LED lighting (3.84) for City properties and facilities garnered the highest rating overwhelmingly, comments did provide a mix of support and concern of cost. Many noted the need to ensure that the economics of incorporating solar works for the City without creating burden on tax payers. Ideas also included the potential of a phased approach. Comments also discussed incentivizing property owners to be energy efficient and install solar. Prioritize Landscaping ranked 2<sup>nd</sup> with a rating of 3.61. Many comments supported the promotion of native, low water type landscaping for setbacks with the caveat of distinguishing requirements for commercial, single family and multifamily. The desire to reduce the removal of trees with new development and placing the appropriate trees in appropriate locations (i.e. Right of ways) was discussed in many comments. The concept of the inclusion of outdoor art in landscaping as well as looking at the City of Port Orange as a case study was provided. Fertilizer Ordinance also scored above an average rating at 3.46 and received a variety of comments. In general, there was focus on using landscaping that didn't require fertilizers and pesticides and making a stronger ordinance to protect water resources. Other comments focused on providing recommendations but not stronger requirements. Education and outreach to discuss this further will be needed. Carbon Neutral Growth, the use of no greenhouse gas emitting energy is used to operate the building or construction, was the least supported action with a 3.45, still above a neutral rating. Generally, the comments provided for this option did not support the overhaul of the codes to completely offset carbon footprints, but to require, implement and encourage other actions such as prioritize trees, solar, and other emission reduction standards.

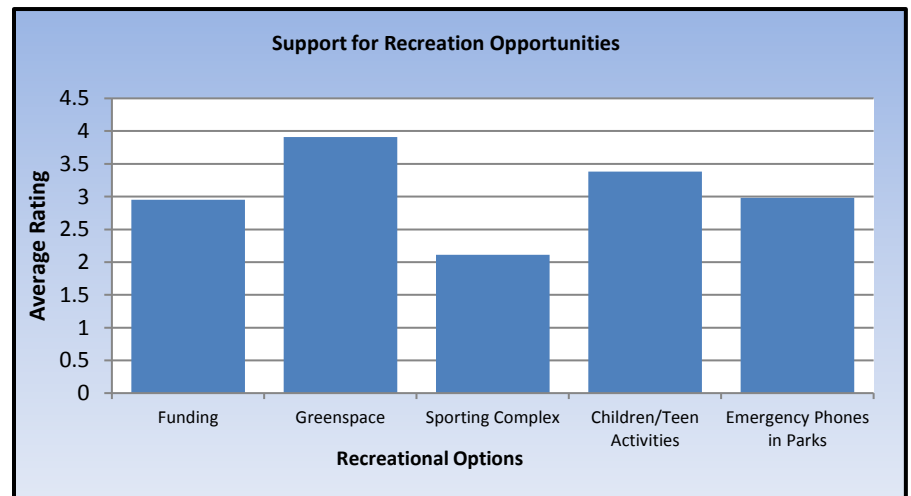


## Recreation Opportunities

The second category was Recreation. The choices (along with further explanation) under the Recreation category are depicted on the screenshot. Stakeholders provided general comments regarding recreational opportunities to be pursued by the City. Comments strongly suggested including arts, culture and theatre into recreation programming. Other comments included natural resource activities such as fishing and biking, a community pool and providing for more facilities/fields for a variety of sports.



The highest rank belongs to Greenspace and the purchasing of properties for more greenspace with unpaved walking and biking trails (3.91), which coincides with the priority put on trees. Comments from the public were primarily supportive of greenspace throughout the City and discussed the removal of trees and limited space available. Suggestions offered included greenspace being a combination of paved and unpaved uses, should be done in cost effective manner as to not raise taxes and could include smaller projects such as flat roof greenspace and areas buffering more intense development from lower density uses.



Concerns revolved around the fear of purchasing greenspace for public use would not be in perpetuity and would eventually be sold to developers as Winter Springs runs out of developable land.

The next rated opportunity was for more activities for teens and children (3.38). Comments varied in scope providing insight into the already existing parks and sporting facilities and programs for minors (even through the schools) to the need for more diverse programming, especially in arts, culture, robotics and other areas. It was suggested to reach out to the youth to gain insight into their perspective and desires for activities in Winter Springs. Providing emergency phones in parks rated slightly below average support (2.98). While the overwhelming comments felt this wasn't a priority due to the abundance of cellphones, some recommendations included providing one blue light system at each park for emergencies, which would only connect to 911. Other recommendations included providing wifi at parks and surveillance cameras.

Willingness to fund facilities through increased taxes scored below a neutral rating at 2.95. Comments made it evident that a tax increase was not truly the way to go. Suggestions included looking in the budget for reallocation,



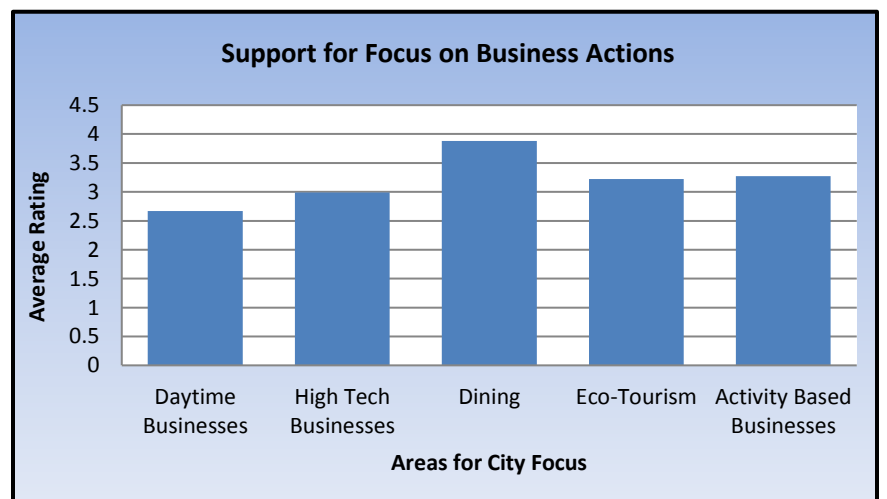
user and event fees, partnership with the high school, or find other sources of funding. Proponents in support of using tax dollars to pay for recreation facilities provided comments that if there was an increase it should be for specific projects vetted by public and be primarily uses for natural areas, arts/culture or an aquatic center. Not only did the option of “Funding for a Sporting Complex” rate unfavorably (2.11), the comments provided were very clear that there are already existing larger facilities throughout Seminole County and there are plenty of existing facilities in the City. There were concerns about traffic, costs, and the large amount of greenspace that would be lost. Additional comments also focused on the need for arts and culture facilities.

### Business Development

The third category focused on Business Development. The choices (along with further explanation) under the Business category are depicted in the screenshot. General comments included master planning, the need for a balance of businesses, keeping new business development moderate to make sure the small town, bedroom community feel is kept and focus on arts/culture and nature. Comments throughout the various options followed a general theme of needing businesses to support the community and enhance the tax base, so long as it doesn't come with new development and maintains the residential feel of Winter Springs.

The type of business that residents most desire is quality sit-down dining establishments. Comments in this category were mixed between support and non-support, but in general discussion focused on providing a mix of dining establishments to keep Winter Springs money in the City versus going to other communities. Comments also focused on making sure new businesses/restaurants use existing

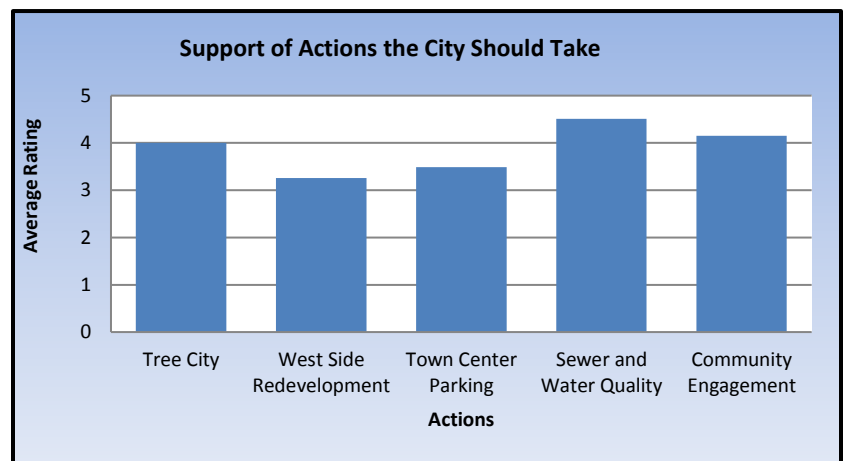
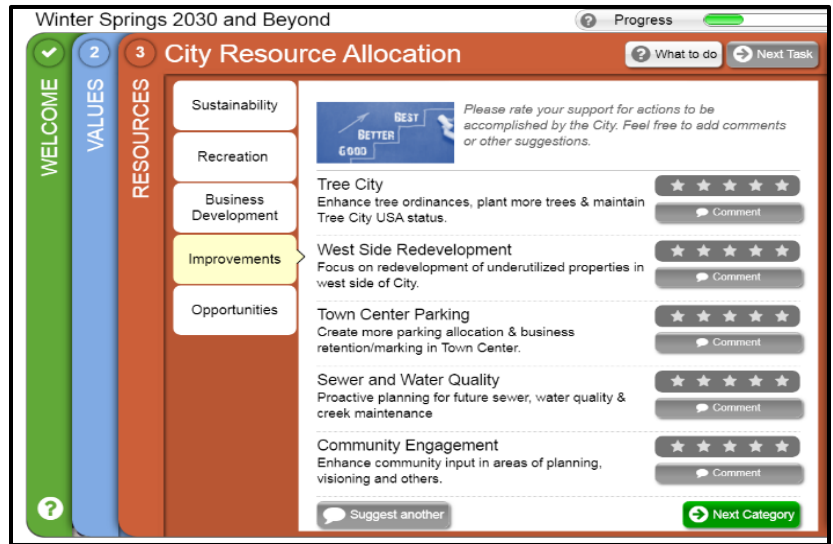
empty space. The remainder of the business types are relatively evenly split, with a slight edge toward Activity Based Businesses (3.27) and Eco-Tourism (3.22) over High Tech Businesses (2.99) and Daytime Businesses (2.67), both of which were rated below a 3. Discussion in the comments for “Activity Based Business” again were mixed as would be with its neutral scoring. Comments revolved around the fact that there are numerous other areas around Winter Springs which have these businesses (some of which struggle) and ensuring that if these businesses were to come in that they be located in appropriate areas, away from residential areas. Comments concerning Eco-Tourism revolved around opportunities in Lake Jesup and the City’s natural areas with some concern of tourists,



traffic, and ensuring its locally oriented and done in moderation. In the “High Tech Business” option, there were mixed comments ranging from understanding that businesses diversify the tax base to no more growth and to focus on preserving greenspace. Finally, in terms of “Daytime Businesses” again, the general focus of comments indicated that some small local businesses needed to support the community would be helpful, as long as it uses already existing development.

### Improvements

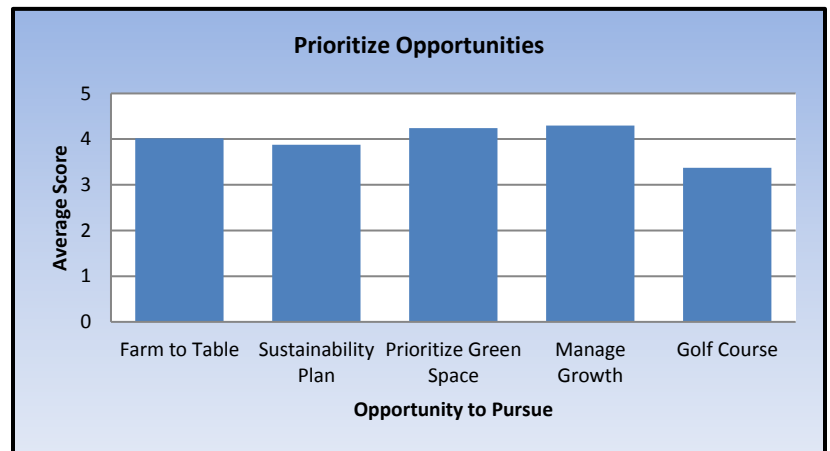
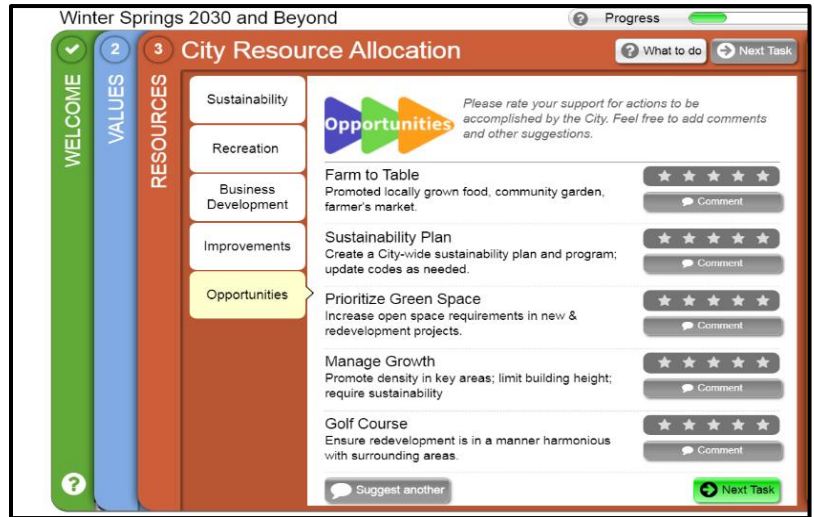
The fourth category related to improvements the City can take to improve the quality of life in Winter Springs. The actions are listed in the screenshot. These improvements were derived from the community meeting with residents and reflect the results from the SWOT analysis (Strengths, Weaknesses, Opportunities and Threats). Additional suggests included, among others, improving arts, assessing infrastructure, consolidating public safety and becoming a dementia caring certified community. While all of the choices commanded a respectable score, the Sewer and Water Quality category had the highest score (4.51) and was the highest scoring action/priority of the survey. In this priority, comments were all fairly similar – water quality needs to be the City’s top priority and needs to be improved. Community Engagement (4.15) and focus on Tree City strategies (4) rounded out the most supported areas of improvement in the City. In terms of Community Engagement, comments showed this is highly desirable



and while the City does a good job of some communication, sentiments in the comments reflect the need for input to be considered. Comments regarding the Tree City designation and assessing the tree ordinance primarily focused on the issue of new developments allowed to clear cut mature trees, holding developers to a higher standard than the high residential standard, prioritize replanting and other native landscaping and that Winter Springs has lost the concept of being a Tree City. There is also some support for more Town Center Parking (3.49), however comments provided discuss that there may not be many options as they feel the design of the Town Center is flawed. Focus of some comments suggested that rather than add parking, provide for greater bike/pedestrian access and facilities as is the primary focus of a Town Center and that any improvements, parking or redesign should not be paid for with tax payer money. Support for West Side Redevelopment was the lowest rated (3.26), although neutral support. Comments for the most part agreed that attention needs to be provided in the west side which could include façade improvements, and redevelopment opportunities. The sentiment against “new” development and the preservation of greenspace continued in this category.

## Opportunities

The final category for the City Resource Allocation page of the survey was for opportunities that citizens thought may benefit the City. Some choices offered unique opportunities such as the Farm to Table option, while others were environmentally disposed. The other choices included the Management of Growth in a sustainable fashion and ensuring that the golf course is redeveloped in a manner harmonious with the surrounding area. All options scored greater than average with the management of growth (4.3) and prioritizing green space (4.24) as the top choices. General comments included multimodal transportation, focus on bike network, uses for the golf course and recreation ideas. Comments regarding managing growth were fairly consistent regarding no additional multi-family residences or new development, no more density or traffic and focusing on filling empty buildings with businesses. Comments pertaining to increasing requirements for greenspace for new



development again revolved around limiting new development, thus saving overall greenspace, but also supported requiring greater green space that was natural and forested, not “open lawn space”. Farm to table promotion scored 4.02 and comments were largely supportive of a farmers’ market with some concern of ensuring local farmers and arts/crafts were provided priority and a viable location. The development of a sustainability plan (3.88) garnered general interest in the comments along with the need for additional information. There was also discussion about development codes. Ensuring the old Winter Springs golf course redevelopment is harmonious with surrounding areas was the lowest rated at 3.37, still above neutral. Comments offered a variety of ideas for the golf course from single family residential to enhancing natural areas to a community area with various outdoor nature-based facilities, including a 9-hole golf course. Regardless, the community expressed the desire to be a part of the planning process for the area.

## Priority Preferences for the Winter Springs Vision

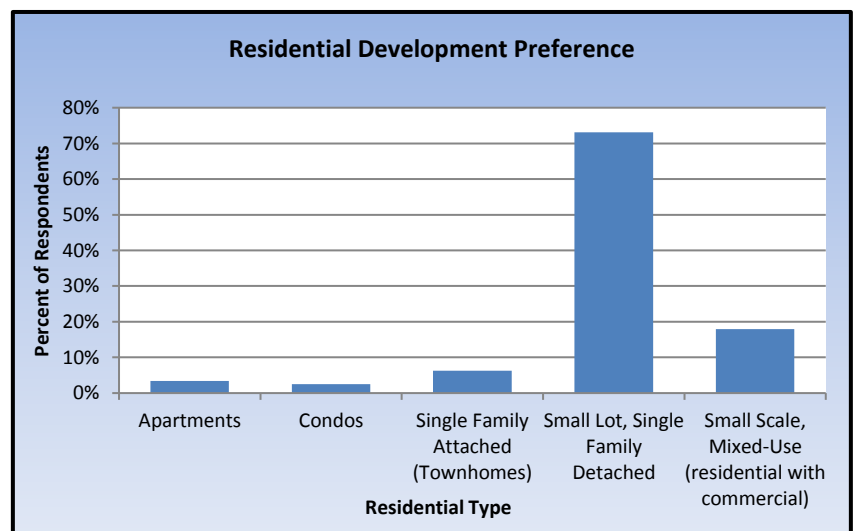
The fourth screen of the Metroquest survey addressed the areas that respondents thought should be front and center for the Winter Springs visioning process. The categories were focused on Residential Development, Commercial, Recreation, the SR 434 Corridor and Opportunities. For each of these categories, five pictures were presented that illustrated the options available. Residents did not rank these, but picked only one type of development or priority for Winter Springs. In this exercise, respondents were only allowed to choose one option as their strongest preference or priority, hence the saying “If all things are a priority, then nothing is a priority”.

**Based on all the categories below, while comments indicated respondents would have chosen more than one option, the preferences with the highest number of responses are:**

- **Small lot, single family detached residential development**
- **Small, locally owned eateries**
- **City-wide interconnected trail system**
- **Maintain current status of SR 434**
- **Commercialize Fiber Optic Network**

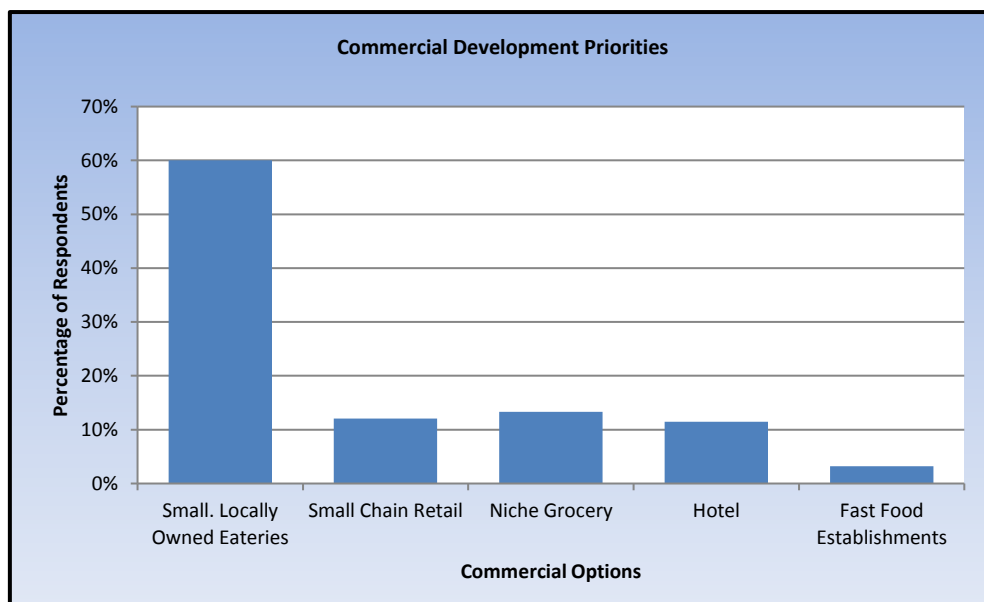
### Residential Development

For this choice, respondents picked from the categories listed in the screen shot. The undisputed choice is for single family detached homes on small lots (73%). Comments were somewhat diverse but an overall sentiment was to avoid new high density residential. Comments suggested the desire for large lot single family, however due to the size of property needed to these developments and the lack of this space in Winter Springs, large lot single family was not provided as an option. Other suggestions including senior housing. This was followed by small scale, mixed-use development that contained commercial uses (18%). Townhomes, condos and apartments were chosen significantly less, all less than 7% of respondents.



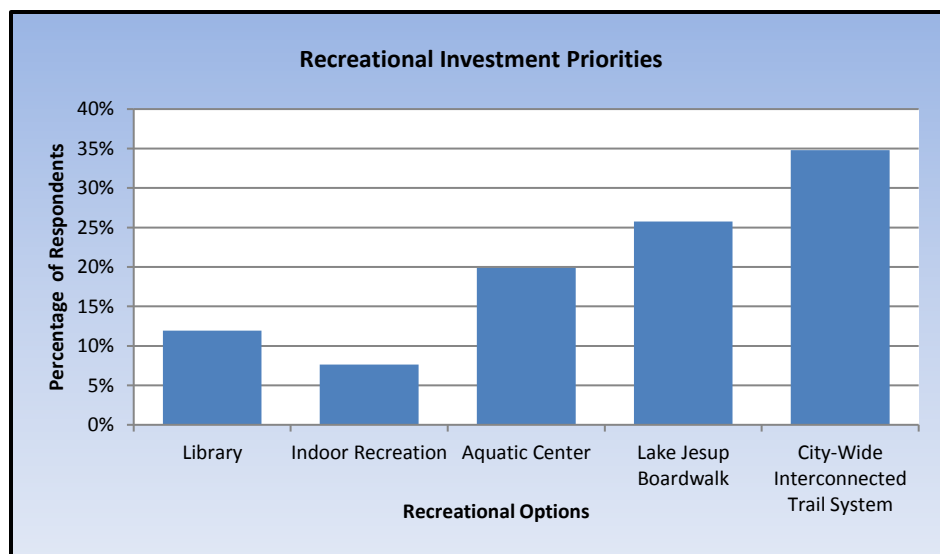
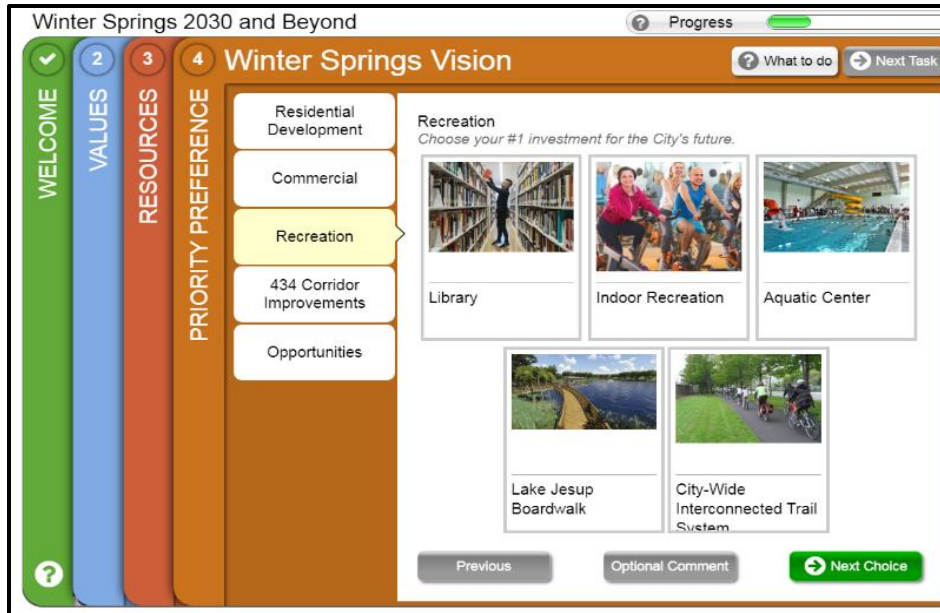
## Commercial

The choices for commercial development included small locally owned eatiers along with fast food choices. Small Chain Retail, Niche Grocery and Hotels were the other choices for commercial development opportunities. The overwhelming preference was for Small, Locally Owned Eateries (60%), followed by Niche Grocery (13%). Small Chain Retail (12%) and Hotel (11%) were nearly split and Fast Food Establishments (3%) were not popular. Comments were varied and supportive of niche grocery and a small number of restaurants. Comments also suggested to avoid bringing in fast food establishments and discussed the potential of a hotel.



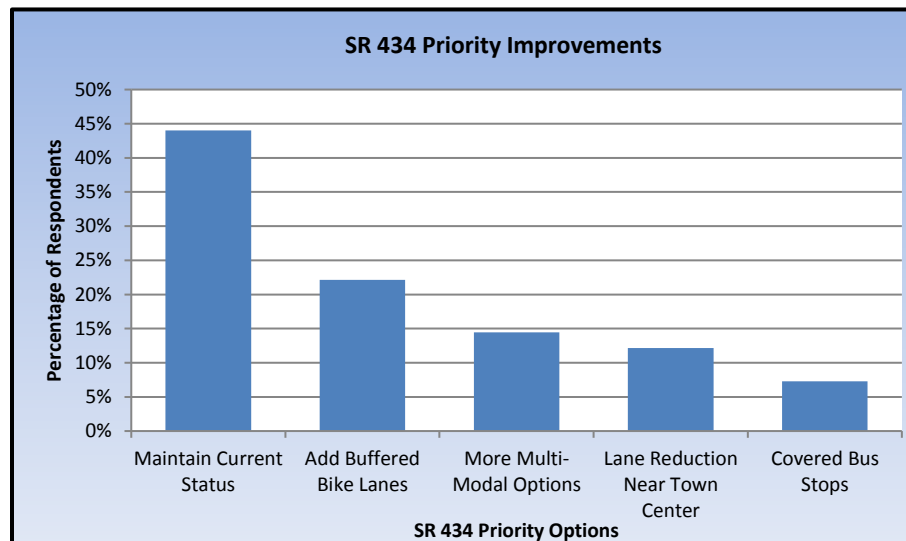
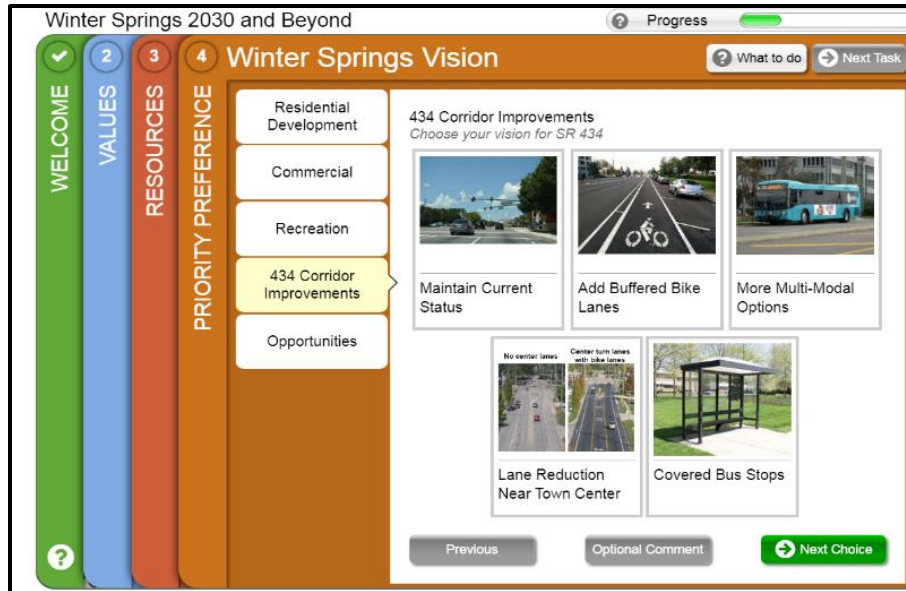
## Recreation

For the recreation choices, the City-Wide Interconnected Trail System ranked highest (35%), followed by the Lake Jesup Boardwalk (26%). The Aquatic Center ranked next (20%), followed by the Library (12%). Indoor Recreation was the lowest ranking option (8%). As the Cross Seminole Trail already traverses the north end of the city, there is a great opportunity to link the trail systems and to bring it to the Lake Jesup Boardwalk. Comments made it clear that many had a difficult time choosing just one choice and would be open to a variety of these choices. Some specific ideas included indoor recreation areas to include areas for events, classes and other opportunities; the library should be more modern and provide technology; arts and cultural amenities are also needed.



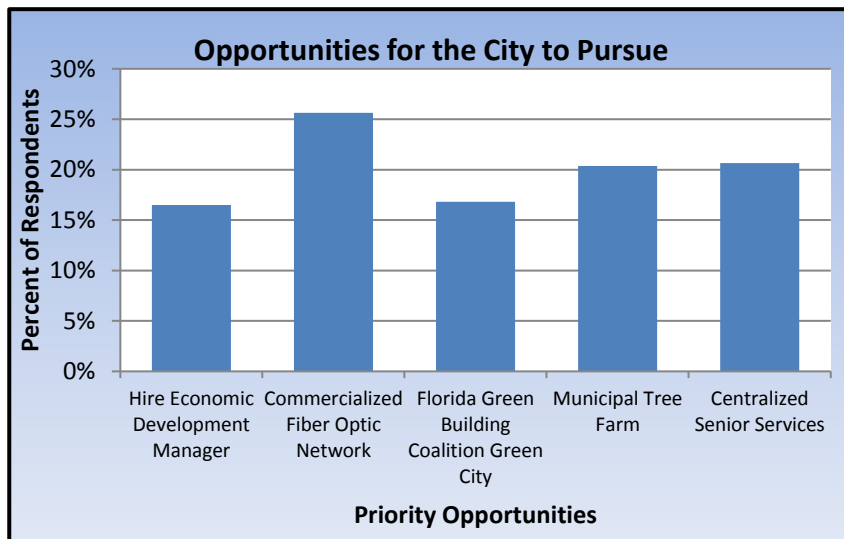
## State Road 434 Corridor Improvements

The SR 434 Corridor, which is the main east-west roadway in Winter Springs, is a barrier between the north and south sides of town. Overwhelmingly, respondents prefer to maintain the current status of SR 434 (nearly 45%). Other choices included addition of bicycle facilities (22%), multi modal options (14%), lane reductions (12%) and covering bus stops (7%). The movement of traffic is an important function for the roadway and is recognized as such by residents, though discussion has included ideas to slow traffic by key areas such as the Town Center in order to spur visitors to enter the center and that traffic is an issue.



## Opportunities

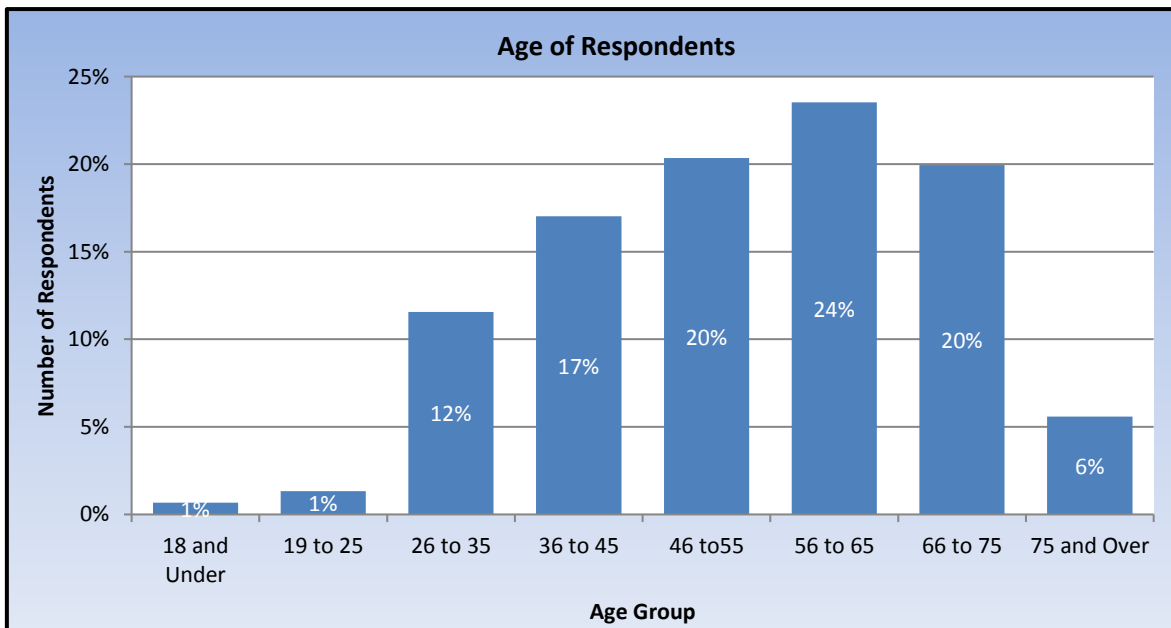
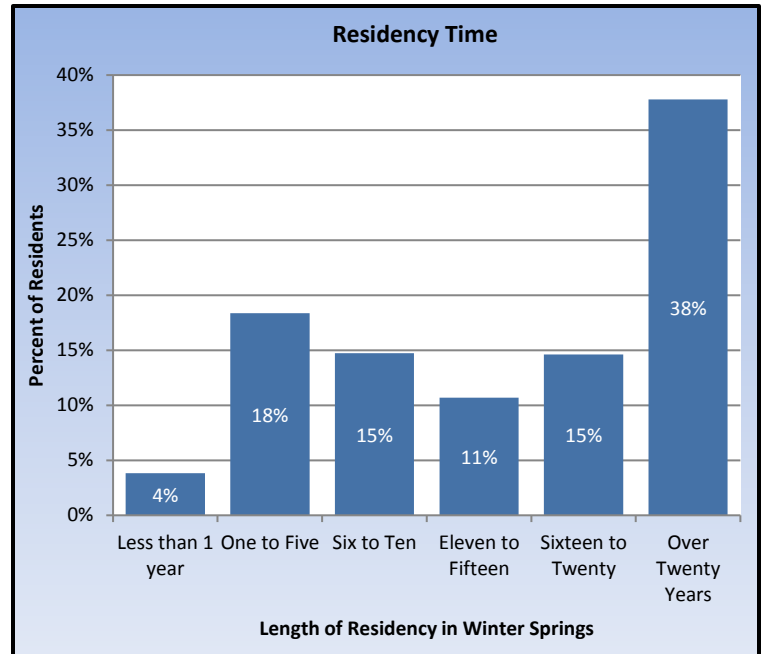
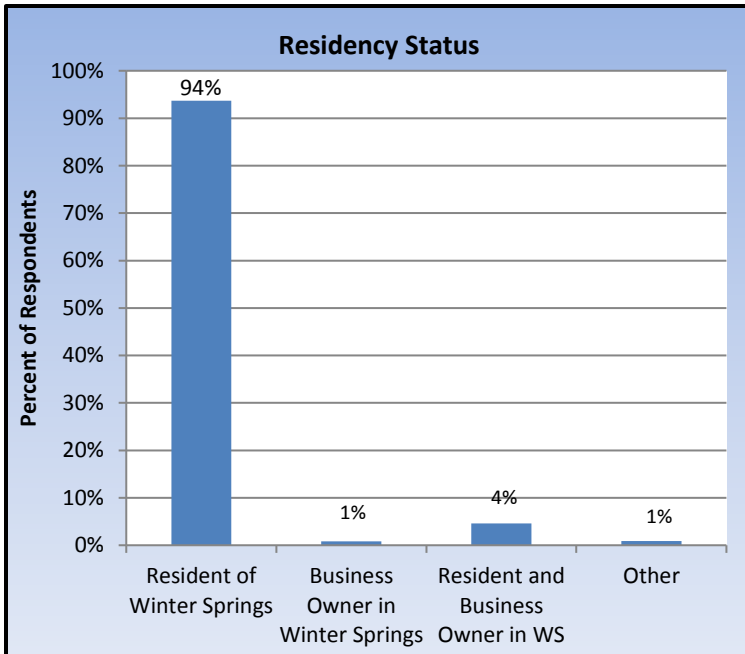
The final section for the vision preferences is for opportunities, which include various actions that will assist the City in the future. These are displayed in the accompanying screenshot. The installation of a high technology fiber optic network is considered an important opportunity, but this option is followed by the preference for centralized senior services and the Municipal Tree Farm. The Green City designation was also popular as well as the hiring of an Economic Development Manager. No action was clearly preferred over the remainder, but the fiber optic network edged out the other preferences at just over 25%.





## Respondent Information

The last screen of the survey served to collect information regarding the residency and age of the respondents. Ninety-nine percent (99%) of respondents noted they were residents and/or business owners in Winter Springs. Of the 94% of resident respondents, respondents being residents only, the majority of responding residents have lived in Winter Springs over 15 years. A wide age range of respondents provided input into the survey. Ages 18-25 however were underrepresented.



# RECOMMENDATIONS

## Introduction

The recommendations developed in this section are derived from the review of the Winter Springs Trend Analysis and Plan Review, feedback from the business and public workshops, and finally, the Winter Springs 2030 and Beyond survey data and provided comments. This section of the report breaks down recommendations into general areas, typically related to the areas of the survey: Sustainability, Recreation, Business Development, Development and Redevelopment and general recommendations which do not typically fall under one category or may be more operational in nature. These recommendations are not meant to constitute a vision of Winter Springs, but instead provide further direction to reach that vision as well as to modify the strategic plan which should be approached more as an operational framework for City staff and City Council.

While the following pages delve deeper into recommendations, strategies and ideas for the City, there are a few major takeaways from this process in its entirety:

- 1) There are various items from the 2009 Strategic Plan yet to be completed by the City;
- 2) Outstanding items exist in the comprehensive plan from 2009 with accomplish dates which have already passed;
- 3) Natural areas and water quality are priorities for residents in Winter Springs;
- 4) Moderate business development is recognized as a need to provide services and tax base within the City and should occur in existing developments;
- 5) Much of the community sentiment does not want to see more new development, especially multi family;
- 6) Arts and culture, sustainability and greening practices are new ideas that interest the community;
- 7) Maintaining the small-town, family-friendly sense of Winter Springs and keeping taxes low are important;
- 8) The public wants to be engaged and heard in decisions that affect the community.

Priority recommendations to the City Staff and City Council:

- 1) Update strategic plan to address outstanding items from the 2009 Strategic and Comprehensive Plan that are still valid while using the survey to drive additional operational priority strategies to be completed within the next 10 years. This process should be undertaken in a City Staff and Council workshop.
- 2) Address the concerns over water quality and tree/landscaping sustainability within the City and develop a strategy for continued enhancement.
- 3) Continue to develop a vision for the City by assessing vacant and underutilized parcels for options including development, redevelopment or natural areas. This process should be community driven and should drive future development and parks and recreation in the City
- 4) Conduct an in-depth parks, recreation and trails survey and plan, in conjunction with #3, to create a feasible diverse, connected plan with potential funding options.
- 5) Move forward with the business development contract to help further continue the discussion of increasing business retention, especially small, local businesses, in the community. Engage the community.
- 6) Consider the creation of a sustainability board comprised of community experts and enthusiasts who can help drive the development of a sustainability plan, programs, and projects. Engage the community.

## Sustainability Recommendations

There are various policies in the City's comprehensive plan (Objective 1.8) aimed to increase sustainability across City operations, codes and development including having at least one LEED certified planner and undertaking activities to obtain the designation of a Florida Green City. While these actions were originally to be accomplished by 2012, we recommend the City maintain the language and update the fulfillment date to 2022/2023 and work to follow through on all policies. The City should also start its path towards sustainability by developing a sustainability action plan and add sustainability as a focus of one or more of the existing advisory boards that address similar items. The plan should include steps to complete all actionable policies included in the comprehensive plan and create checklists for those policies such as 1.8.4 which state that various sustainability options should be considered when making land use and infrastructure investment decisions. The plan should be structured with small incremental steps to be accomplished each year. For example, year 1 could include changing all lighting in City facilities to LED. To track cost savings, as part of year 1, the City should begin tracking energy consumption and cost expenditures/savings. This information would be useful in determining the return on investment for various activities including solar and help in developing a greenhouse gas emissions inventory. As residents were most supportive of LED and Solar within the City as long as it was cost feasible and not a burden on tax payers, the City should also begin to investigate the costs, long term investment vs. savings in the implementation of solar in City facilities. Some cities across the U.S. begin by adding solar to one facility at a time, such as police or fire stations. Including solar in the form of art was also a suggestion and could be potentially implemented at parks which have lighting.



Development leads to more impervious pavement placed on the ground, contributing to increased run off into sewers. Because the City prides itself on being a Tree City, landscape ordinances are an important component to ensure proper tree coverage, and can also serve to enhance sustainability and resilience in the City through water capture and carbon sequestration. Using Low Impact Development (LID) techniques, reducing impervious pavement and implementing other unique stormwater management strategies can help capture and cleanse runoff, thus relieving pressure on sewer systems. This also provides more visually appealing landscaping and stormwater solutions and can increase the water quality of surrounding streams, lakes and wetlands. Most of the City drains to Lake Jesup, which is an impaired waterbody according to the State of Florida. LID improvements could have a positive impact on the Total Maximum Daily Loads (TMDL) for Lake Jesup and help keep pollutants

from entering this water body. This would occur not only through tree planting but various types of native ground cover, rain gardens, swales, and other low impact development landscaping techniques including, as one survey respondent suggested, roof top gardens. Residents and business owners would benefit from these techniques along right-of-ways (ROWs) or within new development, and with education garnered by these demonstration sites, existing businesses and residents could implement these landscapes on their own property potentially through incentives, thus further decreasing run off and improving water quality. It is recommended that within the next year, the City reassess parking, greenspace and stormwater requirements in land development codes to determine if the codes reflect the pride the City takes in being green. Low Impact Development requirements should be added as necessary. To build on the momentum of how low impact landscaping improves water quality, it is recommended that simultaneously with this effort, the City investigate the strengthening of the fertilizer ordinance and, if changes are instituted, include the educational component of this effort for residents, local landscapers, and businesses that sell fertilizer.

As the City develops its sustainability action plan, conversation should include what “carbon neutral” development would look like for the City and if and how the City should advance this effort. Investigations should be made into other communities throughout the United States to assess best practices, strategies, codes and policies.

In the survey, 20% of respondents preferred that the City investigate the feasibility of a municipal tree farm. In the Case Study report, information about a community that advanced a municipal tree farm is provided. The climate in central Florida would allow a variety of trees, plants and shrubbery to be grown and harvested on the site. Partnerships with local schools and other community groups could foster a sustainable, long-term community asset with events such as Arbor Day tree give aways and others. Educational classes that stress planting the right tree in the right place can be coordinated with Seminole County IFAS program, where this is already taught. With limited undeveloped properties in the City, the farm could be potentially co-located with other parks, especially passive recreation parks, that may be developed in the future. Additionally, there were suggestions by residents about a community garden. This could be the co-location of these facilities on one site. An underutilized/undeveloped property assessment is discussed later in the recommendations section, and locations where community assets such as the tree farm/garden could be considered are included in the analysis of future development on identified parcels.

The citizens of City of Winter Springs have voiced an interest to for their community to become more sustainable and resilient. There are several other cities and counties in the region that have similar values and have committed to work within the framework of the East Central Florida Regional Resilience Collaborative. The Collaborative espouses three pillars under the resilience umbrella; (people) Health + Equity, (places) Build Infrastructure + Natural Environment, and (prosperity) economic resilience. Woven throughout those pillars will

be a reduction of the carbon footprint, risks and vulnerabilities utilizing emergency management, and increasing efforts toward sustainability, region wide. It is recommended that the City of Winter Springs join other cities, counties, academia, non-profits and other governmental entities in the East Central Florida Regional Resilience Collaborative. The expertise and products of the collaborative can be used by the City to advance its efforts in resilience and sustainability.



## Recreation Recommendations

According to Objective 1.3 in the Recreation and Open Space Element of the City's comprehensive plan, a survey is to be completed every 5 years to assess recreational needs, park usage, funding, and program/facilities preferences. This Winter Springs 2030 and Beyond survey covered a broad level of recreation opportunities; therefore it is recommended that the City follow up with a more detailed parks and recreation survey. This more focused survey should delve into activities and facilities at each park and assess the desire for new facilities and programs, and provide follow



up to input in this survey. Over the past few years, the City, through its Perk Up Parks initiative, has upgraded numerous parks throughout the City through the installation of large pavilions, basketball courts and improving or building playgrounds. It is recommended that this initiative be continued by focusing on creating passive, natural recreation areas and new facilities and programs, as well as its current projects, that serve seniors as well as children. The survey and an updated parks plan could continue to serve as the guide for the initiative.

Connecting with nature has positive benefits on people's wellbeing and quality of life. Creating space to connect with nature is an important part of community development. Purchasing additional natural greenspace and creating an interconnected trail system throughout the City were identified as the top recreational priorities for City resources. The City should assess current parks and open space in the City to determine feasible locations to provide more unpaved walking and biking paths, connect trails and parks throughout the City and provide facilities passive in nature (no ball fields). An example may be looking at the potential of expanding the walking path at Central Winds Park to meander down to the water to a boardwalk along Lake Jesup that can also serve for fishing and bird watching. New locations for greenspace could also include wetland or mitigation areas that would have very limited development. These areas could include a small, unpaved, ADA compliant parking area (including bike parking) or be accessed through bike trails, and provide nature trails with boardwalks, where necessary, to traverse creeks or flood areas. Other ideas could include a sensory garden, walking trails through low impact development landscaping areas (serving as educational piece), the inclusion of art in parks.



Activities for kids and teens also ranked above neutral in the survey responses with added comments about the inclusion of activities for seniors and those with disabilities as well as arts and culture. Reaching out to constituents through a more detailed survey could refine the wishes of the community. Activities could include

more structured events and programming strictly for these age groups or facilities such as skate/bike parks, rock climbing walls/adventure courses, gaming rooms, art classes, educational classes, meeting areas, and others. The idea of an aquatic center, due to its cost, would need to be flushed out further, and could include conversations with partners such as Winter Springs High School. The location for a facility of this type would also need to be assessed in the parks plan as the overall consensus is that residents do not want to utilize undeveloped properties for continued building, unless it is part of a greater master plan potentially at the old Winter Springs Golf Course.

It is recognized that the City would need to find a way to pay for upgraded facilities, new recreational areas and more programming. While increasing taxes to pay for enhanced recreational facilities and programs did not rate overwhelmingly high, it was only slightly below an average ranking at 2.95 out of 5. It is recommended that if the City desires to investigate funding major changes and acquisitions for parks and recreational opportunities, the above-mentioned survey could provide discussion of potential funding mechanisms for citizen input as well as provide an opportunity for educating the community on the current budget allocations. As a result, the City may come to a citizen-backed funding mechanism, whether a small, short-term tax, a bond, a user's-fee, grants or a combination of avenues, that would fund a plan with specific items.

## Business Recommendations

Attracting quality, sit-down dining establishments, whether locally owned or national chains, should be explored further by the City and the economic development consultant the City may engage. Currently, there are some successful dining establishments in the City that have been in business for quite some time, while others have been hit and miss. Some reasons for this may be the deficiency of daytime businesses in the City or the competition from dining establishments in surrounding communities. In the Town Center, some may have not had enough exposure to passing traffic on SR 434 due to lack of signage. It is recommended that the City explore tasteful signage along its rights of way for businesses in the Town Center. There are a number of areas for businesses to locate within the City in existing development, including the Town Center, the new plazas (Villaggio and Stone Gate Plaza) on SR 434 and the old strip mall at SR 434 and Sherry Avenue. The key discussion the City needs to have is how to attract and keep dining establishments in the City. The contractor may provide types of incentives and targeted messaging for this, as well as assess the return on investment and feasibility of attracting local and national chains. From the permitting side, the City could establish a more streamlined permitting process for new businesses of any form. While constituents were understanding that businesses are needed in the area for the tax base and to serve the community, there was clear input that new business should be in moderation, serve the community, and only occur in existing developed areas and not require new development.



From the survey and business group breakouts, introduction of a “farm to table” environmentally friendly restaurant or market was a popular notion. The City could establish incentives for a restaurant or provide an area for a farmer’s market. This would help local farmers, help local businesses and provide residents with fresh, locally sourced food. This could coincide with the number one choice of quality sit down dining establishments in the City as the most desired priority for the City to focus its business development efforts. The key, according to

many comments and the survey data, is to steer away from fast food and ensure that the restaurants maintain the small town, family friendly character of the City.

Another often mentioned business was a small hotel to serve the community. The hotel could feature fewer than one hundred rooms that serve visitors who are seeing friends in the area, attending a sports event at the new Seminole County Sports Complex, visitors using the Orlando Seminole International Airport or doing business in the area. A mid-range establishment that is part of a chain or chain subsidiary, also known as select-service hotels, such as Courtyard by Marriott, Four Points, Hilton Garden Inn, Hampton Inn & Suites and Hyatt Place could serve this purpose. Perhaps an economy hotel such as America's Best Value, La Quinta, Microtel and similar establishments may not be as desirable; however, newer, well-kept properties can be an asset and still fulfill the City's need. Some hotels have agreements with businesses that bring in clients or employees for meetings or training, similar to the hotels in Lake Mary near the interstate. While Winter Springs currently does not have any such businesses, the Gateway Interchange area may have such businesses in the future.

The connections between the Cross Seminole Trail and the Town Center should be promoted. Currently, there is a lack of signage to indicate that the trail is adjacent to the Town Center. An alternative route that brings trail patrons nearer to the Town Center should be offered along with bicycle parking and signs indicating what businesses are in the vicinity to visit. Food, drink and shopping opportunities in the Town Center can be a positive experience for trail users. Trail oriented events along Blumberg Boulevard can draw from recreationally oriented patrons as well as residents who can park at the Town Center. Bike parking facilities would also need to be added at key locations in the Town Center and other areas as the interconnected trail system in the City is developed.



With the Cross Seminole Trail and Lake Jesup, as well as the parks, there are ample opportunities for businesses focused on these sectors from fishing charters, bike tours, events such as 5ks, and others like a dinner cruise on Lake Jesup (from public comments). A boardwalk along Lake Jesup could be a welcome activity for trail users to break up their ride or walk so they could experience the beauty of the lake and maybe see a few alligators. Activity based businesses not only can provide singular opportunities but can also be combined with eco-tourism. Eco-tourism and activity-based businesses could go hand in hand as some of the activity-based businesses may draw those patronizing eco-tourism businesses and opportunities. For example, with one current brewery just off the trail, there is the opportunity for a brewery bike tour. The City should seek to become designated as a "Florida Trail Town" which could help promote these opportunities. The types of activity-based businesses available has great potential; from indoor and outdoor activities, activities from all age sectors, high to low intensity activities and everything in between. Communities within central Florida have everything from large movie theatres to small picture show theatres, ax throwing, arcades, high adventure courses, breweries, arts/painting businesses, and many more. These types of businesses could bridge the gap between children and teen activities currently available in the City and also still provide activities for adults and seniors. These types of businesses should be located in commercial or industrial areas depending on the type of activity. Redevelopment



of the strip mall on SR 434 and repurposing the immense parking area could lead to potential new, creative, businesses. It could serve as an entertainment center with various activity-based businesses and dining.

Several comments pertained to creating a corporate park or technology industry area in the Gateway Interchange area. The area is privately owned. In order to promote this, the City could provide incentives to compete with other areas, however the landowner must be willing to cooperate and have a realistic view of the land values in the area. However, as with the main sentiment throughout the survey, while the community knows the corporate park has been in the plans for many years, the idea of additional development is not favored. Other businesses that were mentioned that would be a good addition to the City were a hardware store like Ace or True Value, a supermarket like Aldi or Walmart mini super market, a nursery, a brewery and music venue and more “Mom and Pop” stores. Revitalization of specific areas was discussed, including the golf course (as a park, trails, residential or mixed-use), the older strip centers and the older west side in general. Since these are private businesses or lands, the City could provide incentives or develop plans or parameters to expedite approvals of concepts that are acceptable to the City. Again, the key would be to ensure redevelopment is the main priority of the City versus new development and engage the community in redevelopment ideas and further business development concepts.

## **Development and Redevelopment Recommendations**

Growth management is important for the limited space that remains to develop in the City. Discussions with citizens, staff and elected officials should occur to decide how and where green space and parks will be located as well as future development. It is evident through this process that the community wants to manage growth in a way that preserves the small-town, family friendly feel that makes Winter Springs home. As large vacant parcels for development are a scarcity in Winter Springs, redevelopment and infill development will be the City’s main avenue of growth. With this in mind and the desire to increase the amount of greenspace in the City, it will be important for the City to manage the type, look and feel of the development coming into the City.

The City’s comprehensive plan (Future Land Use Policy 1.4.1) calls for the creation of redevelopment or small area plans to identify and establish redevelopment opportunities. The City should utilize this process of identifying vacant and underutilized parcels and engage the community in the vision process for key parcels which could include visual preference and greenspace options. The conversation of development should also include any needed City resources such as police stations, park and recreational facilities, and other assets and services such a municipal tree farm and potential senior service complex, both of which received 20% and 21% of respondent priority choices for the City, just behind incorporating commercialized fiber optic network in the City (25%). The golf course, one of the prime areas for redevelopment, should be a site that elicits community input into its redevelopment. The location of the site is prime in that it provides direct access to a key commercial corridor, can provide ample green space (both active and passive), and can provide a multitude of mixed-uses and building types. Its location also is important to provide access to a variety of services/businesses that may be needed in the west side of town. Other under-utilized parcels or large parking areas should be included in the analysis, along with vacant parcels. This type of activity, combined with an engagement to update the Perk Up Parks plan, would give the City a true vision for how to manage growth and provide recreational opportunities. Having a vision for redevelopment makes things easier for developers to know what is acceptable and unacceptable within the City and may help to drive the market.

In addition to redevelopment, sometimes a building may just need a face lift. In many communities, community redevelopment agencies offer incentives or match costs to facilitate façade improvements of businesses and

homes. While the west side is not considered a CRA, the City should investigate the potential of providing a match or other incentive to facilitate these improvements.

The survey findings are interesting because there is a desire for mixed use, as well as small lot single family residential development over multi-family. This is where additional public input is needed as mixed use can be vertical, such as the new development Moss Park on SR 434 with businesses on the bottom floor with then 1-2 stories of residential above. This residential can be apartments, lofts, or other types of housing which could serve as affordable housing but also allow business owners or employees to live



*Moss Park Mixed Use, SR 434, Winter Springs*

above their places of employment. Mixed-use can also occur throughout a parcel with businesses fronting the road and then providing small-lot housing in the rear of the parcel with alley ways and pedestrian/bike access throughout the property. Engaging the community in a deeper conversation for large redevelopment or new development project ideas would provide developers with project concepts embraced by the community prior to initial plan submittal. Additionally, educating the public regarding the impacts of various types of development on the tax base and City resources could occur during the vacant and underutilized property planning process as commercial and mixed-use development typically brings in more tax base than residential roof tops. There are tradeoffs to be made when considering development type and funding city facilities to enhance the quality of life within the community.

Additionally, development is not just about the buildings on a site, but also the accessibility to these locations via multiple means. If the City is to showcase its desire to be a “trail town” connections to the “conceptual” trail master plan along with bicycling amenities such as bicycle racks should be required as development occurs. Development should also allow for transitions to new trends, such as drop off/pick up for uber/lyft, rideshares, transit stops, and others.

## **Other Recommendations**

While many of the recommendations in this report can be divided into specific categories, other recommendations are intertwined between categories or serve more as holistic or operational in nature.

Additionally, as comments from the public workshop and the results of the survey demonstrate, water quality and creek maintenance are also important to the community. Stormwater, if not already incorporated into their work program, should, on a bi-annual basis and prior to/after hurricanes, assess creek flow and debris and conduct clean up as necessary to ensure these facilities are functioning properly. It is also important for the planning staff to review land development codes to ensure that regulations do not promote the laying of turf to waterways and encourage a buffer between Florida native flora and development areas

While requirement of low impact development techniques through more robust codes was discussed in the “Sustainability Recommendations” it is important to readdress the positive impacts that capturing water onsite can have in maintaining sewer functionality as new development and redevelopment occurs. It also takes

proactive planning to ensure that the existing and planned utilities have carrying capacity for new development and any redevelopment that may occur.

The highest-ranking opportunity for the City to investigate is the incorporation of a commercialized fiber optic network within the City. The City should engage the local service providers to identify their long-range plans for utilities and technology advances within the City. Providing feedback to the community as to the status and plans of these utilities and the roll that the City and/or development may play in its incorporation is also recommended.

Hiring an economic development manager and applying as a FGBC Green City are opportunities the City should address in the strategic plan. The economic development manager could advance findings from the business market analysis the City is planning to undertake. The manager can also oversee the study and engage the public in a more detailed conversation about business development in the City. As the City needs to implement various strategies related to sustainability as per the comprehensive plan prior to applying as a Green City, this step should occur in or around year 4 of the strategic plan.

Engagement across the board was an overriding theme throughout the survey. Ideas to engage the public in various capacities were discussed through this report through additional surveys, community meetings to discuss projects and obtain input from design to visual preference. An additional component to include in these discussions is the youth of the City. Engaging middle and high school students through a youth civic group in the same capacity as adults are engaged would be beneficial. It not only would also provide an opportunity to teach civics and other aspects government, it gives the youth opportunity to provide input concerning the direction of the City in multiple ways.

Finally, a number of creative ideas and concepts, as well as concerns were identified by constituents in the survey comments. It is highly recommended that the City council and staff review the comments for additional thoughts and ways to improve the city as this report tried to capture overriding themes, concepts and concerns identified in the engagement process.

# APPENDIX

# Survey Comments

## Screen 3 - SUSTAINABILITY

Suggest Another/General Comments
A mayor who doesn't take money from construction companies, due to he has approved another living construction building.
Add composting!
Adopt Smart Water Application Technologies (SWAT) to save water and money. Comply with SJRWMD and State FAC Admin Codes and Exceptions for reclaimed water use and SWAT.
ban pesticides; purchase and set aside "green spaces" for wild life and wildflowers.
better lighting for residential areas.
Clean up the drinking water, better than minimum standards. Clean up green standing water ponds, ie. The one on Winter Springs blvd.
Conservation and growth of green natural spaces. STOP APARTMENT DEVELOPMENTS
Consider growth based on impacts to resources. Require that the city's growth consider impacts to water supply, runoff, electrical grid, etc. so that the city remains sustainable. ALSO: Track the evolution of 5G cellular standards and consider being an early adopter. 5G is projected to allow self-driving vehicles, dramatically increase data throughput on cell phones and the like. Would like to see the city become a test site so we advance earlier than most.
Improve the city water
Improve water filtration and quality.
Keep trees and stop building apartments
Many more trees. Too many have been removed for construction
Minimized and Controlled growth of residential areas. Stop Big Interests and let the City Council actually represent the will of the city residents.
New urbanism; Neo- traditional development
No more new developments. Update empty buildings...churches, restaurants, natural groceries...
Park updates; Crosswalks-seen kids getting almost hit by car when they can cross at same time cars with green light can turn right.
Prioritize residential and city xeriscaping.
Purchase land for more green areas
Replace each tree cut down with new tree
Stop building new homes of any kind .
Stop cutting trees for apartments and house. Stop draining the lowlands. No more resident building or business.
Stop developing and cutting down trees. Stop taking away land from animals and making them homeless where they are coming into residential areas
Stop development of massive apartment complexes. Overcrowding makes us just like any other overcrowded City.
Stopping destruction of trees. Eliminating new construction.
Winter Springs needs to have a venue dedicated to the arts. Our High School's motto is "Celebrating Academics, Arts, and Athletics". The city has plenty of facilities for supporting the "Athletics" but not much for the Arts. Don't we want to be the city that knows how to create relationships with all of our schools and citizens?

LED COMMENTS
A large investment for little return over the long run. Save the money and keep our taxes low.
All street lights should be led
As long as it's cost effective - Many solar companies are overcharging - "renting" out solar panels with large monthly payments that don't end and exaggerating how much electricity they will generate.
Challenge of this idea is that the longer you wait to implement, the more opportunities and choices and savings can be had. While I support doing this, I would structure it out over a prolonged period and restructure the plan as damage was incurred to any group of properties or facilities (i.e. from a major hurricane or accident).
Community solar panel bank to run all public and private businesses. Sell solar to them at a fraction of what FPL charges for electricity.
Good idea but need to make sure the economics work
I work in a sustainability job. It is more cost effective and important than ever.
I would like to see more solar, but the use of LEDs puts too much "blue" light into our nighttime environment, affecting wildlife and humans by changing our circadian rhythms to negatively harm sleep cycles.
If it also saves the city money. Don't raise taxes.
If it is cost effective. I'm worried that it will cost more than it saves. Government is not notoriously good at implementing projects in a cost effective manner.
If trees are not removed
Incorporating solar is very important. As items need to be replaced we need to think about replacing with LEDs and/or solar options to help
It depends how cost effective it is. I wouldn't want it utilized if it cost several times the amount
It's about time the sunshine state takes a more proactive stance in lowering everyone's costs through solar savings.
LED before Solar
Make it a rule that all flat top buildings make use of their flat tops, for solar for plants for the gardens and parks and restaurants.
Make it mandatory to put these on all flat roof tops if they aren't being used for some other special purpose such as gardens restaurants etc.
My daughter started looking into getting her school WSHS more solar this year but there are many hurdles she faced. She hasn't given up!
Only if it doesn't raise taxes
Only if the expense is not burdensome to residents (i.e. no local tax increase)
Only if we have the funds to do this.
only where it is cost effective.
Products are still lagging in efficiency but still cost a premium... Not yet.
Property owners should receive financial incentives for installing solar panels and other energy savings devices on their Winter Springs homes.
rooftop solar yes, led is smart move
Should be done ONLY if a cost/benefit analysis determines that the infrastructure will pay for itself within 5 to 6 years.
Solar - waste of \$
Solar and carbon reduction should be an absolute priority.
Solar panel farms located in the city take up too much space and are ugly
the cost of installing would take too long to make it pay
The reason I support this is to provide a long-term cost savings to the tax payers of Winter Springs.
Use some of the more creative collectors. I've seen trees and other things that are very beautiful compared to just the panels located in parks for lighting.
waste of tax money
Waste of tax payer money.
While these systems "feel" good they are not cost effective and do not return value back.
With common fiscal sense.
would be helpful for the city to look leveraging /helping residents leverage programs to help pay for solar on residential properties

## PRIORITIZE LANDSCAPING COMMENTS

Again, don't become so strict that it is a deterrent.
Current efforts are more than sufficient.
Developers tend to raze existing landscaping when building. Something like Lake Mary's development requirements should be considered here.
Devils in the details...leaving natural landscape & trees as much as possible would be a plus, rather than wiping out everything to build. Another concern would be 'irrigation', utilizing reclaimed water in lieu of pulling from natural resources.
Everybody cuts their grass
For whom? How? I can neither support nor oppose - I would HOPE the ordinances would be reasonable, but the other possibility exists, and it could harm some homeowners.
Greater emphasis on wildlife protection!
Greater setbacks so no more "RIZE" apartments right next to street
Greater setbacks would be good, especially if there are trees on them.
Green, green, green of any kind and any height. People will stop complaining of too much heat and will enjoying the shade
Greenspace is great but wildflowers in the median and low cost landscaping would be optimum
I would love us all to have lush green lawns. The fact is-some of us can not and never will afford to sod our whole yard. To keep it up would mean installing sprinkler systems. Let's just do what we can to keep our yards clean and tidy.
If a developer removes trees they should be required to plant that many trees to replace them and protect our "tree city". Our natural areas are being obliterated by all of the development.
If we quit cutting down so many trees the landscaping requirements can be more lax
I'm not sure what this means..Is this for public or private? What setbacks would this entail?
important near roadways to keep traffic vision clear of obstacles
Keep the trees! The Blake apartments have made the trail hot from the lack of shade- and already and even worse in a few years these apartments will be out of style. The Blake apartments have no charm and are an eyesore. What makes winter springs great is being able to walk outside and enjoy nature.
Keeping grass cut is important. However, planting new bushes in the median every month is a waste.
Landscaping can make or break the feel of the city. Winter springs over the years has done such a great job of keeping the city green while developing and expanding. In essence... more trees!
Landscaping should require little water.
Landscaping, really? We need fewer empty buildings, less apartment complexes, no more new empty buildings! Landscaping is the least of this town's worries.
Look good....Feel good.
More natural landscaping, no St. Augustine grass
Need more outdoor art. Let's come up with a mascot and theme for the city
Need to enforce code better. Too many trashy yards with junk cars, travel trailers, work trailers, parking in there yards, etc..
not sure how greater setbacks apply here?
not well defined
Our landscaping already is very nice but I believe we do need to have the setbacks and if we have to put in ugly buildings please put up some type of green barrier so we don't have to look at them.
Plant some wild flowers and native plants and stop wasting so much water!
Please make the new apartments nicer looking . The new ones Tuskawilla and 434 by McDonald's look like the projects. Have a say in the looks and designs of the new construction of our future.
Prioritize landscaping RE xeriscaping to also minimize the need for water consumption as well as fertilization. Adjusting setbacks to preserve as much old growth as possible is where I see the value in any setback requirement.
Reduce use of water to maintain landscape. Switch to less vegetation in medians
Refer to Port Orange, FL, they have a set back from the road and the town is so attractive, whereas we are building right on top of the road on 434.
Setbacks are already killing land owners rights and ability to build for a reasonable return.
Stop allowing cutting trees!!! People move in to the mature trees neighborhoods, cut all the trees on their property and then move out. Outrageous.
Stop allowing developers to clear cut all new development
Stop razing the trees in the Tree City
Stop taking the trees! If homeowners can't, why can developers?
Stop the use of Round Up in city areas, as noted on the Trail earlier this year when I emailed the landscape staff member (who is no longer employed).
The landscaping at the moment seems sufficient - do not feel we should decrease, but don't see the need for increases

There should be an ordinance that prohibits planting trees close to the sidewalks. People are constantly planting trees between the sidewalk and the street which is why there are so many problems with the sidewalks being uneven. If there is already an ordinance in place for this, it is not being communicated or enforced.
This should be a commercial requirement, not residential.
Too many apartments are right up against the streets such as the Rise.
want to my family to grow in a nice non congested area where people take care and pride in their property
We need to foster xeriscaping not traditional landscapes.
We need to have more Florida sustainable landscaping, ones that use a lot less water. We should have a ban on St Augustine grass as well, it uses too much of our finite resource of water.
We need to prioritize education and schools not this totally useless large landscaping budget! Enough already!!!
What exactly does setback mean? Will most people understand this and answer correctly?
Will this affect the established homes and businesses?
You need to specify commercial vs residential, and single family vs. multiunit.

FERTILIZER ORDINANCE COMMENTS
Are you seriously considering this? Stalin wished he thought of this.
Ban the use of Round Up
Cannot support nor decline this one since it's such a broad statement. Are banning fertilizer usage? Are you mandating increased fertilizer usage? Are you regulating what fertilizers can be used? I can neither support nor oppose.
Chemical use is bad, but don't go overboard.
close to bodies of water
Don't know anything about this
If it can be done cost effectively.
If this is affecting our water resources, we should be placing great resources on this.
Include all government properties too. Especially parks. It would be nice if it were possible to have compost delivered from the landfills.
Make use of composting off for the delivery of compost from our dumps to be used in our gardens. Make use of paper bags for yard waste instead of plastic. This way you won't get the plastic in the compost.
Need safe chemicals not hurting our land or water
No chemicals, on the ground or in the air!
No. Just want people to cut there yard before it's a foot high
Not sure what this entails
Not sure what this means
Other than suggestions, the City should not mandate usage.
Restricting fertilizer use will help to protect Florida's water resources and result in purer water in our aquifer.
Seriously, with all of the residential growth and builders still permitted to install green lawns vs. xeriscaping ... this has to stop. Seminole County has a stronger fertilizer ordinance yet WS continues to ignore the main issue that hurts our water quality.
Stop the use of Round Up completely. There are alternative products without the harmful risks. Round Up and other Carcinogens have been linked to cancer. There is a huge lawsuit going on right now against Round Up and its link to cancer.
Stop using herbicides and pesticides, particularly Roundup and other general herbicide products that are known carcinogens.
The health of Lake Jesup and the wildlife population is very important.
The health of Lake Jesup of our priority.
There's absolutely no evidence that fertilizer runoff is or has had any effect on anything, If you pay people to "investigate" what do you think they'll say? (what you paid them to say)
this may be a huge factor with our city's water quality issues as well
this needed to help keep our water clean
This show be a critical concern because of our environment!
Water is a critical resource
Water quality isn't safe and can possibly be from fertilizer overruns. We need better water quality or else we're goi g to be a cancer filled town/county like northern states.
We need to save our water and save our animal life. Stop using fertilizer that goes right into our lakes and water resources that will eventually kill us all.



## CARBON NEUTRAL GROWTH COMMENTS

2 words: Climate Crisis
All government properties including the parks need to be included in this
City should not mandate any code changes
Do you realize the atmosphere is 78% nitrogen? Can't change that.
If it can be done cost effectively
In my opinion, it is not worth the investment required to achieve this goal
Look at what the city of orlando is doing... good role model.
Make use of the flat roofs. Parks ,cafés gardens etc.
Not necessary
Not sure what is meant by this...city vehicles run on natural gas or hydrogen vs regular gas? electric vehicles?
Not sure what this means
One important step can be to require more trees to be planted in new developments. When forests are razed to make way for new construction, we should require that each tree that is lost be replaced by a new tree in the finished landscape. This will surely add to the beauty of our area, and teach children to appreciate the role of trees in helping to slow global warming, a subject that is scary to most of them.
Solar and carbon reduction should be an absolute priority.
The city vehicles should be electric or hybrid, and more charging stations should be available throughout the city.
There's absolutely no evidence that this is an issue here. Let's not waste time and money on this.
This could use more explanation. I am assuming this refers to increasing the use of renewable energy (such as wind and solar) that does not produce carbon, as well as making changes to eliminate industrial and agricultural carbon production. I would not be a big fan of carbon offsetting here, although it may be necessary in larger cities dealing with smog.
This question is ambiguous at best. How will this affect established homes and businesses ?
This statement is somewhat scary in nature. What would you regulate? Homes? Production facilities? Cars? Such a migration could be overstated and backfire.
Too costly.
Waste of taxpayer money
We need to stop cutting down all the trees.
We need to stop so much building. Our tree population has been demolished and we are going to start feeling the impacts when we have too many people and not enough trees to help with the carbon.
Will only add more cost to the taxpayers.

## Screen 3 – RECREATION

GENERAL COMMENTS
Add arts and culture
Add arts and culture!
Additional bike trails that are not just a stripe on the vehicle travel lane.
Arts & culture
community pool with lap lanes
Create more activities like concerts in the park that bring community together and funds for the city.
Create more playing fields to allow sports like Lacrosse. Currently there are not enough fields for all sports that need a place to play. Also, build a rebound wall(s) for Lacrosse / Soccer Practice use.
encourage fishing in lakes and ponds, especially in central winds park with a fishing pier
Focus on the arts as recreation
I feel that Winter Springs already has sufficient sport complexes. On Winter Springs High School's motto of "Athletic, Arts, and Academics" I feel that a combination of existing sports facilities and great schools support Athletics and Academic, but Winter Springs as a city does nothing to supports the Arts. I feel this should be a question asked to the city's residents. I support Art and culture facilities with 5 stars!
movie theater stage/theater/ music/performance/venue (like Plaza Live in Orlando)
Not everyone is into sports.
performing arts center
Public pool
Public transportation that connects with the train
Stopping the destruction of our trees and wildlife space.
Support more arts and culture!
The arts are wonderful. Theater, etc.
We need an improved splash pad for children. Oviedo has much better ones than we have. We also need significant improvements regarding the arts and culture. I feel WS lacks in both of these areas. It would also be great if WS offered monthly movies in the park like Oviedo has would also support a "natural burial" city cemetery. This would serve the community while also preserving green space. It would also provide good public relations publicity for the city, as not too many cities offer this popular, forward-thinking, and environmentally friendly service.

GREENSPACE COMMENTS
Absolutely
Better than more unoccupied apartments
Finish up the bike trail connection by the junk yard off 419
Getting over crowded - too much building.
Great idea, just not unpaved.
Hard to answer. The business development model and green space expansion would be in direct conflict, and home plats would be harder to come by. We could price our land out of reality if we do not have an overall plan that is effective.
I haven't talked to one neighbor yet that is fond of the residential growth in WS. The animals are being displaced a d our small town/tree city is no more! I have been a realtor for 25 years and all of my clients that bought in WS over Oviedo didn't want cookie cutter neighborhoods with NO trees.
If it can be done cost effectively.
Instead, the City should address the town center. WS needs a functional Town Center. Buy or change the land use master plan to designate the available land around the TC for TC expansion. A functional TC should have Good restaurants, a bank, boutiques, parking,etc it would be nice to have both paved and unpaved areas.
Leave woods woods! Stop developing wild green space.
Less townhomes, more greenspace preservation.
Long time ago Winter Springs was the best city to live and was name the tree city. Look where we are now it's the concrete city. Perfect example MC Donald at the corner of Tuscawilla and 434 is surround by the good old trees and the new development is bare ..... and that lot had beautiful nice old trees. Don't tell me they were sick or they could have fall on somebody .....they went through lots of hurricane and storms.
Most sincerely. Develop already developed sites. Keep Winter Springs natural as possible

Not if we don't have the funds or have to raise taxes
Not with my tax dollars!
Our wildlife habitats are shrinking and they have no place to go. Ideally, with the creeks & streams that meander through Winter Springs that provides some corridor protection for wildlife, we need to ensure that lands adjacent to these areas remain rural in nature.
Please look into buying old winter springs golf course and how that green space can benefit the community beyond more homes and commercial interests
Stop all of the apartments going up and keep the rest of the areas wooded.
STOP the Apartments!!!!
This is a great idea. We should definitely be putting green space in front of ugly buildings.
This is extremely important.
This is needed since there is so much development and clear cutting!
Use the flat roofs also
We already have too many buildings and not enough land
We don't need to buy green space so that in 5 years the realtors on the board or Townhall will see it for developers for profit. No to money for greenspace.
We had a lot of greenspace until someone approved all those ugly apartments and you let them cut down ALL the trees!
We have excellent trails currently, always beneficial for more or to enhance as the town grows.
We have plenty of that -- especially if the city stops selling off green spaces to developers
Within reason. Don't saddle the residents with the debt.
Would love walking bike trails!
Yes
YES, let's keep that "green space" feeling of Winter Springs.
Yes, yes and yes. There can never be too much greenspace.

CHILDREN/TEEN ACTIVITIES COMMENTS
A bigger splash pad and/or public pool!!!
add more arts and culture
Arts and culture
Arts and Culture would be great for this. Winter Springs minors are already offered plenty of sports leagues, but not all students are interested in sports.
Can we focus more on affordable art programs? Ball sports are great, but what about dancing, acting, singing, painting, sculpting, etc?
Depends. We also have decent selection close by
Desperately needed and very much overdue.
have a carnival or fair that is really great rather than just small ones that few people go to.
I don't have children; but, summertime activities that are of interest to teens could reduce vandalism, mischief...'idle hands is the devils workshop' :-)
If they are learning about nature and appreciation of native animals and birds, fine.
Keep kids in town. Movie theater, stores, and restaurants on 434. No more residential!
Kids should have facilities to encourage responsible citizenship.
More recreational facilities other than baseball
No need, plenty of schools and parks already
No. School and personal yard satisfies this need
Older kids and teens are often forgotten. I think there are plenty of activities for younger kids. Please add more for older kids and teens. :)
Overlaps my comment about a facility for the community. Such a facility could allow indoor activities to enrich our children and families and facilitate new opportunities like a performance outlet, a gaming place, a place for a city band and orchestra, etc. Such things could be our outreach to other cities.
Perhaps in certain pockets of the town, but overall I think we have ample.
Please include the arts. Not all kids are into recreational activities. We want to be a city where families want to move too because we offer diversity in our activities.
Rec center and club house for residents only

Swimming pool with slides
The city should support band, drama, and debate programs in out schools. Drone and robotic hobbies should be supported with space and facilities.
there is enough already
We definitely need more teen activities. Investigate to see what seems to attract teens in other cities.
We have a HS facility and Central Winds Park
Yes, need more places to go in the city
You are doing a great job with the children parks

PHONES IN PARKS COMMENTS
All ages seem to have phones today.
Assuming it would only dial the police dept (?) or 911.
Come on, everybody has a cell, even young children now.
Doesn't every body have a cell phone?
Don't most people have cell phones. and if they don't who says you have emergency phones exactly where it would be needed
Everyone already has a personal phone
Everyone has a cell now days. This expense is not needed.
everyone has a cell phone. This is a waste of money.
Everyone has a cell phone. No need
everyone has a cellphone
Everyone has a phone
Everyone has cell phones
Everyone has cell phones so adding phones in parks is really useless.
Everyone has cellphones now. Blue light phones seem unnecessary
for sure!
Great idea!
How will you keep them from being misused or abused?
If you mean a blue light system like those on college campuses, then yes.
It's not a bad idea to have one well located emergency phone in each park, but I don't think we need to overdo it - there are so many people with cell phones.
Lights for safety and water for dehydration on trails is highest importance!
Most everyone has a cell phone on their person.
Most of us have phones but you never know when an emergency might happen and a good old land line is needed.
Most people have cell phones
Most People have cell phones
Most people have cell phones
Most people have cell phones. Ensure public areas have good wifi & cell coverage.
No
No
No - who doesn't have a cell phone these days?
No need to spend money there. Everybody now-a -day has a phone in their pocket
not necessary with all the cell phones on people using the parks
Not needed.
Or video surveillance
People have phones how about cameras
proving good wi-fi coverage and good lighting for dusk and evening activities
Safety is paramount!
security yes but I'm not sure phones are the way to go
Seems like everyone has cell phone, so is this cost effective? Although does pinpoint exact location...
This is a no-brainer. I can't believe it hasn'y already been done.

this should be a major safety priority
This will become abused by teenagers, but there is an obvious place where it would be useful.
What about a 55 and older luxury condo building. Not all need a Nursing Home room. We have many aging residents that are very healthy.
When everyone and their brother has cell phones??
While many would say "no everyone has a cell phone these days", this is actually a good idea. Placement would need to be strategic and in a well-lit area. Think college campus emergency phones.
Who doesn't carry a cell phone now days?
Who maintains them and tests them? Not just a first cost concern...
WiFi in the parks
with all the cell phones don't think that is needed
With cell phones so prevalent and vandalism so easy, I would not give this high priority.
with the abundance of people with cell phones -- why is this even an issue ?
Yes- with the sunrail nearby in Longwood and Altamonte it is easier for people to wander into our area through the trails. With the new buildings there are more residents living here- this necessitates more precautions for safety.

FUNDING COMMENTS
Start charging a small fee instead of raising taxes. Higher fee for those that are in unincorporated Winter Springs
Absolutely not! Give the WSPD more money for resources.
add arts and culture!
Already plenty of recreational facilities here
As a retiree I cannot afford an increase to taxes. Charging a nominal fee for recreation use should off-set a need to for tax increases.
As long as they are well designed to incorporate into green space.
Community pool
dependent on the recreational facilities. I love that many of the parks have been updated and even given facilities.
Depends on the recreational facility
Depends on what it is and needed increase
Depends on what the facilities entail.
Depends on what the proposed facilities are.
Find other ways.
Find the money in the existing budget & find ways to cut costs that make sense. I'm sure there is plenty of waste in the budget.
For greenspace and recreation, yes. For a sports complex, no. Such a complex should be as self-sustaining as you are requiring the local arts, etc businesses to be, or align with the school system to share the assets as well as the cost.
For parks and trails
For sports and practice fields. Do not favor a public pool. It didn't work for the country club.
Happy with what we have. Our household already pays \$4500/yr in property taxes.
Having a kid I understand the value of having parks and other facilities to allow our kids to grow and be healthy through sports and other activities.
Hell no. The city provides a space for a freaking private company to train dogs, even though residents pay for the maintenance of the dog park. During regular hours, that area should be opened to tax payers that maintain it. Absolutely ridiculous.
I am in unincorporated Winter Springs. But would gladly help and fundraising for special projects.
I am unincorporated but I would be willing to pay for use of the recreational facilities and opportunities like we have in the past
I like the idea of additional recreational facilities but I am against increasing taxes. My property taxes are already extremely high and hard to afford as is. I find it hard to believe the city's budget cannot handle this expense.
I support the idea that we, the residents, must invest in our city. Obviously, we must also be careful not to make new taxes oppressive.
I will support this if your recreation are outside and no concrete involve
If the recreation "facilities" consist of natural areas, fine. I think we have enough buildings and sports areas now
I'm not in town full-time so although I do think it's important to have these facilities, I'm not interested in paying for them at this point.
It depends on what it is. The city really needs an aquatic facility.
It depends on what they are. If they are the kinds of things that all people can use (such as trails and parks), then yes. Large-scale buildings that serve particular sports and athletes, no, absolutely not.
It depends on what you are going to spend it on. Parks? The arts? Or just ball fields?
It would depend on the recreational facilities. For example, the one community pool the city has is at the senior center. That is a limited population.
No

no
No
NO
NO
no
NO
NO
No more taxes. Just maintain what we have.
No tax increase. Cut cost to fund this project.
No we have parks and recreation.
No! Use our money more wisely.
No. I already cannot afford a 40 year old home here.
Not if we have to pay to use them like picnic table at the parks
not just NO, but HELL NO
One of the problems today is the thought that Cities must provide a form of entertainment to residents, other than ball fields, parks and nature settings. Free concerts, etc. cost \$\$\$ to city residents when it has got to the point that the overcrowded venues (because its free) result in those of us who don't go due to parking, traffic and crowded situations. If there was a way to limit attendance to residents & their guests could reduce crowds...just sayin'.
Only if those facilities will be a part of increasing the activities for kids and teens. Don't forget about the arts!
Please an Aquatic Complex! We've waited for 25 years, 2 swimmers had to practice at Oviedo and elsewhere. We can do better! The community has been asking for this for years. We are tired of going to Casselberry, Oviedo, paying a fortune at the "Y" for their facilities. We have room. Let's do this!
Seminole County never has a problem with the sales tax increase to better our roads and schools. I don't think they would have a problem supporting recreation either.
since a majority of the city is moving towards rentals/apartments. some type of fare taxing for them to pay their fare share. versus just the homeowners
The ones we have aren't always maintained ....
to a certain extent.... not a stadium. We got parks and ball fields. Couldn't we use WSHS if need be?
we have enough areas
We have in the past when it is clearly articulated where the dollars are going to.
We need a pool strictly for residents requiring a pass to get in, not everyone has their own pool. No more sports complexes or ball fields, some basketball courts are needed
We seem to be doing pretty well at current funding levels.
Why is it that we always have to raise taxes ? That seems to be the default way.
Willing to pay more in taxes, but must see what tax monies are paying for.
Within reason. Not a fan of taxes. We already pay too much. Bring in more restaurants especially on the 434 corridor to pay taxes!
WS is a great city. Our taxes are already higher than neighboring cities. We should be able to reallocate budget without raising taxes. Oviedo has a rec center and property taxes are 10% lower than WS rate...
Yes
Yes resident no to tax hike
Yes within reason
Yes! I'd love to have an aquatic center with an amazing splash pad like Oviedo has
Yes, as long as it goes towards issues around quality of life and not just corporate and developer bottom lines.
Yes, but within reason.

<b>SPORTING COMPLEX COMMENTS</b>
0 stars
Absolutely not
Absolutely not.
Absolutely not.

As long as this is done without an increase to taxes for example a large corporation support building
Central Park already does a great job and allowed us to carve out our niche.
City doesn't need this, County already in that business
Don't need this here.
Don't we have enough? Also many require kids to belong to a team. If they are not good enough or just want to play for fun these "stadiums" do not allow them in & are locked.
First I've heard of this idea. I'd like to know more details before giving an opinion.
How about an arts and culture center?
I do not believe we need to compete with the new softball fields like in lake Mary. But improved smaller rec areas are needed.
I don't want a lot of high noise events
I feel that Winter Springs already has sufficient sport complexes. On Winter Springs High School's motto of "Athletic, Arts, and Academics" I feel that a combination of existing sports facilities and great schools support Athletics and Academic, but Winter Springs as a city does nothing to supports the Arts. I feel this should be a question asked to the city's residents. I support Art and culture facilities with 5 stars!
In existing park or buying more land???
Let those who use it, pay for it!
Maybe a community pool, but not a stadium -
never
No
no
no
No
No
No not at all, we have facility that is present
No stadiums
NO WAY WILL WE SUPPORT THIS
No Way. Creates too much traffic
No way...this would disrupt the quiet and quaint feel of our town.
No, the teams always get better options leaving the complex empty and an eye sore.
No, we do not need to build more.
No. We have enough closeby
No. Although additional traffic may be issue, we would constantly need funding to support whatever teams
No..That would ruin W.S.. It would bring crowds, crime.
NOT AT ALL
Only if surveys indicate that businesses will profit from these efforts. Therefore an increased tax base will add income to the City coffers.
only if this is for the benefit of people who live in the city -- must be revenue positive
Orlando is just a few minutes away. Let them have the stadium facility. We also have enough traffic around here. Adding a stadium would just make it worse.
pay for without taxpayer funding
Please think bigger - not just a stadium, but a community facility where we can assemble, educate, entertain. We don't need to have another Orlando Convention Center, but a smaller version that the city could use for civic events and lease out for profit making would be a good idea.
Please, no. We do not need the traffic this would bring. There are plenty of facilities in the area.
Plenty of existing facilities within the county.
Plenty of sport areas at schools.
Plenty of those already
Small town is no place for large sporting events
The arts needs to be represented too!
The recreation department should be working with the school system so that the stadium field's and the courts would be available to the public. They sit there empty more than 50% of the time. Other cities do this.
There absolutely needs to be more sporting venues in WS. The loss of the Seminole County Baseball facility to Sandford was a travesty!
There are enough outdoor track and field areas without needing a dedicated complex.
There are enough sporting complexes in Seminole County & local ball parks...we do not need the traffic congestion related to these events and the impact of outdoor lighting to surrounding areas.
this would end up taking away from the small down feel, and will create traffic issues - would hate to see a large sports complex come to W.S!
Totally unnecessary when we are so incredibly close to downtown Orlando and UCF.
We don't need a stadium.. again really.. a stadium is the best you can come up with when the town is going to hell.

We have a large stadium at the high school. We also have tennis courts and other fields. It would be great if we could work together with the county to make better use of these facilities.
We have Central Winds Park...
While this might be a good idea it would take a lot of land from any greenspace initiatives.
Would rather have more music and art
WS has demonstrated an inability to effectively manage it's sporting complexes - perfect example is Central Winds baseball complex - very pretty, but not functional. It's about the only baseball complex in all of central FL that does not have a batting cage, which is beyond absurd given the resources spent on other things up there. The response from the parks department has been "A batting cage is provided for these fields at Trotwood park" - which is more absurd and an insult to the intelligence of any person who any level of baseball/softball experience - and yet WS has had the funds to allocated to central winds for aesthetics yet not functionality

### Screen 3 – BUSINESS DEVELOPMENT

GENERAL COMMENTS
A healthy and sustainable city and lifestyle requires all of the above; balance is paramount. Therefore, the vision and commitment of the city and its resources requires balance.
and Rt 434 into another 436 or Redbug Lake Rd.
Arts and Culture
Bring a major hotel to the Greenway District to support Business Travelers (and other visitors) working at the High Tech Businesses in the Greenway District.
Buying or assigning in the master plan of land near the town center for expansion of the town center. A Town center should have quality restaurants, banks, boutiques, etc.
Counter type restaurants are a good option
Nature Center or natural playground/garden
Need an AMC theater, there aren't many options and run down. Community Sports complex for kids and family.

DINING COMMENTS
Allergy friendly options
can always use more restaurants... maybe a chain or two
Develop 434 corridor with Restaurants! NO MORE APARTMENTS OR HOUSES!!!!
Don't forget to include parking. It would be nice if we had some type of shuttle service here in Winter Springs.
Focus on local not franchises or chains. Yes we need restaurants.
I am not interested in super fancy restaurants around me. I am good with what we currently have.
If I want to go out for casual dining I have to go to Oviedo. Restaurants can be nice things to look at, we should put the parking in the back.
If we stress family, then we need to stress dining for the families. Some nice places are in order, but should not be the main focus if we are building a family friendly community.
Maybe the city should have tried to attract more dining options instead of those hideous apartments!
More drive thru businesses
More restaurants
More restaurants
Needed. I travel to other cities to dine.
No additional development. We need to use the spaces we have already.
No. Winter Springs lifestyle is home cooking.
NOT Necessary!
Of course that is what all towns want, but often it is fast food which should be minimized if at all possible!
Please, let's stop adding fastfood joints & get some decent mom & pop cafes & larger restaurant corps to move in.
Serious lack of this kind of business here
Should go along with the expansion of the Town Center
That would be great. however the town center has proven time and again that they are more interested in HIGH lease payments than resident enjoyment
The Town Center has really disappointed in this regard. Too many restrictions from the city, rents too high, parking inadequate.
Try for a mix of local and chain restaurants. Make sure there's parking.
we could use more quality dining. again need lunch time traffic to sustain. need quality business that could use/drive dining



We have a lot of restaurants already
We have lived here for over 35 years and need more restaurants and entertainment and shops
We have plenty in area - no more
We have plenty of homes and not enough restaurants. Everybody goes to Oviedo to eat. Why not get more restaurants here and keep the money in Winter Springs. This would also alleviate traffic coming and going between WS and Oviedo.
We have the people, so let's keep our money in the city with places to dine
we need more choices
We need more dinning places like Oviedo has that way the community will spend the money in their own city and not outside.
We need more good restaurants in winter springs.
We need some higher established restaurants
While this seems nice, I'm do not think the city can make this happen. If there is an opportunity businesses build such facilities.
Winter Springs is seriously lacking in any upscale dining...the last one was Stonewood Grill. Also, why are all the new cost friendly Organic Grocers popping up in Winter Park or Orlando ??? We need them in Winter Springs!
Would be nice if we could have more places to dine to keep the money in WS. Right now lots of money going to Oviedo because that's our only option.
Yes we definitely need a better selection of restaurants
Yes, we need more option in the city
Yes. We could use a couple more on Tusawilla Rd

ACTIVITY BASED COMMENTS
again it needs to be sustainable with the level of area population
Again, the more we have to offer our citizens the less amount of time they will have to travel elsewhere. Winter Park and College Park are huge draws for home owners because everything they need is right in their city and they can walk there!
any of these would be great
Don't over do it. Too much crowding and traffic is not what we want. Keep it small town !!!!!
Don't push for more businesses.
Especially arts and culture in WS.
I'd like to see a small-town coffee shop.
If Oviedo Mall can't make a go of this, we don't need more attempts at it.
In moderation.
It would depend on the type of entertainment. Winter Springs is still and should remain, a 'bedroom community', including no disturbances at night such as noise, lighting, traffic...location and size of venue would be key elements.
keep more income here from these activities.
Leave those in Oviedo.
Maybe if it is family oriented but even then I am skeptical.
Much needed and long overdue.
No arcades
No more businesses
NO!! ALREADY TOO MUCH DESTRUCTION IN WINTER SPRINGS
No,
No. As a region we have all the available activity based businesses within reach
NOT wanted!!!
Other cities are beating WS to the punch and those businesses don't seem to be thriving.
Oviedo Mall is near enough to WS for these activities.
Phony business environments, like the poorly designed area around 434 and Tusawilla Road, ultimately hold business opportunities back. It is not government's job to "invest". Very few people in government understand the damage that they do economically when trying to force these things.
Provided they are family friendly. Would prefer to avoid alcohol themes.
That's what the town center should be for. Not just fast food.
The new theater will be a great addition. It would be nice if we could also Work with the county to make more use of the theater at the high school. Also let's do more outdoor entertainment. Casselberry's. Got a lot going on we should look at what they're doing, especially with the art.
The one brewery failed. We have entertainment in other places around town. We do live in the greater Orlando area after all.

Theaters
These things are fun for everyone. But they are ugly. You've already started this in them all let's keep it there make it a huge entertainment complex.
This would be awesome. Again, please bring to 434 side of town! We need stuff over here! Signed, Your Forgotten Constituents!
Ummm....we had 2 breweries basically next door to each other....
We have so many empty buildings as it is. Lets fill those up first.
We've already started this in the mall let's continue make them all a huge entertainment complex like the one in Kansas City.
Yes, theater and cultural arts.
Yes, this would be great for the city
Yes, yes and yes
You already have Winter Springs Performing Arts as a local theatre!

<b>ECOTOURISM COMMENTS</b>
Our alligator infested lake could be a huge attraction. We should make more use of it. It would be nice to have a local restaurant on it and a marina. Put it in where the water intake plant is. Also it would be nice to open up our creeks for kayaking and boating. Soldiers creek, G Creek, Bear Creek, and I'm sure there's others I don't even know about. Could all be cleaned up and usable.
Again, Where
Already have too much businesses here.
Central Winds Park
Definitely. We have a very unique lake. I believe it still holds the most alligators in the United States. We also have connectors to many other lakes it would be nice to open these up more so people can use them to get from Lake Jessup to Lake Howell and into the Winter Park chain of Lakes. Make some of the things like bear Creek and G Creek and the places that can be kayaked
eh
Encourage quiet eco friendly activities like kayaking not jet skies and noisy lake activities.
going easy on growth in areas that overbuild would be as effective
I don't care if they are ec0-friendly, just bring more businesses.
I think maybe a handful and small eco-tourism can be considered, but tourism is so saturated in Central Florida and with that comes a lot of unwanted traffic.
Love this idea but I am not for bringing in the cruise ship buses. Let's keep it local
Nature center
No
No. Will lead to additional construction to accommodate ecotourists.
Not sure how Eco-Tourism is defined; but, bringing 'tourists' in to trample our nature trails and throw plastic in our lakes...is never a good idea.
Not sure what this is but it sounds worth while.
Something along Lake Jessup would be awesome!
This seems to have fallen away here. Developers can take down hundreds of trees with little consequence, and put up faux-qauint subdivisions.
To much of a city to make it an eco tourism destination. Properly maintain existing green space & add more when inexpensive properties become available.
We need to emphasize saving our green spaces and protecting animal habitat. Seminole Co. is fast losing it's image of a "Natural Choice".
Working with the state to clean up Lake Jesup would be key to this plan.
WS can establish a system of historic bike paths that can lead a rider from one interesting site to another supported by plaques or signs describing the buildings, events or land uses that occurred at each location. Lake Jesup is unused. Is that because of the alligator problem or other environmental problems?

<b>HIGH TECH COMMENTS</b>
agree, this is the type of business we want to attract.
<b>ALREADY HAVE TOO MANY EMPTY BUILDINGS</b>
Best way to increase tax base.
Bring in some high tech business with better paying jobs for tax base
Define the Greenway District
Don't push for more businesses.

High tech businesses lead to greater congestion, pollution and higher carbon prints.
I know something has to go in there it's a shame. Please make it environmentally compatible and pleasing, and again use the rooftops for recreation and gardens.
I would hate to see this because of the traffic increase, and the ugly type warehouse buildings that come with them. I know it's been in the plans for a while. If it Has to happen please use the roofs for gardens restaurants parks and solar. Then put beautiful green space in front of them.
Make them set back the buildings so that they are not visible from the highway. Make sure they follow all the rules. No high tech Waze. Rooftop being used
No
No
no more development
No more growth
NO!!!
No. Pollution causing activities will further ruin our water quality
Not familiar with the Greenway district, will have to research. If it's adjacent to 417, possibilities.
Remember that bringing corporate headquarters brings high revenues and a partner in development. Bringing jobs brings only limited opportunities by comparison.
Same as above.
This is a bedroom community. If we wanted to live closer to tech companies, we would move there. Existing ones are not that far away. Not interested in tight relationships between government and business, either way.
Timing is right and there is talent here!
We do not need any businesses in the Greenway district. We already are built up enough.
We need to halt development. We are making our environment worse by cutting down all the trees. I believe the majority of the residents feel this way.
Who owns this property? Do we really need to develop the last bit of green space?

<b>DAYTIME BUSINESS COMMENTS</b>
Again, where?
All there are in winter springs are empty office buildings that need to be leased. We don't want our own I4 eyesore.
Already have plenty of unleased commercial space.
Bring jobs and corporate tax base to WS! It's a no brainer. Stop drawing more residents!!!!
Business is good for our tax base.
Disapprove of government targeting business. Keep taxes low and amenities reasonable (as they mostly are today) and businesses will be fine.
Don't push for more businesses.
I would like to see a hardware store, like an Ace Hardware, in our Town Center Area.
I'd say yes, but I've watched office bldgs sit empty for decades, others go into foreclosure and decay. Why build and leave empty?
It's nice to have restaurants and local shops, not big box stores. If you put in tech businesses in large buildings, use the roofs for recreation and solar.
Keep the small-town feel. It seems like there are plenty of business opportunities very close by in other cities.
More business Ratables means less taxes for residents.
No
No more business offices.
No more growth
no starbucks or at least limit to business volume
No. Office type businesses are dying off in today's job creating markets regardless of whatever statistics show for new construction.
NOT needed!!! Keep it residential
Remember that bringing corporate headquarters brings high revenues and a partner in development. Bringing jobs brings only limited opportunities by comparison.
Seems like we have a bunch of empty offices already.
Seems that office type businesses would house 'higher paying' jobs in lieu of service oriented businesses. Although, Winter Springs does not have any guest accommodations, hotels or lodges...perhaps something to be located either at the Town Center or adjacent to 417 (?)

Small businesses are great but let's keep Winter Springs a small town feel.
Strike a land use and fiscal balance among industrial, commercial, office and residential of varying densities.
We already have too much traffic increasing projects in WS, diminishing that "small town" feeling.
We need good shops and restaurants to get people out into the community.
Whatever we do in Winter Springs, I hope we don't become just another hideous Dr. Phillips.
While I am not opposed to expanding businesses, it would compete with our current bedroom community atmosphere.
Without building more office space! Make use of the space that exists already.
Yes if jobs pay >than \$20/hr
YES, let's get some jobs here first. The rest will follow.

### Screen 3 – CITY IMPROVEMENTS

GENERAL COMMENTS
Arts
Comment - I love seeing our community come together. Fireworks, Christmas Parade. I would hope that we would be considering how to increase community togetherness and making improvements along those lines.
Consolidate public safety department with the county sheriff's office.
Do a study on the infrastructure- we don't have the infrastructure to support the building taking place in Winter Springs. Avoiding traffic gridlocks.
More upscale SINGLE-family residential communities.
Stop trying to get people to come here, it is ok to drive to a nice restaurant and then come back to your own home.
Widen 434 east of the 417
Winter Springs must become a Dementia Caring Certified Community/Businesses per the State DCCI Initiative.

SEWER AND WATER QUALITY COMMENTS
Again, less development and more focus on responsible practices with fertilizers, irrigation, etc.
Decrease sewer charge.
Drinking water needs attention and quality improvement. How about adding fluoride to the water?
Everyone should take a tour of our sewage processing plants. People should be more aware of what they flush down the toilet. Make it easier and safer to dispose of medications and poisons and other contaminant. Instead of any old high-tech business on the Greenway, Maybe we could get some recycling plants and I could actually do something with recycling.
Everyone should take a tour of our sewage treatment systems, and learn more about septic systems.
Find ways to consistently exceed federal TTHC and other element standards. Current actions are not working.
FIX OUR WATER FOR OUR KIDS SAKE!!!!
For the amount we pay in water bills, this should be a given, not a question
Good as is.
Good luck to implement this with our politician
Having lived here for over 35 years we have never used tap water for drinking. No one I know in W.S. does. Awful water quality
Honestly? This should be the number one issue to tackle. There was a LOT of concern about the water quality report that apparently hasn't been addressed in years. PLEASE fix our water.
I recently installed a whole house filtering/softening system due to the borderline water quality issues over the years. It's been a constant worry for my family. I've read the detailed reports and I understand the underlying causes. I believe this is one of the top resident concerns you'll be hearing about.
I think WS does an outstanding job/service in this area. Keep up the great work.
I would love to wake up at 4 am and not have to drink a glass full of chlorine. A better job can be done with our water quality, especially with how much we already pay.
Infrastructure sustainment is vital! Including emergency preparedness and hurricane readiness.
Keeping water clean is very important. Finally got a good report after years now.
Let's get our water standards wayyyy up! We need safe drinking water!
Many developments are of an age where sewer & water lines need replacing, not just constant repairs that keep failing.

Much needed!
Need help with serious creek bank erosion next to homes bordering Howell Creek.
No brainer.
Not a resident but creek maintenance could go along with recreation.
Our water quality is not where it needs to be. Promises of change with the new plans barely moved the needle
Please, seems like the water quality causes piping issues in the homes.
Proactive usually better than reactive. Unless company has a tie to a board member.
Sanitary and sewer in many areas is so old it is failing in many places. Need to upgrade those areas before adding more homes, apartments and businesses,more
stop growth until we catch up
The best that can be said about WS water is that it shouldn't kill you. It is undrinkable, smells bad, and ruins plumbing and appliances. It is the worst thing about living in WS. This should be WS highest priority to fix.
The water quality here is terrible. This is one of the main functions of most cities and WS fails here. Granted there are local conditions involved, but water quality should be very, very much higher on the list. Much more important than many of the things you're asking about in this survey.
The water STINKS. Fix it and stop BSing about it.
The water tastes awful in Winter Springs requiring residents to have to buy expensive filters. How about improving the basics of water quality.
This has been a major issue for years. Please consider improving our water
This is top priority for us. Better water quality
Um, I think I do pay for sewer, so yes use those payments for the project...just don't raise taxes or add to my water bill.
Very important.
Water is so important! Our standards need to be raised; people do read that water report. Some of the bridges in Tusawilla over the creeks are in terrible condition and need to be overhauled.
Water quality is awful. After a few years inside of fixtures get black slimy crap on them. This needs to be fixed.
Water quality is subpar and needs a lot of funding and work. I moved from Ocean County NJ to get away from the water quality that we have within the town. We are going to have cancer clusters here in 20 years and everyone is going to be surprised and say that they didn't know every time chemical compounds were found in the water, they didn't realize what was going on. It's time to wake up to better water quality and better, faster monitoring.
Water quality should be our #1 priority.
Water quality to residents should already be of utmost concern
we always have poor water data barely meeting standards.
We have to stop cutting down our forest or flooding will happen. Also, we put in more and more apts & residential and power, water, & sewage are not increased in size for this housing increase. More power, water and sewage demand contribute to brown outs, flooding, etc.
We need to focus on this one. I have installed a whole house filter and the water is still not good.
We should have top notch water and I don't love how much our water smells like chlorine.
We should reexamine our use of fluoride in water. Studies show that it is not helpful for preventing tooth decay, and my even be the cause of developmental problems in children.
We've already had a steady increase in taxes to support this with little, if no improvement. Humm...
Would love the option to go on sewer up on the ranchlands. Lots of us still on septic
Yes
Yes if considered for existing development. No if a prerequisite is additional development/redevelopment for the sake of increasing density
Yes! The city always seems to have problems with their water.
Yes, please let's put a little more money into better water quality
Yes, yes, yes, yes, yes. Plan for consumption, damage to runoff patterns, impacts of new roads, parking lots, and firms.
Yes. Please maintain the creeks and the bridges over them including the eroded areas around the bridges.
You're just thinking about this now?

## COMMUNITY ENGAGEMENT COMMENTS

and growth

All the new townhomes, subdivisions and most of all the abundance of apartments has increased traffic tremendously. The green spaces are disappearing rapidly
Communication should be overdone...more information is better than less
Community does not want any more apartments, but they were built anyway. No more apartments.
Community engagement is also described as community support. Many of the suggestions I offered can be sponsored by businesses but should be initiated by an active city government. Volunteer committees should be organized to organized each initiative the city decides is a opportunity for improvement.
Definitely! from what I have read on the Neighborhood site, most people do not like the development direction that the City is taking. This site is a great idea for public input!
Do a better job letting winter springs voters know about future issues exp. using Facebook, posting signs putting info in water bill of upcoming issues. Newspapers posting are a thing of the past. Start group for HOA pres. and reps. to get info out though closed HOA Facebook groups. The city of Oviedo had one. Two commissioners of present day and the mayor would go to the meetings. Just an idea
Hopefully the people that complain will step up to the plate. They will learn that things are not as simple as they think.
I don't believe the commissioners will listen to anyone other than those who think as they do. We need a change here!
I have been to several Town hall meeting where residents have made their opinions clearly known, yet council members have continued to vote contrary to the resident's wishes. This is discouraging.
I love that you put out this survey. I am saddened by the misinformation spread on social media by folks who simply do not understand zoning and landowner's rights. There's always a contingent that will want to keep everything green, regardless who owns the land, and will want the owner to turn it into a park or leave it undeveloped for wildlife. At the same time these same individuals moved here to buy their brand-new home in a freshly deforested area. My two cents...surveys like this are great but they come with opinions, including my own ;)
I suggest commission meetings that are scheduled so that more of the public can attend. There should also be a major focus on common sense gun safety laws enacted by the city.
I wonder what "the community" would have said about approving housing for 20,000 people between 417 and Tusc. Rd with woefully inadequate roads and traffic control to accommodate them? This is a huge fail and needs to be addressed ASAP. Traffic is quickly getting out of control and dangerous.
Involving the community in allowing more new residential subdivisions, condo's & apartments. There is currently too many that have received approval and the growth will affect traffic, crime and the overall quality of Winter Springs.
It would have been nice to keep the trees instead of more housing and apartments.
Kudos to the current Commissioners! I have met them all several times in the last few months. Never met any for 10 years prior to past elections. Please keep it up, you are awesome!!!!!!!
Lacy is not interested in what residents have to say.
Non-political involvement. We recently went to an event and were overwhelmed with people handing out political propoganda. We just expected a family friendly event
Nothing but special interest, highly offended input 9 of 10 times. It'll cost more and benefit fewer than common sense.
Our town is being ruined by the current people who run it. They want to put apartments and homes on every empty lot and it is turning our town into a place no one wants to live in anymore. Slow the growth for the sake our beautiful small town.
seems we never do what was suggested to committees
There is plenty of community engagement involvement currently.
There is so much focus on building businesses and increasing residential numbers with apartments that there has been a lack of listening to the residents who actually live here.
This is #1
This is great in theory but in practice, it has failed completely. I spent 2 years on The Blake, really all for nothing. The commissioners say they are interested in hearing from the public, 3 of them more than others; however, when put in practice, I don't really see any true evidence of any substantive changes or quality from public input. This is why I stopped attending meetings. The city I moved to for, in 2003, is no more. Especially for those who live around the town center. Entirely different dynamic. Maybe it's great for some, but I frankly can't stand being around the congestion.
This is very important, but I've tried engaging with the Mayor and Commissioners and feel most of them don't value my opinion and instead listen more to developers.
This should be a requirement based on voting by the public
This survey is a nice move.
This would be great if the people were listened to. The apartments weren't wanted but the council passed them regardless of how we feel.
Visions for the future without extensive community input become forgotten white papers. It requires a proactive effort to engage the community more than a survey hidden online and a couple of community meetings
We must take care that the input is from our own people and not exclusively profit-making enterprises.
We're tired of not being heard or listened to. Remember, we put you in office, you work for us, not big businesses or developers.
Will all the Social media sites that we have in Winter Springs, we should be able to get a lot of people involved. You just need the right project that excite people in a positive way.

Winter springs already does a lot of this. I hope it continues. All of the Facebook, network, neighborhood sites are good resources. We should make better use of them.
Yes
Yes please...we live here.
Yes!
Yes! Most of us have lived her longer than a board member's term. We will be living here after they are gone. Listen to what it is important to us, our home values, and lifestyles.
Yes, have us take a vote on whether to develop an area.
You don't care anyway
You need to listen to the residents in terms of what they want.

TREE CITY COMMENTS
Cancel tree city
Council allows too many mature trees to be cut down for development. Make them develop around the trees.
Definitely! Keep our trees!
Hard to support this when developers tear them down at will
How about actually holding developers responsible for this as well as homeowners?
I'm not sure what "enhance" ordinances means. I'm in favor of more trees however balanced with the rights of homeowners is important to me
If the city already had tree ordinances, why did they let the contractors cut down all the trees?
I'm ok with this as long as the city plays by the same rules it makes residents abide by. Take down a tree...plant a tree.
It would be nice if you took care of the trail and the area. Your maintenance of the area sucks
Keep this in balance. It's a little overplayed.
Lately with all the land scraping being a tree city has been kind of a joke. It's a shame we did not put more value on all those huge beautiful oak trees and palms that we had.
Many of us still like the trees and greenery that WS offers.
Many places near us have had forests removed for residential apts., etc. and before long now experience flooding, damage to roadways and more. We already are removing forests here and early signs of excess water are appearing where they never did before.
More trees will improve the quality of air by absorbing co2 and releasing oxygen into the atmosphere
No.
Not the most important thing. Trees have killed more people than the Kennedys and Clintons combined. That's a fact. You can look it up.
Our bird life is one of the reasons we moved to Winter Springs.
plant more trees - yes, add even more regulation - no
Plant the right trees in the right place. City spending way too much taxpayer money on repairing sidewalks due to tree roots.
Please stop cutting them down for apartments we live here cause we like the trees and home town feel
Promote trees as much as possible without making it impossible for people to cut down trees if needed.
Provide for inspection and possible removal of dead/damaged injured trees.
Seriously, this has become a bit of a running joke for anyone who has lived in WS any length of time. Builders are allowed to do whatever -- which includes plowing down mature growth trees and anything that inhabits them or surrounding areas. The Tree City label is a joke.
stop the growth and building
The beauty of the trees in Winter Springs is what drew us to live in the city 17 years ago. We are quite sad to see soooo many of them go.
The development along 434 over the past few years has been an offense to everyone who lives in the area. Understanding that development will occur, can we not pass ordinances that will hold developers to a higher standard of tree preservation instead of allowing them to bulldoze, even right up next to the bike trail that was once a shared joy in this community and now feels like a naked city sidewalk?
The last I looked at the ordinance, which had been a few years, it was pretty good. It seems stems to be enforcement. Seems like a lot of trees are coming down lately.
There should be a better public education initiative recommending types of trees the city would like to see as well as location and planting instructions. Arbor day should be celebrated.

These awards really don't mean much since they are follow-through from year to year. We have the award but we're scraping trees out right and left and it's very sad. I would love to see us put some type of control on the removal of trees for developers. No more clear cutting. a tree with a trunk over 2 feet diameter can't be cut down nor A tree higher than 30 feet
This focus is absurd. We have plenty already.
This has been well done.
This should be number 1 above any of the other categories
This would be nice if it really worked. But it seems like the awards are given and then you ignored. So you can cut down as many trees as you want to still be a tree city. I need to come up with our own definition of a tree city and stick to it. Charge a lot more for any kind of development that clear-cut.
To late, you allowed all the trees top be cut down already!
Too late, commissioners are already sold us out! It was a beautiful residential city at one time.
Tree city has become a joke. Please count the number of trees that have been murdered in the past three years. Shame on you!
Tree city rules only seem to apply to homeowners. Apartment developers seem to have different rules. What does that permitting process look like, when they want to bulldoze acres and acres of trees?
Tree equals cleaner air.
We have lots of trees, let's focus on native plant landscape and protected natural spaces.
We need tighter controls on developers to save mature trees. New trees take 20-40 years to grow. I don't thing "Tree City" is appropriate under the current guidelines. A true "Tree City" would be more restricting on new growth.
We need to force developers to not clean cut trees when building subdivisions. They need to keep a lot of the original trees that were there in the first place, or replant a bunch of new ones.
With the growth of the city with new subdivisions and apartments, it bothers me greatly that removing all the trees is fine, but if I need to remove one from my property, I have to jump through hoops.
Yes because our Mayor lost his mind and has tried to turn us into Oviedo's concrete jungle.

#### TOWN CENTER PARKING COMMENTS

It's a shame that all of the buildings were made to look like they were two stories but we're only one with a false second story. Maybe incorporate the second stories and a living facilities. Parking is definitely a problem I'm not sure how that can be solved and still look nice. We could use a few bicycle racks. there used to be some, I don't know what Happened to them. Use the flat roof tops for recreation, solar energy, gardens, etc.
A movie theater and more small business. Stay away from corp biggies
Another poor thought out decisions by commissioners who are real estate developers.
As a resident of the town center zoning for the past 7 years, I can say with confidence that the traffic/parking at the town center was bad BEFORE all of the apartments were built. The layout of the town center is one of the worst I've ever seen, in the country.
Avoid the use of parking garages
Badly, badly needed.
Bicycle racks. Please get the town center filled. Make it More business friendly. Owners need more support. Parking is a problem when there are events. Need shuttles. Promote grocery delivery.
Build up by aging a parking structure rather than losing more green space by adding surface parking.
Center is already here but needs to be upgraded/improved
Create more pedestrian walkways and bike paths to make riding/walking along 434/Tuskawilla/etc safer! Don't encourage more traffic! Encourage other ways to get around. Put in bike racks in all parking areas.
Creating more parking diminishes the point and intent of a Town Center. Pedestrian traffic should fuel a town center, not vehicles.
Do not need more parking when there's no businesses. Poorly designed town center.
Focus on a strategy to attract businesses to the town center district
Great idea, but where? That ship has sailed. Very poor planning
Hopefully this doesn't mean an ugly parking structure. Winter Garden seems to have a good model if one is needed.
I believe everyone now knows that the towne center parking is terrible, let's have a common sense parking plan.
I don't go to Town Center anymore because the traffic in and around it has gotten unmanageable. I don't think adding MORE parking will make the traffic any better. The entire Town Center area has become a disaster.
I HATE going to the Towne Center- not enough parking.



It was poorly designed to begin with. the only way to create more parking is to go up. Please leave it as is.
Let a person who drive develop parking areas. That Publix parking area is a true disaster.
Let the Town Center build it's own parking or parking garage
need more handicap parking
need more signage so restaurants in back of center have road presence so people realize they are there
No more concrete. People have to learn to walk just a little more.
no room
No. Does not align with potential desire to reduce carbon emissions
Oh my gosh YES! It's way past due for the promised parking garage/parking area. With the apartment complexes added nearby it's very difficult to park. People frequently stop and wait in the traffic lane for shoppers to come out of the store! It's time to fix this! Not sure where you can expand the parking at this point since the planning was for such a small area. Perhaps move the pizza/Chinese bldg & Massage bldg back towards the Memorial drive? Just a thought, not even sure that's possible. Add additional parking on other side of North Tusawilla Rd.
Parking can be tough but have never not been able to find a spot.
Parking for existing business is important.
Parking has always been a problem. The parking lot needs to be razed and start over from scratch. Any landscaping in the parking lot needs to go. It's grown too much that it's necessary to tear out the grass dividers.
Parking is a problem thanks to Zoo health club. I'm not sure designated spaces will be a true solution.
please, the parking at the town center is terrible right now
Poor design from the start Difficult to fix
Redesign and improve movement and access within the interior parking areas of Town Center. As part of this, consider reducing the number of parking spaces per ride sharing options. Access and movement within the parking area is a huge impediment to customers.
Should go along with the expansion of the Town Center
The false second stories on the buildings on the town center are a waste. It's a shame something couldn't be done with the second stories. Put in some more bicycle racks. Golf cart parking. Rearrange the parking lot for maximum capacity. Use the flat roofs for solar and recreation.
The town Center could use some more growth. Most towns are expanding on their town centers, we need to do the same.
The Town Center has been a disappointment. Glad to see maybe something may be done about it. The parking issue is getting worse due to the increase in development in the area.
The town center has nothing in it but a gym, supermarket & fast food.
There is definitely a lack of parking. The home adjacent to the town center off of tuskawilla should be utilized for more parking
There's plenty of parking at Town Center
this just adds more congestion to the area
Town Center is nice, but limited in what it can handle for business development. Putting resources into parking there takes resources away from supporting family friendly growth elsewhere in the city.
Town Center was not thought about before it was started. The apartments are too close to 434, there is inadequate parking for the Town Center already.
Utilize town center better.
Was a poor design in the beginning.
We definitely need better parking areas for the town center.
We have enough concrete!
We need more parking or these businesses will leave.
What ever happened to that Active 55 community planned in the last green space of the town center??? Should have been used as commercial property as zoned and would have added more businesses and parking!
Whoever designed the parking lot at the Town Center did a poor job! I avoid going there because of the parking and traffic pattern in the parking lot.
Would take a total re vamp. The ship has sailed already
Yeah. This is what I'm talking about in what was screwed up in the original "design". This is why I am very suspicious of "urban planning", at least as it has been implemented in much of central Florida.
Yes, fix the parking
Yes, yes, yes!
You approved the horrible design. Fix it without taxing us more

**WEST SIDE REDEVELOPMENT COMMENTS**

17-92, 419 and 434 all need help. We want to feel pride when we enter our city.
Again, where?
Also, the North Side.
As long as it doesn't include more apartment complexes. Single dwelling only. We are caller a city but don't want to be like Orlando etc.
be smart
Business, business, business. Do you get it yet?
Green is better than more housing or more businesses.
I avoid the west side due to the dangers of driving on 434 - bad traffic and too many accidents.
I believe that an investment in the other categories will result in driving the desired redevelopment; a varied application of the "if you build it, they will come" scenario.
I do not support further development. We've had an inordinate amount in the past couple of years, bringing in hideous, low-quality housing when we already have plenty of empty homes in the area.
I live on the West side of Winter Springs, and while there is a need to spruce it up over here, I'm wary of "redevelopment". If that means new apartments, NO.
I suggest a carrot and stick approach. Code enforcement must become much more aggressive. The city may consider using matching funds to encourage businesses along 434 to reinvest in their run-down businesses. Public Works department can decorate the roadways along 434. Upgrade the landscaping at all municipal buildings and the school on 434.
If redevelopment is not dealing with more greenery than forget it
If the west side is the old part of Winter Springs, i.e. From Winter Springs Elementary to SR 419, yes please. We have nothing. Everything is off Tuskawilla and Red Bug. It took forever to get Perkins. Just saying
If you are referring to the area on 434 from Winter Springs elementary and SR 419 then yes. We have nothing. It's all 434 to Tuskawilla & Red Bug. I have lived here since 1978 and the growth is in the Tuskawilla. Its annoying
I'm always for redevelopment vs. new, whenever appropriate and achievable. It's just more responsible.
It would depend on what that development looked like. No more housing. More green space
It's sad how this part of the city feels like it doesn't belong. I think it should be redeveloped, no new development Where trees and land have to be cleared. Redo the strip malls and make them attractive and start holding some events down there too.
Lot of potential here but keep it resident friendly. Add on to the senior center.
Make it look better
More restaurants
No more dense housing, the development in Winter Springs doesn't seem to be lived by anyone.
No more development of residences!!
No more development.
No more residential development
No. We cannot continue to redevelop and redevelop. Whether it be residential or new businesses. Businesses already there struggle and look at Longwood & Casselberry are right there.
No.17-92 redevelopment is already underway that incorporates multiple city contributions.
Put some popular shops and restaurants and where we have all the empty strip malls. Please do not develop any more land. Just re-develop.
Rating this neutral because I am not sure how the underutilized properties will be redeveloped. City Council seems to allow a number of 'exceptions' to our City zoning areas.
shopping centers are dying do not need more stores
Should improve the shopping centers and commercial buildings that already exist instead of continuing to destroy the natural areas with new development
STOP all the unnecessary building of apartments and homes!!!
STOP BUILDING ON THE WEST SIDE OF WINTER SPRINGS. If you have to, then make them single family homes which are NOT zero lot line homes. DO NOT BUILD ANY MORE APARTMENTS.
The city of beauty.
The second you pass 419 it feels like you're basically in Casselberry. This is absolutely an under developed part of winter springs
The West side could use a facelift and some help in general.

The west side has been too long neglected, "step-child to the east side
The west side has potential. If you're looking to experiment with any of these ideas you allude to, focus over there and leave what's (mostly) working alone.
There is an obvious disconnect between the west and east sides of the city. The west side looks old and lower income, while the east appears carefully maintained. Maybe the city can also provide workshops for residents about finances, some simple ways to upkeep your property, create a sense of community, etc. It would be great to support the residents in ways that improve their life as well as their surroundings.
There is so much potential on the west side of the city, with the busy 17-92 corridor close by. Redevelopment and using what we already have would be awesome, there's so much opportunity.
This area brings down the value in Winter Springs.
This is a very broad category. I cannot place a number.
This is imperative for our city as a whole
Tired of all the development, especially apartment complexes!
Too broad of a category
We DON'T need any more apartments or businesses. Keep the small town feel.
We don't have to USE every space, green space, no cars etc. are desirable
We have enough residential space. If you add more, don't allow any more high density housing(apartments, condos,etc.)
What is the meaning of redevelopment?
Why destroy the last green areas when you have empty buildings???. Give companies discounts to renovate existing spaces.
Why not? Reface some of these plazas to modernize their look. The West side looks old and neglected sometimes and it's not fair to those folks. They are Winter Springs too. Refacing the Plazas will work wonders I tell you. I've seen it in Casellberry and off Aloma in Winter Park. It refreshes everything and draws new business and customers! No more stale properties!
Winter Springs is quickly becoming overdeveloped. Leave us our wetlands and greenspace please.
Would love to see more interest in this side of town. I'm excited to see the old strip mall about to be remodeled. That parking lot is big enough to put another building upfront for a resultant too.
Yeah, really, we need more growth!
Yes
Yes, I live on the West side and love more development
Yes in100% want this. The West Side has been neglected for to long even though we are the original side of Winter Springs.
You've been treating the west side like a red headed stepchild. No one gives a shit about the rich people in Tuskawilla, spend some money on the Westside and make it "winter springs" worthy.

### Screen 3 – OPPORTUNITIES FOR THE CITY

GENERAL COMMENTS
Adopt Smart Water Application Technologies (SWAT) to save water and money. Comply with SJRWMD and State FAC Admin Codes and "Exceptions" for water use and SWAT.
Amphitheatre maybe at Central Winds Park for outdoor events
Encourage cultural/arts facilities
Make sure bike trails are integrated into all future design projects
Mass transportation needs to be extended out to the small towns. It would be nice if we had a train station with sunrail. Put it down by the golf course. Put in parking for bicycles. Also try promoting the buses.
Outdoor Amphitheatre at Central Winds Park.
Refrain from building anymore apartments. Promote reasonably priced restaurants in the area. How about a crosswalk installed at Northernway and Wintersprings Blvd?
Use golf course for recreational purposes, not buildings

## MANAGE GROWTH COMMENTS

3 stories
Again, where and impact on the schools.
against "density" traffic is getting bad
Another ship That has sailed when you decimated land by selling your Soul to Lenard with unaffordable cramped housing. That eyesore looks like a low rent Townhome farm.
As previously stated, no more excessively high density development, adding to congested unsafe roads and stress on the infrastructure.
Be reasonable.
Before chopping down trees and forested areas use established spaces for businesses. Stop saturating the area with apartments.
Beware runoff problems and also the toxic impact of high-rise homes - they add traffic, water, and sewer consumption while minimizing tax payback.
bring businesses in and stop with the BS
Cut down too much growth. Been here since 1965. Getting too many condos and apartments in my opinion, making traffic bad.
Do not promote density/crowding.
Don't grow. Save as many areas as possible to be kept undeveloped.
Far too many new subdivisions being built
Grow the infrastructure in the areas where growth is concentrated. We do not need the traffic mess that Oviedo has become
Growth is ruining this town. We don't need apartments that sit empty while handing out new building permits like they were candy.
Growth management will be the deciding factor on whether we stay in winter Springs after retirement or move to a more rural location.
Have you been listening for the past 10 years??? No more high density. Hasn't the Mayor sold all of his property yet. Come on this is not about people this is about profits. You have overcrowded our schools and our streets. Stop the madness.
How about we manage growth by stopping the building of new apartment and houses being built. Only build on already built land.
I agree with managing growth but I don't understand your proposed methods. what does require sustainability really mean?
I am for managing growth, which seems to be unchecked right now. Too much housing going up too fast. So why would you want to promote density anywhere? Needs more explanation.
I have grown up in Winter Springs and am really disappointed in the all of the development of homes, town homes and apartments. While I understand growth is necessary, I believe we have all that we need in WS and the surrounding areas (Oviedo). We are land of sports bars and homes. It is becoming too crowded and not enjoyable.
I have no idea where you're going with this. Seems like the things listed here conflict significantly with each other.
I'm not sure if it's taxes or something else but part of managing growth is making sure commercial buildings throughout winter springs are actually utilized rather than sitting and wasting away while we build new ones. I.e the town center. Front of winding hollow,
If we are not sustainable, we are not viable--in any and every facet of our community and personal lifestyle.
Isn't that what the City is supposed to do?
It seems as though the green-lighting of over-development continues...
Limit all the housing developments, please. Having lived in this city for 23 years, we will probably be zoned out of the local school zones due to all the apartments and the cramped houses going in. Do we really need all those apartments? Are they full?
LIMIT DENSITY. WS has enough apartments along 434. NO MORE. Promote tax incentives for sustainability. There is area along 417 that would be great for high tech growth.
Limit growth
Mentioned earlier.
need to do this now
No more apartments
No more dense housing. Smart growth with great eateries and activities based commercial inclusion. Also, Trader Joe's would be so great.
no more density development or high rises
No more growth until the empty buildings are filled.
No more residential development. Winter Springs will be ruined if it continues.

No. Do not densify
Not sure what is meant by 'require density in key areas'. I think we already blew it on this one with all the apartments. Oviedo got all the business benefit.
Not sure zero lot lines and more apts make sense. Rather continue with higher end homes which would go to higher end restaurants, etc. We now have plenty of apts, townhomes, and zero lot line homes.
Our growth has spun out of control. I thought the commissioners we voted in were against rapid growth. We are no longer a small, cozy city but have sprawl just like all the other ones that keep building homes . Very sad
Please for the love of God, stop the deforestation of Winter Springs. We have coyotes and other wild animals living off our neighborhood cats!
please limit and manage growth appropriately. Our roads and schools are already congested enough as it is and there are more apartments and townhouses being built every year. It is turning into any other city/town instead of being unique.
Please no more big, ugly apartment buildings.
Please, manage the growth in Winter Springs, everywhere you look their destroying the natural habitat and building a house or apartment complex. Please.... stop
Please, slow down growth in Winter Springs. I miss the rural environment that I moved here for.
Priority number one!!!!
Road capacity and traffic management fail currently in progress.
Start a new impact fee program and get the infrastructure in before the development. Mark certain trees to stay. Hate seeing this very old trees ripped right out
Stop building altogether.
STOP building period.
Stop growth. No more apartments or subdivisions
Stop the bulldozing of our green spaces! We need to keep green space.
Stop the overcrowding
The city is building too many subdivisions and care facilities. The City is clearing too much land and where are all of the animals to go. I moved here 22 years ago and I love Winter Springs, but this is ridiculous, the amount of growth. Too much traffic and damage to roads, etc.
The only growth we have seen has been apartments. Shame on the city.
The sustainability word in there kills any logical approach to growth and triples cost to investors - limiting any perceived gains.
There is presently too much growth happening in our city! We can't even safely drive the roadways like Tusckawilla and 434! Too many cars now due to the new developments!
This is my number one concern.
This is so important for the total look of a community.
This is so important. We need to control the over growth of apartment complexes. They are springing up everywhere and while they aren't all bad they can take away from the beauty of our town.
This should be the responsibility of the City Commission and the voters.
Tired of all the development, especially apartment complexes!
Too late!
Want to manage growth but don't want any high density anywhere.
We now have enough multi-family dwellings. We used to be concerned about trees. Stop giving permits to mow down trees and erect apartments/condos
What does promote density in key areas mean? I want to limit cramming new developments and houses into small lots and zero lot lines
Yes
Yes
Yes manage growth. We need to keep the rural feel and not create ugly high-density areas like the barracks at 434 and tusckawilla.

PRIORTIZE GREENSPACE COMMENTS
Again, where?
Another vague question. Tree space isn't necessarily open space
Be reasonable.
Builders should be responsible for this in their planning
Don't need any more large apartment buildings.
Especially if you want to keep using Tree City in your marketing.
Get rid of the apartments and plant trees.

I am fully in favor if the green space is mostly trees. Wide swaths of lawns are a big mistake.
I'm not sure what this means. I don't support cutting down trees, if that's what it means
New development isn't as important as keeping us rural and green.
No. Will lead to private entities increasing their land purchase development requirement and restrict open areas from the public
prioritize over what ?
Prohibit any more redevelopment projects.
Protect our land. Stop building and clearing land. Where do the animals go. Stop!
This is so important to have green space or we will look like South Fl.
This opportunity should be coordinated with several other activities to be effective. Expanding the parks and rec department assets could help with this.
This should have been a priority before the approval of apartments that look like a county jail.
Use the rooftops. Put in more outdoor art. Amphitheater.
We are losing our Green Space at a rapid rate. New construction (primarily high density housing) has gone unchecked. This has and is threatening our natural wild life in the area.
We are rapidly losing our green space and nobody seems to care that is in charge! The WS residents notice and aren't happy about all the growth and loss of green space.
we have plenty
Why so tough on residents who want to cut down trees, when a developer can clear-cut acres with no issue? Either you're a tree city or you're not.
Would love to keep our trails shaded. Why does a housing developer get to bulldoze so much greenery for a few homes that line the trail. The trail should have requirements for greenery surrounding it to be maintained and we should be encouraging natural growth. Nature provides serenity. Our trails are becoming terrible.
Yes !!! This would be great - No more mega apartment structures!!!!
Yes but how about we stop building new developments in general.

#### FARM TO TABLE COMMENTS

Love this idea but you do need a lot of time to garden. You find mostly single people and seniors I get involved. We do have a lot of master gardeners in the area. Maybe they could get together and come up with a plan. We could all have edible landscaping and yards instead of just grass and ornamental Landscaping.
A farmers market will be amazing for this area, especially if residents of this town get priority. With few markets around people like me who sell plants can't get into the markets easily and are often on waiting list. Also a community garden pushed towards educating children and adults. I for one will be interested in sharing knowledge about growing food.
A farmers market would be amazing!
A Saturday farmer's market would be great!
I can see where this is a fad be careful with it. I love the idea of doing more research as far as sustainability.
I would LOVE a farmers market and so would my neighbors. We travel out of the area to find good farmers markets.
I would love this! A community garden especially.
I'd love this!!!
If we do promote farmers markets, we should take care that the food sold there is actually produced by local farmers. At too many farmers markets, the produce sold is from commercial stores and even imported.
love being able to buy local produce and support local farms
My wife and I would participate in a community garden.
Oviedo, Lake Mary, Winter Park all have them... just a few miles away which is sufficient
Sanford, Maitland, and Lake Mary have done well with their farmer's markets. Oviedo is infrequent. Ours died. Why? Note that the town center could not sustain it - is there a better community gathering place that would work? Can we find a way to promote activities in places like Central Winds Park, the Senior Center, and the like? Right now there is no communication mechanism that reliable tells the citizens where and when such things exist - can we employ some digital signs showing what is available?

This is a great idea!
This seems like a good idea but the activity should be expanded to include local crafts and other small activities to attract a larger crowd.
This would be outstanding!! We need to support local farmers!
waste of time
With so many apartments in town it'd be great to have community gardens.
Without harmful pesticides and herbicides.
Yes
Yes
Yes! About time to really promote this and not have a vegetable stand in Publix parking lot. I do farm to table in my own yard. Many benefits. Restaurants should be purchasing from locally grown to use in our restaurants.

SUSTAINABILITY PLAN COMMENTS
Adopt Smart Water Application Technologies (SWAT) to save water and money. Comply with SJRWMD and State FAC Admin Codes and Exceptions for reclaimed water use and SWAT.
another waste of time
Building codes REALLY need review.
Don't know what this means
Don't like parking on both side of streets makes it hard to drive through neighborhoods, one side parking
I am not sure what this means
Involve the high schools in this. And UCF
Municipalities have a great impact on this. Codes quickly can get outdated, especially when advances in technology can provide better opportunities for sustainability.
Not sure what this means.
question too vague
Stop building and clearing land. Stop!
Sustain means to sustain not a plan to further build!
The city should make it a goal to put all utilities underground. Road and transportation should be designed in support of bringing residential areas and business areas together.
The only codes I'm concerned about are street parking. It is a significant safety hazard. Another area where the city needs to concentrate, rather than 90% of the other things in this survey.
This needs more explanation.
Update code to allow residents within incorporated Winter Springs to own a small flock of backyard chickens as long as an HOA does not prohibit it. People are becoming more interested in sustainability and knowing where their food comes from.
What does "sustainability" mean in this context; who decides on the "benefits" we are seeking?
While a plan is important, there is no necessity to codify anything. We already have more codes than we need.
Would love to hear more about this
You should already have done this.

GOLF COURSE COMMENTS
A golf course for the public is badly needed.
A large park/recreational area would be fabulous or something similar to WP, not OOTP, with small local businesses and with lots of green space.
Again, where
Approach Duke Energy to purchase land and put in a solar panel farm. Close to WP Dr transmission lines and fairways are treeless.
Are we discussing the old Sheoh golf course (?) or any other for that matter...residents originally purchased their home, usually at a higher price because it had a greenspace to view from their backyard...this greenspace should be maintained either through parks or divided among those adjacent residents (option to maintain)? Thoughtful development should include same type residential and the creation of larger lots or more greenspace or conservation areas behind those existing homes.
Are we going to be getting a new middle & high school for the new homes installed in this redevelopment?
Are you going to re-establish the W.S. Golf course? It was much more appealing than it is now. At least you have not sold it to a developer.

Convert to natural lands not sports parks!
Cutting down trees and more concrete structures are allowing for decreased oxygen released and more co2 into the atmosphere. Every little bit, adds up
do it now
DO NOT ALLOW COURSE OWNERS TO CLOSE & REDEVELOPE WITH HIGH DENSITY HOUSING. WORK WITH EXISTING HOMEOWNERS, NOT DEVELOPERS UNLESS THEY PUT A PLAN TOGETHER THAT MAKES EVERYONE HAPPY.
Do not build more apartments or homes..please!!
Enhance TCC
How about a nice walking path around the big lake. Is there anyway we can connect to our large bike path? How about a few nice restaurants on 434?
How about reopening the golf course? Or a nice park with walking trails. Winter Springs does not need anymore housing.
I live in the Highlands and DO NOT want the golf course to be developed.
I presume this is referring to the closed WS golf course.
I would hope a golf course would co-locate with other city functions. Oviedo has swimming facilities and a gym, for example. Also, note that Deer Run is closing down - the market is now more ripe for a new course.
If getting rid of Deer Run golf area, make it a nature preserve. We don't need or want more businesses there!
If this refers to the old Winter Springs golf course property on West 434 this is an eyesore and has been for an embarrassing number of years. City should offer immediate incentives to get somebody to do something with the property.
If you're talking about WS vacant golf course near The Highlands, the entire west side of WS needs a big facelift. Luxury homes. Top restaurant. into a possible park with unpaved path and benches, and places for dogs to walk.
Is this concerning Tusawilla Country Club Golf Course?? Those of us on the golf course would want intense input in anything affecting our property values!!!
Less people are playing it and many are now going bankrupt.
Make it a park, not a new development.
New golf courses are a bad idea in my opinion, especially because of the toxins that are used on the grassy areas and in the ponds. Much better to make the old golf course north of 434 and west of Sheoah Blvd into a nature area with trails and child-friendly hiking and learning areas. The pond at Audubon Park in the Highlands could be a valuable wildlife site, since its island is great for rookeries for wading birds. There used to be many Great Blue Heron nests at the south end of the island, but this year there were none. Please stop using toxins in the water for plant control; can't the plants be removed another way and then used to supply compost for city plantings?
No building on the old WS golf course.
No golf course; waste of funds and space
no need for a golf course here. Bring in retail businesses and restaurants.
No redevelopment-golf course would be GREEAT attraction for recreation
No thanks
NO!! too expensive for a small amount of the population
No, we don't need to redevelop golf course/s. Golf courses are closing all over the state of FL and we don't need to spend money on something that will close in a few years again. No!
No. No golf course redevelopment
Please do not build apartments and choke more of our limited green space that we have left
Please just don't build on every golf course that fails. Either redo them or turn into green space.
Putting in even a nine-hole course would be fun and would help with that part of the city. If you research golf courses you will find they are using them for all different types of golf games that are fun for everyone. This could be a really good resource. If you have just a nine hole course, Use some of the other space for parks sports fields courts and a big swimming complex. Every child in Florida should know how to swim. Really?
Should not 'redevelop' golf course areas
TCC should remain a private golf course, it enhances the community
The city should ensure that the golf course looks nice, but should not be spending tax money on a private golf course that the public can't use.
The city should not be running a golf course, if that is what you're getting at.
The golf course could be a key to redo of the west side of the city. Building of an event center and rec area, or skate park but not that much park area on the west side
The golf course was never supposed to be redeveloped for housing & businesses.
The space could be used for a number of things. The golf course would be our second. There are enough public places to go.
There are enough golf courses nearby. The old course could be used for a nice park, city swimming pool.



There's too much muck on the site and too many residents against anything but 'nature'. Put single family residual in there and increase our tax base.
This should be private enterprise
Two words: The Highlands
Waste of limited water. Bad environmental return. Enough gold exists out there
We do not need a golf course.
We don't really need more development; we need more green spaces
We have too many failed golf courses. Either redevelop for sensible housing or turn back into forest to absorb the considerable loss we have done.
why promote a golf course that cannot sustain itself, do you mean the old winter springs course?
Winter Springs golf course was one of the most beautiful in the area it would be nice to have just a nine-hole course maybe some pickle ball courts and a nice restaurant to replace what used to be there.
Would like to see the course reopened not redeveloped!

## Screen 4 – RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT COMMENTS
Apartments are good for short term and for the investors but don't contribute to the community as much as SFR and condos / town homes
Are you planning on putting these developments in current green spaces? Was not aware that the City had places to develop...unless you're looking at developing current green space
Do not favor 2 story, small lot size developments. Trees should not be completely removed.
Do not limit lot size for detached single family homes. The market will do that just fine.
enough already
enough dense areas already
Enough with all the apartment construction.
fewer high-density housing options. especially on 434 feeding 417
Flexible for slightly bigger developments if it can increase tax base so that tax millage rate will decrease
Grow residential as little as possible. WS doesn't owe the world a place to live.
Have enough now
High density apartments strain the resources like schools, police, fire/rescue, utilities, roads.
High density housing increases traffic and demand for services which lowers the overall quality of life. I support only attached and unattached single-family dwellings.
Homeowners taxes are out of control. Looks like middle class people are being forced to move out.
I do not particularly like any of them.... I prefer larger lot single family homes. That is how residential areas of Winter Springs started. I understand wanting to increase tax revenue by maximizing revenue per land use but there needs to be consideration of why we moved here.
I don't know why these are the only choices. If we are the "tree city," then NONE of these options allow for trees. I only support this kind of density of development if it also requires surrounding natural space to provide oxygen and habitat for wildlife. Period. This bulldozing of Winter Springs needs to stop, else you will lose everything that has been amenable about the town.
I miss the regular family homes, separate with a decent lot size for kids. Don't like any attached properties personally.
I prefer only single-family residential homes. Multi-family units greatly increase the volume of cars on our roads and greatly impact the amount of resources needed to maintain the city's infrastructure.
I really dislike dense housing and how much it will affect commutes, schools, and property values.
I think it would be wise not to fill up every empty space with apartments, condos, etc.
I think the developers agenda has taken priority. Enough housing - infrastructure, bike paths, restaurants are needed now.
I'd prefer bigger lot single family homes. These tiny lot homes are ridiculous
I'm happy with the tax rate I've had for the last five years I've lived here. None of these photos are a single-family home with room for the kids to be outside safely playing on their property.
I'm for a variety of different housing types. My concern though is massive sprawl that contributes to increased traffic and pollution. Services or ordinances should be added to offset these effects in the city.

It seems like a lot of multi-family has been approved over the last 3-5 years. A renewed focus on SF would be nice - like the Lennar project along Tuskawilla Rd.
It's very hard to just pick one of these. Different areas might need different things. Right now, every possible green space seems to be getting destroyed to put up yet another plastic development. Just stop it, please. Those who do this just take the money out of the community, and leave us with half-occupied places.
I've like to see more medium and large lot housing in the mix
Large lot single family homes
large lot single family homes. Not small
large lot single family homes. That is what we are best at. Enough with the extra housing.
Large lots single family homes. No high density building with lots of green space for animal habitat and water preservation.
Larger lots for single family homes
Medium Lot Single Family Detached.
Mixed feelings about this. Don't want to be another Oviedo!
More land single family homes
More residential development at the cost of so much LOST green space and animal habitat??? The HUNDREDS of apartments recently built are architecturally NOT in keeping with the overall Winter Springs aesthetic!!!! Denuded spaces lacking trees and greenery, modernistic and utilitarian! These apartment "cities" resemble Russian gulag buildings! Furthermore, these developments have NOT attracted renters to fill these empty canyons! Where are the police and fire safety personnel needed to address this "growth" in numbers??? A waste and a blight on this city!
More upscale SINGLE-family residential communities
Need infrastructure study, sewer and water upgrades to entire WS before adding more growth.
need this for growing families
no more
No More - there is enough!
No more !!! Developers!!! Enough!!
NO MORE apartment complexes NONE! Zip! Zilch!!
No more apartment complexes!!!
No more apartments. This prevents future home owners from being able to save for a down payment while paying way too much for apartments that look like storage centers.
No more building
No more building!
No more buildings of no kind.
No more development we are losing the small town feel and nature atmosphere which is why I moved here
No more high density! They are empty and lowering prices to attract people who are transient. Establish neighborhoods where people live for 10 plus years.
No more housing keep the trees and greenery and small down feeling we moved here because of the small town feeling and good schools. Need to improve the schools especially the HS
No more of any of the above. There have been plenty/enough of these types of residential buildings in the past few years
No more of any of them please we r killing winter springs
No more residential. We have enough!
No more tacky apartments!
No more!
None of the above! What do you have against homes with 10-20' easements?
None of the above!!
NONE OF THE ABOVE. how about houses with some property to go with them
None of the above. Moratorium on bldg. until we investigate your violations on growth management
None of the above. Winter Springs will be a rat race and I hate to be chased out by all the hustle and bustle of traffic and noise:(
None of these are ideal. Are that many people really clamoring to move to Winter Springs? Do we need more residential development? Can't we live with the tax base that we already have?
None of these choices are what most of us want. They are all high density & unacceptable choices. Not every inch of land needs to be developed.
None of these. I would like to see single family developments with at least 1/3 acre lots.
NONE!!!! PLEASE!!! NO MORE DEVELOPMENT OF THIS NATURE IN WINTER SPRINGS.. THIS CITY IS BEING RUINED BY RESIDENTIAL DEVELOPMENT!
None, put the brakes on new housing

Office space demand is declining. We need more apartments and senior housing. We have a housing shortage here.
Please no more homes in this area, I moved here for the space and the streets that were not crowded and I do not like the trees being torn down for all the developments and all the traffic that I now have to fight and don't feel safe letting my kids outside to ride bikes anymore.
Please slow down the rate of building of apartments and houses. The ones that have recently been built add nothing to the ambiance of WS and are downright ugly.
Provide smaller single family homes that cost less to allow for more people to own their own home at a reasonable price in Winter Springs.
Really none of these. We are housing dense already and aren't filling apartments being built. Stop building in WS and taking out our green spaces.
Seems my property taxes have increased every year, With crazy growth !!!
Senior Active Private Community.
Single family homes on large lots preferable. Like Tuscawilla.
Single story
Single story condo buildings like patio homes rather than high rise condos
single story residences, attached or single family, for the thousands of baby boomers looking for less house, fewer stairs, but still offer a "winter springs lifestyle"
Slow down development. Enough apt/condos build to have town center survive. We moved her for the small town appeal not growth.
Small lot, single family detached and Single Family attached Townhomes would be my preference, rather than taller buildings. One thing difficult to find are any Over-55 Single Family, Small Lot communities with activity amenities. The only ones in Seminole County or Orange, are mobile home parks or high-rise condos. This is a venue development left out...without reaching into the far South end of Orlando, West to Mt. Dora, North to Deland or East to the coastline.
Small-scale mixed use residential w/ commercial is what should have been done instead of all of the high density apartments that have been built already. Now I feel like we need to cut back on the density.
So needed for our community is a 55 & older condo community that is upscale. Why was this not an option?
Some multi family development is needed but let's focus on 55+ when considering it. Single family communities should be the focus.
Stop all this building!!!! Too many cars, too many people!!!! Protect our small town!!!!
STOP BUILDING COMPLETELY !!! Only necessities please . WE are TOOOO crowded . Can you see the traffic that is out of control and are values of homes not going up like the rest of states . My home is still under the value from 12 years ago . WAKE UP !
The density relationship to tax base has been long established. See Fiscal Impact Analysis resource by Listokin and Burchell, preminent economists in this field. Use those findings.
The zero lot line property development is unattractive and therefore unappealing to me - some lot space should be allotted to provide room to grow trees - especially trees that are native to Florida.
There should be no more residential development; fix what is already there!
This city is overdeveloped. I am a retired architect and understand developers well, in a very negative way.
Too many apartments going up
Too much building in this area. Trees are gone. I moved here because it was so quiet and a nice area. Now 434 is so crowded and you only have a few ways to get out. What a shame what you are doing to this city. So much greed and money talks. So sad.
Top preference is large lot single family detached. I think the city has already over-approved enough high-density projects. I do understand the perceived tax benefits but I believe the over development decreases property values and thus taxable value.
Traffic. Traffic. Traffic.
We don't need ANY more residential. Homes, apartments, condos or anything! Stop building. Too much traffic if anymore!!! And FL stinks at engineering roads to support more traffic! Plenty of people now!
We have enough
We have enough residential space. We do not need more. We are destroying our city and our planet.
We have more than enough of this crap already!!!!
We have too many apartments and should focus on single family homes for the future
We've got plenty of these on both sides of WS
Where is large lot single family
Why are these the only choices? I prefer larger individual lots with single family homes

## Screen 4 – COMMERCIAL DEVELOPMENT

COMMERCIAL DEVELOPMENT COMMENTS
A natural grocery store like Trader Joe's would be amazing!

Again ... where are you planning on placing these businesses ... Oviedo has more than enough in a very short drive. Winter Springs missed this boat about 20 years ago
And small town chains.
Any commercial is better than residential at this time.
Commercial is good for taxes but we don't support the commercial we currently have. Why duplicate what is on Red Bug Rd, 434, or in the old downtown of Oviedo already.
Definitely need the lower cost Organic Groceries and a Hotel
Do we really need shopping that will fail because of online options? Fast food? Don't we have enough already?
don't need a hotel, have enough of other businesses
Fine dining / upscale restaurants
Focus on creating an environment which is attractive to businesses. But do not bribe them to be here. Government should not be in the business of picking winners and losers.
Hard to choose here. A small hotel close to the 417 would be nice to have for visitors. But a Lucky's Market would also be a nice addition.
I honestly don't want to see anything here, hotel would be the only thing so family could stay close by during the holidays
It looks like we can only put in one choice. But we do need a hotel put it in down there by the pet hotel. Bring in an aldi's in the old shopping center and western when are springs.
Nearest hotel to Winter Springs is around UCF.
No- got plenty grocery stores near by- dont want any to go out of business like the own near Tuskawilla.
no hotel needed. plenty around UCF
NONE
Nope!
Please, no more unhealthy fast food establishments!
Prefer a combination of all types.
SLL of the above
There is no need for a hotel. The north side of winter springs hardly had enough dining asides from chains. If we need commercial use we can travel to redbug and tuskawilla
There seem to be areas in Winter Springs for small chain retail that are empty & sitting vacant that could be updated and revamped. Also, would love to see a Trader Joe's or Whole Foods.
This would be great!!!!
We don't need to grow. Exception might be a nice medium-size restaurant and a grocery.
We have enough fast food. Please bring sit down, eat in dining to the 434 side of town. Sr Tequilas is packed every night. One Mexican restaurant is not enough. We need more variety. PLEASE
We have plenty of fast food options.
Would like Niche Grocery as well ex. Trader Joe's. Small Chain Retail would be nice in refaced existing plazas of West Winter Springs
Would love to see more local eateries and healthy eating options, even if it's fast food. Also would love a Trader Joe's.
WS could use a few finer eateries. Town Center is poorly designed, has no tasteful signage to help businesses.
yes, we need more
You need several things. Small locally owned eateries and a niche grocery.

## Screen 4 – RECREATION

RECREATION COMMENTS
A better version of Oviedo's Aquatic Center is a must.
A boardwalk system on Lake Jesup would be wonderful, although I'd be concerned about upkeep costs. I think many folks use online Libraries. With the Aquatic Ctr option, the city could add a Gym as well with paid memberships.
A Lake Jesup boardwalk would be a close second for me.
A note worthy library with tech and classes
Add arts & culture
add arts and culture! especially performing arts opportunities

all of the above
Arts and Culture Theatre
Connect the trails to the lakes and creeks.
Do not think in door rec as just gyms. They should be venues for entertainment and interactive social places
Entertainment and Arts & Culture Facility.
Focus on green space improvements
Full aquatic center may not be necessary but at least a city pool indoor for year round use, would be a great benefit for residents!
Hard choice as to priority. Love the idea of Lake Jessup Boardwalk, but also interconnected trails. Can do both in conjunction with each other.
I am a member of the Winter Springs Senior Center Therapy Pool. The therapy pool is poorly maintained and managed. Our city can do so much better than this!
I don't support any of these as a need while our commercial needs are being ignored.
I like ALL of these ideas!
I like many (if not all) of these options.
I love libraries, but it is a fading thing. The original coffee shop with books and couches would be nice, we have enough gyms, we have an aquatic center, so a boardwalk AND interconnected trails is priority.
I think all of the above would be nice. I love the library in Casselberry, and feel it could be updated. An indoor pool, recreation center for kids and adults would be great. More actual parks for kids and families.
I want all of it! But I have to say boardwalk was a close second.
Library functionality should not be modeled on old library science methodology. Should involve better, more innovative technology
More focus on community arts and family entertainment. Theater or museum.
My #1 choice would be facilities & programming for arts & culture
Our library is awesome. We are good!
Outdoors is getting too hot in summers and much of winter months...more indoor recreation for us older folks
Provide canoe/kayak access on Lake Jessup
the bike trails are great and any expansion/linkage would be great
The city needs a boat ramp.
Theater--for LIVE theater, not movies
These are all great, very hard to choose one.
This would be great!!! with a bike / walking trail leading up to it!!!
We already have all of these but the aquatic center.
Winter Springs should build an outside family recreational center including: green space, restaurants, large barn venue for community events, large sidewalks for electric bikes and scooter, skating, etc., farmers market, splash pad/playground, basketball court/volleyball, shopping, etc.
Wow, you just can't wait to raise and spend more tax money can you.
You really need to develop the bank of Lake Jessup. It's a wasted resource.

## Screen 4 – SR 434 CORRIDOR IMPROVEMENTS

SR 434 IMPROVEMENT COMMENTS
434 is already bad enough due to all the multi home building. What a mess.
434 near 417 is still relatively wide open. 434 near Oviedo line is charming. 434 at Town Center is suburban. 434 towards Winn-Dixie is a bit dumpy. There is no "current status" for 434 - but what would be best in my opinion is to consider giving 434 a theme and a minor makeover. I like the idea of mixing strip shop retail and housing with natural areas in between (similar to the Oviedo border area).
434 needs wider lanes and roundabouts on the East side of 417. This should be the top priority for road improvements.
A lane reduction would cause huge traffic problems. Bikes can use the existing trails. We already have buses. Covered bus stops should be required.
A place for buses to merge off the road instead of stopping traffic. Especially during rush hour!!

All bicycle lanes should be buffered
All bus stops should be covered.
Because they both address sustainability needs, I also rank buffered bike lanes as a co-leader/#1 in this category.
Buffered bike lanes are a safety priority.
Change the stop light at Parkstone to allow for left turns any time its safe. No need for green arrow only turns.
Definitely need a small town shuttle service that is cheap or free. Would be nice if I could take you to the surrounding towns and train station.
I don't really likely of these options. How about a pedestrian/Bike bridge across 434 into the Town Center.
I fully support bikers and safety. However adding bike lanes promotes road biking as opposed to using the quite nice paved trails. There is always safety risk having bikers in close proximity to cars travelling at high speeds. We should make current situation as safe as possible but not increase bike traffic on major thoroughfares.
If you stop building we don't need to change
I'm not sure I have the background information to make a choice here. I'm not sure how much demand there is for bikes and/or buses. Both are good ideas, I suppose, to support the lower-cost housing that has gone up. However, please note that bus pull-offs are necessary if there is an increase in bus traffic. We already have an intense increase in traffic due to all these developments (and that is only going to go up further). We don't need buses stopping traffic in the middle of 434. If they have pick-up bays off the main road, fine. Otherwise, buses will make an already worsening situation even worse.
It needs to be widened and the lights need to be synchronized. It is currently inadequate for the traffic demand and is becoming more dangerous (and annoying) every day.
It will be more important as Central Florida grows to tie more effectively into the regional network, including SunRail & Virgin Trains.
Lane reduction will back up traffic for miles, especially now that there is so much more high density housing. Look into other ways to increase safety, such as pedestrian bridges. Buffered bike lanes are good as long as you don't make the roads extremely narrow (like Aloma is when you are driving through the Winter Park downtown area.)
Monorail! Maybe.
My vision for 434 would see the removal of The Rise and The Blake and any other massive apartment complexes in the plans. Seeing as THAT is not possible, I don't know what the options are. To "maintain the current status" is not an option because the intersection of Tuskawilla and 434 has become a nightmare. A light will need to be put up at Michael Blake and another light will be needed at Tuscora. You can't get out of Tusawilla on Tuscora right now as the traffic has become so bad. City planners did a POOR job of thinking about 434 when they approved and built The Rize, the Blake and the other large development just east of the pedestrian overpass.
None of these options fix the traffic issues. Add more lanes, especially under the 417
Removing lanes on 434 sounds like a horrible idea. With the development of Oviedo as well as Winter Springs, 434 needs all the room for traffic it can get.
Rush hour is terrible. Stop allowing high rises apartment buildings and increase the lanes on 434
Shaded bus stops not like picture.
stop housing unit expansion along 434 and widen to relieve traffic congestion
STOP the residential building surge, until roads can handle the extra traffic. 434 is a nightmare
The current system seems to be working, however, if the population continues to expand, and plans to expand 434 move east, we will need to have better turn options. 434 is too busy to have bikers. IT IS DANGEROUS. As it is, the bike clubs take up a full lane now and I doubt the lane would provide them what they need. If we expand the trails in a thoughtful manner, that should suffice.
The road biking brigades of 50-100 cyclers going down lake dr taking up entire width of 1 lane is unsafe and dangerous to motorists, pedestrians, and cyclers... I'm not a fan of this, however, if they can at least be required to stay within a designated lane, than maybe it will keep all parties safe. Also --- INCREASED REGULATION on transients and pan handling. 434/17-92 looks like a homeless convention or mobile bum camp. I would not feel safe AT ALL letting my kids walk the sidewalks or play in these areas. 434 between 419 and 17-92 NEEDS IMPROVEMENT
This needs explanation. Why on earth would we consider a lane reduction near the town center when traffic is at capacity during rush hour. What does it mean to maintain current? And why in the world did we eliminate the right turn lane from Tuskawilla south onto 434 west? This seems completely thoughtless.
Traffic reduction options need to be installed in order to reduce speeds and volume on the road. At some times of the day it is impossible to exit Tuscora onto 434 - heaven forbid you are a high school student trying to drive to school in the morning. So dangerous!
Widen 434 on the section east of the 417. Needed badly, many accidents. Terrible.
Widen road east of 417
Widening 434
YES- this is very needed.
You cannot widen 434 and the traffic is getting worse with the apartments and condos being built. Plus the damage to the roads. You should really look at what you are doing to our city.

## Screen 4 – CITY OPPORTUNITIES

OPPORTUNITIES COMMENTS
Again, why are these the only choices? The city should focus on keeping the taxes low, and maintaining services to our existing population
are these opportunities or ideas already on the list?
ARTS and CULTURE!
Each of the options have great importance and again speak to the need for balance. A commercialized fiber optic network is also extremely important to our quality of lifestyle as well as community value, but all of the above options need to be considered under the sustainable (Green) umbrella, or our children will benefit from none of it.
FGBC and municipal trees Farm are equal for me
Hire economic development manager and staff with equivalent department status as planning and public works/utilities.
Hiring EDM may be necessary but he needs accountability and transparency. Otherwise NO more corrupt, privately motivated officials.
I currently work in a certified LEED Gold U.S. Green Building. DO NOT waste the tax payers' money on a "green building". They are not energy efficient nor do they reduce maintenance. In fact, they are just the opposite.
I find this list peculiar. Where is our identity? We are a small, family oriented town with a diverse population. Each of these concepts appeals to a small subset of the town. I believe we need to establish our goals - what do we want to see define our city? Trees will not define us. Fiber optics won't, either. Economic Development will change us. Do we want to be the 434/Winn Dixie area low cost housing city? The Tuskawilla Country Club city? The Town Center walking mall city? Baltimore turned its harbor from a mess to a tourist attraction and grew outwards from it - a great model. Can we establish a goal to define our city and build from the prototype outwards?
I had to pick one. See my previous comments.
I would also choose FGBC. The seniors will leave due to cost of living. A tree farm? Really?
I'd support the city being a leader in greening a community. I support building code restrictions, higher taxes, programs to bring existing buildings up to new codes, mandatory solar panels on buildings, etc.
If WS brought a commercialized fiber optic network to the city, it would attract tech business to the 417 Corridor and serve our city and citizens very well.
Instead of just one of these combinations to make things happen together..community farms..places for teens ..adults..not just seniors
It is so difficult to Gerry help for seniors, because information is not readily available in one location. Not only do we need senior centers, but we need one place to go with help to very information & help applying for benefits.
It should be a blend of all 4 issues
More taxes. Boo!
NON-centralized senior services.
None are top priorities
None of the above
none of your choices
Proven track record business development manager. So we have same opportunity as oviedo.
Senior transportation service.
The population in general is aging, and more services & housing options will become necessary. The Hawthorne and Beazer projects are the type of housing projects to incentivize, and the WS Senior Center will increase in relevance over the next 20 years.
There isn't enough information to explain these. What do you mean by "commercialized" fiber optic? Yes, everyone wants to be Green. Municipal farm sounds intriguing. Especially here in Florida, senior services are important. I am choosing the hiring of an economic development manager because I don't think the others would mean much if the economy of the area cannot sustain them.
These need more explanation. Commercialized Fiber Optic Network: where? how would it be used and who would use it? FGBC - what changes would be made and how will it affect us? What would an Economic Development Manager do that would be worth the cost? Etc.
These should be a ranking option
We have lots of seniors in WS- they are good neighbors. Lets keep them happy so they stay here.
We really need a city planner similar to that in other cities.
Yes!