



CITY OF ORLANDO

January 27, 2025, 2:00 PM
City Council Chambers, 2nd Floor

City Council Minutes

District 1 Jim Gray	District 2 Tony Ortiz	District 3 Robert F. Stuart	Mayor Buddy Dyer	District 4 Patty Sheehan	District 5 Shan Rose	District 6 Bakari F. Burns
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(1) Opening

On Monday, January 27, 2025 the Orlando City Council met in regular session in City Council Chambers on the second floor of City Hall. Mayor Dyer introduced the invocation and pledge of allegiance.

Invocation

The invocation was delivered by Commissioner Jim Gray.

Pledge of Allegiance

The pledge of allegiance was led by Commissioner Jim Gray.

Call to Order

Mayor Dyer officially called the meeting to order at 2:06 P.M. City Clerk Stephanie Herdocia called the roll and announced there was a quorum with all members present.

Determination of Quorum

Present:

- Mayor Dyer
- Commissioner Jim Gray, District 1
- Commissioner Tony Ortiz, District 2
- Commissioner Robert F. Stuart, District 3
- Commissioner Patty Sheehan, District 4
- Interim Commissioner Shan Rose, District 5
- Commissioner Bakari F. Burns, District 6
- Assistant City Attorney Alex Karden
- City Clerk Stephanie Herdocia
- Deputy City Clerk Ken Walsh
- Police Officers Eddie Rosado and Manny Genao, Sergeants-at-Arms

Consideration of Minutes

Agenda Review and City Council Meeting — January 13, 2025

Commissioner Tony Ortiz moved and Commissioner Robert F. Stuart seconded a motion to waive the reading of January 13, 2025, Agenda Review and City Council meeting minutes and accept the minutes as written, and vote carried unanimously with minutes approved as written.

Awards/Presentations/Recognitions

(1) **Proclaiming** Black History Month Proclamation

ALL

Mayor Dyer announced that every February, observing Black History Month plays a key role in the collective work the City does to ensure Orlando is an inclusive and welcoming City. He emphasized that, in Orlando, the City recognizes that Black history is American history. Mayor Dyer also expressed gratitude to the members of the City of Orlando team and the Black History Month Planning Committee, who are coordinating the events to celebrate Black history and heritage.

Mayor Dyer called on Marcia Hope Goodwin, Chief Service Officer, who provided background on the 2025 Dr. Martin Luther King, Jr. Proclamation, as well as introduced the Commission members, 2025 MLK Commission Sponsors, and City Staff who support the Commission. Mayor Dyer then read the proclamation and proclaimed February 2025 as "Black History Month in the City of Orlando!" Group photos were then taken.

(2) **MAYOR'S UPDATE**

Happy Birthday, Commissioner Bakari F. Burns

Mayor Dyer announced that Commissioner Bakari F. Burns will be celebrating his birthday on Thursday. Following custom, the City Council wished him a happy birthday and sang "Happy Birthday" to Commissioner Burns.

Bob Snow Condolences

Mayor Dyer noted that the City sends condolences to Bob Snow's loved ones. Bob passed away over the weekend and will always be remembered in the community. His vision and entrepreneurial spirit helped put Orlando on the map as a tourist destination. At one point, Church Street Station was the third most visited tourist attraction in Florida, behind only two theme parks, which is impressive. Church Street was a vibrant place during those days, and everyone has a story about nickel beer night, depending on how old they were. There is no doubt that Bob's love for the City and downtown had an incredibly lasting impact over the years, and he will certainly be missed.

Items of note

Families, Parks and Recreation (FPR) Grants

D-2 Agreement between the City of Orlando and Community Coordinated Care for Children (4C), D-3 Agreement between the City of Orlando and Early Learning Coalition of Orange County (Baby Institute), D-4 Agreement between the City of Orlando and Early Learning Coalition of Orange County (Kidz Zone Early Care and Learning Program), D-5 Agreement between the City of Orlando and New Image Youth Center (NIYC) and D-6 Agreement between the City of Orlando and
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Mayor Dyer noted that these grant items allow the City to continue supporting partners who equip young residents in the Orlando Kidz Zones with the necessary tools. Together, the City and its partners are providing opportunities for young residents in Parramore, Holden Heights, Engelwood, and Mercy Drive.

Mayor Dyer asked the representatives from Community Coordinated Care for Children (4C), New Image Youth Center, Early Learning Coalition, and Page 15 to stand and be recognized, and he thanked them for their assistance.

Ordinances/1st Read

13-2 Ordinance No. 2025-4 Ordinance No. 2025-4 Amending and Restating the Land Development Regulations of the Coalition for the Homeless Men's Service Center Planned Development (PD), Relating to Certain Land Generally Located West of N. Terry Avenue, East of N. Parramore Avenue, North of W. Central Boulevard, and South of Ossie Street and comprised of approximately 4.98 Acres of Land; Providing for Amendment of the City's Official Zoning Map (ZON2024-10015) (Economic Development)

Mayor Dyer noted that on the agenda are a number of items to support the Coalition for the Homeless, which plans to modernize its campus to better serve the City's women and children struggling with homelessness.

This includes replacing the existing 70-year-old Women and Families building with a new six-story facility that will provide shelter for up to 350 women and children, an increase from the 240 individuals the facility can serve today.

Mayor Dyer explained the importance of this initiative, noting that, like all of the City's shelters, the Coalition is often at capacity, resulting in women and children occasionally being turned away. The enhanced services will include onsite counseling, medical assistance, dental services, and childcare, so individuals won't have to leave the facility to access those critical services.

Additionally, the City has publicly expressed support for using some of its Accelerate Orlando funds towards this modernization and thanked everyone for their support in that regard.

(3) Consent Agenda

Commissioner Bakari F. Burns moved and Commissioner Patty Sheehan seconded a motion to approve the consent agenda, and vote carried unanimously that the consent agenda be approved as follows.

(A) Mayor

- (1) **Approving** Employment Agreement — Michael Taylor, Sustainability Initiative **ALL** Manager (C)

The City of Orlando desires to retain the services of a Sustainability Initiative Manager. The City agrees to contract Michael Taylor, Sustainability Initiative Manager, to perform the duties and responsibilities as outlined in Exhibit A of the employment agreement for a period of approximately two years, commencing on or about January 28, 2025, and terminating on or about January 27, 2027.

Recommended Action: Approving Employment Agreement for Michael Taylor, Sustainability Initiative Manager (C), and authorizing the Mayor or Mayor Pro Tem and City Clerk to execute the same, after review and approval by the City Attorney's Office.

Approved, filed and documentary #250127A01.

(2) **Approving** Updates to Policies and Procedures Reviewed by Senior Staff **ALL**

1200.1 ED Director - Organization and Policy - Amended

The Economic Development Department is initiating an amendment to policy 1200.1 to reflect updates to the department's structure and functions since the policy was originally drafted in 2003.

1210.1 ED Business Development - Organization and Policy - Amended

The Economic Development Department is initiating an amendment to reflect updates to the Business Development Division's structure and functions since the policy was originally drafted in 2003.

1240.1 ED - Community Redevelopment Agency - Organization and Policy - Amended

In 2008, the CRA adopted policies and procedures to codify practices of the CRA with respect to meetings, CRA operation, procurement of goods and services, procurement of construction-related services, and contracting. This policy amendment brings the CRA policies up to date with current programs and practices.

1250.1 ED - Downtown Development Board - Organization and Policy - Amended

In 2008, the CRA adopted policies and procedures to codify practices of the CRA with respect to meetings, CRA operation, procurement of goods and services, procurement of construction-related services, and contracting. This policy amendment brings the CRA policies up to date with current programs and practices.

1260.1 ED - Permitting Services - Organization and Policy - No change/Keep as is

The Economic Development Department is initiating an amendment to policy 1280.1 to reflect updates to the division's organization and policy. The current policy was adopted in 2003. Permitting and code enforcement no longer function under the same division but are now separate divisions with separate policies and procedures.

1280.1 ED - Code Enforcement - Code Enforcement Organization and Policy - Amended

The Economic Development Department is initiating an amendment to policy 1280.1 to reflect updates to the division's organization and policy. The current policy was adopted in 2003. Permitting and code enforcement no longer function under the same division but are now separate divisions with separate policies and procedures.

1230.1 ED City Planning - Organization and Policy - Amended

The Economic Development Department is initiating an amendment to policy 1230.1 to reflect updates to the division's organizational structure, functions, and board responsibilities since the existing policy was originally drafted in 2004.

NEW POLICY 1290.1 - DSNID Organization and Policy - To establish and document procedures for the operation of the Downtown South Neighborhood Improvement District of the City of Orlando. - New Policy

This new policy will make the DSNID's policies consistent with those of the City with respect to procurement and contracting. Upon approval, the City's Director of Purchasing is designated as the DSNID's agent for purposes of procurement of goods and services and contracting, with the authority to approve expenditures and purchase contracts of up to \$50,000.00 (limits set in Chapter 7 of the City Code and related policy) on behalf of the DSNID with approval of the DSNID Project Manager and without additional DSNID approval. Purchases over \$50,000.00 and other types of contracts not addressed by the policy would still require DSNID Advisory Board approval.

1267.1 ED - Permitting Services and Code Enforcement - Building Moving Permit - No change/Keep as is

1268.1 ED - Permitting Services and Code Enforcement - Demolition of Building - No change/Keep as is

1210.2 ED Business Development - ED Incentives - No change/Keep policy as is

1233.1 ED - City Planning - Transportation Planning Section - No change/Keep policy as is

1262.1 ED - Permitting Services and Code Enforcement - Procedure for Issuance - No change/Keep policy as is

1230.2 ED City Planning - City Planning Administration Remove Entire Policy - Removal

The Economic Development Department is initiating a complete redline of policy 1230.2. The City Planning Division's Planning Manager is now referred to as the Planning Director. The functions, powers, and duties of the Planning Director can be found in Orlando City Code Chapter 65. This policy, which was drafted in 2004, is no longer applicable.

1231.1 ED - City Planning - Current Planning - Remove Entire Policy

The Economic Development Department is initiating a complete redline of policy 1231.1. The current planning section no longer exists, and the new sections are referenced in policy 1230.1.

1231.3 ED - City Planning - Procedure - Municipal Planning Board - Remove Entire Policy

The Economic Development Department is initiating a complete redline of policy 1231.3. The procedures related to the Municipal Planning Board are outlined in Chapter 65 of the Orlando Land Development Code.

1232.1 ED - City Planning - Long Range Planning - Remove Entire Policy

The Economic Development Department is initiating a complete redline of policy 1232.1. The long-range planning section no longer exists, and the new sections are referenced in policy 1230.1.

1234.1 ED - City Planning - Design and Historic Preservation Services Section - Remove Entire Policy

The Economic Development Department is initiating a complete redline of policy 1234.1. The design and historic preservation services section no longer exists, and the new sections are referenced in policy 1230.1.

1235.1 ED - City Planning - Strategic Planning Special Projects - Remove Entire Policy

The Economic Development Department is initiating a complete redline of policy 1232.1. The long-range planning section no longer exists, and the new sections are referenced in policy 1230.1.

1261.1 ED - Permitting Services and Code Enforcement - Technical Advisory Committee - Remove Entire Policy

The Economic Development Department is initiating a complete redline of policy 1261.1. Permitting and code enforcement are now separate divisions, and there is no Technical Advisory Committee.

1263.1 ED - Permitting Services and Code Enforcement - Occupational License - Remove Entire Policy

The Economic Development Department is initiating a complete redline of policy 1263.1. The City of Orlando no longer issues occupational licenses.

1264.1 ED - Permitting Services and Code Enforcement - Solicitors Permit - Remove Entire Policy

The Economic Development Department is initiating a complete redline of policy 1264.1. The City of Orlando's process for solicitor's permits is covered in Chapter 45 of the Land Development Code.

1265.1 ED - Permitting Services and Code Enforcement - Building Official - Remove Entire Policy

The Economic Development Department is initiating a complete redline of policy 1265.1. Permitting and code enforcement are now separate divisions, and the functions of the building official are outlined in the Florida Building Code.

1266.1 ED - Permitting Services and Code Enforcement - Building Permit Application - Remove Entire Policy

The Economic Development Department is initiating a complete redline of policy 1266.1. Permitting and code enforcement are now separate divisions, and there is no Technical Advisory Committee. Building permit issuance is covered in the Florida Statutes and Land Development Code.

Approved, filed and documentary **#250127A02**.

(B) Business and Financial Services

- (1) **Approving** Amendment to Contract with Integrated Fire & Security Solutions, **ALL** Inc. for Building Access Card Reader Upgrades, RFP20-0290

On July 1, 2021, City Council approved a contract award to Integrated Fire & Security Solutions, Inc. for building access control, replacement, and maintenance solutions.

The Information Technology Department and the Procurement and Contracts Division are now requesting approval of Amendment Eight to the contract with Integrated Fire & Security Solutions, Inc. to facilitate the upgrade of 225 card readers at various locations. This upgrade will provide for a more secure environment at the affected locations, including several Orlando Police Department (OPD) facilities, Orlando Fire Department (OFD) facilities, City Hall, the Sign Shop, and Permitting locations. The estimated expenditure is \$144,900.00.

The Minority Business Enterprise (MBE) Division has reviewed the subject procurement and has

determined that there are no certified firms to provide the subject goods or services.

Recommended Action: Approving Amendment to Contract with Integrated Fire & Security Solutions, Inc. for Building Access Card Reader Upgrades, RFP20-0290, and authorizing the Chief Procurement Officer to execute the amendment, as indicated above, in the estimated amount of \$144,900.00, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary **#250127B01**.

(2) **Approving** Award to DeSanto Plumbing, Inc. and Sherman Mechanical Contractors, LLC for Plumbing Services, IFB24-0590 **ALL**

The following sealed bids were received in response to the subject solicitation:

Supplier	Bid Amount
DeSanto Plumbing, Inc.	\$483,750.00
Sherman Mechanical Contractors, LLC	\$552,500.00
Frank Gay Services, LLC	\$636,250.00
McCloskey Mechanical Contractors, Inc.	\$667,000.00
M & J Enterprises	\$734,500.00
Ackerman Plumbing, Inc.	\$796,250.00
Diversified Plumbing Services	\$866,000.00
Wind River Environmental/Cloud 9 Services	\$932,500.00

The Facilities Management Division and the Procurement and Contracts Division have evaluated the bids and recommend award to the lowest, responsive, and responsible bidders, DeSanto Plumbing, Inc., of Astatula, FL, as the primary supplier, and Sherman Mechanical Contractors, LLC, of Ocala, FL, as the secondary supplier for plumbing services. The initial contract term is for three years with the option to renew for two additional one-year terms.

Actual expenditures will vary as usage will be on an as-needed basis at the established unit prices and available funding. The estimated annual expenditure is \$1,000,000.00.

DeSanto Plumbing, Inc. Minority Women Business Enterprise (M/WBE) Participation Plan totals 12% and is as follows:

Gemco Electric	MBE	6%
Triple Crown Construction	MBE	6%
Total MBE Participation		12%

DeSanto Plumbing, Inc. demonstrates Good Faith Efforts.

Sherman Mechanical Contractors, LLC Minority Women Business Enterprise (M/WBE) Participation Plan totals 10% and is as follows:

Diversified Supply, Inc.	MBE	1%
Wholesale Electric Caribe, Inc.	MBE	1%
SUCA Pipe Supply, Inc.	MBE	3%
Total MBE Participation		5%

Katco Distributors, Inc.	WBE	1%
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Merit Fasteners Corporation	WBE	1%
Walker Miller Equipment Company, Inc.	WBE	3%
Total WBE Participation		5%

Sherman Mechanical Contractors, LLC demonstrates Good Faith Efforts.

Recommended Action: Approving Award to DeSanto Plumbing, Inc. as the primary supplier and Sherman Mechanical Contractors, LLC for Plumbing Services, IFB24-0590, as the secondary supplier, and authorizing the Chief Procurement Officer to enter into an agreement and subsequent renewals with DeSanto Plumbing, Inc. as the primary supplier and Sherman Mechanical Contractors, LLC for Plumbing Services, IFB24-0590, as the secondary supplier, as indicated above, in the estimated annual amount of \$1,000,000.00, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary **#250127B02**.

- (3) **Approving** Award to Henderson Wilder Contracting, Inc. for Inspection and **ALL**
 Cleaning of Deep Injection Stormwater Drainwell Systems,
 IFB24-0485

The following sealed bids were received in response to the subject solicitation:

Supplier	Bid Amount
Henderson Wilder Contracting, Inc.	\$407,535.00
All Webb's Enterprises, Inc.	\$495,650.00
APEC, LLC	\$1,496,400.00

The Streets and Stormwater Division and the Procurement and Contracts Division have evaluated the bids and recommend award to the lowest, responsive, and responsible bidder, Henderson Wilder Contracting, Inc., of Orlando, FL, for inspection and cleaning of deep injection stormwater drain well systems.

The initial contract term is for three years with the option to renew for two additional one-year terms. Actual expenditures will vary as usage will be on an as-needed basis at the established unit prices and available funding. The estimated annual expenditure is \$250,000.00.

The Minority Business Enterprise (MBE) Division has reviewed the subject procurement and has determined that there are no certified firms to provide the subject goods or services.

Recommended Action: Approving Award to Henderson Wilder Contracting, Inc. for Inspection and Cleaning of Deep Injection Stormwater Drainwell Systems, IFB24-0485, and authorizing the Chief Procurement Officer to enter into an agreement and subsequent renewals, as indicated above, in the estimated annual amount of \$250,000.00, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary **#250127B03**.

- (4) **Approving** Construction Staging License Agreement for Summerlin Avenue **5**
 Improvement Project Phase I with Gibbs & Register, Inc.

The Summerlin Avenue Improvement Project (Project) is a collaborative effort between the City and the Orlando Utilities Commission (OUC) to enhance our community's infrastructure. The project includes various utility upgrades, such as improvements to OUC's potable water system and the City's sanitary sewer and stormwater systems. The project is estimated to take approximately 36

months to complete.

Gibbs & Register, Inc. (Gibbs), contracted by OUC to complete a portion of the project, is in need of a laydown area. The City owns vacant property near the project site at 536 W. South Street and 412 Chapman Court (License Area) and is agreeable to allowing Gibbs to use the property for construction staging and laydown purposes under the terms of a license agreement and Temporary Use Permit (TUP).

A summary of the terms of the Construction Staging License Agreement for the Summerlin Avenue Improvement Project - Phase I (License) is as follows:

- The initial term of the license will be 12 months and may be renewed for an additional 12-month term and up to four subsequent terms of 3 months each, for a total term not to exceed 36 months.
- Gibbs may use the License Area in accordance with the terms of a TUP and will be responsible for maintenance of the License Area and will be required to restore the site at the end of its use.
- Gibbs will also be responsible for insurance and the payment of any taxes or fees associated with its use, including any permit fees.

Recommended Action: Approving Construction Staging License Agreement for Summerlin Avenue Improvement Project Phase I with Gibbs & Register, Inc., and authorizing the Real Estate Division Manager to execute the same, and to execute the renewal options herein, all subject to the review and approval of the City Attorney's Office.

Approved, filed and documentary **#250127B04.**

- (5) **Accepting** Meeting Minutes and Adopting Resolution to Amend Fiscal Year **ALL**
2024-2025 Budget — January 14, 2025 Budget Review
Committee (BRC) Meeting

Meeting Minutes and Resolution will amend the Fiscal Year 2024-2025 Budget to provide required funds according to the following amendments.

Recommended Action: Adopting the resolution, and authorizing execution by the Mayor or Mayor Pro Tem and City Clerk and accepting the minutes for appropriate filing by the City Clerk's Office.

Adopted, filed and documentary **#250127B05.**

- (6) **Approving** Use of Broward County Contract with Polydyne, Inc. for Cationic **ALL**
Polymer, C25-0178

The Water Reclamation Division and the Procurement and Contracts Division are requesting approval to utilize Broward County Contract #OPN2118441B1B1 (Polymer) with Polydyne, Inc., of Riceboro, GA, for the purchase of cationic polymer for use solely at Conserv I, Conserv II, and Iron Bridge Reclamation Facilities. Cationic polymer is used to remove suspended solids from wastewater.

The current contract term is effective through August 19, 2025, and there is the option to renew for four additional one-year periods. This is an indefinite-quantity contract. Actual expenditures will vary as usage will be on an as-needed basis at the established unit prices and available funding. Based on prior usage reports and information provided by the primary user, the estimated annual expenditure is \$635,000.00.

The City does not utilize other agencies' contracts when there are opportunities for City-certified Minority Women Business Enterprise (M/WBE) firms to participate. The M/WBE Office has reviewed

the subject procurement and has determined that there were no City-certified M/WBE firms that are able to provide the subject goods or services.

Recommended Action: Approving and authorizing the Chief Procurement Officer to utilize the Broward County Contract with Polydyne, Inc. for Cationic Polymer, C25-0178, as indicated above, in the estimated annual amount of \$635,000.00, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary **#250127B06**.

(7) **Approving** Use of Florida Sheriffs Association Contract with Nextran Truck Centers for a Mack Dump Truck, C25-0160 **ALL**

The Fleet Management Division and the Procurement and Contracts Division are requesting approval to utilize Florida Sheriffs Association Contract #FSA23-VEH21.1 (Heavy Trucks and Buses) with Nextran Truck Centers of Orlando, FL, for the purchase of one 2026 Mack GR 18-20 yard dump truck, in the amount of \$226,823.02.

This truck is an addition to the Streets and Stormwater Division fleet.

The City does not utilize other agencies' contracts when there are opportunities for City-certified Minority Women Business Enterprise (M/WBE) firms to participate. The M/WBE Office has reviewed the subject procurement and has determined that there were no City-certified M/WBE firms that are able to provide the subject goods or services.

Recommended Action: Approving and authorizing the Chief Procurement Officer to utilize the Florida Sheriffs Association Contract with Nextran Truck Centers for a Mack Dump Truck, C25-0160, as indicated above, in the amount of \$226,823.02, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary **#250127B07**.

(8) **Adopting** Deleted **ALL**
Final Assessment Resolution Imposing and Levying Special Assessments on Specially Benefited Properties to Support the Provision of Charity Health Care.

(C) Economic Development

(1) **Authorizing** 2025 Growth Management Plan (GMP) Refresh **ALL**
City Staff is requesting approval to initiate a series of Growth Management Plan (GMP) amendments to streamline, significantly shorten, and "refresh" the GMP, focusing on vision, clarity, and ease of understanding, all while continuing to meet state data and analysis requirements. The current GMP, originally adopted in 1991 and last updated in full in 2012, contains more than 1,600 pages of data and analysis, goals, objectives, policies, and figures across fifteen elements. The goal of the GMP Refresh is to restructure the GMP into shorter, easier-to-understand chapters tied to an overall community vision. Ultimately, City Staff hopes to create a more user-friendly, web-based GMP.

City Staff anticipates that there will be two rounds of community engagement in February and March 2025 targeted to advisory boards, constituent groups, and subject area groups/experts and organized around topics such as livability, mobility, conservation and sustainability, and infrastructure and governance.

Key dates include:

March 18, 2025 – Municipal Planning Board (MPB) Workshop #1

April 15, 2025 – Municipal Planning Board (MPB) Workshop #2

May 20, 2025 – Municipal Planning Board (MPB) Hearing

June 23, 2025 – City Council 1st Reading (Transmittal Hearing)

July 2025 – Florida Department of Commerce/Review Agency Commenting Period

August 2025 – City Council 2nd Reading (Adoption Hearing)

September 2025 – Effective Date of Growth Management Plan (GMP) Refresh-related amendments

Recommended Action: Authorizing City Staff to initiate the Growth Management Plan (GMP) amendment(s) for inclusion in the 2025 Summer Cycle of GMP amendments.

Authorized, filed and documentary **#250127C01**.

(2) **Approving** Deleted **4**
Downtown South Neighborhood Improvement District (DSNID) Policies and Procedures.

(3) **Approving** Seventh Amendment to Small Business Façade, Site Improvement and Adaptive Reuse Program (FSARP) **ALL**

The Small Business Façade, Site Improvement and Adaptive Reuse Program (FSARP), formerly the Neighborhood Commercial District Revitalization Program, is an economic development program designed to provide interest-free deferred loans for façade, site, and adaptive reuse improvements to new and existing commercial property and business owners in the City of Orlando. The FSARP was first approved by City Council on November 13, 2006.

The program was last amended on October 5, 2020, to add guidelines to allow recipients of the City's Small Business Façade, Site Improvement, and Adaptive Reuse Program to receive up to \$20,000.00 in BAP assistance if BAP funds are being used for right-of-way improvements that are required by the City, regardless of the amount of assistance awarded under the FSARP. This includes but is not limited to street lighting and fire hydrant installation/relocation, sidewalk repairs, traffic signalization, water and sewer line construction, removal and relocation, curb and gutter, street improvements, and landscaping.

Since 2006, 175 program agreements with commercial property and/or business owners have been approved. This represents more than \$32.4 million in exterior improvements. The City's FSARP investment totals more than \$2.7 million.

City Staff recommends amending the FSARP to include the following additions and/or changes to the eligible improvements:

I. Exterior ADA Compliance Items

m. Exterior Security Cameras and Fusus (CORE) (must be associated with other façade improvements, and no more than 50% of the total grant may be used for cameras and Fusus Core)

i. Must be compatible with Fusus, LLC products

ii. Must be installed in conjunction with Fusus Core

- iii. Must be weatherproof cameras
- iv. Must be installed and oriented towards a public right-of-way to provide adequate views of the public space
- v. Grantees must register (level 1) and integrate (level 2) such cameras with the Orlando Police Department (OPD) via the Orlando Connect portal through the purchase of a FUSUS Core
- vi. Must be operational for no less than the term of the executed FSRP agreement

City Staff recommends adding grease traps as an additional eligible MEP improvement.

City Staff recommends defining a new building under ineligible items as new building construction or buildings less than 5 years old.

City Staff recommends that if there is an existing FSARP agreement, no new FSARP applications will be accepted until the current agreement has expired.

See the updated Small Business Façade, Site Improvement and Adaptive Reuse Program (FSARP) Policies, Procedures, and Conditions.

Recommended Action: Approving City Staff's recommended updates to the Small Business Façade, Site Improvement and Adaptive Reuse Program (FSARP) by City Council, and authorizing the City Attorney's Office to draft agreements for this program at the direction of the Economic Development Department.

Approved, filed and documentary **#250127C03**.

- (4) **Approving** Temporary Use Permit (TUP) for Laydown Yard at 536 W. South **5** Street and 412 Chapman Court (DET2025-10005)

Gibbs & Register, Inc. is requesting approval of a Temporary Use Permit (TUP) for approval of a laydown yard for construction materials at 536 W. South Street and 412 Chapman Court, subject to the conditions in the Planning Official's Determination.

Recommended Action: Approving Temporary Use Permit (TUP) for twelve months, until January 28, 2026, subject to the conditions in the Planning Official's Determination.

Approved, filed and documentary **#250127C04**.

(D) Families, Parks and Recreation

- (1) **Approving** Employment Agreement — Nathalie Reyes, Staff Assistant (C) **5,6**

The employment agreement with Ms. Nathalie Reyes fills a vacant staff assistant position at the Grand Avenue Neighborhood Center. The staff assistant provides diverse administrative support for the Parramore and Holden Heights Kidz Zones and the Grand Avenue Neighborhood Center.

Recommended Action: Approving Employment Agreement for Nathalie Reyes, Staff Assistant (C), and authorizing the Mayor or Mayor Pro Tem and City Clerk to execute the same, after review and approval by the City Attorney's Office.

Approved, filed and documentary **#250127D01**.

- (2) **Approving** Agreement between the City of Orlando and Community **5,6**
Coordinated Care for Children (4C)

Orlando Kidz Zones (OKZ) is a "collective impact" effort, meaning the work in each Zone is carried

out by a consortium of partner organizations rather than a single entity. The entities work together to collectively achieve the goal of equipping children and youth, from birth to age 25, who reside in the Zones with the tools they need to become successful, healthy, well-educated adults.

One of the partner organizations is Community Coordinated Care for Children (4C), an Orlando-based non-profit organization that has successfully partnered with OKZ since the beginning of 2006 when Parramore Kidz Zone was founded. 4C brings decades of expertise in working with families of children ages birth to 5 to the OKZ partnership.

By approving the agreement, City Council will authorize a grant to 4C to fund the Orlando Kidz Zone Family Care Connection project serving Parramore, Holden Heights, and Mercy Drive families. 4C will employ three Family Enrichment Specialists to coordinate enrollment of children in early childhood learning programs (including Early Head Start, Head Start, Bezos Academy, the Rosen Preschool, Orange County Public Schools (OCPS) Kindergarten, School Readiness, and Voluntary Pre-Kindergarten programs). They will also offer wraparound services to families, including facilitating access to a host of supportive services, such as employment services, housing stabilization, mental health services, and so forth, based on the individual needs of each family.

Recommended Action: Approving Agreement between the City of Orlando and Community Coordinated Care for Children (4C), and authorizing the Mayor or Mayor Pro Tem and City Clerk to execute the same, after review and approval by the City Attorney's Office. Additionally, authorizing the Families, Parks and Recreation (FPR) Department Director to execute extensions and/or other requested documentation for Fiscal Year 2024-2025, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary **#250127D02**.

(3) **Approving** Agreement between the City of Orlando and Early Learning Coalition of Orange County (Baby Institute) **2,5,6**

Orlando Kidz Zones (OKZ) is a "collective impact" effort, meaning the work in each Zone is carried out by a consortium of partner organizations rather than a single entity. The entities work together to collectively achieve the goal of equipping children and youth, from birth to age 25, who reside in the Zones with the tools they need to become successful, healthy, well-educated adults.

One of the partner organizations is the Early Learning Coalition of Orange County (ELCOC), an Orlando-based non-profit organization that had successfully partnered with OKZ since the beginning of 2006 when Parramore Kidz Zone was founded. ELCOC brings expertise in working with families of children ages birth to 5 to the OKZ partnership.

By approving the agreement, the Orlando City Council will authorize a grant to The Early Learning Coalition to continue offering the Baby Institute to families of children ages birth to 5 residing in Parramore, Holden Heights, Mercy Drive, and Engelwood Kidz Zones (PKZ). Baby Institute is a parenting education program that includes 6 weeks of virtual parenting education sessions, 4 weeks of individualized parent engagement sessions, mental health and wellness activities, and an alumni program for Baby Institute graduates to stay engaged and reinforce health and educational concepts.

Recommended Action: Approving Agreement between the City of Orlando and the Early Learning Coalition of Orange County (Baby Institute), and authorizing the Mayor or Mayor Pro Tem and City Clerk to execute the same, after review and approval by the City Attorney's Office. Additionally, authorizing the Families, Parks and Recreation (FPR) Department Director to execute extensions and/or other requested documentation for Fiscal Year 2024-2025, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary #250127D03.

- (4) **Approving** Agreement between the City of Orlando and Early Learning Coalition of Orange County (Kidz Zone Early Care and Learning Program) **2,5,6**

Orlando Kidz Zones (OKZ) is a "collective impact" effort, meaning the work in each Zone is carried out by a consortium of partner organizations rather than a single entity. The entities work together to collectively achieve the goal of equipping children and youth, from birth to age 25, who reside in the

Zones with the tools they need to become successful, healthy, well-educated adults.

One of the partner organizations is the Early Learning Coalition of Orange County (ELCOC), an Orlando-based non-profit organization that had successfully partnered with OKZ since the beginning of 2006 when Parramore Kidz Zone (PKZ) was founded. ELCOC brings expertise in working with families of children ages birth to 5 to the OKZ partnership.

By approving the agreement, City Council will authorize a grant to the Early Learning Coalition to offer the Kidz Zone Early Care and Learning Program to fund access for children, ages birth to 5, who reside in the Parramore, Holden Heights, Mercy Drive, and Engelwood Kidz Zones, to affordable, developmentally appropriate childcare. Funding for the program supports financial assistance for childcare through the State's School Readiness (SR) program for income-eligible families. Trained staff will review referrals and guide parents through the registration process, ensuring timely and accurate enrollment.

Recommended Action: Approving Agreement between the City of Orlando and the Early Learning Coalition of Orange County (Kidz Zone Early Care and Learning Program), and authorizing the Mayor or Mayor Pro Tem and City Clerk to execute the same, after review and approval by the City Attorney's Office. Additionally, authorizing the Families, Parks and Recreation (FPR) Department Director to execute extensions and/or other requested documentation for Fiscal Year 2024-2025, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary #250127D04.

- (5) **Approving** Agreement between the City of Orlando and New Image Youth Center (NIYC) **5**

Orlando Kidz Zones (OKZ) is a "collective impact" effort, meaning the work in each Zone is carried out by a consortium of partner organizations rather than a single entity. The entities work together to collectively achieve the goal of equipping children and youth, from birth to age 25, who reside in the Zones with the tools they need to become successful, healthy, well-educated adults.

One of the partner organizations is New Image Youth Center (NIYC), a Parramore-based non-profit organization that has successfully partnered with Parramore Kidz Zone (PKZ) since the beginning of 2006 when PKZ was founded. NIYC brings expertise in offering a broad range of services to Parramore children and youth, "from cradle to career," to the OKZ partnership.

By approving the agreement, City Council will authorize a grant to NIYC to offer comprehensive services to children/youth/young adults residing in Parramore. Services include Tutoring (afterschool homework, integrated academic skills support, and STEM activities); College/Post-secondary Preparation (exam prep, application assistance, college and career exploration); Life Skills (researched-based therapeutic sessions help students learn developmentally appropriate skills for stress, anger management, coping mechanisms, and positive communication); Health & Wellness (onsite garden, nutrition/cooking, and fitness classes); Crisis Support Services (short-term crisis support for families, including after hours care, social service referrals, and mental health counseling);

Summer Camp (including educational field trips and STEM projects); and Social Justice training to assist youth in becoming effective community leaders.

Recommended Action: Approving Agreement between the City of Orlando and New Image Youth Center, and authorizing the Mayor or Mayor Pro Tem and City Clerk to execute the same, after review and approval by the City Attorney's Office. Additionally, authorizing the Families, Parks and Recreation (FPR) Department Director to execute extensions and/or other requested documentation for Fiscal Year 2024-2025, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary **#250127D05**.

(6) **Approving** Agreement between the City of Orlando and Page 15 **5,6**

Orlando Kidz Zones (OKZ) is a "collective impact" effort, meaning the work in each Zone is carried out by a consortium of partner organizations rather than a single entity. The entities work together to collectively achieve the goal of equipping children and youth, from birth to age 25, who reside in the Zones with the tools they need to become successful, healthy, well-educated adults.

One of the partner organizations is Page 15, a Parramore-based non-profit organization that has successfully partnered with Parramore Kidz Zone (PKZ) since its inception in 2006 when PKZ was founded. Page 15 brings expertise in building the language arts skills of elementary, middle, and high school youth.

By approving the agreement, City Council will authorize a grant to support Page 15's Language Arts & Empowerment Programs. The program includes 500+ hours of specialized language arts programming for Parramore/Holden Heights children (grades 3-12), including:

1. Daily Afterschool Literacy Enrichment (January-May; August-December):

At least 220 hours of free specialized language arts enrichment to students of all skill levels in grades 3-12 at the Downtown Rec Complex and Grand Ave Neighborhood Center. Offered 5 days/week, the program will offer students the freedom to express their creativity through storytelling, poetry, journaling, and creative writing.

2. Innovative Creative Writing Summer Camps (June-July):

A 7-week Young Writers Summer Camp will offer 35 days of creative writing for students in grades 3-12. Students will work with authors and designers to write and publish their very own books.

3. In-School Writing Workshops:

Partnering with the OCPS ACE K-8 school, Page 15 will lead a variety of in-school writing workshops for higher-performing students, enabling teachers to focus on those needing the most support.

Using creative writing, journaling, poetry, and other means of self-expression, Page 15's language arts and empowerment programs will encourage children to discover their voices and advance their literacy skills. Services include:

1. Daily Writing Practice;
2. Daily Reading Practice (access to a large selection of age- and culturally relevant books);
3. Opportunities to Meet Published Authors;
4. Opportunities to Publish and Share Student Work, in print or on stage, with peers, families, and the community;
5. Regular Spoken Word Opportunities from the stage.

Recommended Action: Approving Agreement between the City of Orlando and Page 15, and authorizing the Mayor or Mayor Pro Tem and City Clerk to execute the same, after review and approval by the City Attorney's Office. Additionally, authorizing the Families, Parks and Recreation (FPR) Department Director to execute extensions and/or other requested documentation for Fiscal Year 2024-2025, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary #250127D06.

(E) Fire

No Agenda Items

(F) Housing

- (1) **Approving** Conditional School Impact Fee Exemption Agreement/Declaration of Restrictive Covenant between the City of Orlando, Orange County Public Schools (OCPS), and ECG South Ivey, LP **5**

ECG South Ivey, LP, whose parent company is Elmington Capital Group (Elmington), is developing the property located at 10 and 30 S. Ivey Lane, Orlando, FL 32811, with 137 affordable housing units serving individuals or households at or below 80% of the area median income (AMI).

Elmington is a national leader in the development and management of the workforce, as well as mixed-income and affordable housing. Founded in 2010, Elmington has successfully developed more than 5,000 affordable homes. The Elmington team consists of over 1,000 employees and includes experts in investment, construction, design, property management, and community development. In Florida specifically, Elmington has won six competitive awards from the Florida Housing Finance Corporation (FHFC) since 2021, is currently developing more than 800 affordable units, and manages approximately 800 additional apartments.

The project won a funding allocation under the Florida Housing Finance Corporation (FHFC) Request for Applications (RFA) 2023-213 State Apartment Incentive Loan (SAIL) Funding for Live Local Mixed-Income, Mixed-Use, and Urban Infill Developments. In addition, the project won RFA Y24-1031-AH for Orange County Affordable Housing Trust Fund financing. The development's total cost is approximately \$47,400,000.00. The affordability period will be 50 years, with project monitoring administered by FHFC. The project's affordability breakdown includes 14 units set aside for 30% of Area Median Income (AMI), 68 units for those at or below 50% AMI, and 55 units for those at or below 80% AMI.

The total school impact fee exemption is \$924,887.00 for the 137 units. The project received a density bonus allowing for 34 dwelling units per acre (up from 21 dwelling units per acre). The bonus allowed for an additional 41 units for the project. The project also received a 10% parking reduction, resulting in a minimum of 205 parking spaces. Additionally, the project will receive a Transportation Impact Fee discount of \$531,971.00 and a Parks Impact Fee discount of \$240,846.00.

No additional grant funding has been provided for this project at this time.

City Staff is requesting City Council's approval of the agreement to exempt \$924,887.00 in school impact fees for 137 units. This agreement was approved by Orange County Public Schools on January 14, 2025.

Recommended Action: Approving and authorizing the Mayor and City Clerk to execute the Conditional School Impact Fee Exemption Agreement/Declaration of Restrictive Covenant between the City of Orlando, Orange County Public Schools (OCPS), and ECG South Ivey, LP. At the end of the affordability period, authorize the Mayor to satisfy the mortgage and release the restrictive covenant upon compliance with the terms of the school impact fee agreement.

Approved, filed and documentary **#250127F01**.

(2) **Approving** Employment Agreement — Dana Johnston, Housing Rehabilitation Specialist III **ALL**

The Housing and Community Development Department is requesting approval to hire Dana Johnston as a Housing Rehabilitation Specialist III to assist with the construction inspections of our grant programs. Mr. Johnston will be responsible for preparing cost estimates and scopes of work for the rehabilitation of structures within the Housing Department's programs and will work under the direction of the Housing Development Program Manager.

This position is included in the Fiscal Year 2024-2025 budget as a full-time contract position. This agreement is for one year, beginning on or about February 3, 2025, and ending on February 2, 2026.

Recommended Action: Approving Employment Agreement for Dana Johnston, Housing Rehabilitation Specialist III, and authorizing the Mayor or Mayor Pro Tem and City Clerk to execute the same, after review and approval by the City Attorney's Office.

Approved, filed and documentary **#250127F02**.

(G) Orlando Venues

No Agenda Items

(H) Police

No Agenda Items

(I) Public Works

No Agenda Items

(J) Transportation

(1) **Approving** Special Event Permits for Parks and Outdoor Public Assemblies **3,4,5**

ID: 1268 "Final Fridays," International Plaza, Lake Eola Park, Fri., 1/31, 2/28, 3/28, 4/25, & 5/30/2025. Vending, amplified sound between 5:00 p.m. & 9:00 p.m.

ID: 1370 "Luminary Market and Kaleidoscope 360," Luminary Green Park, Wed., 2/5 & 3/5/2025. Vending, amplified sound between 4:30 p.m. & 10:00 p.m.

ID: 1296 "West Lakes Community Farmer's Market," Lake Lorna Doone Park Pavilion and Event Lawn, Sat., 2/8, 3/1, & 4/5/2025. Alcohol, vending, amplified sound between 11:00 a.m. & 4:00 p.m.

ID: 1179 "8th Annual Head for the Cure 5K – Orlando," Harbor Park and area, Sat., 2/15/2025. Vending, amplified sound between 9:00 a.m. & 11:00 a.m. Road closure: Welham St. between Jake St./Lake Baldwin Ln.

ID: 1222 "Girl the Park Day," Blue Jacket Park, Sun., 2/16/2025. Vending, amplified sound between 1:00 p.m. & 4:00 p.m.

ID: 1182 "2025 Dragon Parade," Thornton Ave. and area, Sun., 2/16/2025. Amplified sound between 9:00 a.m. & 11:00 a.m. Road Closure: N. Thornton Ave. between Park Lake St./Lake Highland Dr., Lake Highland Dr. between N. Thornton Ave./Portland Ave.

ID: 1183 "Immerse," Downtown Orlando, Wed., 2/19; Thu., 2/20; Fri., 2/21; Sat., 2/22; & Sun., 2/23/2025. Alcohol, vending, temp. structures, amplified sound: Fri., 2/21 between 5:00 p.m. & 10:00 p.m.; Sat., 2/22 between 12:00 p.m. & 10:00 p.m.; Sun., 2/23 between 12:00 p.m. & 5:00 p.m. Road closure: Orange Ave. between South St./E Anderson St.; Orange Ave. between South St./Central Blvd.; Pine St. between CCF Building/S. Court Ave.; Church St. between Garland Ave./S. Court Ave.

ID: 1355 "3rd Thursday," 39 S Magnolia Ave., Thu., 2/20/2025. Vending, temp. structure, amplified sound between 4:30 p.m. & 9:00 p.m.

ID: 1343 "Swerv Orlando Party," Festival Park, Sat., 2/22/2025. Vending, amplified sound between 1:00 p.m. & 8:00 p.m.

ID: 1190 "Collective Corner Pop-Up Market," Gaston Edwards Park, Sat., 2/22/2025. Vending, amplified sound between 11:00 a.m. & 4:00 p.m.

ID: 1220 "Brave Run," Boone High School and surrounding area, Sat., 2/22/2025. Amplified sound between 8:00 a.m. & 10:00 a.m. Road Closure: S. Summerlin Ave. between Kaley St./Cherokee Dr.; E. Gore St. between Cherokee Dr./Delaney Ave. OPD to hold traffic along the route as needed.

ID: 1224 "Barbecue in the Park," Luminary Green Park, Tue., 2/25/2025. Alcohol, vending, amplified sound between 5:00 p.m. & 8:00 p.m.

Recommended Action: Approving Special Event Permits for Parks and Outdoor Public Assemblies.

Approved, filed and documentary **#250127J01**.

(K) Other

(1) **Approving** Specific Items Approved by the Greater Orlando Aviation Authority **ALL** (GOAA) at its December 11, 2024 Meeting

The Greater Orlando Aviation Authority (GOAA) has requested that City Council approve the following items approved by the Authority's Board at its December 11, 2024 meeting:

CA-B Recommendation to dispose of surplus property no longer necessary, useful, or profitable in the operation of the Airport System.

CA-D Recommendation to approve Change Order No. Bid Package No. 00497-02 for \$350,000.00 and a time extension of 85 days. City Council concurrence is required due to Federal Aviation Administration (FAA) funding.

CA-R Recommendation of the Construction Finance Oversight Committee to Approve Funding Actions to Various Contracts.

Recommended Action: Approving Items CA-B, CA-D, and CA-R from the December 11, 2024,

Greater Orlando Aviation Authority (GOAA) Meeting and authorizing the Mayor and City Clerk to execute any documents related thereto, subject to review and approval by the City Attorney's Office.

Approved, filed and documentary **#250127K01**.

At approximately 2:40 P.M., Mayor Dyer recessed the City Council meeting and convened the Community Redevelopment Agency (CRA) meeting.

(4) Community Redevelopment Agency (CRA)

(1) **Approving** Community Redevelopment Agency (CRA) Meeting Minutes — **3,4,5**
November 11, 2024

Community Redevelopment Agency (CRA) Meeting Minutes — November 11, 2024.

Recommended Action: Approving Community Redevelopment Agency (CRA) Meeting Minutes for the Meeting of November 11, 2024.

Commissioner Patty Sheehan moved and Commissioner Robert F. Stuart seconded a motion to approve the Community Redevelopment Agency (CRA) Meeting Minutes – November 11, 2024, and the Community Redevelopment Agency (CRA) voted unanimously to approve the Community Redevelopment Agency (CRA) Meeting Minutes – November 11, 2024, filed and documentary **#250127401**.

(2) **Approving** Community Redevelopment Agency (CRA) Meeting Minutes — **3,4,5**
December 9, 2024

Community Redevelopment Agency (CRA) Meeting Minutes — December 9, 2024.

Recommended Action: Approving Community Redevelopment Agency (CRA) Meeting Minutes for the Meeting of December 9, 2024.

Interim Commissioner Shan Rose moved and Commissioner Patty Sheehan seconded a motion to approve the Community Redevelopment Agency (CRA) Meeting Minutes – December 9, 2024, and the Community Redevelopment Agency (CRA) voted unanimously to approve the Community Redevelopment Agency (CRA) Meeting Minutes – December 9, 2024, filed and documentary **#250127402**.

(3) **Approving** Community Redevelopment Agency (CRA) Policy and Procedure **3,4,5**
Amendment, Section 1240.1

In 2008, the Community Redevelopment Agency (CRA) adopted policies and procedures to codify its practices regarding meetings, CRA operation, procurement of goods and services, procurement of construction-related services, and contracting. This policy amendment brings the CRA policies up to date with current programs and practices.

Recommended Action: Approving the Amendment to Community Redevelopment Agency (CRA) Policy and Procedure Amendment, Section 1240.1, and submittal of the revised policy to the City Clerk's Office for codification in the City's Policies and Procedures.

Mayor Dyer called on CRA Executive Director David P. Barilla to provide background information. Interim Commissioner Shan Rose moved and Commissioner Patty Sheehan seconded a motion to approve the Community Redevelopment Agency (CRA) Policy and Procedure Amendment, Section 1240.1, and the Community Redevelopment

Agency (CRA) voted unanimously to approve the Community Redevelopment Agency (CRA) Policy and Procedure Amendment, Section 1240.1, filed and documentary #250127403.

- (4) **Approving** Agreement with Green Earth Power Washing, LLC for Powerwashing Sanitation Services, C25-0176 **3,4,5**

Several locations within the Community Redevelopment Agency (CRA) district have been identified as areas of congregation. This situation has led to significant sanitation challenges. To mitigate these issues, the CRA is seeking to enter into an agreement with Green Earth Power Washing, LLC, to provide professional cleaning services on a recurring basis. The proposed services will be conducted monthly on three consecutive days, specifically a Monday, Tuesday, and Wednesday of each month during the hours of 10:00 p.m. to 6:00 a.m. The scope of work will encompass the cleaning of sidewalks, curbs, and medians. The cleaning process will employ a 100% biodegradable degreaser, a 48-inch surface cleaner, and hot water to effectively eliminate gum, debris, and other contaminants from these public areas.

Green Earth Power Washing previously entered an agreement for on-call Citywide pressure cleaning services with the City of Lighthouse Point, a Florida municipal corporation, effective January 9, 2024, and the CRA desires to use that agreement as a basis for the performance of work for the CRA upon substantially the same contractual terms and conditions as the agreement with the City of Lighthouse Point.

The current contract term is effective through January 31, 2026.

Actual expenditures will vary as usage will be on an as-needed basis at the established unit prices and available funding. Based on prior usage reports and information provided by the primary user, the estimated expenditure is \$99,500.00.

Recommended Action: Approving Agreement with Green Earth Power Washing, LLC, for Powerwashing Sanitation Services, C25-0176, and authorizing the Chief Procurement Officer to execute the agreement, subject to review and approval by the City Attorney's Office.

Mayor Dyer called on CRA Executive Director David P. Barilla to provide background information on this item. Interim Commissioner Shan Rose moved and Commissioner Robert F. Stuart seconded a motion to approve the Agreement with Green Earth Power Washing, LLC for Powerwashing Sanitation Services, C25-0176, and the Community Redevelopment Agency (CRA) voted unanimously to approve the Agreement with Green Earth Power Washing, LLC for Powerwashing Sanitation Services, C25-0176, filed and documentary #250127404.

- (5) **Approving** DTO Façade Program Funding Agreement between the Community Redevelopment Agency (CRA) and HeatWave ORL, LLC for 741 W. Church Street **3,4,5**

The DTO Façade Program offers a three-year, interest-free deferred loan for façade and/or building stabilization improvements to existing properties within the Downtown Community Redevelopment Area ("Downtown CRA"). The program provides assistance with costs related to exterior physical improvements throughout the entire Downtown CRA, as well as building stabilization improvements within the Parramore Heritage Area of the Downtown CRA. The program also provides additional funding for eligible improvements for properties located within the focus areas of the Downtown CRA.

Heatwave ORL, LLC, located at 741 W. Church Street, has applied for assistance under the program for façade improvements, including windows, stucco, woodwork, painting, siding, and building improvements. The program provides an opportunity for the CRA to reimburse up to 80% of the

project cost, based upon the lowest estimate, but not to exceed \$200,000.00, for eligible improvements to commercial buildings within a focus area of the Downtown Orlando CRA. The owner's capital investment for the proposed improvements is estimated at \$180,000.00, which is the lowest of the contractors' estimates provided; thus, they are eligible for funding assistance up to \$129,196.00.

The Downtown Façade Program Grant Review Committee convened on December 13, 2024, and made a recommendation of approval for funding assistance of up to \$129,196.00 toward the proposed improvements at 741 W. Church Street.

Recommended Action: Approving the DTO Façade Program Funding Agreement between the Community Redevelopment Agency and HeatWave ORL, LLC for 741 W. Church Street, and authorizing the Chair of the CRA and Executive Director to execute such Funding Agreement, subject to review and approval by the City Attorney's Office.

Mayor Dyer called on CRA Executive Director David P. Barilla to provide background information. Interim Commissioner Shan Rose moved and Commissioner Patty Sheehan seconded a motion to approve the DTO Façade Program Funding Agreement between the Community Redevelopment Agency (CRA) and HeatWave ORL, LLC for 741 W. Church Street, and the Community Redevelopment Agency (CRA) voted unanimously to approve the DTO Façade Program Funding Agreement between the Community Redevelopment Agency (CRA) and HeatWave ORL, LLC for 741 W. Church Street, filed and documentary **#250127405**.

(6) **Approving** DTO Restaurant Program Funding Agreement with HeatWave ORL, LLC **3,4,5**

In 2010, the Community Redevelopment Agency (CRA) created the CRA Retail Stimulus Program to attract strong retail operators and to achieve high-quality interior buildouts of new retail establishments within the CRA. In 2023, the program was divided into the DTO Retail Program and the DTO Restaurant Program. The DTO Restaurant Program allows qualifying businesses to be eligible for up to \$400,000.00 for tenant improvements, \$50,000.00 for rent expenses, and \$25,000.00 for the addition of or improvements to outside seating areas for a potential maximum funding amount of \$475,000.00. Exact funding levels are dependent on program criteria such as location, square footage, and restaurant classification.

HeatWave Orl, LLC, doing business as Heatwave, a full-service restaurant, has signed a five-year lease for the space located at 741 W. Church Street, Orlando, Florida 32805. This 3,920 sq. ft. restaurant space will have table and bar service with approximately eighty-seven overall seats.

This restaurateur brings five years of restaurant ownership and operations experience to this new venture, including Main House Market, Market on South, and The Wood House.

HeatWave Orl, LLC qualifies for funding in the amount of \$125,000.00, which includes \$75,000.00 for tenant improvements, along with \$50,000 in rent assistance. Funding received would be used for build-out expenses, including plumbing, flooring, mechanical, electrical, painting, and interior finishings. The overall build-out of the retail space is anticipated to cost approximately \$139,000.00, with \$75,000.00 from the CRA under this funding agreement.

Recommended Action: Approving the DTO Restaurant Program Funding Agreement between the Community Redevelopment Agency and HeatWave Orl, LLC, subject to review and approval of the City Attorney's Office and authorizing the Chair of the CRA and Executive Director to execute such DTO Restaurant Program Funding Agreement, subject to review and approval by the City Attorney's Office.

Mayor Dyer called on CRA Executive Director David P. Barilla to provide background information. Interim Commissioner Shan Rose moved and Commissioner Patty Sheehan seconded a motion to approve the DTO Restaurant Program Funding Agreement with HeatWave ORL, LLC for 741 W. Church Street, and the Community Redevelopment Agency (CRA) voted unanimously to approve the DTO Restaurant Program Funding Agreement with HeatWave ORL, LLC for 741 W. Church Street, filed and documentary **#250127406**.

At approximately 2:43 P.M., Mayor Dyer adjourned the CRA meeting and called the Downtown South Neighborhood Improvement District Board of Directors meeting to order.

(5) Neighborhood Improvement District - Board of Directors

(1) **Approving** Downtown South Neighborhood Improvement District (DSNID) **4**
Policies and Procedures

The policies and procedures codify practices of the DSNID with respect to meetings and procurement of goods and services. This policy adoption will make the DSNID's policies consistent with those of the City with respect to procurement and contracting. The City's Director of Purchasing is designated as the DSNID's agent for purposes of procurement of goods and services and contracting, with the authority to approve expenditures and purchase contracts of up to \$100,000.00 (limits set in Chapter 7 of the City Code and related policy) on behalf of the DSNID with the approval of the DSNID Project Manager and without additional DSNID approval. Purchases in excess of \$100,000.00 and other types of contracts not addressed by the policy would all come before the DSNID.

Recommended Action: Approving Downtown South Neighborhood Improvement District (DSNID) policies and procedures and submittal of the policy to the City Clerk for codification in the City's Policies and Procedures.

Mayor Dyer called on Chief Urban Planner Martin Hudson to provide background information. Commissioner Patty Sheehan moved and Commissioner Robert F. Stuart seconded a motion to approve Downtown South Neighborhood Improvement District (DSNID) Policies and Procedures between the City of Orlando and the Downtown South Neighborhood Improvement District (DSNID), and the Neighborhood Improvement District voted unanimously to approve the Downtown South Neighborhood Improvement District (DSNID) Policies and Procedures, filed and documentary **#250127501**.

At approximately 2:44 P.M., Mayor Dyer adjourned the Neighborhood Improvement District (NID) Board of Directors meeting and reconvened the City Council meeting.

(6) OPEB Board of Trustees

No Agenda Items

(7) New Business/Hearings

No Agenda Items

(8) New Business

No Agenda Items

(9) Hearings

- (1) **Adopting** Final Assessment Resolution Imposing and Levying Special Assessments on Specially Benefited Properties to Support the Provision of Charity Health Care **ALL**

The Final Assessment Resolution confirms the approvals, authorizations, and findings contained in the Initial Assessment Resolution bearing Documentary No. 250113B21, adopted by City Council on January 13, 2025, and approves and authorizes the levy, collection, and enforcement of non-ad valorem assessments within the Assessment Area described therein to support the provision of charity health care by the assessed hospitals in the City of Orlando.

Hospitals within the City limits provide millions of dollars in uncompensated charity care to indigent citizens of Orlando.

To assist providers with recoupment and further development of indigent care services, the State of Florida created a Low-Income Pool (LIP) program through its federal Medicaid waiver to allow providers access to funds to help support the costs of charity care.

The LIP is designed to match federal payments with non-federal shares generated through Intergovernmental Transfers (IGTs). Cities, municipalities, and other governmental entities can raise funds, through assessments or other means, to transfer to the State of Florida to generate IGTs and thus increase the amount of money released from the LIP.

This assessment of certain properties within the City limits will be used to generate those IGTs. The assessment is based on the net inpatient and outpatient revenues of the hospitals within the City limits.

The hospitals affected by this assessment fully support it. The hospitals plan to remit the assessment contemporaneously with the adoption of this Final Assessment Resolution so that the City can transfer the amount to the State of Florida to satisfy the IGT requirement.

The City will not retain the assessments for any significant period of time, but the properties being assessed will receive a direct and special benefit based on greater access to the LIP or the avoided greater share of uncompensated care that hospitals would have to take on if LIP-eligible providers did not have this support.

Recommended Action: Adopting Final Assessment Resolution Imposing and Levying Special Assessments on Specially Benefited Properties to Support the Provision of Charity Health Care, authorizing the Mayor or Mayor Pro Tem and the City Clerk or Deputy City Clerk to execute the resolution, and authorizing the City Attorney or Assistant City Attorney to execute and record a Notice of Special Assessment Lien in the Orange County, Florida, Public Records, subject to review and approval by the City Attorney's Office.

Mayor Dyer opened the hearing by stating that on January 13, 2025, City Council adopted an Initial Assessment Resolution for the City's imposition of an assessment that will assist in funding charity health care for uninsured and low-income patients. This is the 8th year of this assessment, and the hospitals subject to the assessment support it. To complete the assessment proceedings and consider the adoption of the Final Assessment Resolution, the City Council is required under the City's Home Rule Special Assessment Ordinance to hold a public hearing. Notice of the hearing was advertised in

the Orlando Sentinel on January 8, 2025. City Clerk Stephanie Herdocia presented the Final Assessment Resolution Imposing and Levying Special Assessments on Specially Benefited Properties to Support the Provision of Charity Health Care. Commissioner Bakari F. Burns moved and Commissioner Patty Sheehan seconded a motion that the Final Assessment Resolution Imposing and Levying Special Assessments on Specially Benefited Properties to Support the Provision of Charity Health Care be adopted. Mayor Dyer asked if there was any public comment on this item, and no one appeared to provide public comment. Mayor Dyer closed the hearing. City Council voted unanimously to adopt the Final Assessment Resolution, filed and documentary **#250127901**.

(10) Hearings/Emergency Ordinances

No Agenda Items

(11) Hearings/Ordinances/1st Read

No Agenda Items

(12) Hearings/Ordinances/2nd Read

- (1) **Adopting** Ordinance No. 2025-1 Changing the Future Land Use Designation from Urban Activity Center to Mixed Uses Corridor Medium Intensity for Property Generally Located between State Road 528 Beachline Expressway and Dowden Road and West of Randal Park (GMP2022-10034) (Torrey Preserve GMP) (Economic Development) **1**

City Clerk Stephanie Herdocia presented Ordinance No. 2025-1. Commissioner Jim Gray moved and Commissioner Tony Ortiz seconded a motion that the ordinance be adopted on 2nd Reading. Mayor Dyer asked if there was any public comment on this item, and no one appeared to provide public comment. City Council voted unanimously to adopt the ordinance, filed and documentary **#2501271201**.

(13) Ordinances/1st Read

- (1) **Approving** Ordinance No. 2025-3 Amending the City's Adopted Growth Management Plan (GMP) to Change the Future Land Use Map Designation for Approximately 0.42 Acres of Land Generally Located North of W. Central Boulevard, East of N. Parramore Avenue, South of W. Washington Street, and West of N. Terry Avenue, Further Amending the Growth Management Plan to Remove Said Property from the Boundaries of Subarea Policy S.6.1 (Coalition for the Homeless, GMP2024-10019 & -10020) (Economic Development) **5**

City Clerk Stephanie Herdocia presented Ordinance No. 2025-3. Interim Commissioner Shan Rose moved and Commissioner Patty Sheehan seconded a motion that the ordinance be approved on 1st Reading. Mayor Dyer asked if there was any public comment on this item, and Lawanna Gelzer appeared to provide public comment. City Council voted unanimously to approve the ordinance.

- (2) **Approving** Ordinance No. 2025-4 Amending and Restating the Land **5**

Development Regulations of the Coalition for the Homeless Men's Service Center Planned Development (PD), Relating to Certain Land Generally Located West of N. Terry Avenue, East of N. Parramore Avenue, North of W. Central Boulevard, and South of Ossie Street and comprised of approximately 4.98 Acres of Land; Providing for Amendment of the City's Official Zoning Map (ZON2024-10015) (Economic Development)

City Clerk Stephanie Herdocia presented Ordinance No. 2025-4. Interim Commissioner Shan Rose moved and Commissioner Patty Sheehan seconded a motion that the ordinance be approved on 1st Reading. Mayor Dyer asked if there was any public comment on this item, and Lawanna Gelzer appeared to provide public comment. At 2:52 p.m., Commissioner Jim Gray left the meeting. He was not present for this vote. City Council voted 6-0 to approve the ordinance.

- (3) **Approving** Ordinance No. 2025-5 Rezoning Certain Land Generally Located **5**
West of Mercy Drive, South of Silver Star Road, and East of W. Princeton Street, and Comprised of Approximately 1.1 Acres of Land, from the Medium Intensity Residential Development Zoning District With the Wekiva Overlay District to the Industrial, General Zoning District With the Wekiva Overlay District (ZON2024-10017) (Economic Development)

City Clerk Stephanie Herdocia presented Ordinance No. 2025-5. Interim Commissioner Shan Rose moved and Commissioner Patty Sheehan seconded a motion that the ordinance be approved on 1st Reading. Mayor Dyer asked if there was any public comment on this item, and Lawanna Gelzer appeared to provide public comment. Commissioner Jim Gray was not present for this vote. City Council voted 6-0 to approve the ordinance.

(14) Ordinances/2nd Read

No Agenda Items

(15) Appeals

No Agenda Items

(16) Quasi-Judicial Hearings

No Agenda Items

(17) Unfinished Business

No Agenda Items

(18) For Information Only

- (1) **For Information Only** Meeting Minutes — Downtown Development Board (DDB) — **3,4,5**
October 23, 2024

For information only, filed and documentary **#2501271801**.

- (2) **For Information Only** Meeting Minutes — Greater Orlando Aviation Authority (GOAA) — **ALL**
October 16, 2024

For information only, filed and documentary **#2501271802**.

- (3) **For Information Only** Meeting Minutes — Mayor Dyer and Commissioner Gray — **1**
December 17, 2024

For information only, filed and documentary **#2501271803**.

General Appearances

Mayor Dyer called for general appearances, and the following submitted general appearance request forms and appeared to provide public comments:

1. Richard Williamson - in-person
2. Macene Isom - in-person
3. Lawanna Gelzer - in-person

George Fox submitted a general appearance request form but did not appear to speak.

Adjourn

There being no further business to come before City Council on Monday, January 27, 2025, Mayor Buddy Dyer adjourned the meeting at 3:09 P.M.

Mayor Buddy Dyer

City Clerk Stephanie Herdocia