



CITY COMMISSION AGENDA
REVISED AGENDA 6/24/13*
CITY HALL COMMISSION CHAMBERS
300 W. Plant Street

REGULAR MEETING

JUNE 27, 2013

6:00 P.M.

CALL TO ORDER

Determination of a Quorum

Invocation and Pledge of Allegiance

1. APPROVAL OF MINUTES

Regular Meeting of June 13, 2013

2. PRESENTATIONS

A. Community Redevelopment Area Advisory Board

B. Parking garage - Community Development Director Williams

C. Tri-City Partnership recommendation for economic development services – Economic Development Director Gerhartz

3. LITIGATION MATTER

A. *Recommendation by the City Manager and City Attorney that the City Commission approve a Settlement Agreement between the City of Winter Garden, Ivan and Mala Lindsay, Waterside at John's Lake, LLC, McKinnon Corporation and McKinnon Groves, LLP

4. PUBLIC HEARING MATTER

A. Appeal of Planning and Zoning Board's denial of a variance request to reduce the 10-foot side yard setback to 6.86 feet and to reduce the minimum 10-foot wide landscaping around the building to no more than 50 percent landscaping around the building at 1089 Walker Street; Applicants George L. and Maria P. Bori (AutoZone parts store CPH Engineers, Inc.) (*postponed in 2013 on April 11, May 23, June 13; staff requests tabling this item that will be re-advertised*)—Community Development Director Williams

5. SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES

A. **Ordinance 13-27:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING CHAPTER 118, ARTICLE IV, DIVISION 8, SECTIONS 118-532, 118-533 AND 118-534 OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN CONCERNING PERMITTED USES AND STRUCTURES, PERMITTED ACCESSORY USES AND STRUCTURES AND SPECIAL EXCEPTIONS WITHIN THE C-1 (CENTRAL COMMERCIAL DISTRICT) ZONING DISTRICT; AMENDING CHAPTER 118, ARTICLE IV, DIVISIONS 9 & 10, SECTIONS 118-579 & 118-629 OF THE CODE OF ORDINANCES CONCERNING THE SPECIAL EXCEPTION USES IN THE C-2 (ARTERIAL COMMERCIAL DISTRICT) AND C-3 (PROFESSIONAL OFFICE DISTRICT) ZONING DISTRICTS; AMENDING CHAPTER 118, ARTICLE I, SECTION 118-7 OF THE CODE OF ORDINANCES REGARDING THE NOTICE REQUIREMENTS FOR AMENDING CHAPTER 118, APPEALS AND PUBLIC HEARINGS; PROVIDING FOR CODIFICATION, CONTROL IN EVENT OF CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE - Community Development Director Williams

B. **Ordinance 13-28:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 5.826 ± ACRES LOCATED AT 17925 MARSH ROAD ON THE NORTH SIDE OF MARSH ROAD, WEST OF WILLIAMS ROAD AT THE WEST BOUNDARY OF ORANGE COUNTY INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY

BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY;
 PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- C. **Ordinance 13-29:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 5.826 ± ACRES LOCATED AT 17925 MARSH ROAD ON THE NORTH SIDE OF MARSH ROAD, WEST OF WILLIAMS ROAD AT THE WEST BOUNDARY OF ORANGE COUNTY FROM ORANGE COUNTY VILLAGE TO CITY URBAN VILLAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE - Community Development Director Williams
- D. **Ordinance 13-30:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 5.9 ± ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH FULLERS CROSS ROAD AND EAST FULLERS CROSS ROAD INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- E. **Ordinance 13-31:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 5.9 ± ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH FULLERS CROSS ROAD AND EAST FULLERS CROSS ROAD FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE - Community Development Director Williams

6. **REGULAR BUSINESS**

- A. Recommendation to authorize the police department to trade-in two, old and obsolete, portable radios as a \$1,500 credit towards the purchase of two new mobile radios – Police Chief Brennan
- B. Recommendation to approve the 2013 MusicFest to be held on Plant Street on October 4, 5 and 6, 2013 to include blocking Plant Street from Woodland Street to Highland Avenue, serving of alcohol, waiving event fees, and providing city staff as necessary – Parks and Recreation Director Conn
- C. Appointments to the Election Canvassing Board; two regular members, first and second alternates for a one year term – City Clerk Golden

7. **MATTERS FROM CITIZENS** (*Limited to 3 minutes per speaker*)

8. **MATTERS FROM CITY ATTORNEY** – Kurt Ardaman

9. **MATTERS FROM CITY MANAGER** – Mike Bollhoefer

10. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to a Regular Meeting on July 11, 2013 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

NOTICE: In accordance with Florida Statutes 286.0105, if any person decides to appeal any decision made by said body with respect to any matter considered at such meeting, he/she will need a record of the proceedings and, for that purpose, he/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. The City of Winter Garden does not prepare or provide such record.

	<p>Those needing assistance to participate in any of these proceedings should contact the City Clerk's Office at least 48 hours in advance of the meeting (407) 656-4111 x2254.</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained at the meeting from the Information Technology Director.</p>
---	---	---	--



CITY OF WINTER GARDEN

CITY COMMISSION REGULAR MEETING MINUTES

June 13, 2013

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Rees at 6:30 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. The invocation and Pledge of Allegiance were given.

Present: Mayor John Rees, Commissioners Bob Buchanan, Kent Makin, Robert Olszewski and Colin Sharman (*Arrived at 6:40 p.m.*)

Also Present: City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, City Clerk Kathy Golden, Assistant to City Manager – Administrative Services Frank Gilbert, Community Development Director Ed Williams, Finance Director Laura Zielonka, Police Chief George Brennan, Building Official Skip Lukert, Economic Development Director Tanja Gerhartz, and West Orange Times Reporter Kelsey Tressler

1. **APPROVAL OF MINUTES**

Motion by Commissioner Buchanan to approve regular meeting minutes of May 23, 2013 as submitted. Seconded by Commissioner Makin and carried unanimously 4-0.

• **PRESENTATION**

Curtis Binney, representative of Sines, Blakeslee and Madyda, the City's external auditor, stated that he would be presenting the Comprehensive Annual Financial Report for the audit performed for Fiscal Year ending September 30, 2012. This report is the representation of City management. His firm is responsible for auditing the report and making sure that it is fairly stated in accordance with accounting principles accepted by the United States of America. He referred the City Commission to review Page 9 of the report which is an unqualified opinion given by his firm. Accounting procedures require the auditor look at the City's internal controls and express an opinion on whether there are any reportable conditions, significant deficiencies, or material weaknesses with the internal controls of the City's financial system. The audit found that there were none. Rule 10-55 of the State of Florida Auditor General requires that the audit firm make certain representations to the City on compliance with laws and regulations to the State of Florida. He noted that these requirements could be found on page 127 and there was nothing to be reported to the City. He shared that accounting principles require the auditor to report any items considered weaknesses or reportable issues outside of the financial realm; of which the firm also had nothing to add.

Mr. Binney expressed thoughts that City staff, as usual, is knowledgeable and diligent and nothing was found which needed to be reported to the City Commission.

Mayor Rees stated that the City Commission reserves their right to review this report and get back to him if they have any questions.

2. **PUBLIC HEARING MATTER**

A. Appeal of Planning and Zoning Board's denial of a variance request to reduce the 10-foot side yard setback to 6.86 feet and to reduce the minimum 10-foot wide landscaping around the building to no more than 50 percent landscaping around the building at 1089 Walker Street; Applicants George L. and Maria P. Bori (AutoZone parts store CPH Engineers, Inc.)

Community Development Director Williams stated that staff is requesting postponement until June 27, 2013 at 6:30 p.m. He stated that all the information and analysis is not complete at this time.

Motion by Commissioner Olszewski to postpone appeal hearing until June 27, 2013 at 6:30 p.m. Seconded by Commissioner Makin and carried unanimously 4-0.

3. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

A. **Ordinance 13-27:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING CHAPTER 118, ARTICLE IV, DIVISION 8, SECTIONS 118-532, 118-533 AND 118-534 OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN CONCERNING PERMITTED USES AND STRUCTURES, PERMITTED ACCESSORY USES AND STRUCTURES AND SPECIAL EXCEPTIONS WITHIN THE C-1 (CENTRAL COMMERCIAL DISTRICT) ZONING DISTRICT; AMENDING CHAPTER 118, ARTICLE IV, DIVISIONS 9 & 10, SECTIONS 118-579 & 118-629 OF THE CODE OF ORDINANCES CONCERNING THE SPECIAL EXCEPTION USES IN THE C-2 (ARTERIAL COMMERCIAL DISTRICT) AND C-3 (PROFESSIONAL OFFICE DISTRICT) ZONING DISTRICTS; AMENDING CHAPTER 118, ARTICLE I, SECTION 118-7 OF THE CODE OF ORDINANCES REGARDING THE NOTICE REQUIREMENTS FOR AMENDING CHAPTER 118, APPEALS AND PUBLIC HEARINGS; PROVIDING FOR CODIFICATION, CONTROL IN EVENT OF CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-27 by title only. Community Development Director Williams stated that these are changes that have been proposed by staff and have been reviewed by the Planning and Zoning Board who recommend the approval of the changes. Mr. Williams highlighted some of those changes and explained that the City is trying to be more in compliance with the requirements of the state. Staff recommends approval and requests to schedule the second hearing for June 27, 2013.

Commissioner Olszewski inquired as to why it was necessary to make changes right now. Mr. Williams explained that the City is receiving inquiries for those wishing to build downtown residential as part of other projects. Although the City does not have any current requests for communication towers, there are existing ones. He noted past issues regarding a columbarium and those types of uses belong in regards to the churches. The staff's research indicates that these are accessory uses. He shared that staff is trying to

produce an ordinance that will include all necessary changes at one time as opposed to coming back with one or two changes at a time. He noted that in this particular case staff researched all the commercial ordinances and these are the changes that needed to be made.

Commissioner Olszewski asked if there was an application for someone who was looking to come and build downtown residential. Mr. Williams responded that there is not an actual application but there are numerous inquiries. In order to encourage that kind of residential use, it needs to be made a permitted use rather than make them go through another separate approval process.

Commissioner Sharman arrived at this time.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Buchanan to approve Ordinance 13-27 with the second reading and public hearing being scheduled for June 27, 2013. Seconded by Commissioner Makin and carried unanimously 5-0.

- B. **Ordinance 13-28:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 5.826 ± ACRES LOCATED AT 17925 MARSH ROAD ON THE NORTH SIDE OF MARSH ROAD, WEST OF WILLIAMS ROAD AT THE WEST BOUNDARY OF ORANGE COUNTY INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 13-28 by title only. Community Development Director Williams stated that this is a voluntary annexation by Benjamin and Judy Cannon to bring into the City their 5.826± acres on Marsh Road. This has been reviewed by the Planning and Zoning Board and staff and approval is recommended.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Olszewski to approve Ordinance 13-28 with the second reading and public hearing being scheduled for June 27, 2013. Seconded by Commissioner Sharman and carried unanimously 5-0.

- C. **Ordinance 13-29:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 5.826 ±

ACRES LOCATED AT 17925 MARSH ROAD ON THE NORTH SIDE OF MARSH ROAD, WEST OF WILLIAMS ROAD AT THE WEST BOUNDARY OF ORANGE COUNTY FROM ORANGE COUNTY VILLAGE TO CITY URBAN VILLAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ardaman read Ordinance 13-29 by title only. Community Development Director Williams stated that this is a part of the previous request for Benjamin and Judy Cannon to give the property a land use designation similar to what is out in this area. This has been reviewed by the Planning and Zoning Board and staff and approval is recommended.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Olszewski to approve Ordinances 13-29 with the second reading and public hearing being scheduled for June 27, 2013. Seconded by Commissioner Sharman and carried unanimously 5-0.

- D. **Ordinance 13-30:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 5.9 ± ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH FULLERS CROSS ROAD AND EAST FULLERS CROSS ROAD INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- E. **Ordinance 13-31:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 5.9 ± ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH FULLERS CROSS ROAD AND EAST FULLERS CROSS ROAD FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 13-30 and 13-31 by title only. Community Development Director Williams referred the City Commission to a map of the property in the agenda packet. He noted that this property is adjacent to the Roper property. The Roper property is under contract to be purchased and is going through the planned development process. As part of that process, the property to the north had no access. The majority of their property is wetlands but there is a small section that had some development potential. The Roper property was trying to place the retention pond next to the developable part of the neighboring property, which would cause problems for that property owner. To solve that problem, the purchaser of the Roper property has a contract to also purchase this property as well as the 30+ acres of wetland to the north.

They are including it in order to have that property catch up to the process and also bring it in as a low density designation as is the Roper property to the south. The annexation of the wetlands will come in at a later date. The applicants are looking at the possibly making an elevated walkway through those wetlands as to have a promenade along the lakefront for enjoyment of the views. The Planning and Zoning Board and staff have reviewed it and recommend approval of the annexation and a zoning designation of low density residential development. There was discussion and it was stressed that this property would be for single family use and any other use would have to be brought back for a series of approvals.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Makin to approve Ordinances 13-30 and 13-31 with the second reading and public hearing being scheduled for June 27, 2013. Seconded by Commissioner Buchanan and carried unanimously 5-0.

4. **REGULAR BUSINESS**

A. **Recommendation to approve SunRidge Boulevard Fair Share Agreement with Hanover Black Lake, LLC**

Community Development Director Williams stated that when the elementary and middle school developers were not able to meet their obligations to extend the road and utilities to the school, the City stepped in and funded those improvements. The first two lanes plus the utilities have been reimbursed by the Hickory Hammock development. The additional two lanes that are to be built in the future will be needed because of all the development that occurs on the vacant properties in this area. All of the future developments in this area coming in for approval are required to enter this fair share agreement to pay their fair share of the extra two lanes and utilities. This particular property is being purchased by Hanover Black Lake on the south side of the road, north of the lake. Staff recommends approval.

City Attorney Ardaman noted a typographical error on page 1 in part A of the recital and recommended the correction state “west of Siplin Road and east of CR 545.”

Motion by Commissioner Buchanan to approve SunRidge Boulevard Fair Share Agreement with Hanover Black Lake, LLC with the noted correction by the City Attorney. Seconded by Commissioner Sharman and carried unanimously 5-0.

B. **Recommendation to award continuing engineering services contract to Kirby Engineering, LLC**

Assistant Public Services Director Mike Kelly stated that Mr. Kirby’s contract is set to expire on June 26, 2013 and he is currently working on several projects for the City. The contract is based on an hourly fee schedule and may be terminated by either party with a 30 day written notice. Due to the ongoing assignments, staff recommends approving a new contract with Kirby Engineering.

Motion by Commissioner Sharman to approve awarding continuing engineering services contract to Kirby Engineering, LLC. Seconded by Commissioner Makin and carried unanimously 5-0.

C. Recommendation to approve distribution of \$11,553.00 of awarded Edward Byrne Memorial Justice Assistance Grant (JAG) to purchase special response team equipment for the Police Department and allow public comment

Police Chief Brennan requested permission to utilize \$11,553.00 of Edward Byrne Memorial Justice Assistance fund that have been earmarked for the City of Winter Garden. He noted that the purchases would be for high caliber bulletproof vest which can take a higher caliber bullet than what is normally worn by the officers, three tactical headsets and three Colt semi-automatic rifles.

Commissioner Makin inquired about the number of semi-automatic rifles that the City currently owns. Police Chief Brennan responded that the City has three. He stated that the City has the AR-15s but have joined in a cooperative special response team agreement with the City of Apopka. There are now three City of Winter Garden officers that are a part of that swat team and in October there will be an additional three, which is why they will need additional equipment.

Mayor Rees opened the matter for public comment; hearing and seeing none, he closed the public comment.

Motion by Commissioner Makin to approve distribution of \$11,553.00 of awarded Edward Byrne Memorial Justice Assistance Grant (JAG) to purchase special response team equipment for the Police Department. Seconded by Commissioner Olszewski and carried unanimously 5-0.

D. Appointments to the Code Enforcement Board for expiring terms of Mr. Petch and Mr. Buckles; new appointments would be for a three year term ending June 30, 2016

City Clerk Golden stated two seats are scheduled to expire at the end of June for which both members expressed a desire to be reappointed. Ms. Golden noted that the agenda packets contains other interest applications and one additional application received today, which was distributed to the City Commission for review.

Motion by Commissioner Makin to reappoint David Buckles to the Code Enforcement Board for a three-year term ending June 30, 2016. Seconded by Commissioner Olszewski and carried unanimously 5-0.

Motion by Commissioner Sharman to reappoint Harold Petch to the Code Enforcement Board for a three-year term ending June 30, 2016. Seconded by Commissioner Olszewski and carried unanimously 5-0.

5. **MATTERS FROM CITIZENS** - There were no items.
6. **MATTERS FROM CITY ATTORNEY** - There were no items.
7. **MATTERS FROM CITY MANAGER** - There were no items.
8. **MATTERS FROM MAYOR AND COMMISSIONERS**
Commissioner Olszewski thanked former Commissioner Theo Graham for an outstanding Memorial Day event at Veterans Park which was the 20th anniversary.

Commissioner Olszewski gave a personal thanks to Police Chief George Brennan, Deputy Chief Bill Sullivan, Officers Megan McAvoy and Tim Underwood. He shared that two weeks ago he graduated from the Winter Garden Citizens Police Academy which is an outstanding program; memories of which he will treasure. He noted that he would be glad to do the same for the Fire Department should they develop an academy.

Commissioner Buchanan stated that more than once in the past few weeks he has had people express how great a job the City is doing with all the downtown events. He felt compelled to pass that along to staff and everyone because it is nice to go downtown and hear those kinds of comments.

Mayor Rees stated that he echoes the comments about the Memorial Day event and appreciates all the hard work.

Mayor Rees asked that the City Commission to think about the Planning and Zoning Board and the requirement the Commission has put in place for term limits. He noted that out of seven board members, in October five will have been replaced; meaning they have five new members. He stated that he just wanted this mentioned this as food for thought for discussion at a later date.

The meeting adjourned at 7:01 p.m.

APPROVED:

Mayor John Rees

ATTEST:

City Clerk Kathy Golden, CMC

THE CITY OF WINTER GARDEN

AGENDA ITEM

From: Tanja Gerhartz, Economic Development Director
Via: Mike Bollhoefer, City Manager
Date: June 21, 2013 **Meeting Date:** June 27, 2013
Subject: RFQ for Economic Development Services for the Tri Cities Partnership - Selection Committee Recommendation

Discussion: The Request for Qualifications (RFQ) for Economic Development Services selection committee has reviewed all twenty-one submittals. Four firms were chosen for interviews. The firms chosen were: Angelou Economics (Austin, Texas), Avalanche Consulting (Austin, Texas), Boyette Strategic Partners (Little Rock, Arkansas) and Garner Economics (Atlanta, Georgia).

Garner Economics requested to be withdrawn from the process after the interviews. After much consideration and due diligence, the committee ranked the firms interviewed to perform all or portions of the services outlined in the scope of work as follows:

1. Angelou Economics
2. Boyette Strategic Partners
3. Avalanche Consulting

The committee unanimously recommends the services of Angelou Economics to perform all or parts of the scope of work. The Cities of Apopka and Ocoee participated as part of the selection committee and the decision was unanimous. The selection committee was very impressed with the experience and qualifications of the firm being recommended. Angelou Economics demonstrated significant experience with economic development strategic planning for similar municipal and regional clients. Also, the President of the firm, Angelos Angelou stated that he would personally manage the work for the Tri Cities Partnership.

The top two firms have the capacity to complete Phase I tasks in-house. If, for whatever reason, the City is unable to reach an agreement with Angelou Economics, the City, on behalf of the Tri Cities Partnership, would begin negotiations with Boyette Strategic Partners. The third firm, Avalanche Consulting, was going to use a sub consultant to manage the project that did not possess the qualifications and experience of the other firms and project managers.

The City reserves the right on behalf of the Tri Cities Partnership to select a firm from the Request for Qualifications to perform implementation work tasks during Phase 2.

SCOPE OF WORK

The City of Winter Garden, acting as agent for the Tri Cities Partnership, intends to hire an economic development consultant team to serve as a continuing services provider to conduct studies and help formulate strategies which will promote the Tri City area as a viable location for

new and expanded workforce creation. The tasks highlighted below indicate the initial scope of services to be addressed. Each consultant, in their response, should identify how they would undertake each of these tasks and offer recommendations for any other work tasks that may be necessary over time. All or parts of the following work tasks shall be completed over a two year period. Additional work tasks may be added and the City and the consultant shall agree upon fees to be charged.

- Assist in formulating an Economic Development Strategy for the Tri-City Partnership
- Prepare a work program in six-month timeframes.
- Validate the Industry Cluster Analysis that was completed and provide further refinement of the Industry Clusters and potential niches.
- Develop an inventory of the Tri City Partnership's assets and liabilities as they relate to economic development, including interviews with local businesses
- Provide recommendations for an organizational structure for long term growth
- Analysis and recommendations regarding workforce and education issues.
- Site selection and business recruitment services
- Prepare and submit a budget for the anticipated services.
- Labor market analysis
- Evaluation and development strategies for business parks or commerce centers
- Marketing, branding and website services. (Phase 2)
- Attend meetings as requested.

SELECTION CRITERIA

Submittal packages will be reviewed and evaluated by a selection committee and a short list of qualified firms may be invited to make a formal presentation. Submittal packages will be reviewed and evaluated in accordance with the following criteria:

1. References
2. Experience with similar projects
3. Qualifications of project team and past performance
4. Ability to meet schedules and budget requirements
5. Project workload of the firm
6. Location of the office and proximity to the City of Winter Garden
7. Response to the Scope of Work

Recommended Action:

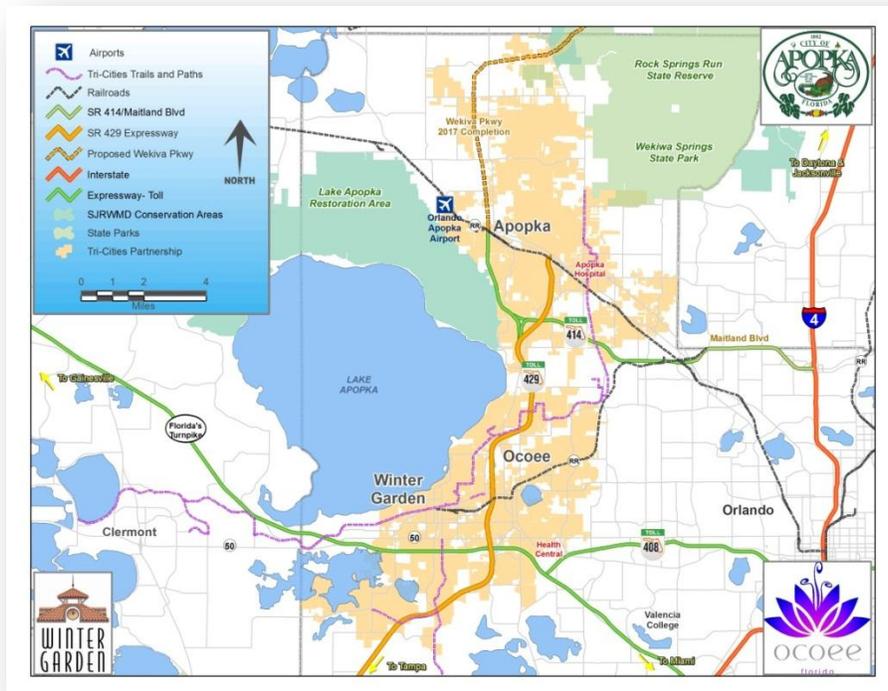
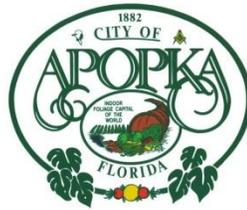
Recommend approval of the ranking and authorize the City Manager to negotiate a contract with Angelou Economics for all or portions of Phase I for an amount not to exceed \$90,000. Authorize the City Manager to negotiate a contract with the second firm, Boyette Strategic Partners, as needed to complete Phase I of the scope of work. Each City has budgeted \$30,000 for FY 2013-14.

Attachments/References:

Request for Qualifications for the Tri Cities Partnership
Submittals are available upon request
RFQ Summary

**Request for Qualifications
RFQ #ED13-001**

**Economic Development Services
For the Tri Cities Partnership**



City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
(407) 656-4111

**CITY OF WINTER GARDEN
REQUEST FOR QUALIFICATIONS
ECONOMIC DEVELOPMENT SERVICES
FOR TRI CITIES PARTNERSHIP**

Services Requested

The City of Winter Garden, Florida, is soliciting qualification submittals from qualified professional consultants that are interested in providing economic development services to the newly formed Tri Cities Partnership, which is an alliance between the Cities of Apopka, Ocoee and Winter Garden. Services will be provided over a two-year period. Requested services are described within the *Scope of Work* section appearing below.

Tri Cities Profile

The Cities of Apopka, Ocoee and Winter Garden are located 18 miles west of Orlando and all three cities are aligned along the shore of Lake Apopka, the SR 429 corridor and the West Orange Trail. Wekiwa Springs and Rock Springs State Parks are located to the northeast of the Cities. All three cities are “full service” cities offering a full range of services and programs to their residents and businesses. In addition to the three cities that are partners in this new alliance, the town of Oakland, Windermere and the Gotha settlement are within the Tri Cities Market Area. (See the attached map) This new organization currently represents approximately 180,000 residents with a median income of \$61,000 and over 60,000 employees giving the partnership parity with the largest cities, communities, downtowns and business districts in Central Florida.

The Tri City Partnership represents an area with a great development pattern, natural and historical community assets, parks, lakes and trails, a ready workforce, the infrastructure, and available land to support the next wave of growth. Many in Central Florida believe “the last frontier” for growth is in West Orange County. It is the Tri Cities Partnership’s desire to be well positioned to guide that growth.



The Cities of Apopka, Ocoee, and Winter Garden forged a new alliance earlier this year, hoping to turn their locations along the SR 429 into economic opportunities and political clout for West Orange County.

All three cities have the SR 429 corridor, Lake Apopka, the West Orange Trail, the Florida Central Railroad and a historical agricultural base in common. They also share agricultural distribution, manufacturing, wellness and digital media industries forming a common economic bond. By leveraging resources and clout, and honing in on one economic development strategy, the cities believe they can be more competitive with other communities and areas in Central Florida and establish a national identity.

These three cities and the areas around the SR 429 corridor have the greatest opportunity for development over the next decade. With the SR 429 and 414 interchange being completed in the coming months together with the expansion of the Florida Turnpike, a real economic opportunity is created on vacant lands within the established cities where much of the infrastructure is already in place or easily extended.

Recent Economic Development Milestones and Activities

The following milestones or activities have been completed over the last year:

- Wekiva Parkway Extension Approved
- SR 429 Industry Cluster Analysis Completed
- Central Florida Rail Upgrades Approved
- SR 429/SR 414 Interchange was complete this past summer
- SR 429 extension to U.S. 441 was completed in December 2012
- West Orange Bike Trail Economic Impact Study Completed

An industry cluster analysis was completed by Orange County that identified the following prospective targeted areas:

- Nursery and Floriculture
- Research & Development
- Real Estate and Construction
- Specialty Manufacturing
- Creative and Digital Arts
- Custom Software and Video Production

Opportunities

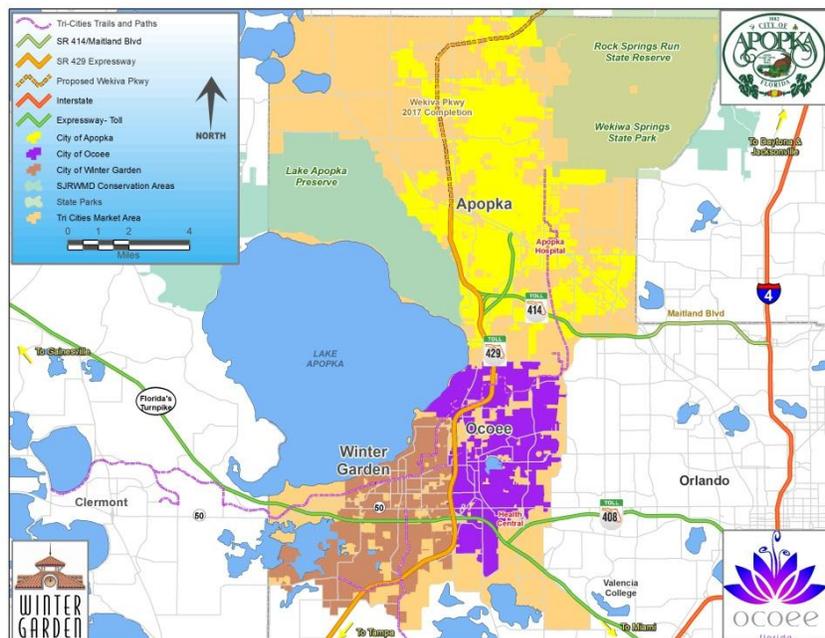
- Transportation. Direct regional and interstate highway access, strategically interconnected for access to all points in Florida including seaports. Highway systems include Florida Turnpike, Wekiva Parkway, S.R. 429 toll way, John Land Expressway, and

S.R. 50. Wekiva Parkway completion scheduled for year 2019 expands regional transportation access and business exposure.

- Agriculture. Floriculture and agriculture contributes to the rich heritage of the Tri Cities communities. University of Florida IFAS campus, an agricultural research and education facility, is strategically located along the SR 429 and provides a great opportunity for the future. This site is currently under-utilized and could become an economic generator.
- Eco tourism. A growing opportunity for the West Orange region, regional bike trails and outdoor recreation opportunities area available, and located a short distance from tourist destinations such as Disney World. Lake Apopka has become a great destination for bird watching. Regional bike trails connect state parks to quaint traditional downtown districts. Expanding eco-tourism and recreational tourism will be an important component of the Partnership's economic development strategy.
- Growing targeted industry clusters within designated activity centers and creating activity generators is now a focus for the Tri Cities communities.
- Industrial and Research Sites. All Tri Cities communities have vast undeveloped sites ready for industrial, office or research businesses. Water and sewer capacities are in place to serve.

Demographics

The Tri City Partnership market area as shown below represents 180,000 people and 60,000 employees. This area has a median income of \$61,000 which is higher than many surrounding cities and counties. Attached is a summary of the demographic information for the Tri Cities Partnership.



SCOPE OF WORK

The City of Winter Garden, acting as agent for the Tri Cities Partnership, intends to hire an economic development consultant team to serve as a continuing services provider to conduct studies and help formulate strategies which will promote the Tri City area as a viable location for new and expanded workforce creation. The tasks highlighted below for the initial scope of services to be addressed. Each consultant, in their response, should identify how they would undertake each of these tasks and offer recommendations for any other work tasks that may be necessary over time.

All or parts of the following work tasks shall be completed over a two year period. Additional work tasks may be added and the City and the consultant shall agree upon fees to be charged.

- Assist in formulating an Economic Development Strategy for the Tri-City Partnership
- Prepare a work program in six-month timeframes.
- Validate the Industry Cluster Analysis that was completed and provide further refinement of the Industry Clusters and potential niches.
- Develop an inventory of the Tri City Partnership's assets and liabilities as they relate to economic development, including interviews with local businesses
- Provide recommendations for an organizational structure for long term growth
- Marketing, branding and website services.
- Analysis and recommendations regarding workforce and education issues.
- Site selection and business recruitment services
- Prepare and submit a budget for the anticipated services.
- Labor market analysis
- Evaluation and development strategies for business parks or commerce centers
- Attend meetings as requested.

SUBMISSION REQUIREMENTS

Interested and qualified consultants shall submit a written statement of qualifications for economic development services describing their qualifications and experience in the type of work requested. Submissions shall be limited to a total of **twenty (20) 8.5" x 11" pages** (including resumes, but excluding front and back covers, dividers, and a two-page cover letter), single-sided, portrait orientation, 12-point font.

The City reserves the right to accept or reject any or all submittals that it may, in its sole discretion, deem unresponsive or waive technicalities as best serves the overall interests of the City.

The cost of preparing a response to this RFQ is solely that of the consultant. The City assumes no responsibility for such cost incurred by the consultant.

Any request to withdraw a submittal package must be made in writing and sent to the address indicated on page 2. Such requests must be received by the City prior to the deadline for submission.

Packages must be received no later than **Friday, April 19, 2013, 2:00 pm**. Any submittal packages received after the above-noted time will not be accepted under any circumstances. Any uncertainty regarding the time a submittal package is received will be resolved against the respondent. Submittal packages submitted after this designated time will be returned unopened.

Consultants interested in providing the professional services shall submit one (1) original and six (6) copies of their proposal to the City of Winter Garden reception desk by the submission deadline to the attention of:

Primary Contact

Tanja Gerhartz
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
407-656-4111 ext. 2308
tgerhartz@cwgd.com
RFQ #ED13-01

Secondary Contacts

Russ Wagner
City of Ocoee
407-905-3157
rwagner@ci.ocoe.fl.us

David Moon
City of Apopka
407-703-1739
dmoon@Apopka.net

Please note that no faxed or electronic submissions will be accepted.

Inquiries shall be directed to Tanja Gerhartz. The deadline for any and all inquiries will be **April 15, 2013. No questions or inquiries will be entertained after this date.**

Interested consultants may secure a copy of the RFQ documents at City Hall, 300 West Plant Street, Winter Garden, FL 34787. RFQ documents are also available online at www.wintergarden-fl.gov (select "Business" at the top of the home page, then "Bids and Contracts" on the left-hand side).

Prospective consultants will be eliminated from consideration if they contact any city staff persons or elected officials, other than those listed above, from any of the three cities prior to final selection of a consultant(s).

Proof of Liability Insurance

The **successful** respondent shall be required to provide evidence of Comprehensive General Liability Insurance (both public and property) in the form of a current certificate of insurance issued on behalf of the City of Winter Garden by companies acceptable to the City at the following minimum limits and coverage with deductible amounts acceptable to the City:

Comprehensive General Liability Insurance: \$1,000,000.00
(The City of Winter Garden is to be named as an additional insured)

Liability Insurance: \$1,000,000.00

The consultant shall not commence any work in connection with an agreement until all of the following types of insurance have been obtained and such insurance has been approved by the City, nor shall the engineering consultant allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor has been so obtained and approved. Policies other than Workers' Compensation shall be issued only by companies authorized by subsisting certificates of authority issued to the companies by the Department of Insurance of Florida which maintain a Best's Rating of "A" or better and a Financial Size Category of "VII" or better according to the A. M. Best Company. Policies for Workers' Compensation may be issued by companies authorized as a group self-insurer by F.S. 440.57, Florida Statutes.

- a) **Loss Deductible Clause:** The City shall be exempt from, and in no way liable for, any sums of money, which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the contractor and/or subcontractor providing such insurance.

- b) **Workers' Compensation Insurance:** The engineering consultant shall obtain during the life of this agreement Workers' Compensation Insurance with Employer's Liability Limits of \$500,000/\$500,000/\$500,000 for all the engineer's employees connected with the work of this project and, in the event any work is sublet, the engineer shall require the subcontractor similarly to provide Workers' Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the engineer. Such insurance shall comply fully with the Florida Workers' Compensation law. In case any class of employees engaged in hazardous work under this contract for the City is not protected under the Workers' Compensation statute, the engineer shall provide, and cause each subcontractor to provide adequate insurance, satisfactory to the City, for the protection of the contractor's employees not otherwise protected.

Include Waiver of Subrogation in favor of the City of Winter Garden.

Contractual Liability—Work Contract

The consultant's insurance shall also include contractual liability coverage. **NOTE: PUBLIC LIABILITY INSURANCE AND AUTOMOBILE LIABILITY INSURANCE, THE CITY SHALL BE NAMED AS ADDITIONAL INSURED.**

\$1,000,000	PER OCCURRENCE
\$2,000,000	AGGREGATE

Certificates of Insurance

A Certificate of Insurance form naming the City of Winter Garden as an additional insured will be furnished by the engineer upon notice of award. These shall be completed by the authorized Resident Agent and returned to the Office of the Buyer. This certificate shall be dated and show:

1. The name of the insured engineer, the specific job by name and job number, the name of the insurer, the number of the policy, its effective date, and its termination date.
2. Statement that the insurer shall mail notice to the owner at least thirty (30) days prior to any material changes in provisions or cancellation of the policy.

SELECTION CRITERIA

Submittal packages will be reviewed and evaluated by a selection committee and a short list of qualified firms may be invited to make a formal presentation. Submittal packages will be reviewed and evaluated in accordance with the following criteria:

1. References
2. Experience with similar projects
3. Qualifications of project team and past performance
4. Ability to meet schedules and budget requirements
5. Project workload of the firm
6. Location of the office and proximity to the City of Winter Garden
7. Response to the Scope of Work

SELECTION PROCEDURE

A selection committee comprised of representatives from the City of Apopka, City of Ocoee and the City of Winter Garden will evaluate each respondent's submittals and recommend one or several consulting firms to the City Commission to provide the requested services. The City Commission of Winter Garden will approve the selection of the consulting firm or firms, based upon the unanimous concurrence of the Tri Cities Partnership Selection Committee.

The criteria for selection shall be based on the selection criteria above. The City reserves the right, before awarding the contract, to require a respondent to submit such evidence of its qualifications, as it may deem necessary.

All successful respondents shall be required to execute an agreement that provides, among other things, that all plans, drawings, reports, and submittals that result from the respondent's services shall become the property of the City of Winter Garden and the Tri Cities Partnership. Upon the successful negotiation of an agreement, a formal contract will be prepared and submitted to the City Commission of Winter Garden for approval and executed by both parties on behalf of the Tri Cities Partnership which will jointly fund the work tasks agreed upon in the agreement.

Attachments



DEMOGRAPHICS OF THE TRI-CITIES APOPKA | OCOEE | WINTER GARDEN



The Cities of **Apopka**, **Ocoee** and **Winter Garden** are located 16 miles west of Orlando clustered along the shore of Lake Apopka, the SR 429 corridor and the West Orange Trail. Wekiwa Springs and Rock Springs State Parks are located to the northeast of the Cities. In addition to the three cities that are partners in this new alliance, the town of Oakland, Windermere and the Gotha settlement are within the Tri Cities Market Area as shown in the map below. This new alliance represents approximately 180,000 residents with a median income of \$61,000 and over 60,000 employees giving the partnership parity with the largest cities, communities, downtowns and business districts in Central Florida.

Demographics

Population Trends	Apopka	Ocoee	Winter Garden	Total	TriCities Market Area*
2000 Population	26,642	24,391	14,351	65,38	94,762
2010 Population	41,542	35,579	34,568	111,689	175,486
2012 Population	42,300	36,947	36,063	36,063	179,486

Female	21,386	18,215	17,844	57,445
Male	20,156	17,364	16,724	54,244

Population by Race

	Apopka	Ocoee	Winter Garden	Total
White	41,542	35,579	34,568	111,689
Black	26,701	23,752	23,778	74,232
Black	8,586	6,238	5,520	20,344
American Indian /Alaska Native	125	141	124	390
Asian/Pacific Islander	1,368	1,999	1,800	5,167
Some Other	3,392	2,248	2,091	7,731
Two or More	1,370	1,201	1,255	3,826
Hipantics*	10,548	7,394	7,606	25,548
Not Hispanic or Latino	30,994	28,185	26,962	86,143

*Hispanic is not a race, thus are delineated separately

Population by Age

	Apopka	Ocoee	Winter Garden
Up to 14 years	9,623	8,141	8,202
15 to 24 years	5,064	4,745	4,256
25 to 44 years	12,499	10,501	10,819
45 to 64 years	10,220	9,114	7,968
65 to 69 years	1,375	1,008	1,031
70 to 74 years	1,032	738	728
75 to 79 years	724	587	599
80 to 84 years	539	378	476
65 to 84 years	3,670	2,711	2,834
85 years and over	466	367	489
Total	45,212	38,290	37,402
Median Age	35	35	35



Source: US Census ACS data



Households

	Apopka	Ocoee	Winter Garden
Total Households	14,360	11,792	11,875
Total Housing Units	15,707	12,802	13,260
Total Family Units	10,983	9,229	8,943
Total Nonfamily Units	3,377	2,563	2832
Owner Occupied Units	11,149	8,976	11,875
Renter Occupied Units	3,211	2,816	3,482
Average Household Size	3	3	3
Homeowner Vacancy Rate	0	0	0
Rental Vacancy Rate	0	0	0

Households by Income

	Apopka	Ocoee	Winter Garden
Total Households	14,360	11,792	11,875
Total Households	10,648	11,586	10,569
\$0 - \$10,000	359	349	384
\$10,000 - \$14,999	209	308	407
\$15,000 - \$24,999	539	941	1,068
\$25,000 - \$34,999	702	1,004	1,049
\$35,000 - \$49,999	1,649	1,899	1,330
\$50,000 - \$74,999	2,677	2,654	2,173
\$75,000 - \$99,999	1,807	1,820	1,585
\$100,000 - \$149,999	1,761	1,634	1,644
\$150,000 - \$199,999	460	705	559
\$200,000 or more	485	272	370
Mean Household Income	71,927	74,779	74,658
Median Household Income	59,688	60,135	62,152

Housing

	Tri-Cities	Metro Orlando	National
Median Home Price	\$127,00	\$127,800	\$169,500

Education

Educational Attainment

	Apopka	Ocoee	Winter Garden
Population 25 years and over	26,511	21,807	19,998
Less than 9th grade	1,043	1,272	1,041
9th to 12th, no diploma	2,006	2,095	1,235
High school graduate	6,558	6,288	5,704
Some college, no degree	6,545	4,715	3,832
Associate's degree	2,724	1,732	1,863
Bachelor's degree	5,310	3,926	4,359
Graduate or professional degree	2,325	1,779	1,964

School Enrollment

	Apopka	Ocoee	Winter Garden
Pop. 3 years and over in school	9,378	9,452	8,645
Nursery school, preschool	661	883	803
Kindergarten	442	615	469
Elementary school	3,982	3,804	3,822
High school	1,864	1,847	1,699
College or graduate school	2,429	2,303	1,852

Number of Schools

	Apopka	Ocoee	Winter Garden
Elementary	10	6	5
Middle	2	2	2
High School	2	1	1
Great Schools City Rating	5	6	8

Colleges and Universities

University of Florida	49,589 (public state university)
University of Central Florida	56,337 (public state university)
Full Sail University	14,500 (private 4-year school)
Rollins College	3,226 (private liberal arts college)
Metro Orlando	
Valencia College	41,517
Seminole State College of Florida	21,557
Lake-Sumter Community College	4,929

There are dozens of Private Schools, Colleges and Universities in the area.



Source: US Census ACS data

Labor

Employment

	Apopka	Ocoee	Winter Garden
Population 16 years and over	30,772	26,130	23,440
In labor force	22,155	19,393	16,853
Employed	20,748	18,110	15,513
Unemployed	1,407	1,267	1,308
Armed Forces	0	16	32
Not in labor force	8,617	6,737	6,587
Number of Employees			
Number of Establishments			
Unemployment Rate	0	0	0
Mean commute (in minutes)	30	28	26

Employment by Industry

	Apopka	Ocoee	Winter Garden
Civilian employed pop. 16 and over	20,748	18,110	15,513
Agriculture, forestry, fishing, mining	380	109	275
Construction	1,744	1,865	1,579
Manufacturing	1,199	942	637
Wholesale trade	818	382	510
Retail trade	2,520	2,408	1,795
Transportation warehousing and utilities	870	851	526
Information	629	354	329
Finance, insurance, real estate	1,904	1,140	950
Professional, scientific, management, administrative and waste management	2,334	2,169	1,778
Educational services, health care	4,212	3,119	2,776
Arts, entertainment and recreation, hotel and food services	2,196	3,167	2,872
Other services	1,116	795	834
Public administration	826	809	652



Transportation

Air	Passengers Annually
Orlando International Airport	35.4 Million
Orlando Sanford International Airport	1.6 Million

General Aviation	Runway Length
Orlando Executive Airport	6,000 ft.
Kissimmee Gateway Airport	6,000 ft.
Leesburg International Airport	5,000 ft.
Orlando Apopka Airport	3,000 ft.
Mid-Florida Airport	3,000 ft.

Highways	
Interstate 4	S.R. 414 (Apopka Expressway)
Florida's Turnpike	U.S. 17/92
S.R. 417 (Greeneway)	U.S. 192
S.R. 408 (East-West Expressway)	U.S. 27
S.R. 528 (Beachline Expressway)	U.S. 441
S.R. 429 (Western Beltway)	

Bus Service	
Commercial: Greyhound	Regional: Lynx

Railroads	
Commercial: Amtrak	
Cargo: CSX Transportation, Florida Central Railroad (FCEN)	

Waterways	Distance from Tri-Cities/Channel Depth
Sanford	20 miles / 12 feet
Port Canaveral	50 miles / 35 feet
Tampa	84 miles / 34 feet
Jacksonville	139 miles / 38 feet

Trails
Home to the award-winning West Orange Trail, which links up to Lake County trails to create over 30 miles of scenic trail. There are plans to create a 200 mile regional trail system that will include the West Orange Trail.

Taxes

Property Taxes

Apopka	Ocoee	Winter Garden
17.2022	19.5318-19.6368	17.9358

Other Taxes

	State	County	City
Inventory	None	None	None
Sales	6.00%	0% -1.0%	None
Gasoline	\$.267	\$.021 - \$.031	None
Corporate Income	5.50%	\$.021 - \$.031	None
Personal Income	None	None	None
Unemployment	2.7%-5.4%		

Source: Dept. of Revenue - 2009



Source: US Census ACS data



Economic Incentives

State Tax Incentives

- No state personal income tax
- No sales tax on food and medicine
- No state-level ad valorem tax
- No inventory tax
- No ad valorem tax on goods-in-transit
- Exemptions from sales tax on manufacturing machinery and equipment used in production
- Exemptions from sales tax on purchases of research and development equipment
- Exemptions from sales tax on electricity, steam and natural gas used in the manufacturing process
- Sales and use tax exemptions for research/development costs
- No sales tax on containers/packaging/materials incorporated into a final product
- No sales tax on boiler fuels
- Up front sales tax exemption for the motion picture, television and recording industries
- Tax refunds up to \$3,000 per job created for qualified target industries

State Financing Incentives

- Industrial Development Revenue Bonds (IDRB) tax-exempt bond financing, offering below prime rates, for industrial and non-profit organizations with projects requiring \$1.25 to \$10 million in bonds, provided that the total of all the borrower's capital expenditures during the period beginning three years prior to the issuance of the bonds and ending three years after the issuance of the bonds with respect to the borrower's facilities within the local jurisdiction, plus the amount of the bonds, will not exceed \$20 million. No limit for tax-exempt organizations.
- Enterprise Bonds provide tax-exempt bond financing at attractive rates for small to medium manufacturers requiring \$800,000 up to \$2 million.
- Enterprise Florida provides capital for start-ups, expansions, technology-transfer and businesses seeking to export goods and services.

Local Incentives

On a case-by-case basis, local jurisdictions are prepared to offer inducements to companies that will have an impact on the community. This may include items such as tax abatements, fee abatements, relocation costs and infrastructure enhancements.

Human Resources

- Florida is a "Right to Work" state.
- Training programs tailored to meet the company's needs.
- Assistance with recruiting, testing and screening employees at no cost to the employer.

Transportation

- Deregulated trucking industry.
- State grants authorized to build or improve roads for new and expanding industry.



City of Ocoee
150 N Lakeshore Drive,
Ocoee, FL 34761
Phone: (407) 905-3100
Emergency Phone: 911
www.ocoee.org



City of Apopka
120 East Main Street
Apopka, FL 32704
Phone (407) 703-1700
Emergency Phone: 911
www.apopka.net



City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
Phone 407.656.4111
www.cwgdn.com

RFQ Summary Review Notes for Tri-Cities Partnership Economic Development Project

Rank	Company Name	Notes	Primary Consultant	City/State	E-mail	Phone	Sub-Consultants
	Neighborhood Equity Strategies	Lacked the applicable and relevant experience and qualifications that many of the other firms had. Strengths were in Downtown/Real Estate. Limited examples compared to other responses. No real success stories as a firm.	Kevin Crowder, CEcD	Miami, Florida	kevin@NESflorida.com	305-281-2279	Ken Stapleton, Ken Stapleton & Associates (Miami) Frank Pallini, PRG Real Estate and Advisory Group (Tampa) Chuck Mitchell, CCIM, CPM, First Capital Property Group (Orlando) Jean-Paul Beaulieu, First Capital Property Group (Orlando)
	Twsquared	Good experience and qualifications. However, other firms had stronger experience and qualifications. Consortium of firms / Not sure group has worked together before on similar projects.	Lorrie Shaban, APR	Orlando, Florida	lorri@twsquared.com	407-496-0539	James J. McGraw, Jr., President & CEO, KMK Consulting John M. Rhodes, Senior Principal, Moran, Stahl & Boyer Mike Bobroff, Executive Council, Twsquared Pete Tesch, Executive Council, Twsquared
4	Garner Economics LLC	Strong, applicable experience and qualifications. Demonstrated success with other clients. Made the top tier for ED. Will interview	Jay A. Garner, CEcD, CCE	Atlanta, Georgia	jay@garnereconomics.com	770-716-9544	Tom Tveidt, Reseach Economist, Garner Economics, LLC Tina Valdecanas, Senior Associate, Garner Economics, LLC
	Real Estate Research Consultants, Inc.	Lacked the applicable experience and qualifications / Marketing firm strong. Limited with similar projects compared to other firmsnational experience w/ exception of marketing firm. Consortium of firms	Thomas R. Kohler	Orlando, Florida	tkohler@rercinc.com	407-843-5635, Ext. 3155	Owen M. Beitsch, PhD, FAICP, CRE, Senior Principal, Real Estate Research Consultants, Inc. Richard L. Levey, AICP, Levey Consulting, LLC Don McEachren, North Star
3	Avalanche Consulting, Inc.	Strong Candidate - Made the top tier. Strong qualifications and applicable experience. References - Good / Very impressive similar work. National experience Will interview	Amy Holloway	Austin, Texas	amy@avalancheconsulting.com	512-472-1555	Dale Brill, Advisor, ThinkSpot Chris Engle, Vice President, Avalanche Consulting John Rees, Research Director, Avalanche Consulting Tony DeLisi, Research Manager, Avalanche Consulting Noelle Salerno, Markering Manager, Avalanche Consulting
2	Boyette Strategic Advisors	Strong candidate due to applicable One company - no subs qualifications and relevant experience References - Good / Very impressive similar work Made the top tier for ED - will interview Demonstrated success with implementation Very direct work program and timeline	Del Boyette	Little Rock, Arkansas	del@boyette-sa.com	501-604-6130	Charlie Sloan, Boyette Strategic Advisors Tracy King Sharp, Boyette Strategic Advisors Kay Gaines Stebbins, Boyette Strategic Advisors Jennifer Glasgow, Boyette Strategic Advisors
	Orasi Development, LLC	Lacked examples of experience Qualifications were adquate Other firms possessed stronger experience and qualifications Didn't react strongly to RFQ. No examples	Paul Sturiale	Fort Worth, Texas	paul@orasidevelopment.com	817-882-9601	Jack Thompson, CEcD, President, Orasi Development, LLC Lance Reordan, Orasi Development, LLC Paul Sturiale, APR, Orasi Development, LLC Chelsea Petty, Orasi Development, LLC Douglas Harman, CDME, CTA, Harman Consulting Alison Benton, CEcD, Aliquantus Consulting
	DCG Corplan Consulting, LLC	Economic Development experience but not in the areas requested. Assembled a team from other firms. Mostly resume No references with similar projects Limited outline of work program and limited report quality.	Bruce M. Hoch	West Orange, New Jersey	bmhoch@dcgcorplan.com	973-736-6600, Ext. 2	Dr. Ernest Swiger, Senior Consultant, DCG Corplan Consulting, LLC Gregory F. Ward, Consultant, DCG Corplan Consulting, LLC Keith E. Parsick, Consultant, DCG Corplan Consulting, LLC Noram E. Taylor, Norman E. Taylor & Associates, LLC John Dolan-Heitlinger, D & H Associates Consulting, LLC
	Webster Global Site Selectors	Been in business since 2011 / Focus is site selection Insufficient demonstration of experience based on Scope. Limited quality of submitted report. Provided no examples - very little detail of experience	C. Paige Webster	Phoenix, Arizona	paige.webster@gmail.com	602-621-0576	None Listed
	Fourth Economy	Interesting package--Work, qualifications and experience didn't line up with work tasks. Approach is more quality of life oriented. References not listed Response not tailored to the RFQ	Richard Overmoyer	Pittsburgh, Pennsylvania	info@fourtheconomy.com	412-325-2457	Stephen McKnight, Fourth Economy Jerry Paytas, PhD, Fourth Economy Chelsea Burket, Fourth Economy Tim Hindes, Fourth Economy

RFQ Summary Review Notes for Tri-Cities Partnership Economic Development Project

Rank	Company Name	Notes	Primary Consultant	City/State	E-mail	Phone	Sub-Consultants
		Light on specifics					
	Ady Voltedge	Marketing only - not making a marketing decision at this time. A little light on work program. Limited Florida experience Mostly mid west work	Janet Ady	Madison, Wisconsin	jady@advoltedge.com	608-663-9218	Paul Hampton, Ady Voltedge Brandon Rutz, Ady Voltedge Benny Syverson, Ady Voltedge Mark Williams, Strategic Development Group Jackie Kelvington, Kelvington Consulting Group, Inc.
1	Angelou Economics	Extensive experience compared to other responses. Strong qualifications Applicable examples One team - no subs / Made the top tier for ED Innovative site selection. Florida experience - Will interview	Angelos Angelou	Austin, Texas	angelos@angeloeconomics.com	512-225-9320	John Karras, Angeloeconomics Aisha Javed, Angeloeconomics William Mellor, Angeloeconomics Joe Alarie, Alarie Design Scott Donald, Alarie Design Joshua Bowens, Alarie Design
	Rose & Associates Southeast, Inc. In Association with TriSect	Lacked the applicable and relevant experience and qualifications that other firms had. Listed no ED Strategy Projects Lead firm is primarily development oriented.	Kathleen Rose, CCIM, CRE	Davidson, North Carolina	krose@roseassociates.com	704-896-0094	Budd Berro, Senior Advisor, Rose Associates Glenda Hood, Local Advisor & Tactical Partner, TriSect Shelley Lauten, Local Advisor & Tactical Partner, TriSect
	Solodev in partnership with Littlejohn Engineering Associates	Consortium of firms/consultants Lacked the experience and qualifications that many of the other firms had. Website capabilities - may be a possibility for Ph II.	Raymond Gilley, CEO	Orlando, Florida	rgilley@solodev.com	407-898-1961	Shawn Moore, Founder & CTO, Solodev Dasha Moore, PMP, Solodev John Marini, Interactive Marketing Director, Solodev Charles "Chuck" Downham, Sr. Project Man., Littlejohn Engineering Associates John M. Jones, Team Project Manager, Littlejohn Engineering Associates
	BW Research Partnership	Lacked the applicable and relevant experience. Did not list many representative examples of work. Lacked the applicable and relevant experience and qualifications that other firms had. Multiple team members across the US.	Philip Jordan	Wrentham, Massachusetts	pjordan@bwresearch.com	508-384-2471	Gordon Carr, Principal, GMC Strategies (Co-Project Manager) Celina Shands Gradjan, President/CEO, Full Capacity Marketing Josh Williams, President, BW Research Jaime Lynn Barrah, Director of Research, BW Research Ryan Young, Research Analyst, BW Research
	Urbanomics, Inc.	Work program is solid--understands local needs. Lacked experience and qualifications Teamed up with other forms Staff is limited	Kenneth H. Creveling, AICP	Ponte Vedra Beach, FL	UrbanomicsInc@aol.com	904-280-9070	Anthony Mondae, Senior Consultant, Urbanomics, Inc. Alyce G. Decker, AICP, Urbanomics, Inc.
	Atlas Advertising	Marketing/Branding only - not making a decision at this time	Ben Wright	Denver, Colorado	benw@atlas-advertising.com	303-292-3300	None Listed
	TIP Strategies	Good experience and qualifications. However, other firms had stronger experience and qualifications. Made the top tier for ED - not chosen for interviews due to stronger firms experience and qualifications. Limited references for similar projects	Jon Roberts	Austin, Texas	jon@tipstrategies.com	512-343-9113	Tom Stellman, President & CEO, TIP Strategies Alex Cooke, Senior Consultant, TIP Strategies Alan Cox, Senior Consultant, TIP Strategies Karen Beard, Senior Consultant, TIP Strategies Caroline Alexander, Consultant, TIP Strategies Kathleen Baireuther, Consultant, TIP Strategies Andy Wasserman, Consultant, GLDPartners Lois Yates, Consultant, GLDPartners
	Chisano Marketing Group	Marketing only - not making a decision at this time Local Firm Very Innovative	Joe Bouch	Altamonte Springs, Florida	jbouch@chisano.com	407-788-7070, Ext. 211	Jason Pennypacker, Senior Account Executive, Chisano Bill Nosan, Creative Director/Art Director, Chisano Erich Slipsager, Director of Interactive/Web Marketing, Chisano Joyce Truitt, Media Director, Chisano
	Brand Acceleration	Marketing only - not making a decision at this time	Jim Walton	Charlotte, North Carolina	jim@brandaccel.com	704-230-0394	Kelly Stanley, Visual Messaging/Writing, Brand Acceleration Scott Weber, Visual Messaging, Brand Acceleration Julie Taylor Reed, Visual Messaging, Brand Acceleration Scott Flood, Writer and Public Relations Professional, Brand Acceleration JD Colier, e-Strategist, Web Programmer, Brand Acceleration Ben Goshaw, e-Strategist, Web Programmer, Brand Acceleration

RFQ Summary Review Notes for Tri-Cities Partnership Economic Development Project

Rank	Company Name	Notes	Primary Consultant	City/State	E-mail	Phone	Sub-Consultants
							Susan Walton, Project Management, Brand Acceleration - Indiana Colleen Walton, Project Coordination/Event Man/Social Media/Brand Acceleration - Indiana
	Kramer & Little	Seminole County ED Strategy - done by another firm they worked for at the time. Most experience is from working with another firm. Only relevant ED experience is Seminole Local marketing and website co. Local collaboration except for RTS Group is very planning & real estate dev. oriented. A consortium of firms. Limited references compared to other responses. No significant experience outside of the region/Florida.	George M. Kramer, AICP, LEED AP	Orlando, Florida	george@kramerlittle.com	407-202-8387	Bill Kercher, AICP, LEED, AP, WCK Planning Trent Williams, Principal & CEO, Regional Technology Strategies (RTS) Stuart Rosenfeld, Principia & Founder, Regional Technology Strategies (RTS) Corinne Cain, Senior Research Analyst, Regional Technology Strategies (RTS) William H. Owen, CRE, WHOwen Consulting Matthew W. Certo, Founder & CEO, Websolvers, Inc. Kelly Lafferman, Principal of Strategy & Development, Websolvers, Inc. Alan Byrd, Alan Byrd & Associates

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: June 24, 2013

Meeting Date: June 27, 2013

Subject: Approval of Settlement Agreement to resolve multiple lawsuits and administrative proceedings filed by Ivan and Mala Lindsay concerning the Waterside at John's Lake UVPUD and the City's Urban Village PUD code provisions

Issue:

Plaintiffs, Ivan and Mala Lindsay opposed the both the Waterside at John's Lake UVPUD Phase I and Phase II rezonings. The Lindsays filed multiple lawsuits and administrative proceedings to challenge both rezonings and the City's Urban Village Planned Unit Development code provisions, including two comprehensive plan consistency challenges, two petitions for writ of certiorari proceedings and an administrative challenge to UVPUD land development regulations. Further, the Lindsays sued McKinnon Corporation and McKinnon Groves, LLP for an alleged breach of a non-exclusive access easement caused by the proposed Waterside at John's Lake UVPUD project.

The Settlement Agreement resolves all outstanding litigation against the City, the developer and property owner filed by the Lindsays. The Settlement Agreement has been executed by all parties and by the City Manager, which constitutes a recommendation for approval to the City Commission. The City's obligations under the Settlement Agreement are contingent on City Commission approval. The Settlement Agreement is also contingent upon Waterside on John's Lake, LLC closing on the Phase II property currently owned by McKinnon Corporation and McKinnon Groves, LLP.

The Settlement Agreement does not require the City to pay or spend any money to settle the litigation. Approval of the Settlement Agreement will save the City from further litigation expenses. The City as well as all other parties to the Settlement Agreement will have to bear their own attorneys' fees and costs incurred in the litigation. The City's obligations are limited to non-monetary considerations such as considering for approval a lot split to allow conveyance of approximately 1.4 acres of property to the Lindsays and three directional signs to identify the Lindsays' property within the Waterside at John's Lake development, and considering the lowering of the speed limit on Marsh Road from 45 m.p.h. to 35 m.p.h. after Waterside on John's Lake makes required improvements to Marsh Road. The wall, access, signage, landscaping and other

improvements required by the Settlement Agreement are to be made either at the developer's or the Lindsays' expense.

Recommended Action:

The City Manager and City Attorney recommend the City Commission adopt a motion approving the Settlement Agreement between the City, Ivan and Mala Lindsay, Waterside at John's Lake, LLC, McKinnon Corporation and McKinnon Groves, LLP.

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: **June 21, 2013**

Meeting Date: June 27, 2013

Subject: Ordinance 13-27

Issue: Amending sections 118-532, 118-533, 118-534, 118-579, and 118-629 of Chapter 118 of the Winter Garden Code of Ordinances concerning permitted uses and structures and special exceptions within the C-1 (Central Commercial District) Zoning District, special exception uses in the C-2 (Arterial Commercial District) and C-3 (Professional Office District) and amending Section 118-7 of Chapter 118 regarding the notice requirements for amending Chapter 118.

Recommended Action:

Staff recommends adoption of ordinance 13-27 amending sections 118-532, 118-533, 118-534, 118-579, 118-629 and 118-7 of Chapter 118 of the Winter Garden Code of Ordinances.

ORDINANCE 13-27

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING CHAPTER 118, ARTICLE IV, DIVISION 8, SECTIONS 118-532, 118-533 AND 118-534 OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN CONCERNING PERMITTED USES AND STRUCTURES, PERMITTED ACCESSORY USES AND STRUCTURES AND SPECIAL EXCEPTIONS WITHIN THE C-1 (CENTRAL COMMERCIAL DISTRICT) ZONING DISTRICT; AMENDING CHAPTER 118, ARTICLE IV, DIVISIONS 9 & 10, SECTIONS 118-579 & 118-629 OF THE CODE OF ORDINANCES CONCERNING THE SPECIAL EXCEPTION USES IN THE C-2 (ARTERIAL COMMERCIAL DISTRICT) AND C-3 (PROFESSIONAL OFFICE DISTRICT) ZONING DISTRICTS; AMENDING CHAPTER 118, ARTICLE I, SECTION 118-7 OF THE CODE OF ORDINANCES REGARDING THE NOTICE REQUIREMENTS FOR AMENDING CHAPTER 118, APPEALS AND PUBLIC HEARINGS; PROVIDING FOR CODIFICATION, CONTROL IN EVENT OF CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission has the authority to regulate uses and zoning within its jurisdictional boundaries pursuant to Article VIII, § 2(b) of the Florida Constitution and Chapter 163 and 166, Florida Statutes;

WHEREAS, the City Commission desires to amend the permitted use, accessory use and special exception use provisions under the C-1 (central commercial district) to remove communication towers and communication antennas from the list of permitted uses, add upper story residential to the list of permitted uses and to clarify permitted accessory uses and structures for churches;

WHEREAS, the City Commission desires to amend the special exception use provisions of the C-1, C-2 and C-3 zoning districts to clarify that the provision relating to Planning and Zoning Board approval of other uses not specifically listed as special exceptions is to allow other uses that are similar and compatible with permitted uses under those respective districts;

WHEREAS, the City Commission desires to amend Chapter 118 of the Code of Ordinances to revise the notice requirements for amendments to Chapter 118, appeals before the Planning and Zoning Board and public hearings to be consistent with the notice requirements under state statutes; and

WHEREAS, the City Commission finds that the provisions of this Ordinance are consistent with the Comprehensive Plan of the City of Winter Garden and in the best interests of the public health, safety and welfare.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA, AS FOLLOWS:

SECTION 1: Authority. The City of Winter Garden has the authority to adopt this Ordinance pursuant to Article VIII, § 2(b) of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2: Adoption. Chapter 118, Article IV, Division 8, Sections 118-532, 118-533 and 118-534 of the City of Winter Garden Code is amended to read as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

ARTICLE II ADMINISTRATION

Division 8. C-1 Central Commercial District

Sec. 118-532. - Principal permitted uses and structures.

Permitted principal uses and structures in the C-1 central commercial district are as follows:

- (1) Retail establishments.
- (2) Eating and drinking establishments.
- (3) Offices, studios.
- (4) Financial institutions.
- (5) Hotels.
- (6) Private clubs and lodges.
- (7) Personal services.
- (8) Recreational and entertainment uses.
- (9) Public buildings.
- (10) Churches.
- ~~(11) Communication towers and communication antennas.~~
- (11) Upper story residential

Sec. 118-533. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the C-1 central commercial district are the customary accessory uses and structures, except that no such accessory use shall be of a nature prohibited as a principal use. The permitted accessory uses and structures for churches in the C-1 central commercial district include a meeting hall, parsonage, baptismal fountains, and columbarium.

Sec. 118-534. - Special exceptions.

In the C-1 central commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

(1) All types of businesses in buildings not of standard construction or without restroom facilities.

(2) Planned shopping centers.

(3) Service stations.

~~(4) Upper story residential.~~

(4) Educational facilities as an accessory use to a church.

(5) Other uses which the planning and zoning board determines as the type and intensity of activity similar to and compatible with the permitted uses ~~desired~~ in the C-1 district.

SECTION 3: Adoption. Chapter 118, Article IV, Division 9, Section 118-579 of the City of Winter Garden Code is amended to read as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

DIVISION 9. - C-2 ARTERIAL COMMERCIAL DISTRICT

Sec. 118-579. - Special exceptions.

In the C-2 arterial commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

(1) Campgrounds.

(2) Planned shopping centers.

(3) Automobile sales and service.

(4) All types of businesses in buildings not of standard construction or without restroom facilities.

(5) Miniwarehouse facilities.

(6) Truck parking facilities, and other activities of similar nature without adequate buffering from view from a public road and/or adjacent property

(7) Other uses which the planning and zoning board determines are of the type and intensity of activity similar to and compatible with the permitted uses ~~desired~~ in the C-2 district.

(8) Children day care centers.

SECTION 4: Adoption. Chapter 118, Article IV, Division 10, Section 118-629 of the City of Winter Garden Code is amended to read as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

DIVISION 10. - C-3 PROFESSIONAL OFFICE DISTRICT

Sec. 118-629. - Special exceptions.

In the C-3 professional office district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

(1) Recreation facilities.

(2) All types of businesses in buildings not of standard construction or without restroom facilities.

(3) Other commercial uses which the planning and zoning board determines are of the type and intensity of activity similar to and compatible with the permitted uses ~~desired~~ in the C-3 district.

(4) Permitted structures over 40 feet in height.

(5) Apartments subject to division 4 of article VI of this chapter.

(6) Children day care centers.

SECTION 5: Adoption. Chapter 118, Article I, Section 118-7 of the City of Winter Garden Code is amended to read as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

ARTICLE I. - IN GENERAL

Sec. 118-7. - Amendment procedure.

(a) The regulations, restrictions and boundaries set forth in this chapter may from time to time be amended, supplemented, changed or repealed in accordance with the procedures set forth in applicable state statutes, ~~provided that no such action may be taken until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least 15 days' notice of the time and place of such hearing shall be published in a newspaper of general circulation in the city.~~

(b) If, however, a protest against such change is signed by the owners of 20 percent or more either of the area of the lots included in such proposed change or of those immediately adjacent in the rear thereof extending 500 feet therefrom or those directly opposite thereto extending 500 feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fourths of the city commission.

(c) Unless specifically permitted otherwise by the city commission, no application for amendment rezoning, special exception or variance shall be considered within six months from the time the property described in such application has been decisively acted upon as a result of a previous similar application.

(d) ~~Fifteen days' notice of the time and place of public hearings relating to amendments, supplements, or changes in this chapter and~~ At least ten days' public notice of the time and place of any public hearings in connection with appeals procedures proceedings under this chapter before the planning and zoning board or the city commission shall be published in a newspaper of general circulation in the city, as a public notice. ~~In addition to the published notice required in this subsection, when premises are involved in any hearing under this chapter, notice shall be posted conspicuously on the premises for the period of the time between publication of notice in the newspaper and the time of the hearing.~~

(e) ~~In addition to public notice requirements in subsection (d) of this section, all public notice requirements required by the state statutes applying to zoning ordinances shall be complied with.~~

SECTION 6: Codification. Section 2, 3, 4 and 5 of this Ordinance shall be codified and made part of the City of Winter Garden Code of Ordinances.

SECTION 7: Control. In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control to the extent such conflict exists.

SECTION 8: Severability. It is the intent of the City Commission of the City of Winter Garden, and is hereby provided, that if any section, subsection, sentence, clause,

phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions of this ordinance shall survive and remain effective despite such invalidity or unconstitutionality.

SECTION 9: Effective Date. This Ordinance shall become effective upon adoption at its second reading.

FIRST READING: _____

SECOND READING AND PUBLIC HEARING: _____

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: JUNE 21, 2013 **Meeting Date:** JUNE 27, 2013

Subject: 17925 MARSH ROAD
BENJAMIN & JUDY CANNON
ORDINANCE 13-28, ORDINANCE 13-29
PARCEL ID# 06-23-27-4288-08-261

Issue: The applicant is requesting Annexation and Future Lands Use designation on property located at 17925 Marsh Road.

Discussion:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 5.826 ± acre enclave located on the north side of Marsh Road, west of Williams Road at the west boundary of Orange County. The applicant has requested Annexation into the City and Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Urban Village. The property will not have a zoning designation until they redevelop, at which time they will be required to submit for an Urban Village Planned Unit Development. (See attached Staff Report).

Recommended Action:

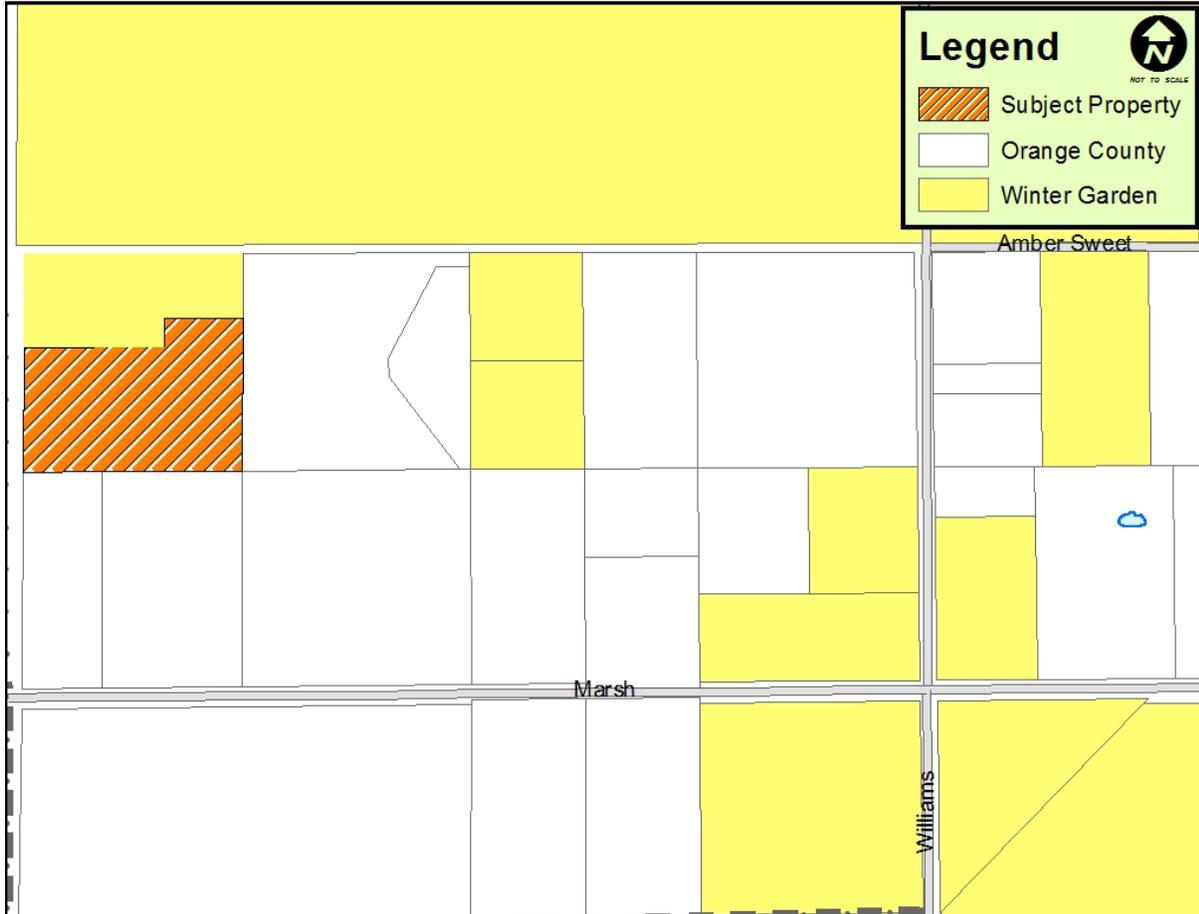
Staff recommends adoption of Ordinance 13-28 and Ordinance 13-29.

Attachment(s)/References:

Location Map
Ordinance 13-28
Ordinance 13-29
Staff Report

LOCATION MAP

17925 Marsh Road –Annexation / FLU Amendment



ORDINANCE 13-28

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 5.826 ± ACRES LOCATED AT 17925 MARSH ROAD ON THE NORTH SIDE OF MARSH ROAD, WEST OF WILLIAMS ROAD AT THE WEST BOUNDARY OF ORANGE COUNTY INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 5.87 ± acres located at 17925 Marsh Road on the north side of Marsh Road, west of Williams Road at the west boundary of Orange County and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida (“City”), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

WHEREAS, the petition for voluntary annexation referenced herein bears the signatures of all owners of the property or properties described in Section 2 of this Ordinance (*i.e.*, the property or properties to be annexed); and

WHEREAS, the City has determined that the property described in Section 2 of this Ordinance is located in an unincorporated area of the County and that annexation of such property will not result in the creation of an enclave.

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: *Annexation.* That the City Commission through its Planning and Zoning Board has conducted an investigation to determine whether the described property meets the prerequisites and standards set forth in Chapter 171, Fla. Stat. and has held a public hearing and said petition and made certain findings.

SECTION 2: *Description of Area Annexed.* That, after said public hearing and having found such petition meets said prerequisites and standards, the property legally defined in ATTACHMENT “A” and graphically shown on the attached map shall be annexed into the City of Winter Garden, Florida.

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have

over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at the time of the passage of such laws, ordinances, and resolutions.

SECTION 4: *Apportionment of Debts and Taxes.* Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

SECTION 5: *Instructions to Clerk.* Within seven (7) days following the adoption of this Ordinance, the City Clerk or his/her designee is directed to file a copy of this ordinance, including ATTACHMENT "A" hereto, with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

SECTION 6: *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

SECTION 7: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: _____, 2013.

SECOND READING AND PUBLIC HEARING: _____, 2013.

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"
LEGAL DESCRIPTION

PARCEL ID#: 06-23-27-4288-08-261

DESCRIPTION:

THAT PART OF LOT 26-H, LAKE AVALON GROVES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H, PAGE 81 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN S00°17'15"W ALONG THE WEST LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, 25.00 FEET; THENCE RUN N89°50'58"E, 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 26-H; THENCE RUN S00°17'15"W, ALONG THE WEST LINE OF SAID LOT 26-H 280.01 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°50'58"E, 412.88 FEET; THENCE RUN N00°01'54"E, 85.00 FEET; THENCE RUN N89°50'58"E, 232.00 FEET TO THE EAST LINE OF SAID LOT 26-H; THENCE RUN S00°01'45" W ALONG THE EAST LINE OF SAID LOT 26-H, 446.43 TO THE SOUTHEAST CORNER OF SAID LOT 26-H; THENCE RUN S89°39'34"W, 646.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26-H; THENCE RUN N00°17'15"E, 363.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.826 ACRES, MORE OR LESS.

ORDINANCE 13-29

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 5.826 ± ACRES LOCATED AT 17925 MARSH ROAD ON THE NORTH SIDE OF MARSH ROAD, WEST OF WILLIAMS ROAD AT THE WEST BOUNDARY OF ORANGE COUNTY FROM ORANGE COUNTY VILLAGE TO CITY URBAN VILLAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 13th of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24th of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

WHEREAS, the owner of that certain real property generally described as 5.87 ± acres of land located at 17925 Marsh Road on the north side of Marsh Road, west of Williams Road at the west boundary of Orange County, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Village to City Urban Village; and

WHEREAS, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION I. *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to City Urban Village as set forth in ATTACHMENT "B".

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 13-28, this Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

SECTION III. Severability. Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

FIRST READING AND PUBLIC HEARING: _____, 2013.

SECOND READING AND PUBLIC HEARING: _____, 2013.

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

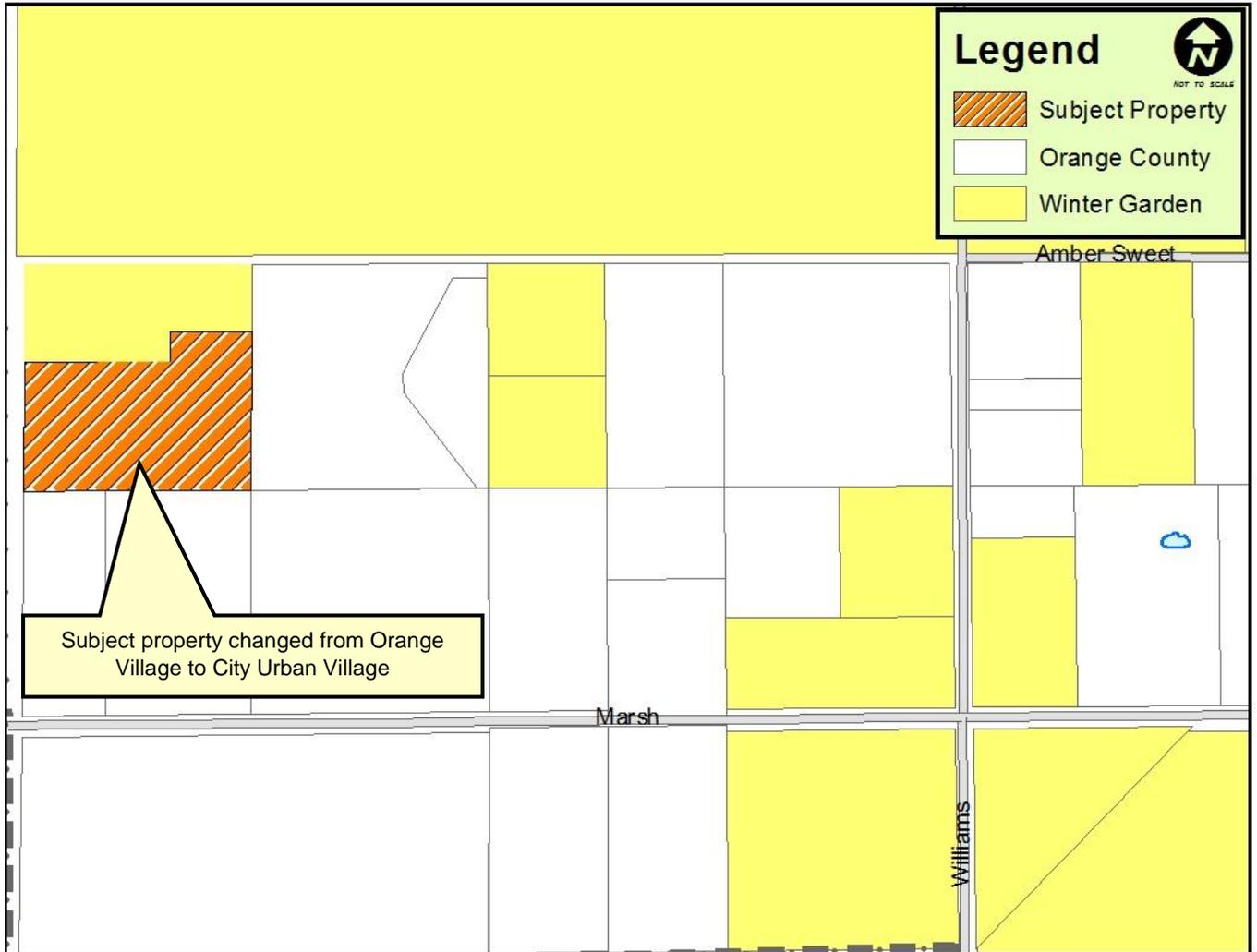
PARCEL ID#: 06-23-27-4288-08-261

DESCRIPTION:

THAT PART OF LOT 26-H, LAKE AVALON GROVES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H, PAGE 81 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN S00°17'15"W ALONG THE WEST LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, 25.00 FEET; THENCE RUN N89°50'58"E, 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 26-H; THENCE RUN S00°17'15"W, ALONG THE WEST LINE OF SAID LOT 26-H 280.01 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°50'58"E, 412.88 FEET; THENCE RUN N00°01'54"E, 85.00 FEET; THENCE RUN N89°50'58"E, 232.00 FEET TO THE EAST LINE OF SAID LOT 26-H; THENCE RUN S00°01'45" W ALONG THE EAST LINE OF SAID LOT 26-H, 446.43 TO THE SOUTHEAST CORNER OF SAID LOT 26-H; THENCE RUN S89°39'34"W, 646.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26-H; THENCE RUN N00°17'15"E, 363.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.826 ACRES, MORE OR LESS.

ATTACHMENT "B"
FUTURE LAND USE MAP
17925 Marsh Road



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

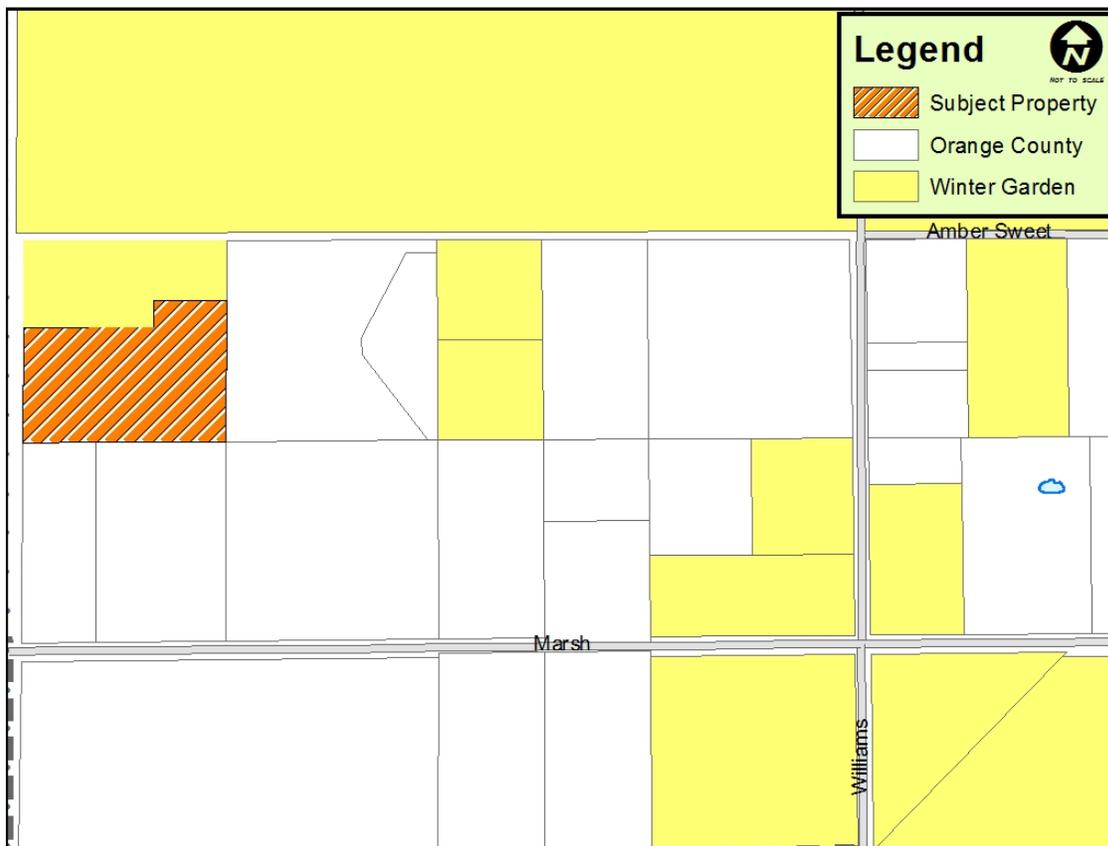
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: MAY31, 2013
SUBJECT: ANNEXATION – ZONING – FLU AMENDMENT
17925 MARSH ROAD (5.826 +/- ACRES)
PARCEL ID #: 06-23-27-4288-08-261
APPLICANT: BENJAMIN & JUDY CANNON

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 17925 Marsh Road and is approximately 5.826 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The property is the last property on the western boundary of Orange County and is located within the Joint Planning Area with the City of Winter Garden and Orange County.

The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Urban Village. At this time, no zoning designation will be applied to the property as they will be required to submit for an Urban Village Planned Unit Development when they redevelop the property.

In accordance with the City's Comprehensive Plan, permitted uses within the Urban Village land use include residential, commercial, and natural land. The zoning classifications that are consistent with the Urban Village land use designation include UVPUD and INT.

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City's Comprehensive Plan.

EXISTING USE

The subject property is an orange grove and contains no houses or buildings.

ADJACENT LAND USE AND ZONING

The property located to the north is a single-family home and located in the City. The property located to the east is undeveloped, zoned A-1 and located in Orange County. The properties to the south are single-family homes, zoned A-1 and located in Orange County. The property to the west is developed with a single-family house and located in Lake County.

PROPOSED USE

The applicant intends to annex the property and continue using it as an orange grove. Any additional development or redevelopment of the property will require the property owner to submit for an Urban Village Planned Unit Development.

PUBLIC FACILITY ANALYSIS

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

SUMMARY

Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves.

City Staff recommends approval of the proposed Ordinances.

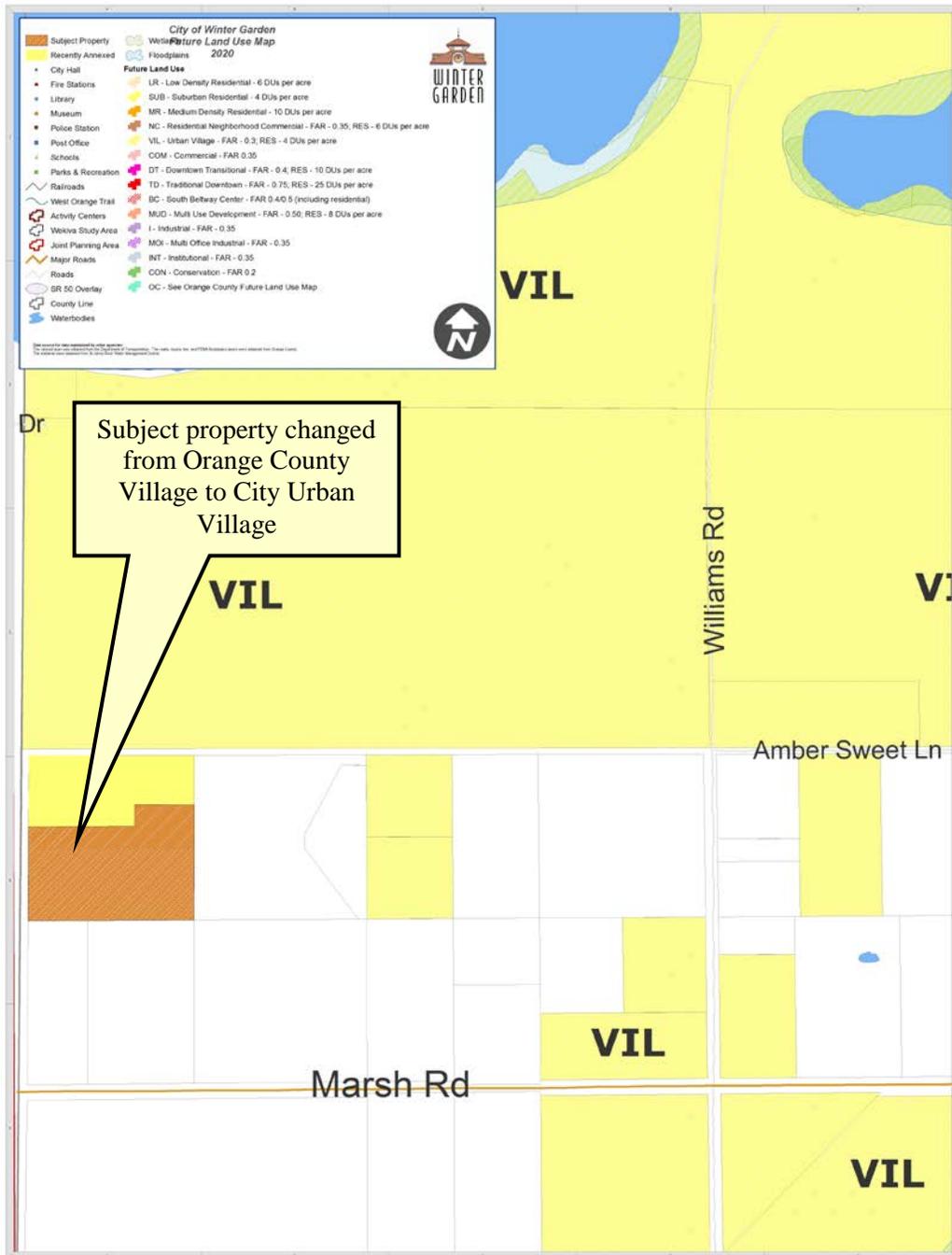
MAPS

AERIAL PHOTO

17925 Marsh Road



FUTURE LAND USE MAP 17925 Marsh Road



END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: June 21, 2013

Meeting Date: June 27, 2013

Subject: East Fullers Cross Road
Highland Groves I
Ordinance 13-30
Ordinance 13-31
Parcel ID # 02-22-27-0000-00-002

Issue: The applicant is requesting Annexation and Future Lands Use designation on property located north of the intersection on North Fullers Cross Road and East Fullers Cross Road.

Discussion:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 5.9 ± acre enclave located north of the intersection of North Fullers Cross road and east Fullers Cross Road. The applicant has requested Annexation into the City and Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential. The property will not have a zoning designation through this application, but the owners have submitted for a Planned Unit Development for the area to the south to develop the property with 186 single-family homes and this property will be included in the PUD. (See attached Staff Report).

Recommended Action:

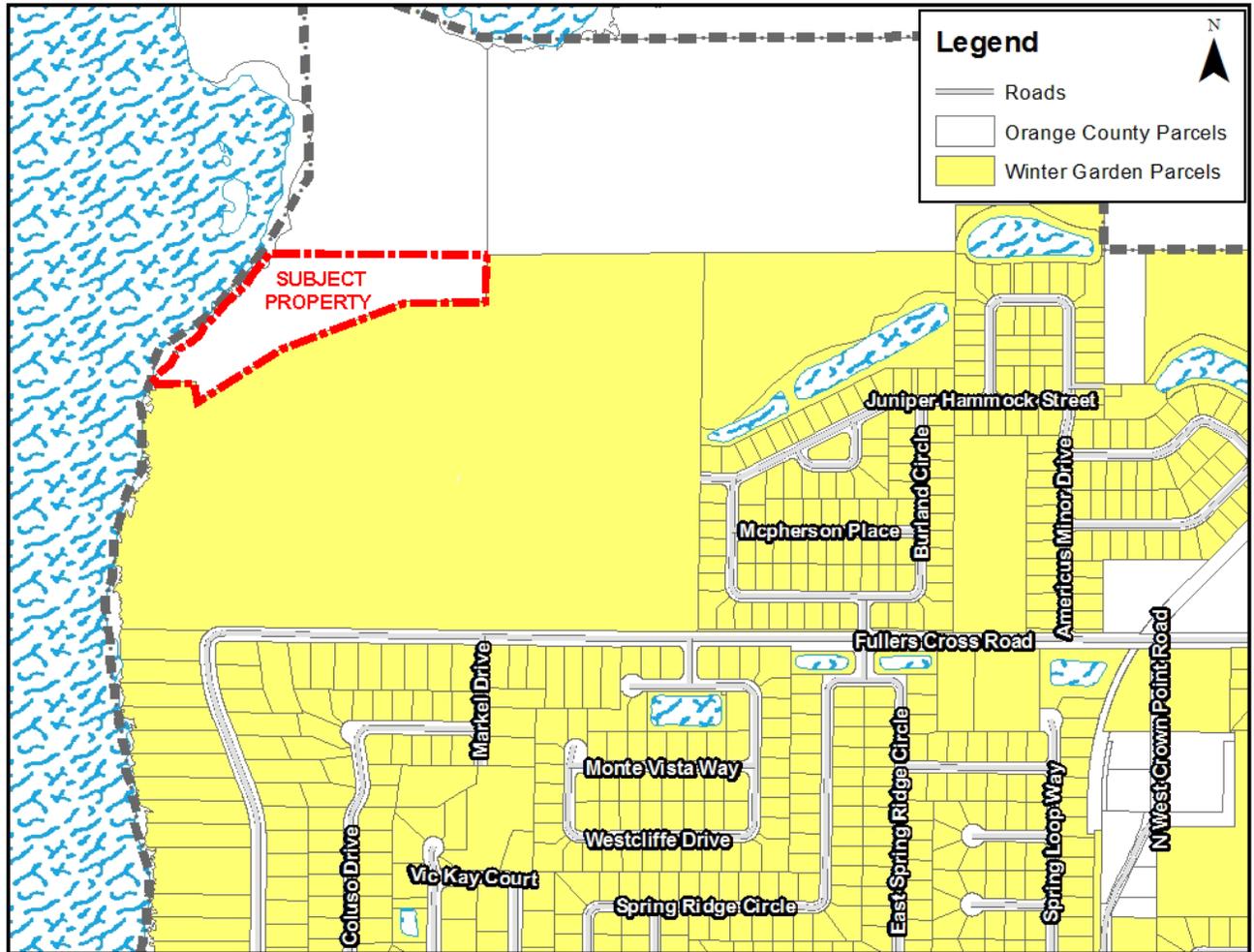
Staff recommends adoption of Ordinance 13-30 and Ordinance 13-31.

Attachment(s)/References:

Location Map
Ordinance 13-30
Ordinance 13-31
Staff Report

LOCATION MAP

East Fullers Cross Road –Annexation / FLU Amendment



ORDINANCE 13-30

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 5.9 ± ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH FULLERS CROSS ROAD AND EAST FULLERS CROSS ROAD INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 5.9 ± acres located on the north of the intersection of North Fullers Cross Road and East Fullers Cross Road and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida (“City”), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

WHEREAS, the petition for voluntary annexation referenced herein bears the signatures of all owners of the property or properties described in Section 2 of this Ordinance (*i.e.*, the property or properties to be annexed); and

WHEREAS, the City has determined that the property described in Section 2 of this Ordinance is located in an unincorporated area of the County and that annexation of such property will not result in the creation of an enclave.

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: *Annexation.* That the City Commission through its Planning and Zoning Board has conducted an investigation to determine whether the described property meets the prerequisites and standards set forth in Chapter 171, Fla. Stat. and has held a public hearing and said petition and made certain findings.

SECTION 2: *Description of Area Annexed.* That, after said public hearing and having found such petition meets said prerequisites and standards, the property legally defined in ATTACHMENT “A” and graphically shown on the attached map shall be annexed into the City of Winter Garden, Florida.

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at

the time of the passage of such laws, ordinances, and resolutions.

SECTION 4: *Apportionment of Debts and Taxes.* Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

SECTION 5: *Instructions to Clerk.* Within seven (7) days following the adoption of this Ordinance, the City Clerk or his/her designee is directed to file a copy of this ordinance, including ATTACHMENT "A" hereto, with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

SECTION 6: *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

SECTION 7: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: _____, 2013.

SECOND READING AND PUBLIC HEARING: _____, 2013.

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

DESCRIPTION: (A PORTION OF PARCEL ID#02-22-27-0000-00-002)

The North 5.90 acres of Government Lot 1 of Section 11, Township 22 South, Range 27 East, Orange County, Florida described as follows:

Begin at the Northeast corner of Government Lot 1 of Section 11, Township 22 South, Range 27 East; thence run S89°33'43"W along the North line of said Government Lot 1 as shown on the Original Government Township Plat, dated May 18, 1882 a distance of 677.01 feet; thence run S44°50'29"W along the Northwesterly Meander Line of said Government Lot 1 a distance of 765.58 feet; thence run S07°12'58"E along the West Meander Line of said Government Lot 1 a distance of 76.98 feet; thence run N57°32'39"E a distance of 403.76 feet; thence run N68°14'16"E a distance of 558.00 feet; thence run N89°32'49"E a distance of 344.90 feet; thence run N00°58'03"E along the East line of Government Lot 1 of said Section 11, Township 22 South, Range 27 East a distance of 198.13 feet to the Point of Beginning.

Containing 257,219 square feet or 5.900 acres more or less.

ORDINANCE 13-31

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 5.9 ± ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH FULLERS CROSS ROAD AND EAST FULLERS CROSS ROAD FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 13th of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24th of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

WHEREAS, the owner of that certain real property generally described as 5.9 ± acres located north of the intersection of North Fullers Cross Road and East Fullers Cross Road, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Rural/Agricultural to City Low Density Residential; and

WHEREAS, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION I. *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to City Low Density Residential as set forth in ATTACHMENT "B".

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 13-30, this Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

SECTION III. Severability. Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

FIRST READING AND PUBLIC HEARING: _____, 2013.

SECOND READING AND PUBLIC HEARING: _____, 2013.

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

DESCRIPTION: (A PORTION OF PARCEL ID#02-22-27-0000-00-002)

The North 5.90 acres of Government Lot 1 of Section 11, Township 22 South, Range 27 East, Orange County, Florida described as follows:

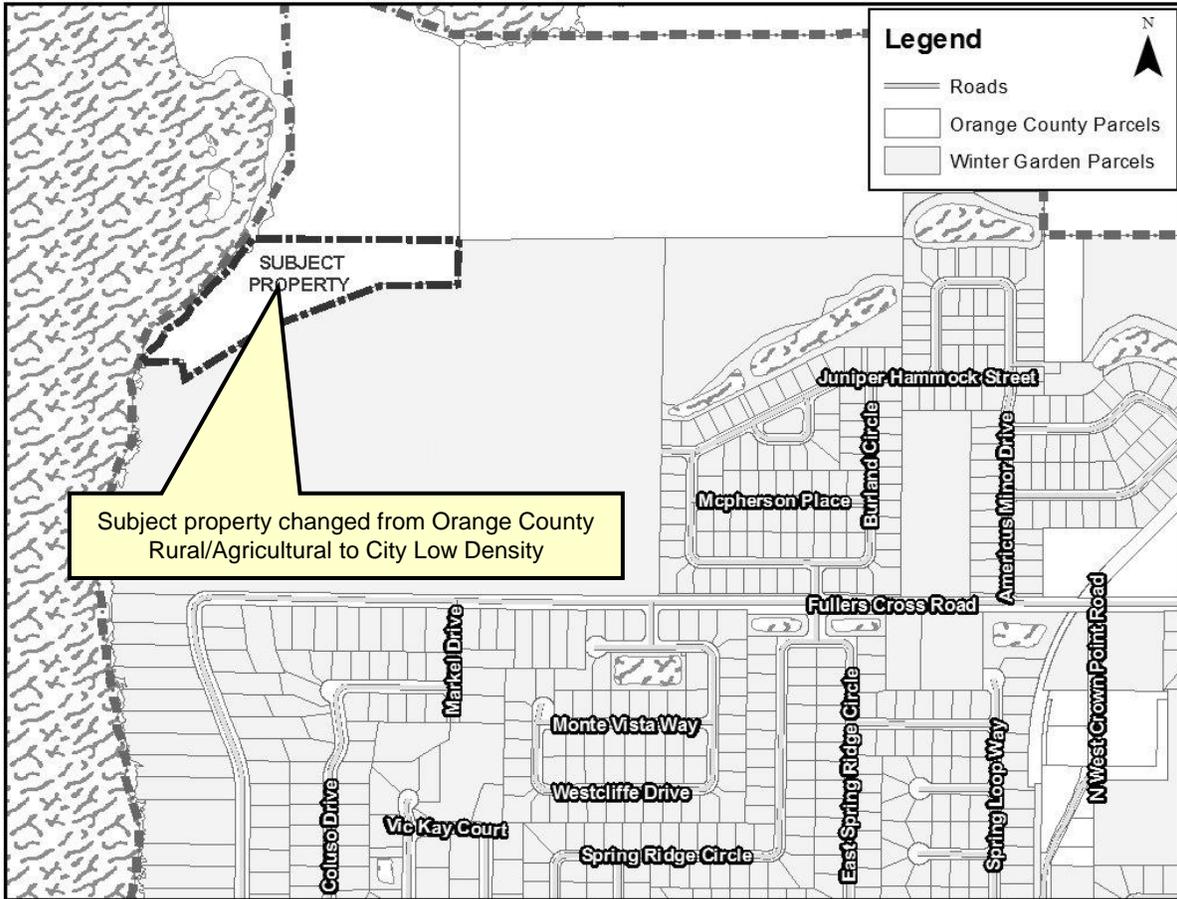
Begin at the Northeast corner of Government Lot 1 of Section 11, Township 22 South, Range 27 East; thence run S89°33'43"W along the North line of said Government Lot 1 as shown on the Original Government Township Plat, dated May 18, 1882 a distance of 677.01 feet; thence run S44°50'29"W along the Northwesternly Meander Line of said Government Lot 1 a distance of 765.58 feet; thence run S07°12'58"E along the West Meander Line of said Government Lot 1 a distance of 76.98 feet; thence run N57°32'39"E a distance of 403.76 feet; thence run N68°14'16"E a distance of 558.00 feet; thence run N89°32'49"E a distance of 344.90 feet; thence run N00°58'03"E along the East line of Government Lot 1 of said Section 11, Township 22 South, Range 27 East a distance of 198.13 feet to the Point of Beginning.

Containing 257,219 square feet or 5.900 acres more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

PARCEL ID#02-22-27-0000-00-002



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

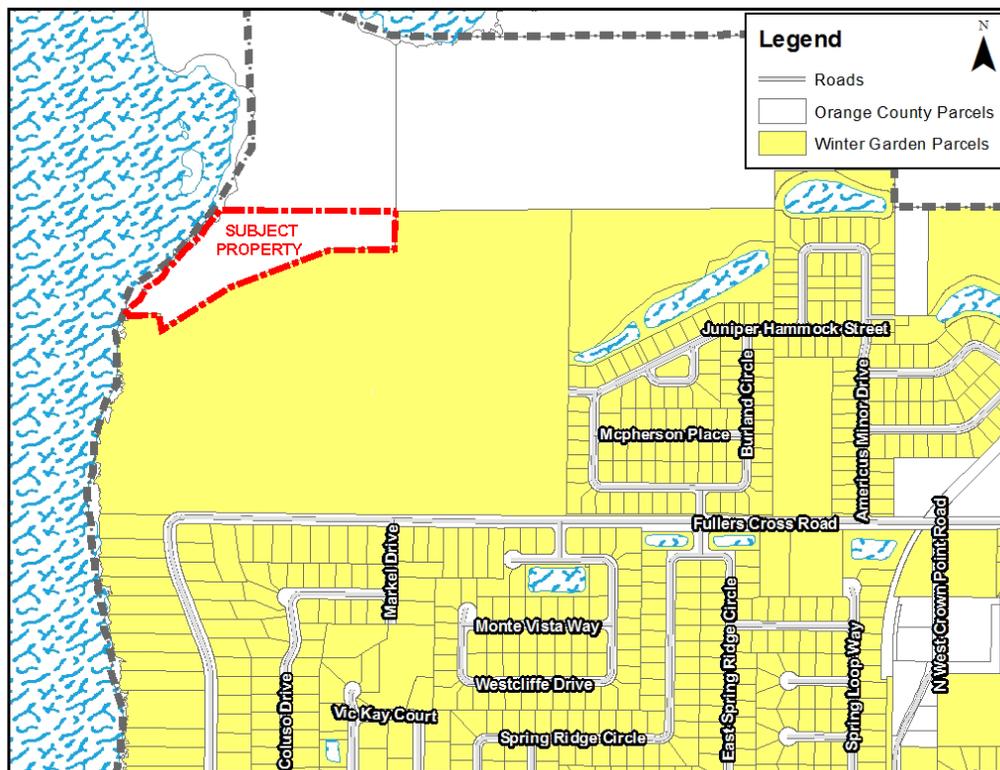
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: MAY 31, 2013
SUBJECT: ANNEXATION – FLU AMENDMENT
EAST FULLERS CROSS ROAD (5.9 +/- ACRES)
PORTION OF PARCEL ID #: 02-22-27-0000-00-002
APPLICANT: RAYMER MAQUIRE III

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located north of the intersection of North Fullers Cross Road and East Fullers Cross Road and is approximately 5.9 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Low Density Residential. The property will be included in a Planned Unit Development (PUD) zoning application to develop with a new single family neighborhood.

In accordance with the City's Comprehensive Plan, permitted uses within the Low Density Residential land use include single family homes and churches and schools. The zoning classifications that are consistent with the Low Density Residential land use designation include PUD, R-1A, R-1, R-2, R-1B, and INT.

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City's Comprehensive Plan.

EXISTING USE

The subject property is wooded vacant land.

ADJACENT LAND USE AND ZONING

The property located to the north is wooded wetland and Lake Apopka, zoned A-2, and located in Orange County. The property located to the east is undeveloped wooded wetland, zoned A-2 and located in Orange County. The property to the south is an orange grove, zoned R-1 (currently being rezoned to PUD), and located in Winter Garden. The property to the west is Lake Apopka.

PROPOSED USE

The applicant intends to annex the property and add it to their application for a Planned Unit Development to develop a new single family neighborhood with 186 new homes.

PUBLIC FACILITY ANALYSIS

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

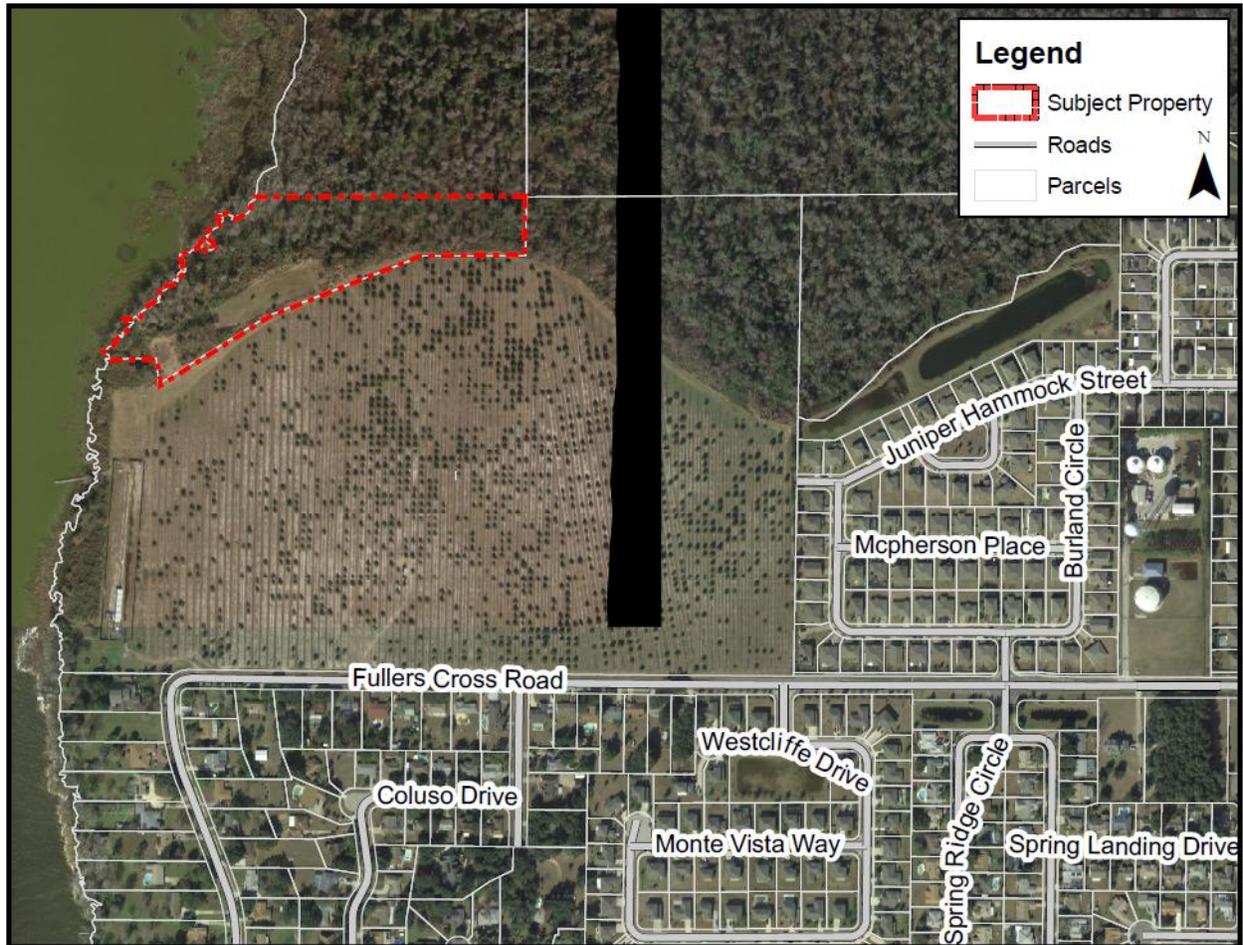
SUMMARY

Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves. City Staff recommends approval of the proposed Ordinances.

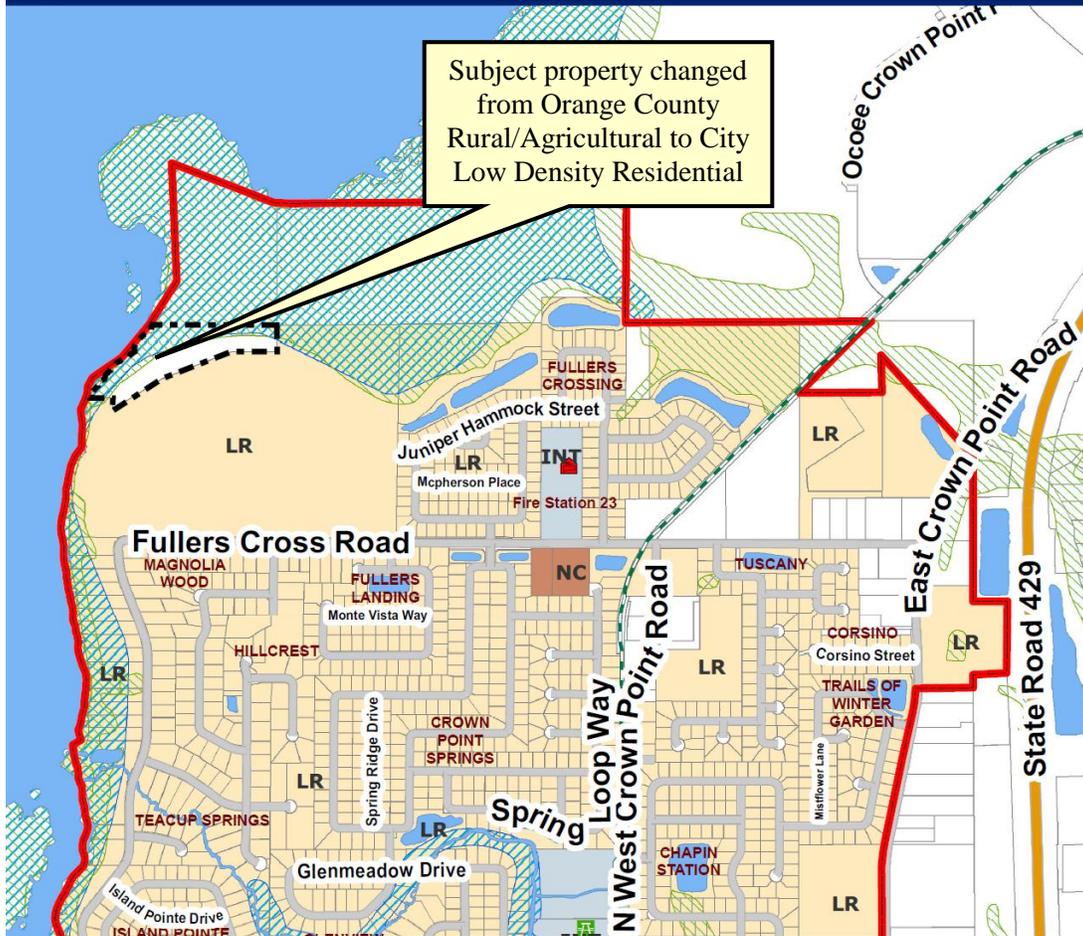
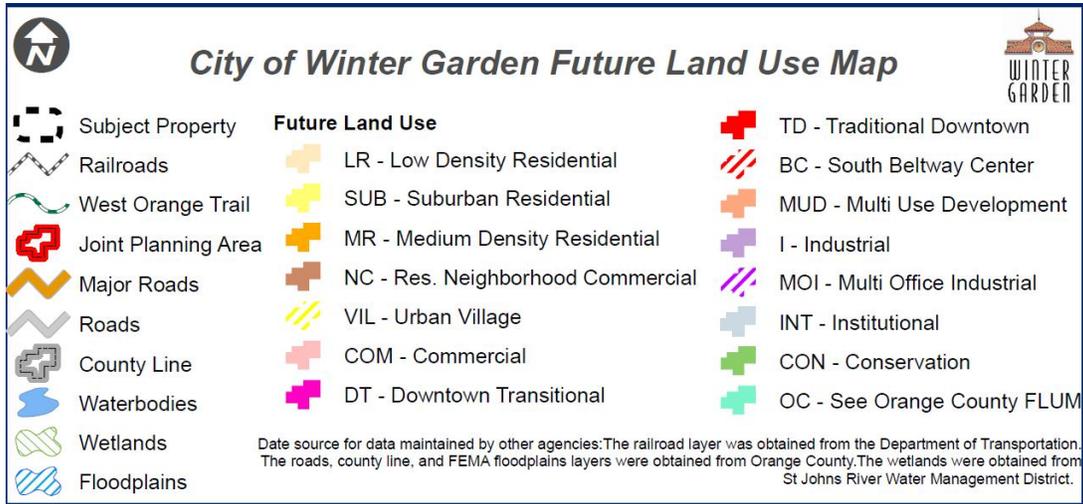
MAPS

AERIAL PHOTO

East Fullers Cross Road (Highland Groves)



**FUTURE LAND USE MAP
 East Fullers Cross Road (Highland Groves)**



END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: George Brennan, Police Chief

Via: City Manager Mike Bollhoefer

Date: June 18, 2013

Meeting Date: June 27, 2013

Subject: Disposal of two portable radios.

Issue: The police department requests to trade-in two old, and obsolete, portable radios as a \$750 credit per radio (\$1,500 total) towards the purchase of two new mobile radios.

Recommended action: Authorize the police department to trade-in two MTS2000 portable radios.

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: *Jay Conn, Parks and Recreation Department Director*

Via: City Manager Mike Bollhoefer

Date: June 20, 2013

Meeting Date: June 27, 2013

Subject: *Recommendation to approve the 2013 MusicFest to be held on Plant St. on Oct. 4, 5 and 6, 2013.*

Issue:

The Winter Garden Heritage Foundation Inc. has again requested to hold their annual MusicFest on Plant St. in downtown Winter Garden. This year's event is to take place on October 4 to 6, 2013. This will be the 8th annual event to take place in Winter Garden. All proceeds from the event go directly to help subsidize the operational costs of the Winter Garden Heritage Foundation. The MusicFest event is one of their largest annual fundraisers.

The event has been professionally produced and managed since its inception. Our downtown receives invaluable exposure from the advertising that is associated with the event and the thousands of attendees that come to the festival. Staff recommends approval for the festival to continue.

The request requires commission approval for several issues pertaining to the event:

1. *Block traffic on Plant St. to accommodate the festival* – The request entails blocking Plant St. from Woodland St. to Highland Ave. from 2pm, Friday, Oct. 4 to 9pm, Sunday, Oct. 6.
2. *Allow alcohol to be served* – MusicFest staff would like to allow the sale of beer and wine as has been permitted during the last several festivals. No incidents have been reported during the previous events related to the presence of alcohol. It is recommended to allow this to continue to further the group's fundraising efforts.
3. *Waive the \$1,000 special event permit fee* – The Winter Garden Heritage Foundation is a 501c-3 non-profit organization and as mentioned previously, all proceeds are funding the Heritage museum operations.
4. *Provide city staff and support necessary to accommodate festival needs* – Several departments would be required to provide assistance to support festival needs. City staff would be required from the following departments:
 - a) Building Maintenance – 1 staff member during all festival hours
 - b) EMS (Fire Dept.) Presence – 3 staff members all festival hours
 - c) Police Presence – 2 officers for all festival hours
 - d) Parks (Trash Disposal) – 2 staff members for all festival hours
 - e) Barricade Streets – At opening and closing of festival

- f) Port-o-Let Use/Supplies
- g) Generator Use
- h) Electric Usage
- i) Event Trash Containers and Liners
- j) Use of City Stage

Total investment of city services approximates \$7,000-\$8,000.

Recommended action:

Motion to approve to block streets, allow alcohol to be served, waive event fees, and provide city staff as necessary to accommodate the 2013 MusicFest.

Attachments/References:

MusicFest Event Application



CITY OF WINTER GARDEN
 PARKS & RECREATION DEPARTMENT
 310 NORTH DILLARD STREET
 WINTER GARDEN, FL 34787

PHONE: (407) 656-4155
 WWW.WINTERGARDEN-FL.GOV

WINTER GARDEN • A charming little city with a juicy past.

Official Use Only
 Date Received: _____
 Permit Fee Pd. on: _____ Init. _____

**CITY OF WINTER GARDEN
 SPECIAL EVENT APPLICATION – PUBLIC PROPERTY**

Per City Code Ch. 27, Art 1, Sec.3 "Special Events" are defined as any public assembly of 100 or more people in any park, sidewalk, alley, lake or other publically owned area. Completed applications should be submitted no less than 90 days prior to the first date of the proposed event. Events that require closure of any city street or are anticipated to have more than 500 people in attendance will require approval of the City Commission.

ORGANIZATION/GROUP: Winter Garden Heritage Foundation NON PROFIT CORP. _____ INDIV. _____

NAME OF EVENT: Winter Garden Music Fest 2013

CONTACT/REPRESENTATIVE: Ron Sikes PHONE #: 407-877-7115

ALT. PHONE: 407-230-9952 EMAIL: rsikes@rsikes.com

EVENT LOCATION: Plant St - Woodland to Highland PROPOSED DATES: Oct 4-6, 2013

HOURS: Fri 5-11pm Sat noon-11pm Sunday noon-6pm ESTIMATED DAILY ATTENDANCE: 7500

PLEASE CHECK ALL OF THE FOLLOWING THAT APPLY:

TYPE OF EVENT	EVENT DETAILS	EQUIPMENT AT EVENT
<input checked="" type="checkbox"/> FESTIVAL	<input checked="" type="checkbox"/> ADMISSION CHARGE/TICKET SALES	<input checked="" type="checkbox"/> AMPLIFIED SPEAKING/MUSIC
<input checked="" type="checkbox"/> EXHIBIT(S)	<input checked="" type="checkbox"/> ALCOHOL SERVED ¹	HOURS OF: <u>above</u>
<input type="checkbox"/> CARNIVAL/CIRCUS/FAIR	<input checked="" type="checkbox"/> ALCOHOL SALES ²	<input checked="" type="checkbox"/> PORTABLE RESTROOMS
<input type="checkbox"/> GENERAL MEETING	<input type="checkbox"/> FIREWORKS/PYROTECHNICS	<input checked="" type="checkbox"/> SPORTS EQUIPMENT
<input type="checkbox"/> PARADE	<input checked="" type="checkbox"/> FOOD VENDORS: # OF <u>TBD</u>	<input checked="" type="checkbox"/> STAGE/PROPS/PRODUCTION
<input type="checkbox"/> BLOCK PARTY OR PICNIC	<input checked="" type="checkbox"/> MERCHANDISE VENDORS: # OF <u>TBD</u>	<input checked="" type="checkbox"/> TENTS: #OF & SIZE <u>TBD</u>
<input type="checkbox"/> SPORTING EVENT/COMPETITION	<input checked="" type="checkbox"/> OPEN TO PUBLIC	<input checked="" type="checkbox"/> TEMPORARY EVENT SIGNAGE
<input type="checkbox"/> WEDDING/RECEPTION	<input checked="" type="checkbox"/> STREET/SIDEWALK CLOSURE- HOURS OF: <u>above</u>	<input checked="" type="checkbox"/> DUMPSTERS/RECEPTACLES
<input type="checkbox"/> REVIVAL	<input type="checkbox"/> CITY WATER USED	<input checked="" type="checkbox"/> INFLATABLE DEVICES
<input type="checkbox"/> OTHER: (EXPLAIN) _____	<input checked="" type="checkbox"/> EVENT HELD PREVIOUSLY	<input checked="" type="checkbox"/> COOKING EQUIP. USED.
_____	<input checked="" type="checkbox"/> CITY ELECTRIC USED	GAS <input checked="" type="checkbox"/> OPEN FLAME _____
_____		OTHER: _____

¹ PLEASE NOTE THAT BEIRGARTENS OR ZONES WHERE ALCOHOL IS REQUESTED TO BE PERMITTED MUST BE CLEARLY IDENTIFIED ON THE EVENT SITE MAP.

² EVIDENCE OF PROOF OF PERMITTING THROUGH THE STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION MUST BE PROVIDED TO CITY STAFF NO LATER THAN 30 DAYS PRIOR TO THE FIRST DAY OF THE PROPOSED EVENT.

PLEASE CAREFULLY REVIEW ALL OTHER POLICIES AND PROCEDURES ON PAGE 2 OF THIS APPLICATION



CITY OF WINTER GARDEN
PARKS & RECREATION DEPARTMENT
310 NORTH DILLARD STREET
WINTER GARDEN, FL 34787

PHONE: (407) 656-4155
WWW.WINTERGARDEN-FL.GOV

WINTER GARDEN • A charming little city with a juicy past.

CITY OF WINTER GARDEN SPECIAL EVENT POLICIES AND PROCEDURES

FOOD VENDING

THE DEPT. OF BUSINESS AND PROFESSIONAL REGULATION OF THE STATE OF FLORIDA REQUIRES THAT YOU NOTIFY THEIR DIVISION OF HOTELS AND RESTAURANTS NO LATER THAN THREE DAYS PRIOR TO ANY TEMPORARY EVENT WHERE FOOD WILL BE SOLD. ALL FOOD VENDORS MUST MEET MINIMUM SAFETY AND SANITATION REQUIREMENTS AND PAY A TEMPORARY EVENT LICENSING FEE IF THEY DO NOT ALREADY HOLD AN ANNUAL LICENSE WITH THE STATE OF FLORIDA. THE DIVISION OF HOTELS AND RESTAURANTS CAN BE REACHED AT 850-487-1395 OR VISIT http://www.myfloridalicense.com/dbpr/hr/licensing/GT_tempevents.html FOR MORE INFORMATION.

EVENT INSURANCE

IN MOST INSTANCES EVENT INSURANCE WILL BE REQUIRED WITH GENERAL LIABILITY COVERAGE OF AT LEAST 1,000,000. CITY STAFF RESERVES THE RIGHT TO REQUEST INCREASED LIMITS DEEMED NECESSARY FOR CERTAIN HIGH-RISK ACTIVITIES. INDIVIDUALS, GROUPS WITHOUT INSURANCE, OR GROUPS THAT DO NOT PRODUCE AN APPROPRIATE CERTIFICATE OF INSURANCE TWO WEEKS PRIOR TO THE EVENT DATE WILL BE REQUIRED TO PURCHASE INDIVIDUAL EVENT POLICIES THROUGH THE CITY INSURANCE CARRIER AT LIMITS DEEMED NECESSARY BY CITY STAFF. PRICES FOR APPROPRIATE POLICIES ARE ESTABLISHED BY THE INSURANCE BROKER AND ARE NON-NEGOTIABLE. IF PROPER INSURANCE IS NOT OBTAINED OR PAID FOR AT LEAST TWO WEEKS PRIOR TO THE SCHEDULED EVENT, THE CITY RESERVES THE RIGHT TO CANCEL THE EVENT REQUEST.

PERMIT FEES

EVENTS WITH 100-249 PEOPLE IN ATTENDANCE: \$250.00

EVENTS WITH OVER 250 PEOPLE IN ATTENDANCE: \$1,000.00

ADDITIONAL FEES

OTHER FEES WILL BE ASSESSED IF DEEMED NECESSARY BY CERTAIN APPLICABLE DEPARTMENTS. ALTHOUGH NOT AN EXHAUSTIVE LIST, FEES MAY BE ASSESSED FOR POLICE OFFICERS, POLICE SUPERVISORS, FIRE PROTECTION, EMT PERSONNEL, STREET BARRICADING, ELECTRIC USAGE, MAINTENANCE STAFF, TRASH RECEPTACLES & COLLECTION, OR ANY OTHER STAFF DEEMED NECESSARY TO BE ON-SITE DURING EVENT HOURS, ETC. BONDS OF UP TO \$5,000,000 MAY BE REQUIRED AT THE DISCRETION OF CITY STAFF FOR EVENTS WITH ATTENDANCE OVER 500 PEOPLE AND EVENTS HOSTING CERTAIN HIGH-RISK ACTIVITIES. ALL FEES MUST BE PAID IN FULL IN AT LEAST TWO WEEKS PRIOR TO THE EVENT DATE TO AVOID CANCELLATION.

MISCELLANEOUS POLICIES

- EVENT ADVERTISING SHOULD NOT INCLUDE ANY REFERENCE OF ENDORSEMENT BY THE CITY OF WINTER GARDEN.
- ADMISSION FEES MAY NOT BE CHARGED FOR EVENTS TAKING PLACE ON PUBLIC PROPERTY.
- TEMPORARY EVENT SIGNAGE MUST MEET CITY CODE REQUIREMENTS. CONTACT W.G. CODE ENFORCEMENT FOR INFO.
- THERE ARE OTHER SPECIAL REQUIREMENTS FOR MOTION PHOTOGRAPHY PRODUCTION.
- THERE ARE SPECIAL REQUIREMENTS FOR FIREWORKS.
- ANY EVENT UTILIZING PLANT ST. AND EFFECTIVELY CLOSING THE WEST ORANGE TRAIL MUST NOTIFY ORANGE COUNTY PARKS AND RECREATION AT 407-654-1108.
- IF ANY PORTION OF A STATE ROAD IS TO BE CLOSED, A STATE D.O.T. REQUEST FORM MUST BE OBTAINED FROM THE WINTER GARDEN POLICE DEPT., COMPLETED AND RETURNED TO THE WGPD TO BE FILED WITH THE STATE OF FLORIDA. SUCH REQUESTS SHOULD BE SUBMITTED AT LEAST SIX WEEKS PRIOR TO THE EVENT DATE.

APPROVAL PROCESS

THE RECREATION, FIRE & POLICE DEPARTMENTS WILL REVIEW ALL REQUESTS AND FORWARD TO ADDITIONAL DEPARTMENTS AS NEEDED. YOU MAY BE CONTACTED TO PROVIDE FURTHER INFORMATION. YOU WILL BE NOTIFIED OF INITIAL APPROVAL, ADDITIONAL FEE REQUIREMENTS AND IF FURTHER COMMISSION APPROVAL WILL BE REQUIRED IN 2 TO 4 WEEKS.



CITY OF WINTER GARDEN
 PARKS & RECREATION DEPARTMENT
 310 NORTH DILLARD STREET
 WINTER GARDEN, FL 34787
 PHONE: (407) 656-4155
 WWW.WINTERGARDEN-FL.GOV

PLEASE PROVIDE A GENERAL DESCRIPTION OF THE EVENT THAT INCLUDES ALL FEATURES BEING PROPOSED TO TAKE PLACE. ELABORATE ON ANY OF THE ABOVE CHECKED ITEMS IF NECESSARY: (USE BACK IF NECESSARY)

See attached description

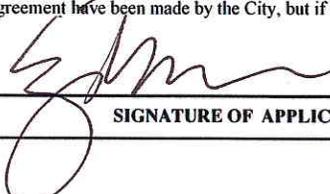
THE FOLLOWING SHOULD ACCOMPANY YOUR APPLICATION: (APPROVAL PROCESS WILL NOT BEGIN UNTIL THESE ARE SUBMITTED)

- COPY OF 501C-3 OR OTHER TAX EXEMPT STATUS CERTIFICATE (IF APPLICABLE)
- SITE PLAN INDICATING ALL AFFECTED AREAS, STREETS PROPOSING TO BE CLOSED, TEMPORARY POWER SOURCES TO BE INSTALLED, PORTABLE RESTROOM LOCATIONS, VENDOR PLACEMENT, PARADE ROUTE, ALCOHOL SERVING ZONES, OR ANY OTHER SIGNIFICANT FEATURES
- COPY OF APPLICANT'S INSURANCE CERTIFICATE NAMING THE CITY OF WINTER GARDEN AS ADDITIONALLY INSURED. (SEE NEXT PAGE FOR INDIVIDUALS AND GROUPS WITHOUT INSURANCE)
- SANITATION PLAN – PORTABLE RESTROOMS, TRASH COLLECTION AND RECEPTACLE PLAN, ETC.
- PARKING AND TRAFFIC PLAN - REROUTING TRAFFIC AROUND BLOCKED STREETS, PARKING FOR EVENT PATRONS, ETC.
- MEDICAL CARE - FIRST AID STATIONS, EMS SERVICES, AMBULANCE ON SITE, ETC.
- SECURITY - OFF-DUTY OFFICERS SCHEDULED, SECURITY SERVICE UTILIZED, # OF EVENT STAFF IN ATTENDANCE, ETC.

In consideration of permission to use, today and on all future dates, the property, facilities, staff, equipment and services of any facility owned, leased, rented, and/or used by the City, the applicant **does hereby release, waive, covenant not to sue, and discharge** the City from all liability, responsibility and claims for personal injury, accidents, loss, illnesses, death, and property damage or loss arising from, related to, or in any way connected to participation in any of the listed Activities, including use of the City's facilities, premises, and equipment.

The applicant also agrees to INDEMNIFY AND HOLD the City HARMLESS from any and all claims, disputes, actions, suits, procedures, costs, expenses, damages, injuries, and liabilities, including attorney's fees (both at the litigation and appellate levels), relating to or arising from applicant's involvement in any of the Activities, and to reimburse the City for any such fees, costs and expenses incurred by the City. Participant further expressly agrees that the foregoing waiver, assumption of risks, indemnification and hold harmless provisions of this document are intended to be as broad and inclusive as is permitted by the laws of the State of Florida, and that if any portion thereof is held invalid or unenforceable, it is agreed that the balance shall remain and continue in full legal force and effect.

The undersigned has read these special event policies and procedures, waivers of liability, assumption of risks, and indemnity and hold harmless provisions, fully understands them, and **understands that applicant is giving up substantial rights, including applicant's right to sue**. The undersigned acknowledges that the undersigned is signing this document on behalf of the applicant freely and voluntarily, and **intends this, by the undersigned's signature, to be a complete and unconditional release of all liability and responsibility** on the part of the City to the greatest extent allowed by law. The undersigned further agree that no oral representations, statements or inducements apart from the foregoing written agreement have been made by the City, but if made, the undersigned has not, and will not, rely on such.

 _____
 SIGNATURE OF APPLICANT

20 Jun 2013 _____
 DATE

FOR OFFICE USE ONLY	
REC.: _____	SCHEDULED FOR MEETING OF: _____
PD: _____	
FIRE: _____	
PS: _____	OTHER: _____

Attachment to Special Event Application: Winter Garden Heritage Foundation, Inc. and Winter Garden MusicFest 2013

The Winter Garden Heritage Foundation is proud to be sponsoring the 8th annual Winter Garden MusicFest in historic downtown Winter Garden. The proposed event is to be held on Friday, October 4 from 5:00pm until 11:00 pm, Saturday, October 5 from noon until 11:00pm, and Sunday, October 6 from noon until 6:00pm.

The name of this event is "Winter Garden MusicFest 2013."

The plan is to again present live musical performances from a wide variety of styles and musical genres. All entertainment will be appropriate for family audiences. From Jazz to Gospel, Bluegrass to Classic Rock and African Lore to Folk music – the Foundation's desire is to present music that will appeal to a large variety of residents and guests throughout the region.

This event will be open to the public and free of charge. Nevertheless, it is designed to be both a fundraiser and an awareness raiser. We are inviting food vendors to augment the selections already available from established restaurants in downtown Winter Garden. We will also invite merchants with specialty items to join us. All rents received from the vendors will be used to offset costs and to fund continuing operations of the Foundation. In addition, we will promote the sale of memberships in the Foundation and sponsorships for the event. This event has become the Foundation's principle fundraiser.

We also intend to offer beer and wine sales from one or two booths. Sales will again be restricted to one beverage per purchaser per purchase, following age verification. We intend to again ask the West Orange Junior Service League to staff our booth(s). All proceeds from the sales will go to fund operation of the Foundation's activities.

We are requesting the closing of Plant Street from Woodland to Highland at 2:00pm on Thursday, October 3, through 9:00pm on Sunday, October 6. We also ask that the City-owned stage be placed at the intersection of Main and Plant Streets. Entertainment will also be staged as last year at the intersection of Lakeview and Plant Streets, to be coordinated with City representatives. In addition, we may place a smaller stage within the festival area.

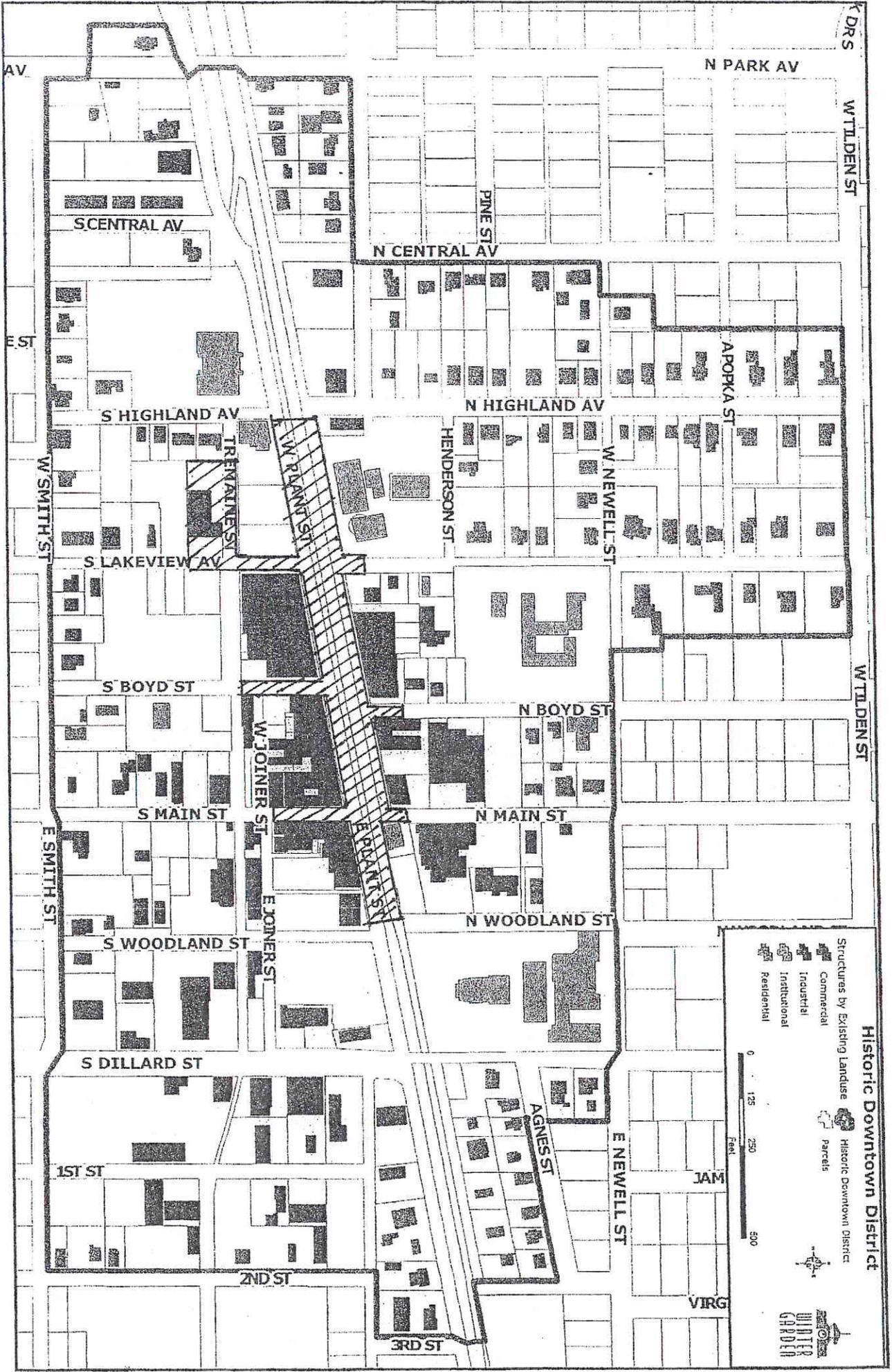
A temporary event policy which names the City of Winter Garden as an additional insured will be issued for the event via Hillcrest Insurance. Portable restrooms, valet and shuttle parking, medical services and event security will all be provided and coordinated with City representatives.

Waiver of the event fee is respectfully requested. Our 501(c)(3) letter is on file with your office.

Thank you!



FESTIVAL AREA



Historic Downtown District

Structures by Existing Landuse

- Commercial
- Industrial
- Institutional
- Residential

Historic Downtown District Parcels

0 125 250 500 Feet

WINTER GARDEN

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: City Clerk Golden

Date: June 14, 2013

Meeting Date: June 27, 2013

Subject: Appointments to fill expiring seats on the election Canvassing Board

Issue: In accordance with the Charter referenced below, the City Commission shall appoint two regular members and a first and second alternate, each for a one year term.

The 2013 election is for District 1 and District 5 (city-wide)

Andy Bruns (current member)	District 1 Resident
Moraima "Mimi" Ortiz (current member)	District 1 Resident
Benjamin LaTorre	District 2 Resident
Kelly Purdy Stephan	District 2 Resident
Sherrie Jackson (current member)	District 3 Resident
Lee Douglas	District 4 Resident

The current members, Mr. Bruns, Ms. Jackson, and Ms. Ortiz, have each expressed their interest in continuing to serve on this board.

Each appointment should reflect which seat they are filling, regular, 1st alternate or 2nd alternate.

Reference:

Charter Sec. 48. Canvassing board.

(1) A city canvassing board shall be established for the purposes of canvassing ballots and election results. The canvassing board shall be composed of the city clerk and **two (2) citizens** who shall be selected by majority vote of the city commission. A **third and fourth citizen shall** also be selected by majority vote of the city commission to **serve as a first and second alternate** canvassing board member.

Attached: Interest forms on file



CITY OF WINTER GARDEN
CITY CLERK'S OFFICE
300 WEST PLANT STREET
WINTER GARDEN, FL 34787

P: 407.656.4111
WWW.WINTERGARDEN-FL.GOV

BOARD APPOINTMENT INTEREST FORM

THANK YOU FOR YOUR INTEREST IN SERVING ON ONE OF THE CITY'S BOARDS/COMMITTEES. VOLUNTEERS LIKE YOU ARE ESSENTIAL TO ENSURING THAT YOUR CITY GOVERNMENT IS RESPONSIVE TO THE NEEDS OF THE COMMUNITY. PLEASE HELP US PLACE YOU ON THE MOST APPROPRIATE COMMITTEE BY COMPLETING THIS QUESTIONNAIRE. 1-9-13

FEEL FREE TO ATTACH A RESUME.

DATE: 9/21/12 VERIFIED INTEREST ON: _____

LAST NAME: LaTorre FIRST: Benjamin MIDDLE: _____

HOME ADDRESS: 253 Rainfall Drive Winter Garden, FL

OFFICE ADDRESS: _____

HOME PHONE: 407-347-7623 CELL PHONE: ✓ 978-697-2342 WORK PHONE: 321-441-2637

EMAIL: benjamin.latorre@wpa.com FAX #: _____

CURRENT EMPLOYER: Internal Revenue Service LENGTH: 4 years

POSITION: Revenue Agent

EDUCATION: HIGH SCHOOL GRADUATE YES NO UNDERGRADUATE COLLEGE DEGREE IN: Sports Management

ADVANCED COLLEGE DEGREE IN: Accounting OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
Student Government - Umass Amherst / Springfield College
Disciplinary Committee - Umass Amherst
Business Background + Volunteer Activities

COMMUNITY INVOLVEMENT: HOA - Black Lake Park

INTERESTS/ACTIVITIES: Sports / Politics / Accounting / Music

WHY DO YOU DESIRE TO SERVE ON THIS/ THESE BOARDS? I would like to be part of my community and make a difference

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP:

ARE YOU A RESIDENT OF WINTER GARDEN? YES NO IF YES, CONTINUOUS RESIDENT SINCE? September 2009

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? YES NO WHICH CITY DISTRICT? Winter Garden 2

ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? YES NO IF YES, PLEASE STATE NAME OF BOARD:

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? YES NO IF YES, PLEASE STATE NAME OF BOARD:

REFERENCES:
Keeron Walsh 407-721-2959 Tom McLoone 407-470-9180
Dan Honan 407-509-8282

- WHICH BOARD(S) ARE YOU INTERESTED?**
- *CODE ENFORCEMENT BOARD
 - *PLANNING & ZONING BOARD
 - *COMMUNITY REDEVELOPMENT AGENCY
 - *COMMUNITY REDEVELOPMENT ADVISORY BOARD - CIRCLE ALL THAT APPLY TO YOU WITHIN THE CRA: RESIDE / OWN / OPERATE A BUSINESS / OTHER
 - *GENERAL EMPLOYEES PENSION BOARD
 - *FIRE/POLICE PENSION BOARD
 - *ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
- CIRCLE ALL THAT APPLY TO YOU: ARCHITECT / LICENSED GENERAL CONTRACTOR / WG HERITAGE FOUNDATION BOARD MEMBER / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT & RESIDE IN THE CITY / RESIDE IN THE CITY
- ELECTION CANVASSING BOARD

PLEASE NOTE: MEMBERS SERVING ON BOARDS WITH AN ASTERISK (*) ARE REQUIRED TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM WITH THE ORANGE COUNTY SUPERVISOR OF ELECTIONS OFFICE ON OR BEFORE JULY 1ST OF EACH YEAR. APPLICANTS FOR BOARD APPOINTMENT ARE REMINDED OF THE PROVISIONS OF THE FLORIDA STATUTES AS APPLICABLE TO CONFLICTS OF INTEREST. ALL BOARD APPLICATIONS ARE KEPT ON FILE FOR ONE YEAR AND ARE SUBMITTED TO THE CITY COMMISSION WHENEVER A VACANCY OCCURS. UPDATED INFORMATION SHOULD BE SUBMITTED AND MAY BE REQUESTED AT ANY TIME.

DIRECT INTEREST FORM AND QUESTIONS TO THE CITY CLERK'S OFFICE AT 407-656-4111 EXT. 2254

THANK YOU FOR YOUR INTEREST IN SERVING YOUR COMMUNITY.





CITY OF WINTER GARDEN
 CITY CLERK'S OFFICE
 300 WEST PLANT STREET
 WINTER GARDEN, FL 34787
 P: 407.656.4111
 WWW.WINTERGARDEN-FL.GOV

BOARD APPOINTMENT INTEREST FORM

THANK YOU FOR YOUR INTEREST IN SERVING ON ONE OF THE CITY'S BOARDS/COMMITTEES. VOLUNTEERS LIKE YOU ARE ESSENTIAL TO ENSURING THAT YOUR CITY GOVERNMENT IS RESPONSIVE TO THE NEEDS OF THE COMMUNITY. PLEASE HELP US PLACE YOU ON THE MOST APPROPRIATE COMMITTEE BY COMPLETING THIS QUESTIONNAIRE.
 FEEL FREE TO ATTACH A RESUME.

DATE: 1/28/13 VERIFIED INTEREST ON: _____

LAST NAME: Douglas FIRST: Lee MIDDLE: E

HOME ADDRESS: 562 Home Grove Drive Winter Garden, FL 34787

OFFICE ADDRESS: _____

HOME PHONE: 407 497 4077 CELL PHONE: 407 497 4077 WORK PHONE: _____

EMAIL: ldouglas0107@centurylink.net FAX #: _____

CURRENT EMPLOYER: Walt Disney World Co. LENGTH: 18 years

POSITION: Scheduler

EDUCATION: HIGH SCHOOL GRADUATE Yes No UNDERGRADUATE COLLEGE DEGREE IN: Liberal Studies - Political Science, Social

ADVANCED COLLEGE DEGREE IN: MBA OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
I have studied politics for years and understand how the role of government affects the citizens that are involved. I am experienced in business. I teach both Politics and Business.

COMMUNITY INVOLVEMENT: Volunteer at Orange County History Center and other volunteering activities

INTERESTS/ACTIVITIES: Sports and political involvement

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? I like to serve the community that I live in.

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.
BPOE for three years

ARE YOU A RESIDENT OF WINTER GARDEN? Yes No IF YES, CONTINUOUS RESIDENT SINCE? Dec 2003

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? Yes No WHICH CITY DISTRICT? 4

ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? Yes No IF YES, PLEASE STATE NAME OF BOARD: _____

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? Yes No IF YES, PLEASE STATE NAME OF BOARD: _____

REFERENCES:
 Paul Caswell - 407 929 7358
 Jennifer Meyers - 407 925 2584
 Sheri Morton - 407 396 0152

WHICH BOARD(S) ARE YOU INTERESTED?

- *CODE ENFORCEMENT BOARD
- *PLANNING & ZONING BOARD
- *COMMUNITY REDEVELOPMENT AGENCY
- *COMMUNITY REDEVELOPMENT ADVISORY BOARD - *CIRCLE ALL THAT APPLY TO YOU WITHIN THE CRA: RESIDE / OWN / OPERATE A BUSINESS / OTHER*
- *GENERAL EMPLOYEES PENSION BOARD
- *FIRE/POLICE PENSION BOARD
- *ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
CIRCLE ALL THAT APPLY TO YOU: ARCHITECT / LICENSED GENERAL CONTRACTOR / WG HERITAGE FOUNDATION BOARD MEMBER / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT & RESIDE IN THE CITY / RESIDE IN THE CITY
- ELECTION CANVASSING BOARD

PLEASE NOTE: MEMBERS SERVING ON BOARDS WITH AN ASTERISK (*) ARE REQUIRED TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM WITH THE ORANGE COUNTY SUPERVISOR OF ELECTIONS OFFICE ON OR BEFORE JULY 1ST OF EACH YEAR. APPLICANTS FOR BOARD APPOINTMENT ARE REMINDED OF THE PROVISIONS OF THE FLORIDA STATUTES AS APPLICABLE TO CONFLICTS OF INTEREST. ALL BOARD APPLICATIONS ARE KEPT ON FILE FOR ONE YEAR AND ARE SUBMITTED TO THE CITY COMMISSION WHENEVER A VACANCY OCCURS. UPDATED INFORMATION SHOULD BE SUBMITTED AND MAY BE REQUESTED AT ANY TIME.

DIRECT INTEREST FORM AND QUESTIONS TO THE CITY CLERK'S OFFICE AT 407-656-4111 EXT. 2254

THANK YOU FOR YOUR INTEREST IN SERVING YOUR COMMUNITY.

Board Appointment Interest Form 06-10

Lee Douglas

562 Home Grove Drive Winter Garden, FL 34787
lee.douglas@earthlink.net 407-497-4077

Area of Experience

Experienced in building motivated teams in hospitality to create strong business results and a reduction of turnover. Additional experience instructing students in business, communication, and political science to create an enlightened future workforce.

Education

Stetson University Masters of Business Administration	Celebration, FL	March 2006
University of Central Florida Bachelor of Arts in Liberal Studies; specializing in Education, Political Science, and Humanities with a minor in Political Science	Orlando, FL	July 2003
Valencia Community College Associate of Arts in Social Science Education	Orlando, FL	December 2002

Work History

Walt Disney World Resort Scheduler	Workforce Management	Lake Buena Vista, FL May 2008 - Present
<ul style="list-style-type: none">• Schedule up to 500 Cast Members for food and beverage, while adhering to employee handbook and union contracts• Research staffing trends• Implement plans to create lower cost staffing needs while maintaining high service• Liason for labor operations to assist location leaders in day to day operation• Assist Cast with vacation and schedule concerns and needs		
Walt Disney World Resort Instructor	Disney Internships & Programs Education (TA)	Lake Buena Vista, FL September 2011 - December 2011
<ul style="list-style-type: none">• Facilitate classes totaling over 200 international and domestic students• Subject expert in Corporate Communications• Partner with design and redevelopment of course• Instruct classes regarding media relations, community relations, government relations, and research• Assist in learning for students of a diverse population• Complete Welcome Days of new participates to ensure smooth welcome		
University of Phoenix Online - Adjunct Professor	Business Education	Phoenix, AZ June 2006 - Present
<ul style="list-style-type: none">• Instruct classes on Critical Thinking, Advanced Practices of Hospitality, and Food and Beverage Management		
Utilize on-line platform to connect with student and provide next generation learning tools International		
Academy of Design and Technology Adjunct Professor	General Education	Orlando, FL June 2006 - August 2011
<ul style="list-style-type: none">• Develop curriculum for private college in Political Science, Business, Mass Communication, and Geography• Primary instructor and advisor of Political Science program		

Lee Douglas

Lee Douglas for Florida House District 41

Winter Garden, FL

Candidate

Campaign

September 2009 – November 2010

- Public speaking in regards to policy choices to inform prospective voters
- Compile media press releases to communicate events and policy plans
- Create events that are both entertaining and strong fund raising
- Raise funds for the operational expense of a campaign and budget expenses
- Lead a team of 124 volunteers throughout district 41
- Exceed expectations by receiving 38% of vote
- Utilization of new media including social media to facilitate a message

Stewarding Manager

Disney's Yacht and Beach Club

August 2006 – May 2008

- Manage three dishrooms being utilized by two casual dining, one buffet, one signature restaurants, two quick service restaurants, and a convention center.
- Coach and mentor coordinators to allow them to better run their individual area
- Partner with outside contractors to ensure Disney quality
- Liaison for Green Lodging Certification

Restaurant Guest Service Manager

Disney's Yacht and Beach Club

March 2005 – August 2006

- Manage Private dining for a four star convention resort
- Coordinate labor and scheduling for Private Dining
- Plan and implement in room parties/functions
- Roll out Disney Basics while serving on Basics Test Team

Guest Show Manager

Disney's Polynesian Resort

February 2001 – March 2005

- Duty Manager for Disney's Polynesian Resort and Disney's Grand Floridian Beach Resort during 3rd shift.
- Assist Reedy Creek as first responder including emergency evacuations, AED activations, guest medical and emergency needs, and resort liaison
- Inspire, coach, and instruct Cast Members in multiple business units including custodial, front desk, bell services, and food and beverage
- Control labor budget and act as liaison between cast and schedulers
- Provide training and development to make a stronger team and improve resort operations
- Schedule daily assignments of work and verify that work is done to Disney standards

Coordinator of Training

Disney's Caribbean Beach

March 2000 – February 2001

- Coordinate training program for six shop food court, 200 seat full service restaurant, pool bar, merchandise shop, and resort recreation.
- Raise and maintain regulatory percentage to 100%
- Facilitate regulatory classes
- Update and implement new training manuals by coordinating area trainers

Guest Communication Specialist

Guest Communications

September 1999 – March 2000

- Respond via e-mail to correspondence from Guests
- Handle crisis communication for specific issues
- Develop and implement response guidelines dealing with park closures



CITY OF WINTER GARDEN
CITY CLERK'S OFFICE
300 WEST PLANT STREET
WINTER GARDEN, FL 34787

P: 407.656.4111
WWW.WINTERGARDEN-FL.GOV

BOARD APPOINTMENT INTEREST FORM

THANK YOU FOR YOUR INTEREST IN SERVING ON ONE OF THE CITY'S BOARDS/COMMITTEES. VOLUNTEERS LIKE YOU ARE ESSENTIAL TO ENSURING THAT YOUR CITY GOVERNMENT IS RESPONSIVE TO THE NEEDS OF THE COMMUNITY. PLEASE HELP US PLACE YOU ON THE MOST APPROPRIATE COMMITTEE BY COMPLETING THIS QUESTIONNAIRE. FEEL FREE TO ATTACH A RESUME.

Rec'd. 2-12-13

DATE: 1/25/13 VERIFIED INTEREST ON: _____

LAST NAME: Purdy Stephan FIRST: Kelly MIDDLE: C

HOME ADDRESS: 323 Bayside Avenue

OFFICE ADDRESS: _____

HOME PHONE: 407 687-4716 CELL PHONE: 407 687-4716 WORK PHONE: _____

EMAIL: kpurdy3@cfl.rr.com FAX #: _____

CURRENT EMPLOYER: Full Sail University LENGTH: 2.5 Years

POSITION: Academic Effectiveness Analyst

EDUCATION: HIGH SCHOOL GRADUATE YES NO UNDERGRADUATE COLLEGE DEGREE IN: Business

ADVANCED COLLEGE DEGREE IN: Master's in Teacher Leadership OTHER: Student - Doctorate in Educational Leadership

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
Held positions in leadership, teaching, and research. I have an interest in building and sustaining a strong community and collaborating with other professionals that enjoy doing the same.

COMMUNITY INVOLVEMENT: Council of 101 - Orlando Museum of Art since 2006

INTERESTS/ACTIVITIES: Art, Biking, Running, Reading, Walking

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? To engage in meaningful community work, learn, engage, and share best practices.

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.

Council of 101 - 2006

ARE YOU A RESIDENT OF WINTER GARDEN? YES NO IF YES, CONTINUOUS RESIDENT SINCE? 2012

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? YES NO WHICH CITY DISTRICT? Winter Garden

ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? YES NO IF YES, PLEASE STATE NAME OF BOARD: _____

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? YES NO IF YES, PLEASE STATE NAME OF BOARD: _____

REFERENCES:

Steve Carges - 585-330-5025, Niki Bathke - 321-274-7646, Dana West - 321-246-3562

- WHICH BOARD(S) ARE YOU INTERESTED?**
- *CODE ENFORCEMENT BOARD
 - *PLANNING & ZONING BOARD
 - *COMMUNITY REDEVELOPMENT AGENCY
 - *COMMUNITY REDEVELOPMENT ADVISORY BOARD - CIRCLE ALL THAT APPLY TO YOU WITHIN THE CRA: RESIDE / OWN / OPERATE A BUSINESS / OTHER
 - *GENERAL EMPLOYEES PENSION BOARD
 - *FIRE/POLICE PENSION BOARD
 - *ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
 - CIRCLE ALL THAT APPLY TO YOU: ARCHITECT / LICENSED GENERAL CONTRACTOR / WG HERITAGE FOUNDATION BOARD MEMBER / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT & RESIDE IN THE CITY / RESIDE IN THE CITY
 - ELECTION CANVASSING BOARD

PLEASE NOTE: MEMBERS SERVING ON BOARDS WITH AN ASTERISK (*) ARE REQUIRED TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM WITH THE ORANGE COUNTY SUPERVISOR OF ELECTIONS OFFICE ON OR BEFORE JULY 1ST OF EACH YEAR. APPLICANTS FOR BOARD APPOINTMENT ARE REMINDED OF THE PROVISIONS OF THE FLORIDA STATUTES AS APPLICABLE TO CONFLICTS OF INTEREST. ALL BOARD APPLICATIONS ARE KEPT ON FILE FOR ONE YEAR AND ARE SUBMITTED TO THE CITY COMMISSION WHENEVER A VACANCY OCCURS. UPDATED INFORMATION SHOULD BE SUBMITTED AND MAY BE REQUESTED AT ANY TIME.

DIRECT INTEREST FORM AND QUESTIONS TO THE CITY CLERK'S OFFICE AT 407-656-4111 EXT. 2254

THANK YOU FOR YOUR INTEREST IN SERVING YOUR COMMUNITY.