



City Commission Regular Meeting

Agenda

October 25, 2023 @ 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

assistance & appeals

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

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

please note

Times are projected and subject to change.

1. Meeting Called to Order**2. Invocation**

- a. Pastor Mark Tutschulte, Action Church

3. Pledge of Allegiance**4. Approval of Agenda****5. Mayor's Report****6. City Manager's Report****7. City Attorney's Report****8. Non-Action Items****9. Public Comments | 5 p.m. or soon thereafter**

(If the meeting ends earlier than 5 p.m., public comments will be at the end of the meeting. Three minutes are allowed for each speaker.)

10. Consent Agenda

- a. Approve the minutes of the regular meeting, October 11, 2023 1 minute
- b. Approve the minutes of the work session, October 12, 2023 1 minute
- c. Approve the following piggyback contracts: 1 minute

1. Fausnight Stripe & Line, Inc. - Seminole County #IFB-604562-23LNF - Roadway Markings, Striping, and Brick Texture Surfacing; For services on an as-needed basis during the term of the Agreement through August 28, 2026; Amount: \$150,000
2. Hill Manufacturing Company, Inc. - Kentucky Educational Development Corporation (KEDC) #10100169-CLS2022.002 - Custodial Equipment, Supplies, and Services; For goods and services on an as-needed basis during the term of the Agreement through December 31, 2023; Amount: \$125,000
3. Fisher Scientific Company LLC - University of California/OMNIA Partners #2021002889 - General Lab Supplies; For goods on an as-needed basis during the term of the Agreement through June 30, 2025; Amount: \$110,000
4. Odyssey Manufacturing Company - Bay County #20-55 - Sodium Hypochlorite; For goods on an as-needed basis during the term of

- the Agreement through September 30, 2024; Amount: \$375,000
5. Telsa, Inc. - GSA #4800.21 OGP - Vehicle Purchasing; For vehicle purchases during the term of the Agreement through November 14, 2023; Amount: \$220,000

- d. Approve the following contracts: 1 minute

1. Seminole County Sheriff's Office - Criminal Justice Software; Term of the Agreement is through September 30, 2024; Amount: \$87,106.22

11. Action Items Requiring Discussion

- a. Move to a 4-Day Work Week (Open 5 days) 10 minutes
- b. Adaptive Flood Management Guide – Interim Plan 10 minutes

12. Public Hearings: Quasi-Judicial Matters

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

- a. Request of Metro Winter Park LLC to: 60 minutes
1. Amend the Comprehensive Plan Future Land Use designation from Institutional to Medium Density Residential to be consistent with the R-3 zoning of the properties, and for
2. Conditional Use approval for a two-story, 53-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave.

13. Public Hearings: Non Quasi-Judicial Matters

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

- a. Ordinance 3286-23 - Amending the FY23 Adopted Budget (2nd reading) 5 minutes
- b. Ordinance - Repealing and substituting Article II, Chapter 22, of the City Code to incorporate the Florida Building Code. 15 minutes
- c. Request of the City of Winter Park for: An Ordinance to adopt a new revised Comprehensive Plan. (1st reading) 20 minutes

14. City Commission Reports

15. Summary of Meeting Actions

16. Adjournment



City Commission

agenda item

item type

Consent Agenda

meeting date

October 25, 2023

prepared by**approved by**

Randy Knight, City Manager

subject

Approve the minutes of the regular meeting, October 11, 2023

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

1. Minutes - Oct. 11, 2023



City Commission Regular Meeting Minutes

October 11, 2023 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada, Todd Weaver, City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

Absent

1. Meeting Called to Order

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

2. Invocation

- a. Reverend Stuart Shelby, All Saints Episcopal Church

3. Pledge of Allegiance

4. Approval of Agenda

Mayor Anderson said public comments will be heard at the end of the meeting given the short agenda. **Motion made by Mayor Anderson to approve the agenda; seconded by Commissioner Weaver. Motion carried unanimously with a 5-0 vote.**

5. Mayor's Report

- a. Proclamation - Cyber Security Awareness Month

Mayor Anderson read a proclamation declaring October Cyber Security Awareness Month and presented it to IT Department Director Parsram Rajaram who spoke about the importance of cybersecurity and provided strategies for increasing security.

6. City Manager's Report

- a. Presentation by Chamber of Commerce:
 - Recognition as National 3 Chamber of the Year
 - Prosperity Scorecard Update
 - Chamber Legislative Priorities

Chamber of Commerce CEO Betsy Gardner Eckbert shared that the Chamber was named Top 3 Chamber of the Year by the Association of Chamber of Commerce Executives (ACCE). She spoke about Prosperity Scorecard opportunities (sustainability) and challenges (stagnating population and attainable housing crisis) and potential solutions to address these challenges through public/private/independent leadership. She outlined the Chamber's legislative priorities (eliminating parking minimums, implementing sustainability incentives). Commissioner Sullivan suggested staff work with the Chamber to jointly present these priorities to the Orange County delegation on November 29th.

Mr. Knight advised that the Tree Preservation Board Work Session has been changed to reflect a forum of the Winter Park Land Trust and language will be added to the event flyer stating that two or more members of the Tree Preservation Board and/or the City Commission will attend and may participate.

7. City Attorney's Report

Attorney Ardaman gave an update on the OAO litigation and answered questions. The trial is set for the week of Thanksgiving and Mr. Knight will attend. There are no plans to call members of the commission or staff as witnesses, although the plaintiff could call witnesses depending on the judge's rulings on motions.

8. Non-Action Items

- a. Appointment of Melissa Blaney to Code Compliance Board - Commissioner Cruzada

Commissioner Cruzada reported the appointment of Melissa Blaney to the Code Compliance Board.

10. Consent Agenda

- a. Approve the minutes of the regular meeting, September 27, 2023
- b. Approve the minutes of the subcommittee meeting, September 28, 2023.
- c. Approve the following piggyback contracts:
 - 1. Cubix, Inc. - OUC Contract #5050-OQ - Floor Covering - Carpet Cleaning; For services on an as-needed basis during the term of the Agreement through December 14, 2024; Amount: \$175,000

2. Action Target, Inc. - GSA Contract #GS-07F-0482Y - Law Enforcement and Security Equipment Supplies and Services; For goods and services on an as-needed basis during the term of the Agreement through July 17, 2027; Amount: \$80,000
3. Municipal Emergency Services - Lake County Contract #22-730G - Fire Equipment, Supplies, and Services; For goods and services on an as-needed basis during the term of the Agreement through July 31, 2025; Amount: \$25,000
4. Hawkins, Inc. - Tohopekaliga Water Authority Contract #IFB-23-083 - Supply and Delivery of Hydrofluosilic Acid; For goods on an as-needed basis during the term of the Agreement through May 31, 2024; Amount: \$80,000
5. Verizon Wireless - State of Florida Contract #DMS-19/20-006C - Mobile Communication Services; For goods and services on an as-needed basis during the term of the Agreement through August 24, 2026.

d. Approve the following contracts:

1. Allcrete, Inc. - IFB23-22 - Continuing Concrete Services - Amendment 1; For services on an as-needed basis during the term of the Agreement through October 7, 2024; Amount: \$750,000
2. KMF Architects - RFQ31-22 - Professional Architectural Services; Task Order for Fire Training Center design services; Amount: \$167,167.44
3. Matheson Tri-Gas, Inc. - IFB16-21 - Purchase and Delivery of Liquid Oxygen - Amendment 3; For goods on an as-needed basis during the term of the Agreement through January 11, 2025; Amount: \$250,000
4. AGH Management, LLC - IFB5-22 - Athletic Field Maintenance and Laserfield Leveling; For services on an as-needed basis during the term of the Agreement through May 2, 2024; Amount: \$100,000

e. Approve ARPA Funding Allocations - Downtown WiFi Node Upgrades

Mayor Anderson asked to remove Item d.2. **Motion made by Mayor Anderson to approve the Consent Agenda except Item d.2; seconded by Commissioner DeCiccio.**

Mayor Anderson asked that the conceptual plan for the entire property showing the location of the training facility and future fire station come before the commission. Agreed to by consensus.

Mayor Anderson revised his motion to include Item d.2; accepted by Commissioner DeCiccio. Motion carried unanimously with a 5-0 vote.

11. Action Items Requiring Discussion

- a. Howell Branch Preserve Trail Project - Florida Department of Environmental Protection Grant

Mr. Knight provided the background on the purchase of property for Howell Branch Preserve at a significantly lower cost than the original estimate, which resulted in savings in grant funds and city funds. Since that time, staff has been working with the state to reallocate the savings towards a trail and other projects. He explained the restrictions on use of those funds and reported on the trail project which was reduced, partly due to resident opposition. Staff is recommending rejecting the remaining grant funds, discontinuing the trail project and using the city savings to improve the park and put a trail around the retention pond area. He responded to questions about the availability of grant funding and discussion followed on the use of the property. A conceptual design will be presented to the commission for approval along with project funding. The trail designs were displayed and discussed.

Motion made by Commissioner Weaver to approve staff's recommendation; seconded by Commissioner DeCiccio. Motion carried unanimously with a 5-0 vote.

- b. City Manager's Annual Evaluation

Mayor Anderson explained the evaluation components and process, which included individual meetings with Mr. Knight. Ms. del Valle said a motion is needed to determine a pay increase. The performance increase for general employees for FY 24 is 2.5%.

Motion made by Commissioner DeCiccio to approve an increase of 2.5%; seconded by Mayor Anderson.

Mayor Anderson spoke about initiatives led by Mr. Knight. Commissioner DeCiccio noted that Mr. Knight did not take a pay increase during COVID. Staff responded to questions regarding Mr. Knight's current salary and salaries of area city managers.. Ms. del Valle said 2.5% would increase his salary to approximately \$252k. Commissioner Weaver expressed his appreciation for Mr. Knight's leadership. There were no public comments.
Motion carried unanimously with a 5-0 vote.

12. Public Hearings: Quasi-Judicial Matters

13. Public Hearings: Non Quasi-Judicial Matters

- a. Ordinance - Amending the FY23 Adopted Budget (1st reading)

Director of Budget and Strategic Programs Peter Moore advised that this is a compilation of amendments approved throughout the year which must be adopted by ordinance. Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Sullivan to approve the ordinance; seconded by Commissioner Weaver. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

9. Public Comments | 5 p.m. or soon thereafter

Mayor Anderson asked Linda Walker, who raised questions in the previous Commission meeting, if she had met with staff. Mrs. Walker said she has spoken with staff.

Charley Williams, 2021 Temple Drive, spoke about the calculation of park land, which he feels should not include cemeteries, golf courses, lake surface and wilderness areas. He suggested the formula be adjusted to better reflect useable and meaningful park space.

14. City Commission Reports

Commissioner DeCiccio -

- Addressed improvements to 426 and said residents have asked for bricks on speed bumps. Mr. Knight said \$1.8m has been budgeted in future years.
- Expressed concern about the potential for sinkholes in Park and asked for a new study to determine the likelihood of future sink holes in light of new construction at an estimated cost between \$40 and \$50k Mayor Anderson asked if this could be added to the scope of the basin study. Director of Public Works and Transportation Charles Ramdatt said he feels it would be premature to conduct a sinkhole study until stormwater studies are further along. After discussion, staff will provide the report from the initial sinkhole that occurred in the 1980s and the geotechnical report done for the library and event center, and a report will be provided in the next meeting.

Commissioner Weaver -

- Reminded everyone of the Historical Museum's Trivia Night on October 20th at the Winter Park Racquet Club at 6:00.

15. Summary of Meeting Actions

- Proclaimed the month of October as Cybersecurity Awareness Month.
- Recognized Chamber of Commerce's award of Top 3 Chamber and received presentation on its Prosperity Scorecard and legislative priorities (Staff to coordinate with the Chamber to present priorities to the Orange County delegation in November)
- Received Commissioner Cruzada's appointment to the Code Compliance Board.
- Approved the Consent Agenda with direction to present the conceptual plan of the fire training facility and fire station to the commission. Repurpose funds, bring back conceptual plan
- Approved staff's recommendation on repurposing of grant funds for Howell Branch Preserve with presentation of revised plans to Commission.
- Approved pay increase for City Manager.
- Approved Ordinance amending FY 23 budget.
- Staff to provide prior report on sink hole study (1980s) and geotechnical study for the library and events center.

16. Adjournment

The meeting was adjourned at 4:52 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission

agenda item

item type

Consent Agenda

meeting date

October 25, 2023

prepared by**approved by**

Randy Knight, City Manager

subject

Approve the minutes of the work session, October 12, 2023

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

1. CC-min-2023-10-12 ws Comp Plan



City Commission Work Session Minutes

October 12, 2023 at 1:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Phil Anderson, Commissioner James Sullivan, Commissioner Sheila DeCiccio, Commissioner Kris Cruzada, Commissioner Todd Weaver, City Manager Randy Knight; Assistant City Manager Michelle De Valle and City Clerk Rene Cranis.

1. Meeting Called to Order

Mayor Anderson called the meeting to order at 1:00 p.m.

2. Discussion Item (s)

- a. Discussion of Future Land Use, Transportation, Housing and Open Space/Recreation Elements of the new Comprehensive Plan

Director of Planning and Transportation Jeff Briggs reviewed topics for discussion: 1) parks element; 2) South of Fairbanks Avenue (SOFA) district; and 3) red-line document showing proposed changes to the comp plan. He explained the goal to provide adequate recreation and open space and the policy that sets the minimum level of service of 10 acres of parkland per 1,000 residents, and stressed the importance of maintaining this ratio as the population increases. He outlined the types of park land included in the calculation: certain lakes that are part of a city park, triangular medians at Kings Way and Reading Way because they are dedicated parks on the subdivision plat. He equated the golf courses to the tennis center and pool where fees are also charged for use and should be included in the calculation. He noted that portions of the golf course have been designated as parks and are part of the golf course (Morse Park). He explained that Howell Branch Preserve is not included because it is wetland and a conservation area that is sometimes not accessible.

Parks and Recreation Director Jason Seeley reviewed the acreage of all city parks, recreation facilities, lakes and cemeteries; however, using the comp plan's definition of park land, the ratio of parkland is approximately 14 acres per 1,000 residents. Mayor Anderson said it is important to keep the ratio in mind as the population increases from annexations. Mr. Briggs pointed out the difference in park land as defined in the comp plan and in the Parks Master Plan which will be updated by FY 25.

Parks and Recreation Advisory Board Chair Michael Perelman referred to the comp plan which includes parkland and conservation land in the ratio and defines open space as "...land left in its natural state for conservation purposes." He reviewed a chart showing green space acreage by classification. He said consideration should be given to

the elements that make up green space and suggested the comp plan use the term green space. He spoke about mini-parks and what these parks should have and suggested considering minimum standards for parks (benches, playground, restrooms), new parks versus activating existing parks, and sustainability goals (walking distance less than 1/2 mile to a park). After discussion on defining parkland and what should be included in the comp plan versus a parks master plan, consensus was to move forward with the comp plan and to place discussion of path going forward on an upcoming commission agenda.

Mr. Briggs provided the background of the SOFA district and the need for an enabling policy as the area is redeveloped. Eric Raasch, Inspire Placemaking Collective, presented results of a study of the SOFA district to encourage redevelopment and address the need for infrastructure improvements. He reviewed the six proposed policies specific to this area. Mr. Raasch and Mr. Briggs responded to questions and discussion was held on density, improvements, incentives and entitlements for affordable/attainable housing, and current density under Orange County regulations. There was support for residential density similar to OAO.

The red-line changes were reviewed. Commissioner Sullivan addressed Goal 1-1, Maintain the City's Character, and the language "Ensure the City of Winter Park maintains its traditional scale and low density residential character..." and suggested deleting "low density." Mr. Briggs said that is a general aspirational goal and lower density equals lower density/smaller development, higher density residential, i.e, townhouses, must be acknowledged in some areas. Discussion followed on maintaining low density residential in contrast to allowing higher density in certain areas. Mr. Briggs offered language and it was agreed to consider language on first reading.

Mr. Briggs continued his review of policy changes and responded to additional questions including subdivision of lots, increasing FAR to 100% for Rollins College to improve residential offerings. Mayor Anderson suggested increasing the FAR to only 60% as opposed to 100% for Rollins College. Mr. Briggs spoke about plans to convert the city's tree farm into a park site and whether the city should consider looking at conceptual plans for redevelopment of the tree farm property. Commissioner Weaver showed a conceptual plan for residential development and a park.

Mayor Anderson left the meeting at 2:24 and Vice Mayor DeCiccio chaired the meeting.

Mr. Briggs said this could be placed as an aspirational goal. Commissioner Weaver expressed concern that the language suggests that the city would not consider a park. He presented a conceptual drawing with residential lots and a small park, which would place a park on the west side of 17-92, and spoke about sewer connection and electric undergrounding. Discussion followed with agreement to revise the language to allow for residential and park development and general support for the concept.

Commissioner Sullivan addressed business and quality of life objectives and suggested adding a policy that the city shall encourage local entrepreneurial businesses and growth and local ownership under the goal of maintaining economic vitality. Discussion followed on whether this is addressed under other policies, i.e., arts and culture and CRA. Consensus was that staff develop language.

Commissioner Sullivan referred to Policy 1-5.4.7, Gateway Plan for Development or Redevelopment of Properties, and suggested extending the area on Aloma past Lakemont east to the city limits.

Engineer Hong Lim reviewed the recommended changes to the transportation chapter: Level of Service Standards, a goal to pursue technology and innovation, and continued participation in regional planning efforts.

Mr. Briggs explained the changes and additions to housing policies due to recently adopted legislation regarding providing affordable housing within the city and the addition of criteria to comply with the new Live Local Act.

In response to questions by Vice-Mayor DeCiccio, Mr. Briggs said staff will bring back options for park land options moving forward.. Commissioner Sullivan will work with staff.

3. Adjournment

The meeting adjourned at 2:52 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis

**item type**

Consent Agenda

meeting date

October 25, 2023

prepared by

Rebecca Watt, Procurement Agent

approved by

Randy Knight, City Manager

subject

1. Fausnight Stripe & Line, Inc. - Seminole County #IFB-604562-23LNF - Roadway Markings, Striping, and Brick Texture Surfacing; For services on an as-needed basis during the term of the Agreement through August 28, 2026; Amount: \$150,000
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3. Fisher Scientific Company LLC - University of California/OMNIA Partners #2021002889 - General Lab Supplies; For goods on an as-needed basis during the term of the Agreement through June 30, 2025; Amount: \$110,000
4. Odyssey Manufacturing Company - Bay County #20-55 - Sodium Hypochlorite; For goods on an as-needed basis during the term of the Agreement through September 30, 2024; Amount: \$375,000
5. Telsa, Inc. - GSA #4800.21 OGP - Vehicle Purchasing; For vehicle purchases during the term of the Agreement through November 14, 2023; Amount: \$220,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. The Originating Agency (Seminole County) issued a formal solicitation to award this contract in FY23.
2. The Originating Agency (KEDC) issued a formal solicitation to award this contract in FY22.
3. The University of California, in partnership with OMNIA Partners, issued a formal solicitation to award this contract in FY21.
4. The Originating Agency (Bay County) issued a formal solicitation to award this contract in FY20.
5. The Cooperative Purchasing Program (GSA) issued a formal solicitation to award this

contract in FY23.

strategic objectives

Fiscal Stewardship.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in approved budgets.

attachments

None



City Commission

agenda item

item type

Consent Agenda

meeting date

October 25, 2023

prepared by

Rebecca Watt, Procurement Agent

approved by

Randy Knight, City Manager

subject

1. Seminole County Sheriff's Office - Criminal Justice Software; Term of the Agreement is through September 30, 2024; Amount: \$87,106.22

motion | recommendation

Commission to approve item as presented and authorize Mayor to execute.

background

1. This formal agreement was executed on January 10, 2018 and has been renewed in accordance to the original agreement.

strategic objectives

Fiscal Stewardship.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in approved budgets.

attachments

None

**item type**

Action Items Requiring Discussion

meeting date

October 25, 2023

prepared by

Pamela Russell, Director of Human Resources

approved by

Randy Knight, City Manager

subject

Move to a 4-Day Work Week (Open 5 days)

motion | recommendation

The City is requesting approval to move to a 4-day work week with an effective date of January 1, 2024. This will give both employees and residents ample time to acclimate and adjust to the new hours of operation and work schedule. This change does not include the Police and Fire departments and will not affect the hours of operation for Parks and Recreation facilities.

background

The City of Winter Park strives for excellence when it comes to taking care of City residents and City employees. The goal of City leadership continues to be seeking new ways to increase efficiencies by continually engaging our employees in ways that are meaningful to them and the organization. The City recently conducted an Employee Survey on the possibility of working a four-day work week. 80% of the respondents voted to support 4-10-hour work days. Neighboring cities such as Maitland and Casselberry have been on a 4-10-hour workday schedule for some time now, with great success. This change will enhance the City's ability to recruit and retain employees. City Hall will remain open 5 days a week with extended hours of operation (7:30 A.M. to 5:30 P.M.).

strategic objectives

Each department has developed an action plan to maintain or exceed service levels while supporting a four-day workweek schedule, should it be implemented. These plans include hours of operation, after-hours numbers, and contacts for questions. The City has also developed a Frequently Asked Questions (FAQ) to be posted on the City Web-site for residents.

alternatives | other considerations

fiscal impact

The financial impact is minimal as there will be adjustments in the holiday schedule to off-set the change.

attachments

None



City Commission

agenda item

item type

Action Items Requiring Discussion

meeting date

October 25, 2023

prepared by

Victoria Tabor, Administrative Coordinator II

approved by

Randy Knight, City Manager

subject

Adaptive Flood Management Guide – Interim Plan

motion | recommendation**background**

Through a collaborative series of advisory board meetings and workshops, the Adaptive Flood Management Guide has been created to empower the City's professional staff to conduct adaptive lake management decisions. This interim plan will be updated after the basin studies are completed.

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

1. FLOOD MGMT 3.00



CITY OF WINTER PARK

INTERIM PLAN

ADAPTIVE FLOOD MANAGEMENT GUIDE

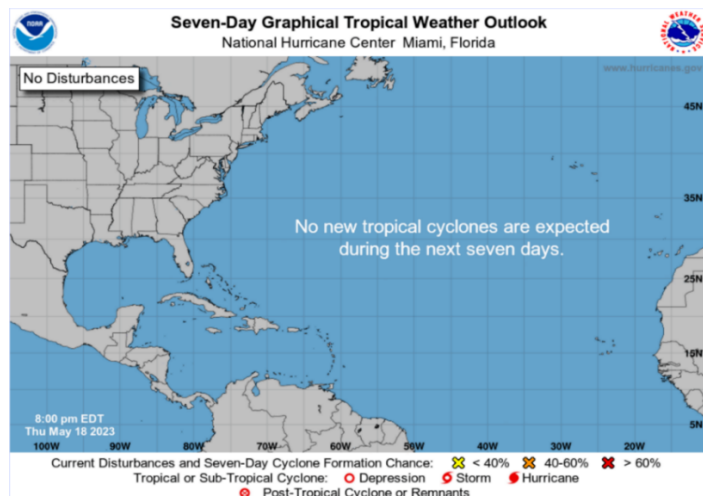
OCTOBER 2023

In May of 2023, the National Hurricane Center (NHC) changed its Tropical Weather Outlook notification from five-days to seven-days. The NHC extended the outlook due to technological advancements with satellites and modeling stating that seven-day forecasts are just as reliable as the five-day forecasts.

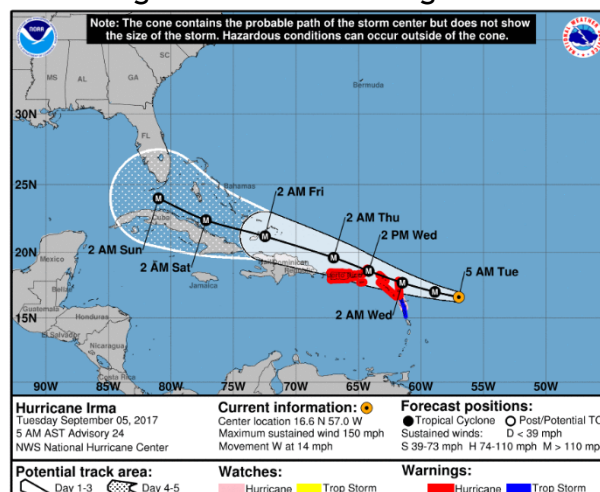
With this technological development, daily active management of lake levels within the City of Winter Park will occur upon issuance by the National Hurricane Center (NHC) that tropical activity has been identified for the new Seven-Day Outlook. Protocols and procedures will further be enacted when the NHC's projected cone touches the Central Florida Region as defined below, whereby the active management of lowering lake levels will occur according to the specifics found within this guide. In addition, annual notification to the Florida Department of Environmental Protection (FDEP), in writing, is required for implementing drain well activities. City Manager has the authority to override flood management policy if circumstances dictate doing so. Any such override, including the reasoning, shall be documented in writing.

This guide was developed in collaboration with the Lakes & Waterways and Lake Killarney Advisory Boards to empower the City's professional staff on adaptive lake management decisions.

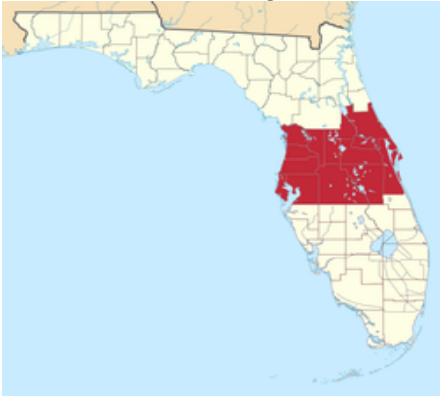
Seven-Day Outlook:



Example of Storm Cone, Containing Path Activating Central Florida Region:



Central Florida Region Defined:



The Central Florida Region includes the Orlando metropolitan area (Orange, Lake, Osceola, and Seminole Counties), and Sumter, Polk counties in the interior, Citrus, Hernando, Hillsborough, Pasco, and Pinellas counties on the west coast and Volusia and Brevard Counties on the east coast.

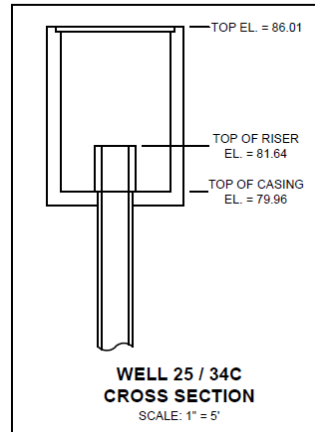
Active Lake Level Alteration Activities- City Wide Specifics

- Remove the six risers from the drain wells on Lake Killarney
- Open valve to the MLK Pond drain well
- Remove top weir board on Lake Bell
- Open gate on the Winter Park Racquet Club Pond outfall
- Check valves (2) are operational at WP18 golf course
- Remove all retractable grass carp fence barriers
- Inspect all drain well intakes maintaining free and clear of debris
- Issue lake closure protocol for the Chain of Lakes at elevation of 66.1 ft.

Active and Adaptive Management of Lake Levels- Lakes Killarney and Lake Bell Interim Plan (Until the West Basin Study is Complete)

1. City will monitor lake elevation levels on Lake Killarney and Lake Bell on a daily basis, during hurricane season, June 1st to November 30th, via Smart Technology utilizing telemetry elevation gauges. These gauges can be accessed remotely and provide an alert notification should the elevation stage higher than desired due to an intermittent storm. Staff will not solely rely on the device but will routinely inspect and log field data.
2. During hurricane season, June 1st to November 30th, the top weir board for Lake Bell will be removed and be replaced after hurricane season. Desired lake elevation management requires analysis through a basin drainage study.
3. Removal of the six drain well risers will be enacted when the NHC projected storm cone touches the Central Florida Region (defined above). If the approaching storm turns, the risers will be reinstalled as soon as the storm threat is over.
4. City will maintain and clean drain well intakes, collection boxes and traps, and manage street cleaning services especially during hurricane season.
5. A secured email will be provided to the Lake Killarney Board to report **non-emergency** related activities. Otherwise, follow standard emergency response by dialing 911.

Lake Killarney Drain Well Specifications:



- Without risers on the drain wells, Lake Killarney lowers 0.1-0.2 ft per day.
- The top of each riser is on average 81.66 ft, the top of each drain well casing is on average 80.0 ft, the weir to Lake Gem discharges at 82.7 ft.



NATURAL RESOURCES & SUSTAINABILITY DEPARTMENT CHECKLIST

During National Hurricane Season, June 1st to November 30th, the Lake Bell top weir board will be removed.

168 hours (7 days) prior to storm at any time of the year

- ☐ Monitor storm models via National Hurricane Center's (NHC) Seven-Day Tropical Weather Outlook.
- ☐ Refer to established protocol under City of Winter Park's Flood Management Guide.
 - ☐ Lower lake elevations, where permissible.
 - ☐ Lake Killarney's six drain well risers and Lake Bell top weir board will all be removed in advance whereby the track issued by the National Hurricane Center cone touches the Central Florida region and replace when storm is no longer a threat.

120 hours (5 days) prior to storm

- ☐ Monitor storm models.
- ☐ Provide staff with tracking sheets for manpower hours and equipment usage for Federal Emergency Management Agency (FEMA) records.
- ☐ Notify laboratory of potential lake sample submittals. Coordinate with water & wastewater laboratory manager.
- ☐ Inspect control and outflow structures located on the lakes, including leaf trap devices; maintain free and clear of debris.

72 hours (3 days) prior to storm

- ☐ Inspect all weirs and grass carp barriers including the ones located downstream of lakes Bell, Killarney, Berry and Maitland; maintain free and clear of debris.
- ☐ Inspect culvert box under bridges at Temple, Sterling and Pennsylvania to ensure free and clear of debris.
- ☐ Inspect drain well intake structures on Lake Killarney and all land locked lakes (Knowles, Spier, Forest, Midget, as well as the Seminole County drain well on N. Lakemont Avenue); maintain free and clear of debris.
- ☐ Inspect canals within the Chain of Lakes and Howell Creek, upstream of Lake Virginia, and downstream of the Howell Branch weir.
- ☐ Coordinate solid waste services messaging with Communications Department and Assistant City Manager.
- ☐ Coordinate with Urban Forestry on contracted vendor for felled tree services in creeks/conveyances.

48 hours (2 days) prior to storm

- Meet with staff to go over responsibilities and verify contact information.
- Prioritize every day departmental functions.
- Remove MLK, Jr. Park drain well and Winter Park Racquet Club pond outfall board.
- Prepare and secure equipment and PPE:
 - All boats, vehicles, and gas cans filled
 - Clean and remove all debris from work vehicles
 - Clamshell ready and operational
 - Secure barges at Kraft Gardens
 - Move all Lakes Division supplies into boathouse or break room area (buoys, etc.)
 - Test all chainsaws and make sure that PPE is in good condition
 - Each driver with PPE in work vehicle

24 hours (1 day) prior to storm

- Remove retractable grass carp barriers at lakes Bell and Berry.
- Meet with staff to go over final details data assessment.
- Prioritize every day departmental functions.

During the storm

- Natural Resources & Sustainability is not classified as a first responder and does not have a role at EOC. Staff to remain in a safe location.
- All Lakes Division staff and department director will commence damage assessment when deemed safe. Office staff to service phone lines and emails. Sustainability Division staff to service phone lines and emails, assisting in solid waste communications or be assigned as required.
- Establish communication with damage assessment team with deployment time and locations.

Immediately after the storm when conditions are safe

- Damage assessment team deployed to inspect all conveyances, outfalls, weirs, drain wells and high-risk areas (i.e. Special Flood Hazard Area- SFHA). Clear immediate hazards.
- Collector app utilized to document environmental damages. Include photos.
- Track manpower hours and equipment usage for FEMA records.
- Implement lake closures: Chain of Lake elevation closure at >66.1 ft (NAVD 88).
- Monitor and record lake elevations. Report anomalies to Public Works Department.

Days/weeks after the storm

- Post-storm environmental/water quality monitoring including environmental assets.
- Report damage assessment for state assistance and grant submittals; such as Natural Resources Conservation Service (NRCS).
- Grass carp barriers re-installed when conditions are favorable.
- Coordinate teams with Urban Forestry to recover fallen trees in waterways noted in damage assessments.
- Perform continual monitoring and messaging related to lake hazards:

- Recreational use of lakes will be allowed once it is determined that safe boating activities can resume without potential damage to private property or the danger of colliding with submerged storm debris.
- Effective communications with lake patrons, both residential and commercial, related to lake closures; dock safety warnings with submerged electrical components; submerged hazards warning; and lake contamination warnings.
- Perform continual monitoring and messaging related to lake elevations-reinstate drain wells and weir closures, when appropriate.
- Refer to established policy: Flood Management Guide.



PUBLIC WORKS DEPARTMENT STREETS DIVISION CHECKLIST

Off season preparations

- Conduct quarterly meetings with directors, supervisors, crew chiefs, and all staff to review the following:
 - Written hurricane preparedness procedures and where to locate the document.
 - Team members list including updated phone numbers to be activated during Emergency Operations Center (EOC) operations. There must be two separate teams listed for relief following the initial 24-hour period.
 - Equipment list to be used during EOC operation. Equipment list to include but limited to trucks, loaders, generators, barricades and sand bagger.
 - Coordinate with the city's procurement division to secure vendors for additional bypass pumps, vacuum trucks, loaders and generators on an as-needed basis.
- Be sure to have all proper and updated forms for reporting staff's storm response activities.
 - All streets infrastructure to be inspected and maintained on predetermined schedules. The following items must be maintained year-round in proper functioning condition.
 - Storm sewer inlets, pipes, treatment structures, and outfalls
 - Traffic signals and signs
 - Street sweeping

168 hours (7 days) prior to storm

- Monitor storm models via National Hurricane Center's (NHC) Seven-Day Tropical Weather Outlook.
- Refer to established protocol under City of Winter Park's Flood Management Guide.
 - Lower lake elevations, where permissible.
 - Lake Killarney drain well riser and Lake Bell top weir board will be removed in advance whereby the track issued by the National Hurricane Center cone touches the Central Florida region and replace when storm is no longer a threat.

72 hours to 48 hours (3-2 days) prior to storm

- Test all equipment for proper working order.
 - Make sure all equipment gas tanks are filled and batteries are charged.
 - Generators used for supplying power to traffic signals to be tested and filled with gas.
 - Have additional gas cans filled.
- Prepare sandbagging operations site.
 - Decide with city management on an appropriate location and coordinate with the Communication Department to prepare a map, distribution schedules and notifications.
 - Mobilize sand, bags and equipment to the location.
 - Each household will be provided eight bags with proper proof of residency unless otherwise directed by city management.
 - Prepare coordination with the police department for ID verification and traffic control.

- Increase levels of storm sewer cleaning and street sweeping operations.
- Verify schedules for both teams to begin the overnight and relief shifts.
- Hold a procedure and general safety meeting with both teams before the EOC activation.

24 hours (1 day) prior to storm

- Stop all city and private construction activities and secure sites from any potential erosion and/or wind damage.
- Mobilize and stage all heavy equipment to strategic location to be used throughout the city.
 - NW Area - Public Safety Facility (500 N. Virginia Ave.)
 - SE Area - Fire Station #62 (300 S. Lakemont Ave.)
 - SW Area - City Lot (1210 Palmetto Ave.)
 - NE Area - City Operations Center (1409 Howell Branch Road)
- Share both teams' member's names and contact numbers with the Public Works Director and Assistant Director.
- Prepare sleeping arrangements and purchase food for the overnight shift team.
- Verify all equipment is ready in place with full tanks of gas.
- Load and secure barricades on trucks to be dispatched.

During the storm

- Stay safe inside until EOC managers clear the city staff for response activities.

Immediately after the storm when conditions are safe

- Assist police and fire departments to clear streets for emergency response.
- Assist the electric and water & wastewater departments clearing streets to perform their response and repair activities.
- Setup closures and barricade off flooded and obstructed streets and roadways.
- Inspect all signalized intersections for functionality and perform repairs as needed. Repairs requiring a bucket truck can only take place when winds diminish to 30mph or less.
- Clear all storm drains from obstructions to ensure proper drainage.
- Assist the city's Urban Forestry Division with downed tree removals.
- Begin assisting the Natural Resources & Sustainability Department with monitoring of the water levels in the city's lakes and ponds.
- Setup bypass pumping operations on lakes and/or ponds reaching higher levels which potentially could flood surrounding structures/homes.
- Barricade or cone off any potholes which could cause damage to vehicles.

Days/weeks after the storm

- Continue streets clearing and debris removal and storm drain clearing for proper drainage.
- Assess any potholes locations for storm pipe failures and schedule necessary repairs.
- Continue monitoring water levels in lakes and ponds and add or relocate bypass pumping activities accordingly.



CIP PROJECT CONSIDERATIONS & STUDIES FOR STORM RESILIENCY

The flood elevation in the Winter Park Chain of Lakes is control by a weir located on the north side of Lake Maitland at Howell Branch Road. The control elevation for the chain of lakes was studied for a Letter of Map Revision (LOMR) in 2009. The SJRWMD confirmed that the current control elevation of 66.18 ft was best for all communities upstream and downstream and it was not to be adjusted.

The following is a suggested list that should be updated regularly and as funding allows:

- Consider increasing the volume of the MLK Pond and lowering the surrounding neighborhood flood stage
 - a. A flood study was performed in 2020 for the Community Redevelopment Agency (CRA) watershed basin by Geosyntec. This study provided four alternatives for increasing volume in the MLK Pond
 - i. Alt 1 - Exfiltration Basin
 - 1. Decrease in peak stage: 0.26 ft
 - 2. Estimated cost: \$6,516,021
 - ii. Alt 2 - New interconnect to Lake Rose
 - 1. Decrease in peak stage: 0.05 ft
 - 2. Estimated cost: \$172,378
 - iii. Alt 3 - Exfiltration basin and interconnect to Lake Rose
 - 1. Decrease in peak stage: 0.2 ft
 - 2. Estimated cost: \$2,065,776
 - iv. Alt 4 - (COMPLETED) Relocating Killarney interconnect from Beachview Ave to intersection of Morse Blvd and Harper St
 - 1. Decrease in peak stage: 0.02 ft
 - 2. Estimated cost: \$35,830
 - b. Perform study to expand the overall footprint of the pond for more stormwater storage by strategically selecting park areas of lower usage
 - c. Consider partnering with private property owners near MLK to expand
- Develop 5-10 year CIPs for lake interconnections- perform hydraulic studies to determine feasibility and associated cost.
 - a. Lake Sylvan to Lake Mizell
 - b. Lake Grace to Lake Forest
 - c. Lake Chelton to Lake Sue
 - d. Lake Tuscany to Lake Temple to Howell Branch Pond
 - e. Lake Compton to Lake Spier
- Develop drainage study for Lake Killarney, Lake Bell and Lake Wilderness to address feasibility and cost for rerouting emergency stormwater overflow and evaluate weir elevations.

- Develop drainage study for Howell Creek Basin of Winter Park that includes the Chain of Lakes, Lake Sue, and Lake Berry.
- Develop drainage study for Little Econ Basin of Winter Park that includes Interlachen and WP18 (formally Winter Park Pines).
- Following FS 252.363 provision allowing to adjust/pump lake down during declared state of emergency, establish Memorandum of Understanding with SJRWMD for all potential drawdowns:

Section 252.363 of the Florida Statutes provides that upon the declaration of a state of emergency, permits and other authorizations are tolled for the duration of the declaration, and that they may be extended automatically upon the exercise of the notice requirements of Section 252.363(1)(a) for an additional six months. The tolling and extension provisions apply to the expiration of:

- a. Development orders issued by a local government*
 - b. Building permits*
 - c. Florida Department of Environmental Protection or water management district permits issued pursuant to Part IV of Chapter 373, Florida Statutes*
- Consider purchase of bypass pump(s) including floating intake attachment and suction and discharge hoses.
 - Perform a survey to record lowest Finished Floor Elevation (FFE) for all City lakes.
 - Consider installing auto-read lake level gauges with telemetry services for major City lakes.
 - Consider installing additional weather stations with telemetry services within City limits.

**item type**

Public Hearings: Quasi-Judicial Matters

meeting date

October 25, 2023

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

1. Amend the Comprehensive Plan Future Land Use designation from Institutional to Medium Density Residential to be consistent with the R-3 zoning of the properties, and for
2. Conditional Use approval for a two-story, 53-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave.

motion | recommendation

The Planning and Zoning Board recommended unanimously to approve the Ordinance to change the future land use designation from Institutional to Medium Density Residential. The Planning and Zoning Board recommended approval by a 3-2 vote for the Conditional Use for a 53 unit multi-family development subject to the following conditions:

1. That the five parcels be combined into one replat inclusive of utility easements necessary and that the single-family units be shown as individual lots, so that if there is a desire by current or future owners to sell those individually, it is platted for such.
2. That there be no physical improvements within a 20-foot radius of the three existing live oak trees in the interior of the project. Initial pruning/limb removals shall be done under the supervision of the City's forestry staff.
3. That the project shall use at least 4 architectural styles from the attached "Style Inspiration" front elevations on the 7 single unit buildings along the Capen Avenue frontage, repeating a style no more than twice. In the event that a style is repeated, it shall include a differentiating color pallet.
4. That the landscape plans for the two new surface retention areas include new cypress trees and perimeter fakahatchee or muhly grass/hedging on the sides with vehicular frontage.

background

These requests were heard by the Planning and Zoning Board at an August 1, 2023 public hearing after the city-wide notice. The change to the Comprehensive Plan future land use map

from Institutional to Medium Density Residential to match the existing R-3 zoning was approved at that August 1st meeting but the Conditional Use portion of the request was tabled at the request of the applicant in order to respond to the concerns voiced at the meeting. Those issues were adequate separation for preservation of live oaks, compatibility with the adjacent single-family neighborhood via single-unit buildings along Capen Avenue with architectural diversity and sufficiency of storm water retention given the special flood hazard location of the project.

The Conditional Use request was reheard by the Planning and Zoning Board On October 3, 2023 at a public hearing after mailed notices were sent to all property owners within 1.500 feet. The applicant has responded to the previous topics of concern in the following ways:

1. The site plan has been modified to provide a 20-foot setback separation, as requested, for all project construction in order to provide adequate separation in order to preserve the three major interior live oak trees.
2. There have been modifications to the storm water retention plans to create two new surface swale retention areas in order to achieve 3 inches of storm water retention versus the code requirement for 2 inches in recognition of the special flood hazard area that this project will contribute to.
3. There also have been changes to address the single-family orientation of the project along Capen Avenue, including architectural diversity.

Background Details:

The Patmos Chapel Seventh Day Adventist Church occupied the 4.51 acres of the subject property from 1978 until July 2019, when it was sold to Metro Winter Park LLC. The site has been zoned R-3 since 1971 but has an Institutional future land use designation based upon the previous church sanctuary use. The property owner is requesting a change to future land use designation to match the existing R-3 zoning and conditional use approval for a 53 unit rental community.

Project Details:

The plans submitted detail the demolition of the existing church sanctuary building and the proposed redevelopment of the unified 4.5-acre property via the site plan layout, parking and circulation, stormwater, landscaping and architectural details provided in their application for the proposed 53-unit townhome complex. Generally, the project conforms to the land development code requirements for this R-3 zoned property.

Given that this is a large 4.5-acre site, the development statistics are significant in size and scale. The 53 townhouses are all mostly 3-bedroom units of 2,219 sq. ft. per unit, inclusive of two-car garages for each unit. The three-story building units are 2,333 sq. ft. each. The single-family units along Capen Avenue would average 3,039 sq. ft. Cumulatively, this is a project of 124,000 square feet of building floor space. The impervious coverage will be 135,247 sq. ft. or 3.1 acres of buildings, drives, parking, etc. Parking is within two-car garages for each unit and exterior guest parking spaces, which meets the 2 1/2 spaces per unit requirement

Conditional Use Approval:

The City Code requires that for projects over 10,000 sq. ft., a property owner cannot rely just upon meeting the code as the sole determinant of the ability to proceed. Instead, these projects require an additional Conditional Use approval to be granted that assesses the context and appropriateness of the project, the project impacts, and the compatibility of the project. In order for there to be equitable treatment of all conditional use requests, there are standards for approval of conditional uses that are outlined in Section 58-090 (j). Generally, the project now meets the 12 standards outlined in that section, subject to conformance to staff's conditions of approval.

Conditional Use Standards Discussed at the August 1st Meeting Compatibility:

Conditional Use standard #5 states "that the building size, floor area ratio, height and mass are compatible with the zoning code requirements and "consistent with the scale and character of the immediate neighborhood" This proposed site plan and building configuration is not "consistent with the scale and character of the immediate neighborhood". To the west of this site, there are two single family homes and also three significant multifamily apartment projects, including the 24 units of 'The Oaks' operated by the Center for Independent Living, the 52 units of Tranquil Terrace operated by the Winter Park Housing Authority and the 180 units of the Village Park senior housing. Based on that orientation, these 58-units would be compatible. However, to the north, east, or south of the proposed project, the scale and character of that immediate neighborhood is exclusively one-story single-family homes. Webster Avenue is entirely single-family residential. Capen Avenue is entirely singlefamily residential. From a statistical analysis, the "immediate neighborhood", as a 500-foot radius (the same as is done for zoning notices), reveals that 84% of the properties in that immediate neighborhood are single-family residential. Looking not just at parcel numbers but at the percentage of land use (because apartments cover more land), the statistical analysis reveals that 61% of the immediate neighborhood is single family residential.

When this project was first submitted to P&Z, it had six duplex townhouse buildings along the Capen Avenue frontage. The project now has seven individual single-family buildings on approximately 44-foot wide 'lots'. There is a new storm water retention area on the corner occupying 65 feet of the frontage. These seven single family units will mimic a single-family orientation with architectural diversity, as is typical of the city's single-family neighborhoods. All seven houses are two-stories, with the same building width and footage. That makes architectural diversity even more important and thus the condition of approval recommended to insure such diversity. The standards for conditional use approval to achieve compatibility require single family diversity on this 18% of the project site, as staff's condition of approval will require. Storm Water Retention: Conditional Use standard #12 states that "the proposed use does not create through....stormwater runoff, any conditions that....negatively impact ...the surrounding neighborhood". In order to maximize the density yield for this project, most of the 3.1 acres of impervious surfaces are proposed to be accommodated for stormwater retention via an underground storm water exfiltration system, but the project now has two newly added surface swale areas. Those combined retention systems will now hold 3.0 inches of rainfall versus the minimum code requirement for 2 inches.. This will help limit the overflow downstream that flows to an area of special flood hazard.

Parking and Traffic Safety:.

At the August P&Z meeting, concerns were raised about the adequacy of on-site parking and the impact of the design upon off-site on-street parking. Parking is provided for each unit with a two-car garage and there is also visitor parking provided in order to meet the 2 1/2 spaces per Code. Parking on-site in multi-family projects is especially challenging because there is no way to force owners/renters to park in their two-car garages, instead of filling the garage partly or entirely with 'stuff'. As a result, the residents park outside in the visitor spaces or on the adjacent streets. You can't force residents to park in the garage unless there is absolutely no other alternative. As a result, where permitted, the City can expect to see many of these resident cars parked on Capen, Swoope and Callahan Avenues.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

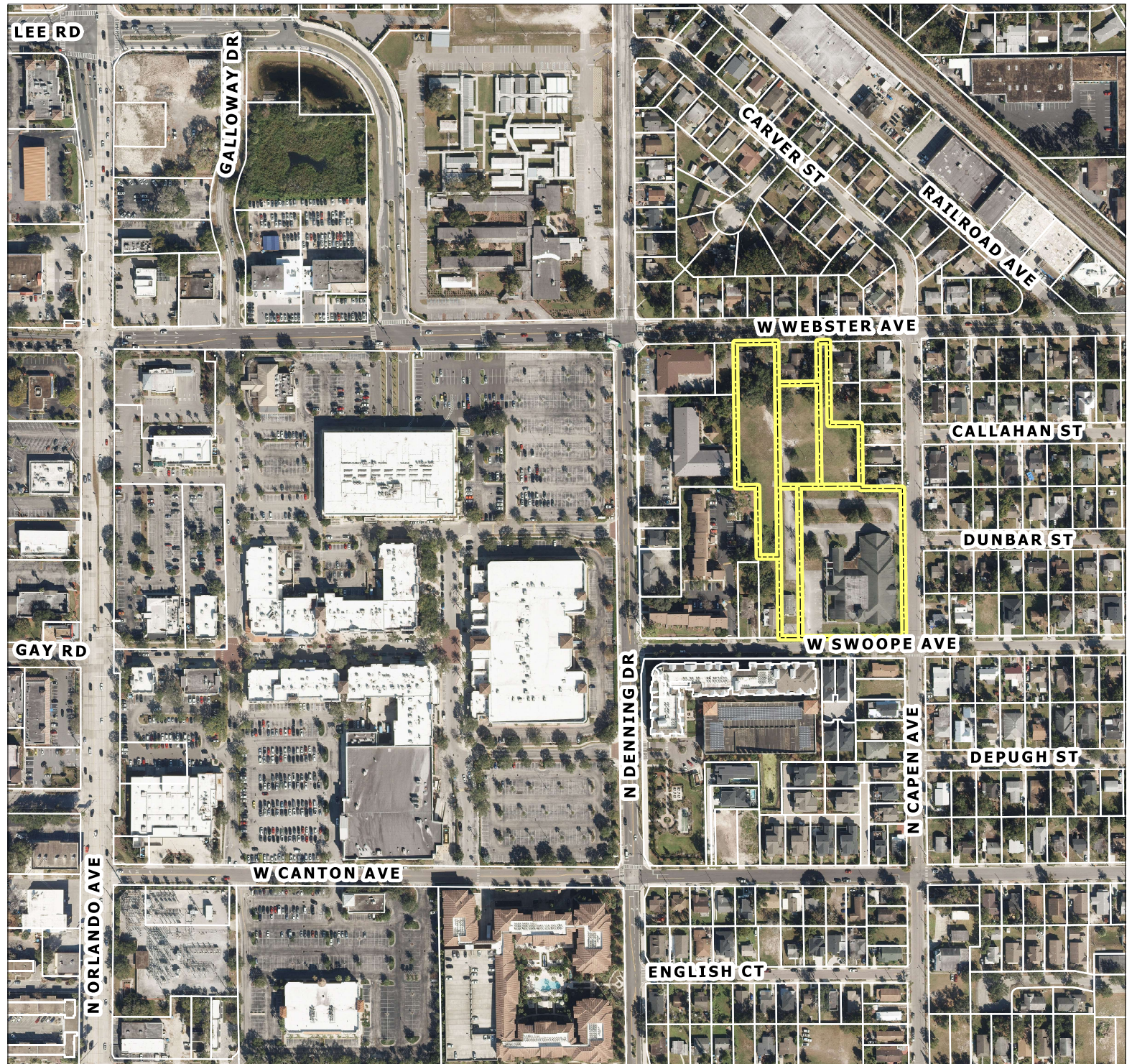
1. Zoomed Out Aerial
2. Map and Aerial
3. Ordinance Com Plan Future Land Use
4. Winter Park Commons Patmos Chapel Site Plan October
5. Architectural Inspiration for Single Family Homes
6. Winter Park Commons Development Plans October



CONDITIONAL USE REQUEST

Winter Park Commons Swoope & Webster

City of Winter Park
Florida

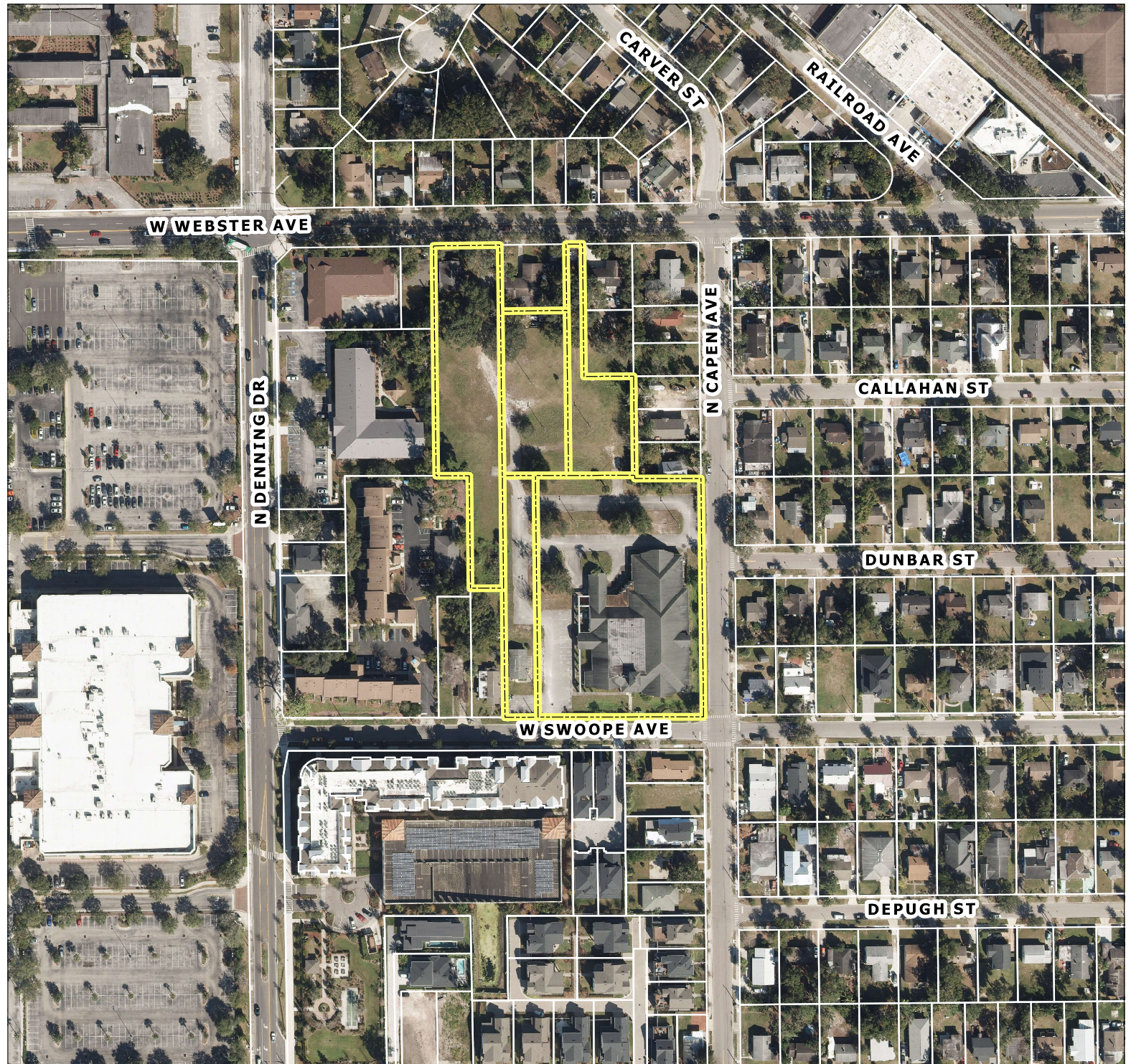




CONDITIONAL USE REQUEST

Winter Park Commons Swoope & Webster

City of Winter Park
Florida



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FROM AN INSTITUTIONAL FUTURE LAND USE DESIGNATION TO A MEDIUM DENSITY RESIDENTIAL DESIGNATION ON THE FORMER PATMOS CHAPEL PROPERTIES AT 821 & 831 W. SWOOPE AVENUE AND 800, 810 & 830 W. WEBSTER AVENUE IN ORDER TO MATCH THE EXISTING R-3 ZONING.

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use designation from Institutional to Medium Density Residential on the properties outlined below:

821 W. Swoope Avenue	06-22-30-1168-02-110
831 W. Swoope Avenue	06-22-30-1168-02-101
800 W. Webster Avenue	06-22-30-1168-02-020
810 W. Webster Avenue	06-22-30-1168-02-031
830 W. Webster Avenue	06-22-30-1168-02-040

All as recorded in Capens Addition to Winter Park as recorded in Plat Book "A", Page 95 of the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance is in compliance pursuant to Chapter 163, Florida Statutes.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2023.

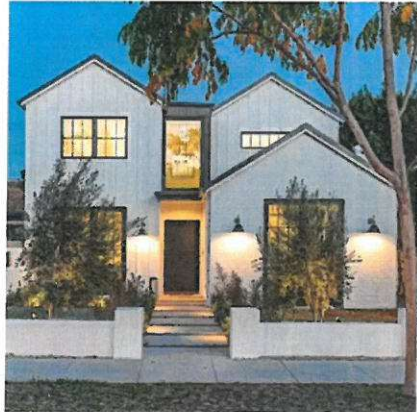
Mayor Phillip Anderson

Attest:

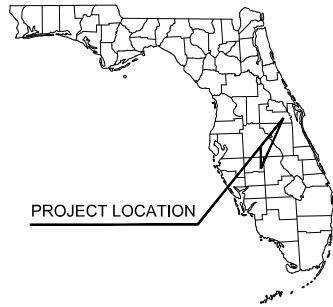
City Clerk



REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																					
SITUM PLATTS ARCHITECTS, P.A. RANDALL J. SLOCUM/AR 13268 WILLIAM P. PLATTS/AR 12842 478 NORTH GILBERT AVENUE, SUITE 1000 WINTER PARK, FL 32789 TEL: 407.875.1234 FAX: 407.875.1235 WWW.SITUMPLATTS.COM																					
SITUM PLATTS ARCHITECTS, P.A.																					
FLORIDA																					
SITE PLAN WINTER PARK COMMONS																					
DRAWN CAD CHECKED WPP DATE 09-21-23	SCALE AS NOTED JOB NO. 20-021 SHEET A1.1																				



**BUILDINGS 1-7, N CAPEN SINGLE FAMILY UNITS
ACHITECTURE INSPIRATION**

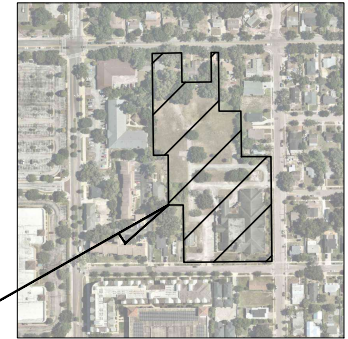


PROJECT LOCATION

DEVELOPMENT PLANS FOR WINTER PARK COMMONS

821 & 831 W SWOOPE AVE; 800, 810 & 830 W WEBSTER AVE
WINTER PARK, FLORIDA 32789
ORANGE COUNTY, FLORIDA

PARCEL #: 06-22-30-1168-02-110, 06-22-30-1168-02-101,
06-22-30-1168-02-020, 06-22-30-1168-02-031,
06-22-30-1168-02-040
SEPTEMBER 19, 2023



AERIAL PHOTOGRAPH
SCALE: 1" = 200'



LEGAL DESCRIPTION

(PER TITLE COMMITMENT # 2037-4339277)

PARCEL ONE:
LOT 2, BLOCK B, CAPEN'S ADDITION TO WINTER PARK (LESS THE EAST 75 FEET OF THE NORTH 100 FEET OF THE SAID LOT 2), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE NORTH 5 FEET THEREOF, AND ALSO LESS THE SOUTH 100 FEET OF THE NORTH 200 FEET OF THE EAST 75 FEET OF LOT 2, BLOCK B, CAPEN'S ADDITION TO WINTER PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL TWO:
LOT 3, BLOCK B, CAPEN'S ADDITION TO WINTER PARK (LESS THE NORTH 105 FEET OF LOT 3) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH EASEMENT AS GRANTED IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2999, PAGE 856 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL THREE:
LOT 4, LESS THE NORTH 5 FEET OF SAID LOT 4, LOTS 10 AND 11, AND 12, LESS THE NORTH 5 FEET OF SAID LOT 12, AND THE NORTH 170 FEET OF THE EAST 1/2 OF LOT 9, ALL IN BLOCK B, CAPEN'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK "A", PAGE 95, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL FOUR:
THE NORTH 50 FEET OF THE SOUTH 200 FEET OF LOT 1, BLOCK B, CAPEN'S ADDITION TO WINTER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGES 95, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 4.51 ACRES OF LAND, MORE OR LESS.

PROJECT TEAM

OWNER

METRO WINTER PARK, LLC
2730 SW 3RD AVE, SUITE 601
MIAMI, FL 33129
CONTACT: CARLOS ORTIZ
PHONE: (786) 554-8953
EMAIL: cortiz@metrofla.com

CIVIL ENGINEER

KIMLEY HORN AND ASSOCIATES
189 S. ORANGE, SUITE 1000
ORLANDO, FL 32801
CONTACT: JEFFREY R. SWISHER, P.E.
PHONE: (407) 886-1511
EMAIL: jhs@kimley-horn.com

SURVEYORS

LEADING EDGE LAND SERVICES
8802 EXCHANGE DRIVE
ORLANDO, FL 32809
CONTACT: MICHAEL A. BAERHOLD
PHONE: (407) 331-6730
EMAIL: jhs@leadingedgefla.com

ARCHITECT

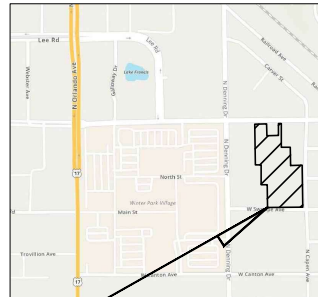
SLOCUM PLATT ARCHITECTS, P.A.
670 NORTH ORLANDO AVENUE
SUITE 1001
MARTLAND, FL 32751
CONTACT: RANDALL SLOCUM
PHONE: 407-645-3019
EMAIL: rsl@slplatts.com

GEOTECHNICAL

NATIVE GEOSCIENCE, INC.
2014 EDGEWATER DRIVE, SUITE 248
ORLANDO, FL 32804
CONTACT: BRIAN W. JORY, P.E.
PHONE: 407-942-1443

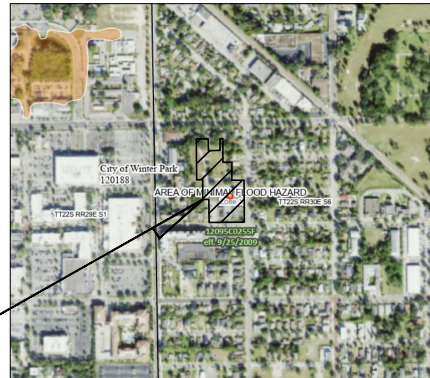
LANDSCAPE ARCHITECT

KIMLEY HORN AND ASSOCIATES
189 S. ORANGE, SUITE 1000
ORLANDO, FL 32801
CONTACT: JIM ZHENG
PHONE: 407-965-0780
EMAIL: jim.zheng@kimley-horn.com

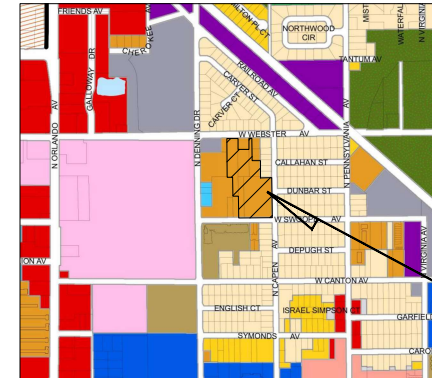


SITE

SECTION 6, TOWNSHIP 22S, RANGE 30E
LOCATION MAP
SCALE: 1" = 500'



FEMA MAP
SCALE: 1" = 500'



ZONE R3
ZONING MAP
SCALE: 1" = 2,000'

SHEET INDEX

C0.0	COVER
----	BOUNDARY SURVEY
----	TOPOGRAPHIC & TREE SURVEY
A1.1	COLOR SITE PLAN
C4.0	SITE PLAN
----	GREEN PARK PERIMETER CHECK
C5.0	OVERALL GRADING PLAN
C6.0	OVERALL DRAINAGE PLAN
C6.1-C6.2	CONTROL STRUCTURE DETAILS
C7.1-C7.2	FIRE PROTECTION PLAN
C8.1-C8.2	STORM TRAP DETAILS
L0.50	TREE MITIGATION PLAN
L0.51	TREE MITIGATION SPECIFICATIONS
L1.00	LANDSCAPE PLAN
A6.2	EXTERIOR ELEVATIONS - TRIPLEX
A6.4	EXTERIOR ELEVATIONS - SIXPLEX
A6.5	EXTERIOR ELEVATIONS - CABANA
---	3-STORY TOWNHOME ELEVATION (BUILDING 14)
---	BUILDINGS 1-7, N CAPEN SINGLE FAMILY UNITS ARCHITECTURE INSPIRATION

PREPARED BY
Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. Orange Avenue, Suite 1000, Orlando, FL 32801
Phone: (407) 886-1511
WWW.KIMLEY-HORN.COM CA 00000696

JEFFREY R. SWISHER, P.E.
FL P.E. NO. 60276

WINTER PARK COMMONS
AUGUST 22, 2023
ENGINEER'S PROJECT No. 249301000
DRAWN BY: JRS
CHECKED BY: JRS

ALTA/NSPS LAND TITLE SURVEY OF LANDS OF SOUTHEASTERN CONFERENCE ASSOCIATION OF THE SEVENTH-DAY ADVENTISTS, INC.

LOCATED IN SECTION 6, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION (PER TITLE COMMITMENT # 2037-4339277)



VICINITY MAP
NO SCALE

PARCEL ONE:

LOT 2, BLOCK B, CAPEX'S ADDITION TO WINTER PARK (LESS THE EAST 75 FEET OF THE NORTH 100 FEET OF THE SAID LOT 2), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE NORTH 5 FEET THEREOF, AND ALSO LESS THE SOUTH 100 FEET OF THE NORTH 205 FEET OF THE EAST 75 FEET OF LOT 2, BLOCK B, CAPEX'S ADDITION TO WINTER PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL TWO:

LOT 3, BLOCK B, CAPEX'S ADDITION TO WINTER PARK (LESS THE NORTH 105 FEET OF LOT 3) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH EASEMENT AS GRANTED IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2999, PAGE 956 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL THREE:

LOT 4, LESS THE NORTH 5 FEET OF SAID LOT 4, LOTS 10 AND 11, AND 12, LESS THE NORTH 5 FEET OF SAID LOT 12, AND THE NORTH 170 FEET OF THE EAST 1/2 OF LOT 9, ALL IN BLOCK B, CAPEX'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK A, PAGE 95, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL FOUR:

THE NORTH 50 FEET OF THE SOUTH 200 FEET OF LOT 1, BLOCK B, CAPEX'S ADDITION TO WINTER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGES 95, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR PRODESA, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, ADJUSTMENT OF 2011. THE NORTH RIGHT-OF-WAY LINE OF W WEBSTER AVENUE BEARS S89°33'00" W.
3. UNLESS OTHERWISE NOTED, THE SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17, STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.
5. THE SUBJECT PROPERTY CONTAINS A TOTAL OF 4.826 ACRES OF LAND, MORE OR LESS.
6. THE PLAT OF CAPEX'S ADDITION TO WINTER PARK AS RECORDED IN PLAT BOOK A, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WAS USED IN THE PREPARATION OF THIS SURVEY.
7. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12004C0205P, REVISED SEPTEMBER 25, 2009.
8. THERE ARE 11 REGULAR STRIPED PARKING SPACES AND 10 STRIPED HANDICAPPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
9. ACCORDING TO THE ORANGE COUNTY PROPERTY APPRAISER, THE SUBJECT PROPERTY IS ZONED R-3. A ZONING REPORT CONTAINING BUILDING SETBACK AND HEIGHT RESTRICTIONS WAS NOT PROVIDED TO THE SURVEYOR.
10. AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
11. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK THIS SURVEY IS BASED ON IS DESCRIBED AS FOLLOWS: 2" ORANGE COUNTY BRASS DISK (STAMPED BM 1-491-1003), PUBLISHED ELEVATION = 90.129 FEET. SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.
12. TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 2037-4339277, WITH AN EFFECTIVE DATE OF MAY 21, 2019. THE FOLLOWING SCHEDULE B-1 ITEMS (ALL RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA) ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 9: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CAPEX'S ADDITION TO WINTER PARK, RECORDED IN PLAT BOOK A, PAGE 95
 - ITEM 10: RESERVATION CONTAINED IN DEED RECORDED IN DEED BOOK 561, PAGE 88
 - RESERVATION FOR STATE ROAD RIGHT OF WAY AFFECTING THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN LOT 9, BLOCK B, CAPEX'S ADDITION TO WINTER PARK, IS BLANKET IN NATURE AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 11: EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2999, PAGE 956
 - AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY
 - ITEM 12: DISTRIBUTION EASEMENT AGREEMENT IN OFFICIAL RECORDS BOOK 3255, PAGE 1619 AND IRREVOCABLE ASSIGNMENT OF WASTEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 8045, PAGE 4770
 - AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY

LEGEND

- | | | | |
|---|---------------------------|--------|--------------------------------|
| ● | FOUND IRON ROD & CAP | —X— | FENCE LINE |
| ⊙ | FOUND IRON PIPE | —DU— | OVERHEAD UTILITY LINE |
| ○ | SET 5/8" IRON ROD & CAP | O.R. | OFFICIAL RECORDS BOOK |
| ⊙ | SET 1/2" IRON ROD & CAP | P.B. | PLAT BOOK |
| ⊙ | SET NAIL & DISK "LS 6846" | PG. | PAGE |
| ⊙ | CATCH BASIN | DOC# | DOCUMENT NUMBER |
| ⊙ | METERED END SECTION | R/W | RIGHT OF WAY |
| ⊙ | WATER VALVE | PSM | PROFESSIONAL SURVEYOR & MAPPER |
| ⊙ | CURB INLET | LB | LICENSED BUSINESS |
| ⊙ | CLEANOUT | A/C | AIR CONDITIONING |
| ⊙ | WATER METER | B/P | BACKFLOW PREVENTER |
| ⊙ | BACKFLOW PREVENTER | CLF | CHAIN LINK FENCE |
| ⊙ | STORM MANHOLE | CMP | CORRUGATED METAL PIPE |
| ⊙ | SANITARY MANHOLE | HW | HERBERT |
| ⊙ | CAMPION TREE | #57.0 | SPOT ELEVATION - GROUND SHOT |
| ⊙ | PALM TREE | #97.33 | SPOT ELEVATION - HARD SURFACE |
| ⊙ | UNKNOWN TREE | RCP | REINFORCED CONCRETE PIPE |
| ⊙ | | PVC | POLYVINYL CHLORIDE PIPE |

SURVEYOR'S CERTIFICATION

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS:	29 JUL 2019: REVISED CERTIFICATION
	15 DEC 2022: ADDED TOPOGRAPHY
DATE OF SURVEY:	15 JUL 2019
COMPUTER FILE:	1002021ALTA.DWG
PROJECT NUMBER:	1002-18001
MANAGER:	LEAD, EAL, JAM
FIELD BOOK NUMBER:	LE 1326, 1975
SCALE:	1" = 40' SHEET 1 OF 2

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
WINTER PARK, FLORIDA 32789
PHONE (407) 351-9370
WWW.LEADINGEDGEFLA.COM
FLORIDA LICENSED BUSINESS NUMBER LB 6846

ALTA/NSPS LAND TITLE SURVEY
OF
SOUTHEASTERN CONFERENCE ASSOCIATION OF
THE SEVENTH-DAY ADVENTISTS, INC.
SECTION 6, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA
BY
KYLE
PRODESA

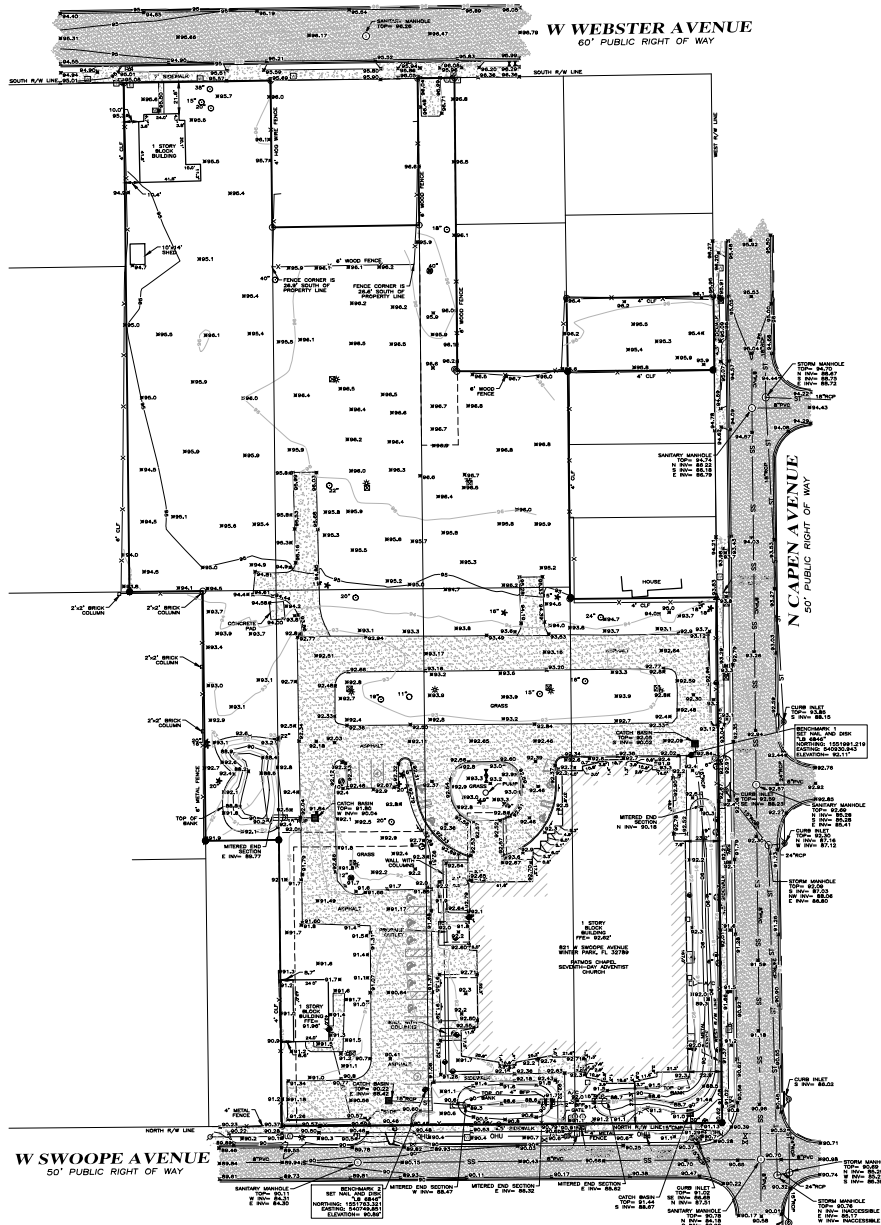
FLORIDA LICENSED BUSINESS NUMBER LB 6846

ALTA/NSPS LAND TITLE SURVEY OF LANDS OF SOUTHEASTERN CONFERENCE ASSOCIATION OF THE SEVENTH-DAY ADVENTISTS, INC.

LOCATED IN SECTION 6, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA



0 40 80 120
GRAPHIC SCALE 1"=40'



LEGEND

- | | | | | | |
|---|---------------------------|------|-----------------------------------|-------|--------------------------------|
| ● | FOUND IRON ROD & CAP | ST | WOOD POWER POLE | —X— | FENCE LINE |
| ⊙ | FOUND IRON PIPE | * | LIGHT POLE | —OH— | OVERHEAD UTILITY LINE |
| ○ | SET 5/8" IRON ROD & CAP | □ | ELECTRIC TRANSFORMER | O.R. | OFFICIAL RECORDS BOOK |
| △ | SET NAIL & DISK "LS 6846" | □ | ELECTRIC BOX | P.B. | PLAT BOOK |
| ■ | CATCH BASIN | □ | TELEPHONE PEDESTAL | P.G. | PAGE |
| ▤ | MITERED END SECTION | □ | CABLE TELEVISION RISER | DOC# | DOCUMENT NUMBER |
| ⊕ | CURB INLET | □ | WIRE PULL BOX | R/W | RIGHT OF WAY |
| ● | CLEANOUT | □ | UTILITY MARKER | PSM | PROFESSIONAL SURVEYOR & MAPPER |
| ⊕ | WATER METER | — | VAULT | LB | LICENSED BUSINESS |
| ⊕ | WATER VALVE | — | SIGN | A/C | AIR CONDITIONING |
| ⊕ | BACKFLOW PREVENTER | ⊕ | MAILBOX | BFP | BACKFLOW PREVENTER |
| ⊕ | IRRIGATION CONTROL VALVE | ⊕ | TITLE COMMITMENT EXCEPTION NUMBER | CLF | CHAIN LINK FENCE |
| ⊕ | FIRE HYDRANT | ⊕ | HANDICAPPED PARKING SPACE | CMP | CORRUGATED METAL PIPE |
| ⊕ | STORM MANHOLE | ⊕ | BENCH-MARK/FINISHED FLOOR | INVT | INVERT |
| ⊕ | SANITARY MANHOLE | ⊕ | SPOT ELEVATION - GROUND SHOT | #97.0 | SPOT ELEVATION - HARD SURFACE |
| ⊕ | CAMPBORN TREE | —SS— | SANITARY SEWER PIPE | RCP | REINFORCED CONCRETE PIPE |
| ⊕ | PALM TREE | ○ | OAK TREE | PVC | POLYVINYL CHLORIDE PIPE |
| ⊕ | UNKNOWN TREE | ⊕ | MAGNOLIA TREE | | |

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 2).

ALTA/NSPS LAND TITLE SURVEY

OF
SOUTHEASTERN CONFERENCE ASSOCIATION OF
THE SEVENTH-DAY ADVENTISTS
SECTION 6, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

KYB

PRODESA

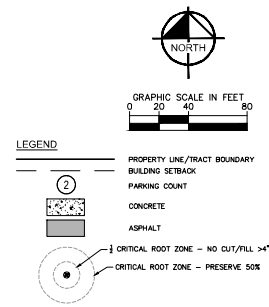
LEADING EDGE LAND SERVICES INCORPORATED

8802 EXCHANGE DRIVE
WINTER PARK, FLORIDA 32789
PHONE (407) 351-9370
FAX (407) 351-9891
WWW.LEADINGEDGE.COM
FLORIDA LICENSED BUSINESS NUMBER LB 6846

REVISIONS:	
29 JUL 2019: REVISED CERTIFICATION	
15 DEC 2022: ADDED TOPOGRAPHY	
DATE OF DRAWING: 15 JUL 2019	DATE OF REVISION: 2 DEC 2022
DRAWN BY: KYB	DRAWN BY: KYB
CHECKED BY: KYB	CHECKED BY: KYB
PROJECT NUMBER: 1002-1001	COMPUTER FILE: 1002001A.DWG
FIELD BOOK NUMBER: LF 1326 1975	SCALE: 1" = 40' SHEET 2 OF 2



SLOCUM PLATTS ARCHITECTS, P.A. RANDALL L. SLOCUM AS 13185 WILLIAM P. BLATTS AS 13243 679 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751 TEL: (407) 944-3819 FAX: (407) 944-2771 WWW.SLOCUM-PLATTS.COM	
WINTER PARK COMMONS FLORIDA	
SITE PLAN DRAFTER: CAD CHECKED: WFP DATE: 09-21-23 SCALE: AS NOTED JOB NO: 20-031 SHEET:	A1.1



UNIT MIX:

• OF MULTI-FAMILY 3-BEDROOM UNITS (2 STORY):	40
• OF MULTI-FAMILY 4-BEDROOM UNITS (3 STORY):	7
• OF SINGLE FAMILY 4-BEDROOM UNITS (2 STORY):	7

PHASING:

THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

STORMWATER MANAGEMENT:

ALL STORMWATER RUNOFF ON-SITE WILL BE TREATED IN THE DRY EXFILTRATION VALVE (STORMSTOP) SYSTEM PRIOR TO DISCHARGE TO UMOORE AVE.

PARKING REQUIREMENTS:

MULTI-FAMILY:	2.5 SPACES PER UNIT
SINGLE-FAMILY:	2.5 < 5.3 UNITS = 133 SPACES

TOTAL NUMBER OF SPACES REQUIRED: 133

TOTAL NUMBER OF REQUIRED PARKING SPACES (INCLUDING OF REQUIRED MULTI-FAMILY SPACES): 133

ON-SITE PARKING PROVIDED:

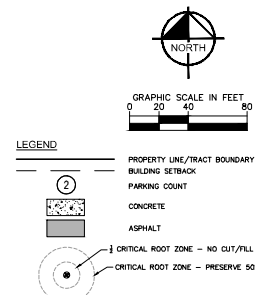
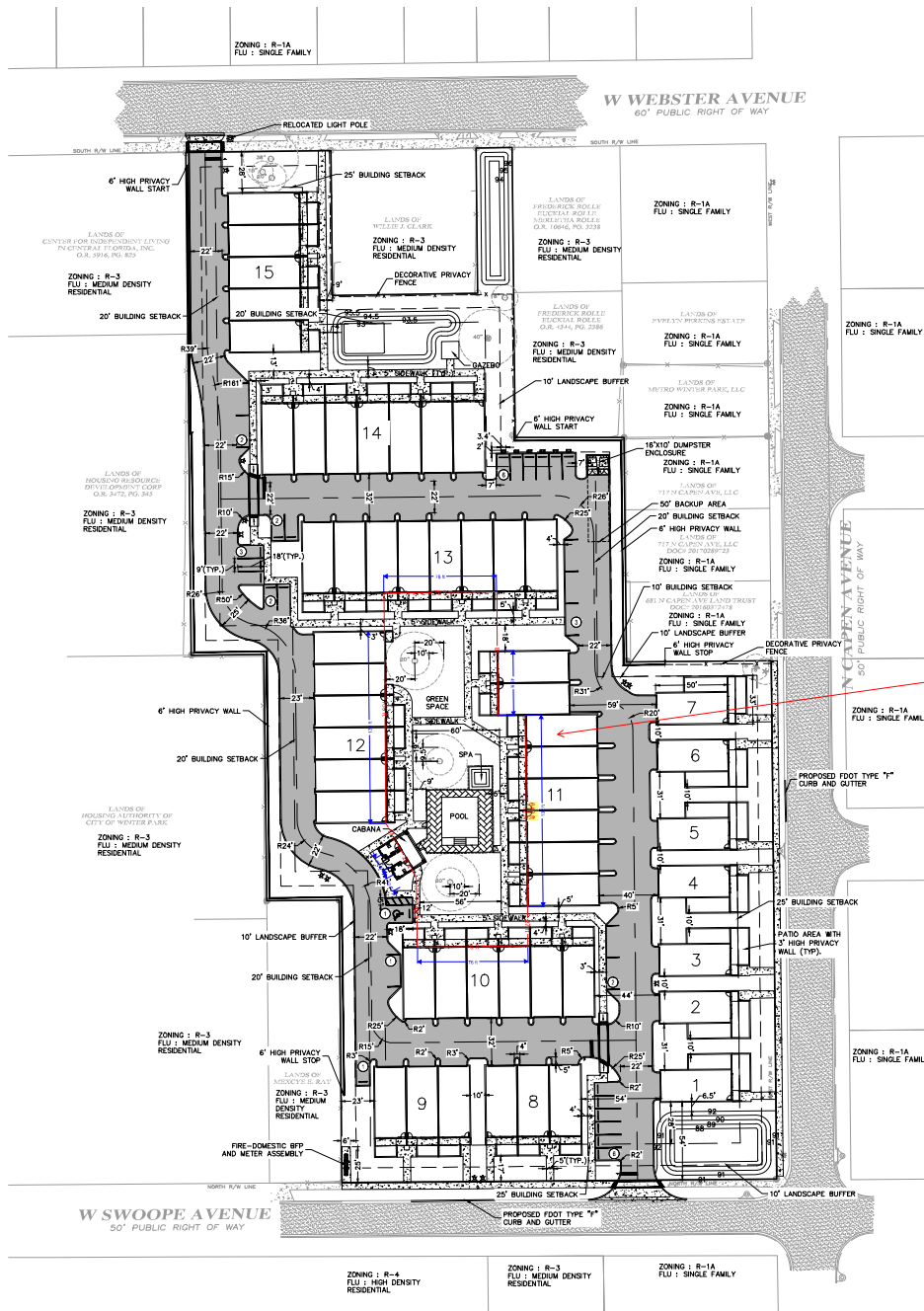
27 SPACES	27 SPACES
VISITOR SITE PARKING SPACES (FOOTING):	108
VISITOR PARALLEL SITE PARKING SPACES (FOOTING):	108
VISITOR PERPENDICULAR PARKING SPACES (FOOTING):	108
TOTAL NUMBER OF SPACES ON THE SITE:	135

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

SHEET NUMBER C4.0	WINTER PARK COMMONS	FLORIDA	CITY OF WINTER PARK	SITE PLAN	KHA PROJECT 249301000 DATE 09/19/2023 SCALE AS SHOWN DESIGNED BY WNT DRAWN BY WNT CHECKED BY JRS DATE 06/27/25	LICENSED PROFESSIONAL JEFFREY R. SNISHER, P.E. FLORIDA LICENSE NUMBER 40189-1601 REGISTRY NO. 35106	 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 200, ORLANDO, FL 32801 PHONE: 407-599-1801 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY

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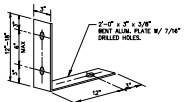
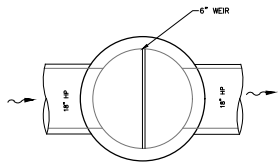


TOTAL GREEN PARK PERIMETER (Viewed from the street) = 648 FT
TOTAL GREEN PARK PERIMETER BLOCKED BY BUILDINGS = 484 FT
PERCENTAGE BLOCKED BY BUILDINGS 74.7%

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

SHEET NUMBER	CITY OF WINTER PARK	FLORIDA	GREEN PARK PERIMETER CHECK	KHA PROJECT 249301000	DATE 09/19/2023	SCALE AS SHOWN	DESIGNED BY WNT	DRAWN BY WNT	CHECKED BY JRS	DATE	FLORIDA LICENSE NUMBER 60275	LICENCED PROFESSIONAL JEFFREY R. SNISHER, P.E.	Kimley»Horn			No.	REVISIONS	DATE	BY
													© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 WWW.KIMLEY-HORN.COM REGISTRY NO. 33106						

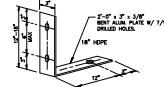
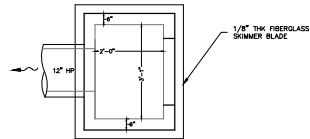
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NOTE :

1. FASTEN SKINNER BLADE TO MOUNTING STRAP W/3/8" GALV. BOLTS & FASTENERS.
2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x6"

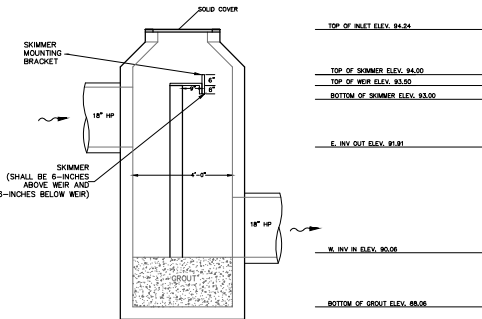
SKIMMER MOUNTING BRACKET



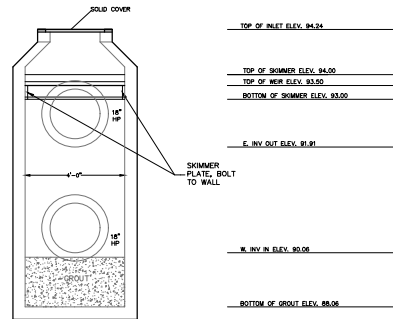
NOTE:

1. FASTEN SKIMMER BLADE TO MOUNTING STRAP W/3/8" GALV. BOLTS & FASTENERS.
2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x4" EXPN. ANCHOR BOLT & FASTENERS.

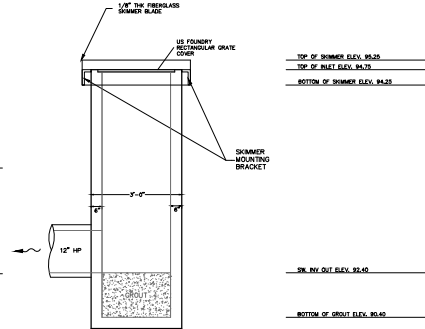
SKIMMER MOUNTING BRACKET



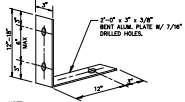
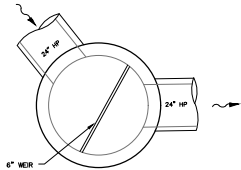
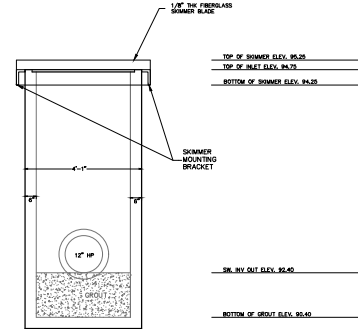
CONTROL STRUCTURE "5" DETAIL
USE TYPE "P7" MANHOLE
FDOT INDEX NO. 425-001, 425-010
N.T.S.



CONTROL STRUCTURE "7" DETAIL
USE TYPE "C" DITCH BOTTOM INLET
FOOT INDEX NO. 425-062



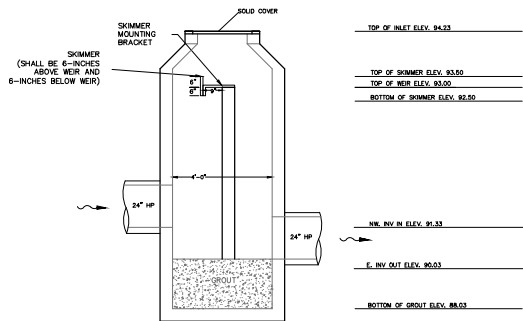
CONTROL STRUCTURE "7" DETAIL
USE TYPE "C" DITCH BOTTOM INLET
FOOT INDEX NO. 425-062



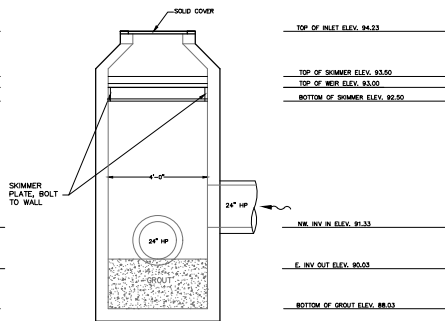
NOTE :

1. FASTEN SKINNER BLADE TO MOUNTING STRAP W/3/8" GALV. BOLTS & FASTENERS.
2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x4"

SKIMMER MOUNTING BRACKET



CONTROL STRUCTURE "6" DETAIL
USE TYPE "P7" MANHOLE N.T.S.
FDOT INDEX NO. 425-001, 425-010

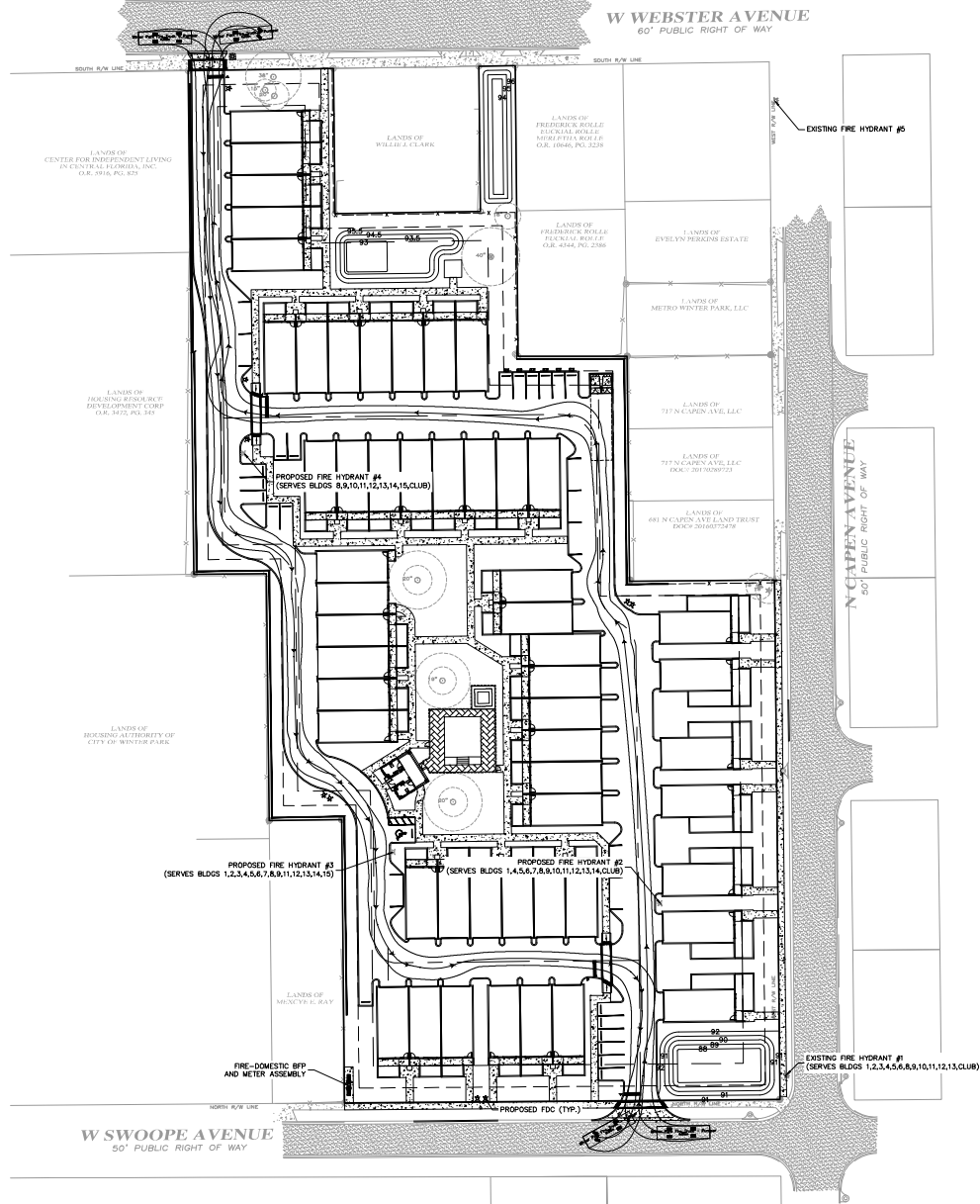


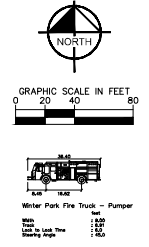
CONTROL STRUCTURE "6" DETAIL
USE TYPE "P7" MANHOLE N.T.S.
FDOT INDEX NO. 425-001, 425-010

Always call 811 two full business days before you dig to have underground utilities located and marked.

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SHEET NUMBER C6.2		WINTER PARK COMMONS		CONTROL STRUCTURE DETAILS		KHA PROJECT 249301000		LICENSED PROFESSIONAL		Kimley»Horn	
CITY OF WINTER PARK		FLORIDA				DATE 09/19/2023		JEFFREY R. SNISHER, P.E.		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 199 S. ORANGE AVENUE SUITE 200, ORLANDO, FL 32801 PHONE: 407-598-1501 WWW.KIMLEY-HORN.COM	
						SCALE AS SHOWN		FLORIDA LICENSE NUMBER 60275		No.	
						DESIGNED BY WNT				REVISIONS	
						DRAWN BY WNT		DATE 09/19/2023		DATE	
						CHECKED BY JRS				BY	





SHEET NUMBER C7.2		WINTER PARK COMMONS		FIRE TRUCK TURN RADII		KIVA PROJECT 249301000		 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 159 S. ORANGE AVENUE, SUITE 200, ORLANDO, FL 32801 PHONE 407-888-5811 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		No.		REVISIONS		DATE		BY	
CITY OF WINTER PARK		FLORIDA		DATE 09/19/2023 SCALE AS SHOWN DESIGNED BY WNT DRAWN BY WNT CHECKED BY JRS		LICENSED PROFESSIONAL JEFFREY R. SNISHER, P.E. FLORIDA LICENSE NUMBER 60275											

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STRUCTURAL DESIGN LOADING CRITERIA	
GROUND WATER TABLE: BELOW INVERT OF SYSTEM	
SOL BEARING PRESSURE: 2500 PSF	
SOL DENSITY: 120 PCF	
EQUILIBRIUM UNSATURATED	
LATERAL ACTIVE EARTH PRESSURE: 25 PSF / FT.	
WIND SPEED: 100 MPH	
LATERAL ACTIVE EARTH PRESSURE: AS PRELIM. OF WATER TABLE PRESENT	
APPLICABLE CODES: AASHTO, ACI-308	
REMARK: TYPED: SEE SHEET 4.0 FOR MODIFIED OPTIONS	

STORMTRAP SYSTEM INFORMATION	
WATER STORAGE POND	CHAIN TEST
UNIT HEADROOM	
UNIT QUANTITY	TOTAL PICES

- SITE SPECIFIC DESIGN CRITERIA**
- STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND INSPECTOR OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND SELECT JOINT TYPE, SIZE, INVERT ELEVATIONS AND SIZE OF OPENINGS.
 - COVER RAINFALL: MAXIMUM 2.0" CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
 - ALL DIMENSIONS AND SOL CONDITIONS, INCLUDING BUT NOT LIMITED TO, SPREADERS AND SOL BEARING CAPACITY ARE REQUIRED TO BE CHECKED BY THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
 - FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

STORMTRAP SYSTEM	DETAILS
SYSTEM 1	ALLOWABLE MAX GRADE: +8.50 ALLOWABLE MIN GRADE: +8.00 INVERT: +8.25 SYSTEM HEIGHT: 4'-0"
SYSTEM 2	ALLOWABLE MAX GRADE: +8.50 ALLOWABLE MIN GRADE: +8.00 INVERT: +8.25 SYSTEM HEIGHT: 4'-0"
SYSTEM 3	ALLOWABLE MAX GRADE: +8.50 ALLOWABLE MIN GRADE: +8.00 INVERT: +8.25 SYSTEM HEIGHT: 4'-0"

STORMTRAP SYSTEM	DETAILS
SYSTEM 4	ALLOWABLE MAX GRADE: +8.50 ALLOWABLE MIN GRADE: +8.00 INVERT: +8.25 SYSTEM HEIGHT: 4'-0"
SYSTEM 5	ALLOWABLE MAX GRADE: +8.50 ALLOWABLE MIN GRADE: +8.00 INVERT: +8.25 SYSTEM HEIGHT: 4'-0"
SYSTEM 6	ALLOWABLE MAX GRADE: +8.50 ALLOWABLE MIN GRADE: +8.00 INVERT: +8.25 SYSTEM HEIGHT: 4'-0"

StormTrap
www.kimley-horn.com
1321 MICHAEL FREEMAN
SCHAFFER, L.L.C. 6036
P. 885-94-4248 / F. 328-38-5347

ENGINEER INFORMATION:
Kimley-Horn
189 S. ORANGE AVENUE,
SUITE 1000
ORLANDO, FL
407-898-1511

PROJECT INFORMATION:
WINTER PARK COMMONS
3-0

CURRENT ISSUE DATE:
-

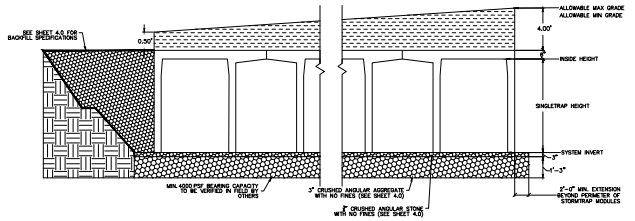
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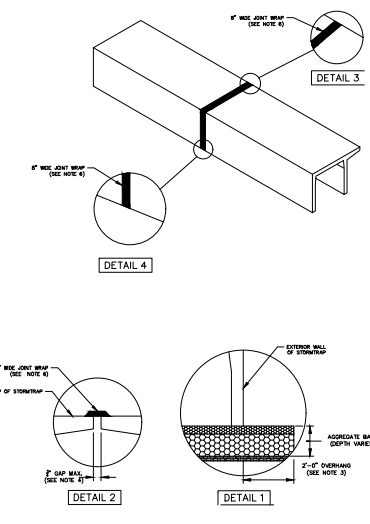
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SINGLE TRAP
DESIGN
CRITERIA

SHEET NUMBER:
1.0



- STORMTRAP INSTALLATION SPECIFICATIONS**
- STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D881 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRE-CAST CONCRETE UTILITY STRUCTURES. THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS SHALL APPLY.
 - IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADGESIVE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
 - THE AGGREGATE FOUNDATION HAS BEEN DESIGNED BASED ON THE FOLLOWING ASSUMPTIONS: THESE ASSUMPTIONS WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER WHOSE REPORT WILL NEED TO BE EMPLOYED BY THE OWNER.
 - A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE DESIGN OF THE FOUNDATION. THE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING EXISTING FIELD EVIDENCE OF A STONE FOUNDATION BEING IN PLACE. THE MEASURING PRESSURE OF THE SOILS BELOW THE STORM SHALL BE USED TO VERIFY OF EXISTED ALLOWABLE. THIS IS NOT POSSIBLE, THE STONE FOUNDATION MAY NOT BE AN OPTION FOR THIS LOCATION.
 - A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO EVALUATE A SOURCE OF STONE AGGREGATES. THE AGGREGATE BASE COURSE FOR WHICH THE STORMTRAP SYSTEM WILL BEAR DIRECTLY ON SHALL CONSIST OF A 2" THICK BED OF 1/2" MAXIMUM ANGULAR STONE, WELL COMPACTED AND SEATED WITH NO LINES AND A THICK BED OF 3" MAXIMUM STONE AGGREGATE (SEE SHEET 4.0 FOR FURTHER DESCRIPTION/EXPLANATION). PLEASE NOTE THAT THERE ARE ONLY MINIMUM REQUIREMENTS AND A QUALIFIED GEOTECHNICAL ENGINEER SHOULD BE USED TO DETERMINE THE BEST AGGREGATE FOR THE LOCATION THAT THE STORMTRAP SYSTEMS WILL BE USED TO DETERMINE.
 - THE CONTRACTOR SHALL REMOVE ANY AND ALL EXISTING OR COLLAPSIBLE SOILS AT THE LOCATION OF A QUALIFIED GEOTECHNICAL ENGINEER.
 - THE AGGREGATE FOUNDATION SHALL BE INSTALLED SUCH THAT THE AGGREGATE EXTENDS A MINIMUM OF 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1).
 - THE 1/2" AGGREGATE SHALL BE COMPACTED USING A VIBRATING ROLLER WITH ITS FULL DYNAMIC FORCE APPLIED TO AGGREGATE SURFACE.
 - DO NOT DRY AND COMPACT THE TOP 4" OF THE SUBGRADE SOILS TO SIDE OF THE STANDARD DRY DENSITY AND 110% OPTIMUM MOISTURE CONTENT.
 - AGGREGATE SHALL BE GRADED WITHIN +/- 2" OF THE GRADE SHOWN ON THE PLANS.
 - MINIMUM SOL BEARING CAPACITY LISTED ON SHEET 1.0 SHALL BE VERIFIED IN FIELD BY OTHERS.
 - THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 1/2" (SEE DETAIL 2). IF THE SPACE EXCEEDS 1/2", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
 - STORMTRAP MODULES ARE NOT WATER-TIGHT. IF A WATER-TIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATER-TIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATER-TIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
 - ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 1/2" WIDE PRE-FORMED, 100% APPLIED, SELF-ADHESIVE ELASTOMERIC RESIN. ADHESIVE TO A 100% HEAVY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM D1987 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAIL 3 & 4). THE JOINT WRAP DOES NOT PROVIDE A WATER-TIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A BUILT AND SOIL TIGHT SYSTEM. THE AGGREGATE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
 - USE A BRUSH OR NET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE THE JOINT WRAP IS TO BE APPLIED.
 - A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
 - IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELLED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
 - IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY FROM DURING, OR AFTER INSTALL, STORMTRAP, MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT. CONTACT STORMTRAP, IMMEDIATELY, ANY DAMAGE NOT APPARENT BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
 - STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.



StormTrap
www.kimley-horn.com
1321 MICHAEL FREEMAN
SCHAFFER, L.L.C. 6036
P. 885-94-4248 / F. 328-38-5347

ENGINEER INFORMATION:
Kimley-Horn & Assoc.
189 S. ORANGE AVENUE
SUITE 1000
ORLANDO, FL
407-898-1511

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- STORMTRAP MODULE LIFTING/INSTALLATION NOTES**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE (SEE RECOMMENDATIONS 2 & 3).
 - MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
 - CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.
-

- END PANEL ERECTION/INSTALLATION NOTES**
- END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
 - PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
 - CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
 - ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
 - JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).
-

StormTrap
www.kimley-horn.com
1321 MICHAEL FREEMAN
SCHAFFER, L.L.C. 6036
P. 885-94-4248 / F. 328-38-5347

ENGINEER INFORMATION:
KIMLEY-HORN & ASSOC.
189 S. ORANGE AVENUE
SUITE 1000
ORLANDO, FL
407-898-1511

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KHA PROJECT 249301000 09/19/2023 SCALE DESIGNED BY DRAWN BY CHECKED BY	JFREY R. SINGER, P.E. FLORIDA LICENSE NUMBER 60275 09/19/2023	JRS	CITY OF WINTER PARK FLORIDA	WINTER PARK COMMONS DETAILS	STORM TRAP DETAILS	LICENCED PROFESSIONAL	Kimley-Horn & Associates, Inc. © 2023 KIMLEY-HORN & ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 33708	No	REVISIONS	DATE	BY

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NOTES:

1. THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (OR EQUIV). THE GEOWEB TENSILE MEMBRANE SHALL BE 30-PT. 150-PT.
2. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMWAP MODULES.
3. THE GEOWEB INFL. MATERIAL SHALL BE AS APPROXIMATE.
4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
5. THE GEOWEB EDGE SHALL BE INSTALLED 1'-1" BEYOND THE OUTER PERIMETER OF THE STORMWAP SYSTEM.
6. THE GEOWEB UNIDIRECTIONAL DIMENSION (25-FT) SHALL BE INSTALLED PARALLEL TO THE STORMWAP LEGS.
7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
8. REFER TO SPLASH PAD LAYOUT FOR CONCRETE SPLASH PAD DIMENSIONS.
9. IF ANY PRODUCT OTHER THAN PRESTO GEOWEB IS TO BE INSTALLED, THE PRODUCT MANUFACTURER IS REQUIRED TO SUBMIT A LETTER STATING THAT THE PRODUCT IS EQUAL OR BETTER THAN PRESTO GEOWEB BOTH IN PERFORMANCE AND IN STRUCTURAL CAPACITY.
10. ALL CONCRETE SPLASH PADS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
11. A CONCRETE SPLASH PAD IS REQUIRED AT ANY ACCESS POINTING THAT HAS AN OPEN GATE TO THE DRAINAGE. THE LEG WALLS AND 0'-0" FROM THE CENTERLINE OF THE OPENING ON BOTH SIDES UNLESS SPECIFIED OTHERWISE ON THE SPLASH PAD LAYOUT. GEOWEB IS NOT REQUIRED UNDER ACCESS OPENINGS.

SPLASH PAD CONFIGURATION

Diagram showing the splash pad configuration for a stormwarp system. It includes labels for Access Opening, Concrete Splash Pad, Stormwarp Module, Stormwarp Interior Wall, Geoweb, Stormwarp Exterior Wall, Concrete Splash Pad, and Aggregate Foundation. A pipe penetration is also indicated.

Diagram showing the splash pad detail. It includes labels for Geoweb W/Concrete Splash Pad (See Note 4), Geoweb W/Aggregate Fill (See Note 3), and 3\"

SPLASH PAD DETAIL 3\"/>

Diagram showing the splash pad elevation. It includes labels for Concrete Splash Pad (By Others), Presto Geoweb (Revised) (Supplied and Installed by Others), Aggregate Base (By Others), and Splash Pad Elevation.

Diagram showing the splash pad and geoweb plan view - side wall and end panel. It includes labels for Stormwarp Interior Wall, Distance Between Legs, Stormwarp Exterior Wall, 24\"

SPLASH PAD & GEOWEB PLAN VIEW - SIDE WALL

SPLASH PAD & GEOWEB PLAN VIEW - END PANEL

StormTAP

1302 MIDLAND PARKWAY
 FORT LAUDERDALE, FL 33404
 800-888-6008 / 773-381-3347

ENGINEER INFORMATION:

KIMLEY-HORN & ASSOC.
 189 S. ORANGE AVENUE
 SUITE 1000
 ORLANDO, FL
 407-886-1511

PROJECT INFORMATION:

WINTER PARK COMMONS

CITY OF WINTER PARK, FL

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SPLASH PAD & GEOWEB DETAILS

SHEET NUMBER:

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RECOMMENDED

ACCESS OPENING SPECIFICATION

1. MINIMUM CLEAR OPENING FOR STORMWATER OPENINGS ARE 2'-0" IN RADIUS. ACCESS OPENINGS LARGER THAN 2'-0" IN DIAMETER MUST BE REINFORCED TO WITHSTAND THE STORMWATER PRESSURE AT LEAST 1'-0" OF CLEARANCE FROM THE END OF THE STORMWATER MODULES NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON REAR OR UNLESS OTHERWISE SPECIFIED.
2. RAFTER COATED STEEL STUDS PROVIDED BY R.A. INDUSTRIES MUST PRE-POSTED OR APPROVED EQUAL. EACH STEP DETAIL ARE PROVIDED INSIDE ANY MODULE WHERE EXCESS MECHANICAL CLEARANCE IS IN THE MIDDLE IT TO BE PLACED A DISTANCE OF 2'-0" FROM THE INSIDE EDGE OF THE STORMWATER MODULES. ALL ENDING STUDS SHALL BE PLACED AT A DISTANCE BETWEEN 10' MIN AND 14' MAX BETWEEN STUDS. STUDS MAY BE MOVED OR ELIMINATED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMWATER LIFTING DEVICES MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS ON THE CENTER OF GRAVITY OF THE MODULE AS NECESSARY.
4. STORMWATER ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH MAIN AND/OR OUTLET PIPE OPENINGS SO PLACEMENT IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO PROVIDE THE APPROPRIATE MANUAL/ REMOTE-CONTROLLED STORMWATER REMEDIATION AT LEAST TWO ACCESS OPENINGS FOR SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMWATER REMEDIATION FOR COVER OVER 2" TO USE PRECAST BARREL OR CONE SECTIONS (PROVIDED BY OTHERS)

RECOMMENDED

PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE MODULE WALL SHALL BE NO LESS THAN 1'-0".
2. MAXIMUM CRACKS SIZE TO BE DETERMINED BY THE MODULE HEIGHT. PREVENTED CRACK SIZE IS 1/8" OR LESS. ANY CRACKS NEEDED THAT DOES NOT FIT THIS CRACK SIZE SHALL BE BROUGHT TO THE ATTENTION OF STORMWATER FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR AND AN ADEQUATE GRADE FOR AT LEAST ONE INCH LOWER FOR PIPE CONNECTION DETAIL. A CONCRETE GRADE CONCRETE OR HIGH STRENGTH NON-SHrink GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANGLEBAR GROUT BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHrink GROUT.

RECOMMENDED PIPE

INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMWATER.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO AVOID NO SHARP EDGES. REVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANNUAL PRODUCT SPECIFICATIONS/RECOMMENDATIONS AND SHOWN ON THIS SHEET ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE FOR THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.

PRECAST CONCRETE ADJUSTING RINGS MUST BE USED BY BOTH OF ACCESS SPECIFICATION NOTE 6. (SUPPLIED BY OTHERS)

PIPE CONNECTION DETAIL

STEP DETAIL

StormTrap

FOR MORE INFO GO TO WWW.STORMTRAP.COM

CALL 800-451-1000

1-800-451-1000 / 713-28-3548

OWNER INFORMATION:

VALLEY-HORN & ASSOCIATES

180 S. ORANGE AVENUE

SUITE 1000

ORLANDO, FL

407-898-1511

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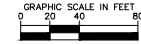
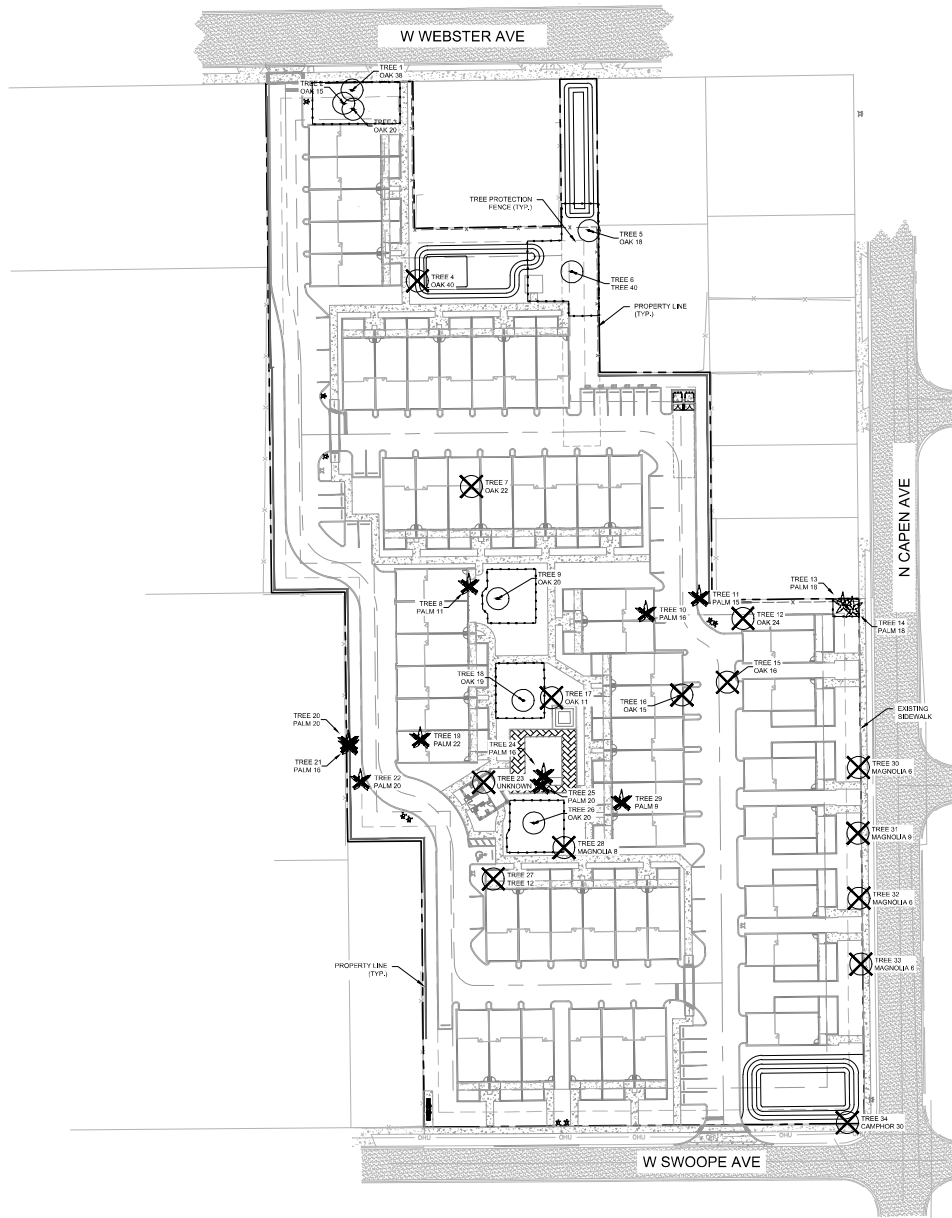
RECOMMENDED PIPE / ACCESS OPENING SPECIFICATIONS

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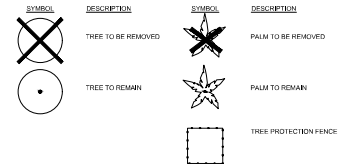
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 TYPE II		 TYPE IV		 TYPE II END PANEL		 TYPE IV END PANEL	
NOTES: 1. OPENING LOCATIONS AND SHAPES MAY VARY. 2. SP - INDICATES A MODULE WITH MODIFICATIONS. 3. P - INDICATES A MODULE WITH A PANEL ATTACHMENT. 4. POCKET WINDOW OPENINGS ARE OPTIONAL.							

SHEET NUMBER C8.2		WINTER PARK COMMONS FLORIDA		STORM TRAP DETAILS		KHA PROJECT 24-0000000 DATE 09/19/2023 SCALE DESIGNED BY ### DRAWN BY ### CHECKED BY ###		LICENSED PROFESSIONAL JEFFREY E. SINGER, P.E. FLORIDA LICENSE NUMBER 60275 09/19/2023		 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: (407) 889-1571 WWW.KIMLEY-HORN.COM REGISTERED NO. 30106		NO. _____ REVISIONS _____ DATE _____ BY _____	
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TREE MITIGATION GRAPHIC LEGEND



TREE MITIGATION

TREE NO.	SPECIES	SIZE (DBH)	STATUS	MIT. RES.
1	QAK	38	REMOVED	
2	QAK	20	REMOVED	
3	QAK	40	REMOVED	2
4	QAK	18	REMOVED	
5	QAK	22	REMOVED	
6	PALM	11	REMOVED	EXCLUDED
7	PALM	25	REMOVED	EXCLUDED
10	PALM	16	REMOVED	EXCLUDED
11	PALM	11	REMOVED	EXCLUDED
12	QAK	24	REMOVED	2
13	QAK	18	REMOVED	
14	PALM	18	REMOVED	1
15	QAK	15	REMOVED	2
16	QAK	15	REMOVED	1
17	QAK	11	REMOVED	
18	QAK	18	REMOVED	
19	PALM	22	REMOVED	EXCLUDED
20	PALM	20	REMOVED	EXCLUDED
21	PALM	16	REMOVED	EXCLUDED
22	PALM	11	REMOVED	EXCLUDED
23	UNKNOWN	10	REMOVED	1
24	QAK	18	REMOVED	
25	PALM	20	REMOVED	EXCLUDED
26	QAK	20	REMOVED	
27	PALM	11	REMOVED	1
28	MANGROVIA	8	REMOVED	EXCLUDED
29	MANGROVIA	11	REMOVED	EXCLUDED
30	MANGROVIA	6	REMOVED	EXCLUDED
31	MANGROVIA	6	REMOVED	EXCLUDED
32	MANGROVIA	6	REMOVED	EXCLUDED
33	MANGROVIA	6	REMOVED	EXCLUDED
34	MANGROVIA	6	REMOVED	EXCLUDED

TOTAL TREES REMOVED (EXCLUDES UNDER 9" DBH, PALMS, AND INVASIVES)	9
REMOVED TREES UNDER 19" DBH (1:1 REPLACEMENT TREES)	3
REMOVED TREES 19" AND OVER (2:1 REPLACEMENT TREES)	6
TOTAL REPLACEMENT TREES REQUIRED	12

SHEET NUMBER L0.50		WINTER PARK COMMONS		CITY OF WINTER PARK		FLORIDA		TREE MITIGATION PLAN		24A-PRC-853 249-351686		SCALE DESIGNED BY: AJP DRAWN BY: AJP CHECKED BY: MT		09/19/2023 9/22/2023		MATTHEW T. FRANKO, P.L.A. FLORIDA LICENSE NUMBER 9/22/2023		 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-489-1811 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		No. _____ REVISIONS _____ DATE _____ BY _____	
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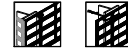
A. GENERAL

- 1 TYPICAL TREE MITIGATION NOTES

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARCHITECT WITH RED SURVEY RIBBONS AT 8 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FILLED WITH A CHAIN SAW AND STUMP GROUND OFF BELOW SURFACE. ANY TREE STUMP BEING REMOVED NOT IN AN AREA MARKED, CONTRACTOR OF BOTT, SHALL BE FILLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE CUT AND STOCKPILED IN PILE AND WAREHOUSE. CONTRACTOR OF BOTT SHALL BE RESPONSIBLE FOR OBTAINING PERMITS, TOPS

REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARCHITECT SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARCHITECT SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.



- 2 TREE PROTECTION FENCING
ELEVATION / PLAN

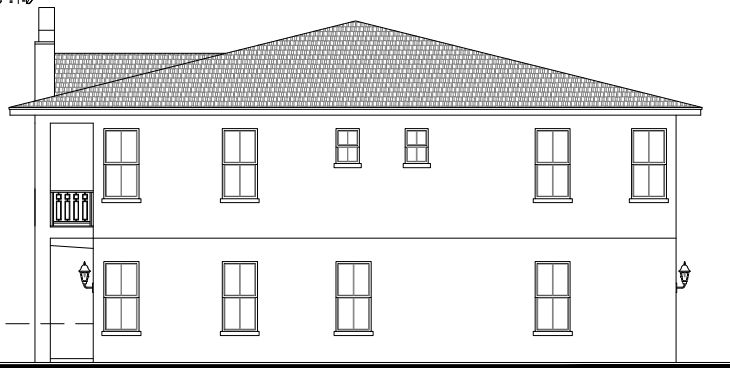
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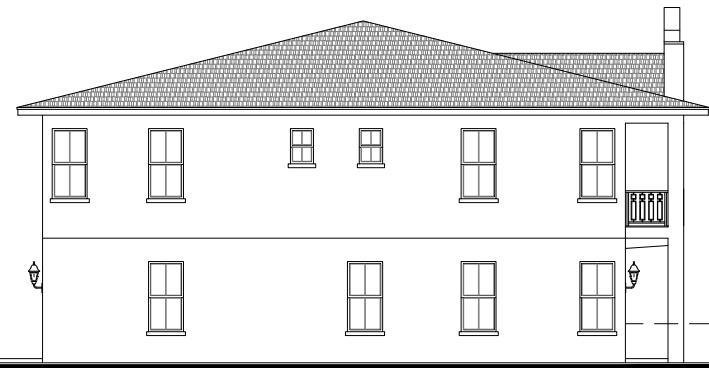
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1 TRIPLEX - FRONT ELEVATION - (TYPE C)
SCALE: 3/16" = 1'-0"



2 TRIPLEX - RIGHT SIDE ELEVATION - (TYPE C)
SCALE: 3/16" = 1'-0"



3 TRIPLEX - LEFT SIDE ELEVATION - (TYPE C)
SCALE: 3/16" = 1'-0"



4 TRIPLEX - REAR ELEVATION - (TYPE C)
SCALE: 3/16" = 1'-0"

REVISIONS

SLOCUM PLATT
ARCHITECTS, P.A.

RANDALL J. SLOCUM ARCH. 13389 WILLIAM P. PLATT ARCH. 13382
678 NORTHERN AVENUE SUITE 200 WINTER PARK, FL 32781
TEL. (407) 462-2017 FAX (407) 462-2771
WWW.SLOCUMPLATTS.COM



WILLIAM P. PLATT ARCH. 13382

EXTERIOR ELEVATIONS - TRIPLEX
WINTER PARK COMMONS

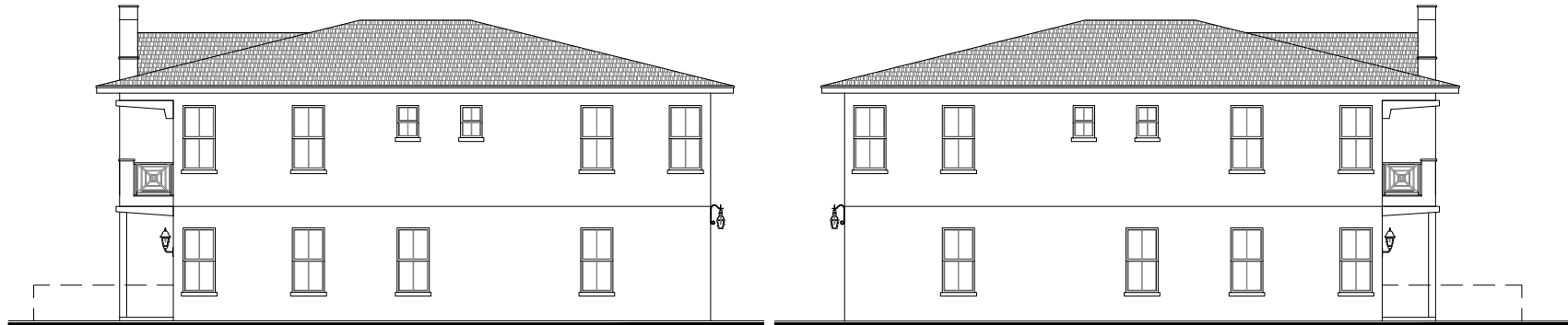
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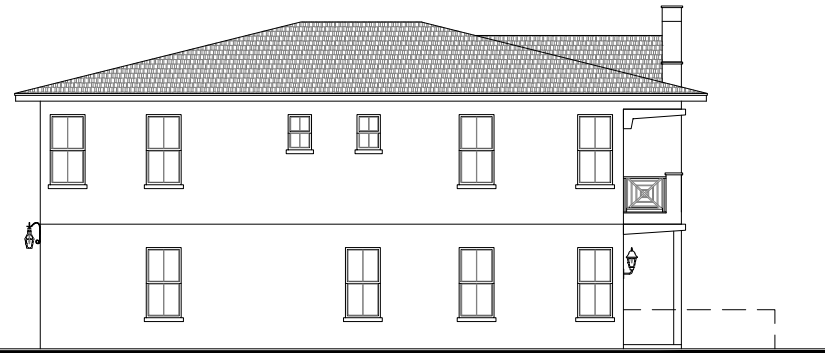
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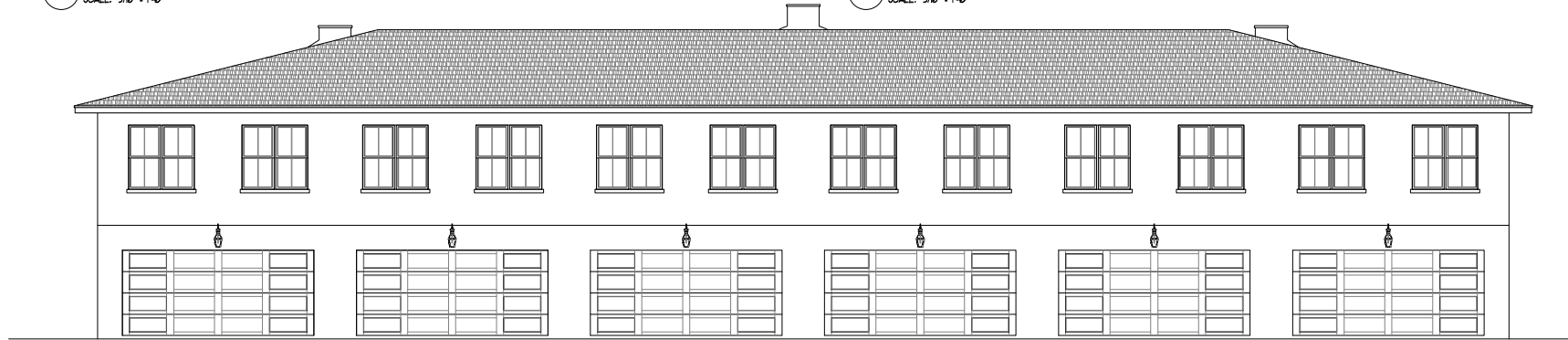
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SCALE: 3/16" = 1'-0"



2 SIXPLEX - RIGHT SIDE ELEVATION - (TYPE E)
SCALE: 3/16" = 1'-0"



3 SIXPLEX - LEFT SIDE ELEVATION - (TYPE E)
SCALE: 3/16" = 1'-0"



4 SIXPLEX - REAR ELEVATION - (TYPE E)
SCALE: 3/16" = 1'-0"

REVISIONS

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13362
670 NORTH WINTER PARK AVENUE SUITE 200 WINTER PARK, FL 32789
TEL: (407) 462-2010 FAX: (407) 462-2771
WWW.SLOCUMPLATTS.COM

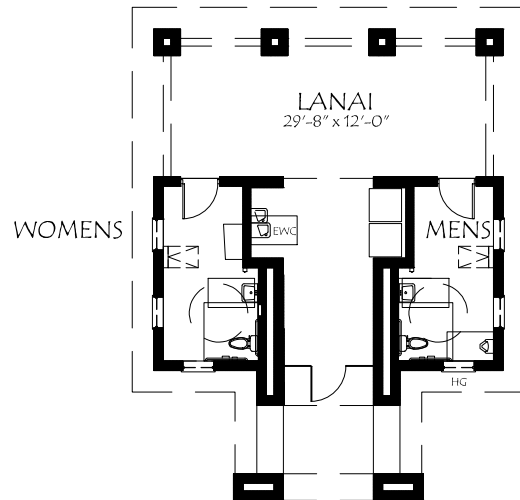


WILLIAM P. PLATTS AR13362

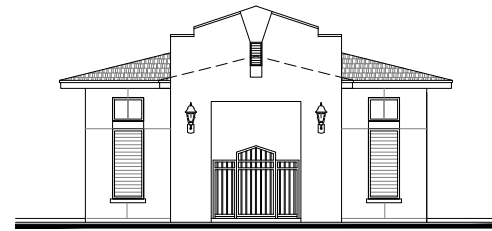
EXTERIOR ELEVATIONS
WINTER PARK COMMONS
FLORIDA

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07-09-23
SCALE
AS NOTED
JOB NO.
20-031
SHEET

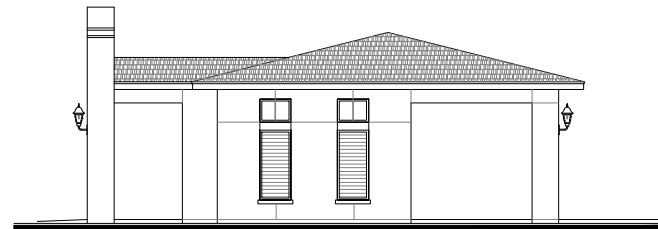
A6.4



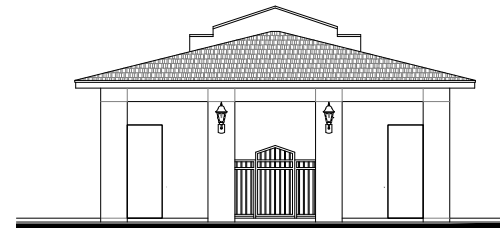
1 CABANA FLOOR PLAN
SCALE: 3/16" = 1'-0"



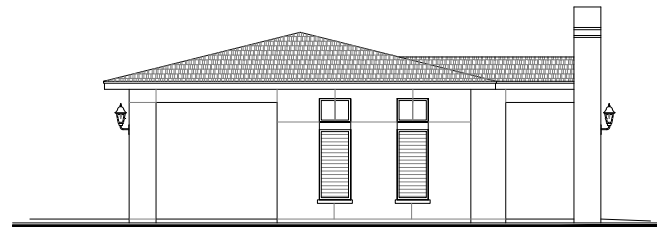
2 CABANA FRONT ELEVATION
SCALE: 3/16" = 1'-0"



3 CABANA RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



4 CABANA REAR ELEVATION
SCALE: 3/16" = 1'-0"



5 CABANA LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS

SLOCUM PLATTS
ARCHITECTS, P.A.
RANALL SLOCUM ARCH 13359 WILLIAM P. PLATTS ARCH 13362
675 NORTH WILSON AVENUE SUITE 200 WINTER PARK, FL 32781
TEL: (407) 462-2371 FAX: (407) 462-2371
WWW.SLOCUMPLATTS.COM



EXTERIOR ELEVATIONS - CABANA
WINTER PARK COMMONS
FLORIDA

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07-09-23
SCALE
AS NOTED
JOB NO.
20-031
SHEET

A6.5



FRONT ELEVATION

THREE STORY TOWNHOME ELEVATIONS - BLDG. 12
WINTER PARK COMMONS
 20-031 SCALE: 3/32" = 1'-0" 08.22.2023





LEFT SIDE ELEVATION

THREE STORY TOWNHOME ELEVATIONS - BLDG. 12
WINTER PARK COMMONS
 20-031 SCALE: 3/32" = 1'-0" 08.22.2023





**BUILDINGS 1-7, N CAPEN SINGLE FAMILY UNITS
ACHITECTURE INSPIRATION**

**item type**

Public Hearings: Non Quasi-Judicial Matters

meeting date

October 25, 2023

prepared by

Peter Moore, Director of Budget and Strategic Programs

approved by

Rene Cranis, City Clerk

subject

Ordinance 3286-23 - Amending the FY23 Adopted Budget (2nd reading)

motion | recommendation

As required by statute, approve the ordinance adopting amendments made to the FY23 budget over the course of the last fiscal year (2022 - 2023).

background

The City Commission is required by Statute to approve any budget adjustments that alter the total amount budgeted in any fund or when funds are transferred between different fund types. The City has adopted the practice of bringing budget amendments to the City Commission as they arise and then bringing a year-end ordinance adopting all the amendments formally to comply with Statute. Through the receipt of grants or due to a need to revise original revenue estimates the city periodically needs to make changes to stated account revenues and expenditures. This is primarily a housekeeping process and it properly provides departments and divisions with an accurate picture of the funds available to undertake programs and projects. The following attachment highlights the budget amendments (Exhibit A of the Ordinance) that have already been approved by the Commission at prior meetings and now need to be formally adopted through public hearing. In addition to those previously adopted, a few additional amendments have been brought for approval and are all related to facility or operating functions in the city that due to increased use also have increased associated costs:

- 1) Winter Pines and WP9 Budget: The golf courses have seen revenues and corresponding expenses increase over the course of FY23. This amendment properly accounts for major changes in performance for the two courses. The total amendment is \$264k and is merely an accounting change that will better represent the overall revised budget performance for FY23.
- 2) Fire Department Ambulance Transport Fees: Elevated levels of transport have resulted in higher revenues and costs. This amendment makes those changes a wash in the budget and better accounts for performance in FY23. Total amendment is \$220k.

3) Police Special Detail Pay: The Police Department provides security for events that occur throughout the year. As part of the budget this is structured as a wash, where revenues are expected to match expenses. There has been greater use of police services by 3rd parties and this amendment reflects those added revenues and expenses. Like the other amendments, this \$300k change is for accounting purposes and better reflects budget performance.

4) Pines Golf Cart Sale: Part of the acquisition of the Pines included the old golf carts which have now been sold. The proceeds of \$211k are being applied back to the project account to make capital improvements to the facility.

5) The NRCS Grant Match and Swoope Site Developer Payment have both been previously approved by the Commission.

strategic objectives

Fiscal Stewardship

alternatives | other considerations

Not approving this would require staff to remove the amendments in the accounting system. It would not affect actual revenues received or expenditures incurred.

fiscal impact

None. All the amendments have been previously approved by the Commission or are revenue neutral.

attachments

1. Ordinance 3286-23
2. Exhibit A - Budget Amendments Sheet YR End

ORDINANCE 3286-23

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE ADOPTED BUDGET AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2022 – 2023 BY PROVIDING FOR CHANGES IDENTIFIED IN EXHIBIT A; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance No. 3216-21, the City of Winter Park, Florida has adopted the Budget and Capital Improvement Program for the fiscal year 2022 – 2023; and

WHEREAS, the City of Winter Park, Florida desires to amend the Budget and Capital Improvement Program for supplemental appropriations in the amounts identified in Exhibit A; and

WHEREAS, Section 166.241(4)(c) Florida Statutes require such a budget amendment be adopted in the same manner as the original budget.

BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA THAT:

SECTION 1. The Budget and Capital Improvement Program for fiscal year 2022 – 2023 is hereby amended by providing for changes identified in Exhibit A.

SECTION 2. If any section, subsection, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. In the event of any conflict between the provisions of this Ordinance and any other ordinance, resolution, or portions thereof, the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 4. The provisions of this Ordinance shall become effective immediately upon passage.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this 25th day of October, 2023.

Phillip M. Anderson, Mayor

Attest:

Rene S. Cranis, City Clerk

Exhibit A

Item	Amount	Source Account	Source Acct. Name	Exp. Account	Exp. Acct. Name	Note	Approval Date
Police Special Detail	\$ 300,000	0010342 342101	Police Special Detail - Rev	0014104 515020 0014104 521010	PD Special Detail Uniform Patrol FICA	Estimates are made to be a wash in the budget however revenues and expenses have exceeded estimates and are being accounted for here.	Pending
WP Pines Golf	\$ 234,000	Various, see attached list				Revenues and expenses at the courses are higher than originally estimated largely due to items that have a cost of goods sold such as food, beverage and merchandise. This adjustment allocates the budget appropriately to account for revenues received.	Pending
WP - 9	\$ 30,000	0010347 347231	WP9 Membership Fees	0016301 552012 0016301 552015	Merchandise and Food/Beverage		Pending
Fire Ambulance Transport Fees	\$ 220,000	0010342 342601	Ambulance Transport Fees	Various, see attached list	Overtime Transport Incentive Incentive Pay	Ambulance transports have been elevated in FY23 which has resulted in higher revenues and operating costs.	Pending
Pines Golf Carts Sale	\$ 211,200	3010369 369901	Miscellaneous Revenues	3016101 565345	Pines Golf Course Projects	As part of the purchase of the course, the old carts were sold and this records the receipt of that revenue to be used to make capital improvements to the Pines course.	Pending
Half- Cent Sales Tax Revenues for NRCS Grant Match	\$ 580,000	0010335 335180	Half-Cent Sales Tax Revenues	0018502 591101	Transfers to Designations Trust Fund - NRCS Match	This amendment reflects accounting for the projects to be funded by the NRCS grant. Sales tax revenues that are performing well in FY23 were dedicated to support part of the match needed for the \$4+ million NRCS grant. The remaining portion of funding for the projects is coming from the grant itself.	4/26/2023
	\$ 3,781,497	1010331 331390	Grants	1013405 534040	NRCS Projects		
Swoope Site Swap Developer Payment	\$ 980,271	3010364 364401	Sale of Assets	3016101 565332	Parks Maintenance Facility Project	This payment represents the funding received as part of the executed swap agreement for the Swoope site. This will contribute towards the cost of the overall construction of the project.	Approved in FY22 but payment was received and recorded in February 2023

FY23 Pending Revenue Budget Adjustments

Police

Org	Object	Description	Budget Adj	Total Adj
0010342	342101	POLICE-SPECIAL DETAIL	300,000.00	
0014104	515020	SPECIAL PAY - SPECIAL DETAIL	250,000.00	
0014104	521010	FICA TAXES	50,000.00	
				300,000.00

Fire

Org	Object	Description	Budget Adj	Total Adj
0010342	342601	AMBULANCE TRANSPORT FEES	220,000.00	
0015103	514010	OVERTIME WAGES	75,000.00	
0015103	514012	OVERTIME WAGES - HOLIDAY PAY	60,000.00	
0015103	515010	SPECIAL PAY - INCENTIVE PAY	70,000.00	
0015103	515030	SPECIAL PAY - TRANSPORT INCENT	15,000.00	
				220,000.00

Parks - WP9

Org	Object	Description	Budget Adj	Total Adj
0010347	347231	PARKS-GOLF MEMBERSHIP FEE-WP9	30,000.00	
0016301	552012	OPERATING SUPPLIES - MERCHDISE	20,000.00	
0016301	552015	OPERATING SUPPLIES - FOOD&BEV	10,000.00	
				30,000.00

Parks - Pines

Org	Object	Description	Budget Adj	Total Adj
0010347	347250	PARKS-GOLF GREEN FEES-PINES	-800,000.00	(See Note*)
0010347	347251	PARKS-GOLF MEMBERSHIP FEE-PINE	174,000.00	
0010347	347252	PARKS-DRIVING RANGE-PINES	295,000.00	
0010347	347253	PARKS-GOLF CART FEES-PINES	331,000.00	
0010347	347254	PARKS-PRO SHOP MERCH-PINES	106,000.00	
0010347	347255	PARKS-GOLF PRO SHOP FOOD-PINES	83,000.00	
0010362	362113	RENT-WP PINES CLUBHOUSE	45,000.00	
0016303	544040	RENTALS - OUTSIDE VEHICLES	118,000.00	
0016303	552010	OPERATING SUPPLIES - GENERAL	20,000.00	
0016303	552012	OPERATING SUPPLIES - MERCHDISE	96,000.00	
				234,000.00

**Revenues were not delineated by line for FY23 and were entered as a lump sum. This adj places them where they were earned.*



City Commission

agenda item

item type

Public Hearings: Non Quasi-Judicial Matters

meeting date

October 25, 2023

prepared by

Renata Minoga, Building and Permitting Manager

approved by

Randy Knight, City Manager

subject

Ordinance - Repealing and substituting Article II, Chapter 22, of the City Code to incorporate the Florida Building Code.

motion | recommendation

Approve motion

background

Ordinance updating Administrative Ordinance relating to the 8th Edition of the Florida Building Code.

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

1. 8th Edition Florida Building Code Ordinance 2023

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK,
FLORIDA, RELATING TO BUILDINGS; REPEALING AND
SUBSTITUTING ARTICLE II OF CHAPTER 22 OF THE
WINTER PARK CODE OF ORDINANCES TO
INCORPORATE THE FLORIDA BUILDING CODE WITH
CERTAIN ADMINISTRATIVE AMENDMENTS; AND
PROVIDING FOR CODIFICATION, SEVERABILITY,
CONFLICTS, TRANSMITTAL AND AN EFFECTIVE DATE.**

WHEREAS, the Florida Building Code Act of 1998 directed the Florida Building Commission to establish a statewide uniform building code known as the Florida Building Code; and

WHEREAS, the Eighth Edition of the Florida Building Code shall be in effect throughout the State of Florida as of December 31, 2023; and

WHEREAS, the enforcement of the Florida Building Code is the responsibility of local governments; and

WHEREAS, the City of Winter Park actively participates in the enforcement of building construction regulation for the benefit of the public health, safety and welfare of its citizens; and

WHEREAS, the City of Winter Park desires to facilitate the enforcement of the Florida Building Code by enacting administrative amendments that meet the needs of its citizens; and

WHEREAS, the City finds that such local administrative amendment to the Florida Building Code adopted pursuant to this Ordinance meets the requirements for local administrative amendments pursuant to section 553.73(4)(a), Florida Statutes; and

WHEREAS, the City finds that such local administrative amendments adopted pursuant to this Ordinance are no more stringent than necessary to address the local needs for same; and

WHEREAS, the City has and shall make readily available, in usable format, the administrative amendments adopted as referenced herein; and

WHEREAS, on September 21, 2023, the Construction Board of Adjustments & Appeals, after notice and public hearing, considered the proposed amendments to Building Code, more specifically described herein, and submitted its recommendation to the City Commission; and

WHEREAS, the City Commission, after notice and public hearing, has considered the proposed amendments to Building Code, the recommendations of the Construction Board of Adjustments & Appeals, and all public comments; and

WHEREAS, the City Commission hereby makes findings that the administrative amendments are needed for the health, safety and public welfare of its citizens.

NOW, THEREFORE, BE IT ENACTED by the people of the City of Winter Park, Florida, as follows:

Section 1. Recitals. All of the “WHEREAS” clauses mentioned above are legislative findings of the City Commission and are fully incorporated herein.

Section 2. Amendment. Article II of Chapter 22 of the Code of Ordinances of the City of Winter Park is hereby repealed, and a new Article II is substituted to read as follows:

ARTICLE II. Building Code

Sec. 22-26. Short title.

This article shall be known and cited as the building code of the City of Winter Park.

Sec. 22-27. Codes adopted by reference.

The Eighth Edition Florida Building Code, including all volumes: Building, Existing Buildings, Fuel Gas, Plumbing, Mechanical, Accessibility, Energy Conservation and Residential, as published by the International Code Council, Inc. (Country Club Hills, Illinois) is hereby adopted by reference and is automatically in effect as required by Florida Statutes and shall include administrative amendments in this Chapter as deemed appropriate to meet local needs and to facilitate the administration of the Florida Building Code.

Sec. 22-28. - Amendments to the Florida Building Code.

All volumes of the Florida Building Code as adopted in section 22-27 are amended with administrative amendments contained in this section in the following respects:

Section 101.2 is amended as follows:

101.2 Scope. The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. Detached one-and two-family *dwelling*s and *townhouse*s-not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with this Code or the *Florida Building Code, Residential*.
2. Code requirements that address snow loads and earthquake protection shall not be utilized or enforced.

Section 101.3.1 and 101.3.2 are amended as follows:

101.3.1 Quality control. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

Section 101.4.4 is amended as follows:

101.4.4 Property maintenance. The provisions of the latest edition of the *International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Section 101.4.5 is amended as follows:

101.4.5 Fire prevention. For provisions related to fire prevention, refer to the *Florida Fire Prevention Code*. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

Section 102.2 is amended as follows:

102.2 Building. The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the *Florida Building Code, Existing Building*. The following buildings, structures and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

- (a) Building and structures specifically regulated and preempted by the federal government.
- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Nonresidential farm buildings on farms.
- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, *Florida Statutes*) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Permits shall be required for structural support and tie-down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction.
- (f) Those structures or facilities of electric utilities, as defined in Section 366.02, *Florida Statutes*, which are directly involved in the generation, transmission, or distribution of electricity.

- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.
- (i) Family mausoleums not exceeding 250 square feet (23 m²) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- (j) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
- (k) A building or structure having less than 1,000 square feet (93 m²) which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:
 - 1. Is not rented or leased or used as a principal residence;
 - 2. Is not located within the 100-year flood plain according to the Federal Emergency Management Agency’s current Flood Insurance Rate Map; and
 - 3. Is not connected to an off-site electric power or water supply.
- (l) A drone port as defined in Section 330.41(2), *Florida Statutes*.

Section 102.2.2 is amended as follows:

102.2.2 Residential buildings or structures moved into or within a county or municipality shall comply with the provisions of *Florida Building Code, Existing Building Chapter 13*.

Section 102.2.5 is amended as follows:

102.2.5 Each enforcement district or local enforcement agency shall be governed by a board, the composition of which shall be determined by the affected localities.

- 1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the *Florida Building Code* relating to:
 - a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition, alteration or repair shall not exceed 1,000 square feet (93 m²) or the square footage of the primary structure, whichever is less.
 - b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.
 - c. Building plans review and inspection fees.
- 2. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped *flood hazard areas*, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.
- 3. Each code exemption, as defined in sub-subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

Section 102.5 is amended as follows:

102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

Section 102.6 is amended as follows:

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Building Code, Existing Building, International Property Maintenance Code* or the *Florida Fire Prevention Code*.

Section 102.6.2 is amended as follows:

102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Fire Prevention Code, International Property Maintenance Code* or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

Section 102.7 is amended as follows:

102.7 Relocation of manufactured buildings.

- (1) Relocation of an existing manufactured building does not constitute an alteration.
- (2) A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the *Florida Building Code* (on or after March 1, 2002), the wind speed map of the *Florida Building Code* shall be applicable.
- (3) A relocated building shall comply with the *flood hazard area* requirements of the new location, if applicable.

PART 2—ADMINISTRATION AND ENFORCEMENT
SECTION 103

BUILDING AND PERMITTING SERVICES DEPARTMENT

Sections 103.1 to 103.3 are added as follows:

103.1 Creation of enforcement agency. The Building and Permitting Services Department is hereby created and the director in charge thereof shall also be known as the *building official*.

103.2 Appointment. The *building official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a *deputy building official*, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *building official*.

For the maintenance of existing properties, see the latest edition of the *International Property Maintenance Code*.

Section 103.4 is added as follows:

103.4 Restrictions on employees. An officer or employee connected with the department, except one whose only connection is as a member of the board established by this code, shall not be financially interested in the furnishing of labor, material, or appliances for the construction, alteration, or maintenance of a building, structure, service, system or in the making of plans or of specifications thereof, within the jurisdiction of the department, unless he is the owner of such. This officer or employee shall not engage in any other work which is inconsistent with his duties or conflict with the interest of the department.

SECTION 104

DUTIES AND POWERS OF BUILDING OFFICIAL

Section 104.1 is amended as follows:

104.1 General. The *building official* is hereby authorized and directed to enforce the provisions of this code. The *building official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Section 101.4.2 is amended as follows:

104.2 Applications and permits. The *building official* shall receive applications, review *construction documents* and issue *permits* for the erection, and *alteration*, demolition and moving of buildings and structures, inspect the premises for which such *permits* have been issued and enforce compliance with the provisions of this code.

Section 104.2.1 is amended as follows:

104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, *repair*, *alteration*, *addition* or other improvement of existing buildings or structures located in *flood hazard areas*, the *building official* shall determine if the proposed work constitutes substantial improvement or *repair* of *substantial damage*. Where the *building official* determines that the proposed work constitutes *substantial improvement* or *repair* of *substantial damage*, and where required by this code, the *building official* shall require the building to meet the requirements of Section 1612 or R322 of the Florida Building Code, Residential, as applicable.

Section 104.3 is amended as follows:

104.3 Notices and orders. The *building official* shall issue all necessary notices or orders to ensure compliance with this code.

Section 104.4 is amended as follows:

104.4 Inspections. The *building official* shall make all of the required inspections, or the *building official* shall have the authority to accept reports of inspection by *approved agencies* or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved agency* or by the responsible individual. The *building official* is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

Section 104.5 is amended as follows:

104.5 Identification. The *building official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

Section 104.6 is amended as follows:

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the *building official* has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the *building official* is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the *building official* shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the *building official* shall have recourse to the remedies provided by law to secure entry.

Section 104.7 is amended as follows:

104.7 Department records. The *building official* shall keep official records of applications received, *permits* and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records per FS 119.

Section 104.8 is amended as follows:

104.8 Liability. The *building official*, member of the Construction Board of Adjustments and Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit

instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

Section 104.8.1 is amended as follows:

104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

Section 104.10 is amended as follows:

104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the *building official* shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the *building official* shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Building and Permitting Services Department.

Section 104.10.1 is added as follows:

104.10.1 Flood hazard areas. The *building official* shall coordinate with the designated floodplain administrator to review requests submitted to the *building official* that seek approval to modify the strict application of the flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 117.

Section 101.4.4 is added as follows:

104.12 Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the *building official*.

Section 105.1.2 is amended as follows:

105.1.2 Annual facility permit records. The person to whom an annual *permit* is issued shall keep a detailed record of *alterations* made under such annual *permit*. The *building official* shall have access to such records at all times or such records shall be filed with the *building official* as designated.

Section 105.1.5 is added as follows:

105.1.5 Misrepresentation of application. The building official may revoke a permit or approval, issued under the provisions of this code, in case there has been any false statement or misrepresentation as to the material fact in the permit application or plans on which the permit or approval was based including unlicensed contracting.

Section 105.2 is amended as follows:

105.2 Work exempt from permit. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special *flood hazard area*. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the *local floodplain management ordinance*. *Permits* shall not be required for the following:

Building:

1. Oil derricks.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Temporary motion picture, television and theater stage sets and scenery.
4. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
5. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
6. Swings and other playground equipment accessory to detached one- and two-family dwelling except for the electrical service.
7. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support, of Groups R-3 and U occupancies.
8. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
8. The installation, replacement, removal or metering of any load management control device.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Section 105.2.3 is amended as follows:

105.2.3 Public service agencies. A *permit* shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

Section 105.3.1.2 is amended as follows:

105.3.1.2 No *permit* may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such *permit* provides to the enforcing agency which issues the *permit* any of the following documents which apply to the construction for which the *permit* is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than \$125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a new fire sprinkler system of 49 or fewer heads; may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of 49 heads or fewer, notwithstanding the size of the existing fire sprinkler system; or may design the alteration of an existing fire sprinkler

system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers and the addition of up to 49 sprinklers, as long as the cumulative total number of fire sprinklers being added, relocated, or deleted does not exceed 249, notwithstanding the size of the existing fire sprinkler system, if there is no change of occupancy of the affected areas, as defined in this Code and the Florida Fire Prevention Code, and there is no change in the water demand as defined in NFPA 13, "Standard for the Installation of Sprinkler Systems," and if the occupancy hazard classification as defined in NFPA 13 is reduced or remains the same as a result of the alteration.

3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than \$125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-, two-, three-, or four-family structure. An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, *Florida Statutes*, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of \$125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.

Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is \$47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.

Note: It was further clarified by the Commission that the limiting criteria of 100 persons and \$125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.

Section 105.3.1.2 (item 4) is amended as follows:

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than \$5,000.

Exception:

Simplified permitting processes for fire alarm system projects.

(1) As used in this section, the term:

- (a) "Component" means valves, fire sprinklers, escutcheons, hangers, compressors, or any other item deemed acceptable by the local enforcing

agency. For purposes of this paragraph, a valve does not include pressure-regulating, pressure-reducing, or pressure-control valves.

(b) "Contractor" means a person who

1. Is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489, Florida Statutes; or
2. Is qualified to engage in the business of fire protection system contracting pursuant to a license or certification issued by the State Fire Marshal.

(c) "Fire alarm system project" means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices, or the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building.

(d) "Fire sprinkler system project" means a fire protection system alteration of a total of 20 or fewer fire sprinklers in which the sprinklers are of the same K-factor and located in spaces where there is no change of hazard classification or increased system coverage area, or the installation or replacement of an equivalent fire sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building. For purposes of this paragraph, a component is equivalent if the component has the same or better characteristics, including electrical, hydraulic, pressure losses, and required listings and spacing as the component being replaced.

(2)

(a) A local enforcement agency may require a contractor, as a condition of obtaining a *permit* for a fire alarm system project or fire sprinkler system project, to submit a completed application and payment.

(b) A local enforcement agency may not require a contractor to submit plans or specifications as a condition of obtaining a *permit* for a fire alarm system project or fire sprinkler system project.

(3) A local enforcement agency must issue a *permit* for a fire alarm system project or fire sprinkler system project in person or electronically.

(4) A local enforcement agency must require at least one inspection of a fire alarm system project or fire sprinkler system project to ensure compliance with applicable codes and standards. If a fire alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

(5)

(a) For a fire alarm system project, a contractor must keep a copy of the plans and specifications at a fire alarm system project worksite and make such plans and specifications available to the inspector at each inspection.

(b) For a fire sprinkler system project to alter an existing fire protection system, a contractor must keep a copy of the plans and specifications at the fire sprinkler system project worksite and make such plans and specifications available to the

inspector at each inspection.

(c) For a fire sprinkler system project to install or replace a component, a contractor must keep a copy of the manufacturer's installation instructions and any pertinent testing instructions needed to certify or accept the component at the fire sprinkler system project worksite and make such documents available to the inspector at each inspections.

5. Electrical documents. See *Florida Statutes* 471.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system, requires an electrical system with a value of over \$125,000; and requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system;

Note: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes*.

6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.

Section 105.3.1.3 is added as follows:

105.3.1.3 Reviewing application for building permit.

1. When reviewing an application for a building permit, a local government may not request additional information from the applicant more than three times, unless the applicant waives such limitation in writing.

2. If a local government requests additional information from an applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 15 days after receiving such information:

- a. Determine if the application is properly completed;
- b. Approve the application;
- c. Approve the application with conditions;
- d. Deny the application; or
- e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application.

3. If a local government makes a second request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information:

- a. Determine if the application is properly completed;
- b. Approve the application;
- c. Approve the application with conditions;
- d. Deny the application; or
- e. Advise the applicant of information, if any, that is needed to deem the application properly completed or to determine the sufficiency of the application.

4. Before a third request for additional information may be made, the applicant must be

offered an opportunity to meet with the local government to attempt to resolve outstanding issues. If a local government makes a third request for additional information from the applicant and the applicant submits the requested additional information to the local government within 30 days after receiving the request, the local government must, within 10 days after receiving such information unless the applicant waived the local government's limitation in writing, determine that the application is complete and:

- a. Approve the application;
 - b. Approve the application with conditions; or
 - c. Deny the application.
5. If the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the local government, at the applicant's request, must process the application and either approve the application, approve the application with conditions, or deny the application.

Section 105.3.2 is amended as follows:

105.3.2 Time limitation of application. An application for a *permit* for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated; and one additional 90-day extension may be granted when deficiencies to the permit application are not resolved. After the expiration of the 2nd extension, the permit application will be voided.

Section 105.3.9 is added as follows:

105.3.9 Public right of way. A *permit* shall not be given by the *building official* for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has received a right of way *permit* from the authority having jurisdiction over the street, alley or public lane.

Section 105.4 is amended as follows:

105.4 Conditions of the *permit*. The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction.

Section 105.4.1.5 is added as follows:

105.4.1.5 After the local enforcing agency issues a permit, the local enforcing agency may not make or require any substantive changes to the plans or specifications except changes

required for compliance with the Florida Building Code, the Florida Fire Prevention Code, or the Life Safety Code, or local amendments thereto. If a local enforcing agency makes or requires substantive changes to the plans or specifications after a permit is issued, the local enforcing agency must identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide the information to the permit holder in writing.

Section 105.5 is amended as follows:

105.5 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The *building official* is authorized to grant, in writing, one or more extensions of time or reinstatement, for periods not more than 90 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the *building official*.

Section 105.5.1 is added as follows:

105.5.1 Justifiable cause for an extension shall include, but not be limited to, the following circumstances beyond the control of the permit holder:

- (1) Acts of God and other natural disasters.
- (2) Material shortages.
- (3) Interruptions due to strikes or other employee job actions.
- (4) Fire, explosion, or some similar catastrophe.
- (5) Financial reversals of a temporary nature.
- (6) Other situations beyond the control of the permit holder.

Section 105.5.2 is added as follows:

105.5.2 Additional options for closing a permit. Pursuant to Section 553.79(15), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building *permit*, may close a building *permit* by complying with the following requirements:

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.
2. The property owner may assume the role of an owner- builder, in accordance with Sections 489.103(7) and 489.503(6), Florida Statutes.
3. If a building permit is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit, and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received

- the application for the *permit*, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.
4. A local enforcement agency may close a building *permit* 6 years after the issuance of the *permit*, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.
For purposes of this section, the term “close” means that the requirements of the *permit* have been satisfied.

Section 105.5.3 is added as follows:

105.5.3 For the purposes of this subsection, a *closed permit* shall mean a *permit* for which all requirements for completion have been satisfied or a *permit* that has been administratively closed by the *building official*.

Section 105.5.4 is added as follows:

105.5.4 For the purposes of this subsection, an *open permit* shall mean a *permit* that has not satisfied all requirements for completion as defined in 105.5.1.1.

Section 105.6.1 is added as follows:

105.6.1 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building *permit* to; issue a notice of violation to; or fine, penalize, sanction or assess fees against an arm’s-length purchaser of a property for value solely because a building *permit* applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the *permit*.

Section 105.6.2 is added as follows:

105.6.2 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building *permit* to a contractor solely because the contractor is listed on other building *permits* that were not closed.

Section 105.15 is amended as follows:

105.15 Opening protection. When any activity requiring a building *permit*, not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a site built single-family detached residential structure that is located in the wind-borne debris region as defined in this code and that has an insured value of \$750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more; opening protections as required within this code or *Florida Building Code, Residential* for new construction shall be provided.

Exception: Where defined wind-borne debris regions have not changed, single family detached residential structures permitted subject to the *Florida Building Code* are not required to comply with this section.

Section 105.18 is added as follows:

105.18 Contractor/owner responsibility. The contractor and owner of any active or inactive

construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles throughout the construction project. Construction job sites shall be kept clean, free of overgrown weeds and grass, and the accumulation of construction debris shall not remain on the property for a period of time exceeding ten days. Dust created during construction or demolition shall be contained on the site or close proximity to building or structure through wetting down the dust or materials or through the use of any alternate means that prevents dust from leaving the property. Temporary or permanent sidewalk or other safe pedestrian path shall be maintained throughout the construction except where work on the site requires temporary removal of the pedestrian path. Violation of these conditions shall authorize the building official to place a stop work order on such jobs in violation of this section and require removal of debris and overgrowth, and correction of dust accumulation on site and adjacent properties or streets. Other remedies shall include referring the violation to the Code Compliance Board and having all debris removed from job site by the city and charging all costs to the contractor or the property owner and if unpaid for 30 days all costs incurred shall be assessed as a lien against the property.

Section 105.19 is added as follows:

105.19 Demolition.

105.19.1 Rodent and dust control. In order to control spread of infestation by rodents, the building official may require proof that a building proposed to be demolished is free of rodents. Such proof may be certification by a state certified pest control operator that the building is free of infestation by rodents. Dust control shall be maintained at all times during demolition by watering or other protective means. This Section shall apply to all buildings, residential and non-residential as directed above. In addition, Section 3303 of the Florida Building Code, Building Edition, shall apply where applicable.

105.19.2 Maintenance of site and building: If demolition is delayed during or after the posting period, then the building and property shall be maintained in good condition, free of debris, overgrowth or other unsightly conditions including removal of silt fencing, unneeded tree protection barriers and maintenance of a safe sidewalk, until such time that demolition commences. After demolition these same standards shall be observed including leaving the vacant property graded free of hazards, free of piles of soil, free of discarded items or unsafe sidewalks and must not contribute to increased drainage onto the street or abutting properties in a manner that did not exist prior to demolition.

105.19.3 Work hours and days. Due to the disruptive nature of demolition activity the hours of operation permitted for demolition activities are limited to the following time periods:

- (1) Residential areas zoned for one and two family dwellings: 7:30 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday.
- (2) Non-residential or multi-family zoned areas: 7:30 a.m. to 6:00 p.m. Monday through Saturday.
- (3) Prohibited days include: Sundays and New Year's Day, Martin Luther King Day, Memorial Day, July 4, Labor Day, Thanksgiving Day and Christmas Day.

Section 105.20 is added as follows:

105.20 Notice provision for demolition of buildings.

(a) Prior to the issuance of a permit for the demolition of a building, the property owner or the designated representative of the owner of the building proposed for demolition shall post

a notice on the property where the building is located so as to be easily visible and readable from the abutting street frontage and shall remain in place for 30 days. This notice shall be provided by the city and shall include the following information:

- (1) Owner of the property.
- (2) Date of posting the notice.
- (3) Address of the building planned for demolition and statement that the building will be demolished at the end of the posting period.

If demolition is delayed after the permit issuance then the building and property shall be maintained in good condition, free of debris, overgrowth or other unsightly conditions including removal of silt fencing until such time that demolition commences.

(b) Buildings not required to follow the notice of demolition provisions of this section:

- (1) Buildings which are determined to be a safety hazard, unsafe, a public nuisance, or otherwise dangerous and require immediate removal.
- (2) Accessory buildings, such as detached carports, garages, sheds, storage buildings, arbors, boathouses, greenhouses, and similar detached structures.

(c) Demolition of structures of buildings identified on the Florida Master Site File shall also comply with applicable provisions of Section 58-481 of the Winter Park City Code which may require an additional posting period as determined by Historic Preservation Board staff.

SECTION 107 **SUBMITTAL DOCUMENTS**

Section 107.1 is amended as follows:

107.1 General. Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted with each *permit* application in accordance with Florida Statute 553.79. The *construction documents* shall be prepared by a *registered design professional* where required by Chapter 471, *Florida Statutes* & 61G15 Florida Administrative Code or Chapter 481, *Florida Statutes* & 61G1 Florida Administrative Code. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional*.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

Section 107.2.1 is amended as follows:

107.2.1 Information on construction documents. *Construction documents* shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*. Such drawings and specifications shall

contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the certification of the person responsible for the design.

Section 107.3 is amended as follows:

107.3 Examination of documents. The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Exceptions:

1. Building plans approved pursuant to Section 553.77(5), *Florida Statutes*, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61-41.009, *Florida Administrative Code*, shall be sufficient for local *permit* application documents of record for the modular building portion of the permitted project.
2. Industrial construction on sites where design, construction and fire safety are supervised by appropriately licensed design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to approval by the *building official*, from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

Section 107.3.4 is amended as follows:

107.3.4 Design professional in responsible charge. Where it is required that documents be prepared by a *registered design professional*, the *building official* shall be authorized to require the *owner* or the *owner's* authorized agent to engage and designate on the building *permit* application a *registered design professional* who shall act as the *registered design professional in responsible charge*. If the circumstances require, the *owner* or the *owner's* authorized agent shall designate a successor *registered design professional in responsible charge* who shall perform the duties required of the original *registered design professional in responsible charge*. The *building official* shall be notified in writing by the *owner* or *owner's* authorized agent if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties. Successor *registered design professional in responsible charge* licensed under Chapter 471 *Florida Statutes* shall comply with Section 471.025(4) *Florida Statute* and the procedure set forth in 61G15-27.001 *Florida Administrative Code*; or licensed under Chapter 481 *Florida Statutes* shall comply with Section 481.221(6) *Florida Statute* and the procedure set forth in 61G1-18.002 *Florida Administrative Code*.

The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Section 107.3.4.1 is amended as follows:

107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the *building official*.

Deferral of any submittal items shall have the prior approval of the *building official*. The *registered design professional in responsible charge* shall list the deferred submittals on the *construction documents* for review by the *building official*.

Documents for deferred submittal items shall be submitted to the *registered design professional in responsible charge* who shall review them and forward them to the *building official* with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been approved by the *building official*.

Section 107.3.5 is amended as follows:

107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the *building official* shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration and building envelope penetrations; flashing; and rough opening dimensions; and all exterior elevations:

Commercial Buildings:

Building:

1. Site requirements:
 - Parking
 - Fire access
 - Vehicle loading
 - Driving/turning radius
 - Fire hydrant/water supply/post indicator valve (PIV)
 - Set back/separation (assumed property lines)
 - Location of specific tanks, water lines and sewer lines
 - Flood hazard areas, flood zones, and design flood elevations
2. Occupancy group and special occupancy requirements shall be determined (with cross check with the energy code submittal).
3. Minimum type of construction shall be determined (see Table 503).
4. Fire-resistant construction requirements shall include the following components:
 - Fire-resistant separations
 - Fire-resistant protection for type of construction
 - Protection of openings and penetrations of rated walls
 - Fireblocking and draftstopping and calculated fire resistance
5. Fire suppression systems shall include:
 - Early warning smoke evacuation systems
 - Schematic fire sprinklers
 - Standpipes
 - Pre-engineered systems
 - Riser diagram.
6. Life safety systems shall be determined and shall include the following requirements:
 - Occupant load and egress capacities

- Early warning
- Smoke control
- Stair pressurization
- Systems schematic
- 7. Occupancy load/egress requirements shall include:
 - Occupancy load
 - Gross
 - Net
 - Means of egress
 - Exit access
 - Exit
 - Exit discharge
 - Stairs construction/geometry and protection
 - Doors
 - Emergency lighting and exit signs
 - Specific occupancy requirements
 - Construction requirements
 - Horizontal exits/exit passageways
- 8. Structural requirements shall include:
 - Soil conditions/analysis
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope
 - Impact resistant coverings or systems
 - Structural calculations (if required)
 - Foundation
 - Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage- resistant materials
 - Wall systems
 - Floor systems
 - Roof systems
 - Threshold inspection plan
 - Stair systems
- 9. Materials shall be reviewed and shall at a minimum include the following:
 - Wood
 - Steel
 - Aluminum
 - Concrete
 - Plastic
 - Glass
 - Masonry
 - Gypsum board and plaster
 - Insulating (mechanical)
 - Roofing
 - Insulation
 - Building envelope portions of the Energy Code (including calculation and mandatory requirements)
- 10. Accessibility requirements shall include the following:
 - Site requirements
 - Accessible route

- Vertical accessibility
- Toilet and bathing facilities
- Drinking fountains
- Equipment
- Special occupancy requirements
- Fair housing requirements
- 11. Interior requirements shall include the following:
 - Interior finishes (flame spread/smoke development)
 - Light and ventilation (including corresponding portion of the energy code)
 - Sanitation
- 12. Special systems:
 - Elevators
 - Escalators
 - Lifts
- 13. Swimming pools:
 - Barrier requirements
 - Spas
 - Wading pools
- 14. Location and installation details. The specific location and installation details of each fire door, fire damper, ceiling damper and smoke damper shall be shown and properly identified on the building plans by the designer.

Electrical:

1. Electrical:
 - Wiring
 - Services
 - Feeders and branch circuits
 - Overcurrent protection
 - Grounding
 - Wiring methods and materials
 - GFCIs
 - Electrical portions of the Energy Code (including calculation and mandatory requirements)
2. Equipment
3. Special occupancies
4. Emergency systems
5. Communication systems
6. Low voltage
7. Load calculations
8. Design flood elevation

Plumbing:

1. Minimum plumbing facilities
2. Fixture requirements
3. Water supply piping
4. Sanitary drainage
5. Water heaters
6. Vents
7. Roof drainage

8. Back flow prevention
9. Irrigation
10. Location of water supply line
11. Grease traps
12. Environmental requirements
13. Plumbing riser
14. Design flood elevation
15. Water/plumbing portions of the Energy Code (including calculation and mandatory requirements)

Mechanical:

1. Mechanical portions of the Energy calculations
2. Exhaust systems:
Clothes dryer exhaust
Kitchen equipment exhaust
Specialty exhaust systems
3. Equipment
4. Equipment location
5. Make-up air
6. Roof-mounted equipment
7. Duct systems
8. Ventilation
9. Combustion air
10. Chimneys, fireplaces and vents
11. Appliances
12. Boilers
13. Refrigeration
14. Bathroom ventilation
15. Laboratory
16. Design flood elevation
17. Smoke and/or Fire Dampers

Gas:

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas
7. Fireplaces
8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation
11. Gas portions of the Energy Code (including calculation and mandatory requirements)

Demolition:

1. Asbestos removal

Residential (one- and two-family):

1. Site requirements:
Set back/separation (assumed property lines) Location of septic tanks

2. Fire-resistant construction (if required)
 3. Fire
 4. Smoke and/or carbon monoxide alarm/detector locations
 5. Egress:
Egress window size and location stairs construction requirements
 6. Structural requirements shall include:
Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)
Termite protection
Design loads
Wind requirements
Building envelope
Foundation
Wall systems
Floor systems
Roof systems
Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage- resistant materials
 7. Accessibility requirements:
Show/identify
Accessible bath
 8. Impact resistant coverings or systems
 9. Residential Energy Code submittal (including calculation and mandatory requirements)
- Manufactured buildings/housing:**
1. Site requirements
Setback/separation (assumed property lines)
Location of septic tanks (if applicable)
 2. Structural
Wind zone
Flood
Anchoring
Blocking
 3. Plumbing
List potable water source and meter size (if applicable)
 4. Mechanical
Exhaust systems
Clothes dryer exhaust
Kitchen equipment exhaust
 5. Electrical exterior disconnect location
Exemptions: Plans examination by the *building official* shall not be required for the following work:
 1. Replacing existing equipment such as mechanical units, water heaters, etc.
 2. Reroofs
 3. Minor electrical, plumbing and mechanical repairs
 4. Annual maintenance *permits*

5. Prototype plans:
Except for local site adaptations, siding, foundations and/or modifications.
Except for structures that require waiver.
6. Manufactured buildings plan except for foundations and modifications of buildings on site and as listed above in manufactured buildings/housing.

Section 107.7 is added as follows:

107.7 If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. If the building code administrator, plans examiner, or inspector requests another local enforcing agency employee or a person contracted by the local enforcing agency to review the plans and that employee or person identifies specific plan features that do not comply with the applicable codes, the building code administrator, plans examiner, or inspector must provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.

Section 109.3 is amended as follows:

109.3 Building permit valuations. The applicant for a *permit* shall provide an estimated *permit* value at time of application. *Permit* valuations shall include total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the *building official*, the valuation is underestimated on the application, the valuation may be calculated for verification based on the latest Building Valuation Data published by the International Code Council. Permit applicant may provide detailed estimates to meet the approval of the *building official*. Final building *permit* valuation shall be set by the *building official*.

Section 109.4 is amended as follows:

109.4 Work commencing before *permit* issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* or without prior approval from the *building official* as permitted in Section 105.2.2 or 105.12 shall be subjected to a fee established by the *building official* that shall be in addition to the required *permit* fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a triple fee. The payment of triple fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit.

Section 109.5 is amended as follows:

109.5 Related fees. The payment of the fee for the construction, *alteration*, removal or demolition for work done in connection to or concurrently with the work authorized by a building *permit*

shall not relieve the applicant or holder of the *permit* from the payment of other fees that are prescribed by law.

Section 109.6 is amended as follows:

109.6 Refunds. The *building official* is authorized to establish a refund policy.

SECTION 110 **INSPECTIONS**

Section 110.1 is amended as follows:

110.1 General. Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The *building official* shall be permitted to require a boundary line survey prepared by a Florida licensed professional surveyor and mapper whenever the boundary lines cannot be readily determined in the field. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Section 110.1.1 is added as follows:

110.1.1 Inspection service. The *building official* may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, from independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the *building official*. The *building official* shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statutes; or licensed under Chapter 471 or 481 Florida Statutes.

Section 110.3 is amended as follows:

110.3 Required inspections. The *building official* upon notification from the *permit* holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the *permit* holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The *building official* shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building

1. Foundation inspection. To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:

Stem-wall

Monolithic slab-on-grade

Piling/pile caps

Footers/grade beams

- 1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.
- 1.2. A foundation/form board survey prepared and certified by a Florida licensed professional surveyor and mapper may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.
- 1.3. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the building official.
2. Framing inspection. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete; and the rough electrical, plumbing, heating wires, pipes and ducts are approved; and shall at a minimum include the following building components:

Window/door framing

Window U-factor/SHGC (as indicated on approved energy calculations)

Vertical cells/columns

Lintel/tie beams

Framing/trusses/bracing/connectors (including truss layout and engineered drawings)

Draftstopping/fireblocking

Curtain wall framing

Energy insulation (Insulation R-factor as indicated on approved energy calculations)

Accessibility

Verify rough opening dimensions are within tolerances.

Window/door buck attachment

- 2.1 Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation.
- 2.2 Lath and gypsum board inspection for fire-resistance rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior

and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

3. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:

Roof sheathing

Wall sheathing

Continuous air barrier

Exterior siding/cladding

Sheathing fasteners

Roof/wall dry-in

Sheathing fasteners installed and found to be missing the structural member (~~shiners~~) shall be removed and properly reinstalled prior to installation of the dry-in material.

4. Exterior wall coverings. Shall at a minimum include the following building components in progress inspections:

Exterior wall coverings and veneers

Soffit coverings

5. Roofing inspection. Shall at a minimum be made in at least two inspections and include the following building components:

Dry-in

Insulation

Roof coverings (including In Progress as necessary)

Insulation on roof deck (according to submitted energy calculation)

Flashing

5.1 Re-roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the *Florida Building Code Existing Building* may be accepted at the discretion of the *building official*.

6. Final inspection. To be made after the building is completed and ready for occupancy.
 - 6.1. In *flood hazard areas*, as part of the final inspection, a final certification of the lowest floor elevation or the elevation to which a building is dry floodproofed, as applicable, shall be submitted to the authority having jurisdiction.
7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete. Temporary perimeter fence barrier shall be maintained throughout the construction prior to the installation of the permanent pool barrier.

1. Steel reinforcement inspection
2. Underground electric inspection
3. Underground piping inspection including a pressure test.
4. Underground electric inspection under deck area (including the equipotential bonding)
5. Underground piping inspection under deck area
6. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
7. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
8. Final pool piping
9. Final Electrical inspection
10. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.
In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.
8. Demolition inspections. First inspection to be made after all utility connections have been dis- connected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.
Final inspection to be made after all demolition work is completed.
9. Manufactured building inspections. The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility cross- overs; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
10. Where impact-resistant coverings or impact-resistant systems are installed, the *building official* shall schedule adequate inspections of impact- resistant coverings or impact-resistant systems to determine the following:
The system indicated on the plans was installed.
The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical

1. Underground inspection. To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place and prior to the installation of wall or ceiling membranes.
3. Final inspection. To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.
4. Existing Swimming Pools. To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.

Plumbing

1. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall

or ceiling membranes.

Includes plumbing provisions of the energy code and *approved* energy calculation provisions.

3. Final inspection. To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

Note: See Section 312 of the *Florida Building Code, Plumbing* for required tests.

Mechanical

1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
Includes mechanical provisions of the energy code and *approved* energy calculation provisions.
3. Final inspection. To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas

1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
Includes gas provisions of the energy code and *approved* energy calculation provisions.
2. Final piping inspection. To be made after all piping authorized by the *permit* has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. Final inspection. To be made on all new gas work authorized by the *permit* and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times.
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

Section 110.3.1 is amended as follows:

110.3.1 Footing and foundation inspection.

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

Section 110.3.2 is amended as follows:

110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

Section 110.3.3 is amended as follows:

110.3.3 Lowest floor elevation. In *flood hazard areas*, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 of the Florida Building Code, Building and Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official*.

Section 110.3.4 is amended as follows:

110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, *fireblocking* and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved*.

Section 110.3.8 is amended as follows:

110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with *FBC, Energy Conservation* and confirm with the *approved* energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and U-values, fenestration U-value, and Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and water-heating equipment efficiency.

Section 110.3.9 is amended as follows:

110.3.9 Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.8, the *building official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code, local ordinances and other laws that are enforced by the City of Winter Park.

Section 110.3.11 is amended as follows:

110.3.11 Final inspection. The final inspection shall be made after all work within the scope of the building *permit* is completed.

Section 110.3.11.1 is amended as follows:

110.3.11.1 Flood hazard documentation.

If located in a *flood hazard area*, documentation as required in Section 1612.5 of the Florida Building Code, Building; or Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official* prior to the final inspection.

Section 110.3.11.2 is added as follows:

110.3.11.2 Commercial Energy Code documentation. If required by energy code path submittal, confirmation that commissioning result requirements have been received by building owner.

Section 110.3.11.3 is added as follows:

110.3.11.3 Residential Energy Code documentation. If required by energy code path submittal (R405), confirmation that the envelope and duct test requirements shall be received by *building official*.

Section 110.4 is amended as follows:

110.4 Inspection agencies. The *building official* is authorized to accept reports of *approved* inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

Section 110.9.1 is amended as follows:

110.9.1 General. The Legislature finds that maintaining the structural integrity of a building throughout the life of the building is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

Section 110.9.2 is amended as follows:

110.9.2. As used in this section, the terms:

- (a) **“Milestone inspection”** means a structural inspection of a building, including an inspection of load-bearing elements ~~walls~~ and the primary structural members and primary structural systems as those terms are defined in s. 627.706, Florida Statutes, by an ~~a licensed~~ architect licensed under chapter 481 Florida Statutes or engineer licensed under chapter 471 Florida Statutes authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code. The milestone inspection services may be provided by a team of professional in responsible charge with all work and reports signed and sealed by the appropriate qualified team member.
- (b) **“Substantial structural deterioration”** means substantial structural distress or substantial structural weakness that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Section 110.9.3 is amended as follows:

110.9.3.

(a) An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium under chapter 718 or a residential cooperative under chapter 719 must have a milestone inspection performed by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If a building reached 30 years of age before July 1, 2022, the building's initial milestone inspection must be performed before December 31, 2024. If a building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building's initial milestone inspection must be performed before December 31, 2025. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building's certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.

(b) The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in s. 379.101, require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.

(c) The local enforcement agency may extend the date by which a building's initial milestone inspection must be completed upon a showing of good cause by the owner or owners of the building that the inspection cannot be timely completed if the owner or owners have entered into a contract with an architect or engineer to perform the milestone inspection and the inspection cannot reasonably be completed before the deadline or other circumstance to justify an extension.

(d) The local enforcement agency may accept an inspection report prepared by a licensed engineer or architect for a structural integrity and condition inspection of a building performed before July 1, 2022, if the inspection and report substantially comply with the requirements of this section. Notwithstanding when such inspection was completed, the condominium or cooperative association must comply with the unit owner notice requirements in Section 110.9.9. The inspection for which an inspection report is accepted by the local enforcement agency under this paragraph is deemed a milestone inspection for the applicable requirements in chapters 718 and 719. If a previous inspection and report is accepted by the local enforcement agency under this paragraph, the deadline for the building's subsequent 10-year milestone inspection is based on the date of the accepted previous inspection.

Section 110.9.4 is amended as follows:

110.9.4 The milestone inspection report must be arranged by a condominium or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership. The condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership are each responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the milestone inspection attributable to the portions of a building which the association is responsible to maintain under the governing documents of the association. This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

Section 110.9.5 is amended as follows:

110.9.5 Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, as applicable, by certified mail, return receipt requested. The condominium or cooperative association must notify the unit owners of the required milestone inspection within 14 days after receipt of the written notice from the local enforcement agency and provide the date that the milestone inspection must be completed. Such notice may be given by electronic submission to unit owners who consent to receive notice by electronic submission or by posting on the association's website.

Section 110.9.6 is amended as follows:

110.9.6 Phase one of the milestone inspection must be completed within 180 days after the owner or owners of the building receive the written notice under Section 110.9.5. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.

Section 110.9.7.2 is amended as follows:

110.9.7.2. A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being

representative of the structure. If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

Section 110.9.8 is amended as follows:

110.9.8. Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, to any other owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, and to the *building official* of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

- (a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- (b) Indicate the manner and type of inspection forming the basis for the inspection report.
- (c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- (d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- (e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- (f) Identify and describe any items requiring further inspection.

Section 110.9.9 is amended as follows:

110.9.9. Within 45 days after receiving the applicable inspection report, the condominium or cooperative association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery at the mailing address, property address, or any other address of the owner provided to fulfill the association's notice requirements under chapter 718 or chapter 719, as applicable, and by electronic transmission to the e-mail address or facsimile number provided to fulfill the association's notice requirements to unit owners who previously consented to received notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector- prepared summary on the association's website, if the association is required to have a website.

Section 110.9.10 is amended as follows:

110.9.10. Failure to comply with the established deadlines associated with the milestone inspections shall be referred to the local Code Compliance Board.

Section 110.9.11 is amended as follows:

110.9.11. A board of county commissioners or municipal governing body may adopt an

ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

Section 111.2 is amended as follows:

111.2 Certificate issued. After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the Building and Permitting Services Department, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the *owner* or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in *flood hazard areas*, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the *building official*.
7. The name of the *building official*.
8. The edition of the code under which the *permit* was issued.
9. The use and occupancy, in accordance with the provisions of Chapter 3.
10. The type of construction as defined in Chapter 6.
11. The design *occupant load*.
12. If an *automatic sprinkler system* is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the building *permit*.

Section 113 is amended as follows:

SECTION 113 **CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS**

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board known as Construction Board of Adjustments & Appeals. The members of the board shall be appointed in accordance with the provisions in City of Winter Park Ordinance Section 2-48(a). The board shall adopt rules of procedure for conducting its business.

113.2 Qualifications and membership. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction. The board shall consist of seven members. To the greatest extent

possible, the board shall comprised of one licensed architect, one licensed engineer, one licensed contractor (general, building or residential), one licensed electrical contractor, one licensed plumbing contractor, one licensed mechanical contractor and one fire code official.

113.3 Terms of office. Members shall be appointed for terms of three years. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made.

113.4 Quorum. Four members of the board shall constitute a quorum, in the case of a matter or case concerning an electrical, plumbing, mechanical or fire code matter before the board, the respective appointee knowledgeable of that field shall be present in order to make a decision. In hearing appeals of the enforcement of the application of any provisions of the building codes including electrical, plumbing, fuel gas or mechanical volumes of the Florida Building Code or in modifying an order of the building official, affirmative votes of the majority present, but not less than three affirmative votes, shall be required. A board member shall not act in a case in which he has a personal financial interest.

113.5 Executive Secretary or Clerk of board. The building official or designee of the building official shall act as staff liaison of the board and shall make a detailed record of all its proceedings, which shall set forth the reasons for its decisions, the vote of each member, the absence of a member, and any failure of a member to vote.

113.6 Appeals procedures. The board shall have the power to hear appeals of decisions and interpretations of the building official of this code and shall also have the authority to suspend the certificate of competency or state certification (within the city) of any residential, building, general, roofing, swimming pool, electrical, plumbing, mechanical or other specialty contractor doing work in the city who is found by the board to be guilty of one or more of the following acts or omissions:

1. Fraud or deceit in obtaining a certificate of competency.
2. Negligence, incompetence or misconduct in the practice of contracting within the meaning of this chapter.
3. Willful and deliberate disregard of or violation of this chapter or of any state statute concerning contractor licensing.

113.7 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the

provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

113.8 Decision of the building official. The owner of a building, structure or service system, or his duly authorized agent, may appeal a decision of the building official to the board whenever any one of the following conditions are claimed to exist:

1. The building official rejected or refused to approve the mode or manner of construction proposed to be followed or materials to be used in the installation or alteration of a building, structure or service system.
2. The provisions of this code do not apply to this specific case.
3. That an equally good or more desirable form of installation can be employed in any specific case.
4. The true intent and meaning of this code or any of the regulations thereunder have been misconstrued or incorrectly interpreted.

113.9 Procedures. The board shall establish rules and regulations for its own procedure not inconsistent with the provisions of this code. The board shall meet expeditiously after notice of appeal has been received within 21 days but no more than 30 days.

113.10 Notice of appeal. Notice of appeal shall be in writing and filed within 30 calendar days after the decision is rendered by the building official. Appeals shall be in a form acceptable to the building official.

113.11 Unsafe or dangerous buildings or service systems. In the case of a building, structure or service system which, in the opinion of the building official, is unsafe, unsanitary or dangerous, the building official may, in his order, limit the time for such appeals to a shorter period.

113.12 Decisions. The board shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the board shall also include the reasons for the decision. If a decision of the board reverses or modifies a refusal, order, or disallowance of the building official or varies the application of any provision of this code, the building official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the building official and shall be open to public inspection. A copy of the decision shall be sent by mail or hand delivery to the appellant, and a copy shall be kept publicly in the office of the building official. Every decision of the board shall be final, subject however to such remedy as any aggrieved party might have at law or in equity. Appeals from the decision of the board relating to provisions of the Florida Building Code, other than local amendments, may be appealed to the Florida Building Commission, pursuant to F.S. § 120.569, regarding the local government's action.

SECTION 114

VIOLATIONS

Sections 114.1 to 114.4 are added as follows:

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.2 Notice of violation. The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, *alteration*, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a *permit* or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the *building official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

SECTION 116

UNSAFE STRUCTURES AND EQUIPMENT

Section 116.1 to 116.5 are added as follows:

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

116.2 Record. The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

116.3 Notice. If an unsafe condition is found, the *building official* shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or

that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

116.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

116.5 Restoration. Where the structure or equipment determined to be unsafe by the *building official* is restored to a safe condition, to the extent that repairs, *alterations* or *additions* are made or a change of occupancy occurs during the restoration of the structure, such *repairs, alterations, additions* and change of occupancy shall comply with the requirements of Section 105.2.2 and the *Florida Building Code, Existing Building*. The *building official* may refer the issues identified to the Construction Board of Adjustments and Appeals which is authorized to order the property owner or city agents to repair, remove, secure, vacate or demolish such structure(s) according to procedures outlined in this chapter. These powers are hereby declared to be remedial and essential for the public interest, and it is intended that such powers be liberally construed to effectuate the purposes stated herein.

Secs. 22-29—22-50. - Reserved.

Section 3. Codification. It is the intention of the City Commission of the City of Winter Park that the provisions of Section 2 of this Ordinance shall become and be made a part of the Code of Ordinances of the City. That all sections, subsections, paragraphs, and subparagraphs of this Ordinance may be numbered, renumbered, lettered, relettered, labeled or relabeled and the word "ordinance" may be changed to "chapter," "section," "article," or such other appropriate word or phrase in order to accomplish such intentions. The foregoing modifications along with correction of typographical errors, which do not affect the intent or meaning may be authorized and made by the city manager, without need of public hearing, by filing a corrected or recodified copy of same with the city clerk.

Section 4. Conflicts. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park or part thereof, this Ordinance shall control to the extent of the conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 6. Transmittal. This Ordinance enacting amendments to the Florida Building Code shall be transmitted to the Florida Building Commission within 30 days.

Section 7. Effective Date. Once adopted, this Ordinance shall not become effective until 30 days after this Ordinance has been received by and the amendments set forth in Section 2 of this Ordinance are published by the Florida Building Commission.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida, on the ____ day of October, 2023.

**CITY COMMISSION
CITY OF WINTER PARK, FLORIDA**

By: Phil Anderson, Mayor

ATTEST:

Rene Cranis, City Clerk, MMC

**item type**

Public Hearings: Non Quasi-Judicial Matters

meeting date

October 25, 2023

prepared by**approved by**

Randy Knight, City Manager

subject

Request of the City of Winter Park for: An Ordinance to adopt a new revised Comprehensive Plan. (1st reading)

motion | recommendation

The Planning and Zoning Board has recommended approval of the proposed changes to the Comprehensive Plan.

background

The City's Comprehensive Plan was last adopted in 2017 and every seven years, the City must revise and update the Comprehensive Plan. The deadline for Winter Park is adoption by February 2024.

There are very few changes that the Planning and Zoning Board and Staff are recommending, but given the passage of time, there are some polices that need to be added or modified to reflect current thinking and priorities. This public hearing follows public hearings by P&Z on September 5, 2023 and October 3, 2023 for a recommendation on the ten required chapters or elements.

This is the first reading of the Ordinance to adopt the recommended changes, including those that were suggested by the City Commission at your initial public hearing on September 27, 2023 as well as your work session on October 12, 2023. Following this first reading of the Ordinance, the revised Comprehensive Plan will be sent to the Florida Department of Economic Opportunity for their review and comment. Final adoption is expected at the December 13, 2023 City Commission meeting.

Attached is a list of the changes recommended to these elements.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. Ordinance_Comp Plan Adoption 2023
2. Public Hearing Notice_Comp Plan_CC
3. List of Changes - Ch 1-3
4. List of Changes - Ch 4-10

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE COMPREHENSIVE PLAN AND CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO ADOPT A NEW CITY OF WINTER PARK, COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT, SUBSTITUTING FOR THE CURRENT 2017 COMPREHENSIVE PLAN ADOPTED ON APRIL 24, 2017 TOGETHER WITH ALL SUBSEQUENT AMENDMENTS THERETO; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has adopted Chapter 163, Florida Statutes which requires all local communities to adopt Comprehensive Plans pursuant to Chapter 163, Florida Statutes in order to provide appropriate policy guidance for growth and development: and

WHEREAS, the Winter Park City Commission adopted the existing Comprehensive Plan on April 24, 2017; and

WHEREAS, the Winter Park City Commission determined as part of the Evaluation and Appraisal of the Comprehensive Plan, to adopt an entirely new Comprehensive Plan; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed new Comprehensive Plan having held advertised public hearings on September 5, 2023 and October 3, 2023, and has provided for participation by the public in the process and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission held advertised public hearings on September 27, 2023, October 25, 2023 and _____, 202__ which provided opportunity after city-wide notice and there required advertisements for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation as approved by the City Commission; and

WHEREAS, the public hearings for this Ordinance and the comprehensive plan amendment herein have been advertised and conducted in accordance with State law.

WHEREAS, the City Commission finds that the comprehensive plan as amended herein complies with all applicable laws, is internally consistent and promotes and protects the public health, safety and welfare.

NOW THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK as follows:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein by this reference as legislative findings of the City Commission.

SECTION 2. Adoption. The City of Winter Park Comprehensive Plan is hereby amended to be replaced in its entirety by the Comprehensive Plan - Goals, Objectives and Policies document attached hereto as **Exhibit "A"**. Exhibit "A" attached hereto shall be incorporated by reference into Section 58-1 of the Code of Ordinances.

Chapter 58 "Land Development Code", Article I "Comprehensive Plan" of the Code of Ordinances is hereby amended and modified by repealing and replacing Section 58-1 "Comprehensive Plan adopted by reference" to read as follows:

"Sec. 58-1. Comprehensive Plan adopted by reference.

Pursuant to Florida Statutes Chapter 163, Part II "Local Government Comprehensive Planning and Land Development Regulation Act", there is hereby adopted a Comprehensive Plan - Goals, Objectives and Policies document, dated _____, supplanting and replacing the 2017 Comprehensive Plan."

SECTION 3. Transmittal. The Planning & Zoning Department staff is directed to timely transmit the comprehensive plan amendment set forth in this Ordinance and all data and analysis to the State of Florida Department of Economic Opportunity in its capacity as the State Land Planning Agency, as required by Chapter 163, Florida Statutes.

SECTION 4. Codification. The amendment to Section 58-1 of the Code of Ordinances set forth in Section 2 of this Ordinance shall be codified.

SECTION 5. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 6. Conflicts. All Ordinances or parts of Ordinances of the City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

SECTION 7. Effective Date. This Ordinance shall become effective as provided in Section 163.3184, Florida Statutes.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2023.

Mayor Phillip Anderson

ATTEST:

Rene Cranis, City Clerk



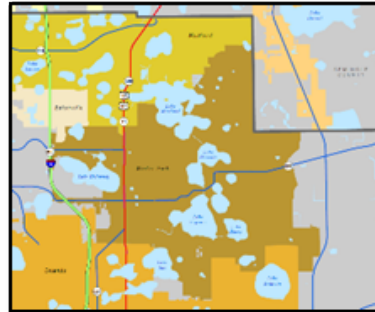
Public Hearing

TO CONSIDER THE ADOPTION OF AMENDMENTS TO THE COMPREHENSIVE PLAN OF THE CITY OF WINTER PARK

NOTICE IS HEREBY GIVEN that the Winter Park City Commission will hold Public Hearings on Wednesday, September 27, 2023 at 3:30 p.m. and Wednesday, October 25, 2023 at 3:30 p.m., in City Hall Commission Chambers, located at 401 S. Park Avenue in the City of Winter Park, Florida, to consider the adoption of the proposed amendments to the Winter Park Comprehensive Plan.

Pursuant to Chapter 163 of the Florida Statutes, the City of Winter Park intends to transmit the proposed amendments to the Comprehensive Plan to the Florida Department of Economic Opportunity and other State agencies. The Comprehensive Plan comprises the following:

- Future Land Use Element
- Transportation Element
- Housing Element
- Public Facilities Element
- Conservation Element
- Intergovernmental Coordination Element
- Recreation and Open Space Element
- Public Schools Facilities Element
- Capital Improvements Element



Copies of the proposed amendments to the Comprehensive Plan are available for inspection in the Planning Department in City Hall, Monday through Friday, from 8 a.m. to 5 p.m., as well as on the city's official web site at www.cityofwinterpark.org.

All interested parties are invited to attend and be heard with respect to the adoption of the proposed amendments. Additional information is available in the Planning Department so that citizens may acquaint themselves with each issue and receive answers to any questions they may have prior to the hearing.

Pursuant to the provisions of the Americans with Disabilities Act: any person requiring special accommodation to participate in this meeting, because of disability or physical impairment, should contact the Planning Department at 407-599-3324 at least 48 hours in advance of this hearing.

Pursuant to §286.0105 of the Florida Statutes: if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and they need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Publish: August 27, 2023.

List of Comprehensive Plan GOP Changes

Chapter 1 Future Land Use

GOAL 1-1: MAINTAIN THE CITY'S CHARACTER Ensure the City of Winter Park maintains its traditional scale and ~~low-density~~ residential character while at the same time providing for the most effective provision of services; to promote sustainable community development now and for future generations; to promote conscientious economic development in appropriate locations, to promote quality infill and redevelopment which strengthens the character of the City, to protect sensitive natural areas by directing growth to environmentally appropriate areas, and prohibit those uses which are incompatible.

Policy 1-1.2.3 City Charter Provisions. Pursuant to Section 2.08(c) of the City Charter, the affirmative vote of at least four (4) members of the city commission shall be required for the approval of the following matters:

(a) Comprehensive plan future land use map amendment or change in use of park land to a use that is not a recreational or park use;

(b) Comprehensive plan future land use map amendment or change in use of land currently zoned public and quasi-public (PQP) district or zoned parks and recreation (PR) district;

(c) Comprehensive plan future land use map amendment of lakefront property from a residential use to a commercial use, mixed-use, medium-density residential use, or high-density residential use;

(d) Approval of a comprehensive plan future land use map amendment that changes the use of property from a residential category to a non-residential category, except that this subsection does not apply to changes from a residential use to a public, quasi-public or recreational use;

(e) Approval of a comprehensive plan text or map amendment or land development code amendment that increases the maximum allowed residential units per acre (density) or floor area ratio (intensity) by more than twenty-five (25) percent from the existing maximum allowed residential units per acre or floor area ratio; in evaluating floor area ratio increases for the purposes of this provision, parking garage square footage is included;

(f) Approving a development order authorizing development within "wetlands" as defined by Florida Statutes or the Florida Administrative Code.

Policy 1-2.2.8: Transfer of Development Rights. Except as otherwise specifically provided for in this Comprehensive Plan, development rights such as residential density or floor area ratio may not be transferred from one property to any other property or portion of the same property. When a single development site or property has a mix of future land use densities or intensities (floor area ratio) the amount of development proposed shall not exceed the permitted allowances within the specific future land use categories and there shall be no averaging across a development site.

Policy 1-2.3.1: Single-Family Residential. This Future Land Use Map designation is designed to indicate areas to be developed for single-family residential uses and the compatible zoning districts for such future land use designation are the R-1AAA, R-1AA, R-1A and PURD zoning districts. The residential uses intended for these areas include single-family detached housing, accessory units and attached townhouse units. The overall density range shall be up to five (5) dwelling units (DUs) per acre except in the approved PURD areas where the density of single-family, zero lot line or townhouse development maybe increased to eight (8) DUs to the acre but is mediated by the provision of readily useable open space areas. The maximum floor area ratio shall be ~~set at 0.38 (38%)~~ with the potential bonus of 5% to reach a maximum of 0.43 (43%) 0.40 (40%) for properties less than 12,500 sf and 0.35 (35%) for properties over 12,500 sf with a 0.03 (3%) allowance for attic areas upon satisfaction of meeting design incentives and shall include the floor area of above grade, attached and unattached garages.

Policy 1-2.3.3: Medium-Density Residential. This Future Land Use Map land use designation is designed to indicate areas to be zoned for multi-family residential uses. The compatible zoning districts for this designation shall be R-2 or R-3 zoning districts. Included are townhouses, condominiums, and apartments. The maximum density is up to 17 units per acre on such properties. The floor area ratio shall not exceed 110% and as may be governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element and shall include the floor area of above grade, attached and unattached garages. Townhouse development, meaning a unit where floors one and two or floors one, two and three are interconnected living spaces shall be limited to no more than five units in a building before a break between buildings of at least twenty (20) feet.

Policy 1-2.3.4: High-Density Residential. This Future Land Use Map land use designation is intended for multi-family residential use and is limited to properties approved for this designation prior to January 1, 2017. This future land use designation shall not be approved for or assigned to any property within the City that did not hold this land use designation as of January 1, 2017. The compatible zoning districts for this designation shall be R-3 or R-4 zoning districts. Included in this classification are townhouses, condominiums, and apartments. The maximum density is ~~twenty-five (25)~~ seventeen (17) units per acre. The floor area ratio shall not exceed ~~200%~~ 110% and as may be governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element and shall include the floor area of above grade, attached and unattached garages.

Policy 1-2.4.3: Central Business District (CBD). This land use designation includes area generally within the Central Business District and the Hannibal Square Neighborhood Commercial District. This future land use category permits the retail business, restaurant, professional office and residential uses up to a density of 17 units per acre that are permitted within the historic downtown core of Winter Park. Properties with this land use classification are zoned C-2. However, this future land use designation cannot be categorized as commercial or mixed use because the unique provisions contained in the land development code such as vertical zoning and the existence of much of this future land use being within a National Register historic District. This designation differs from the other commercial, office or planned development designations in terms of the land use policies for this area which strive to maintain and enhance pedestrian orientation, preserve the scale of the historic premiere retail areas, enhance the eclectic mix of architectural styles, preserve and maintain the mix of retail, office and residential uses,

preserve the open space vistas and non-commercialization of historic Central Park and the predominance of small distinctive specialty shops. ~~The maximum mix of residential unit areas within any building shall be included on upper floors and shall not exceed fifty (50%) percent of the total building area, with the residences confined to the upper floors.~~

Policy 1-2.4.4: Maintain the Character & Scale of the CBD. The City shall maintain the character and scale of the Central Business District (CBD), including the Park Avenue Corridor and the Hannibal Square Neighborhood ~~Commercial~~-District by requiring that developments in these areas consider pedestrian scale the orientation of the buildings to the streets, eclectic mix and use of architectural styles and vistas to Central Park and other open spaces.

Policy 1-2.4.6: Preserve the Pedestrian Scale & Orientation of the CBD. The pedestrian orientation shall be protected by prohibiting new drive-in businesses within the ~~CBD-2~~ zoning locations.

Policy 1-2.4.7: Restriction on the Use of CBD Future Land Use & (~~CBD-2~~) Zoning. CBD future land use and ~~CBD-2~~ zoning may also be permitted on properties abutting Morse Blvd between Capen and Virginia Avenues, abutting New England Avenue between Pennsylvania and New York Avenues, abutting Pennsylvania Avenue between Garfield and Lyman Avenues, or abutting Hannibal Square, East. Central Business District future land use designations or ~~CBD-2~~ zoning shall not be permitted by the City for any property outside these designated areas. Properties within the designated areas are candidates for ~~CBD-2~~ which may or may not be granted by the City Commission on a case by case basis.

Policy 1-2.4.13: Parking Lots. This Future Land Use Map land use designation includes those lands designated for use as surface parking only to be used by adjacent commercial, office, institutional, or multi-family building(s) and as such the land is limited and restricted to such as a surface parking lot only. This designation is intended to be used in proximity to residential properties in order to allow use of land for surface parking lots but be limited and restricted to the use. As this designation does not permit buildings there is no applicable floor area ratio or residential density, however the land area designated parking lot and restricted to a surface parking lot only, may be included in the land area calculation for the adjoining commercial, office, institutional or multi-family building purposes for the combined development density and intensity of both provided both such portions of the development site are in the same ownership and not divided by an intervening street.

Policy 1-2.4.14: Mixed Use Designation. The City ~~will~~may create a mixed use overlay or district for commercially designated parcels that would be intended to facilitate design and use flexibility to achieve pedestrian scale, innovative transit connectivity and maximizing open space within a commercially viable and architecturally desirable design. Complementary uses may include, but are not limited to retail, entertainment, office, civic and residential uses. The City shall also prepare companion land development code regulations that implement the proposed mixed use overlay or district simultaneously with any policy amendments related to this overlay or district. All policies related to this overlay or district will be subject to a Comprehensive Plan amendment.

Policy 1.2.4.17: Institutional. This Future Land Use Map land use designation includes lands used by governments, hospitals, churches, community centers, schools, utilities and social service agencies serving the public. This designation is compatible with the P.Q.P. and PL zoning districts the intensity of use in the designation is up to a maximum 45% floor area ratio outside of the Central Business District and up to a maximum 200% floor area ratio inside the same as the Central Business District future land use designation inside the C.B.D. If the institutional use that was the basis for such institutional future land use, cease to exist or cease operations, such as a church ending its' operations, then the applicable future land use shall automatically revert to the uses and densities and intensities permitted by the underlying zoning until such time as the City makes such a formal future land use amendment.

Policy 1-4.1.4: Promotion of Local Businesses. The City shall encourage growth in the economic value of its local entrepreneurial businesses and assist where appropriate to ensure their continued longevity.

Policy 1-4.4.9: Proposed Annexation Areas. The City has and shall continue to achieve the coordination with Orange County prior to annexing the four unincorporated Annexation Reserve Areas (ARAs) identified below:

3. Annexation Reserve Area #3: Lawndale. ARA #3 is a growth annexation area containing 50± acres and approximately ~~470300~~ residents, is located south of Minnesota Avenue, north of Harmon Avenue, west of Clay Street, and east of Wisconsin Avenue with a section extending north of Minnesota following Jackson Avenue west of Nicolet Avenue and east of Harold Avenue. Annexation of this area would fill in the gap between the existing City limits and the City limits of Orlando to the south.

Policy 1-5.1.1: Preserve Lakefront Estates. To maintain the diversity of sizes of lakefront properties and estates, ~~the City shall prohibit and to strongly discourage~~ the subdivision or split of such properties, ~~to the City Shall~~ preserve low densities along the City's lakefront property, including larger lakefront estates in order to perpetuate the unique character of Winter Park that sets it apart from other cities throughout Florida. The City may, at its discretion, provide variance to this policy in order to allow for the split of lakefront property into two lots when obtaining the historic designation of distinguished historic homes and other historic structures that are built prior to 1950, if the historic designation is achieved, that there is no increase in the number of lakefront lots, and that the lakefront lot is not a 'flag lot'.

OBJECTIVE 1-5.2: Preserve the Quality & Character of Winter Park's Residential Neighborhoods. By recognizing and maintaining the variety of neighborhoods and housing types available throughout the City, the City will protect and conserve the diverse range of residential opportunities.

Policy 1-5.2.7: Subdivision of Lot Splits of Single-Family Estate Properties. The City shall prohibit any subdivisions or lot splits of estate lots (one acre or greater) within areas designated single family residential unless such subdivision or lot split creates estate lots of one acre or greater.

Policy 1-5.2.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family & Low Density Multi-Family Property. The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single family, low density or multi-family residential, when the proposed new lots are designed at size and density that meet adopted subdivision regulations. In cases of variance requests for lot dimensions, the City shall not approve such lot dimension variances unless the proposed lot sizes are equal to or exceed the median lot size as established for the properties with the same zoning classifications within 300 feet of the subject property in same block as the subject property. The City Commission in consideration of lot subdivision requests may limit the applicable floor area ratio and approve other limitations on the scale and character of the proposed development as a condition of approval in order to preserve neighborhood scale and character.

Policy 1-5.2.9: Lot Consolidations. Lot consolidations resulting in the addition of more than 25 feet of new lot width and results in consolidated new lot sizes greater than 150% of the lot width or lot area standards shall require the approval by the City Commission. The City Commission in consideration of lot consolidation requests may limit the applicable floor area ratio and approve other limitations on the scale and character of the proposed development as a condition of approval in order to preserve neighborhood scale and character.

Policy 1-5.4.7: Gateway Plan for Development or Redevelopment of Properties. The City shall create Gateway Plans and design studies for the potential redevelopment of the major transportation corridors leading into Winter Park to include:

1. West Fairbanks Avenue from I-4 east to Orlando Avenue;
2. Orlando Avenue from the southern City limits to the northern City limits;
3. Aloma Avenue from the City limits west to Lakemont Avenue/Balfour Drive;
4. Orange Avenue from Fairbanks Avenue to Orlando Avenue;
5. Lee Road from I-4 to Orlando Avenue.

~~**Policy 1-F-12: Restrictions on Redevelopment of the Commercial "Ahik's" Property at the Northeast Corner of the Pennsylvania/Holt Avenues Intersection.**~~ ~~Redevelopment of the commercial "Ahik's" property at 501 Holt Avenue at the northeast corner of the intersection of Pennsylvania and Holt Avenues shall be sensitive to traffic generated onto Holt Avenue. The scale and height of buildings fronting on Holt Avenue shall be limited to 2 stories (30 feet) in height as a compatible transition from the adjacent areas designated Low Density Residential" on the Future Land Use Map. In addition, the redevelopment of the property shall be compatible with the adjacent historic district.~~

~~**Policy 1-F-13: Redevelopment of the Commercial "Ahik's" Property to be Concentrated along Railroad & Fairbanks Avenue Frontages While Maintaining Natural Features of the Site**~~ ~~Notwithstanding the heights and densities permitted or conditionally permitted under the existing commercial land use designations, the commercial redevelopment of the commercial "Ahik's" property (as mentioned above) at 501 Holt Avenue, shall be concentrated along the railroad and Fairbanks Avenue frontages while maintaining the natural features of the site, unless an alternative site plan and building layout, not exceeding two stories (30 feet) in height provides a more enhanced visual and sound buffer protections for the adjacent residential properties.~~

~~Policy 1-F-17: Orange Avenue Design Guidelines~~ ~~The City shall consider design guidelines for the Orange Avenue corridor from Orlando Avenue to Fairbanks Avenue in order to protect and maintain the scale and appearance of this gateway corridor.~~

Policy 1-F-6: Orange Avenue Overlay District The properties within this subarea that are also part of the Orange Avenue Overlay District ("OAO") shall be governed by the OAO policies of the Comprehensive Plan.

Policy 1-G-11: Improvements at Rollins College & other Educational, Non-Profit or Other Institutional Entities to Avoid Adverse Impacts on Surrounding Residential Areas
Improvements or expansions to the buildings and facilities of Rollins College and other educational, non-profit or other institutional entities shall conform to existing Comprehensive Plan policies, including but not limited to the Future Land Use Map as well as Winter Park zoning regulations and standards and shall not negatively impact the surrounding residential areas. Within the Rollins College campus of 1000 Holt Avenue south of Fairbanks Avenue, there shall be permitted a floor area ratio of up to 60% in order to provide for on-campus parking structures, as may be approved by the City Commission.

Policy 1-H-6: Non-Residential Use on Certain Segments of Comstock Avenue, New England Avenue & Symonds Avenue A change to Non-residential land uses and zoning on Comstock Avenue between Denning Drive and the Railroad, on New England Avenue between Denning Drive and Pennsylvania Avenue and on Symonds Avenue between Capen Avenue and Pennsylvania Avenues shall be deemed to be in conflict with the Comprehensive Plan.

Policy 1-H-7: Non-Residential Use on Certain Segments of New England Avenue & Symonds Avenue A change to Non-residential land uses and zoning on New England Avenue between Denning Drive and Pennsylvania Avenue and on Symonds Avenue between ~~Capen Avenue~~Denning Drive and Pennsylvania Avenues shall be deemed to be in conflict with the Comprehensive Plan.

Policy 1-H-18: Limitation on Building Heights on Morse Boulevard In order to maintain the historical development scale along Morse Boulevard, no property or building with frontage on Morse Boulevard from Virginia Avenue to Denning Drive shall exceed two stories in height or 35 feet in height.

Policy 1-H-19: Limitation on Building Heights on Pennsylvania Avenue In order to maintain the historical development scale along the non-residential portions of Pennsylvania Avenue, outside the New England core, no property or building with frontage on Pennsylvania Avenue from Welbourne Avenue to Canton Avenue shall exceed two stories or 35 feet in height.

Policy 1-H-20: Orange Avenue Overlay District The properties within this subarea that are also part of the Orange Avenue Overlay District ("OAO") shall be governed by the OAO policies of the Comprehensive Plan.

Policy 1-J-15: Orange Avenue Overlay District The properties within this subarea that are also part of the Orange Avenue Overlay District ("OAO") shall be governed by the OAO policies of the Comprehensive Plan.

Policy 1-K-2: Plan to Convert the City's Tree Farm into a Park Site & Encourage its Funding or Alternate Development The City shall undertake planning to convert the City's Tree Farm into a park site as conditions and financial opportunities permit or the City shall consider alternate development proposals with single family residential components such that the proceeds from such property lot/sales contributes to funding the development of the neighborhood park and infrastructure as needed. The City shall strive to provide funding to implement the land conversion process, including development of the park site.

Policy 1-L-12: Establishment of the West Fairbanks Study Area The West Fairbanks Study Area is hereby defined as the area south of Fairbanks Avenue, east of Interstate 4, north of Minnesota Avenue and Oglesby Avenue, and west of Nicolet Avenue. As shown on Map FLUM 1-23a, the West Fairbanks Study Area includes three subareas: the Triangle, the Center, and the Industrial.

Policy 1-L-13: Provide for and Encourage the Redevelopment of the West Fairbanks Study Area The City shall encourage the annexation of properties within the West Fairbanks Study Area to inspire redevelopment.

Policy 1-L-14: Provide for Infrastructure Improvements South of Fairbanks Avenue The City shall encourage the provision of infrastructure improvements within the West Fairbanks Study Area through a combination of private construction and proportionate share payments.

Policy 1-L-15: Density within the West Fairbanks Study Area Properties with the Commercial Future Land Use Map designation within the West Fairbanks Study Area shall be allowed to redevelop at a maximum of seventeen (17) dwelling units per acre without the requirement to provide vertically-integrated commercial uses. Density bonus pool units may be used to exceed seventeen (17) dwelling units per acre through the provision of offsite infrastructure improvements.

Policy 1-L-16: Establishment of the Density Bonus Pool The City shall establish a density bonus pool to encourage the redevelopment of the West Fairbanks Study Area. The intent of this bonus pool is to incentivize offsite infrastructure to the benefit of existing property owners and the City of Winter Park. The density bonus pool shall allow for consideration of up to twenty-five (25) dwelling units per acre and a 1.0 floor area ratio (FAR) for the Study Area.

Policy 1-L-17: Additional Bonus for Certified Workforce Housing The density bonus pool shall allow for an additional bonus of up to five (5) dwelling units per acre per project, for certified workforce housing to serve households with incomes of up to 120% of the Area Median Income.

Policy 1-L-18: Allocation of Density Bonus Pool Units Properties within the West Fairbanks Study Area shall be eligible for the density bonus pool through the provision of offsite infrastructure by subarea. Eligible infrastructure by subarea includes:

1. Triangle Subarea: Road improvements for Formosa Avenue, wastewater infrastructure, shared stormwater ponds

2. Center Subarea: Road improvements for Kentucky Avenue, Oglesby Avenue, Formosa Avenue, and Clay Street; wastewater infrastructure, shared stormwater ponds
3. Industrial Subarea: Road improvements for Clay Street, Cherry Street, Harold Avenue, Jackson Avenue, and Nicolet Avenue; wastewater infrastructure, shared stormwater ponds

~~Policy 1-9.1.6: Multi-Modal Transportation Impact Fee~~ ~~The City shall establish a multi-modal transportation impact fee requiring development projects to contribute towards the costs of design, engineering, permitting and construction of transportation and mobility projects. Development and redevelopment within the OAO will be required to pay multi-modal transportation impact fee(s) in accordance with the ordinance to be adopted by the City. In the event such multi-modal transportation impact fee is not effective at the time that a development project within the OAO is requesting a conditional use approval, the owner and developer of such project shall enter into an agreement with the City addressing the project's contribution to transportation and mobility infrastructure impacted by such project as one of the conditions for conditional use approval, if approved. Any such agreement will provide credits for any multi-modal transportation impact fees that are ultimately paid by the development project.~~

Chapter 2

Transportation

OBJECTIVE 2-1.1: Safe & Balanced Multimodal System By 2023, The City shall ~~create-adopt~~ a Mobility-Transportation Master Plan that promotes and supports the broad transportation needs of the community.

Policy 2-1.1.1: Multimodal Activities The City defines mobility as the provision of multiple opportunities or choices in transportation ~~modes-options~~ for travel within and to/from the City through a multi-modal transportation system. The general hierarchy of modes is 1) walking, 2) bicycling, 3) transit (bus and rail), and 4) private vehicles. The primary focus or overall mobility strategy is on the minimum provision of facilities for all modes and the connectivity based upon the mode hierarchy. Where adequate facilities exist for all modes, the City will prioritize enhancing the quality and integration of the facilities based upon the mode hierarchy.

Policy 2-1.1.2: ~~Implementation Guidelines~~Transportation Master Plan At a minimum, the City's Transportation Master Plan ~~will-shall~~ incorporate the following principles ~~into the City's Mobility Plan and~~ under applicable sections of the City's Land Development Code regulations:

- Complete streets ~~criteria~~and Roadway Reconfigurations
- Interconnected street & traffic signal network
- Access management
- The City's ~~Pedestrian and Bicycle Circulation Plan (as updated)~~Shared Use Path and Greenways
- Transit & Rideshare opportunities through Lynx, SunRail and other providers
- Freight ~~mobility~~& Truck Routes

Policy 2-1.1.3: Provide a Bicycle Circulation System The City, in partnership with Orange and Seminole Counties, MetroPlan Orlando, and other local and state agencies, will continue to plan, fund and construct a network of bicycle facilities, as depicted in the ~~Winter Park Pedestrian and Bicycle~~

~~Circulation~~Transportation Master Plan~~-as amended~~, to increase the non-motorized transportation system.

Policy 2-1.1.5: SunRail Coordination The City's ~~Mobility~~Transportation Master Plan will prioritize and encourage the use of SunRail through enhanced sidewalks, improved and new bicycle facilities, other multimodal first mile/last mile facilities, and greater use of technology in support of mobility.

Policy 2-1.1.6: Tree Canopy & Landscaping Along Transportation System Recognizing the integral part of the City's tree canopy and landscaping along ~~the~~ rights-of-way, the City will ~~seek~~ to protect the existing canopy and landscaping, and expand ~~it~~ them where possible in support of the ~~Mobility~~Transportation Master Plan.

Policy 2-1.1.7: Support the Development of a Regional Trails System The City will coordinate with MetroPlan Orlando, the Cities of Orlando and Maitland, and Counties of Orange and Seminole, to identify, program, and fund pedestrian and multiuse trails within the City limits as part of a regional trails system. ~~In particular, bicycle facilities in the City shall connect to regional facilities, including connections between the Dinky Line Trail and trails within Mead Gardens, and the Cady Way Trail and the Cross Seminole Trail. The proposed trail systems within the City limits are identified in the Transportation Master Plan.~~

Policy 2-1.1.8: Facilitate Regional Transit at National Passenger Rail Station The City will work with FDOT, LYNX and the ~~N~~ational ~~Railroad P~~assenger ~~Corporation~~rail system (AMTRAK) to continue transit service that links national passenger rail users with major destinations in the City and region.

Policy 2-1.1.9: ~~Constrained Facilities~~Redevelopment within the Transportation Network ~~The City designates all roadways within the City as Constrained (no additional through lanes shall be added), except for Interstate 4.~~ A comprehensive transportation study shall be required for all development or redevelopment within the City along these facilities, and if the adopted level of service cannot be met under current or future configuration, the City will determine the mitigating improvements.

Policy 2-1.1.10: Functional Classification The City recognizes the roadway Functional Classification established by the Florida Department of Transportation, MetroPlan Orlando and the Federal Highway Administration; and the City will determine the Function Classification of any additional roadways, utilizing the FDOT's Functional Classification guidance manual. ~~designates additional roadways as City Collectors as illustrated in the data, inventory and analysis section of the Transportation Element.~~

Policy 2-1.1.11: Level of Service Standards The City established the following Level of Service (LOS) standards based on the tables below:

Pedestrian Level of Traffic Stress <u>OS</u> Standard	LOS-CLTS 2
Bicycle Level of Traffic Stress <u>OS</u> Standard	LOS-CLTS 2
Transit Level of Service <u>OS</u> Standard	LOS D
Roadway Level of Service <u>OS</u> Standard	LOS E

Pedestrian Level of Service Thresholds			
FUNCTIONAL CLASSIFICATION	SIDEWALK COVERAGE		
	LOS-C	LOS-D	LOS-E
Arterials & Collectors	85% to 100%	50% to 84%	0% to 49%
Local Roadways	0% to 100%	N/A	N/A

Bicycle Level of Service Thresholds			
FUNCTIONAL CLASSIFICATION	PAVED SHOULDER/BICYCLE LANE/ TRAIL COVERAGE/SHARROW		
	LOS-C *	LOS-D	LOS-E
Arterials & Collectors	85% to 100%	50% to 84%	0% to 49%
Local Roadways	0% to 100%	N/A	N/A

* LOS C can be achieved by providing equivalent bicycle facility parallel to subject roadway.

Transit Level of Service Thresholds				
SIDEWALK COVERAGE	TRANSIT VEHICLES			
	PEAK HOUR IN PEAK DIRECTION			
	LOS-B	LOS-C	LOS-D	LOS-E
0% to 84%	>5	≥4	≥3	≥2
85% to 100%	>4	≥3	≥2	≥1

The City recognizes the appropriate method for measuring roadway level of service as the methods described in the latest Highway Capacity Manual (HCM) published by the Transportation Research Board (TRB). Other acceptable methods include evaluating level of service using the FDOT 2012 Multimodal Quality/Level of Service Handbook, ~~(including FDOT programs such as ARTPLAN), and MetroPlan Orlando's Travel Time Runs.~~ The acceptable K factors and D factors shall be the most recently measured values at the location being evaluated. Values for future conditions shall be determined by the ~~City's Traffic Engineer~~ Public Works & Transportation Director or his/her designee. The City shall consider level of service calculations based on more in-depth studies of roadway operation, ~~as these are available,~~ provided that such studies are prepared in a professionally acceptable manner and, if necessary, are subjected to independent review and confirmation. Such studies may be performed by regional agencies, the City and/or individual developers subject to the stipulations herein.

Policy 2-1.1.12: Monitoring The City shall monitor, evaluate and appraise the implementation of its ~~Mobility Transportation Master Plan~~. ~~In addition, the,~~ the City shall annually ~~collect-update, as needed,~~ the following information

- Pedestrian levels of ~~traffic stress~~service
- Bicycle levels of ~~traffic stress~~service
- Transit levels of service, including SunRail ridership
- Crashes involving vehicles, pedestrians & bicyclists

OBJECTIVE 2-2.1: Safety For All Modes Of Transportation The City shall provide the safest ~~possible~~feasible transportation network using all means necessary including development review, technology and redesign.

Policy 2-2.1.2: Pedestrian & Bicycle Safety The City will annually review the FDOT Safety Office Geographic Information System Crash Query Tool, ~~Signal Four Analytics, and Metroplan Orlando Crash Data Dashboard~~ to identify locations with multiple pedestrian or bicycle crashes and initiate studies to identify potential improvements to improve the safety for pedestrians and cyclists where warranted.

Policy 2-2.1.3: Roadway Safety The City will annually review the FDOT High Crash Locations Web Application, ~~Signal Four Analytics, and Metroplan Orlando Crash Data Dashboard~~ to determine if any high crash intersections or facilities are located in the City and if so, will initiate a study to identify potential improvements to increase the safety of the roadway or intersection.

Policy 2-2.1.2: Cross Access & Access Management To maintain ~~or improve~~mobility and ~~improve~~safety on roadways, sites shall be designed to manage access to roadways. These access management techniques and activities may include, but are not limited to:

- Direct, cross access, connections to all adjacent parcels (except parcels with single family zoning);
- No inherent right of direct access to arterial streets for out-parcels, unless such access is the only access available to the property;
- Design that directs primary access toward adjacent Collector and Local level facilities, with limited secondary access to the adjacent State roadway;
- Limitation of access points to one major access point or curb cut along each roadway frontage; additional access and egress points may be granted, based on site characteristics or as considered appropriate by the ~~Traffic Engineer~~Public Works and Transportation Director or his/her designee and approving agencies, to provide for safe and efficient site-related traffic movements on adjacent street.

GOAL 2-3: PURSUIT OF TECHNOLOGY & INNOVATION

The City ~~will aspire to be the premiera leading~~ community within Central Florida using advanced technology and innovation to create a safe and efficient transportation system.

Policy 2-3.1.1: Intelligent Transportation System The City will continue to coordinate with regional partners to invest in Intelligent Transportation System (ITS) solutions to improve the efficiency of the ~~arterial roadway system~~regional Transportation Network as well as cross streets which serve local traffic. The ITS will ~~consider include Emergency Vehicle and B~~consider include Emergency Vehicle and Bus priorities and ~~improved pedestrian crossings~~enhance bicycle and pedestrian mobility.

Policy 2-3.1.2: Website & Smart Phone Apps The City will consider investing in website and smart phone apps which enhance mobility for pedestrians, bicyclists, transit riders, automobiles and freight delivery; as well as providing real time information for parking, and other transportation related activities.

Policy 2-3.1.3: Automated Vehicles The City will continue coordinating with its regional partners to understand the latest technology of automated vehicles. The City will consider improvements to support automated vehicles which promote improved safety and efficiency.

Policy 2-3.1.4: Innovative Transportation Services The City will continue coordinating with its regional partners to understand the latest technology of innovative transportation services. The City will consider improvements to support existing and evolving innovative modes of transportation, such as bicycle sharing programs, Uber, Lyft and other such services.

Policy 2-3.1.5: Alternative Fuel The City will continue to support alternative fuel vehicles through the encouraging of the provision of charging stations throughout the City.

~~**Policy 2-4.1.2: Mobility Fees** Within 24 months of adoption of the City's Mobility Plan, the City will explore the use and implementation of a mobility fee as a means to fund improvements to the Mobility Plan.~~

Policy 2-4.1.3: Regional Mobility Strategy The City currently has agreed to contribute local funding for SunRail, which is a cornerstone of the regional mobility strategy. In order to continue this partnership and cooperation, the City commits, on a proportional basis, to program and budget revenue ~~on other for~~ regional improvements within the City limits, ~~which are~~ These regional mobility strategy efforts will be consistent with ~~our Mobility the Transportation Master Plan, coordinating the and the~~ City's Five-Year Capital Improvements Plan. In addition, with the City will coordinate with MetroPlan Orlando on improvements identified in ~~MetroPlan Orlando's their~~ Transportation Improvement Program (TIP) and Long Range Transportation Plan. The City will continue to work with the Florida Department of Transportation (FDOT) in the planning, ~~implementation~~ and operation of SunRail.

Policy 2-4.1.4: Participate in Regional Transportation Planning Efforts In order to pursue funding for the City's Mobility-Transportation Master Plan within the regional transportation system, the City will continue to ~~develop maintain~~ its partnership with FDOT, MetroPlan Orlando, and Orange County, to ensure that the City's Mobility-Transportation Master Plan is incorporated into MetroPlan Orlando's Long Range Transportation Plan.

Chapter 3

Housing

OBJECTIVE 3-2.0: Conformance to the Live Local Act and Local Methods for Implementation of Affordable and Attainable Housing. As the city embodies the characteristics of a true city, that includes a population comprised of economic diversity, and as such, the city shall adopt methods s to fund and implement local desires for affordable, workforce and attainable housing generally and in compliance with the Florida Live Local Act.

Policy 3-2.0.1: Adopting Minimum Standards for the Provision of Affordable Housing Within the City. The City adopts a minimum standard that five (5%) percent of all new housing units shall be low income or moderate/attainable income housing per the definitions of Florida Statutes 420.0004 and as otherwise referred to as affordable, workforce and attainable housing.

Policy 3.2.0.2 Defining Providers of Affordable Housing. In measuring the extent to which the goal of providing five (5%) of all new housing units as affordable or workforce housing, the City shall count in each calendar year the number of units produced/permitted by public, private and non-profit entities versus the total number of units produced/permitted in that calendar year.

Policy 3.2.0.3 Implement an Inclusionary Housing Ordinance. The City shall within one year of adoption of this Comprehensive Plan adopt an inclusionary housing ordinance to assist in meeting the affordable housing goals of the city in accordance with the enabling authority granted by Florida Statute 125.0103 (c).

Policy 3.2.0.4 Provide Alternative Methods of Compliance with an Inclusionary Housing Ordinance. The City shall provide alternative methods of compliance for any inclusionary housing ordinance requirements such as credits or fee-in-lieu mechanisms that provide financial incentives for the provision of affordable housing by other public, private or non-profit housing providers.

Policy 3.2.0.5 Mandate Continuation of the Housing Linkage Fee Program. In accordance with the Winter Park Housing Nexus Study and the adoption of the Housing linkage fee, the city shall maintain such a housing linkage fee at the rate of one dollar per square foot for all retail/office/business new construction and significant renovations and two dollars per square foot for all new food service/restaurant new construction and significant renovations. Such fees may be increased by the City Commission if deemed necessary but shall not be decreased below these amounts unless this policy is amended or repealed.

Policy 3.2.0.6 Implementation of the Live Local Act. The City shall implement the provisions of the Live Local Act pursuant to Florida Statute 166.04151 and shall provide

criteria and standards for certification of compliance with the Act in order to foster implementation of the Live Local Act legislation.

Policy 3.2.0.7 Enabling Accessory Dwelling Units. The City shall within one year of adoption of this Comprehensive Plan, explore providing in the Land Development Code for the allowance for accessory dwelling units as market-rate, affordable, workforce or attainable housing subject to the future provisions of such code, as may be established including architectural standards to ensure compatibility with the primary home and the neighborhood and shall also consider incentives for the creation of such.

Policy 3.2.0.8. Incentives for Accessory Dwelling Units in the CRA. Within the CRA, the City shall explore providing financial incentives for the creation of accessory dwelling units from CRA revenues beginning in 2027.

List of Comprehensive Plan GOP Changes

Chapter 4 Public Facilities

Policy 4-2.1.4: New Sewer Service Outside City Limits The city will not provide new sewer connections or services to or for any property located outside the city limits unless otherwise agreed to in an annexation agreement executed by the city and the owner(s) of the property. Conditions for annexation must be met and some exclusions apply.

Policy 4-2.1.87: Prohibit Septic Tanks for New Development within the City Limits New development and redevelopment within the City limits are prohibited from using septic tank systems except as otherwise allowed under Policy 4-2.1.7 to Policy 4-2.1.11. All new development within the City limits shall connect to the central wastewater system ~~no later than as a condition of the~~ issuance of a certificate of occupancy unless otherwise allowed under Policy 4-2.1.7 to Policy 4-2.1.11.

OBJECTIVE 4-5.1: Provide Potable Water to Meet Customer Needs The City shall provide water production, treatment and distribution facilities, and equipment necessary to meet the needs of its customers. The City shall meet adopted level of service standards through the year 20~~33~~²⁷.

Policy 4-2.1.6: New Potable Water Service Outside City Limits The city will not provide new potable water connections or services to or for any property located outside the city limits unless otherwise agreed to in an annexation agreement executed by the city and the owner(s) of the property. Conditions for annexation must be met and some exclusions apply.

Policy 4-5.1.98: Implementation of City Water Supply Facilities Work Plan The City of Winter Park Water Supply Facilities Work Plan as submitted by the City and approved by the St. Johns River Water Management District in ~~November~~^{October} 20~~20~~⁰⁵ for the time period of 20~~20~~⁰⁵ through 20~~40~~¹⁵ is hereby adopted by reference.

Policy 4-5.2.1: Water Reclamation The City shall continue to apply treated effluent as reuse water for irrigation within parks, open space areas, golf courses, and cemeteries. Reuse lines shall be expanded as opportunities arise to provide additional areas of the City with reclaimed water for irrigation purposes. Expansion of the reuse lines and reclaimed water shall also occur consistent with requirements set forth by the St. Johns River Water Management District (SJRWMD) within the City's consumptive use permits. Where feasible reuse lines shall be extended in high recharge areas (See map PFE-4-03).

Policy 4.7.1.5: Electric Undergrounding The City shall continue to pursue its electric undergrounding program in a timely and cost efficient manner. The city intends to have this completed by end of calendar year 20~~30~~²⁶. Undergrounding completion is defined as all primary and secondary overhead lines. ~~where secondary lines do not include service lines to residential and commercial properties.~~

Chapter 5

Conservation

OBJECTIVE 5-1.1: Air Quality Winter Park shall participate in any regional or statewide effort to attain satisfactory air quality and reduction of carbon emissions in Central Florida at a condition equal to or better than state and federal air quality standards through the implementation of the following policies (below).

Policy 5-1.1.1: Transportation Alternatives The City shall continue to plan for transportation alternatives to gasoline-powered automobiles by promoting electric vehicles (EV) usage with public-facing charging stations, planning efficient pedestrian and bicycle systems and by evaluating future feasibility for multimodal systems, including bus and passenger rail transit, and by adapting streets, and parking structures to facilitate pedestrian and bicycle transportation.

Policy 5-1.1.2: Support Transit Service The City shall continue to support transit services within Winter Park, including annual allocation of city funds for such service if services are determined to provide a benefit commensurate with the cost to Winter Park residents and businesses and also meet City goals and objectives including carbon reduction.

Policy 5-1.1.9: Promote Alternative Transportation Fuels As part of the capital purchasing process for new motor vehicles used to transport City staff serving functions other than life/safety or maintenance operations, the City shall consider the costs and benefits of purchase vehicles powered by alternative fuels or engine design, such as hybrid or electric vehicles.

Policy 5-2.1.1: Construction Impacts on Surface Water Quality Soil and silt material disturbed by clearing and construction activities shall remain onsite and away from lake and streams through application of soil protection methods including application of the following techniques where applicable.

1. Soil erosion created by wind and stormwater runoff shall be reduced through the application of best management construction practices that retain soils on-site to the greatest extent practical.
2. Tree and vegetation protection standards shall prevent the clearing of land or the removal of trees, particularly within littoral zones (shoreline areas), except when authorized by the City through development or clearing permits.
3. Temporary stormwater drainage systems, such as swales and berms, shall be installed with new construction and clearing activities to capture direct surface runoff waters that may carry sand, silt, and other debris into lakes or streams.

Policy 5-2.1.2: Infrastructure Improvements The City shall continually implement surface water quality improvement projects that minimize debris, nutrient and bacteriological contamination of the lakes to include street and sediment trap cleaning, -canal wall replacement, retention systems, protection and restoration of replanting native aquatic vegetation, and utilizing technologies such as and stormwater a Alum iInjection systems.

Policy 5-2.1.8: -Regional Surface Water Quality Programs & Improvements The City shall coordinate its surface water improvement program with the St. Johns River Water

Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP) Surface Water Improvement and Management Plan as applicable to the middle basin of the St. Johns River and the Econlockhatchee River System. The City shall also coordinate with SJRWMD/FDEP regarding City surface water improvement projects that may be eligible for SJRWMD/FDEP funding assistance.

Policy 5-2.1.9: Educational outreach The City shall conduct educational outreach to engage the community, both residents and visitors, for the protection and enhancement of water quality. Such engagements shall include the following.

1. Provide public awareness on fertilizer use to reduce excess nutrient loading into lakes and creeks.
2. Provide aquatic plant restoration events to provide education on the important of healthy shorelines with community engagement and volunteers.
3. Implement a citizen guide to healthy shoreline living that educates lakefront residents on how to further protect water quality, from selecting vendors that do not violate shoreline ordinances to proper landscape management services that refrain from discharging grass clippings into lakes and creeks.
- 1.4. Provide public awareness on the prevention of importing invasive aquatic plant material found on boats/trailers entering into the public waters known as the Chain of Lakes.

Policy 5-2.3.2: Floodplain Protection Standards The City shall continue to require a conditional use permit for any type of construction within the stream floodplain areas, a lakefront, canalfront and streamfront site plan review by the Planning and Zoning Board Lakes and Waterways Board and/or Lake Killarney Board for approval of all construction within lake, canal and stream floodplain areas, new habitable construction to locate outside all lakefront and stream floodplain areas, and require connection to sewer over septic where possible.

Policy 5-2.4.6: Conservation Designation. The Future Land Use Element and Map shall require a conservation designation to be placed upon all wetlands, floodways and stream floodplain areas designated by the FEMA floodplain maps along all stream front areas in the city specifically to protect these areas from development impacts and potential encroachment. The Future Land Use Map shall place a Conservation Designation upon such wetlands along Howell Branch Creek northeast of Lake Maitland known as Howell Branch Preserve as well as the Howell Branch Creek wetlands located between Lakes Sue and Virginia.

Policy 5-2.4.7: Wetland Mitigation Disturbance or destruction of wetlands shall be avoided on lands designated conservation. Where the SJRWMD has approved the removal, alteration, or destruction of wetlands, within the remaining isolated sections of the Crane Strand wetland, mitigation shall occur consistent with those requirements. Prior to issuance of any land clearing or construction permit from the City, an applicant must receive and adhere to all environmental permits that are required by the SJRWMD and/or State of Florida.

Policy 5-2.5.2: Designation of Conservation Land Resources The Future Land Use Map series delineates Conservation Future Land Use for wetlands whose value warrants long-term preservation. Such areas include wetlands, floodways and floodplains along Howell

Branch Creek northeast of Lake Maitland known as Howell Branch Preserve as well as along the Howell Branch Creek wetlands located between Lakes Sue and Virginia. All conservation land resources shall either remain undeveloped or shall undergo "restricted development." "Restricted development" shall be defined as the development options allowed by the development rights and restrictions stipulated in the Future Land Use Element. Passive recreation shall be a use that is allowed within the Conservation future land use designation.

Policy 5-2.5.4: Intergovernmental Coordination & Natural Resource Management

The City shall coordinate with the FDEP, SJRWMD, East Central Florida Regional Planning Council, Florida Fish and Wildlife Conservation Commission, Florida Department of Health, and Orange and Seminole County, and surrounding municipalities—regarding management or protection of natural resources. Such intergovernmental coordinating activities shall protect the values and functions of natural systems. The methods for coordinating with other local governments, state, federal, and private plans/programs for conservation of natural resources shall be incorporated into the City's planning process.

Policy 5-2.6.5: Use of Native-Florida-friendly Plants for Landscaping Landscape plans and plant materials required of new development shall promote the use of native-Florida-friendly plant species and avoid the planting of exotic plants known to create nuisances.

Policy 5-2.10.1: Collection of Residential Hazardous Wastes The City shall continue to operate ~~the an annual~~ Sp special cCollection day Facility for household hazardous wastes and shall cooperate with the Orange County Environmental Protection Division to ensure the proper use, storage, disposal and recycling of hazardous materials.

Policy 5-2.12.5: Sustainability Action Plan The City's Sustainable Action Plan shall promote responsible and proactive decision-making that minimizes negative impacts and maintains balance between social, environmental, and economic growth. The Sustainability Action Plan shall serve as a roadmap depicting the City's current and future sustainability goals and targets by a specific timeframe. The Sustainability Action Plan is a living document intended to be updated annually and evolve over time.

Chapter 6

Recreation & Open Space

GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN-GREEN SPACE

By preserving, maintaining and enhancing a quality system of parks, open-green space and recreational facilities which satisfy the needs of the current and future residents of Winter Park.

OBJECTIVE 6-1.1: Provision of Public Park-Land-Green Space The City of Winter Park shall assure that appropriate amounts of park-land-and-open green space will be within the public domain so as to meet the standards of this plan.

Policy 6-1.1.1: Provide Minimum Level of Service of 10 Acres of Parkland-Green Space per 1,000 Residents ~~Except within Ravaudage, T~~the City shall provide a minimum of ten (10) acres of publicly owned parkland-and-conservation-lands green space for each one thousand (1,000) residents. For the purpose of calculating this level of service, 'green open space'

shall be defined as publicly-owned passive or active recreational land and land left in its natural state for conservation purposes. Specifically excluded are the water area of city lakes, except for water lakes surrounded by city parkland Chelton, Knowles, Midget, Wilbar, and Mendsen within Martin Luther King, Jr. Park, private garden areas or plazas in high-density or mixed-use developments and roadway landscaped median areas dedicated as park except those within the for Kings Way and Reading Way median rights of way, Park Grove triangle, AJ Hanna Park, Sunset/Chestnut triangle, Golfview median, Lasbury/Maiden triangle, and Pulsifer Park triangle.

Policy 6-2.3.1: Open Space along Lakefront Areas Development shall be setback from lake fronts to create open space areas in natural vegetation along shoreline areas. At a minimum, all principal structures shall be set back at least fifty (50) feet from any lake shoreline unless special conditions and circumstances pre-exist justifying a variance. With exception to public beaches owned by the City of Winter Park, for residential land, no more than ten-five (5%±10%) percent of the land area from the ordinary high water elevation to a point 50 feet landward can be impervious.

Policy 6-2.4.1: Park Land Change Of Use In accordance with the City Charter provision, Aa supermajority (four votes) of the City Commission is required to convert publicly-owned park land to other uses. In such circumstances the City shall also adopt a plan that identifies equivalent new parks or park site relocation.

Policy 6-2.6.2 Preservation of Cultural Features in Community Parks The City shall preserve cultural features such as the sculptures and public art in community parks like Martin Luther King Jr and Shady Park as they promote the unique, diverse, and heritage of neighborhoods that are vital to the quality of life of its citizens.

Chapter 7

Capital Improvements

No changes except adding the 5-year capital plan to be adopted in September.

Chapter 8

Intergovernmental Coordination

No changes

Chapter 9

Public School Facilities

No changes

Chapter 10

Private Property Rights

No changes