



Planning & Zoning Board Regular Meeting

Agenda

September 5, 2023 @ 6:00 pm

City Hall Commission Chambers
401 S. Park Avenue

welcome

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assistance & appeals

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"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. Call to Order
 2. Consent Agenda
 - a. Approval of the August 1, 2023 Meeting Minutes. 1 minute
 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker
 4. Public Hearings
(Public participation and comment on these matters must be in-person.)
 - a. Request of Metro Winter Park, LLC: for Conditional Use approval for a two-story, 55-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave. 45 minutes
THIS ITEM HAS BEEN TABLED TO THE OCTOBER 3, 2023 PLANNING & ZONING BOARD MEETING AT THE REQUEST OF THE APPLICANT.
 - b. Adoption of the Comprehensive Plan update for Chapters 4 through 10. 15 minutes
 5. Action Items
 6. Non-Action Items
 7. Staff Updates
 8. Board Comments
 9. Upcoming Agenda Items
 10. Adjournment



Planning & Zoning Board

agenda item

item type	Consent Agenda	meeting date	September 5, 2023
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the August 1, 2023 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[PZ August 1st 2023 Draft Meeting Minutes.pdf](#)



Planning & Zoning Board Regular Meeting Minutes

August 1, 2023 at 6:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present: Jim Fitch, David Bornstein, Vashon Sarkisian, Michael Spencer, Warren Lindsey, Melissa Vickers and Alex Stringfellow. Also Present: City Attorney Dan Langley. Staff: Director of Planning & Zoning Jeff Briggs, Assistant Director of Planning & Zoning Allison McGillis, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman David Bornstein called the meeting to order at 6:00 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by Michael Spencer, seconded by Warren Lindsey to approve the July 13, 2023 meeting minutes.

Motion carried unanimously with a 7-0 vote.

(3) Public Comments (for items not on Agenda)

The Board heard public comment from the following resident:

Larry Floyd of 1211 Lewis Drive, Winter Park, FL 32789 addressed the Board. Mr. Floyd spoke on concerns with flooding issues in his neighborhood.

No one else from the public wished to speak. The public hearing was closed.

(4) Public Hearings

- SPR #23-09. Request of Max Eliscu for approval to construct a new, single-story, 748 square-foot cabana and a new, two-story, 1,001 square-foot addition to the existing single-family home located at 802 Georgia Avenue on Lake Osceola, zoned R-1AAA.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map and aerial view of the property. He noted that it is technically a corner lot and has two significant landscape buffers; one on the north side and one on the south side of the lot. He also noted that the floor-area-ratio (FAR) for the existing home is 9.8% FAR and with the applicant's proposed additions will increase it to 11% FAR. He added that the proposed impervious lot coverage is 37,387 square feet and is 27.5% of the total lot, which is under the maximum 50% as the code allows and is less than the existing impervious surface area on the lot. Mr. Lewis explained that the home was constructed in 1930, and because of its age and location the applicant wanted to keep the home's historic aesthetic so they proposed an encroachment into the side setback for the addition. He further explained that the existing first-and second-floors of the existing home are nonconforming with the modern code requirements, thus without the variance, the addition would not be possible. He went on to review the survey, site plan, and elevations for the property and detailed the proposed areas to be changed, which include the two story addition, two covered porches, and a detached cabana. He then informed the Board that the applicant's neighbor to the north had expressed opposition to the request, specifically regarding the applicant's proposed two story addition. He also briefly detailed what the neighbor had been approved for during their prior lakefront review hearing with the Planning & Zoning Board and how it related to the applicant's request. He then noted that no trees would be removed, views from the lake and views of the

neighbors would not be affected, and the applicant was proposing a large swale along the lakefront that would almost double the required storm water retention.

Staff recommendation was for approval.

The Board inquired about plumbing for the cabana, the setback granted to the neighbor to the north and if it had been a reduction in the required side setback per code, and how close the guest house and garage are to the property line.

The applicant's architect, Dirk Arace of 3563 Terra Oaks Court, Longwood, FL 32779 addressed the Board. Mr. Arace discussed the reasons for the location of the addition, the distance between the front structures, and the privacy between the neighboring properties. He informed the Board that the cabana will have a bathroom and will be connected to a sewer line.

No one from the public wished to speak. The public hearing was closed.

Motion made by Warren Lindsey, seconded by Alex Stringfellow, for approval to construct a new, single-story, 748 square-foot cabana and a new, two-story, 1,001 square-foot addition to the existing single-family home located at 802 Georgia Avenue on Lake Osceola, zoned R-1AAA.

Motion carried unanimously with a 7-0 vote.

- CU #23-04. Request of Metro Winter Park, LLC: To 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 Conditional Use approval for a two-story, 58-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave.

Mr. Briggs provided the Board a brief summary of the request. He explained that the Patmos Chapel Seventh Day Adventist Church occupied the 4.51 acres of the subject properties from 1978 until July 2019 when it was sold to Metro Winter Park LLC. He further explained that the site has been zoned R-3 since 1971 and has an Institutional Future Land Use designation based upon the previous church sanctuary use. He noted that the property owner was now requesting a change to the Comprehensive Plan future land use map and a preliminary and final conditional use approval to demolish the existing church sanctuary building and develop a 58-unit multi-family complex. He then went on to briefly discuss the varied uses of the surrounding properties. He then noted that the 58 units would be all 3-bedroom units of 2,219 sq. ft. per unit, inclusive of two-car garages for each unit with exterior guest parking spaces located on the property. He added that the impervious coverage would be 135,247 sq. ft. or 3.1 acres of buildings, drives, parking, etc. Mr. Briggs then discussed the City Code requirements for conditional use approvals for projects over 10,000 sq. ft. and detailed conflicts with regard to the applicant's request, which included the preservation of certain live oak trees on the property and the project's compatibility with the composition of the land uses surrounding the project. He noted that staff recommended that 18% of the site be developed as single-family residential. He also noted that staff recommended a 20 foot setback for the four healthy and mature live oak trees located towards the middle of the property. He then went on to discuss the storm water retention noting that all 3.1 acres of impervious surfaces were proposed to be accommodated for storm water retention via an underground storm water exfiltration system. He informed the Board that the Public Works Department 'strongly recommended' that the project proceed based upon an above ground storm water retention system or some combination and to accommodate more runoff on-site before discharge. He then detailed how it would benefit the properties downstream from the project.

Staff recommendation was for denial.

The Board inquired about the following:

- clarification of what "medium density residential" means,
- if the properties to the east and north of the project are considered medium density residential,
- clarification of the proposed density per acre,
- and if the vehicular connection on the north side of Webster Avenue is a code requirement.

The applicant's representative, Attorney Becky Wilson with Lowndes Law Firm at 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson spoke on the City's Comprehensive Plan's Policy 1-2.4.21 for Institutional Land Use for Churches, the details of the surrounding properties to the project and their uses, the meaning of compatibility, the four live oak trees towards the middle of the property, and storm water retention for the property. She noted that the applicant kept the townhomes at two story to be similar

to the single-family residential that exists in the neighborhood, no waivers were being requested, all required parking spaces would be provided, and all setback requirements would be met. She also indicated that the applicant is adhering to landscaping industry standards regarding the setbacks for the live oak trees towards the middle of the property. She then went on to discuss storm water and noted that the request met the City's code for storm water, there is no restriction on using an exfiltration system, and there is no requirement to have open ponds.

The Board inquired about the following:

- if the units would be rented and how many bedrooms each would have,
- the amount of parking spaces projected per unit,
- and if the property would be gated.

The Board heard public comment from the following residents in opposition to the request:

Brenda Martin-Smith of 831 W. Webster Avenue, Winter Park, FL 32789; Bill Cole of 794 W. Swoope Avenue, Winter Park, FL 32789; Mary Daniels of 650 W. Canton Avenue, Winter Park, FL 32789; Sheila Reid of 780 Carver Street, Winter Park, FL 32789; Bonnie Hamilton of 701 Douglas Avenue, Winter Park, FL 32789; Martha Hall of 331 W. Lyman Avenue, Winter Park, FL 32789; Adeline Davis of 367 Holt Avenue, Winter Park, FL 32789; and Charles Newton of 631 W. Swoope Avenue, Winter Park, FL 32789.

No one else from the public wished to speak. The public hearing was closed.

Attorney Wilson addressed the Board and spoke on the development changes planned along Webster Avenue and the access points on that side of the property. The Board inquired as to whether or not a left turn could be made onto Webster Avenue from the property to which Attorney Wilson indicated that a left turn could be made. Attorney Wilson also spoke briefly on the storm water retention.

The Board inquired about the sufficiency of guest parking for the property, why the applicant will not include single-family homes in the project, and concerns with the live oaks in the middle of the property.

Attorney Wilson expressed that the applicant would be willing to remove six duplexes and replace them with nine single-family style buildings the same width as the townhomes but with ten feet in between the buildings, and add 16 more feet of open space on the corner of Swoope and Capen Avenues. She added that with these changes the applicant would want to be allowed to add a third story to building 11 on the west side of the property.

The Board inquired about why the applicant would want a third floor on building 11, compatibility of the proposed buildings along Webster Avenue with the neighborhood, and the applicant's design plans for the green space on Webster Avenue. A representative with Kimley-Horn & Associates, Jeff Swisher of 8715 Abbey Leaf Lane addressed the Board. He informed the Board that the 20 foot area on the north side of the property was currently vacant but the applicant planned to do underground storm water exfiltration in the area.

The Board briefly expressed their thoughts on the request. The Board overall had concerns with compatibility with the neighborhood, storm water retention, meeting the conditional use standards, preservation of the live oaks, parking, and adding single-family homes to the project,

Chairman Bornstein and Alex Stringfellow disclosed that they met individually with Attorney Wilson about two weeks prior to the meeting and she presented them with an overview of the project with minimal discussion.

Motion made by Warren Lindsey, seconded by Vashon Sarkisian, to approve the request of Metro Winter Park, LLC to 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 at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave.

Motion carried with a 7-0 vote.

Motion made by Alex Stringfellow, seconded by Warren Lindsey, to table the request of Metro Winter Park, LLC for Conditional Use approval for a two-story, 58-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave to the September 5, 2023 Planning & Zoning Board meeting.

Motion carried with a 6-1 vote. (In Favor: Jim Fitch, David Bornstein, Michael Spencer, Warren Lindsey, Melissa Vickers, and Alex Stringfellow. Opposed: Vashon Sarkisian.)

- ZTA #23-07. Request of the City of Winter Park: Ordinance to amend Chapter 58, “Land Development Code”, Article III, “Zoning” Section 58-71 “General provisions for residential zoning districts”, to revise subsection (f) regarding the parking of boats, trailers and recreation vehicles to include limousines over 25 feet.

Mrs. McGillis provided the Board a brief summary of the request. She noted that staff was directed at the June 28, 2023 City Commission meeting to bring back a discussion item on amending Sec. 58-71 to prohibit the parking of limousine style vehicles within residential zoning districts. She further noted that subsequently, at the July 12, 2023 City Commission meeting, the Commission directed staff to move forward and amend the code. She explained that based on research of lengths of common cars found in the city, staff felt that regulating limousine style vehicles based on length instead of number of passengers makes the most sense to not prohibit typical vehicles found within the city. She also explained that there are several high-priced cars that can be found within the city, for example, Rolls Royce and Maybach, that are about 20 feet in length. She added that there are also several vans/trucks/SUVs within the city that could hold up to 12 to 15 passengers that are about 22 to 24 feet but are not as lengthy as a stretch limousine. Mrs. McGillis concluded that therefore, in order to not prohibit typical vehicles found in the city, staff prepared an Ordinance to amend Sec. 58-71 to revise subsection (f) regarding the parking of boats, trailers and recreation vehicles to include limousines over 25 feet.

Staff recommendation was for approval.

The Board asked for clarification on how the feet restriction was determined and if there will be a definition of limousine placed in the code. The Board requested that the word “limousine” be replaced with “vehicle” to preclude all vehicles over 25 feet.

No one from the public wished to speak. The public hearing was closed.

Motion made by Melissa Vickers, seconded by Jim Fitch, for approval of an Ordinance to amend Chapter 58, “Land Development Code”, Article III, “Zoning” Section 58-71 “General provisions for residential zoning districts”, to revise subsection (f) regarding the parking of boats, trailers and recreation vehicles to include all vehicles over 25 feet.

Motion carried unanimously with a 7-0 vote.

(5) Action Items

No action items.

(6) Non-Action Items

No non-action items.

(7) Staff Updates

No staff updates.

(8) Board Comments

Brief discussion ensued regarding the Patmos Chapel Seventh Day Adventist Church and if there had been single-family development on the property prior to the church being built. The Board also inquired about prior plan revisions made by the applicant, Metro Winter Park, LLC for their pending conditional use application and the cost of the proposed rental units in the request. Chairman Bornstein expressed concerns with the Live Local Act and recommended the Board have a future work session on historic preservation of neighborhoods and preserving economic models of neighborhoods. Mr. Lindsey asked if a storm water specialist with the City could attend the next Planning & Zoning Board meeting to address concerns regarding flooding. Mr. Stringfellow inquired about staff’s position on for rent versus homeownership. Brief discussion ensued on platting, open space, density, and required traffic studies.

(9) Upcoming Agenda Items

There was no discussion on upcoming agenda items.

(11) Adjournment

Meeting adjourned at 8:20 p.m.

/s/ Recording Secretary Mary Bush



Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date September 5, 2023
prepared by Jeffrey Briggs	approved by Allison McGillis, Jeffrey Briggs
board approval Completed	
strategic objective	

subject

Request of Metro Winter Park, LLC: for Conditional Use approval for a two-story, 55-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave.

THIS ITEM HAS BEEN TABLED TO THE OCTOBER 3, 2023 PLANNING & ZONING BOARD MEETING AT THE REQUEST OF THE APPLICANT.

motion / recommendation

The staff recommendation is for denial based upon the failure to meet the two standards (#5 and #12) for approval of a conditional use as outlined in Section 58-90 (j) of the Land Development Code. The staff is hopeful that the applicant will provide a significant and meaningful revisions to these these plans, as indicated so that a resubmittal can be recommended for approval.

background

This Conditional Use was tabled at the request of the applicant in order to respond to the concerns voiced at the August 1st P&Z meeting. Those compliance issues with the standards for conditional use approval included adequate separation for preservation of live oaks, composition of the project for compatibility with the adjacent single-family neighborhood and sufficiency of storm water retention given the special flood hazard location of the project.

Staff is pleased to report that 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 to preserve the three major interior live oak trees. However, the plan revisions now presented to address compatibility and storm water retention are not significant or meaningful and do not resolve the non-compliance with the standards for approval of conditional uses presented in August. Those details to follow.

Background

The Patmos Chapel Seventh Day Adventist Church occupied the 4.51 acres of the subject properties from 1978 until July 2019 when it was sold to Metro Winter Park LLC. The site has been zoned R-3 since 1971 and has an Institutional future land use designation based upon the previous church sanctuary use. The property owner is requesting:

1. Preliminary and Final Conditional Use approval for a two-story, 55-unit multi-family townhome project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave.

Project Details

The plans submitted, detail the demolition of the existing church sanctuary building and the proposed redevelopment of the unified 4.51-acre property via the site plan layout, parking and circulation, stormwater, landscaping and architectural details provided in their application for the proposed 55-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 4.51-acre site, the development statistics are significant in size and scale. The 55 townhouses are all 3-bedroom units of 2,219 sq. ft. per unit, inclusive of two-car garages for each unit. Cumulatively this is a project of 122,000 square feet of building floor space. The impervious coverage will be 135,247 sq. ft. or 3.1 acres of buildings, drives, parking, etc. This is the equivalent of the impervious coverage of the Trader Joe's shopping plaza. Parking is 145 spaces within two-car garages for each unit and exterior guest parking spaces.

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 assess the context and appropriateness of the project, the project impacts, and the compatibility of the project. In other words, if it were just a matter of 'meeting the code' then there would be no purpose in undertaking the conditional use review and determination.

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 meets 10 of the 12 standards outlined in that section but the planning staff has determined that two of the standards are not being met and this the project is not eligible for an approval.

Conditional Use Standards Required for Approval

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 multi-family 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 single family residential. This 55-unit multi-family townhome project is not consistent with the scale and character of the immediate neighborhood in those directions.

From a statistical analysis, the incompatibility is further demonstrated. Defining 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 percentage of land use (because apartments cover more land) the statistical analysis reveals that 61% of the immediate neighborhood is single family residential.

Staff proposed a solution to the applicant to achieve compatibility, which is to take the eastern edge of the site along Capen Avenue (which is a single-family residential street) and create seven single family building lots (50 feet in width) for one-story homes either for rent or for sale. This allows Capen Avenue to maintain the existing scale and character of one-story single-family homes. The land area involved would be 18% of the total site.

The applicant’s response along the Capen Avenue frontage is to modify those buildings from duplexes to single family buildings that are 10 feet from each other. That reduces the density by three units from 12 to 9 units. The applicant is not willing to lose 2 additional units for the single-family home proposal by the planning staff.

The planning staff is unimpressed with the applicant’s proposal, as nothing has really changed. The buildings are not single-family homes. They are individual multi-family units in a 55-unit multi-family apartment complex. Neighborhoods have architectural diversity. These are of identical architectural styling consistent with the theme of the entire 55-unit apartment complex. They do not share the front setbacks, side setbacks or distance between buildings that characterize single family neighborhoods. They are cookie cutter 22-foot wide apartments. The standards for conditional use approval to achieve compatibility require single family homes on this 18% of the project site.

Storm Water Retention: Conditional Use standard #12 states that “the proposed use does not create through....stormwater runoff, any conditions that....negatively impacts ...the

surrounding neighborhood". In order to maximize the density yield for this project, all 3.1 acres of impervious surfaces are proposed to be accommodated for stormwater retention via an underground storm water exfiltration system and one newly added surface swale area. This requires bringing in about two feet of fill over most of the site in order to raise up the exfiltration system above normal ground water elevations. That retention system will now hold 2.2 inches of rainfall (or less depending on how fast it percolates downward). When the City has a major storm event, that seems to happen every 3-5 years, all of the additional storm water above the first 2.2 inches is piped directly off-site and flows to an area of special flood hazard.

Hurricane Ian and the storm that followed two weeks later was a learning experience for the City that revealed challenges to our storm water collection system. For this project there will be an 18-inch pipe that feeds all overflow immediately into the city storm sewer system to travel on down Capen Avenue to Denning Drive/MLK Jr. Park and the adjacent neighborhood. The flooding which has closed Capen Avenue, Denning Drive and Morse Blvd. and overflowed and flooded nearby homes and is one of the most challenging situations that exists in the City. The City cannot direct more storm water from a new 3.1 acres of impervious surfaces down to increase the flooding to those homes.

Presently, this 4.51-acre Patmos Chapel property is not generating any off-site storm water overflow. First, the site has only about 20% impervious coverage. Second, the driveways are crowned to keep stormwater on-site and the swales around the Church have no control structures that pop-off overflow, because the system was built in 1978. As a result, all of new out-flow beyond the 2.2 inches proposed will be new flow headed to the flood hazard area. Adding more flow from 3.1-acres of runoff will work to negate the storm water design improvements currently under study for that Capen/Denning/Morse/MLK Jr. Park area.

What has changed since the September meeting is that the applicant's added some small swale retention areas that increased the capacity by 0.2 inches. Two-tenths of an inch is insignificant. The Public Works Department continues to 'strongly recommend' that this project proceed based upon an above ground storm water retention system or to accommodate more runoff on-site before discharge. The applicant could propose a significant increase in the extent of the underground exfiltration capacity to hold something such as a meaningful 3 inches stormwater but that will cost additional money that the applicant is unwilling to spend.

Parking and Traffic Safety

At the September P&Z meeting, concerns were raised about the adequacy of on-site parking and the impacts of the design upon off-site on-street parking. 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'. Sometimes it is something as innocent as the residents owning bicycles and it is a choice of bicycles or a car in that space because the garage is too small and there is no location in the unit floor plan (other than devote bedroom to bicycle parking). 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 and Callahan Avenues.

The P&Z Board heard a resident speak with concern about losing on-street parking on Swoope Avenue. That is correct, as those on-street spaces will need to be removed for traffic safety given the turning movements into and out of this apartment complex on Swoope Avenue. The same scenario exists for the driveway onto Webster Avenue. The current on-street parking eliminates the visibility needed to safely make right or left-hand turns, so most of that on-street parking on the south side of Webster Avenue has to be removed.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Map and Aerial.pdf](#)

ATTACHMENTS:

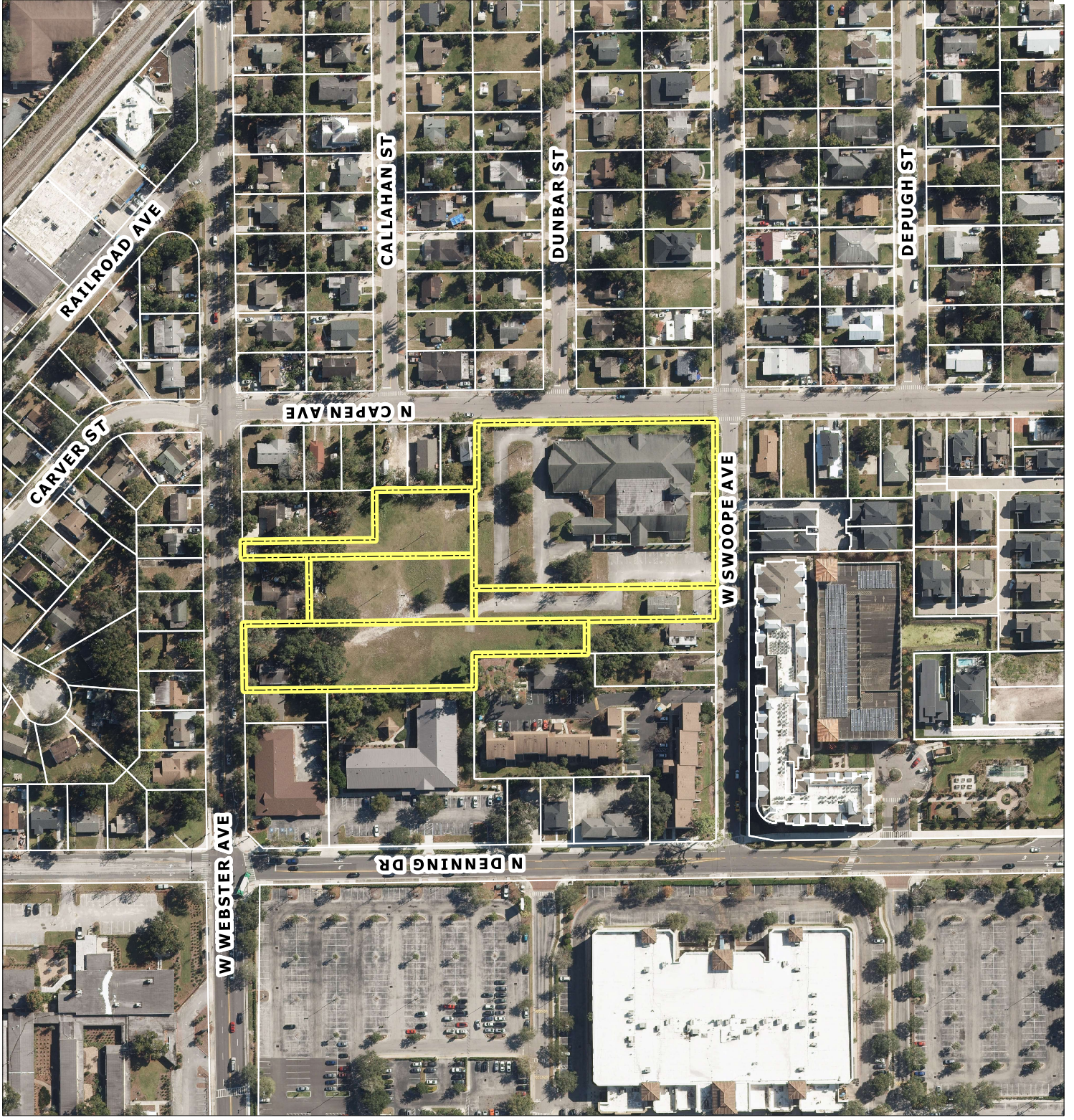
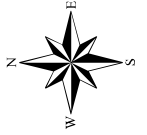
[Winter Park Commons DP \(2\) - For Sept P&Z.pdf](#)



CONDITIONAL USE REQUEST

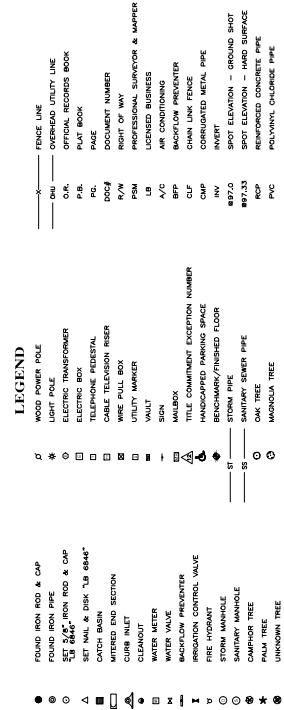
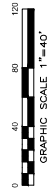
Winter Park Commons Swoope & Webster

City of Winter Park
Florida



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

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



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

LAND TITLE SURVEY
OF
CONFERENCE ASSOCIATION OF
DAY ADVENTISTS, INC.
HIP 22 SOUTH, RANGE 30 EAST
ARK, ORANGE COUNTY, FLORIDA
FOR
PRODESA

LEADING EDGE LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9991
WEB: www.leadingedge.com
FLORIDA LICENSE BUSINESS NUMBER LB 6846

29 JUL 2019: REVISED CERTIFICATION	DATE OF PRINTING: 10 JUL 2019
15 DEC 2022: ADDED TOPOGRAPHY	PRODUCER: MAF 12003 RAC, MA
	PROJECT NUMBER: 1009-19001
	FIELD BOOK NUMBER: LT 1926, 1679
	SCALE: 1" = 40' SHEET 2 OF 2
	COMPILED FILE: 100201A1A3.DWG
	DATE CHECKED: N/A
	LAST FIELD WORK: 7 DEC 2022

WINTER PARK COMMONS
CITY OF WINTER PARK
FLORIDA

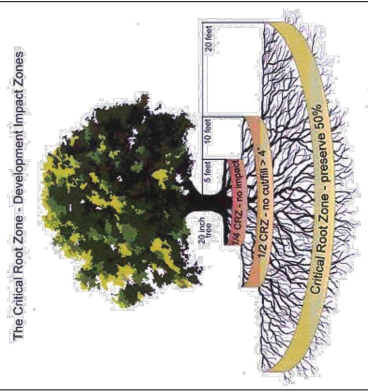
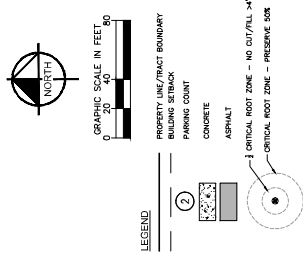
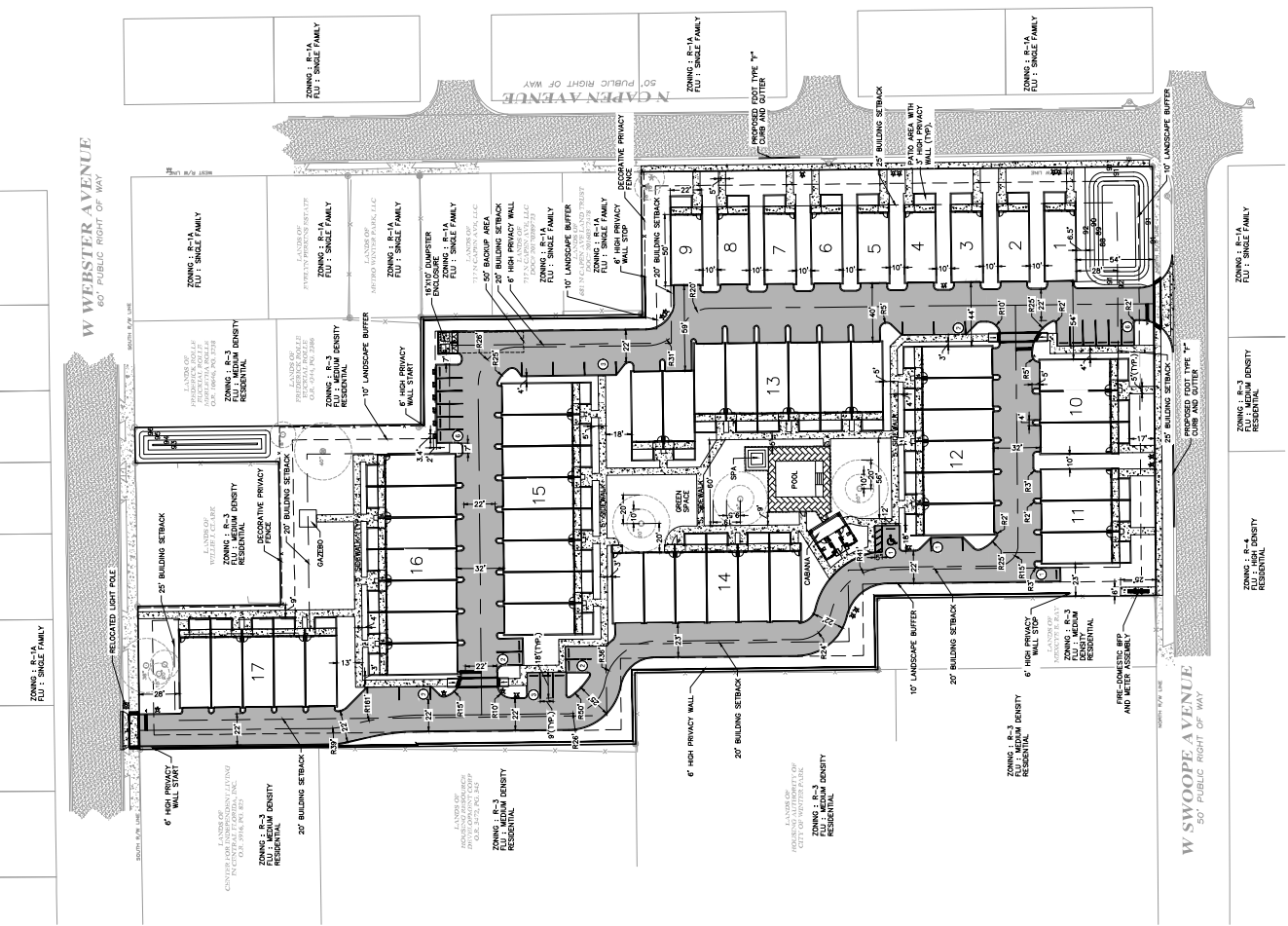
SITE PLAN

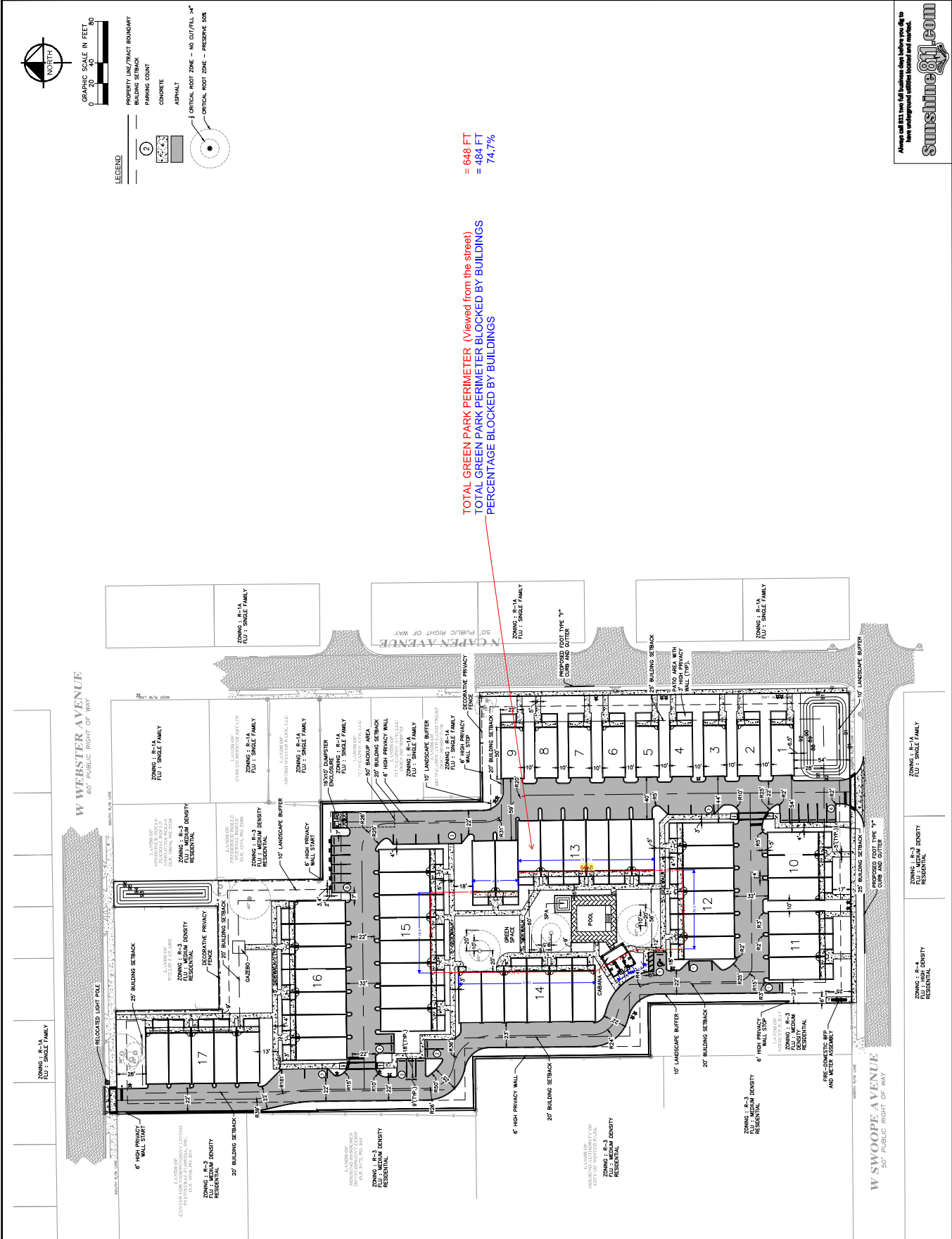
249301000	DATE	08/22/2023
SCALE AS SHOWN	DESIGNED BY	VNT
DRAWN BY	VNT	
CHECKED BY	JRS	DATE: 60275

FLORIDA LICENSE NUMBER

JFFREY R. SMISHER, P.E.

Kimley»Horn

[illegible][illegible]



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

sunshinegi.com

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED PARKING/TOP OF CURB ELEVATION
- PROPOSED SPOT GRADE
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- DIRECTION OF SURFACE WATER FLOW
- PROPOSED CONCRETE/HEAVY DUTY CONCRETE
- PROPOSED ASPHALT
- TO EXISTING GRADE

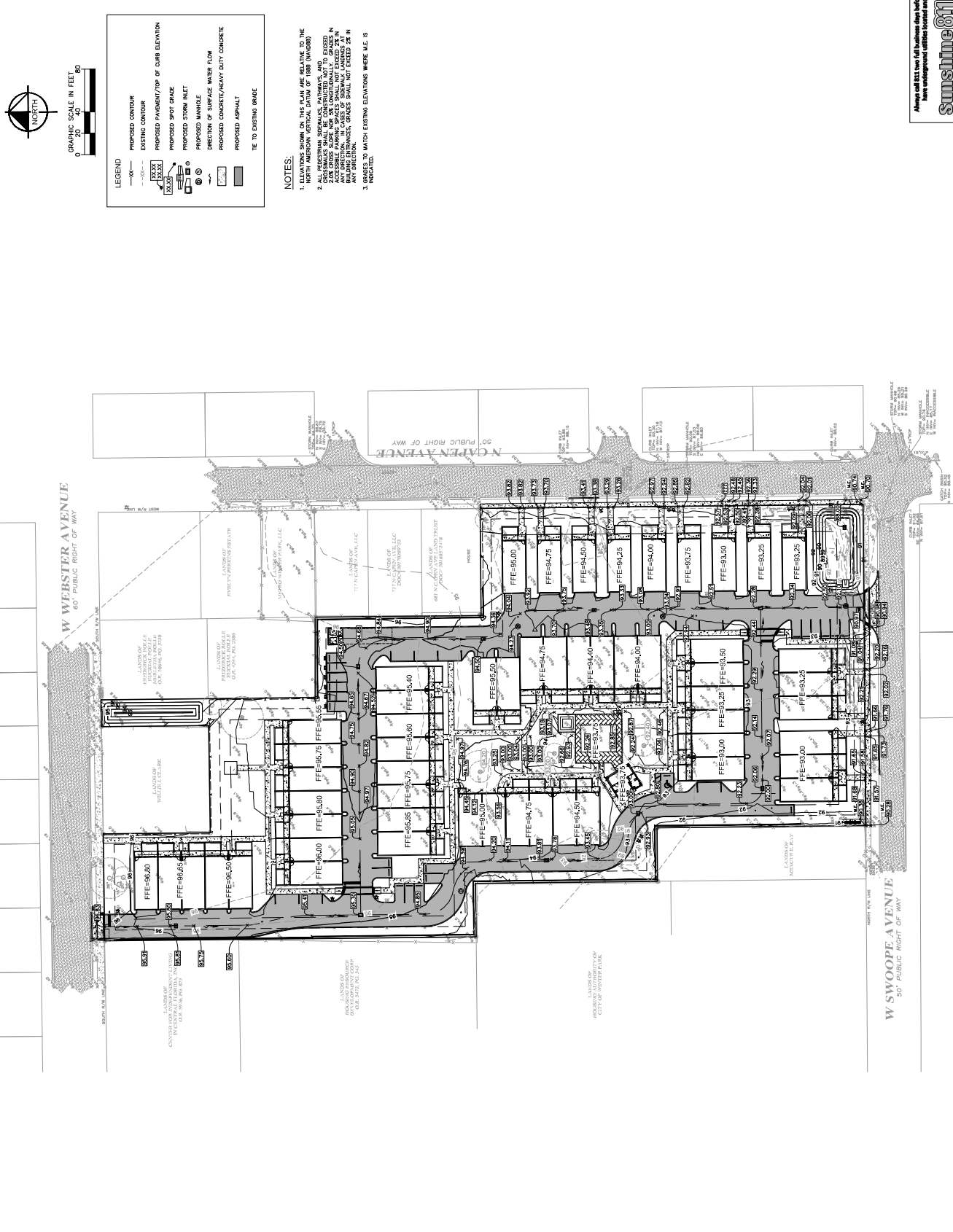
NOTES:

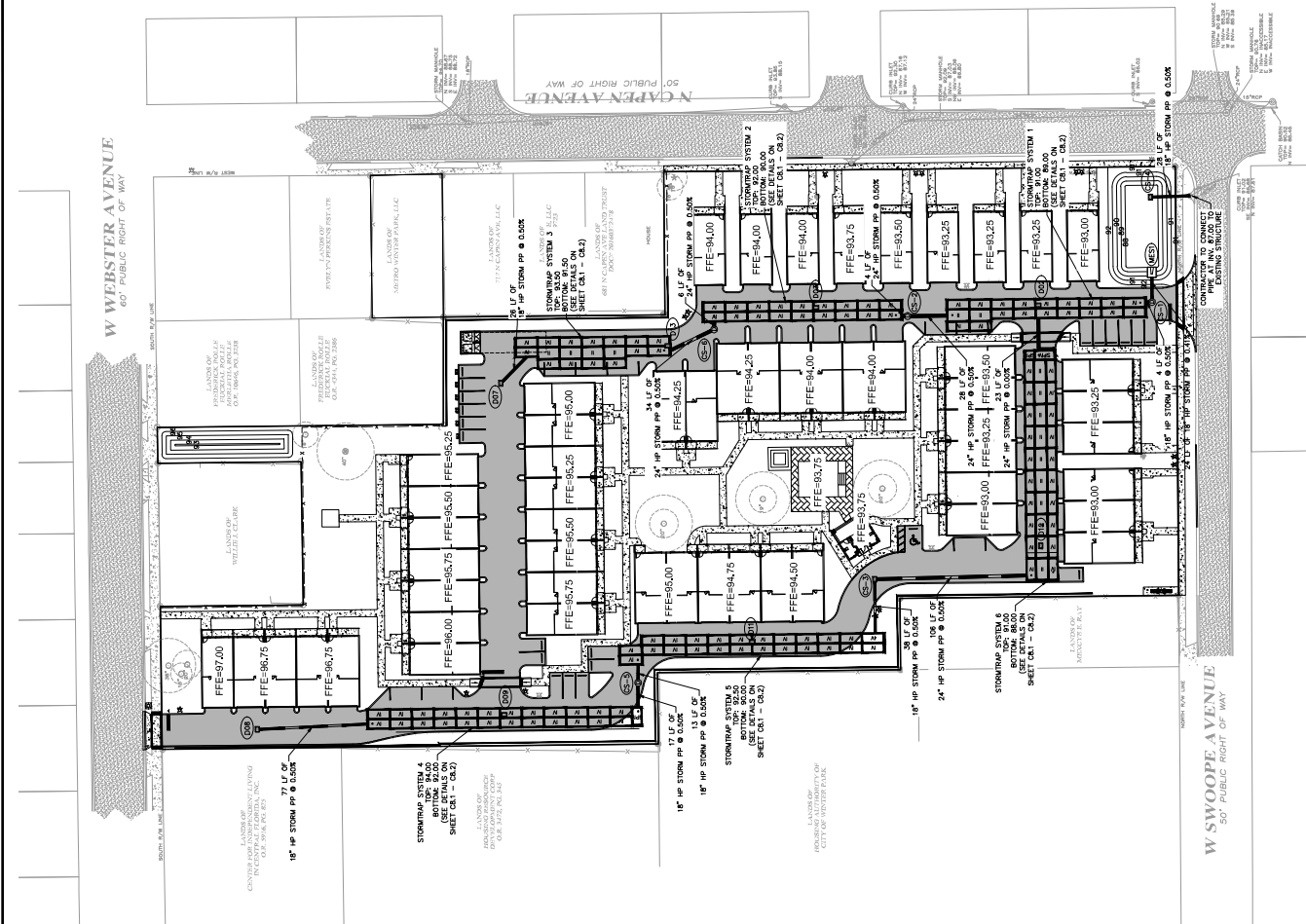
- ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE 1985 MEAN SEA LEVEL DATUM.
- ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND DRIVEWAYS SHALL BE CONSTRUCTED NOT TO EXCEED IN ANY CASE A 2% GRADE. GRADES SHALL NOT EXCEED 2% IN ANY CASE. GRADES SHALL NOT EXCEED 2% IN ANY CASE. GRADES SHALL NOT EXCEED 2% IN ANY CASE.
- GRADES TO MATCH EXISTING ELEVATIONS WHERE M.L.E. IS INDICATED.

W WEBSTER AVENUE
50' PUBLIC RIGHT OF WAY

W SWOOPE AVENUE
50' PUBLIC RIGHT OF WAY

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UNIT 338 FFE=9





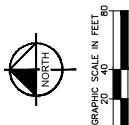
STRUCTURE TABLE		DETAILS
STRUCTURE NAME		TYPE "D" MANHOLE PER FOOT INDEX #425=010, 022 RIN: 92.11 INV IN: 88.99 INV OUT: 89.14
CS-1		TYPE "D" MANHOLE PER FOOT INDEX #425=010, 022 RIN: 92.11 INV IN: 88.99 INV OUT: 89.14
CS-2		TYPE "D" MANHOLE PER FOOT INDEX #425=010, 022 RIN: 92.11 INV IN: 88.99 INV OUT: 89.14
CS-3		TYPE "D" MANHOLE PER FOOT INDEX #425=052 RIN: 92.28 INV IN: 89.81 INV OUT: 86.53
CS-4		TYPE "C" INLET PER FOOT INDEX #425=052 RIN: 90.77 INV OUT: 87.14
CS-5		TYPE "D" MANHOLE PER FOOT INDEX #425=010, 022 RIN: 94.24 INV IN: 90.15 INV OUT: 90.06
CS-6		TYPE "D" MANHOLE PER FOOT INDEX #425=010, 022 RIN: 94.24 INV IN: 90.33 INV OUT: 90.03
D02		TYPE "C" INLET PER FOOT INDEX #425=052 RIN: 92.28 INV OUT: 89.81
D03		TYPE "C" INLET PER FOOT INDEX #425=052 RIN: 93.48
D07		TYPE "C" INLET PER FOOT INDEX #425=052 RIN: 94.76 INV OUT: 91.63
D08		TYPE "C" INLET PER FOOT INDEX #425=052 RIN: 95.80 INV OUT: 92.38
D09		TYPE "C" INLET PER FOOT INDEX #425=052 RIN: 95.30
D11		TYPE "C" INLET PER FOOT INDEX #425=052 RIN: 95.30
D12		TYPE "C" INLET PER FOOT INDEX #425=052 RIN: 92.07
D13		TYPE "C" INLET PER FOOT INDEX #425=052 RIN: 94.51
MESI		MITERED END SECTION PER FOOT INDEX #430=021 INV OUT: 86.37

NOTES:

1. CONTROL STRUCTURE DETAILS ARE LOCATED ON SHEETS C6.11-C6.2.
2. ATRIUM GRATES TO BE USED FOR YARD DRAINS LOCATED WITHIN MATCH. SEE LANDSCAPE PLANS FOR FURTHER DETAILS.
3. ANY SHORING TIEBACKS FOR VAULT AND PIPE INSTALLATION WILL NOT BE ALLOWED TO CROSS PROPERTY LINE INTO NEIGHBORING PARCELS WITHOUT WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER.

LEGEND

	PROPOSED STORM PIPE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE



W WEBSTER AVENUE
60' PUBLIC RIGHT OF WAY

W SWOOPE AVENUE
50' PUBLIC RIGHT OF WAY

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WINTER PARK COMMONS

C6.0

OVERALL DRAINAGE PLAN

DATE	08/22/2023
SCALE AS SHOWN	
DESIGNED BY	VNT
DRAWN BY	VNT
CHECKED BY	JRS
DATE	08/22/2023

KHA PROJECT
 249301000
 LICENSED PROFESSIONAL
 JEFFREY R. SMISHER, P.E.
 FLORIDA LICENSE NUMBER
 60275

Kimley»Horn
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[illegible]

REVISIONS		NO.
DATE	BY	

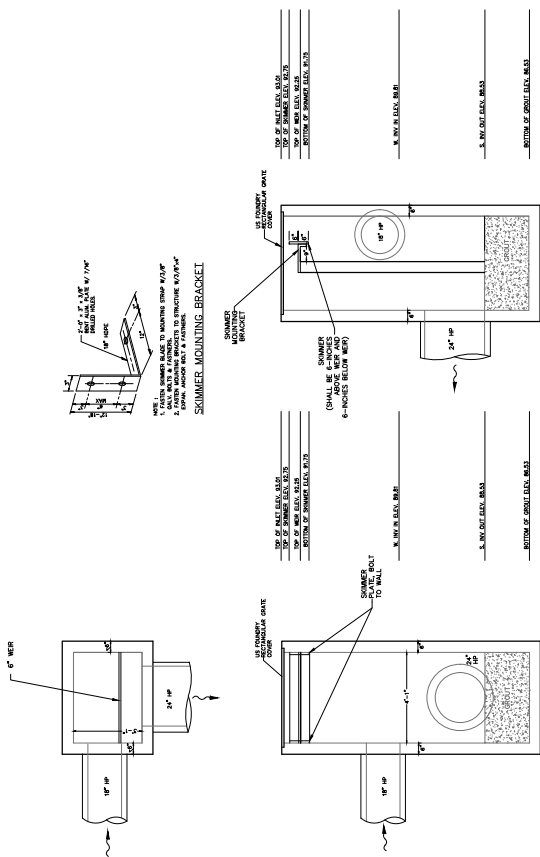
Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
199 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-889-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 25106

PROJECT NO. 234930100
DATE 08/22/2023
SCALE AS SHOWN
DESIGNED BY JRS
CHECKED BY JRS
LISCENSED PROFESSIONAL
JEFFREY R. SMISHER, P.E.
FLORIDA LICENSE NUMBER 60275
DATE 08/22/2023

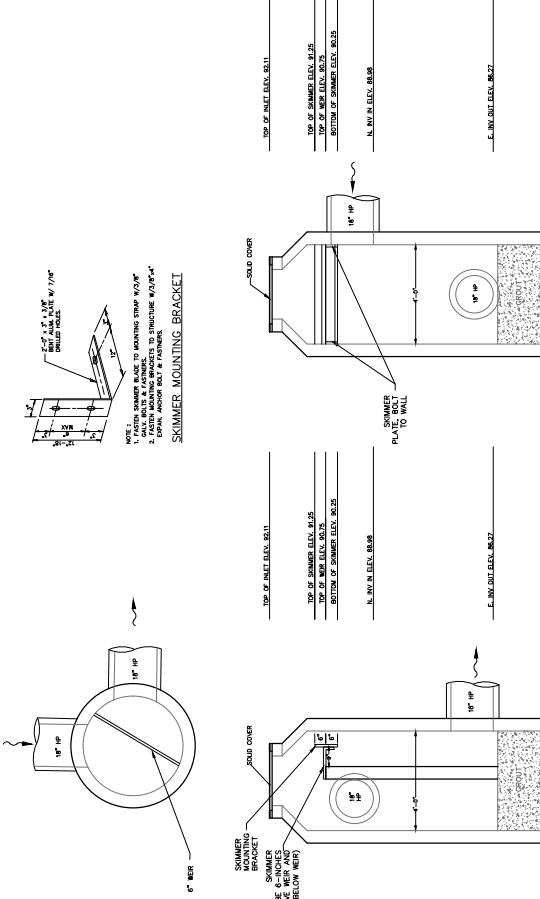
CONTROL STRUCTURE DETAILS

CITY OF WINTER PARK
WINTER PARK COMMONS
FLORIDA
SHEET NUMBER
C6.1

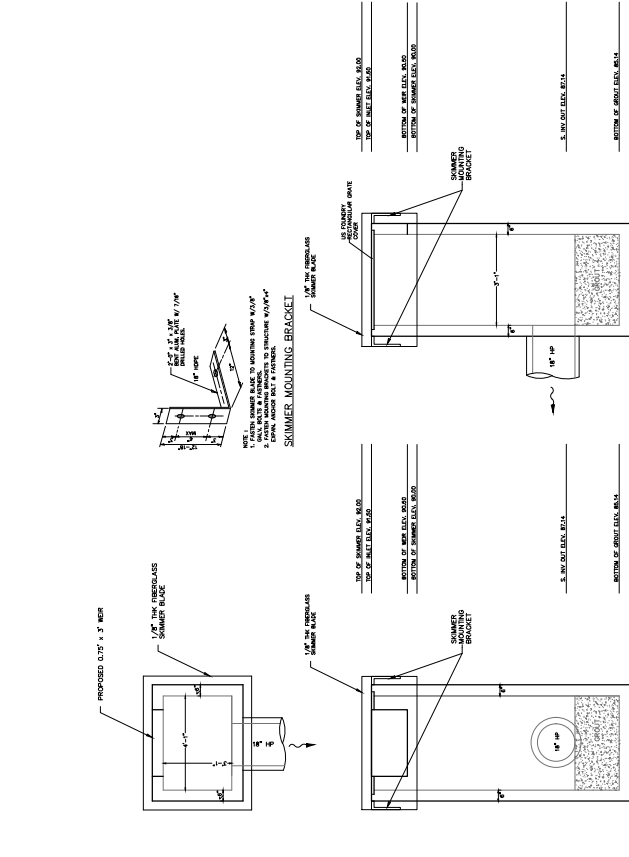
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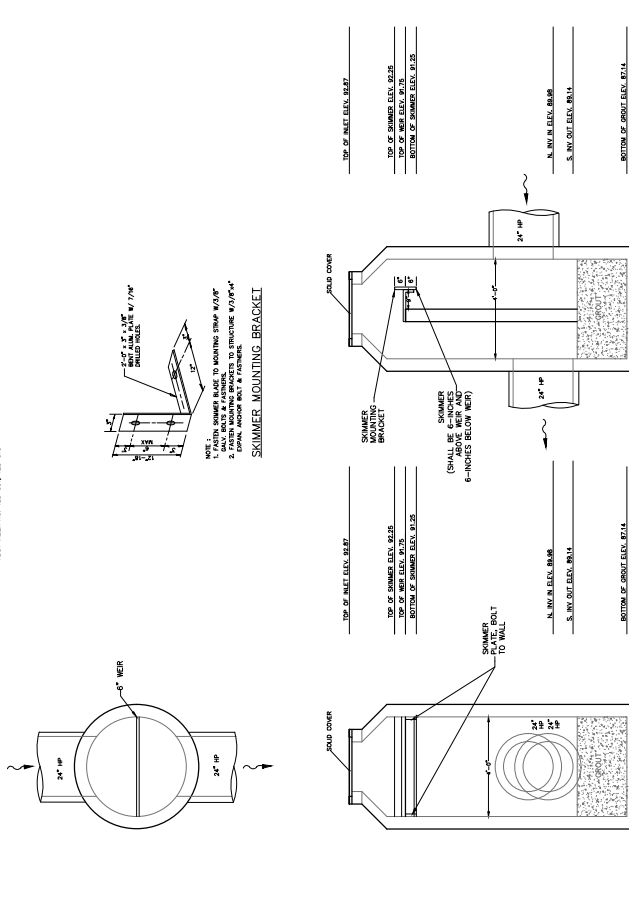
CONTROL STRUCTURE "1/2" DETAIL
NOT TO SCALE
FOR RECORDING PURPOSES ONLY



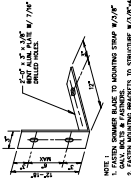
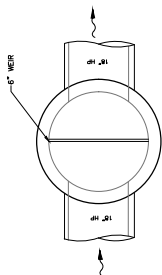
CONTROL STRUCTURE "1/2" DETAIL
NOT TO SCALE
FOR RECORDING PURPOSES ONLY



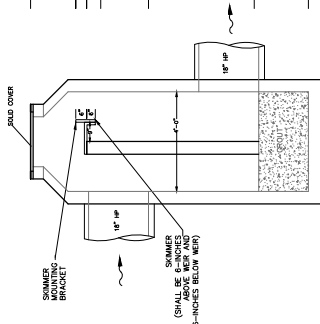
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NOT TO SCALE
FOR RECORDING PURPOSES ONLY



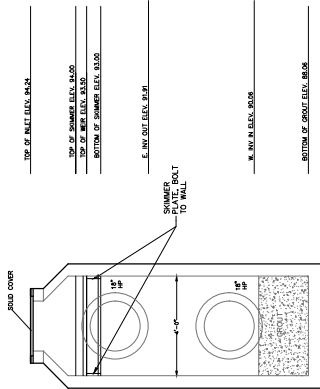
CONTROL STRUCTURE "2" DETAIL
NOT TO SCALE
FOR RECORDING PURPOSES ONLY



SKIMMER MOUNTING BRACKET



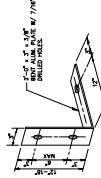
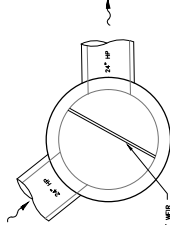
(SHALL BE 6-INCHES ABOVE WEIR
6-INCHES BELOW 1



SKIMMER
-PLATE, BOL-
TO WALL

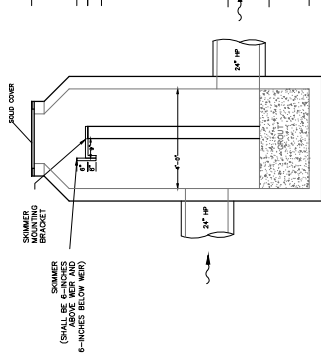
CONTROL STRUCTURE "5" DETAIL

USE TYPE "P" MANHOLE
FDOT INDEX NO. 425-001, 425-010

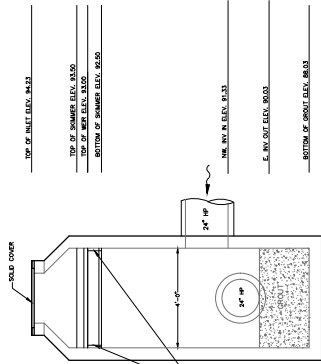


NOTE :
1. FASTEN SKINNER BLADE TO MOUNTING STRAP W/3/8"
CALV. BOLTS & FASTENERS.
2. FASTEN MOUNTING GRAPNELS TO SKINNER W/3/8"

SKIMMER MOUNTING BRACKET



SCUMMER
(SHALL BE 6-INCHES
ABOVE WEIR AND
6-INCHES BELOW WEIR)



24° HP

CONTROL STRUCTURE "6" DETAIL

USE TYPE "P" MANHOLE
FOOT INDEX NO. 425-001, 425-010

No.	REVISIONS	DATE	BY

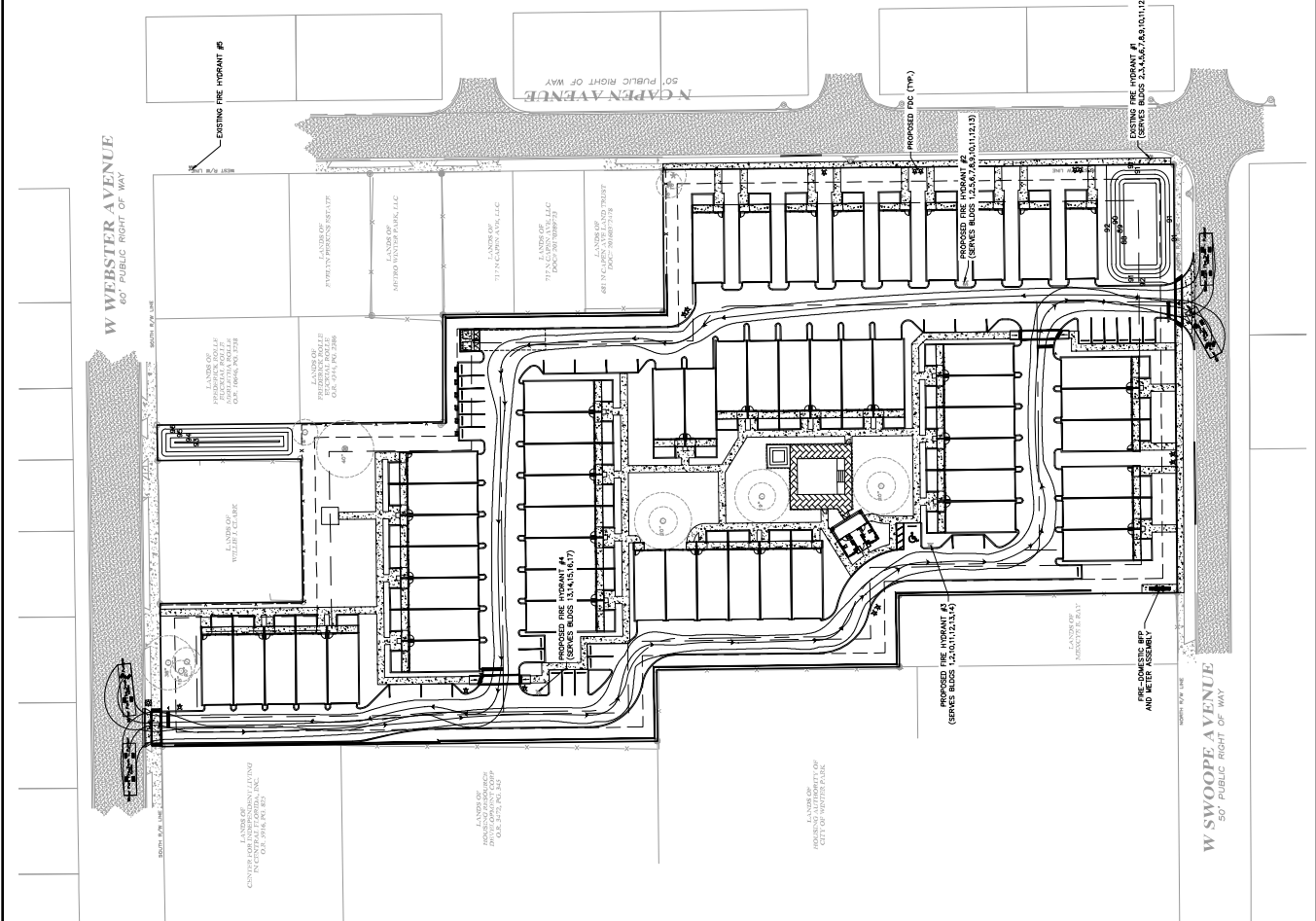
Kimley»Horn
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 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-668-1511
 WWW.KIMLEY-HORN.COM
 REGISTRY NO. 35106

DATE	08/22/2023
CHECKED BY	JMS
DRAWN BY	VNT
DESIGNED BY	VNT
SCALE AS SHOWN	
DATE	08/22/2023
KHA PROJECT	249301000
LICENSED PROFESSIONAL	
JEFFREY R. SMISHER, P.E.	
FLORIDA LICENSE NUMBER 60275	

CONTROL STRUCTURE DETAILS

WINTER PARK COMMONS
CITY OF WINTER PARK
FLORIDA

sunshine811.com



GRAPHIC SCALE IN FEET

0 20 40 60

NORTH

Winter Park Fire Truck - Pumper

feet

Overall Length: 38.40

Overall Width: 8.40

Wheelbase: 16.50

Turn Radius: 24.00

Turning Angle: 180.0

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PHONE: 407-988-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Kimley-Horn

CHECKED BY: JRS
DESIGNED BY: VNT
SCALE: AS SHOWN
DATE: 08/22/2023
KHA PROJECT: 249301000
LISCENSED PROFESSIONAL

DATE: 08/22/2023
FLOIDA LICENSE NUMBER: 60275
JEFFREY R. SMITH, P.E.

FIRE PROTECTION PLAN

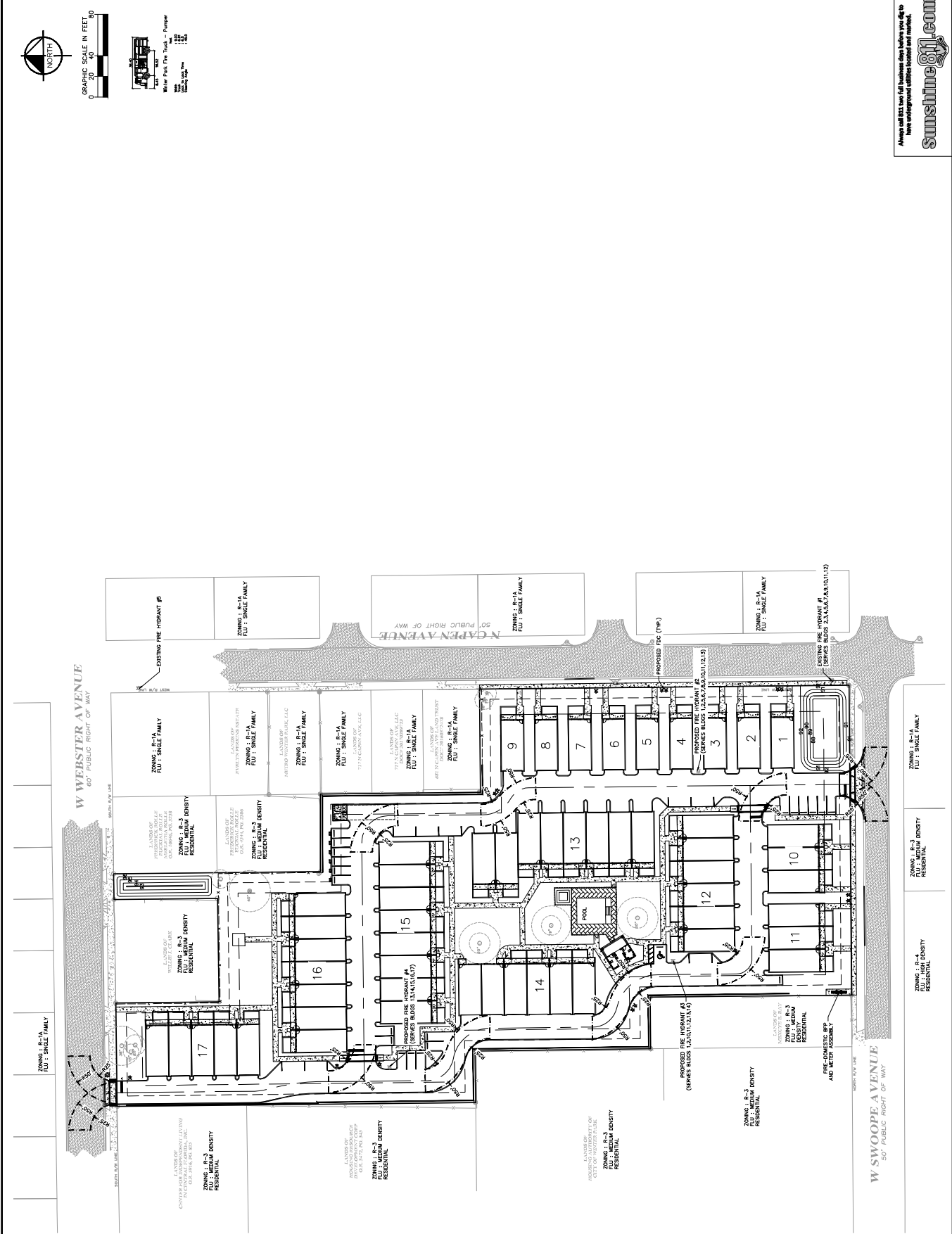
CITY OF WINTER PARK
WINTER PARK COMMONS

FLORIDA

SHEET NUMBER
C7.1

Always call 911 two full business days before you dig to have underground utilities located and marked.

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CITY OF WINTER PARK WINTER PARK COMMONS		SHEET NUMBER C7.2	
FLORIDA		FIRE TRUCK TURN RADI	
KHA PROJECT 249301000		DATE 08/22/2023	
SCALE AS SHOWN		DESIGNED BY NAT	
CHECKED BY JRS		DRAWN BY NAT	
LISCENSED PROFESSIONAL		FLOIDA LICENSE NUMBER 60275	
JEFFREY R. SMITH, P.E.		FLOIDA LICENSE NUMBER 60275	
199 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 WWW.KIMLEY-HORN.COM REGISTRY NO. 25106		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 199 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-988-1511 FAX: 407-988-1511	
Kimley-Horn		REVISIONS	
NO.		DATE	
BY		DATE	

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have underground utilities located and marked.

sunshine811.com

GRAPHIC SCALE IN FEET

0 20 40 60

NORTH

Winter Park Fire Truck - Partner

1/4" = 1'0"

1/8" = 1'0"

1/16" = 1'0"

1/32" = 1'0"

1/64" = 1'0"

1/128" = 1'0"

1/256" = 1'0"

1/512" = 1'0"

1/1024" = 1'0"

1/2048" = 1'0"

1/4096" = 1'0"

1/8192" = 1'0"

1/16384" = 1'0"

1/32768" = 1'0"

1/65536" = 1'0"

1/131072" = 1'0"

1/262144" = 1'0"

1/524288" = 1'0"

1/1048576" = 1'0"

1/2097152" = 1'0"

1/4194304" = 1'0"

1/8388608" = 1'0"

1/16777216" = 1'0"

1/33554432" = 1'0"

1/67108864" = 1'0"

1/134217728" = 1'0"

1/268435456" = 1'0"

1/536870912" = 1'0"

1/1073741824" = 1'0"

1/2147483648" = 1'0"

1/4294967296" = 1'0"

1/8589934592" = 1'0"

1/17179869184" = 1'0"

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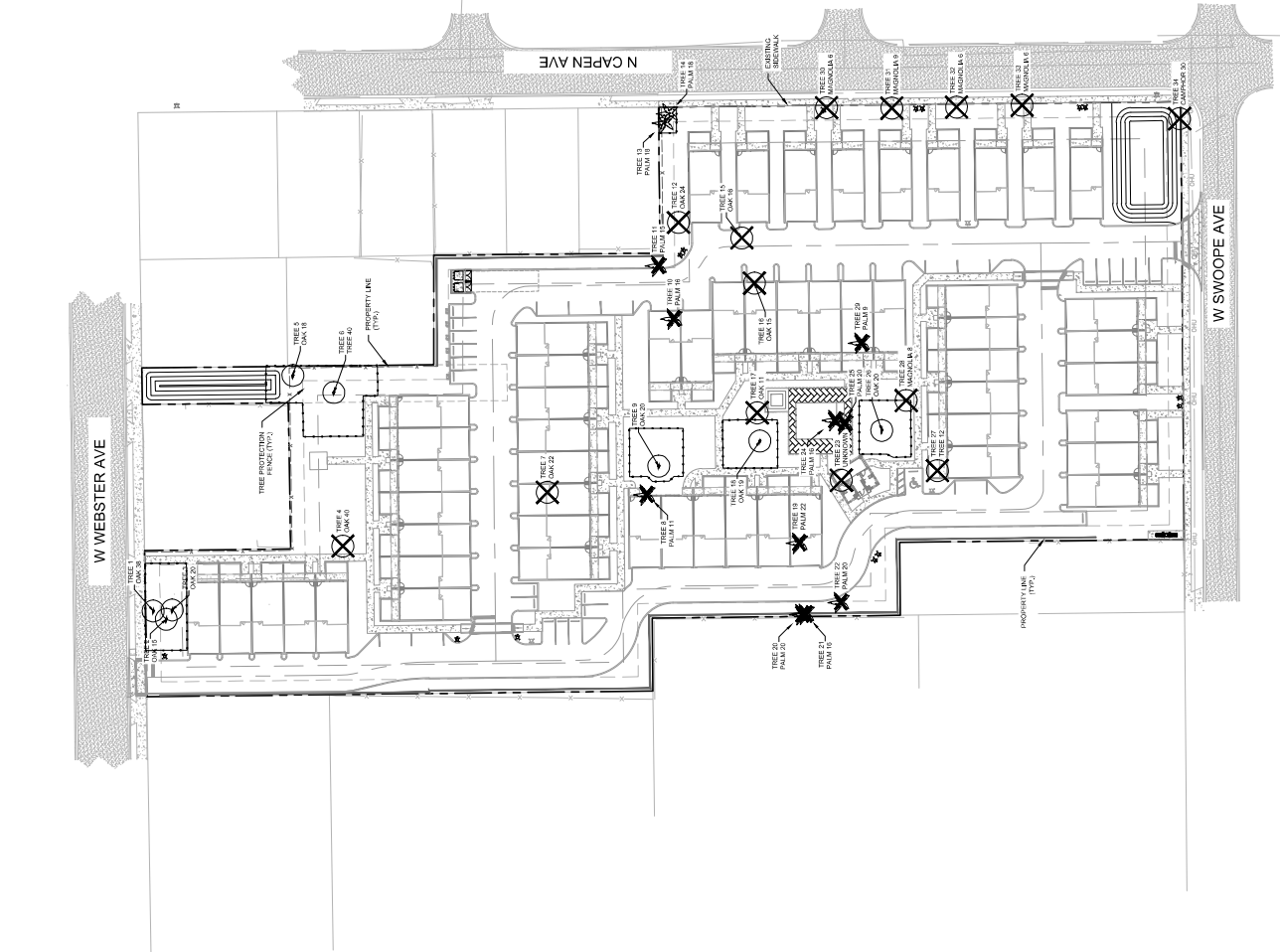
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C8.2		SHEET NUMBER													
WINTER PARK COMMONS		CITY OF WINTER PARK													
FLORIDA		FLORIDA													
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-886-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106 STORM TRAP DETAILS															
LICENSED PROFESSIONAL	DATE	SCALE	DESIGNED BY												
249301000	08/22/2023	1"=10'	60275												
KHA PROJECT	CHECKED BY	DRAWN BY	JRS												
08/22/2023	JEFFREY R. SMISHER, P.E.														
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BY	DATE	REVISIONS	NO.												



TREE MITIGATION

TREE NO.	SPECIES	SIZE (DBH)	STATUS	MIT REQ
1	OAK	18	REMAIN	
2	OAK	20	REMAIN	
3	OAK	20	REMAIN	
4	OAK	18	REMAIN	
5	OAK	18	REMAIN	
6	OAK	18	REMAIN	
7	OAK	18	REMAIN	
8	UNKNOWN	40	REMAIN	
9	PALM	11	REMAIN	
10	UNKNOWN	20	REMAIN	
11	PALM	15	REMAIN	
12	PALM	15	REMAIN	
13	PALM	18	REMAIN	
14	PALM	18	REMAIN	
15	PALM	18	REMAIN	
16	OAK	18	REMAIN	
17	OAK	18	REMAIN	
18	OAK	18	REMAIN	
19	OAK	18	REMAIN	
20	OAK	18	REMAIN	
21	PALM	22	REMAIN	
22	PALM	18	REMAIN	
23	PALM	18	REMAIN	
24	PALM	18	REMAIN	
25	PALM	18	REMAIN	
26	PALM	18	REMAIN	
27	UNKNOWN	12	REMAIN	
28	UNKNOWN	12	REMAIN	
29	UNKNOWN	12	REMAIN	
30	UNKNOWN	12	REMAIN	
31	UNKNOWN	12	REMAIN	
32	UNKNOWN	12	REMAIN	
33	UNKNOWN	12	REMAIN	
34	UNKNOWN	12	REMAIN	
35	UNKNOWN	12	REMAIN	
36	UNKNOWN	12	REMAIN	
37	UNKNOWN	12	REMAIN	
38	UNKNOWN	12	REMAIN	
39	UNKNOWN	12	REMAIN	
40	UNKNOWN	12	REMAIN	

TOTAL TREES REMOVED (EXCLUDE UNDER 10" DBH)	9
TOTAL TREES REMOVED (11 REPLACEMENT TREES)	3
TOTAL TREES 18" AND OVER (11 REPLACEMENT TREES)	6
TOTAL REPLACEMENT TREES REQUIRED	12

TREE MITIGATION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	TREE TO BE REMOVED		PALM TO BE REMOVED
	TREE TO REMAIN		PALM TO REMAIN
			TREE PROTECTION FENCE



NO.	REVISIONS	DATE	BY

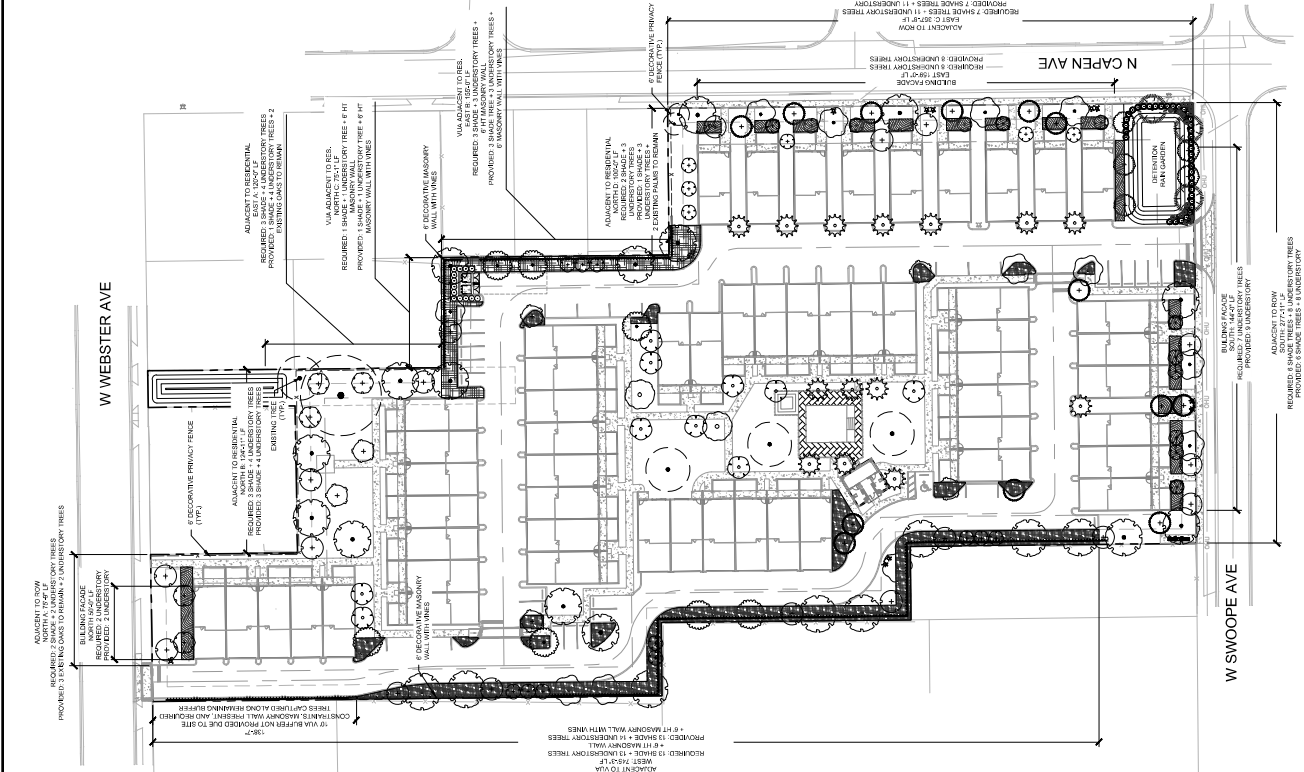
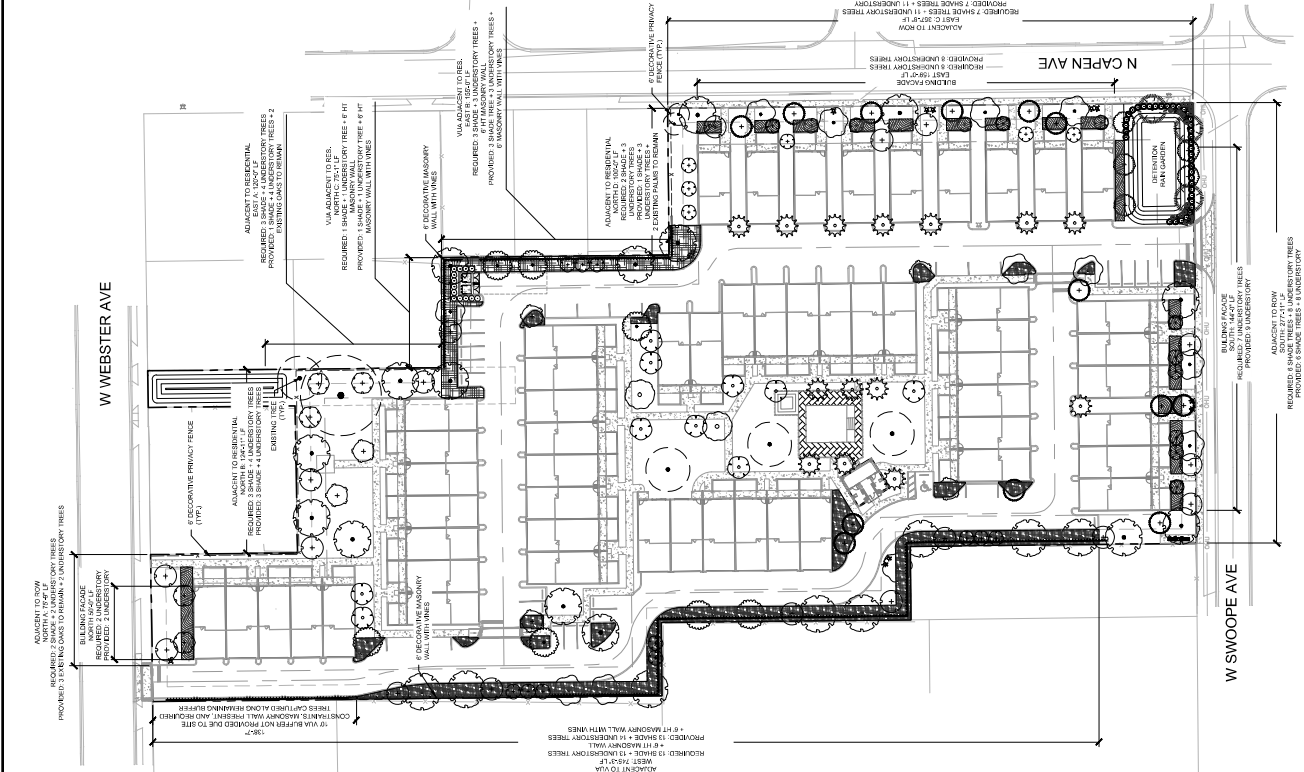
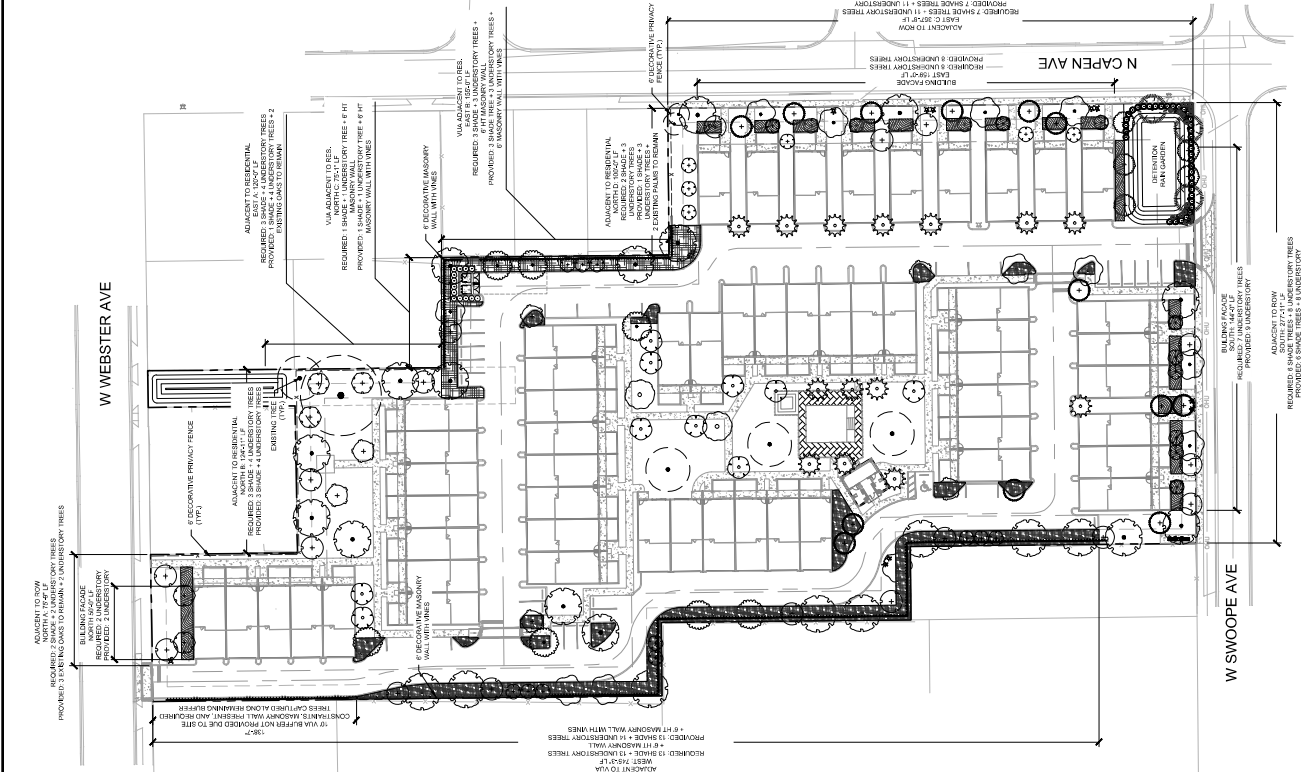
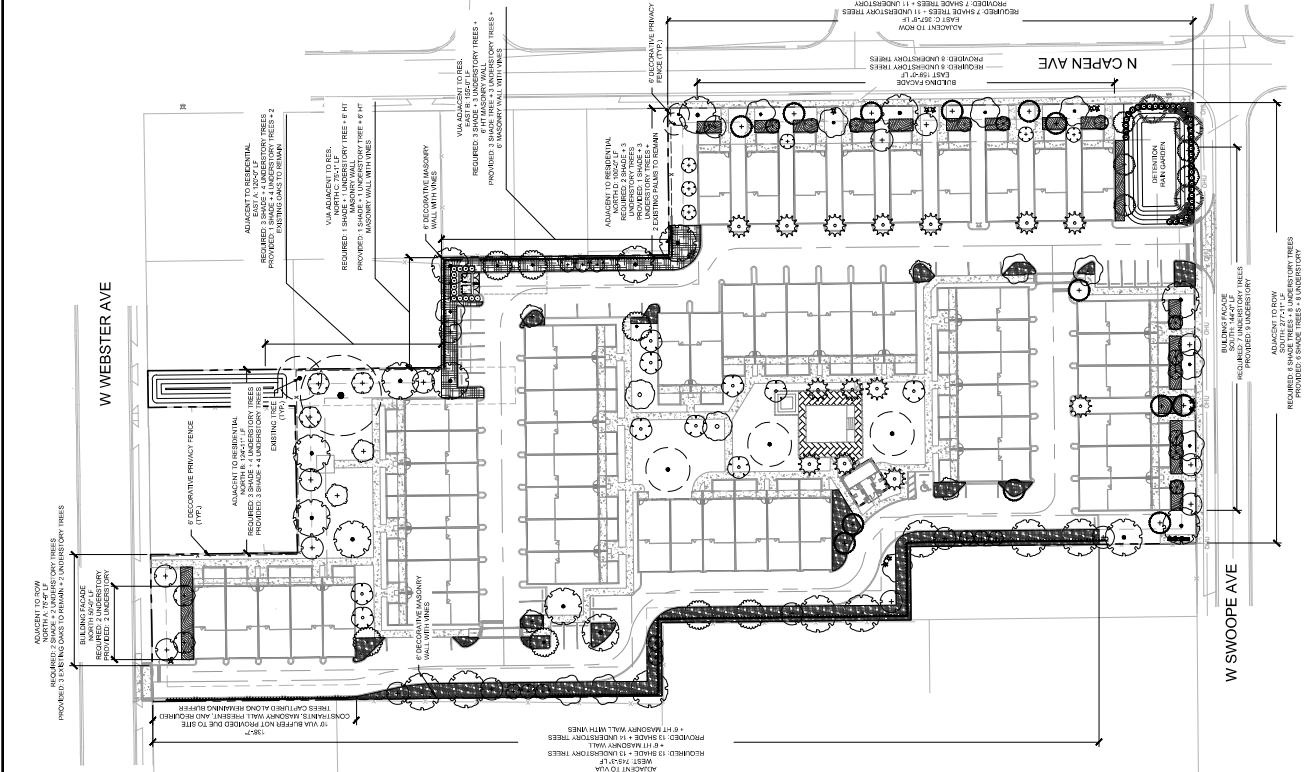
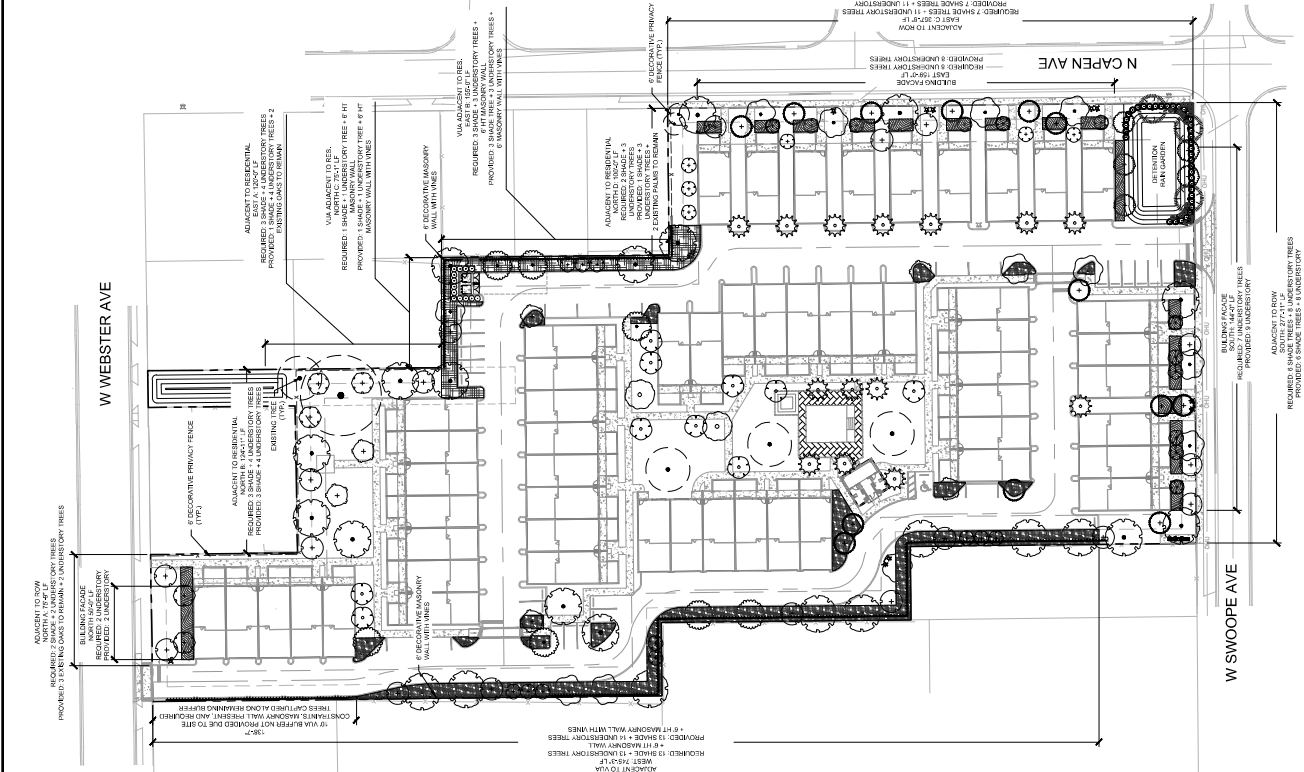
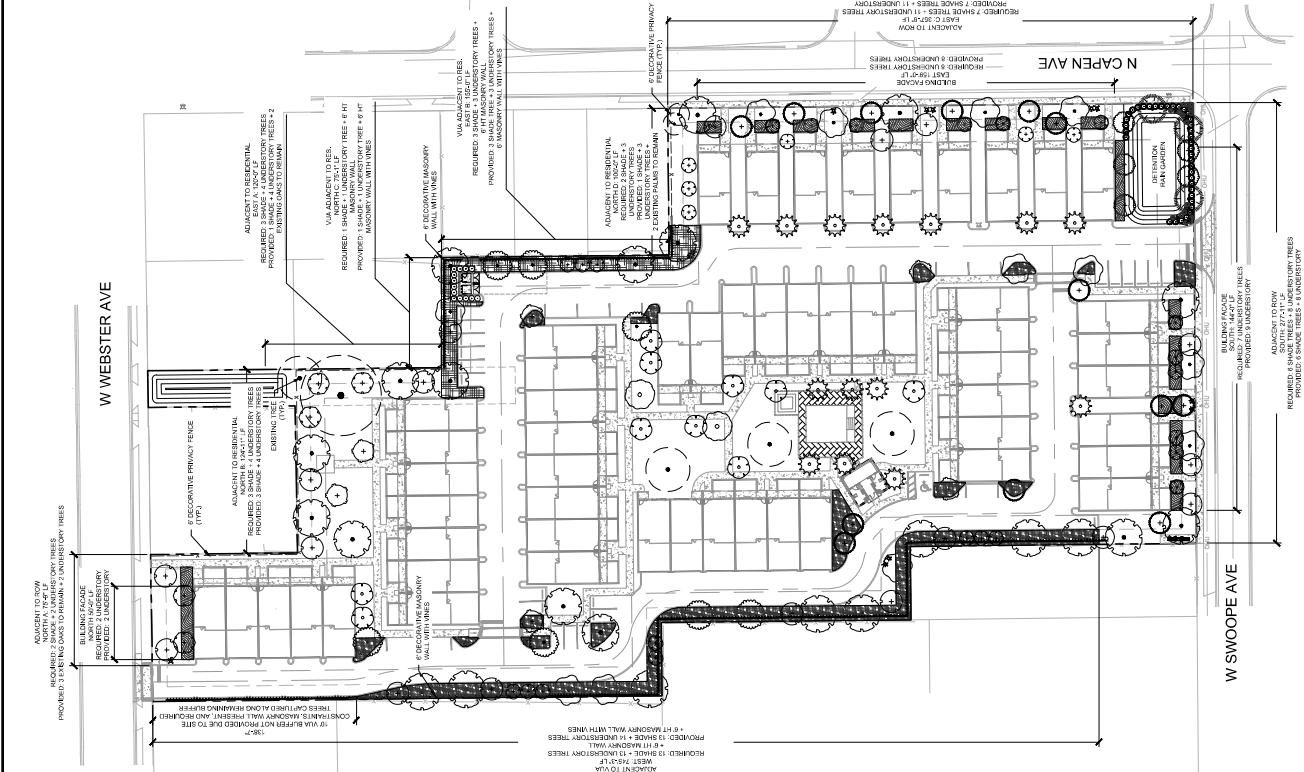
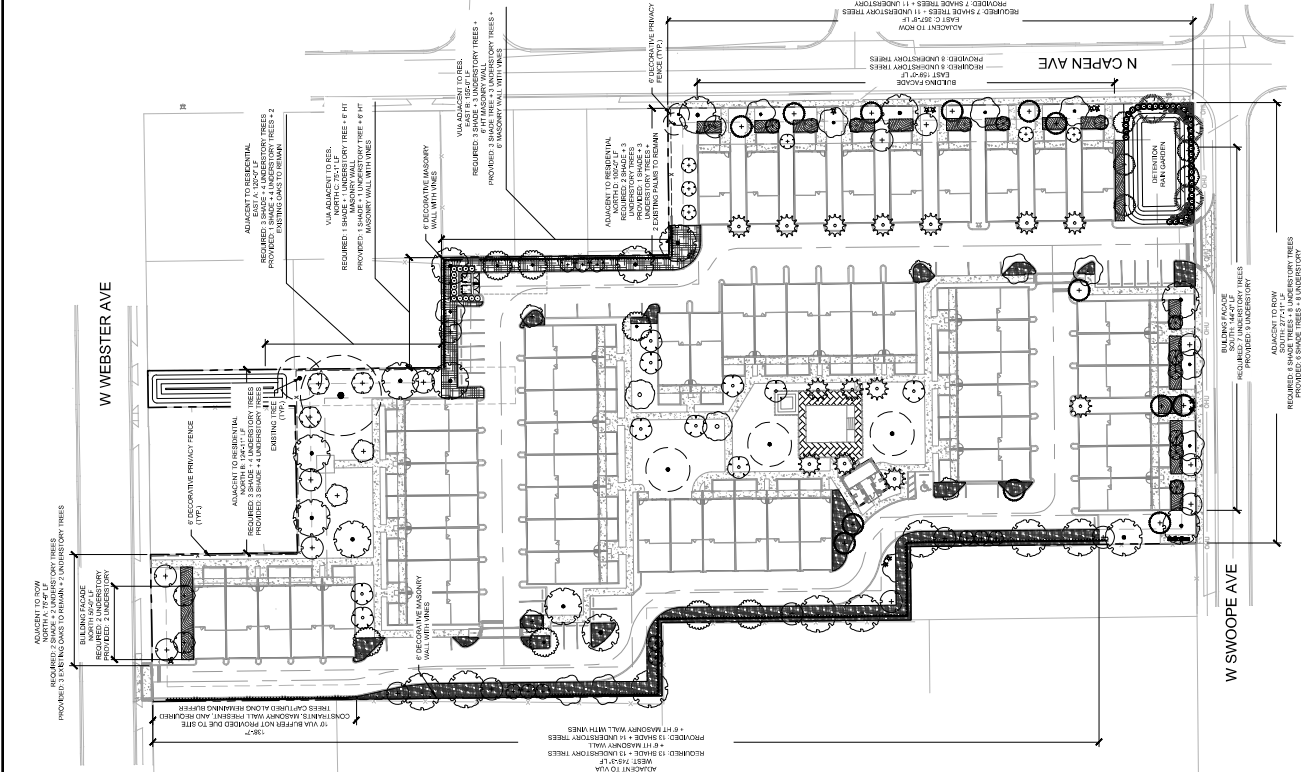
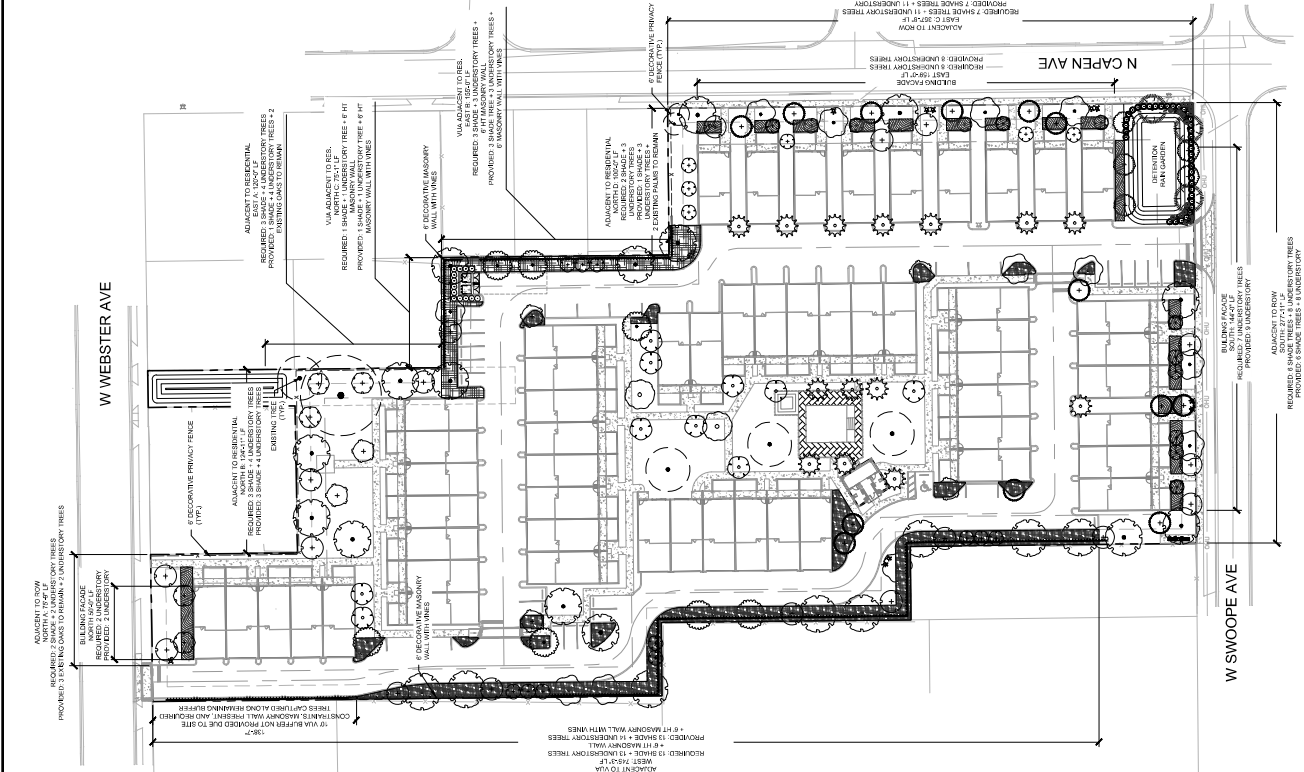
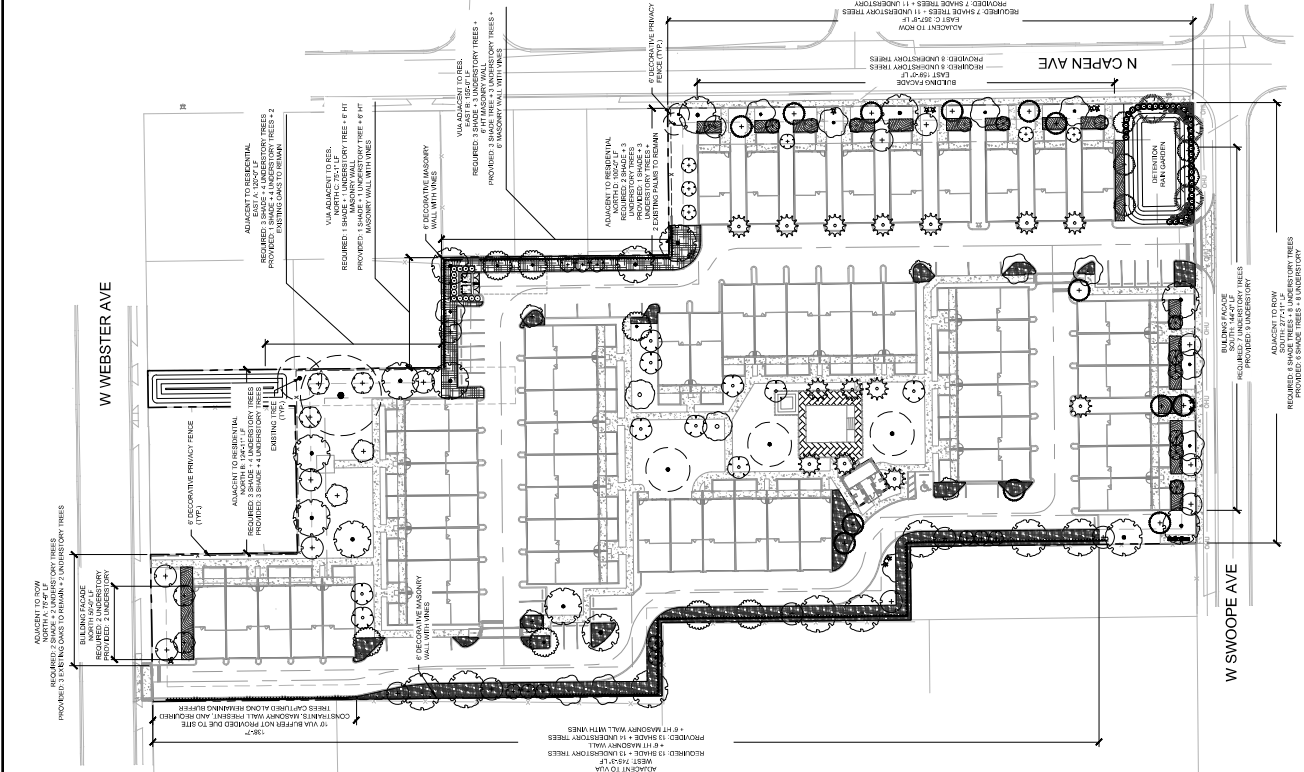
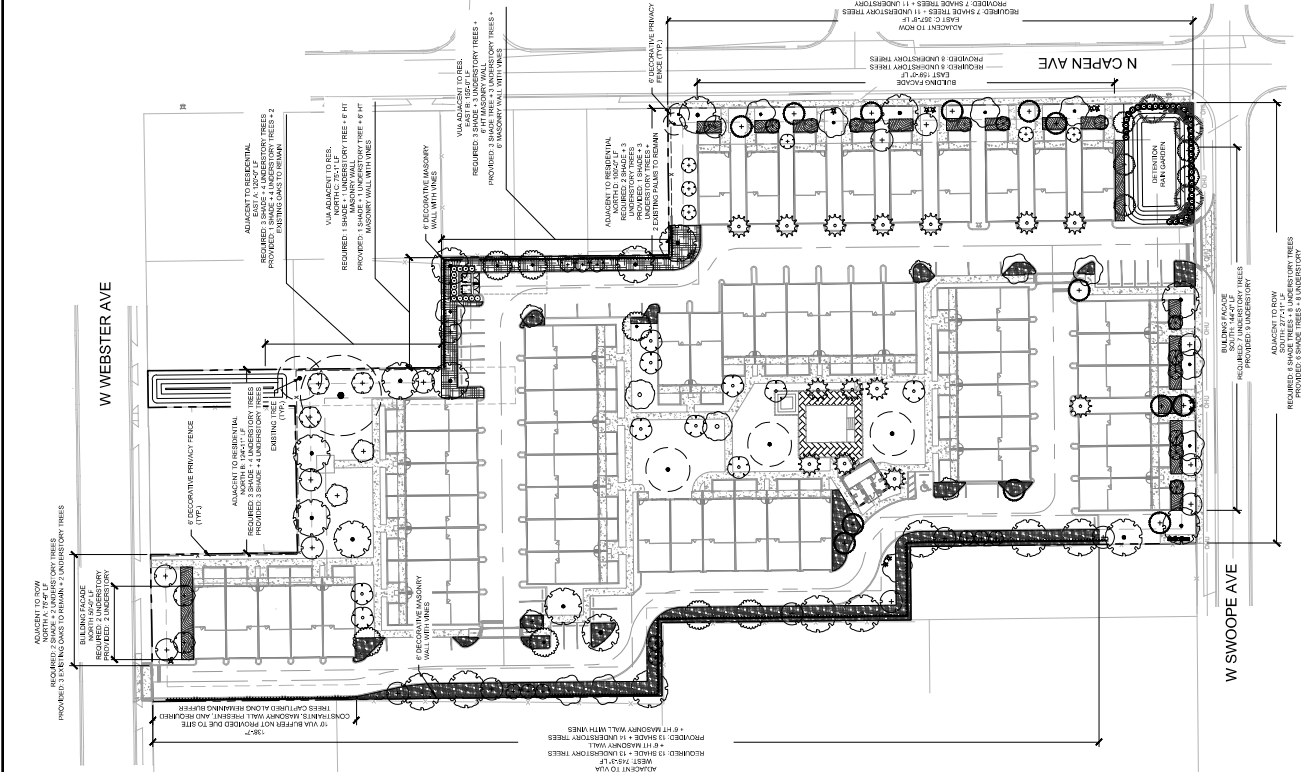
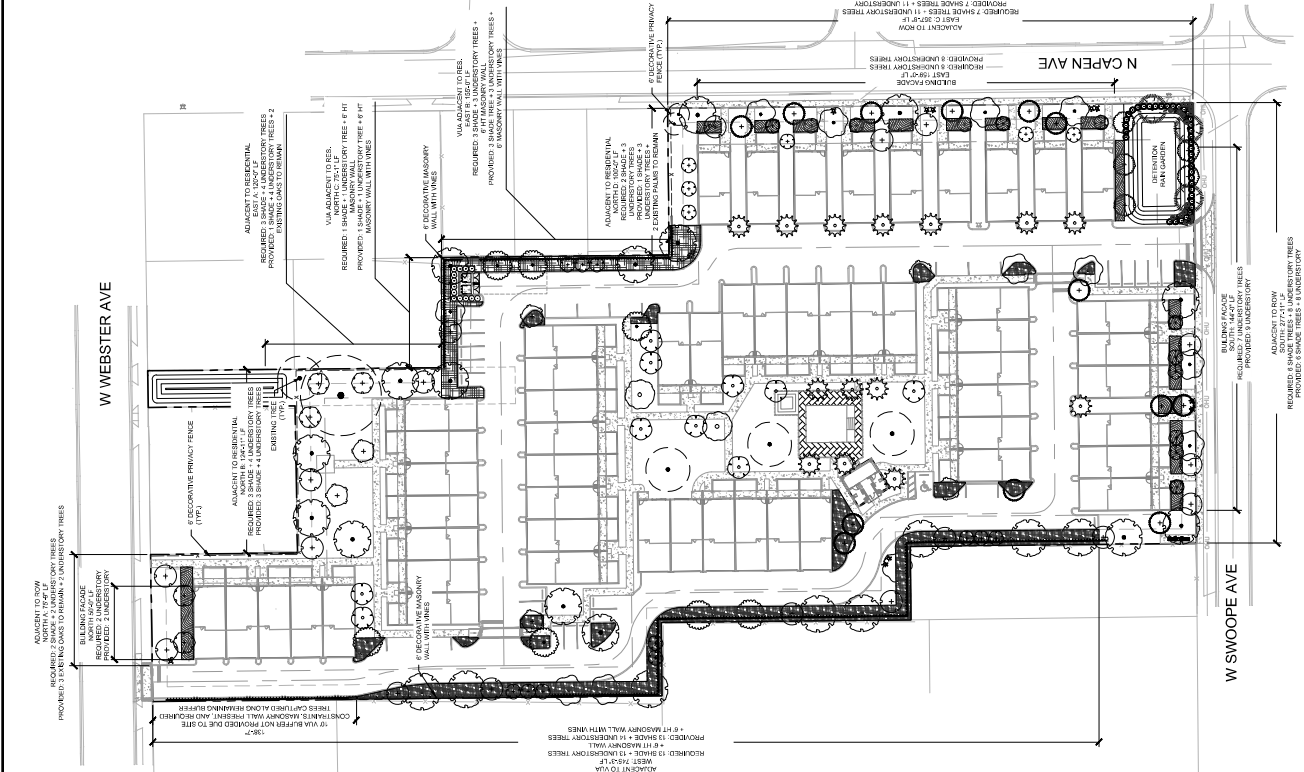
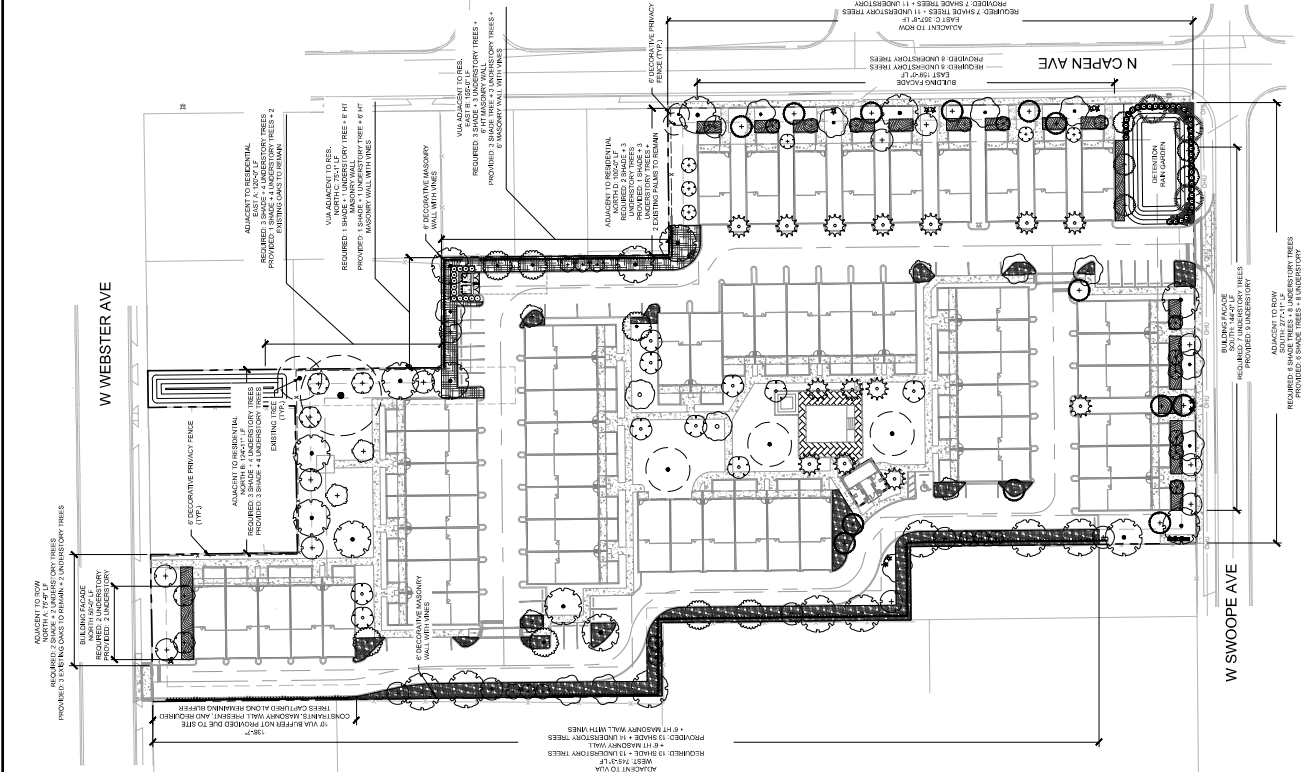
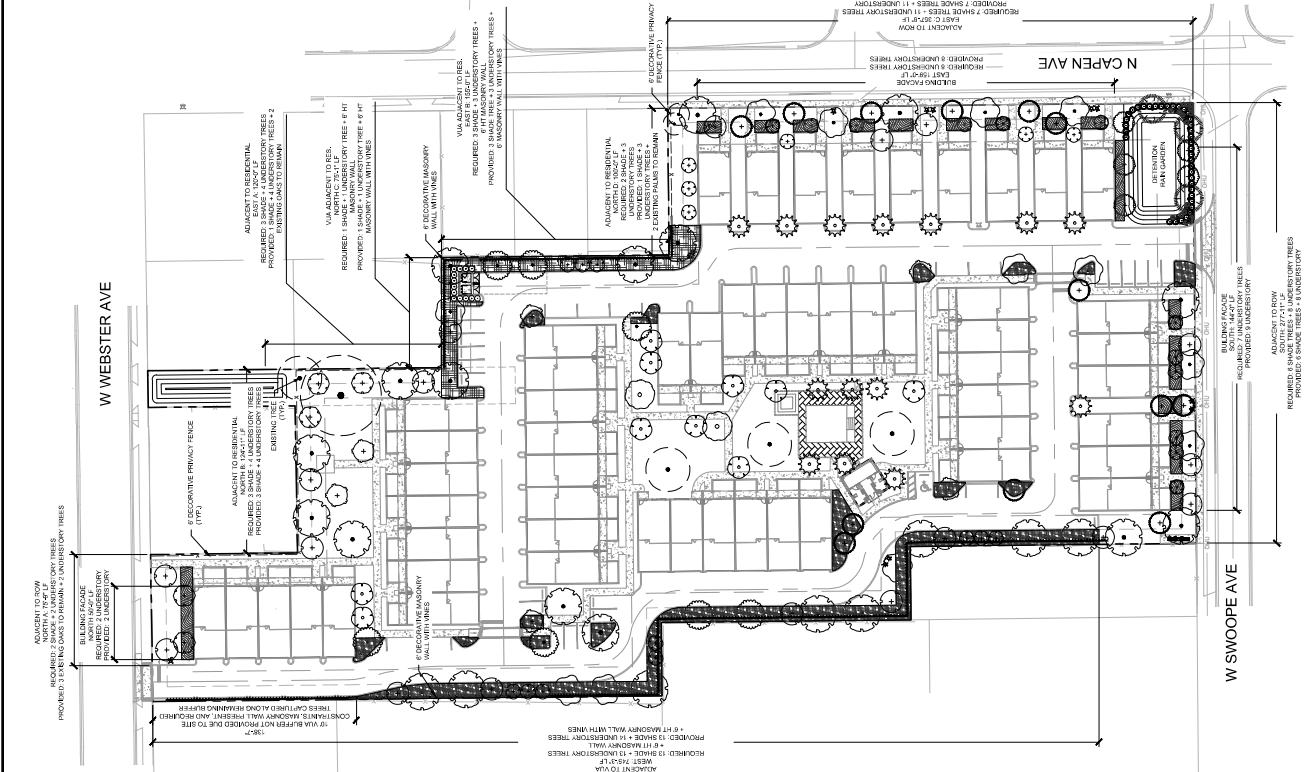
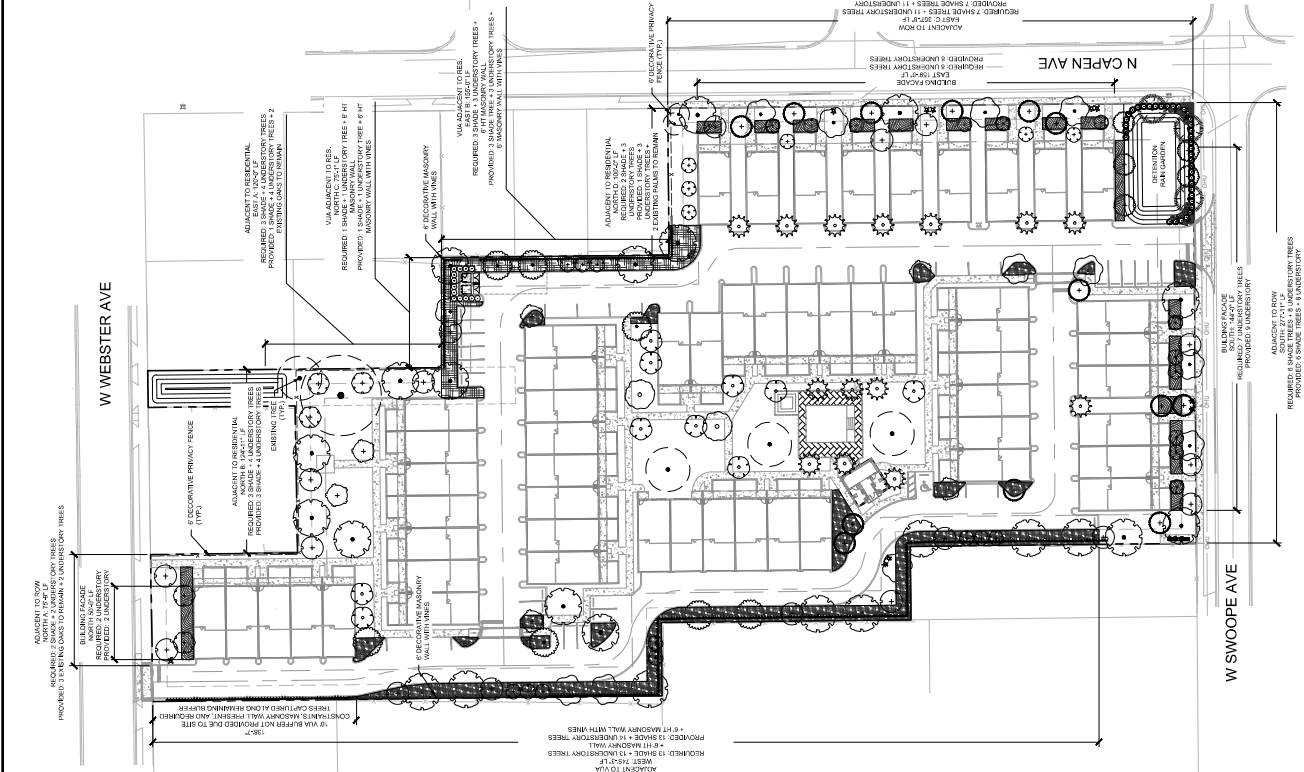
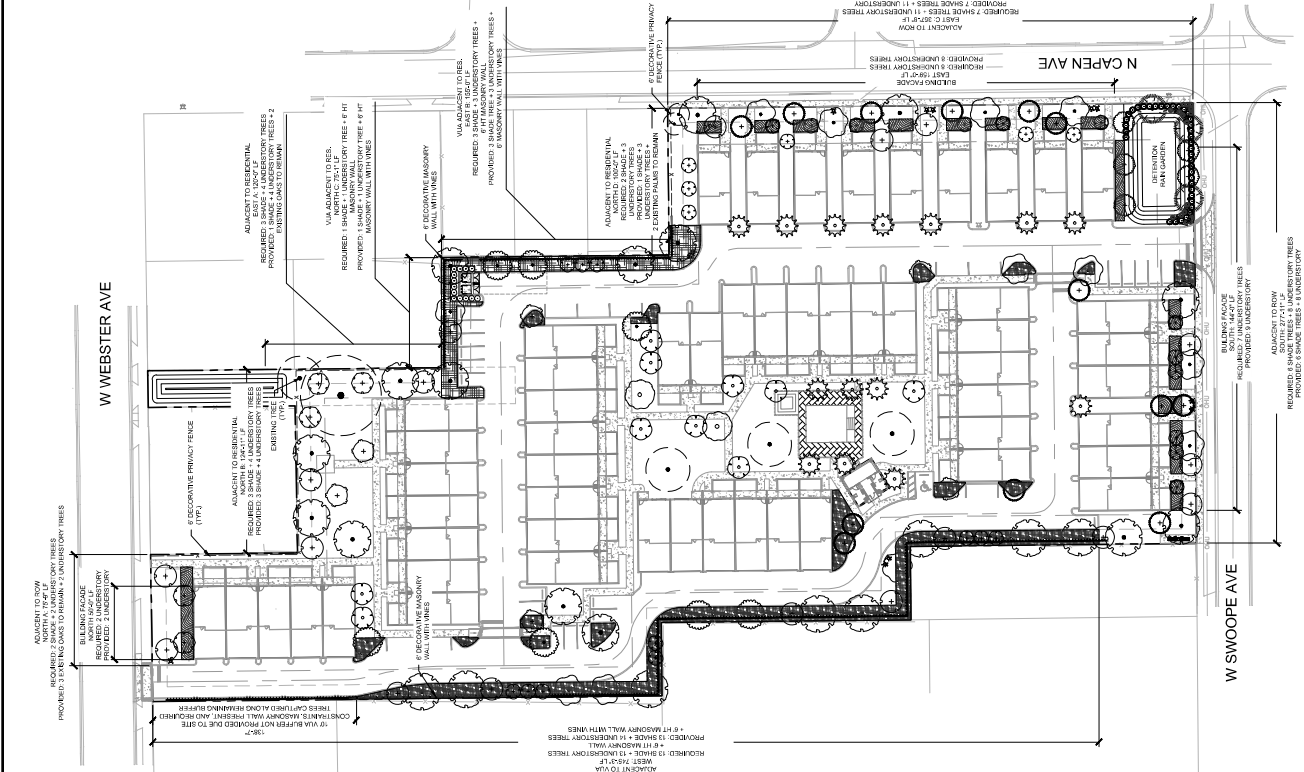
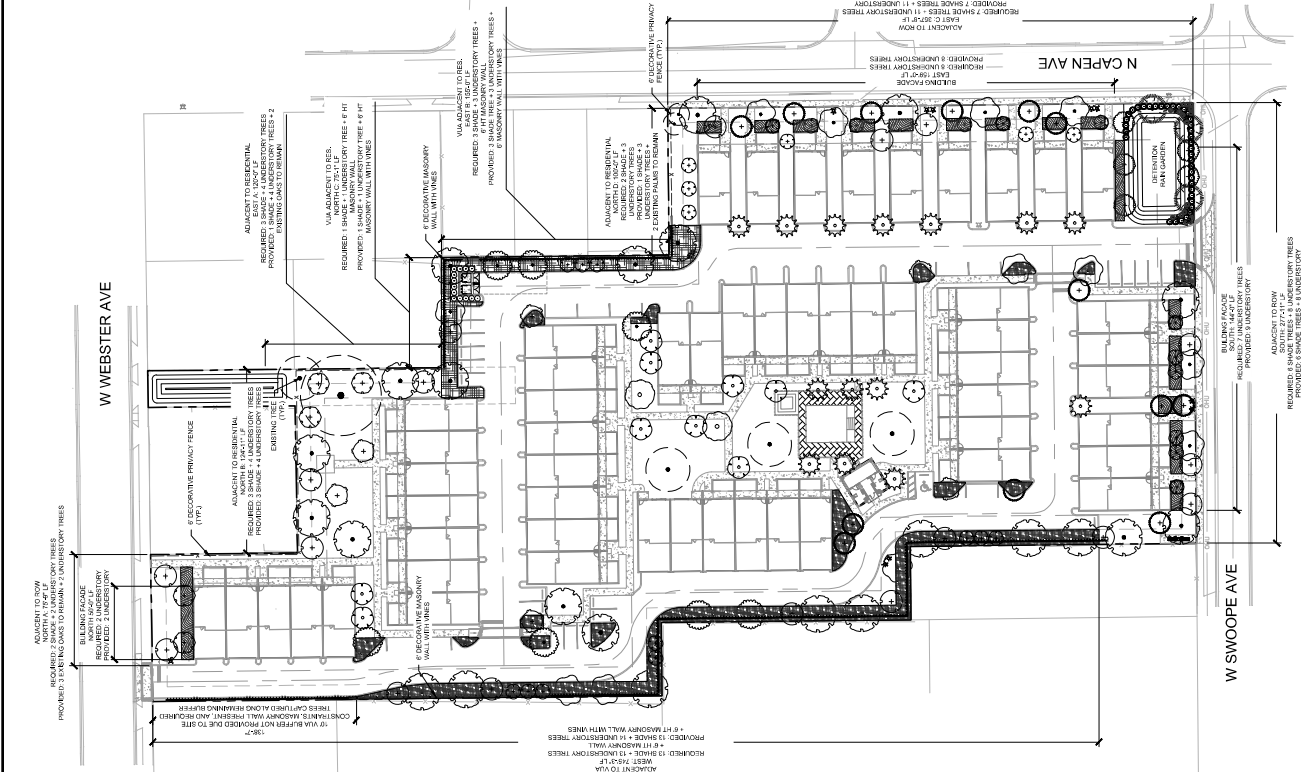
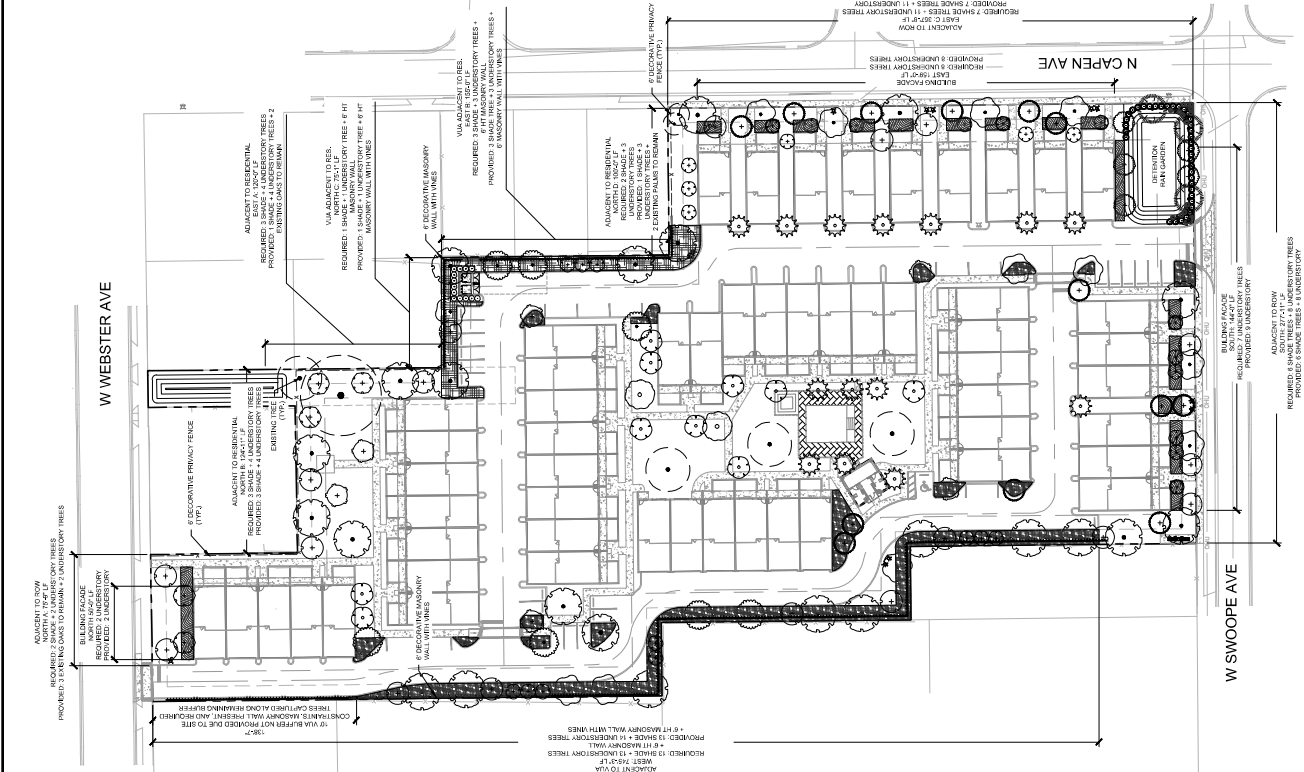
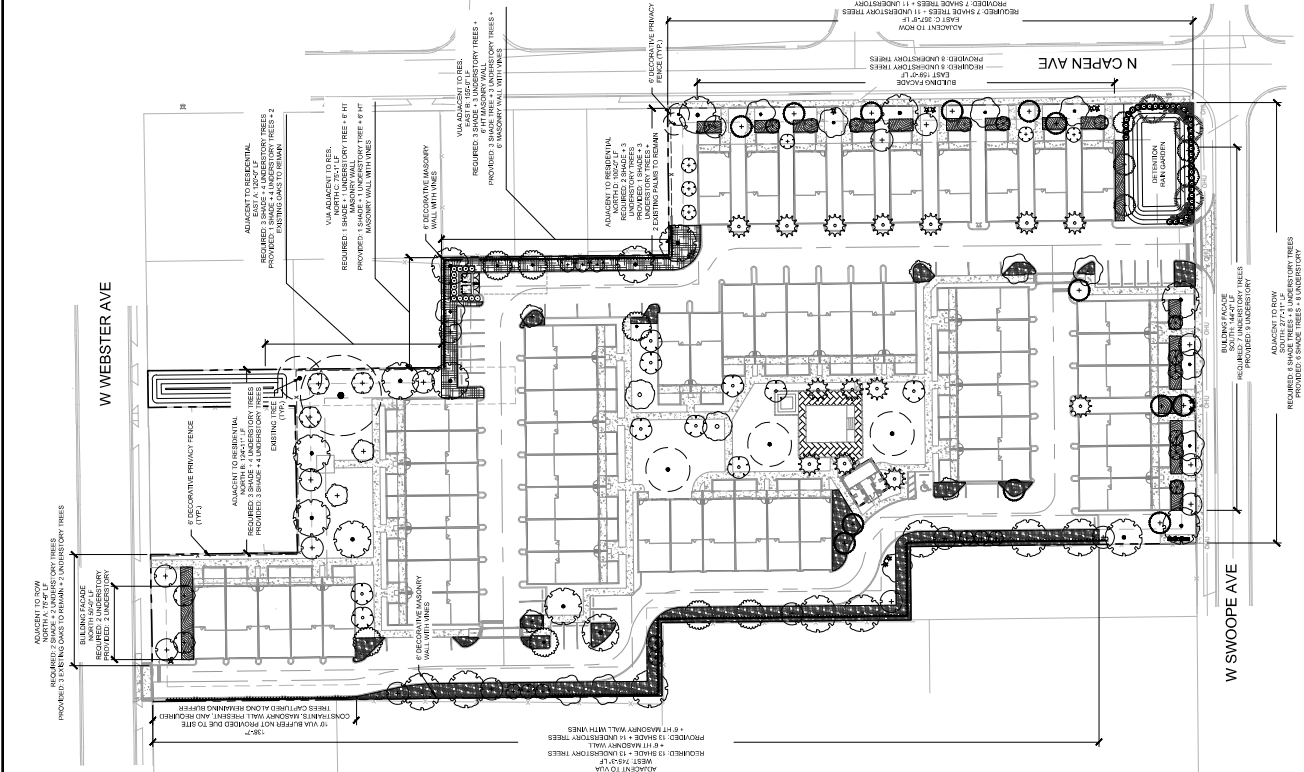
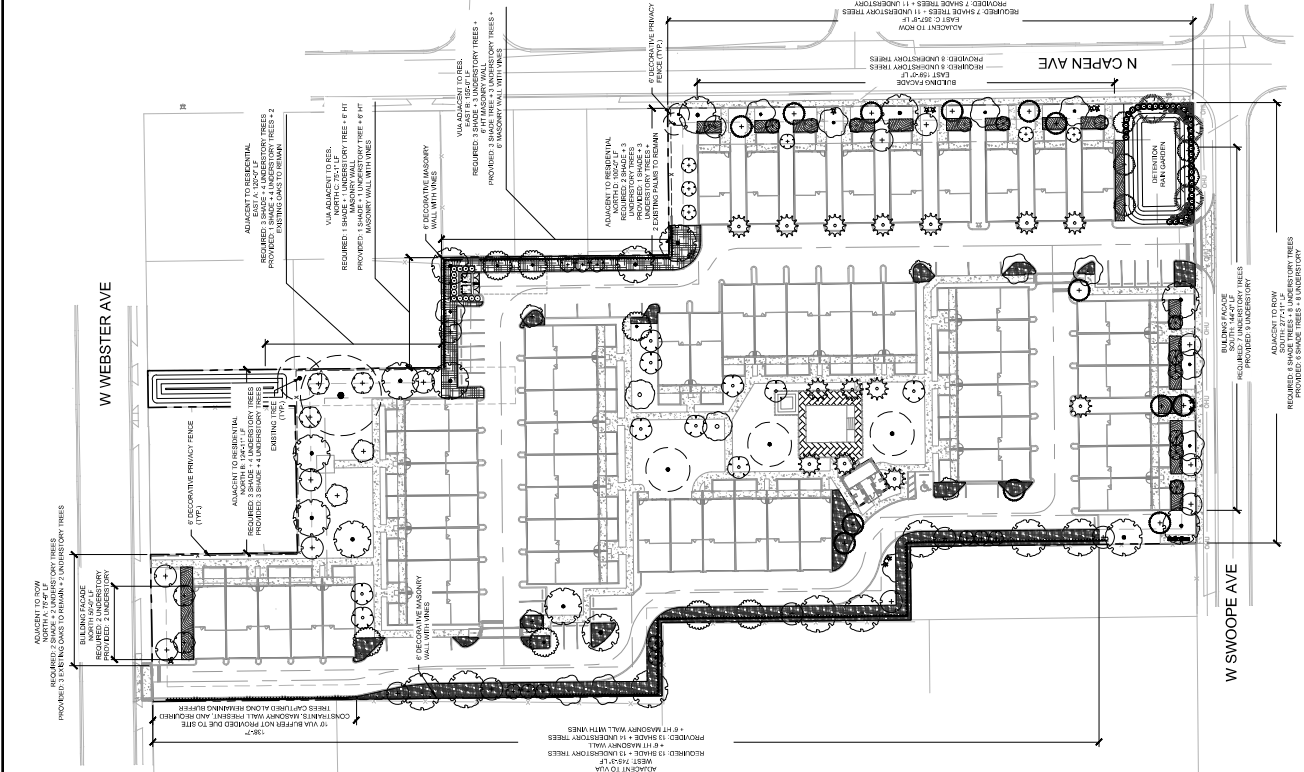
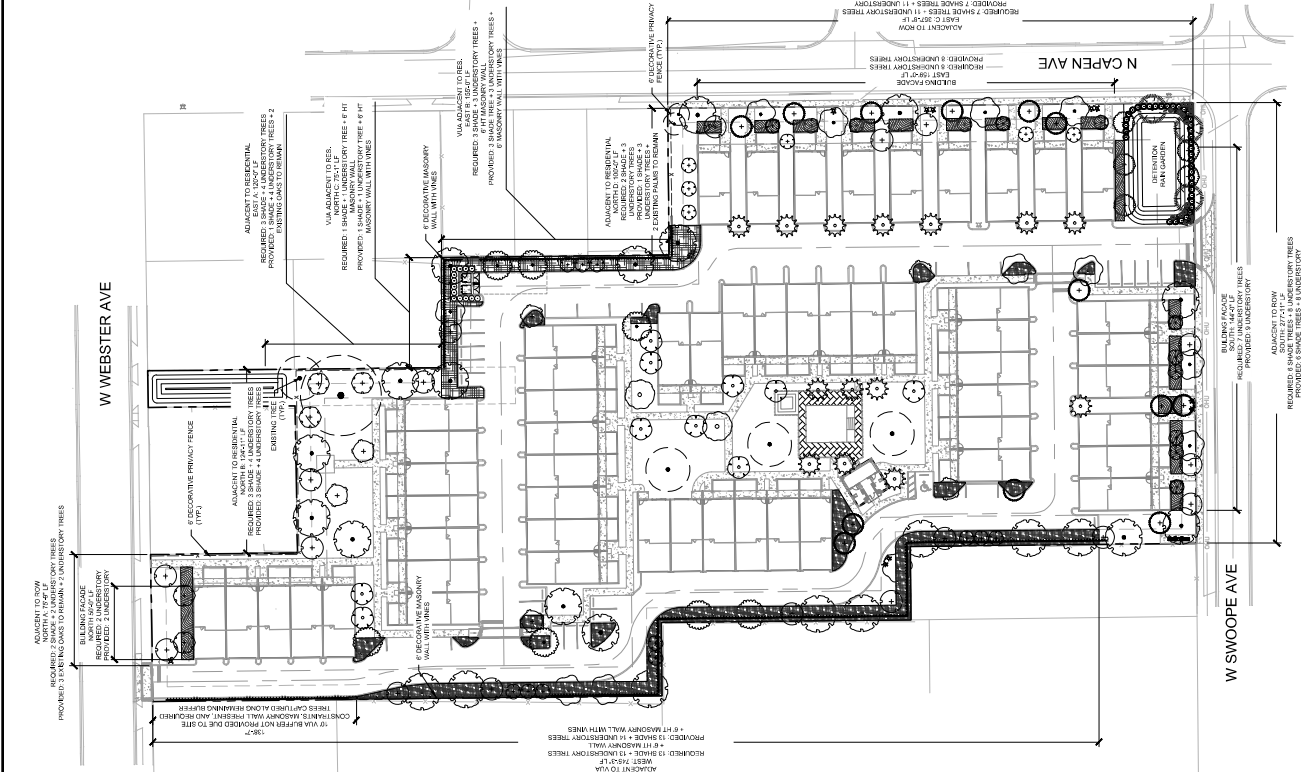
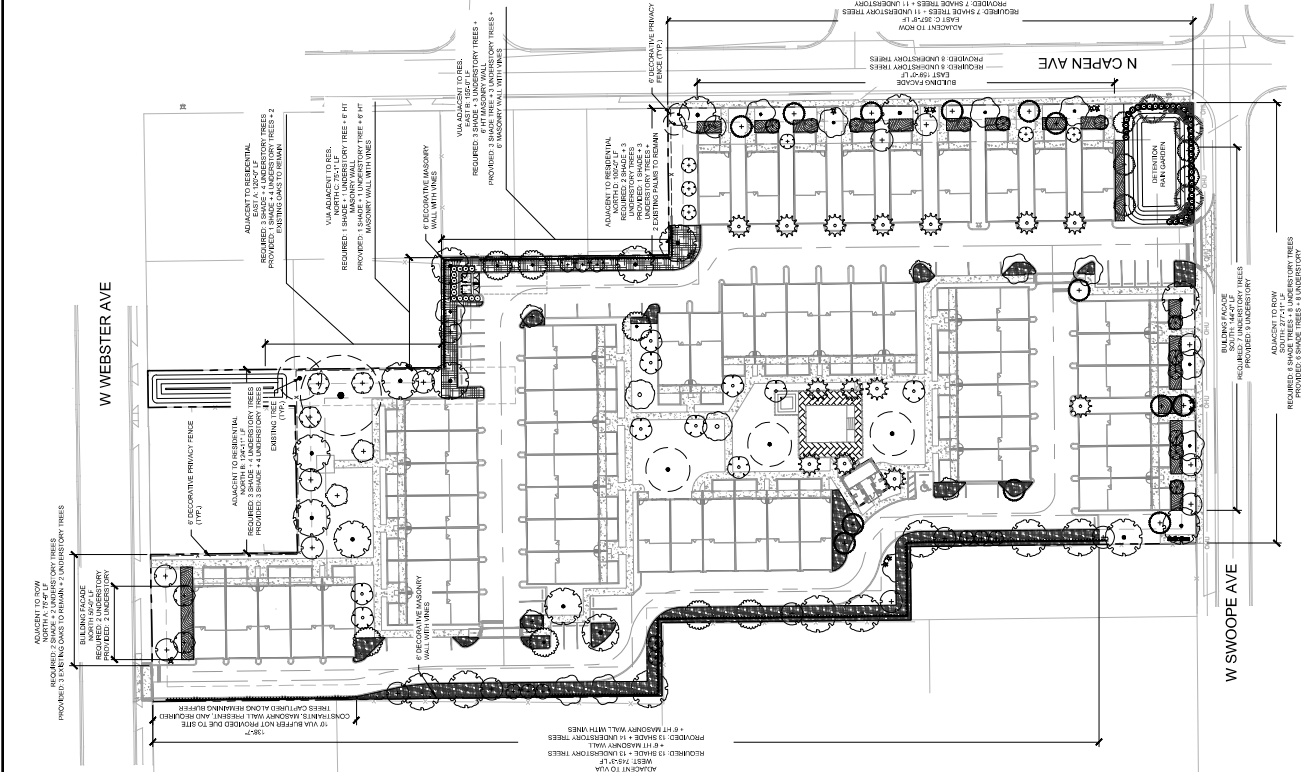
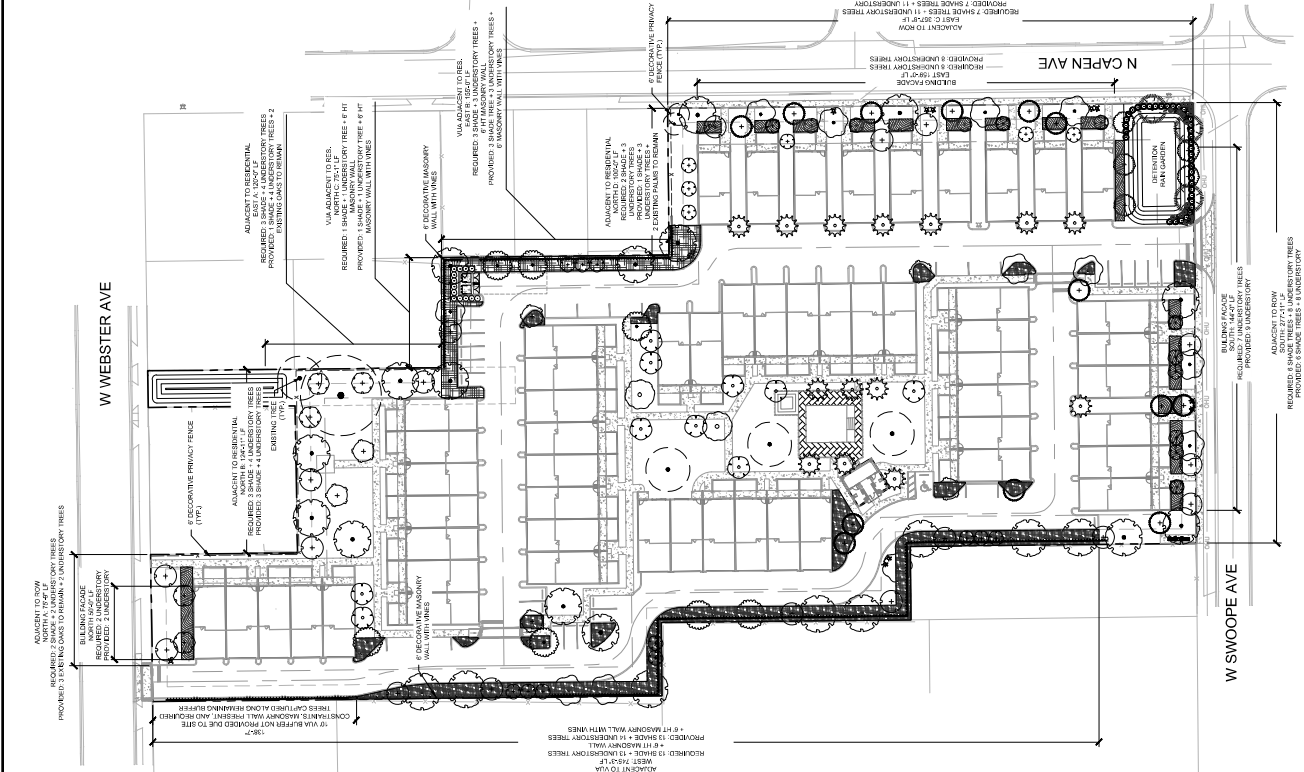
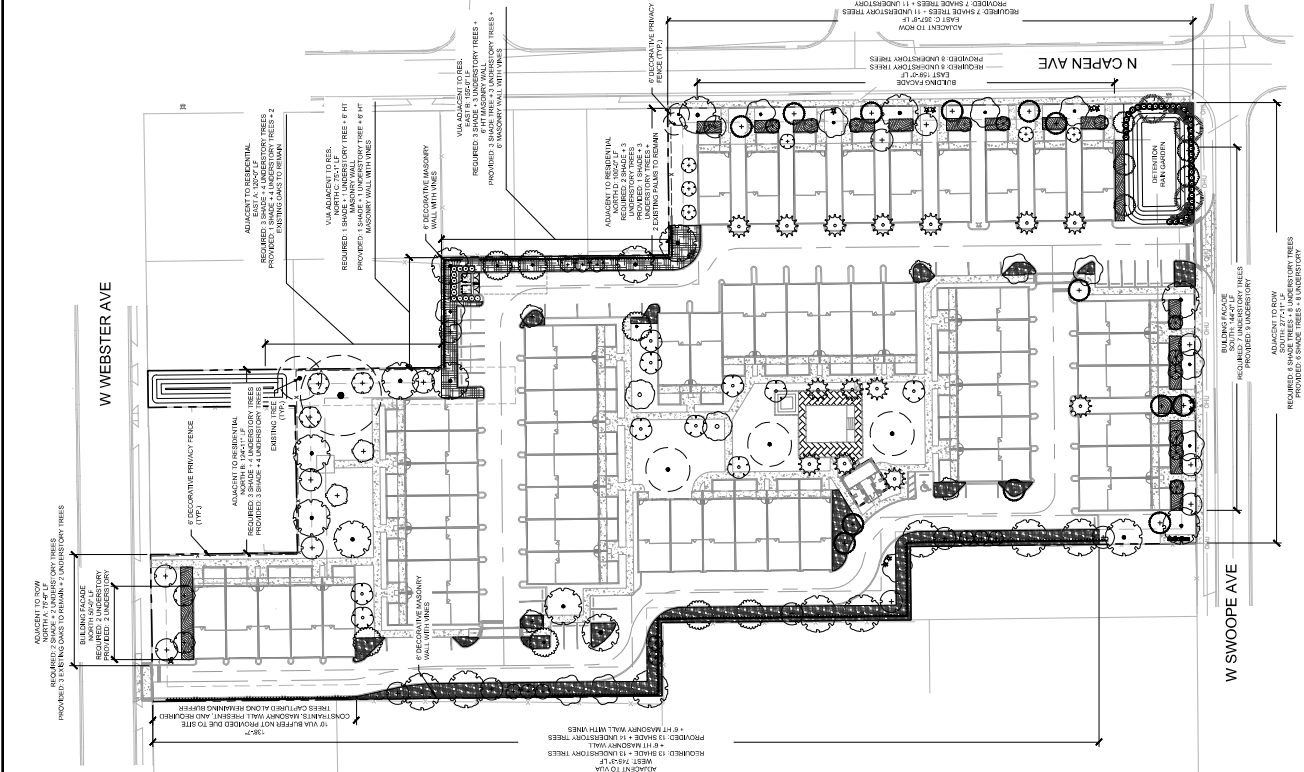
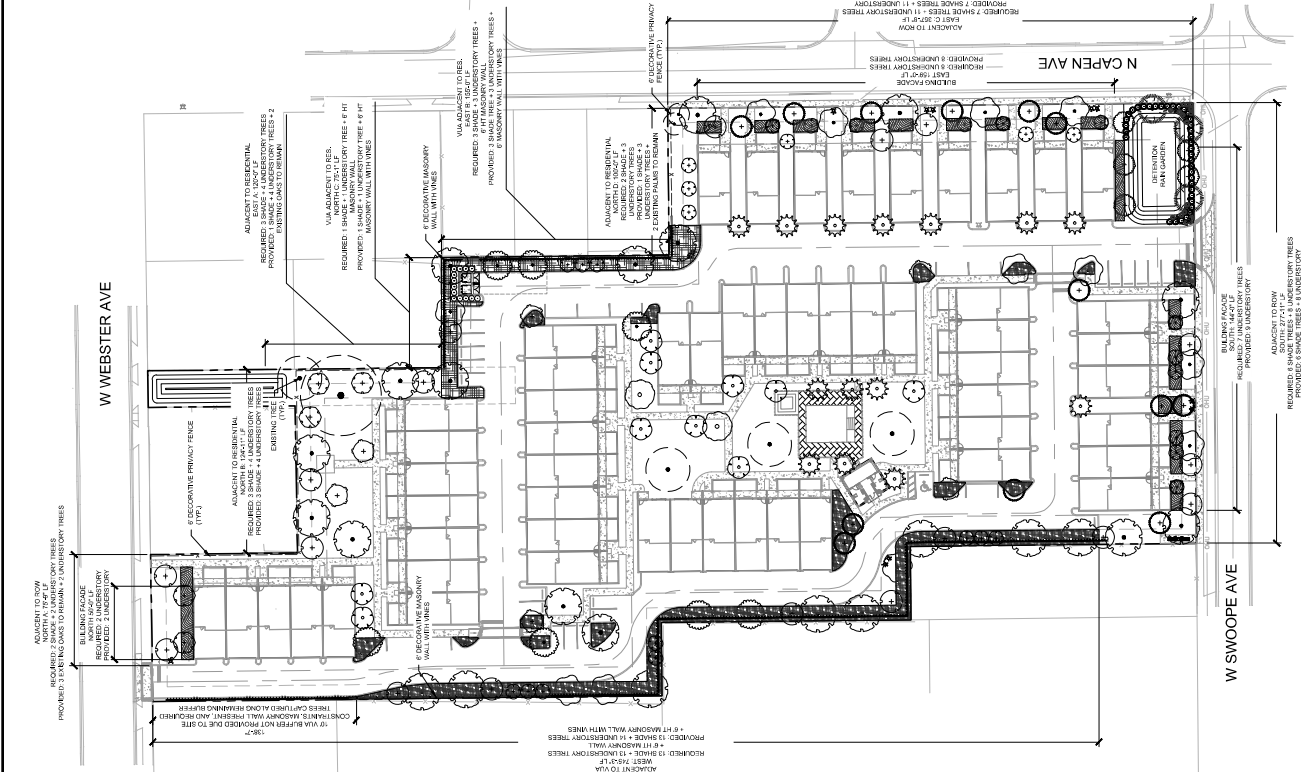
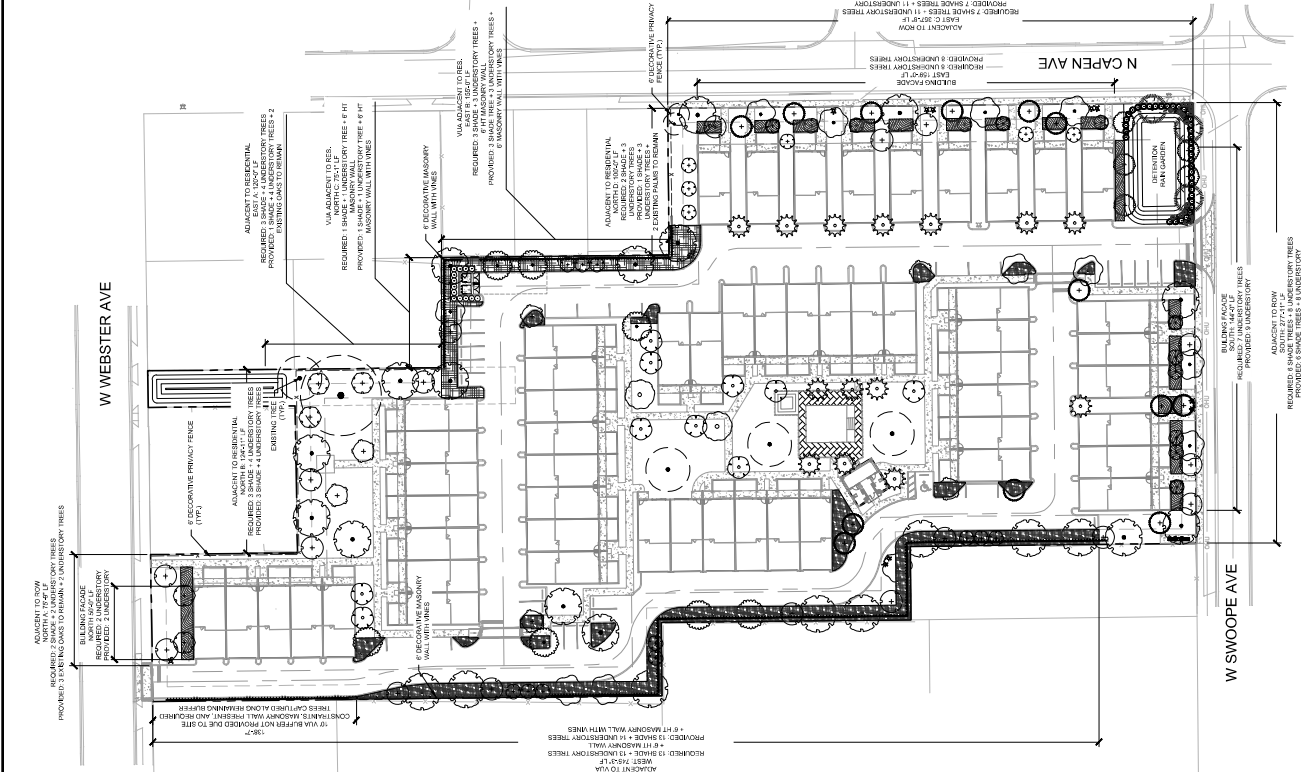
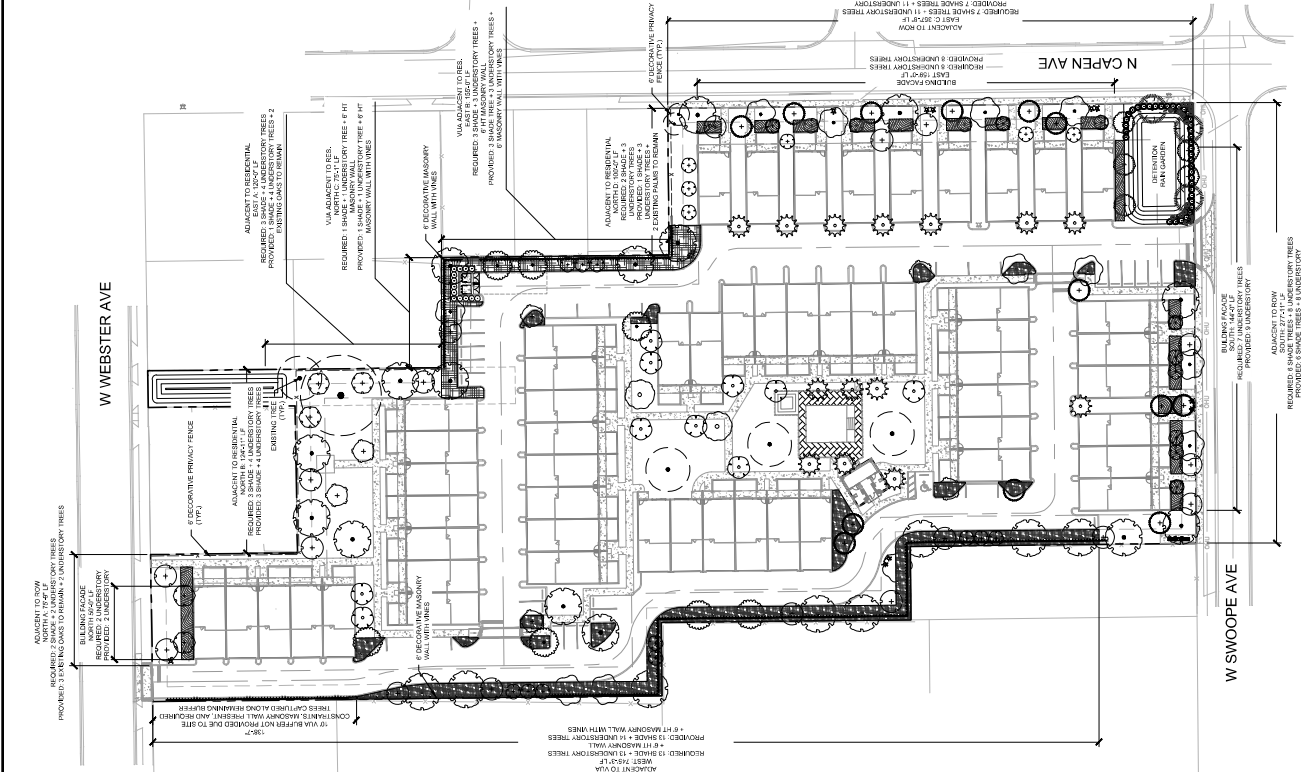
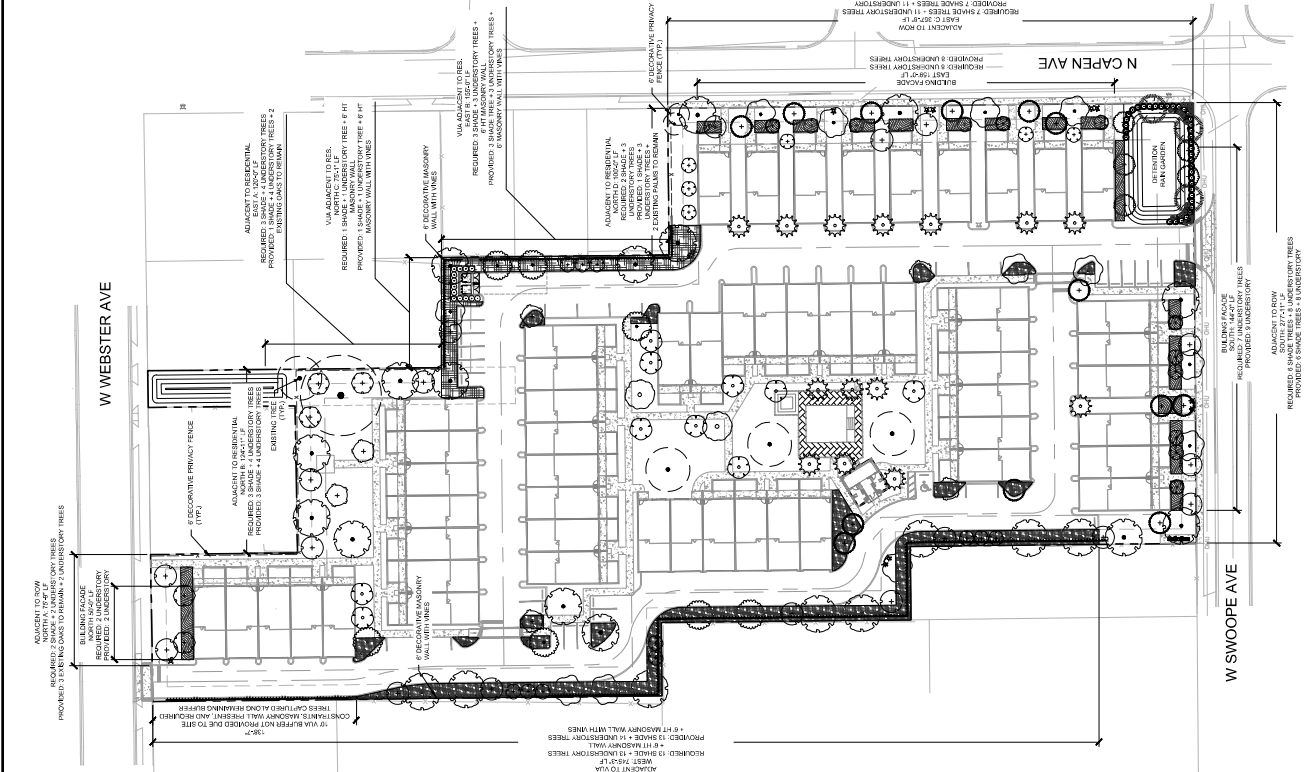
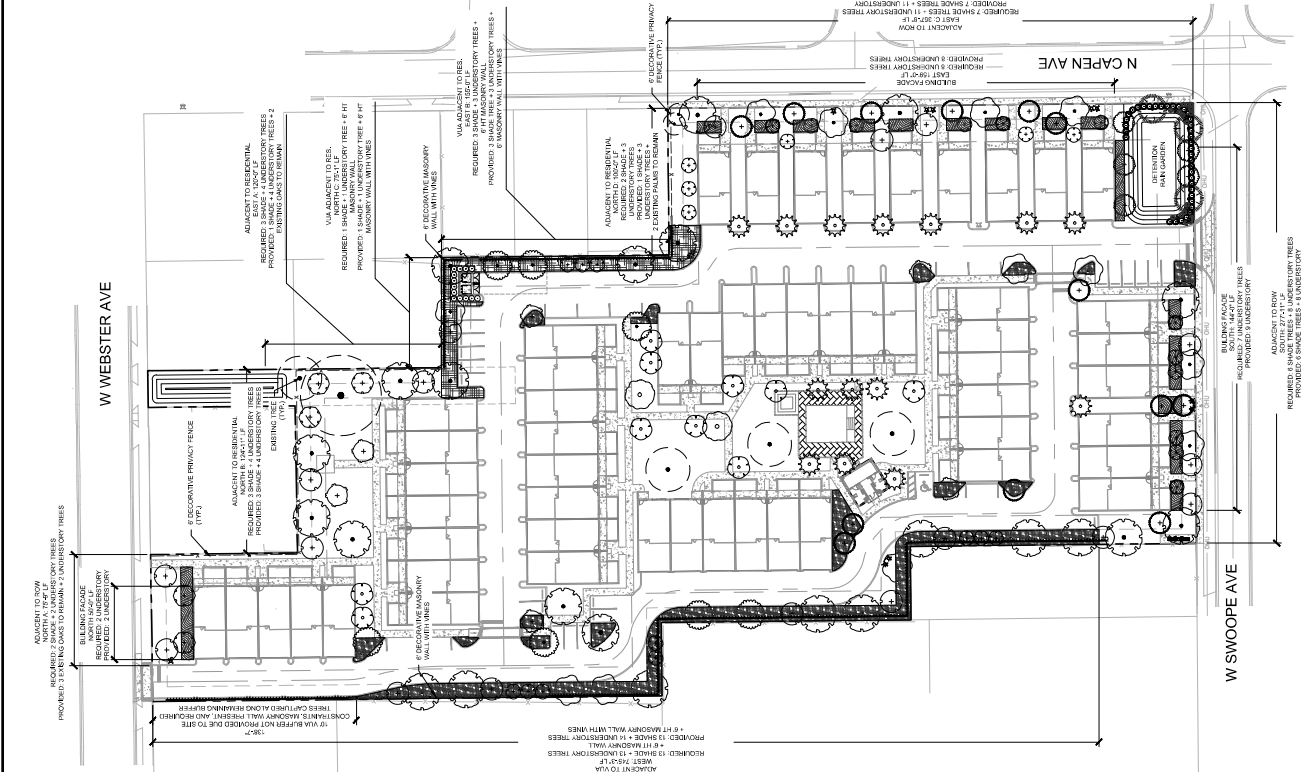
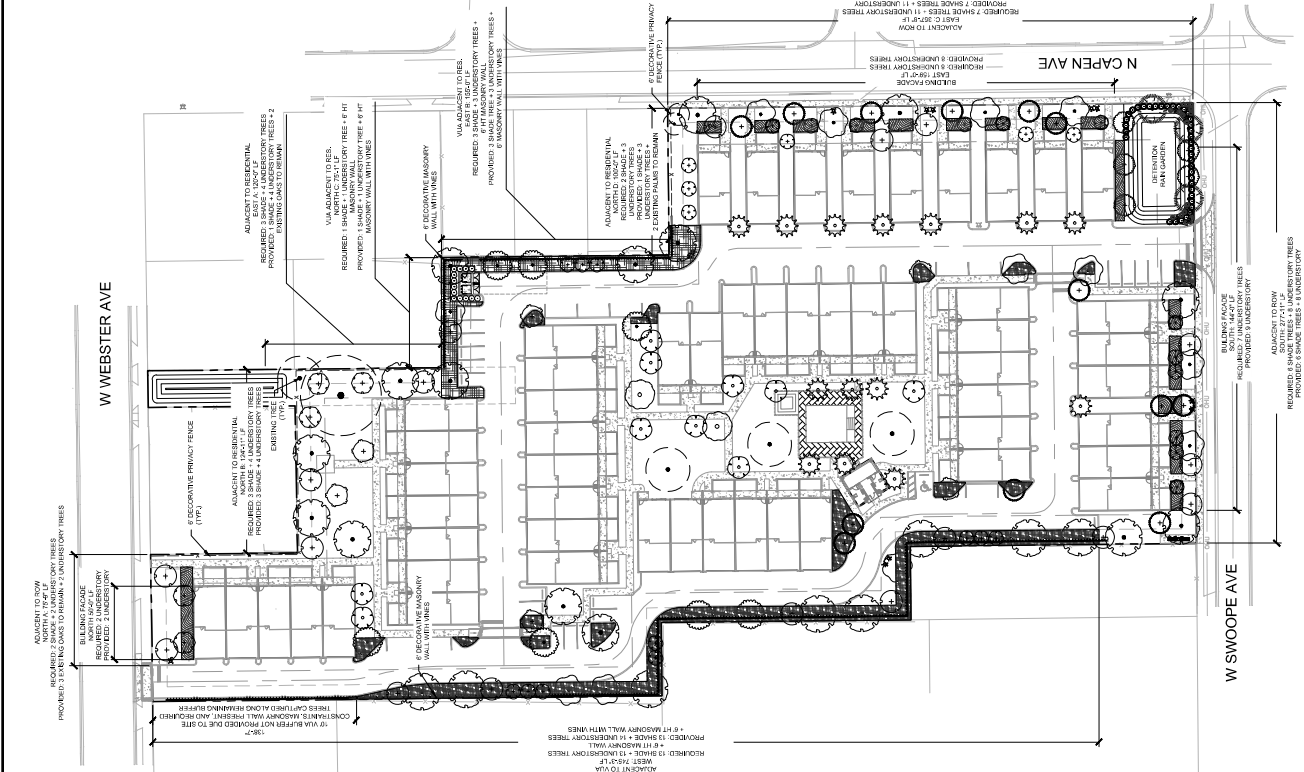
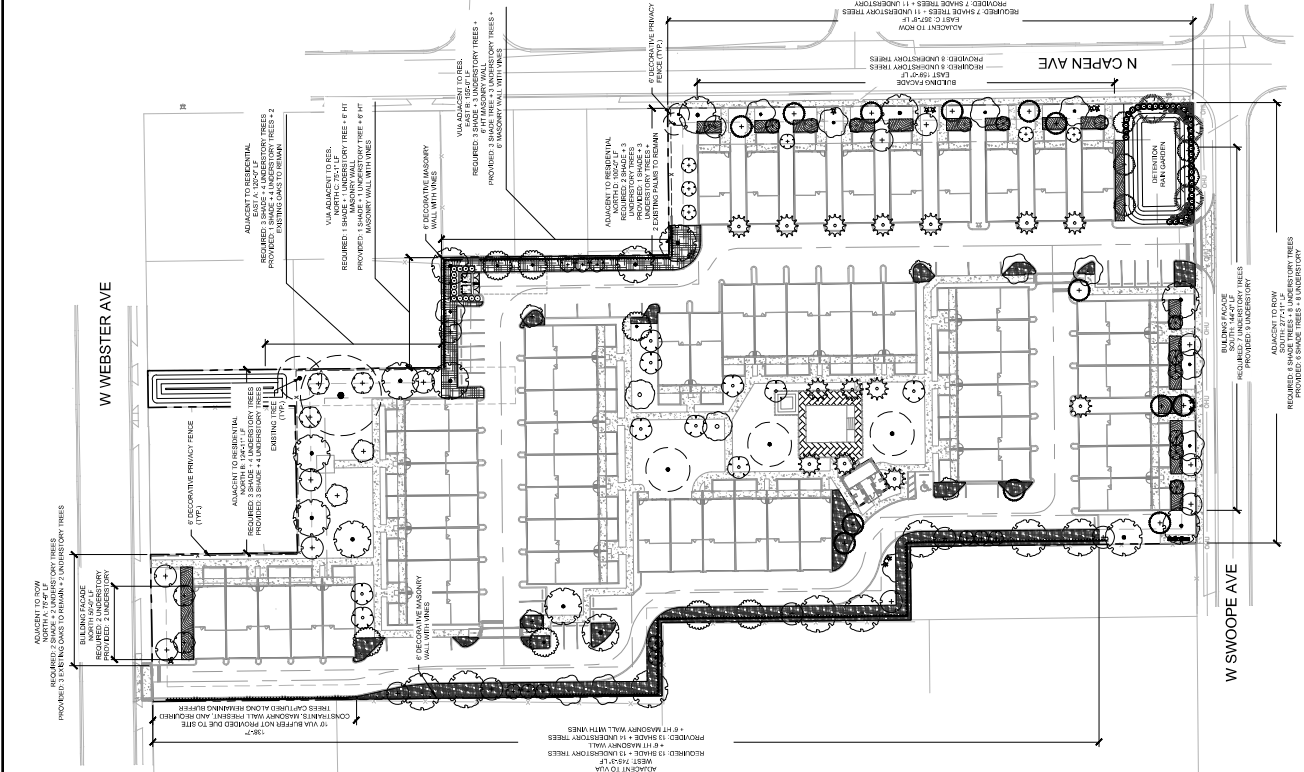
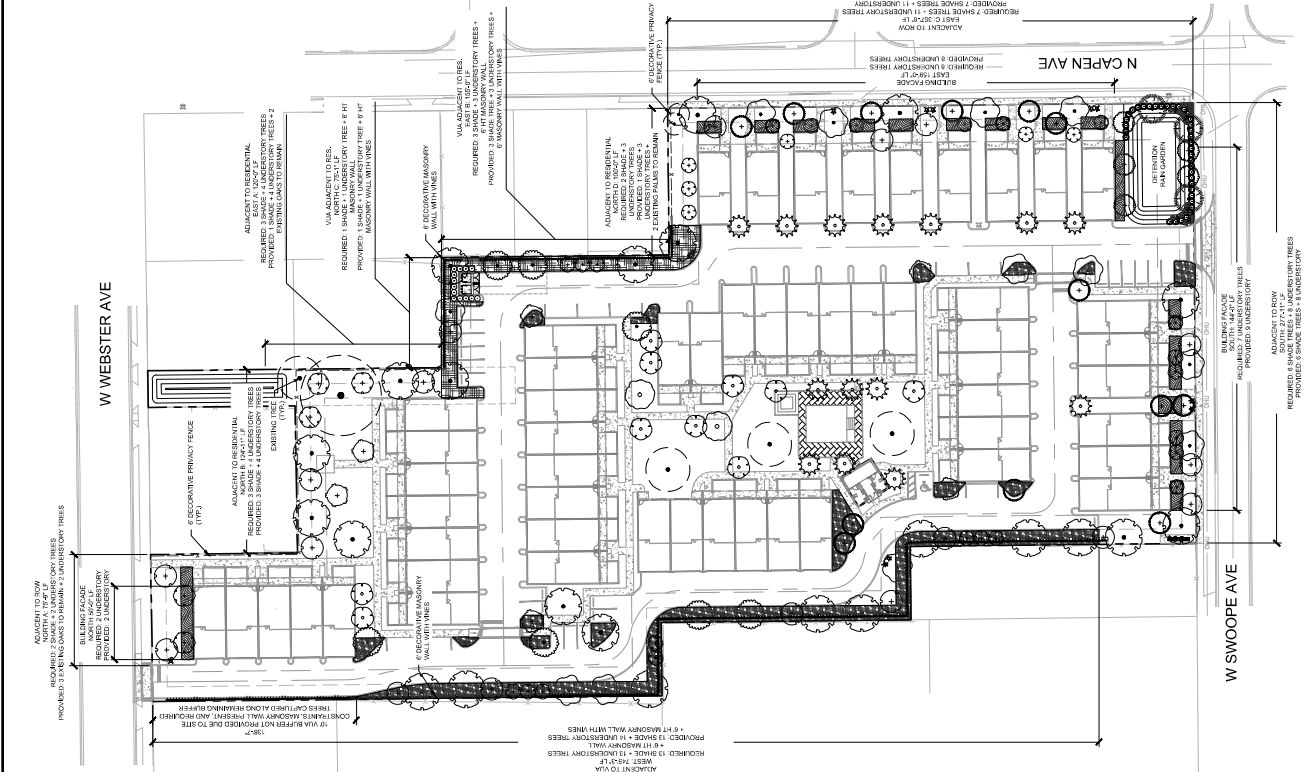
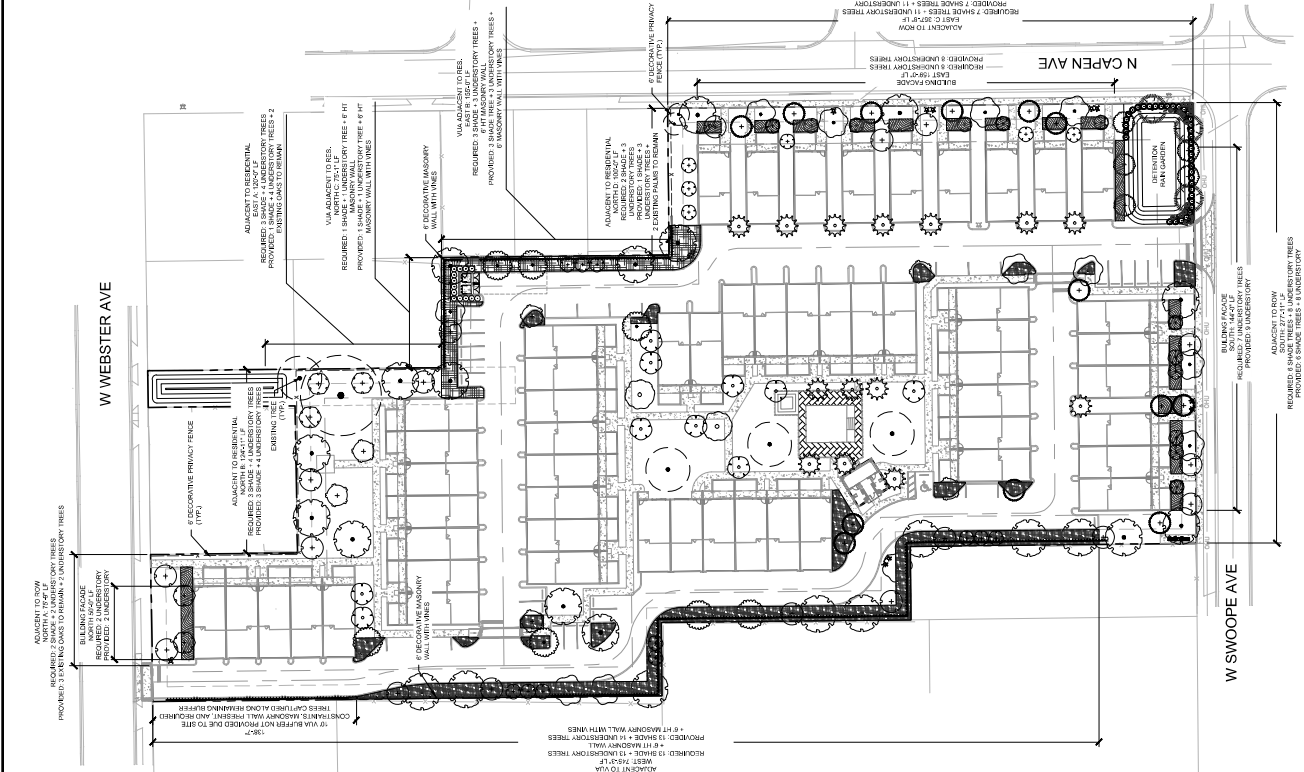
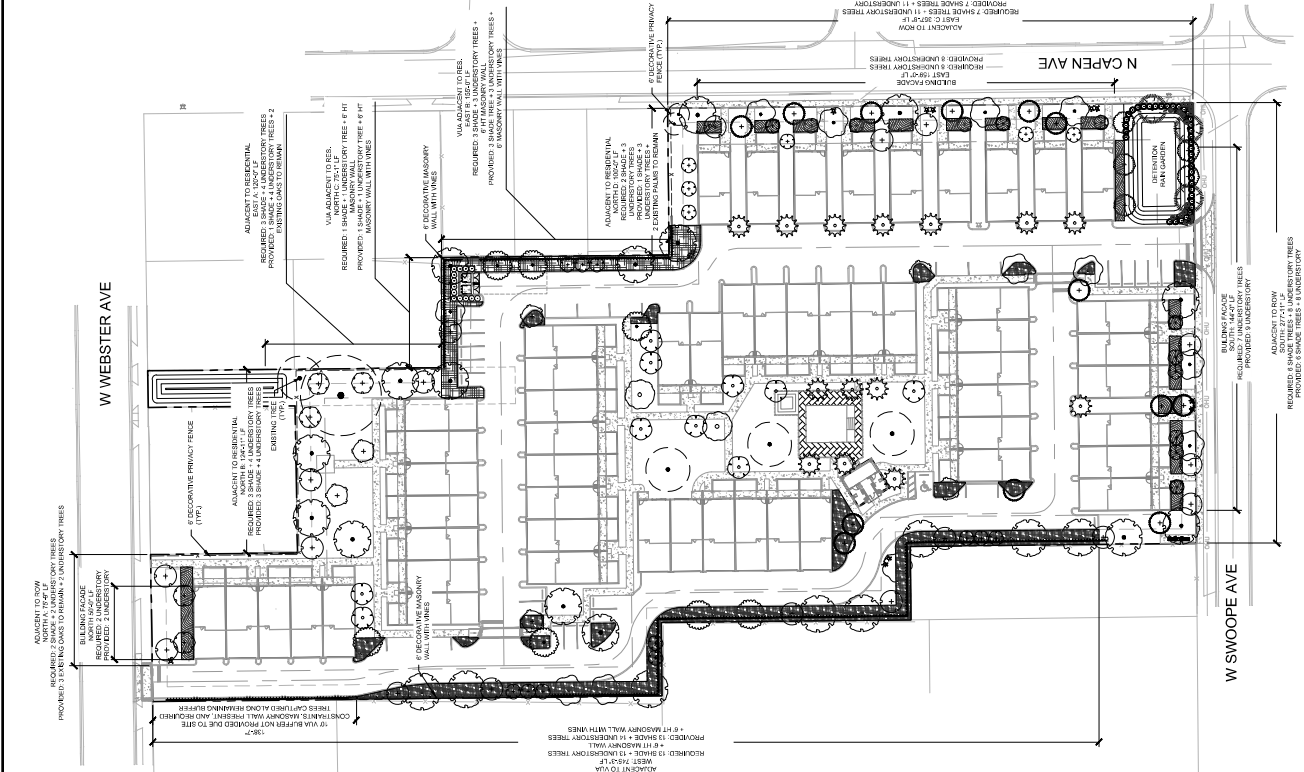
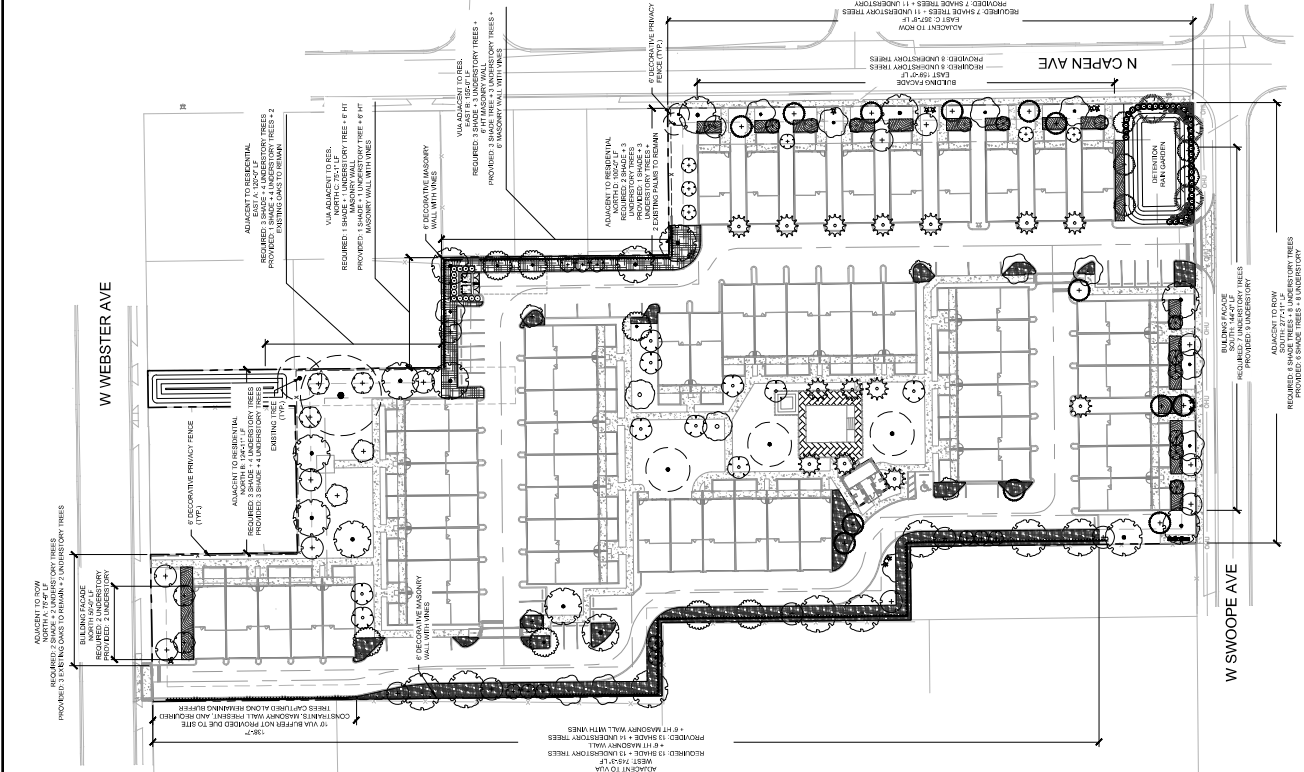
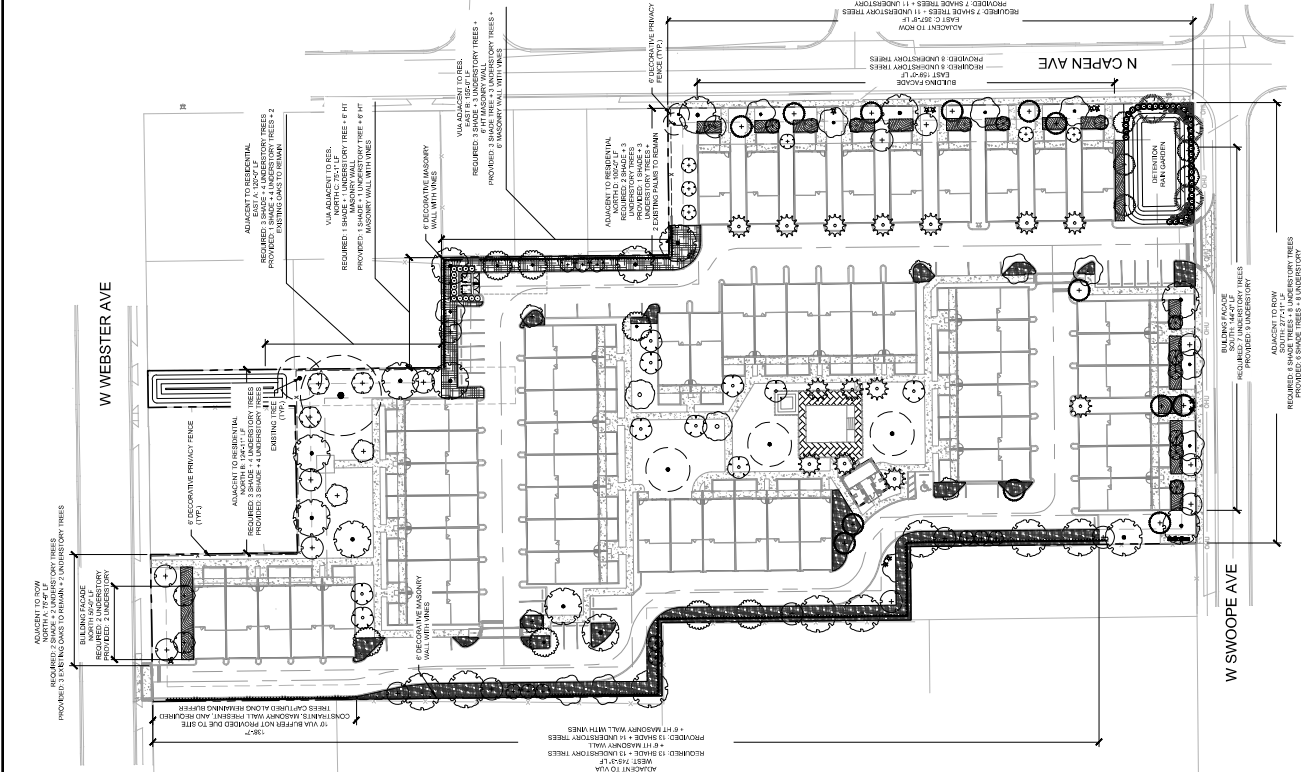
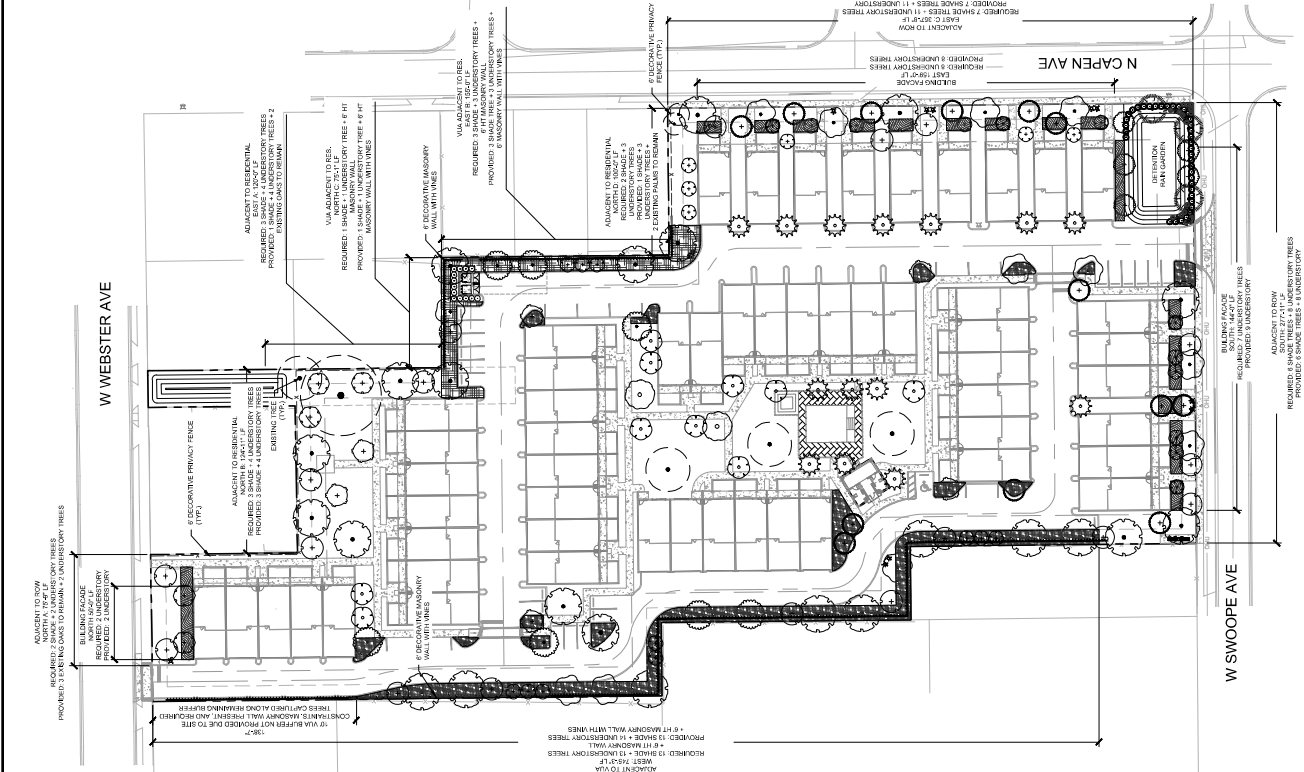
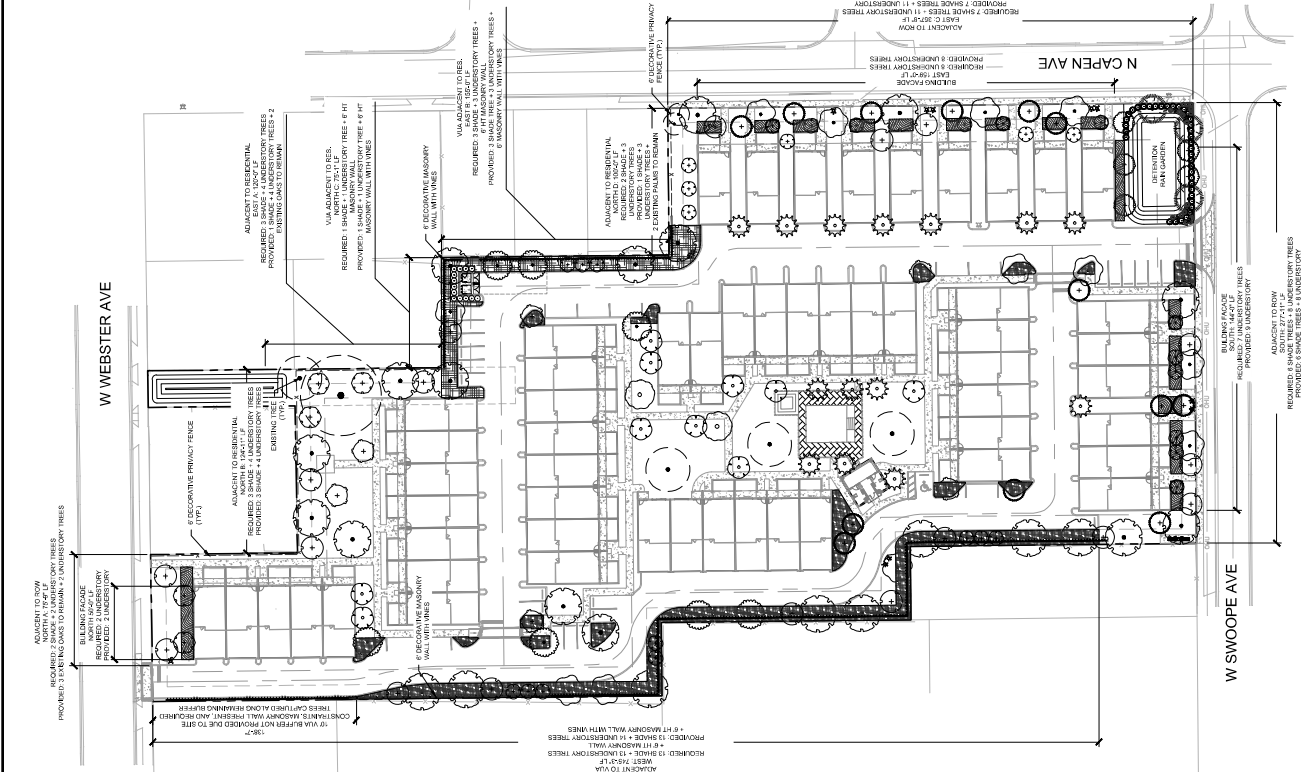
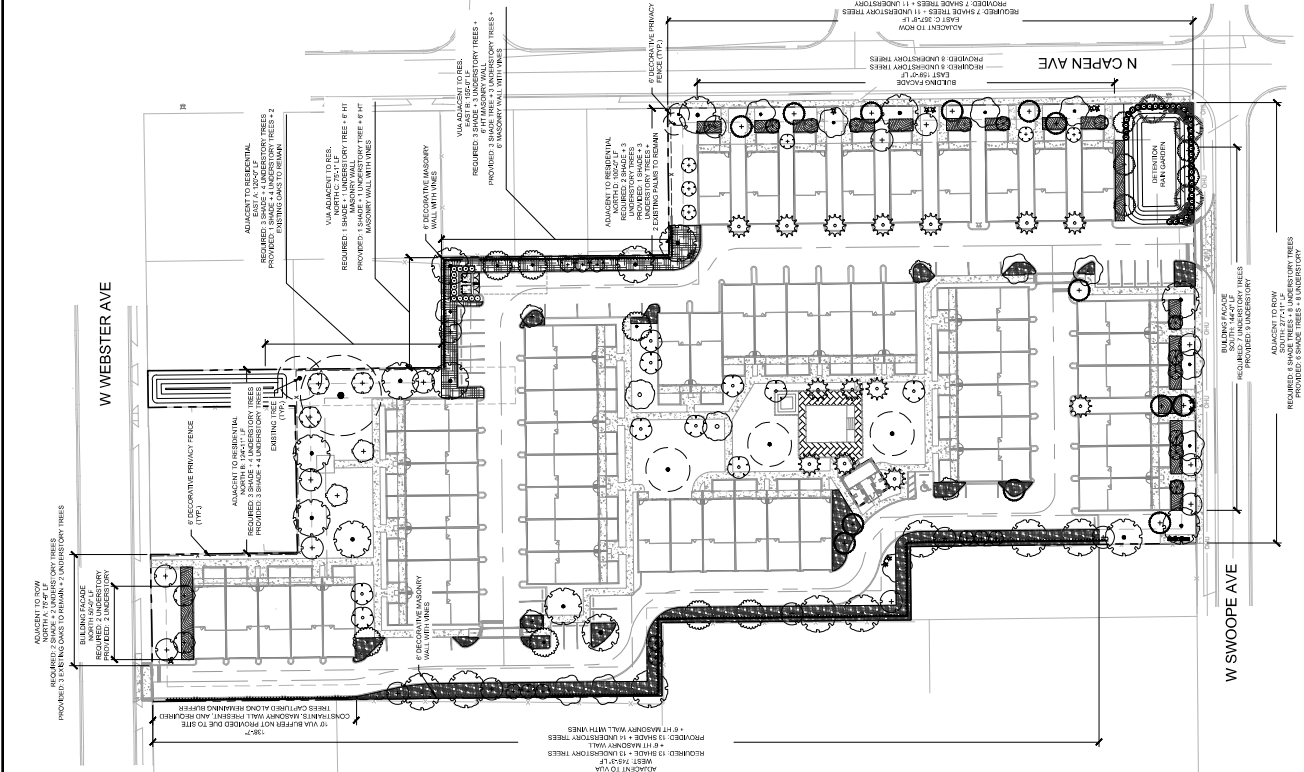
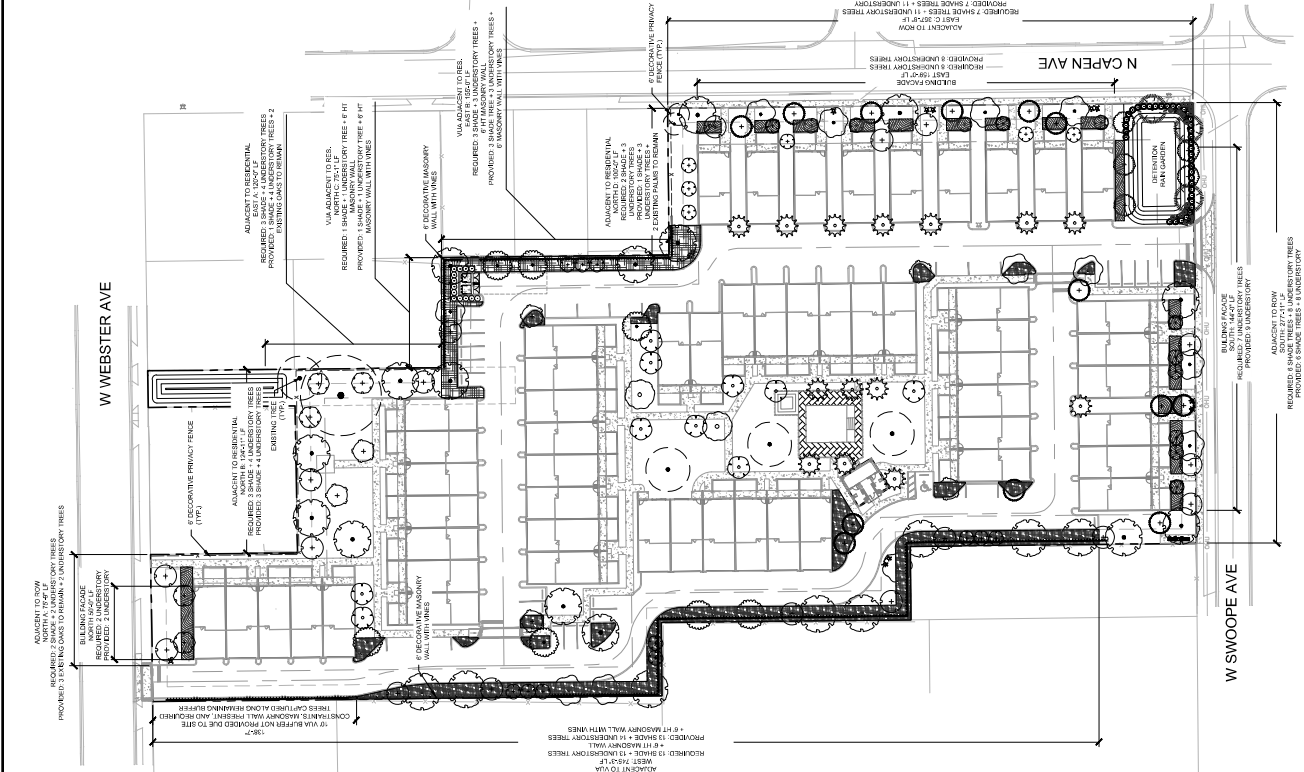
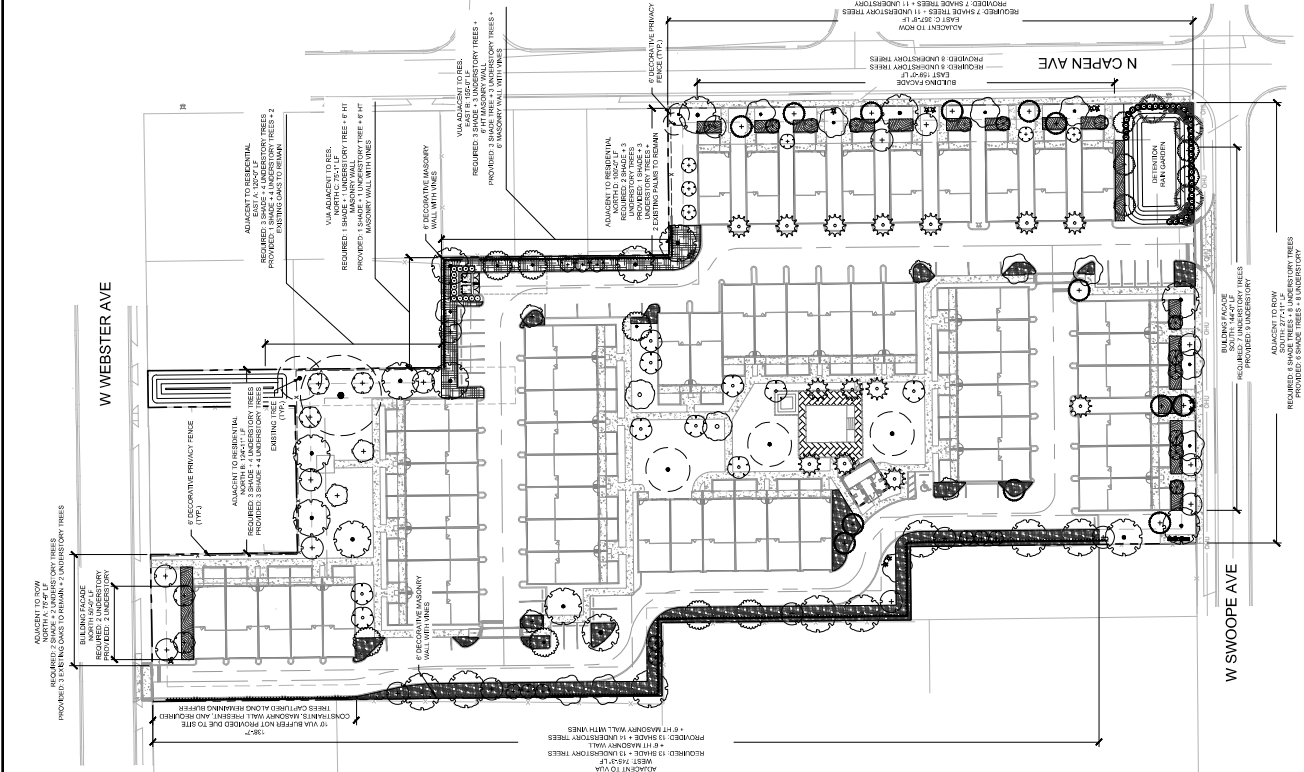
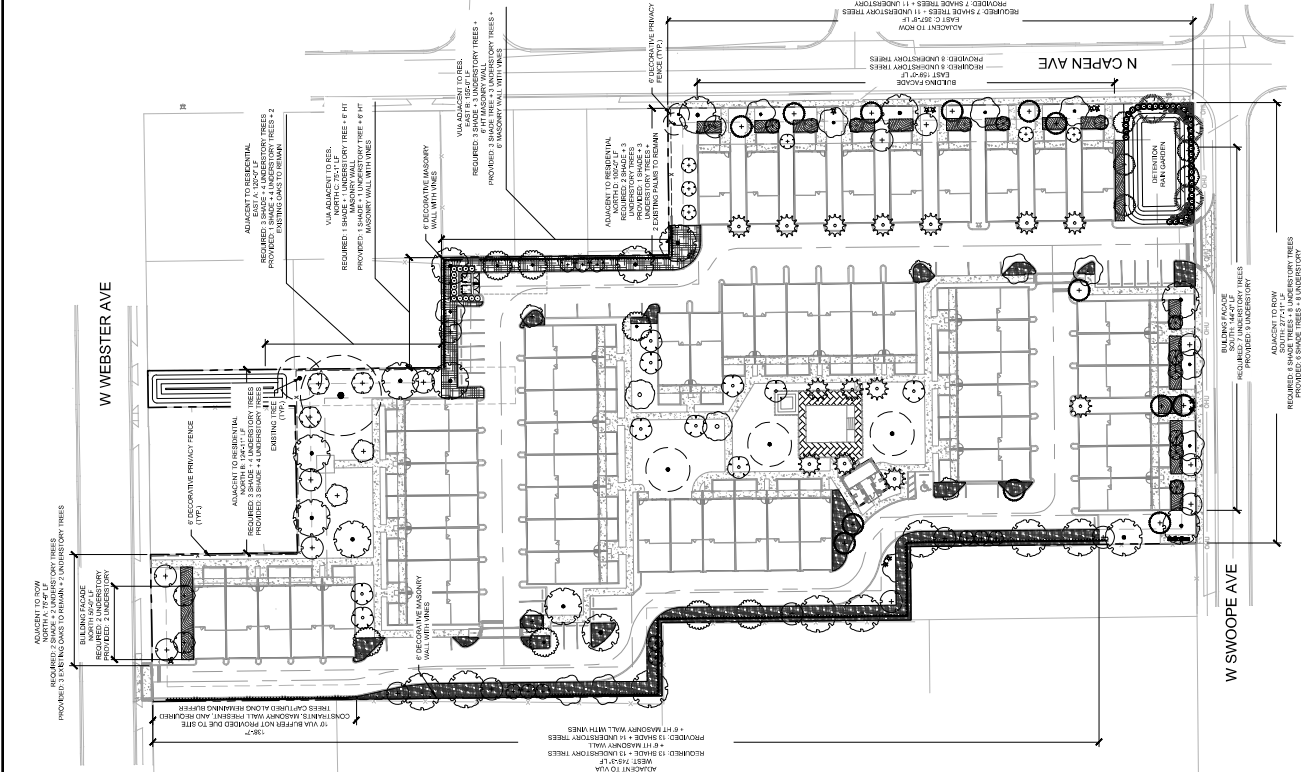
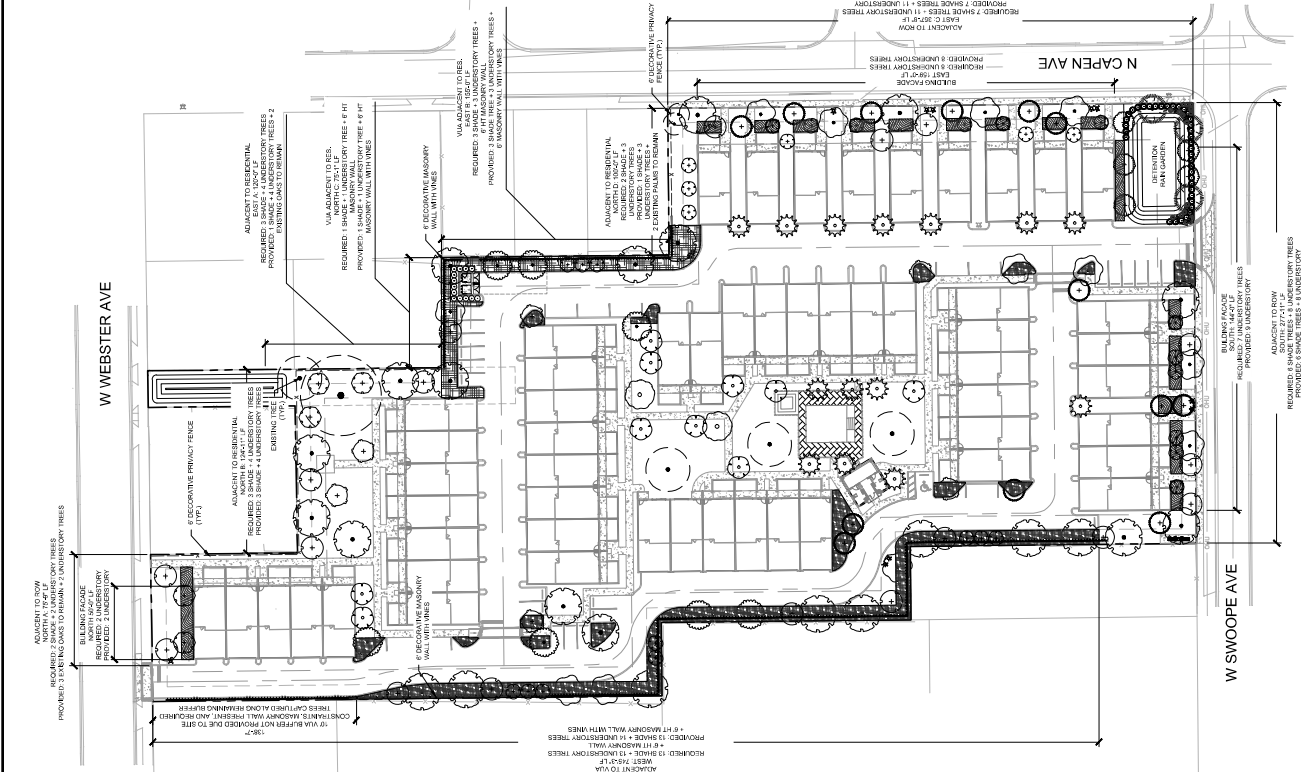
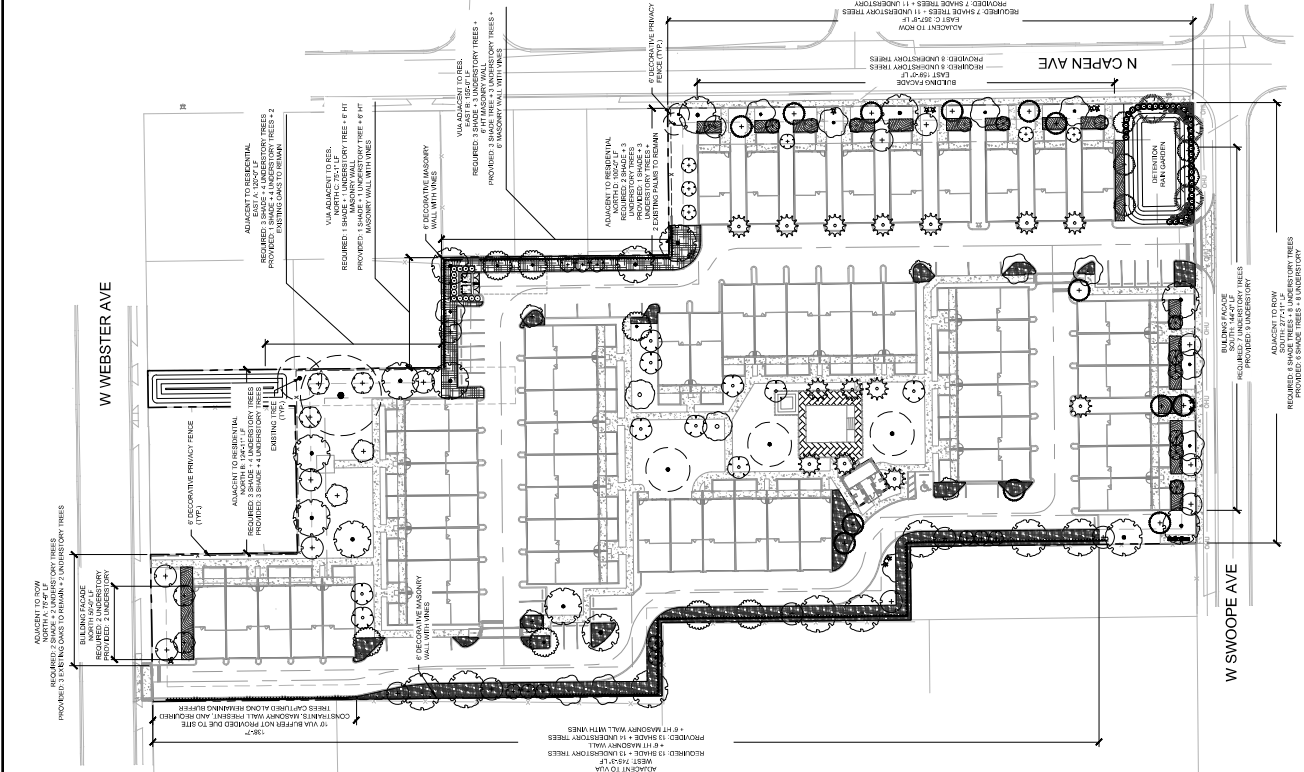
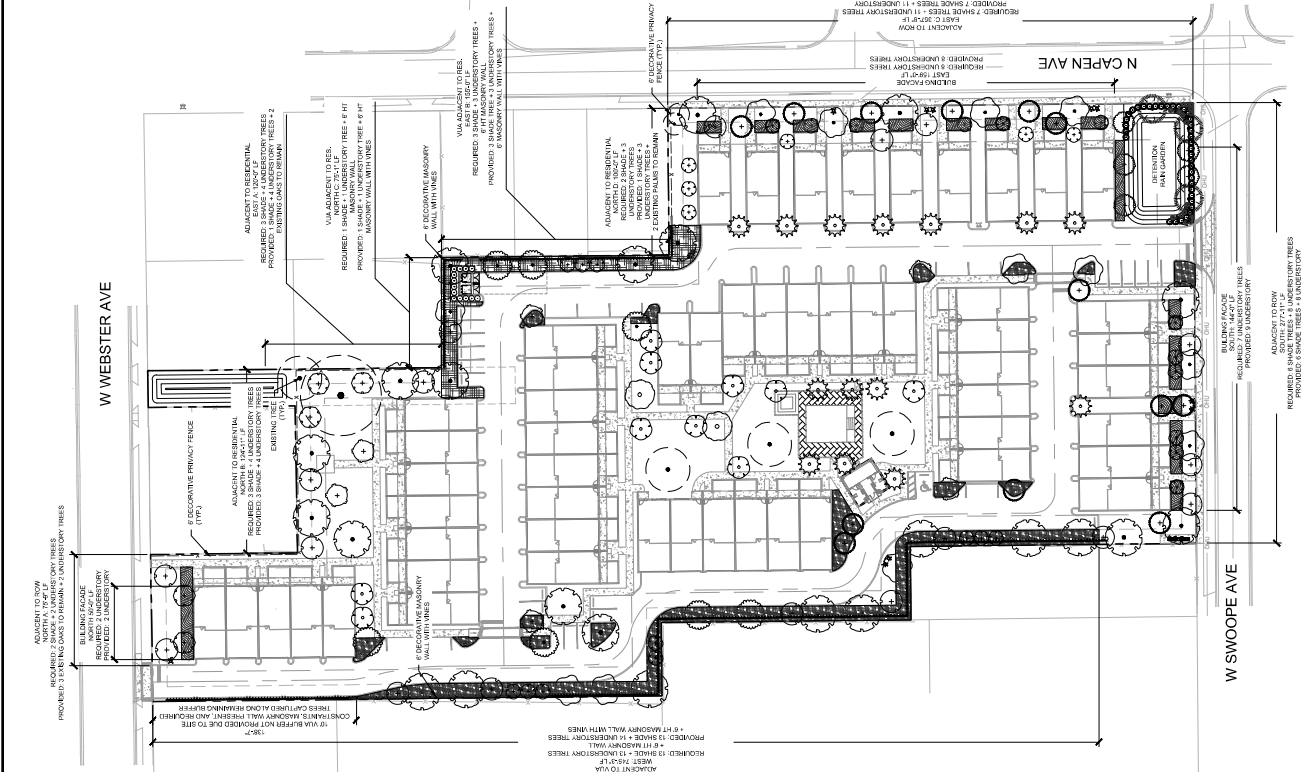
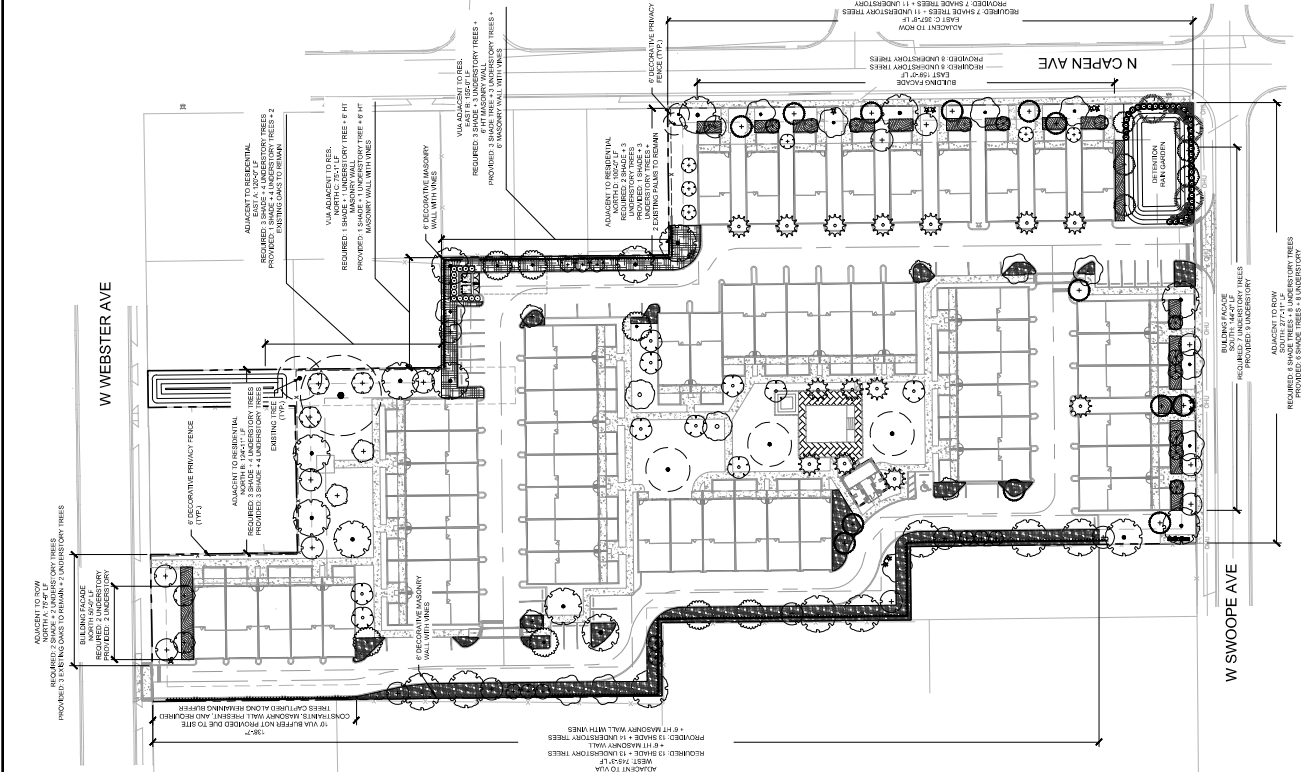
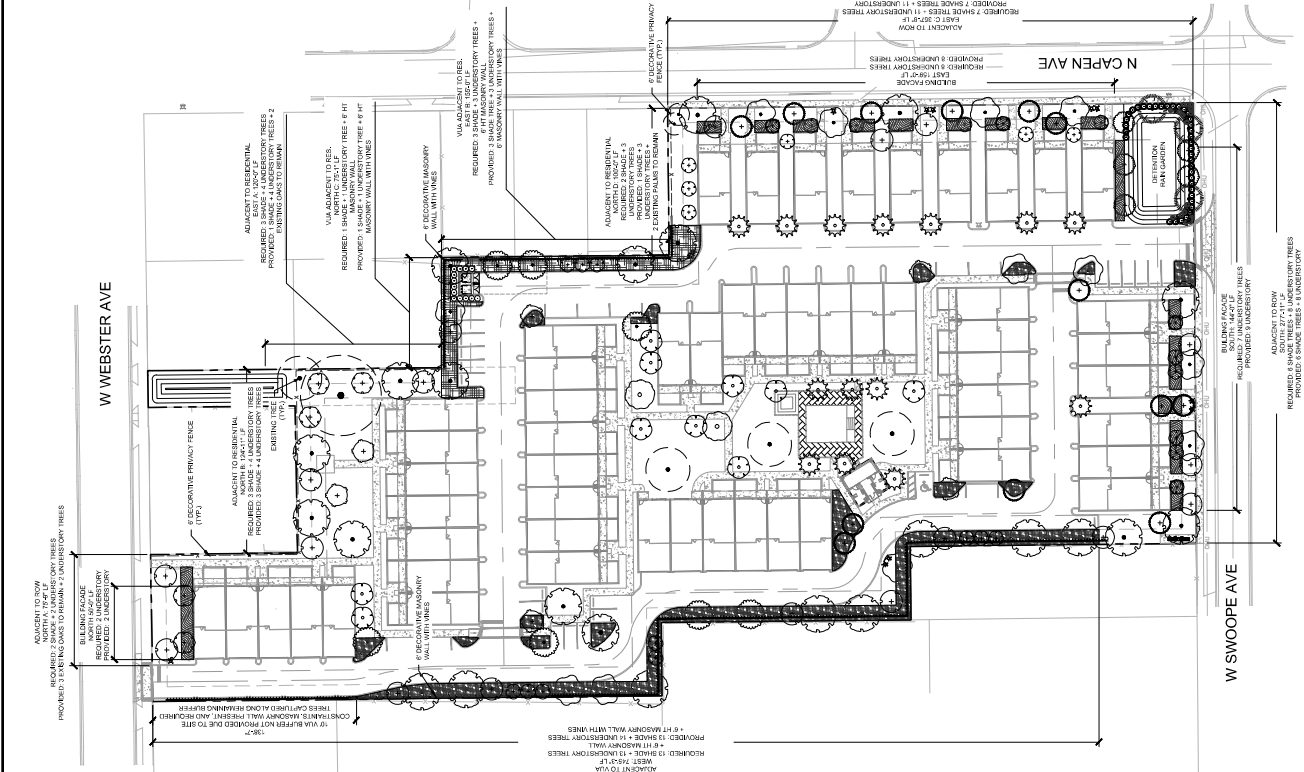
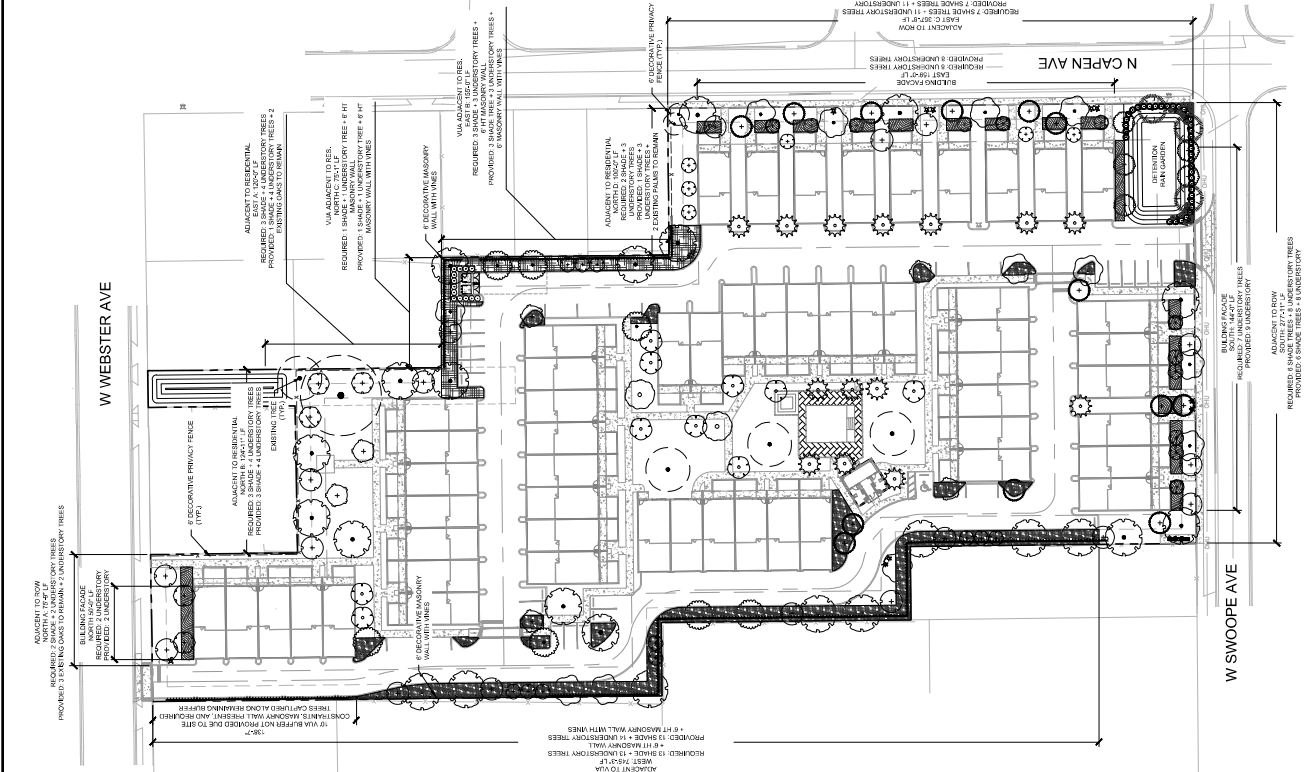
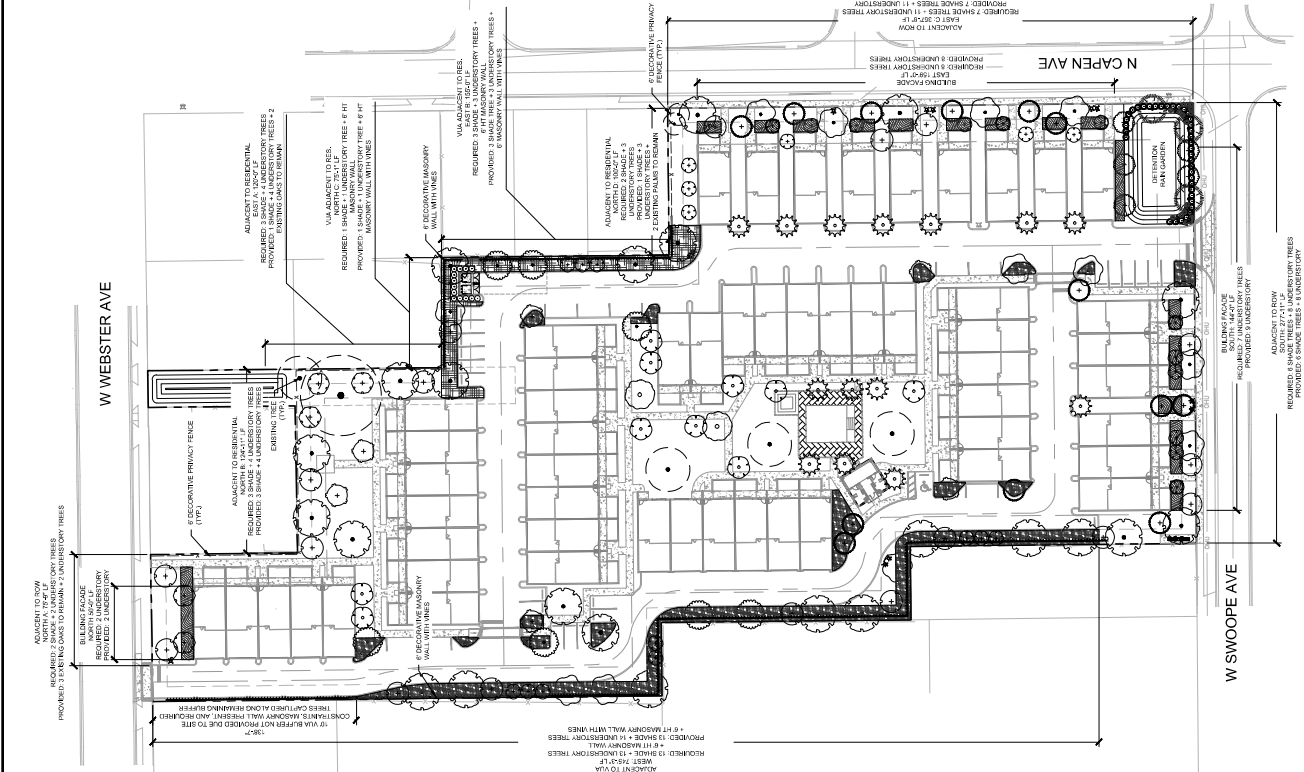
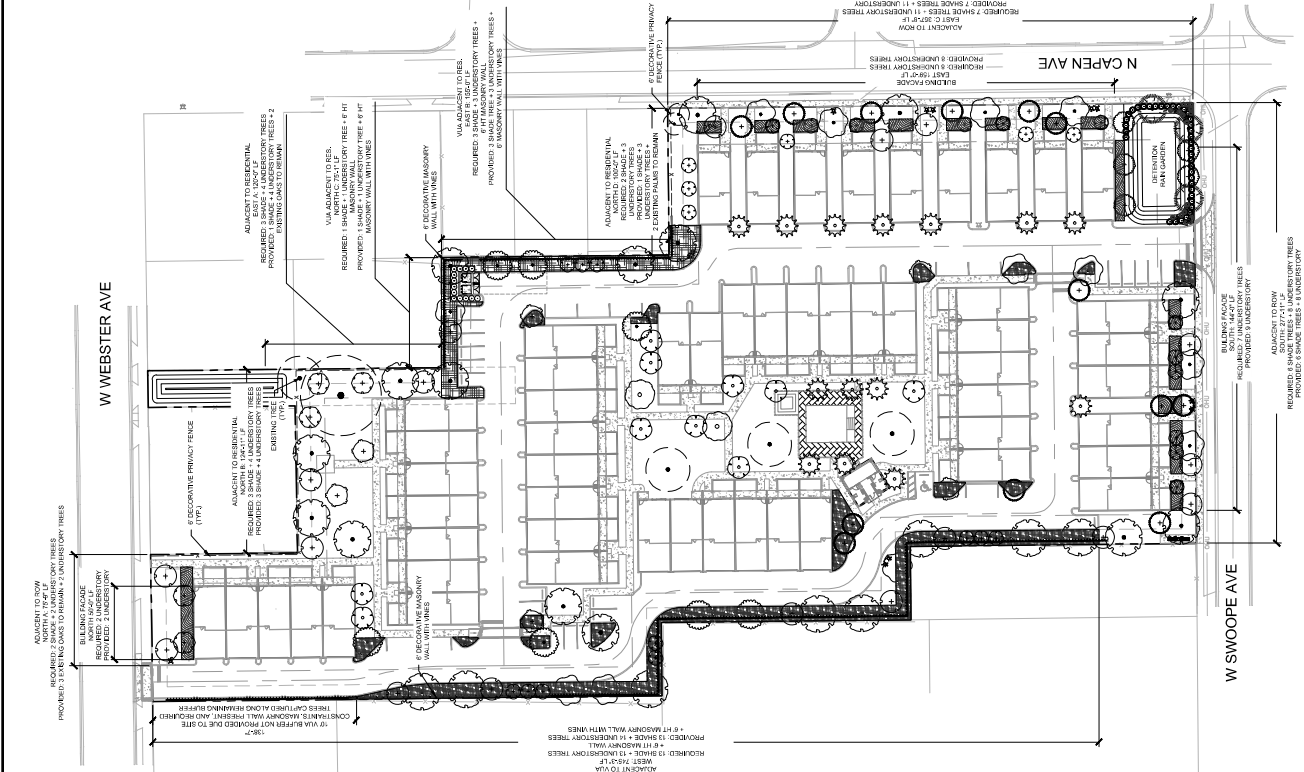
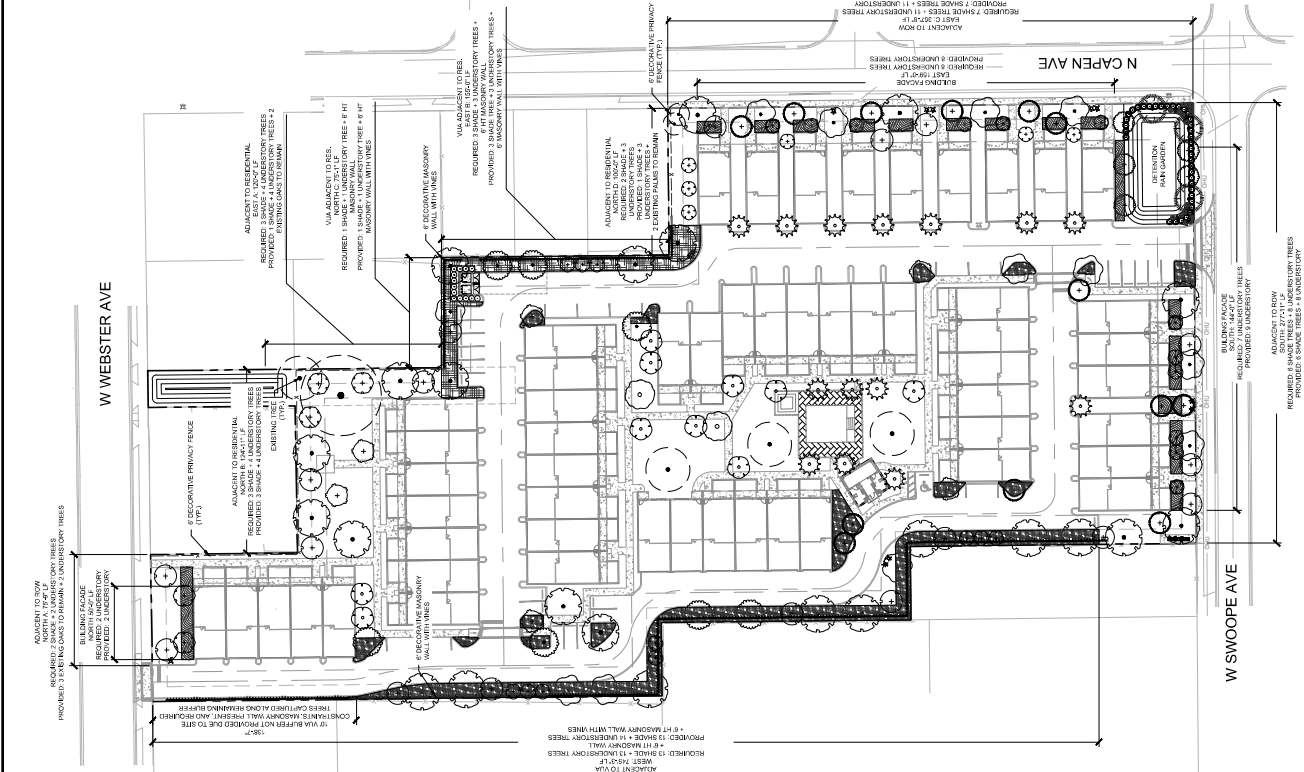
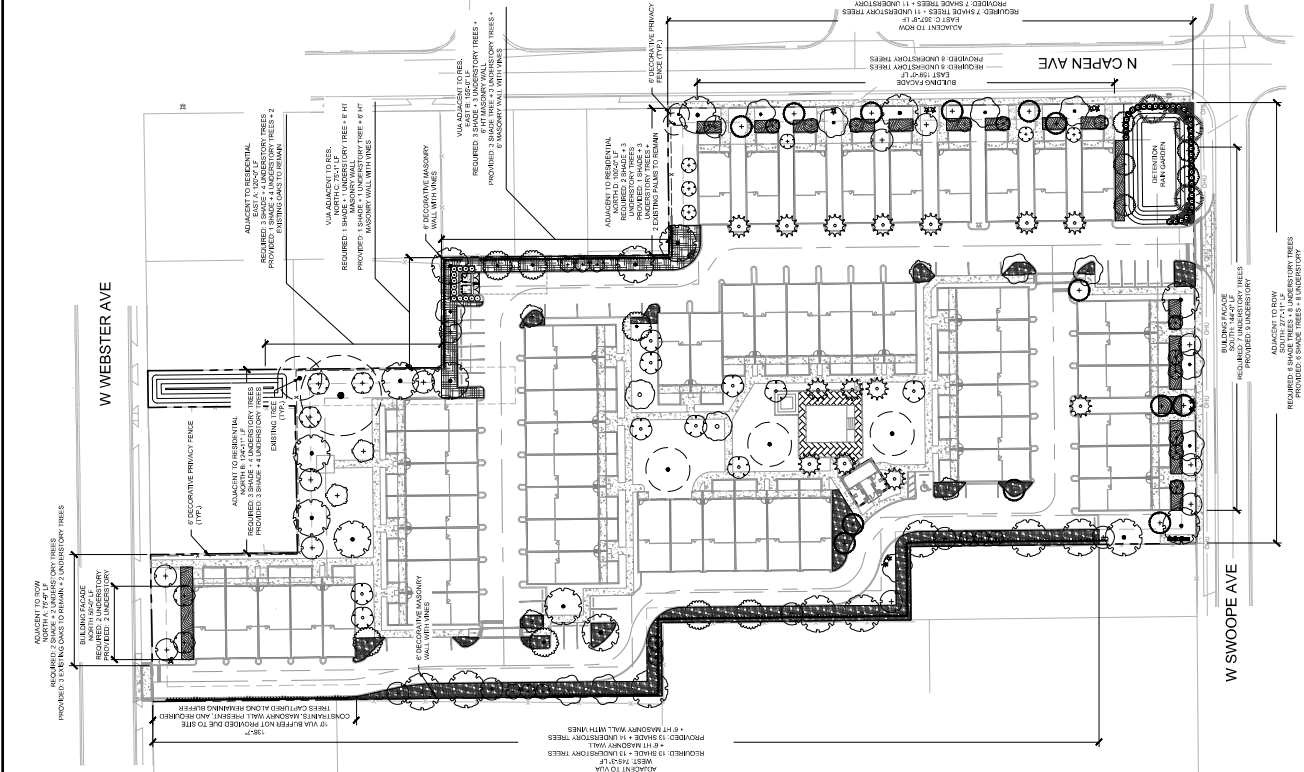
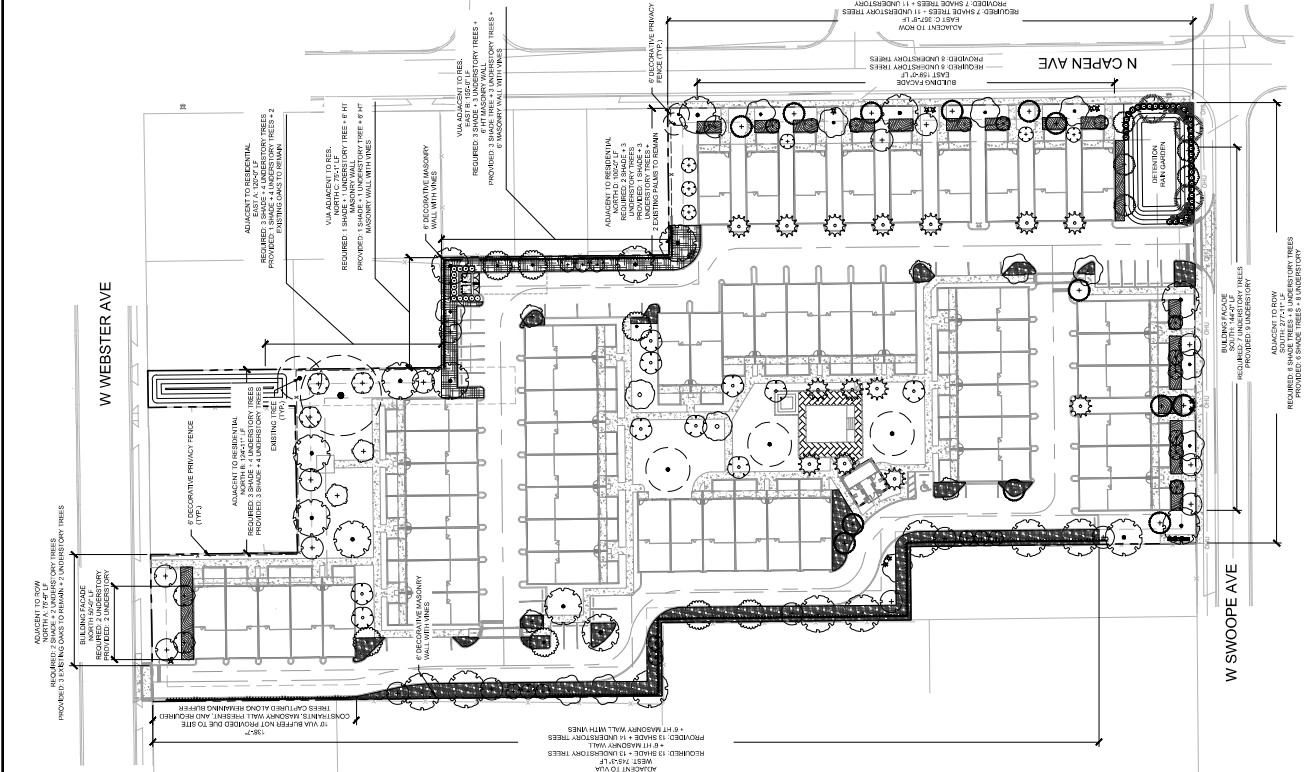
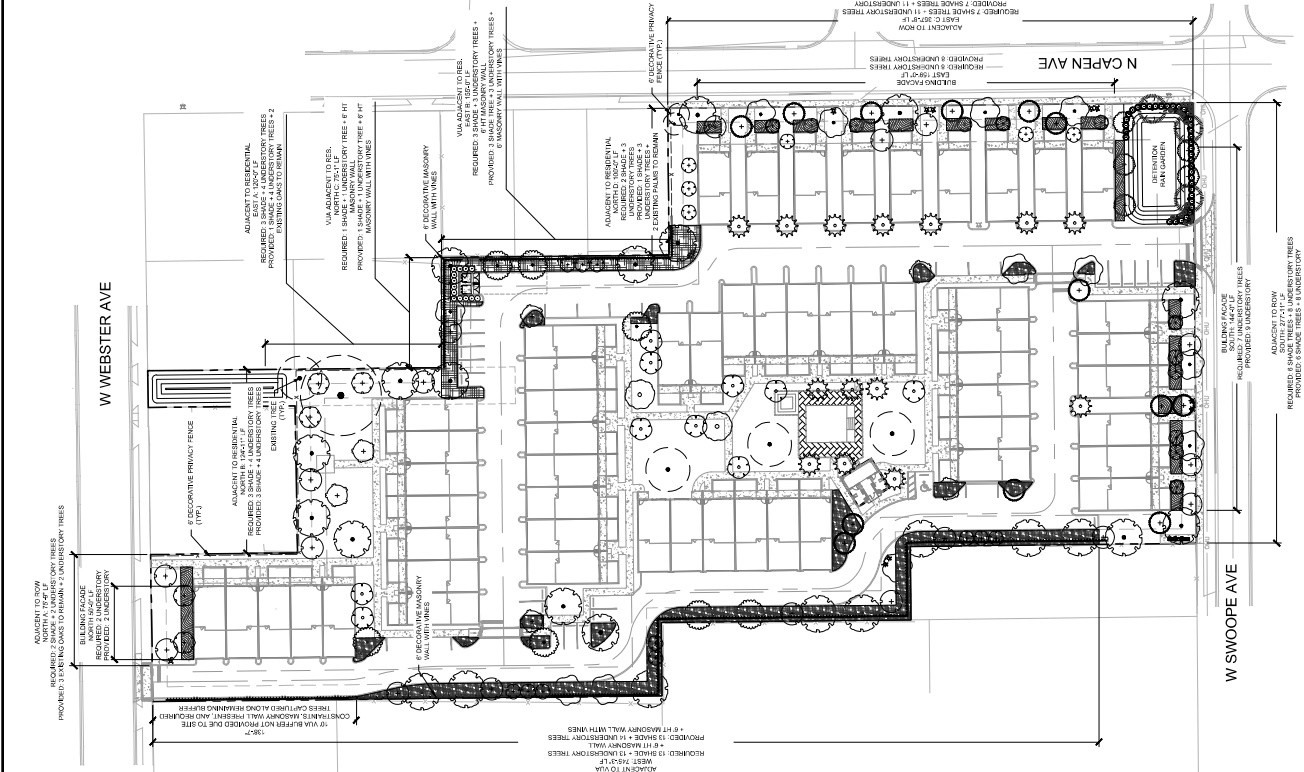
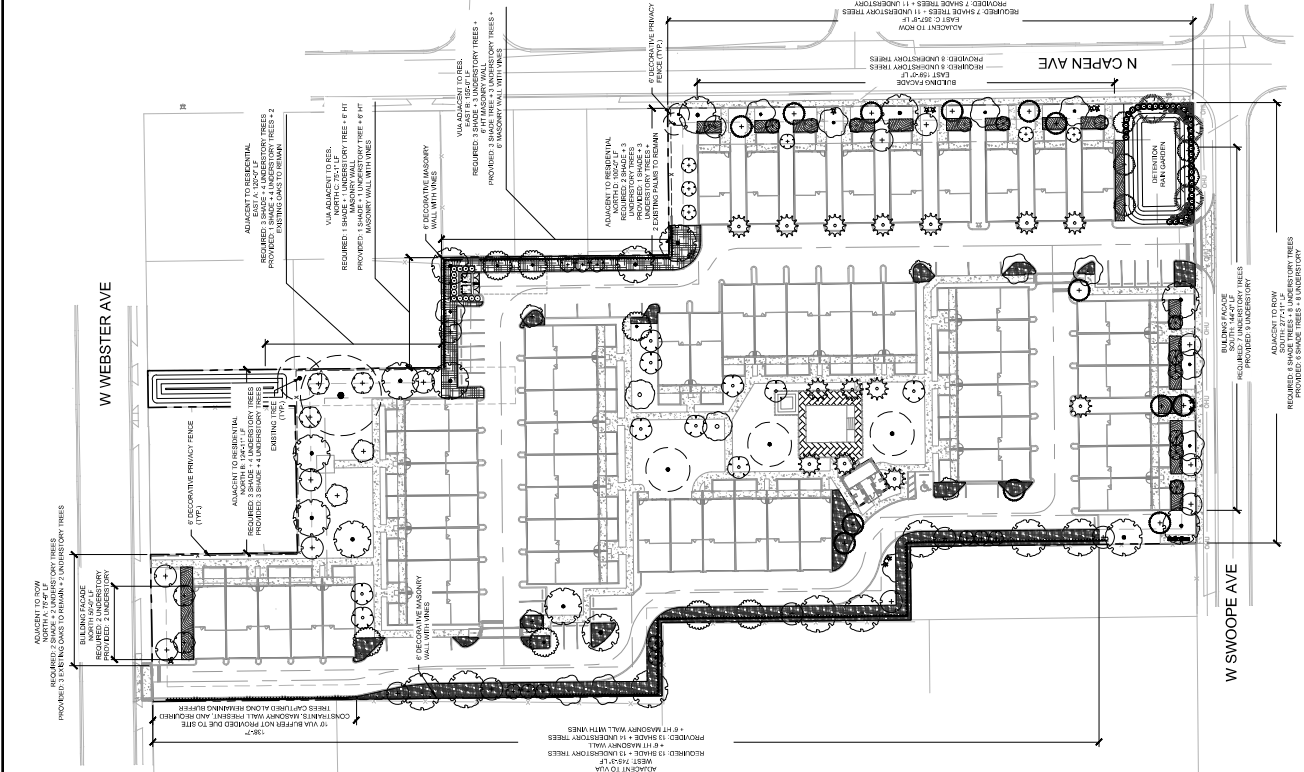
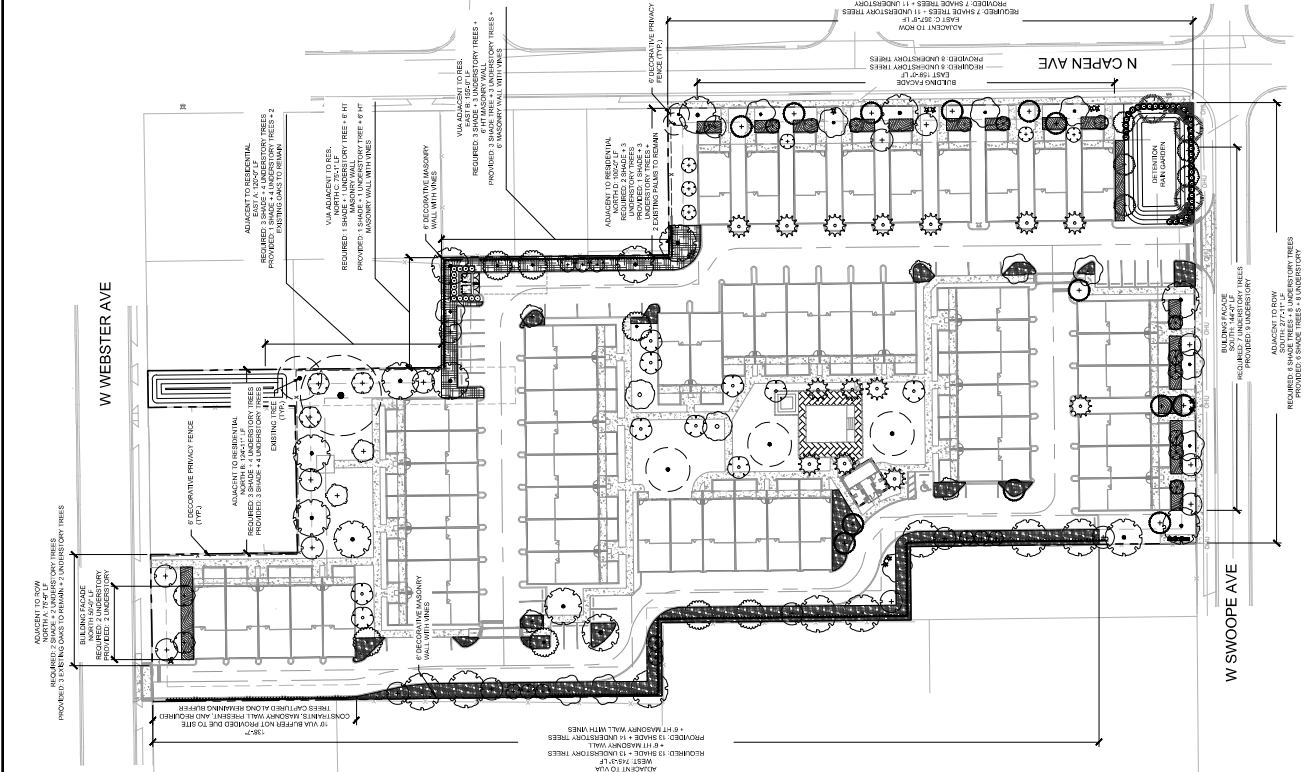
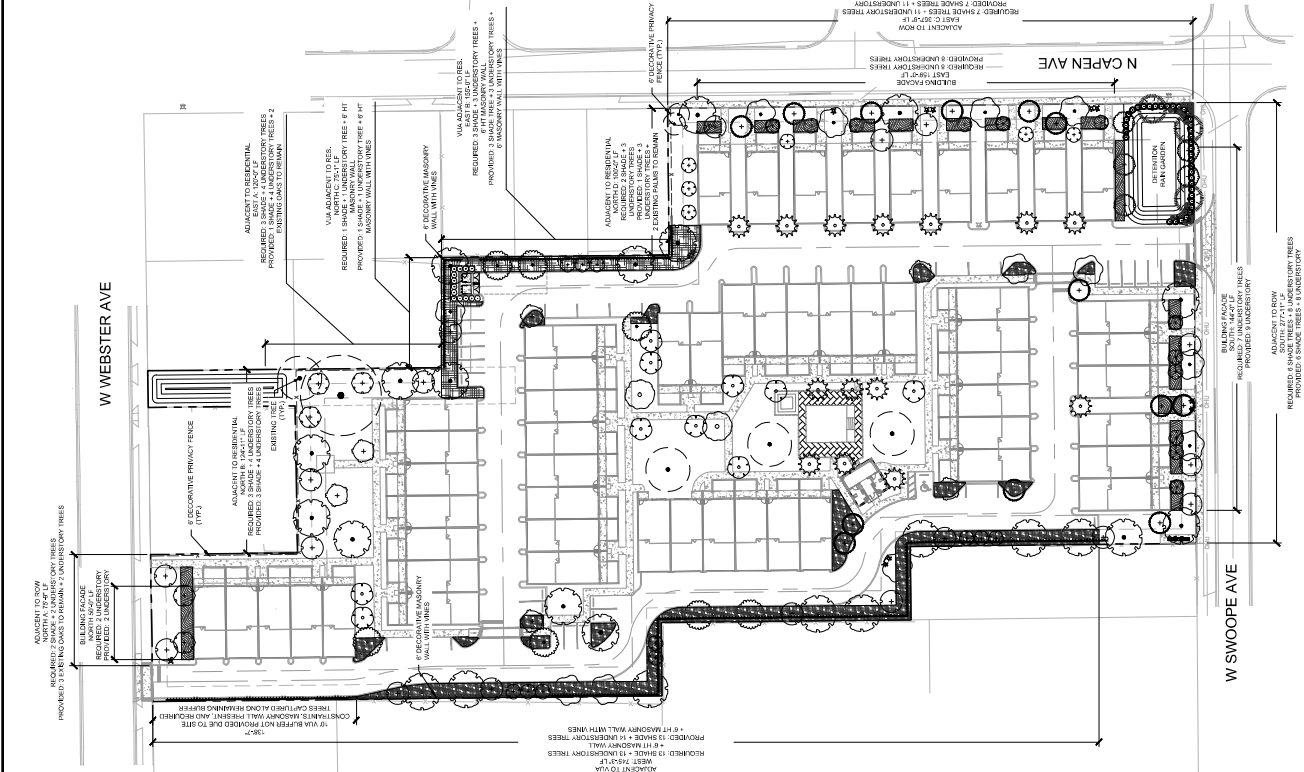
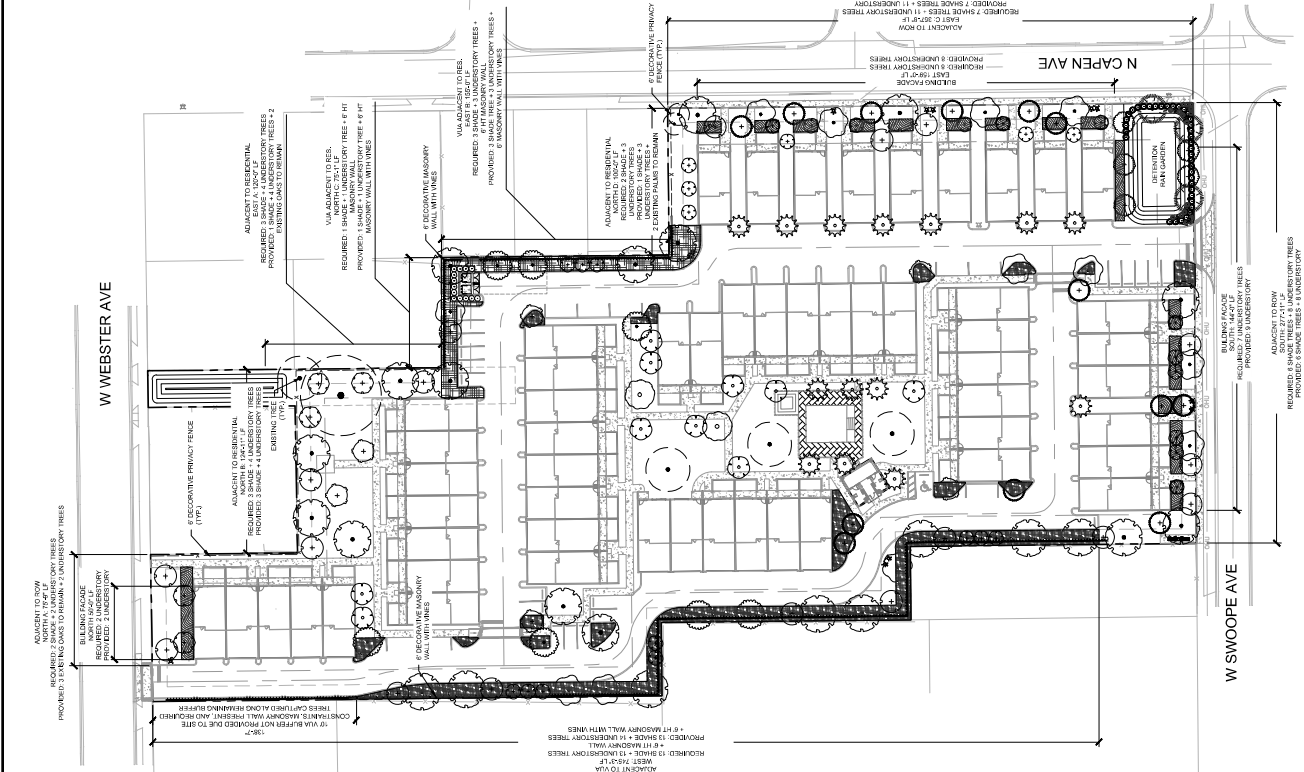
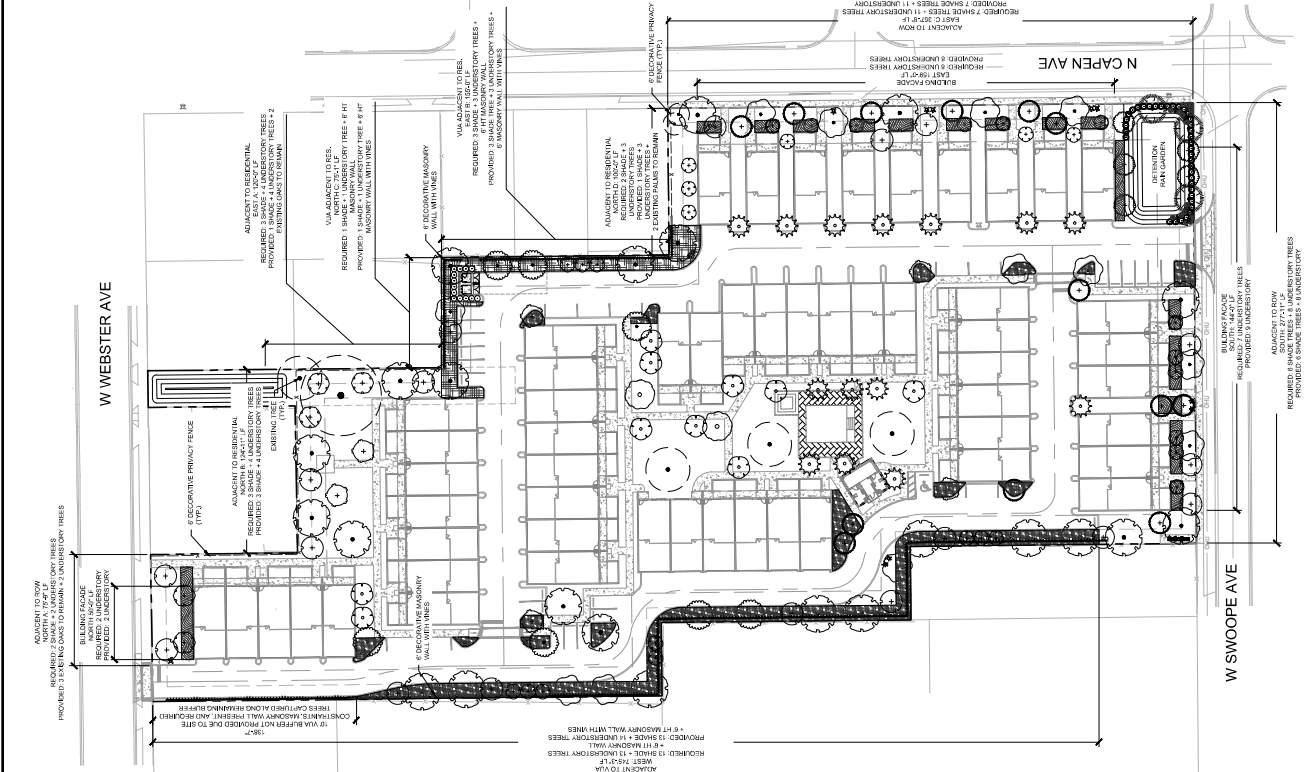
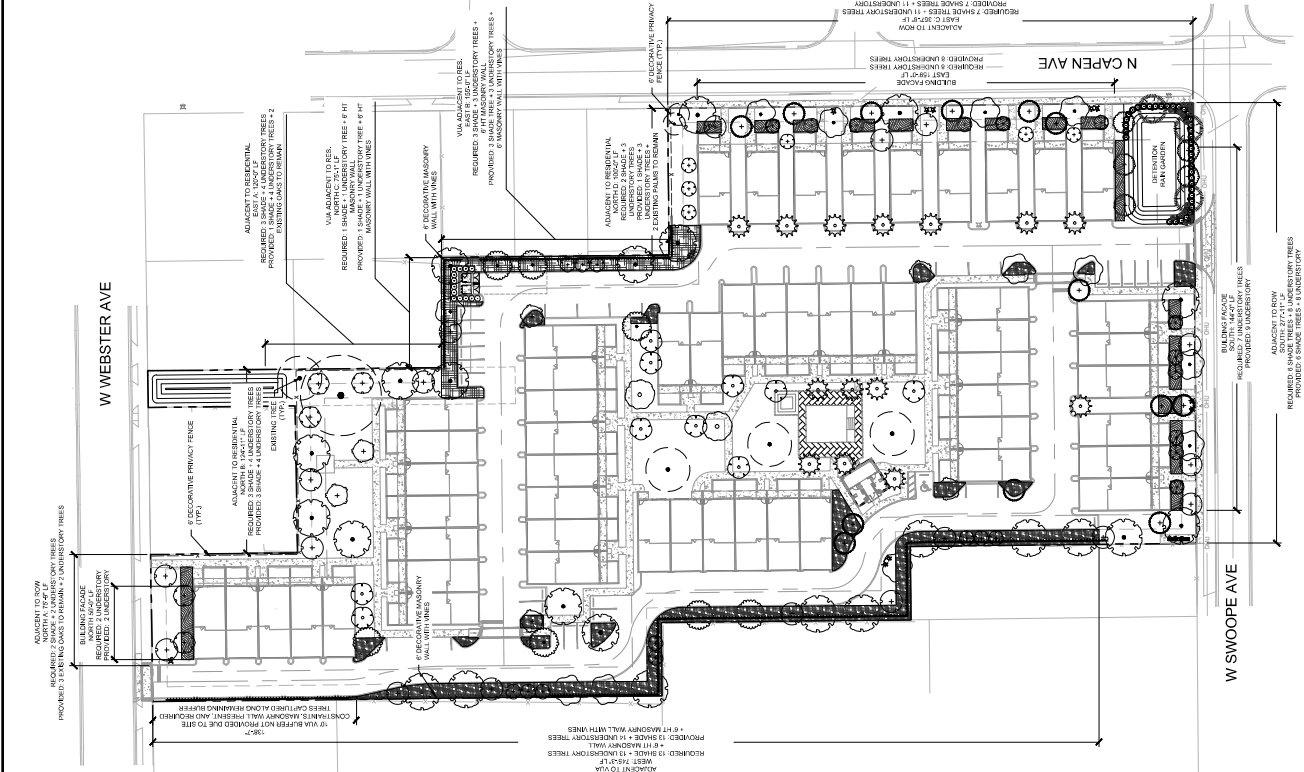
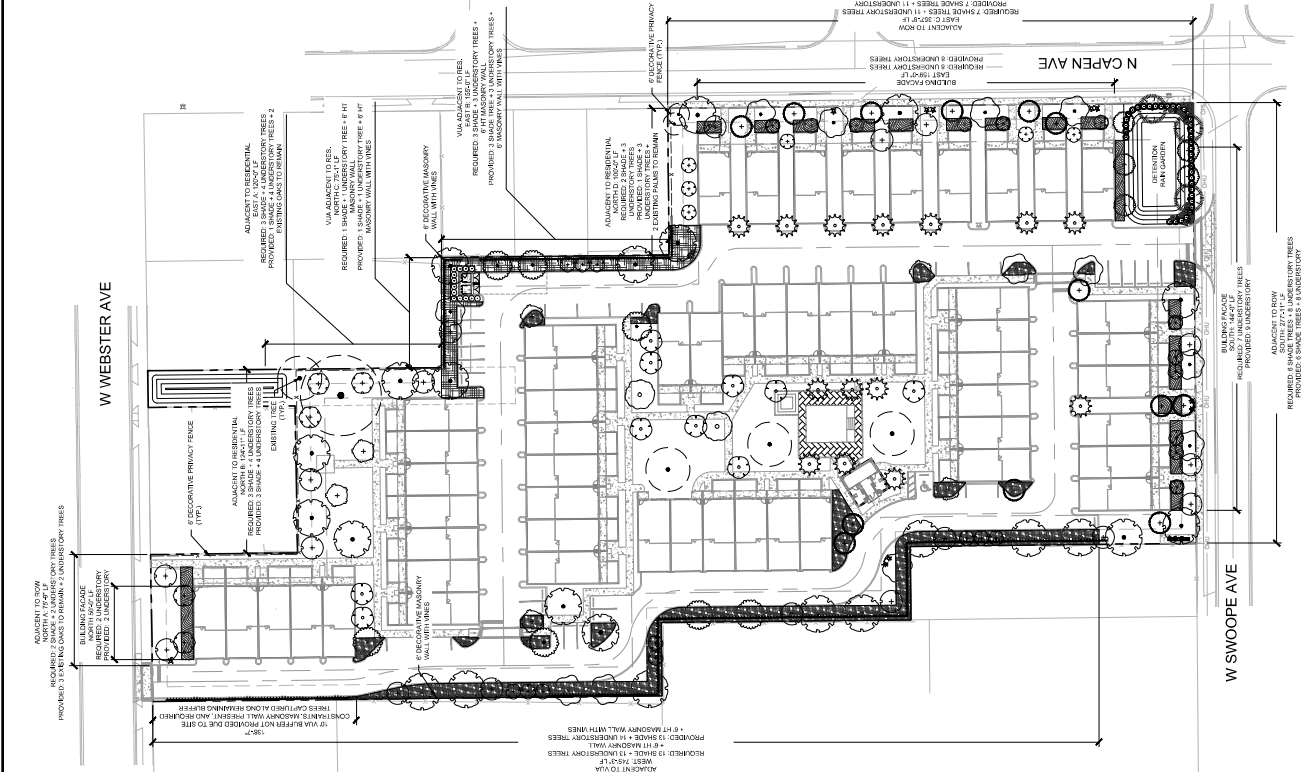
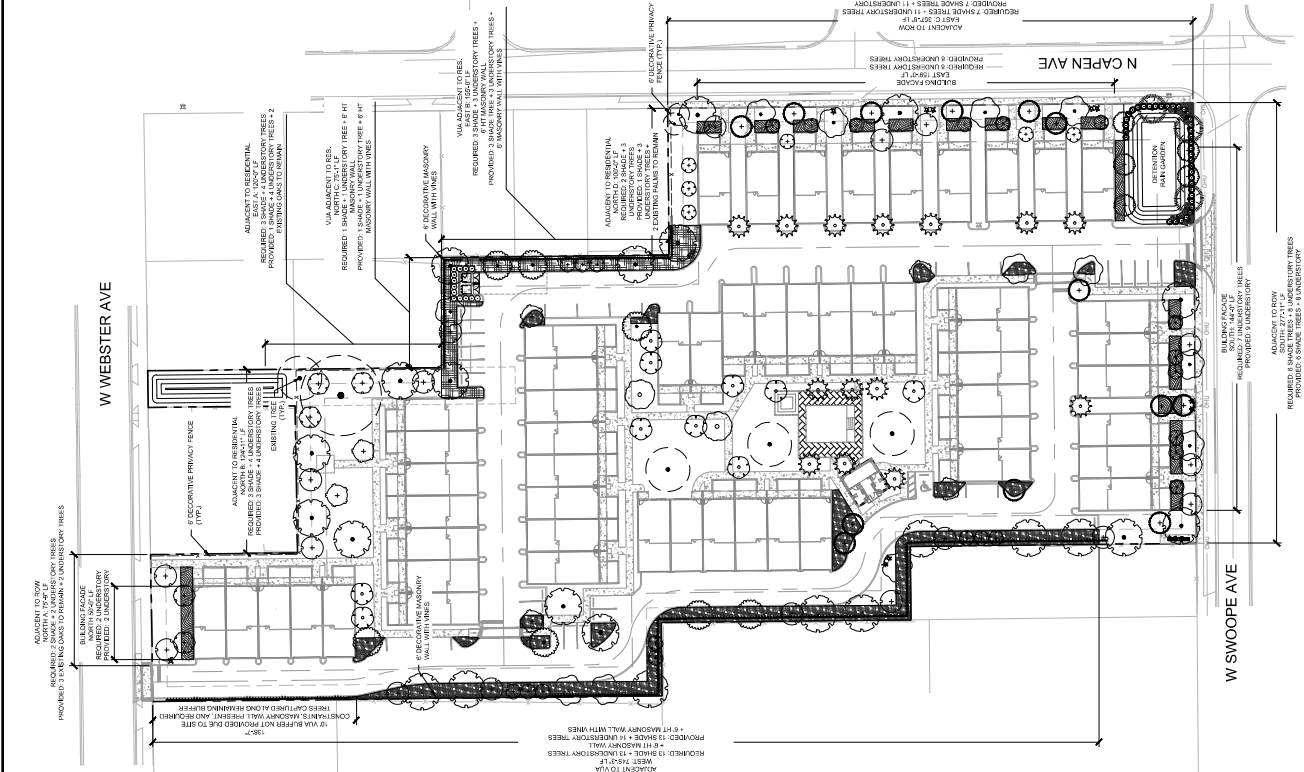
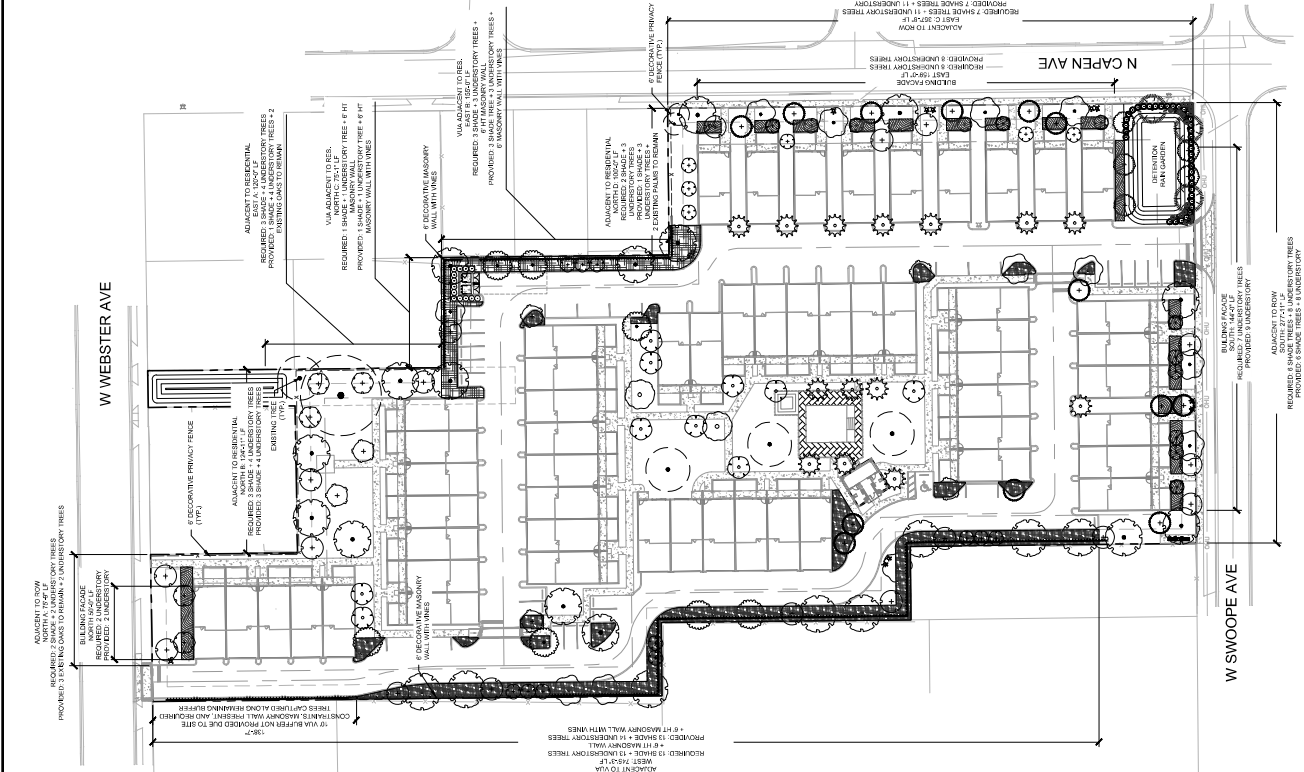
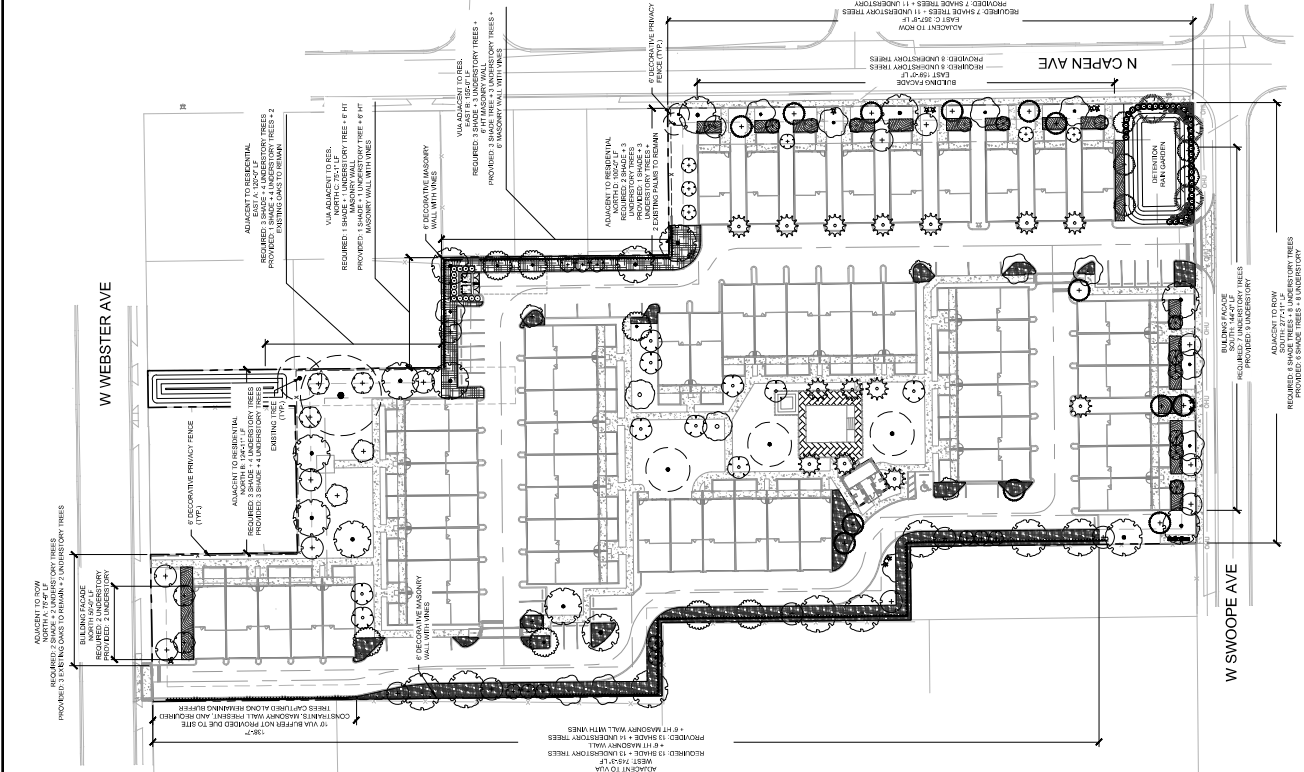
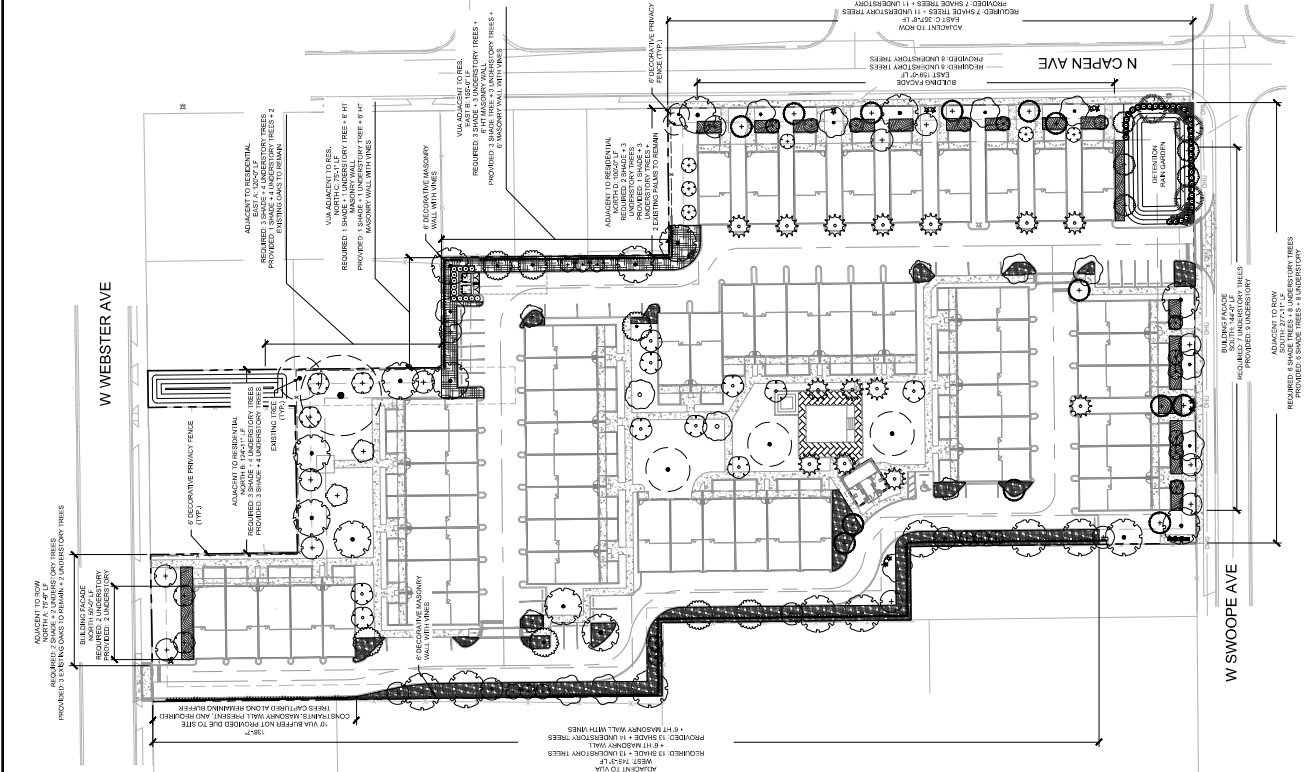
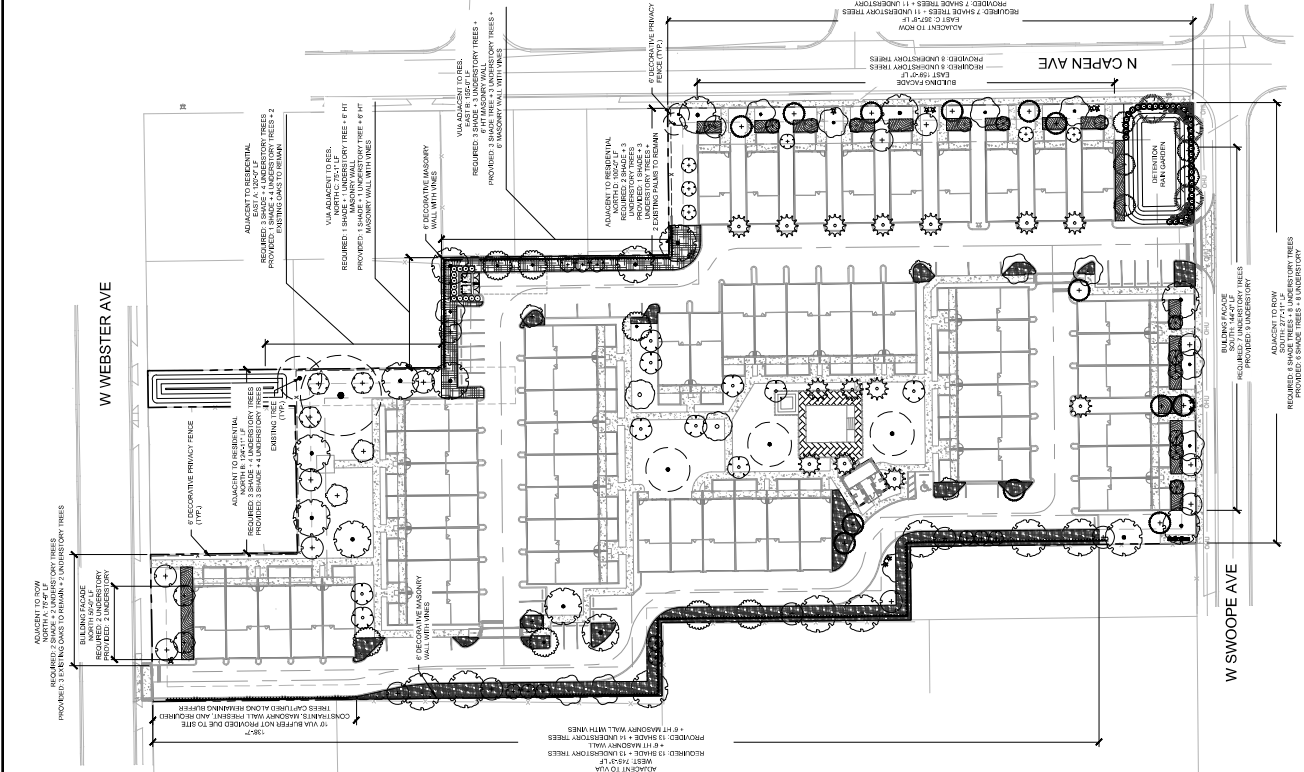
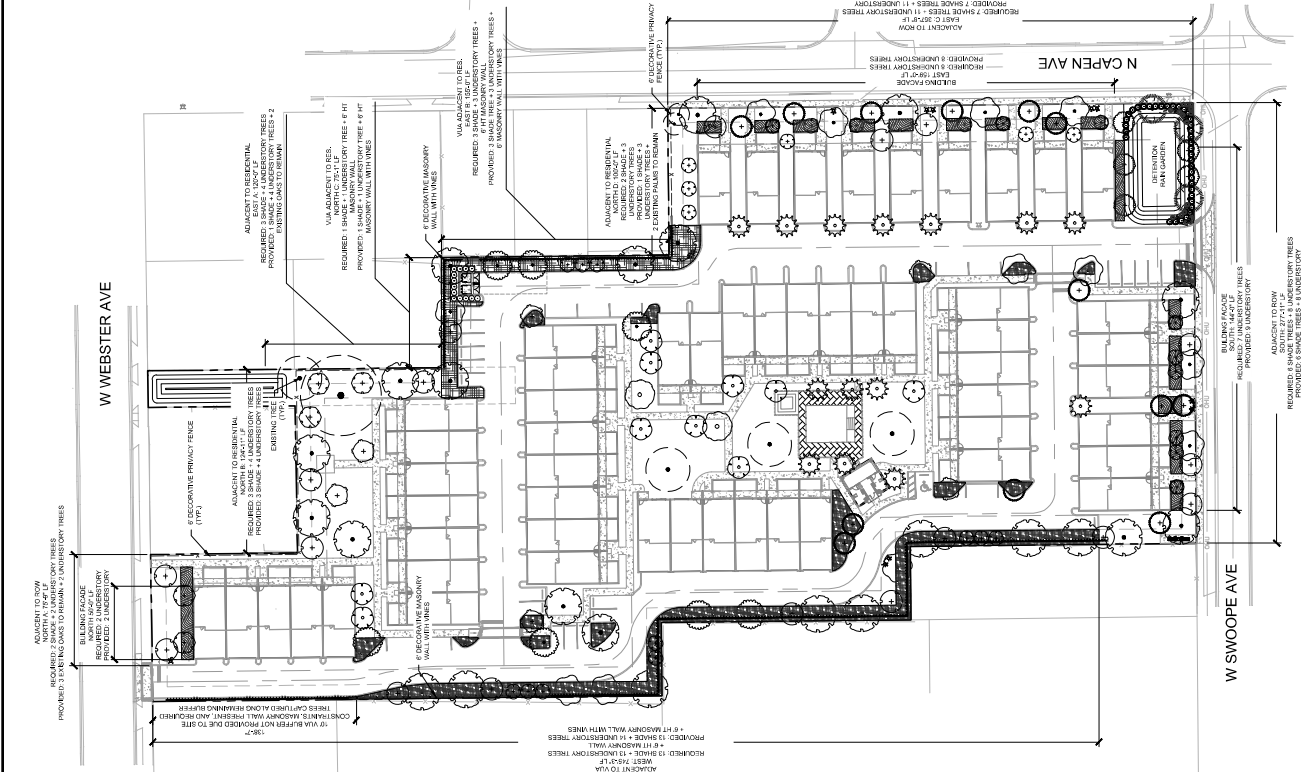
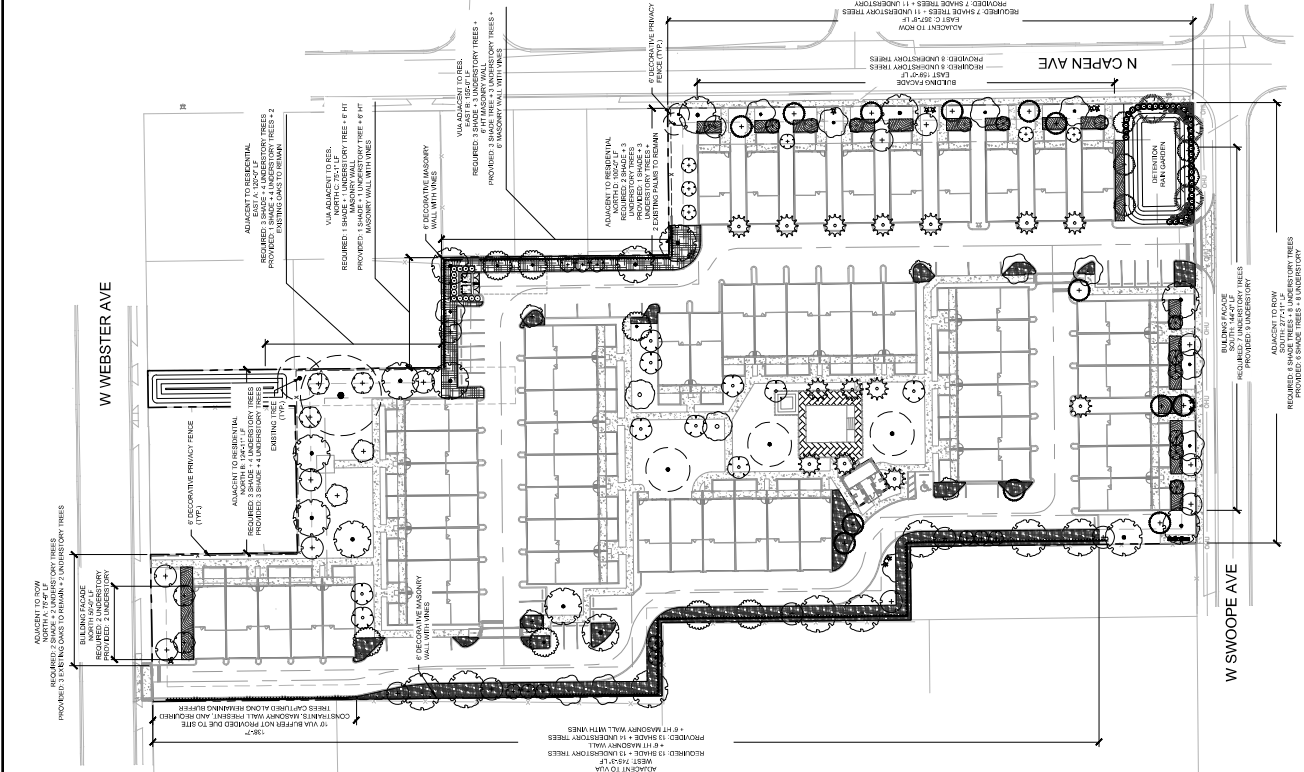
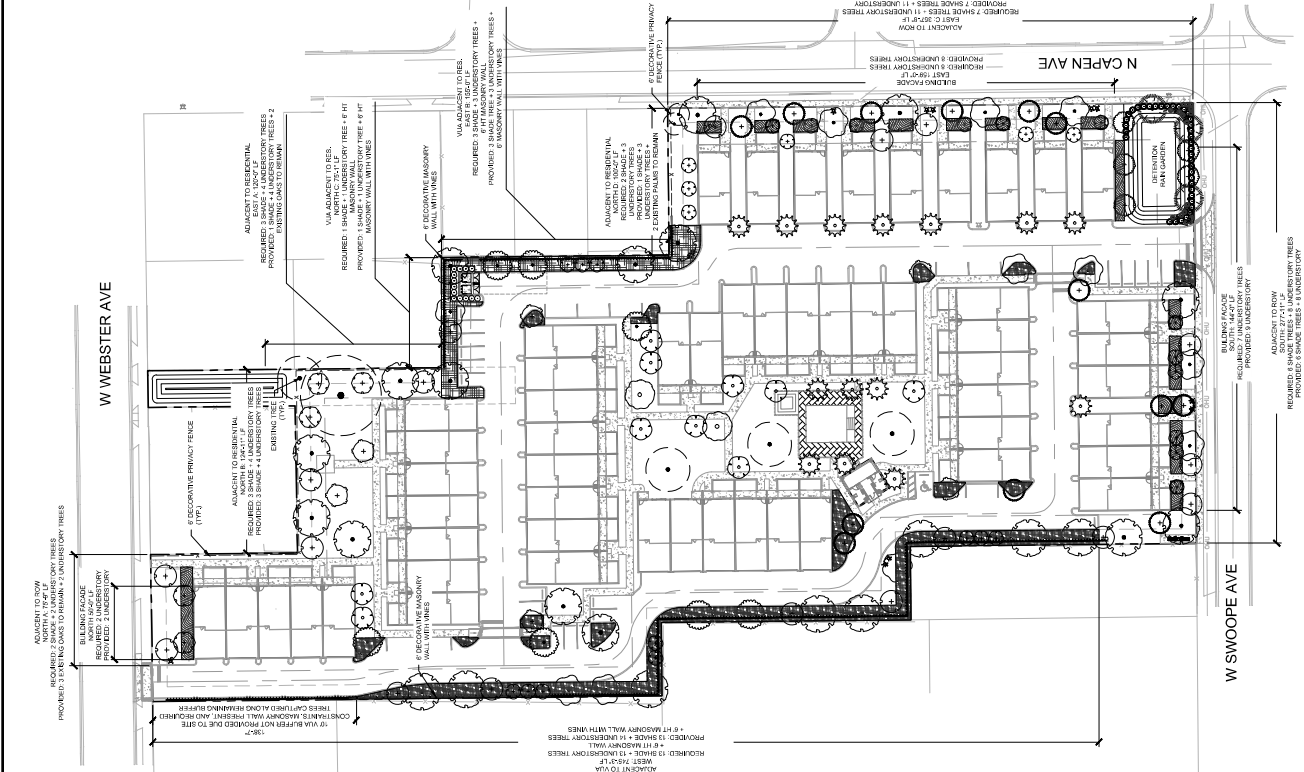
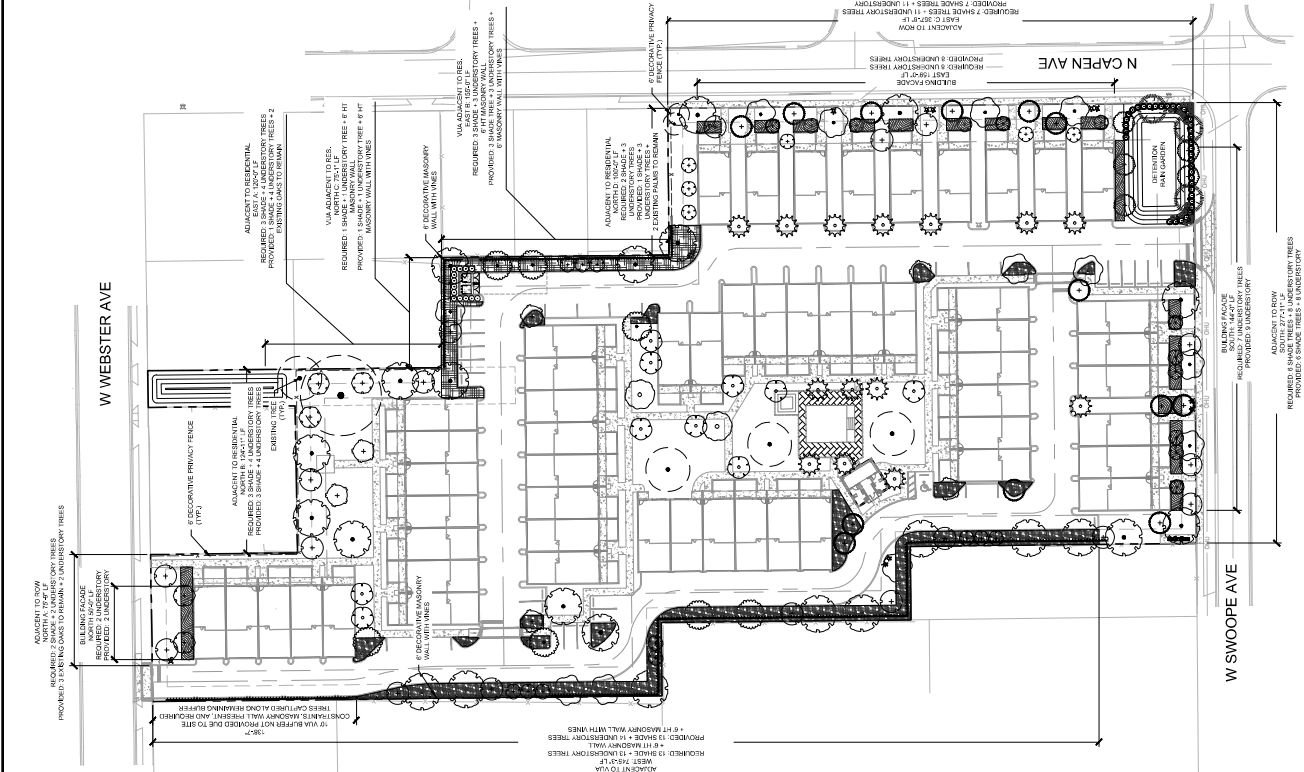
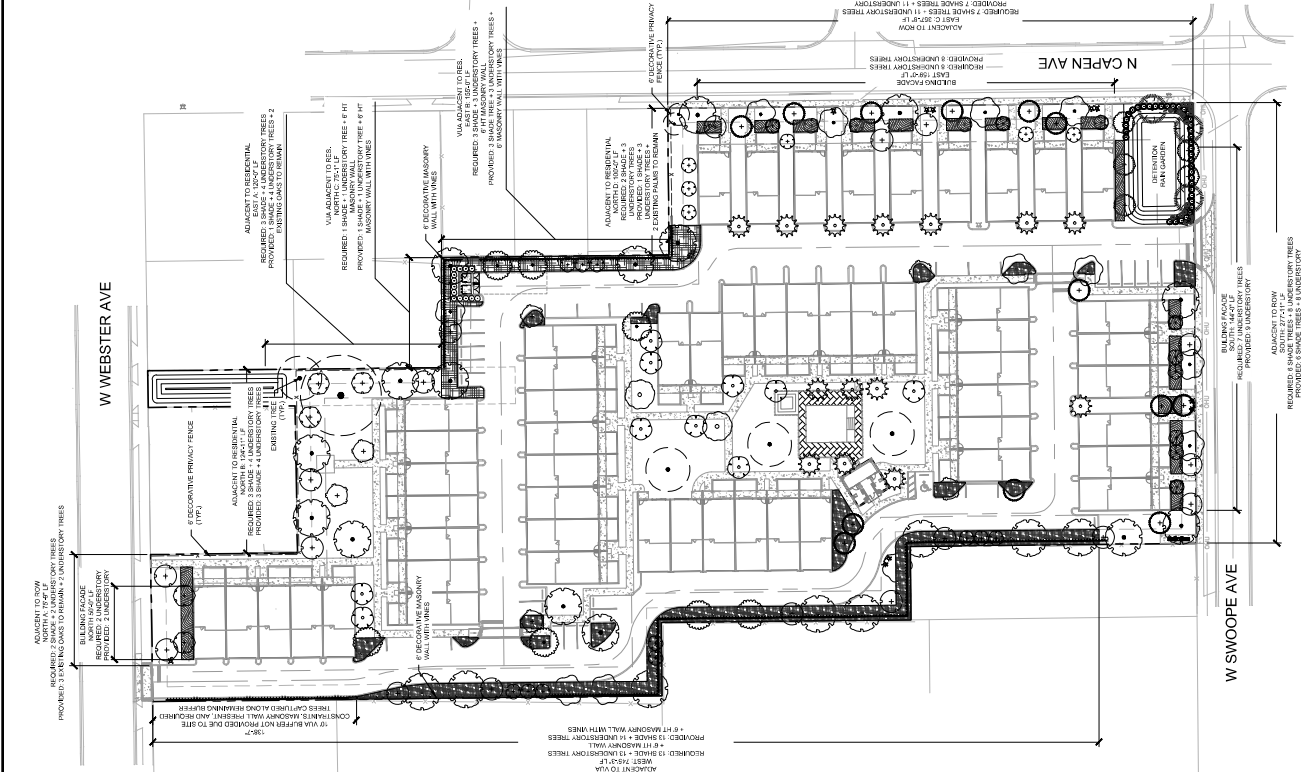
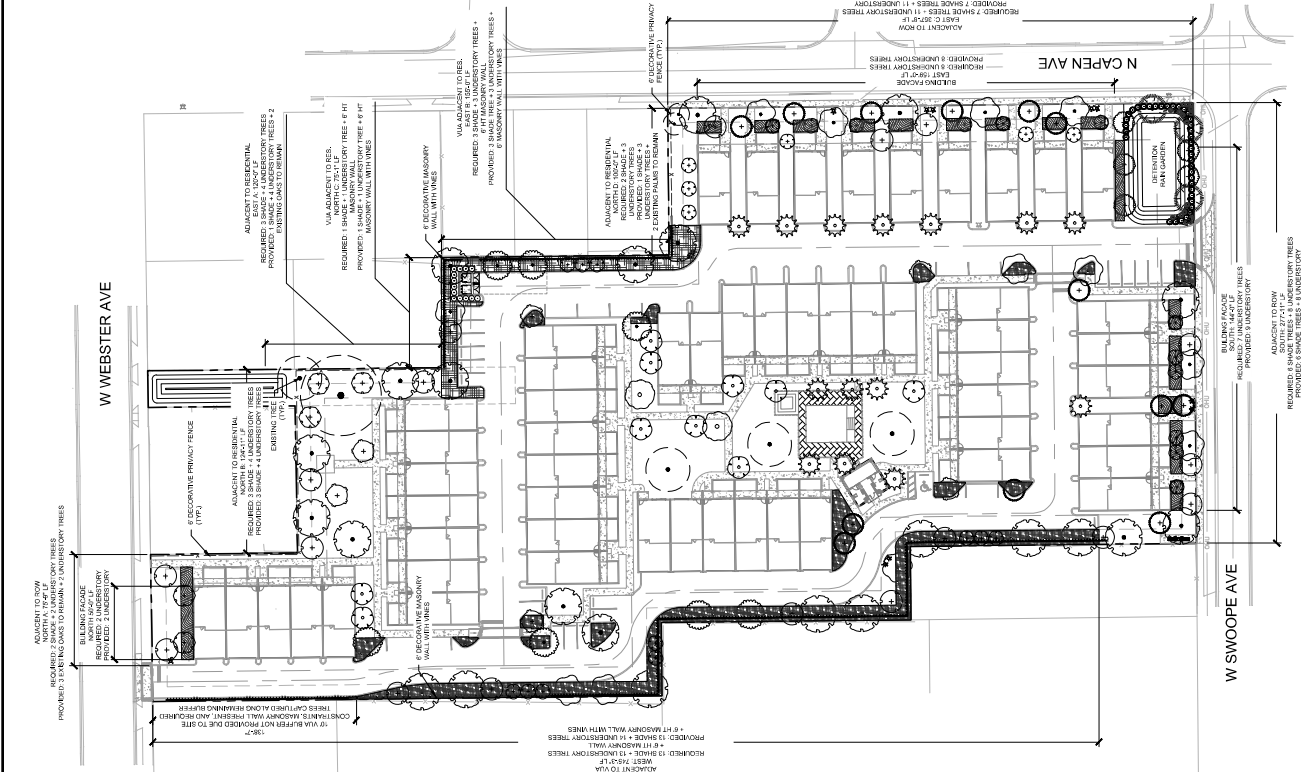
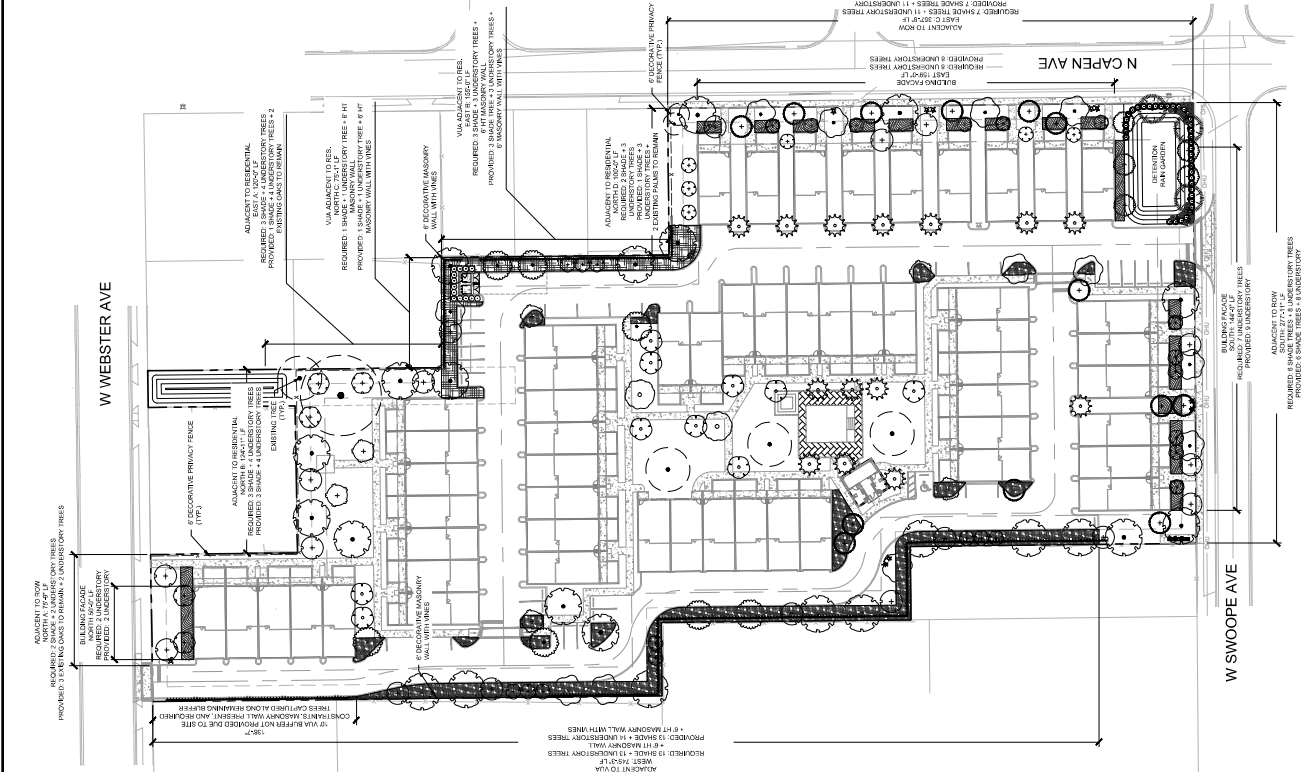
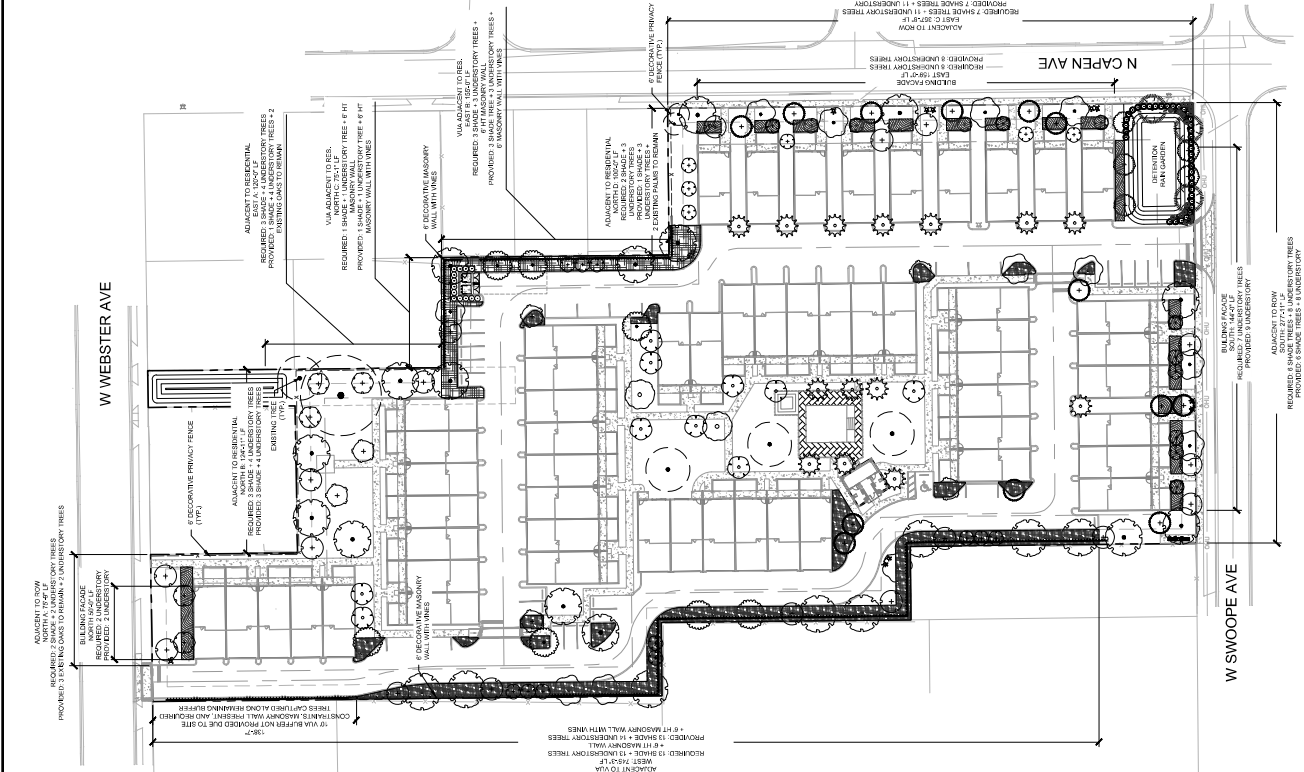
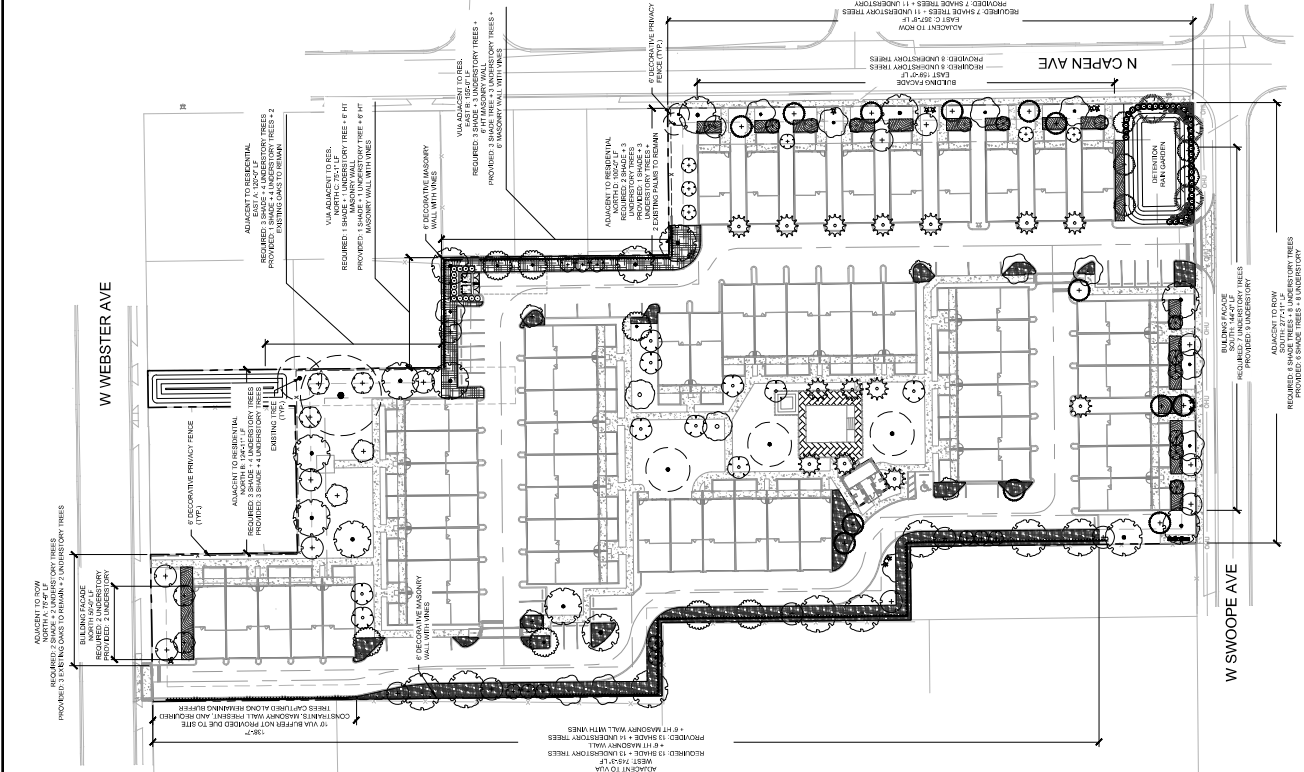
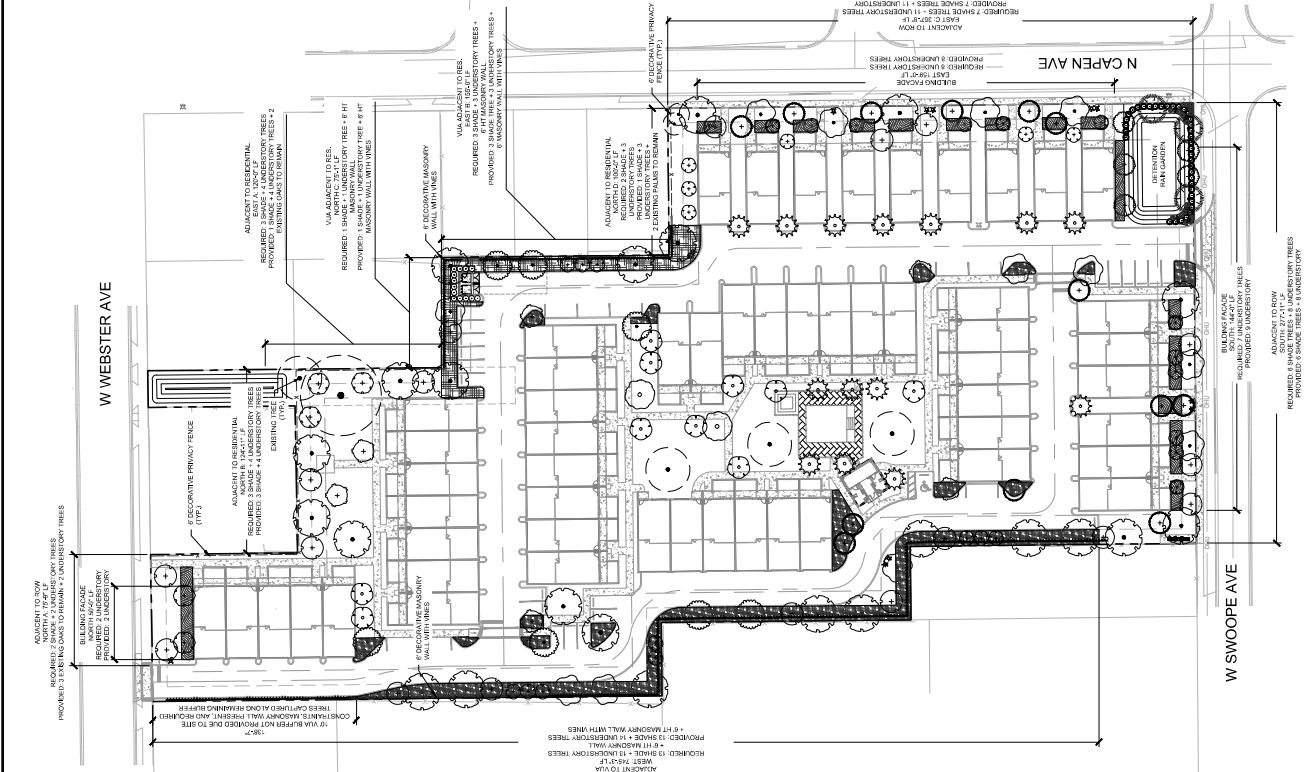
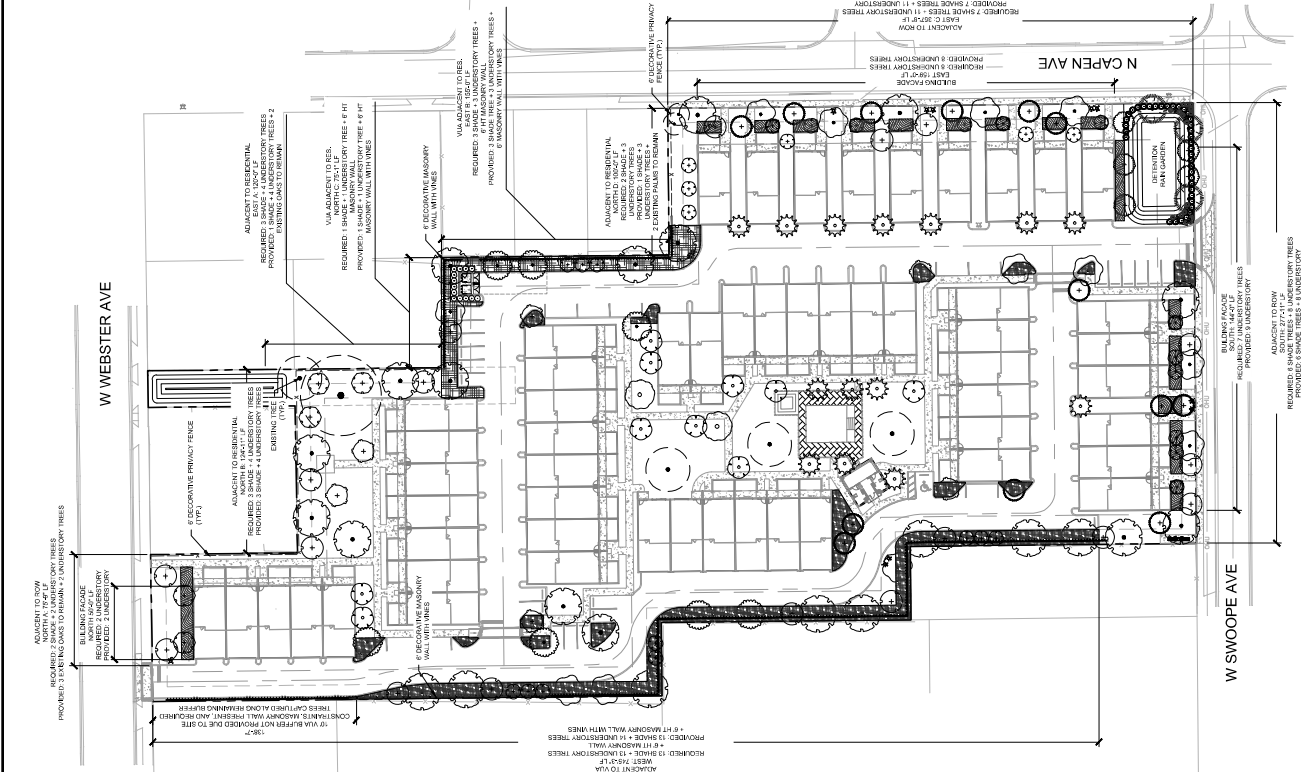
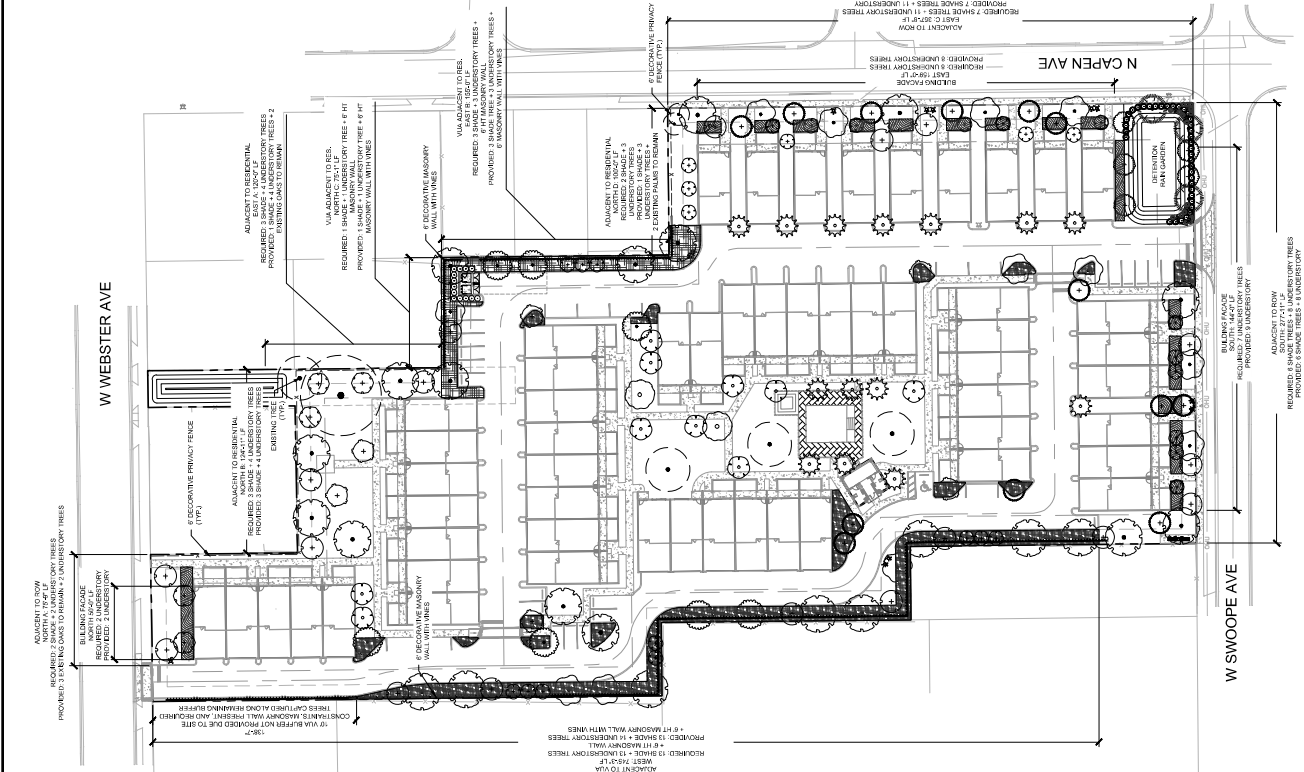
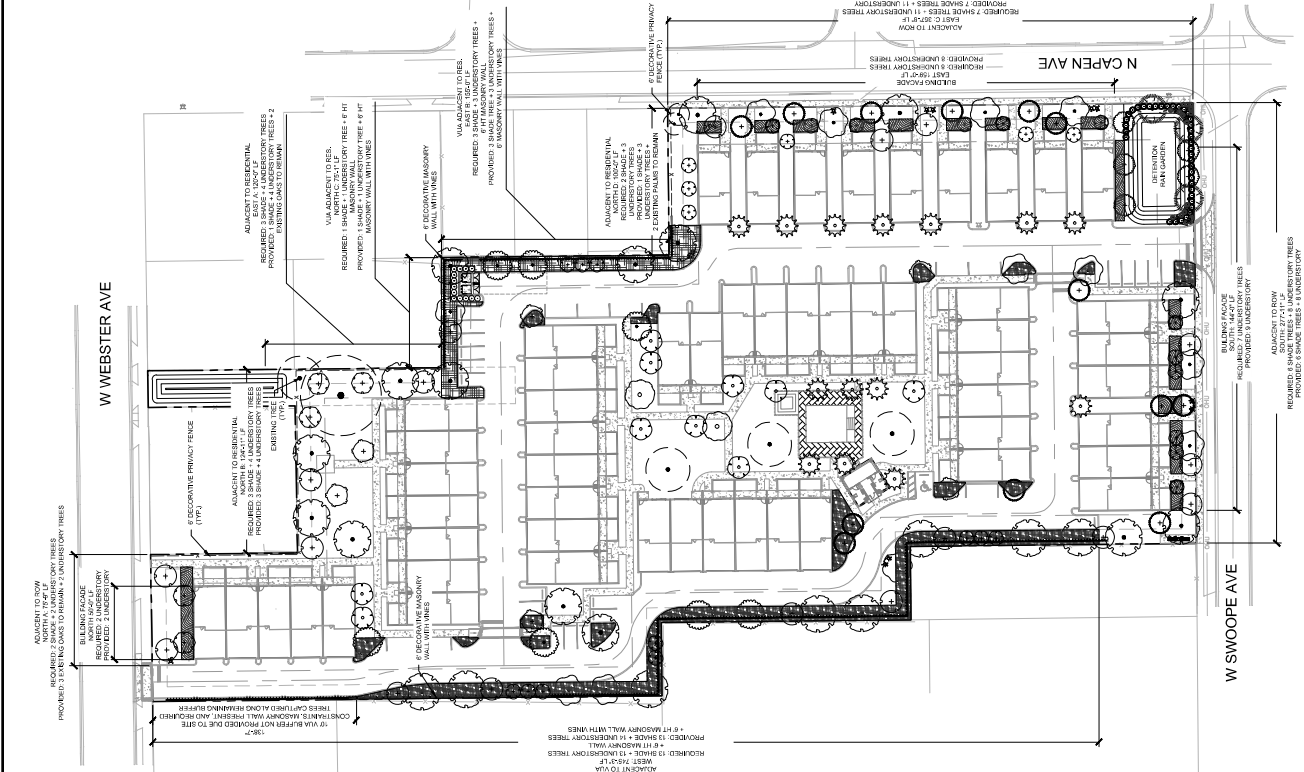
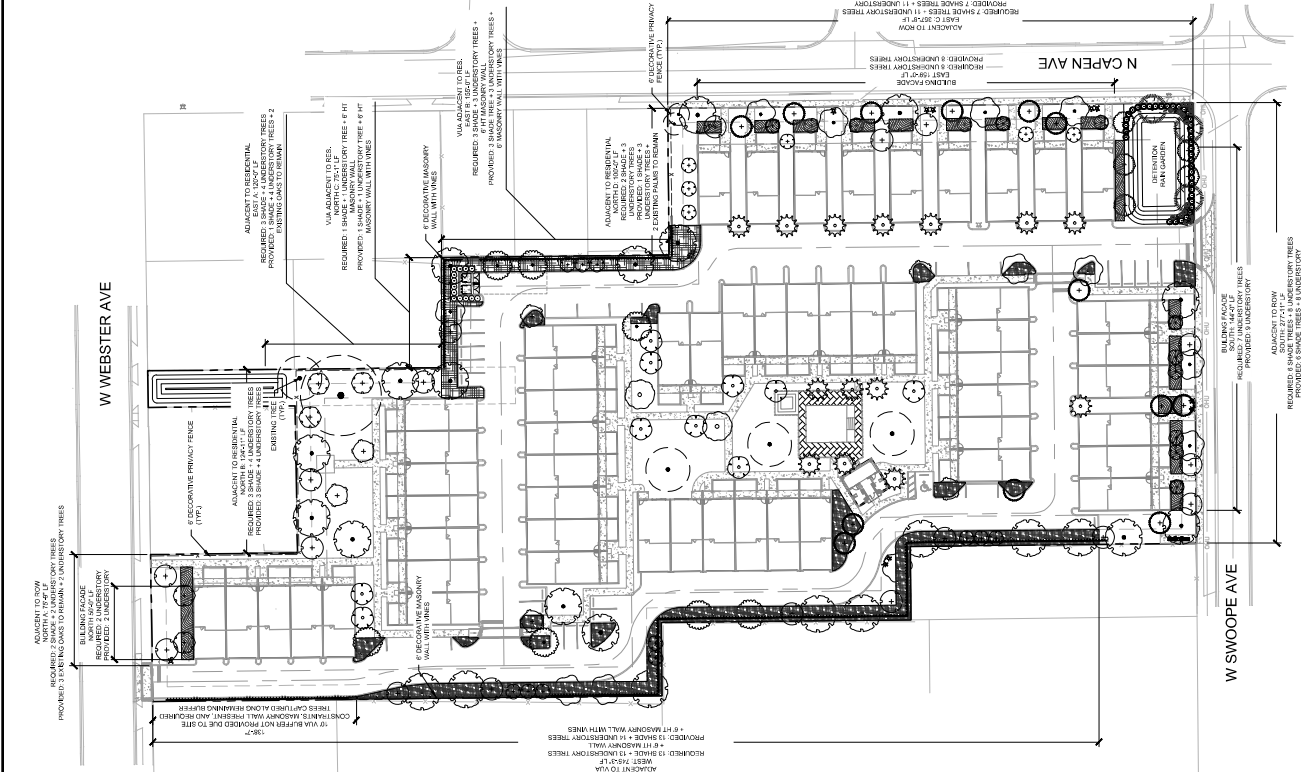
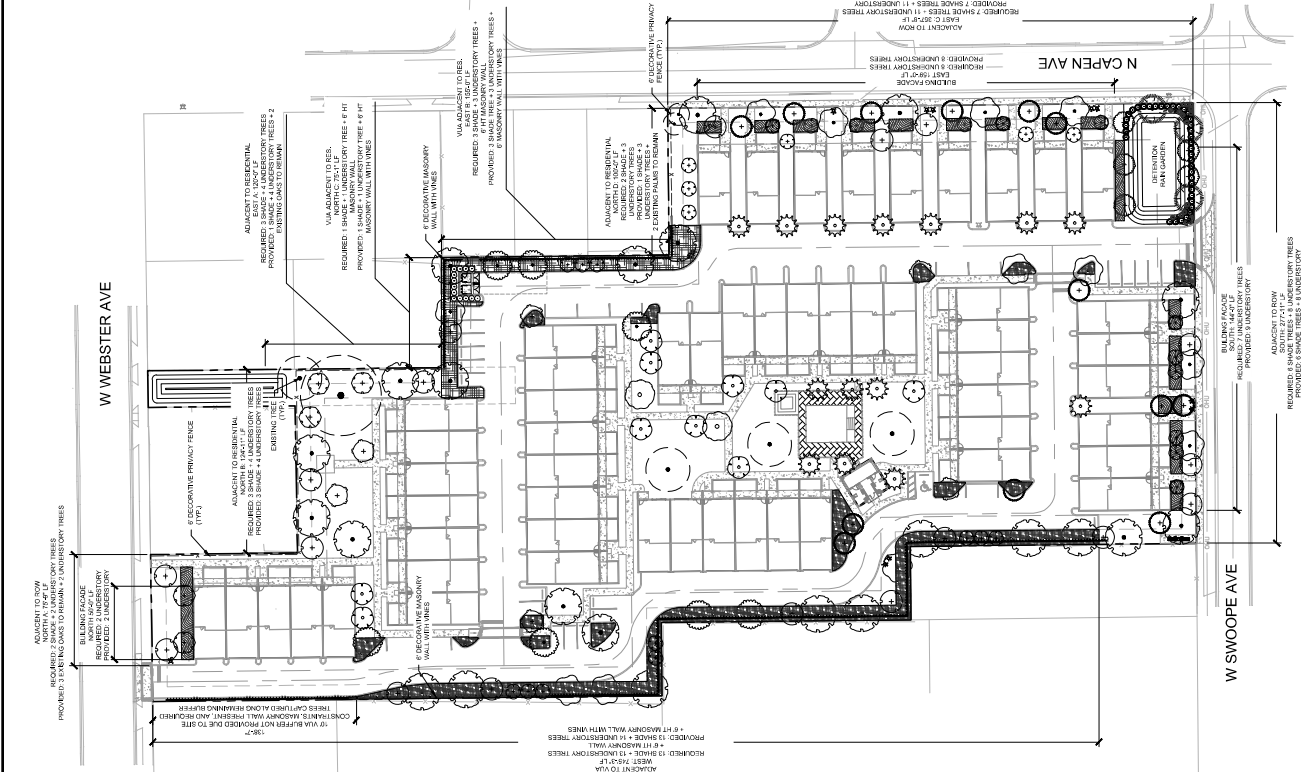
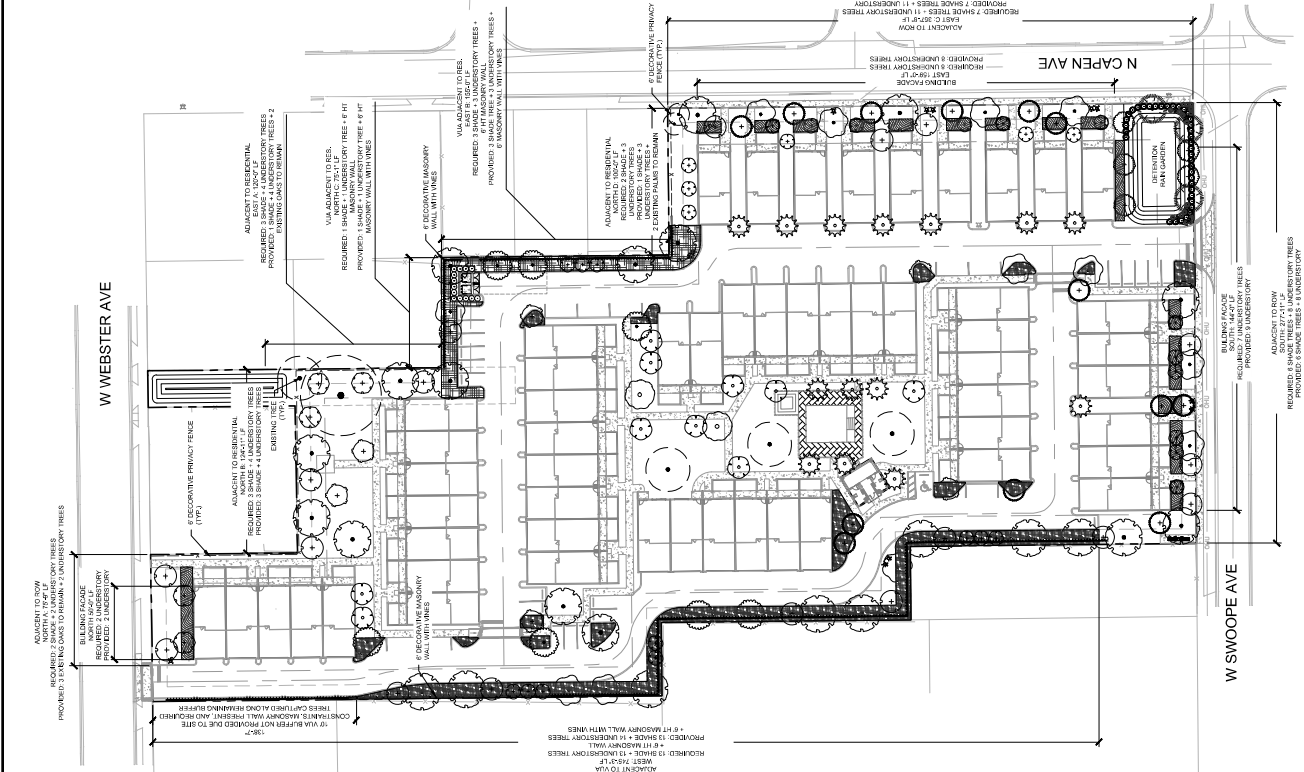
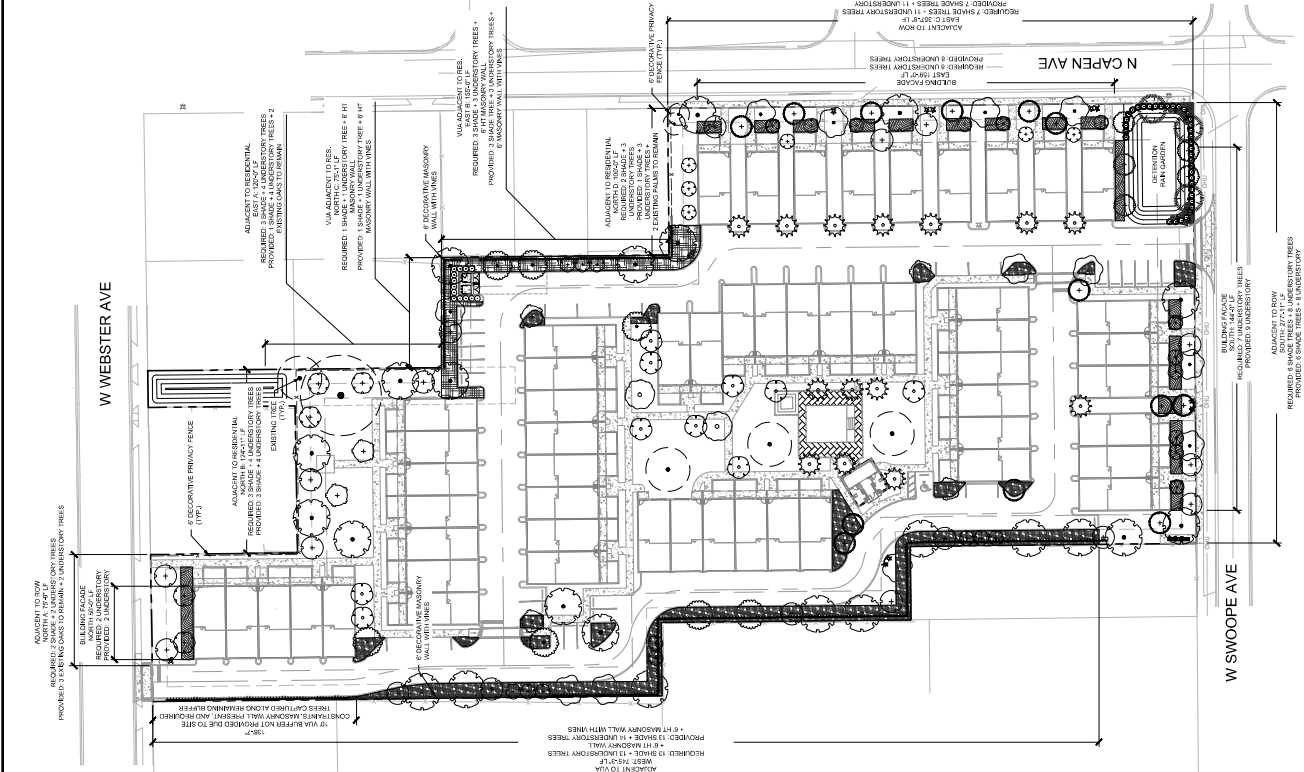
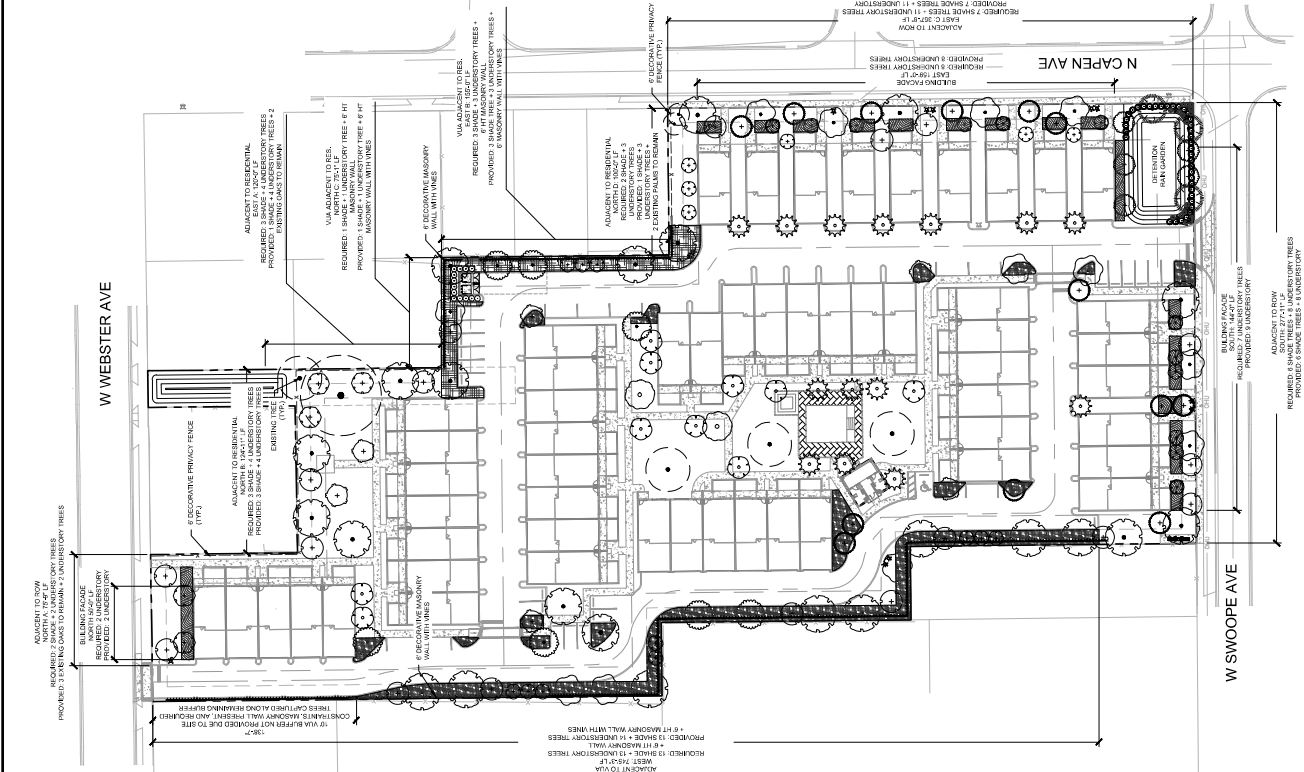
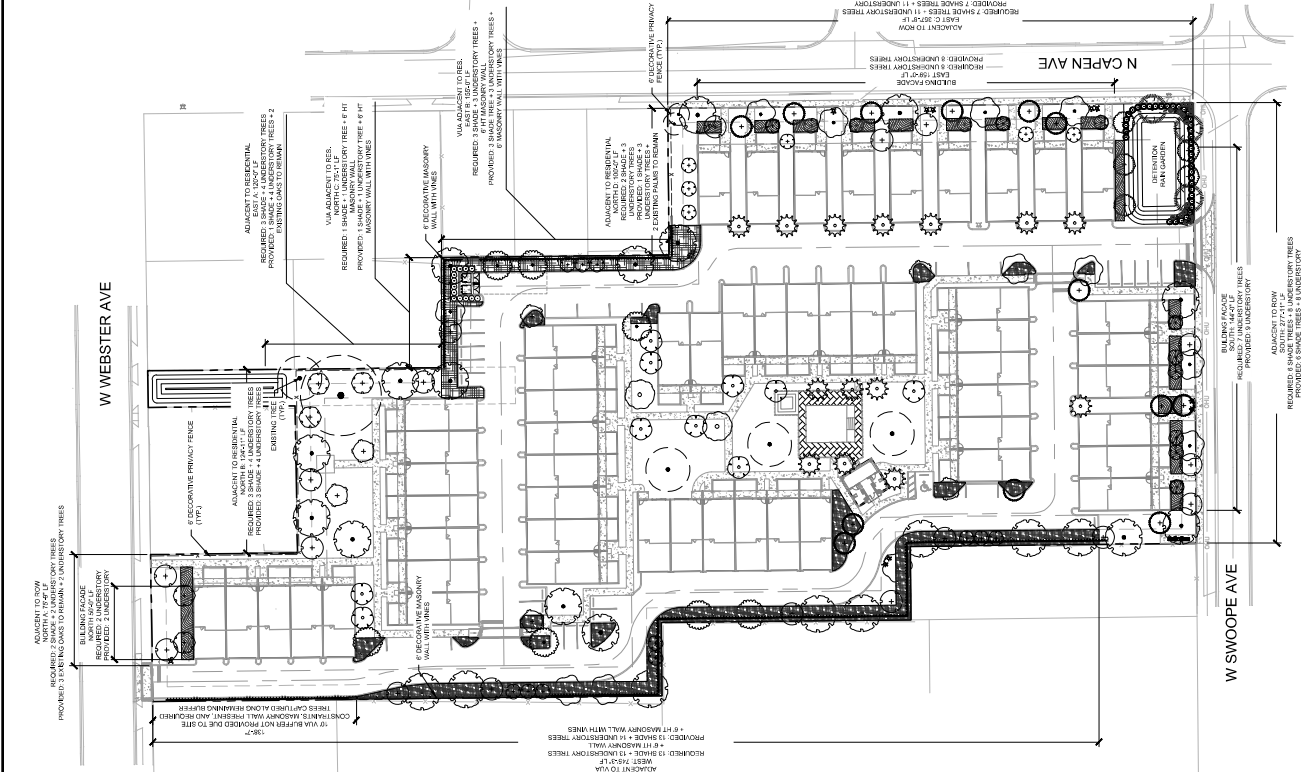
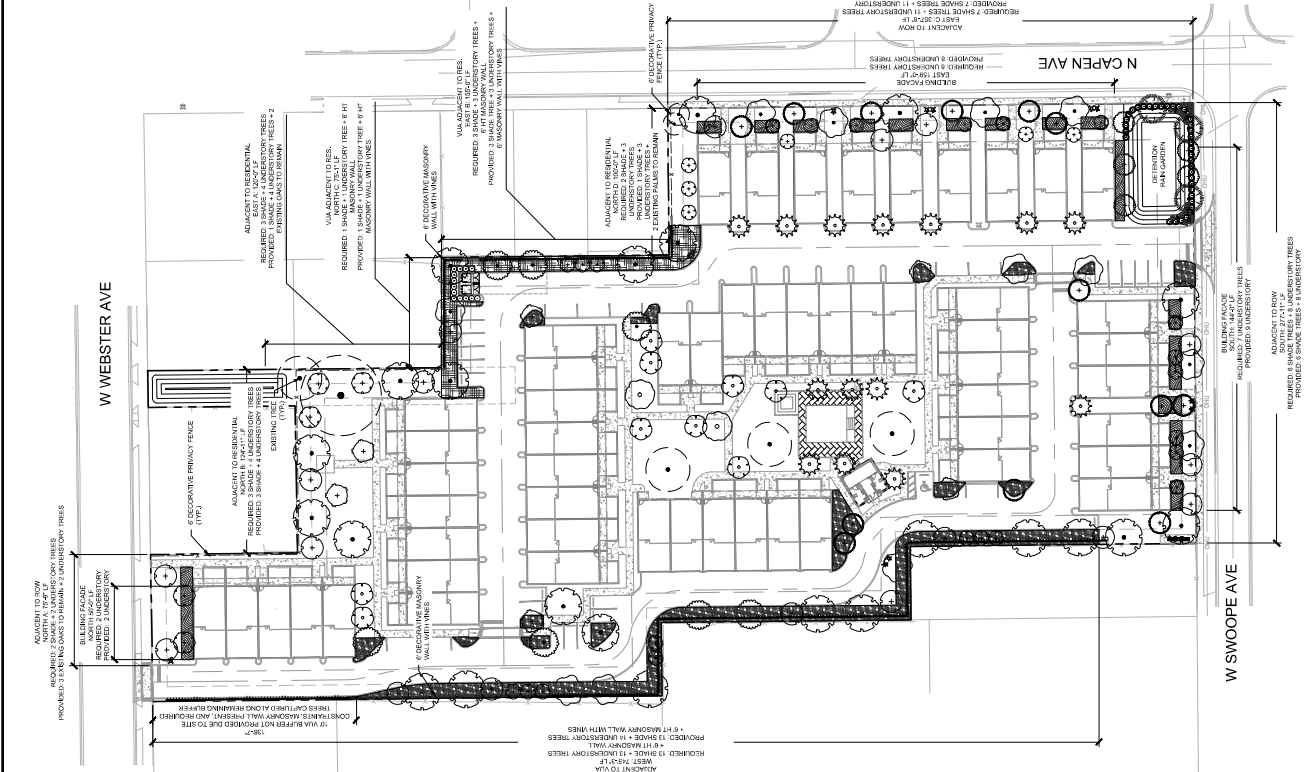
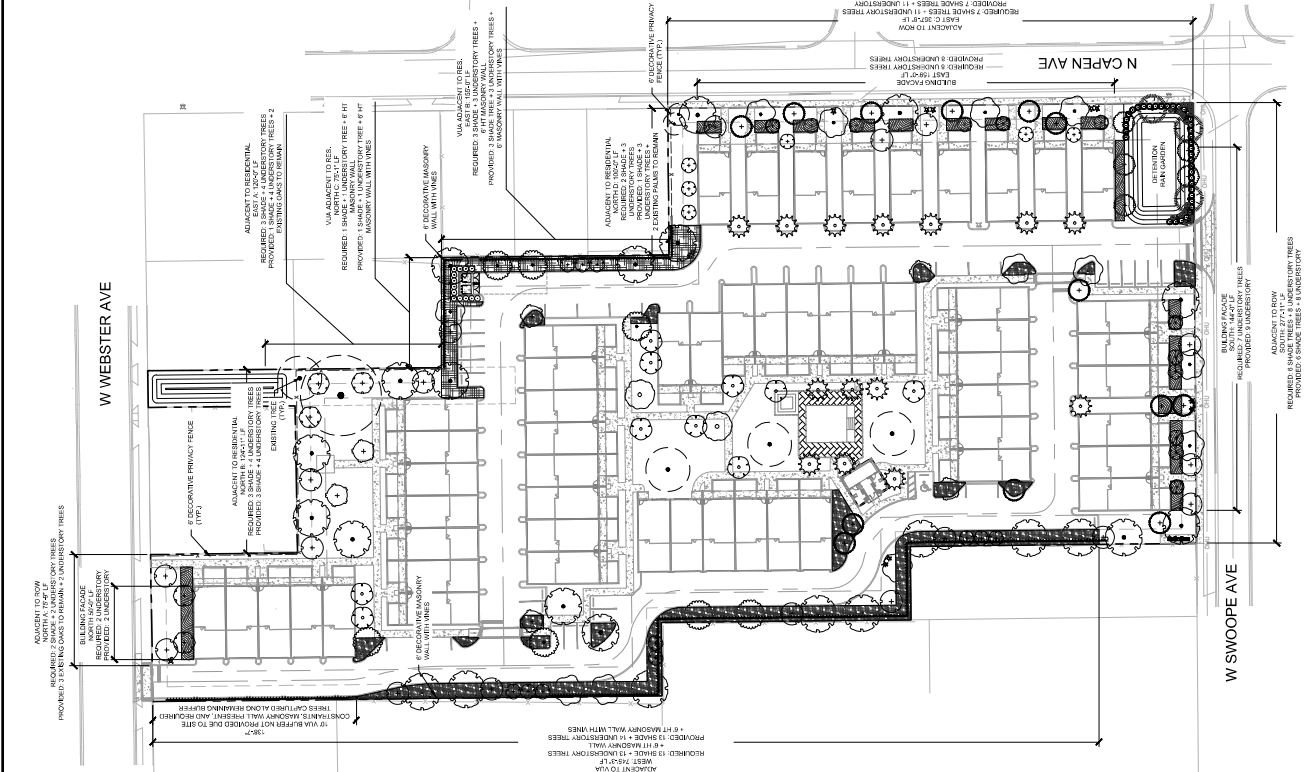
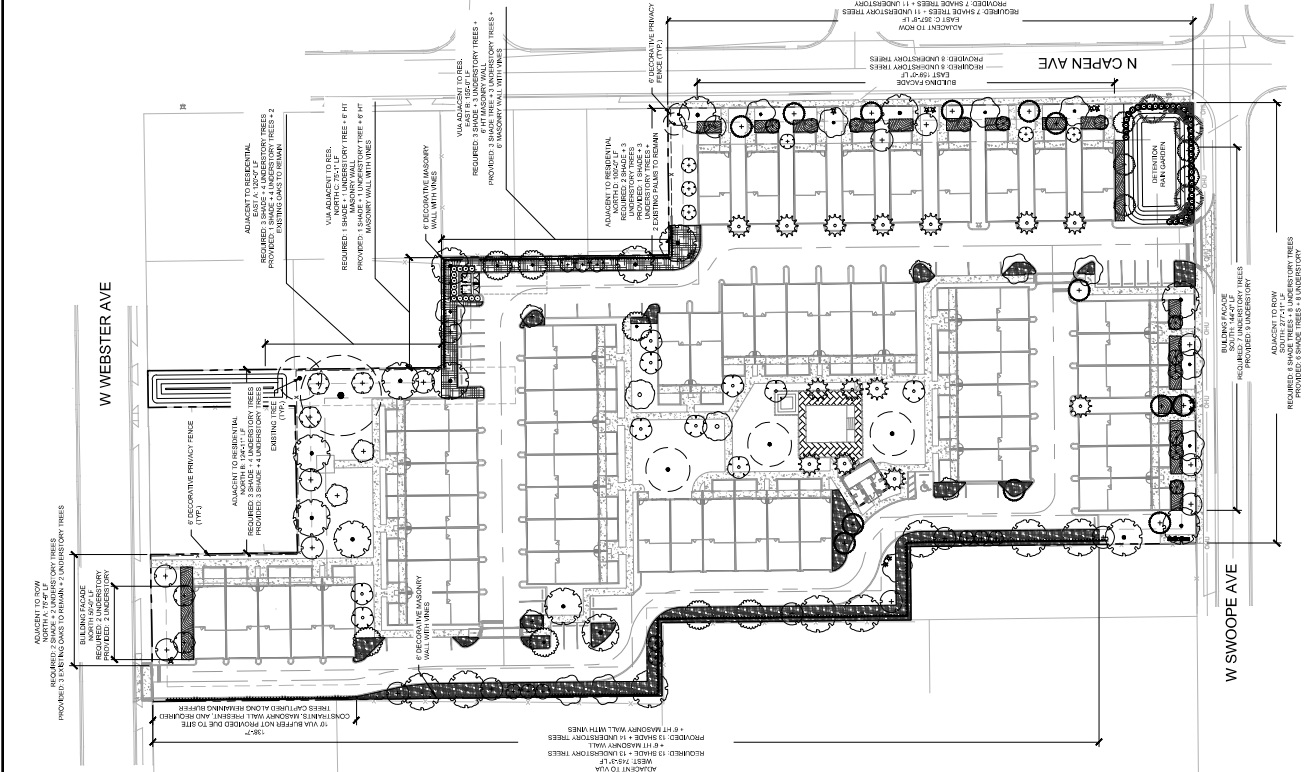
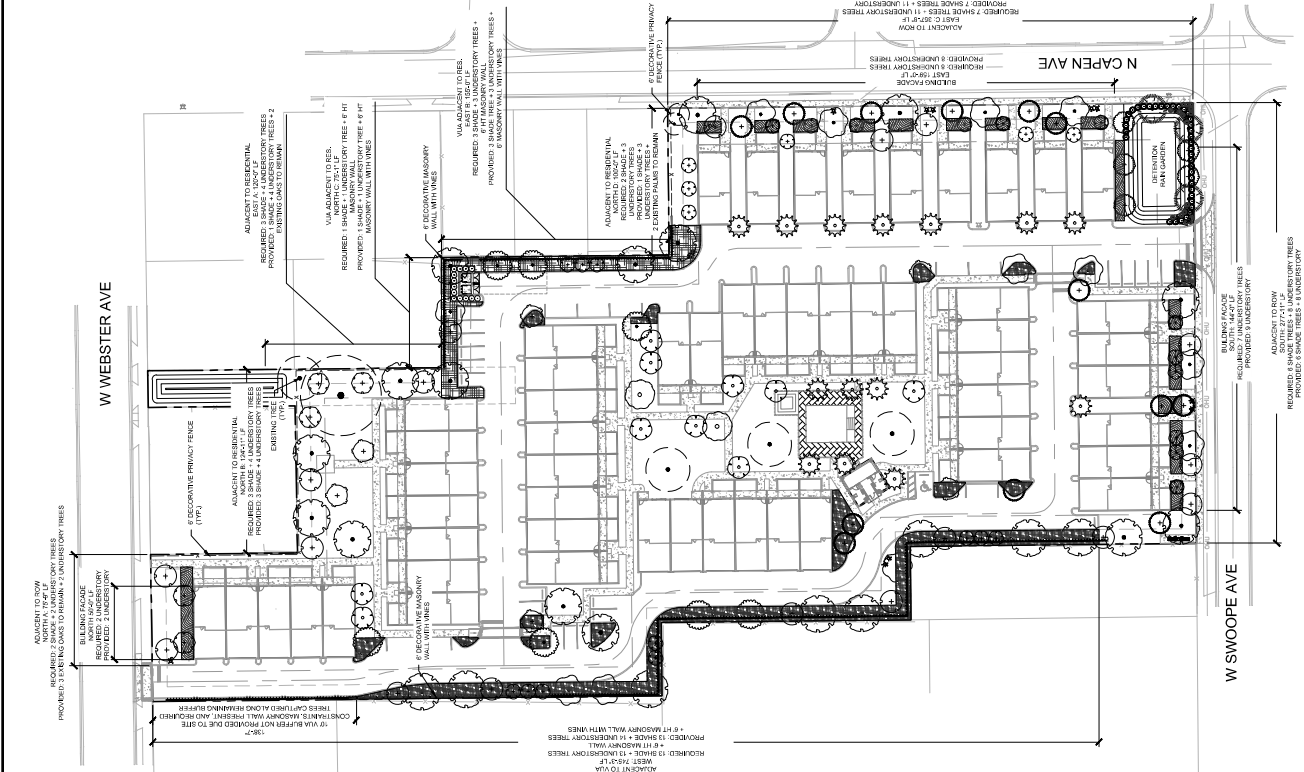
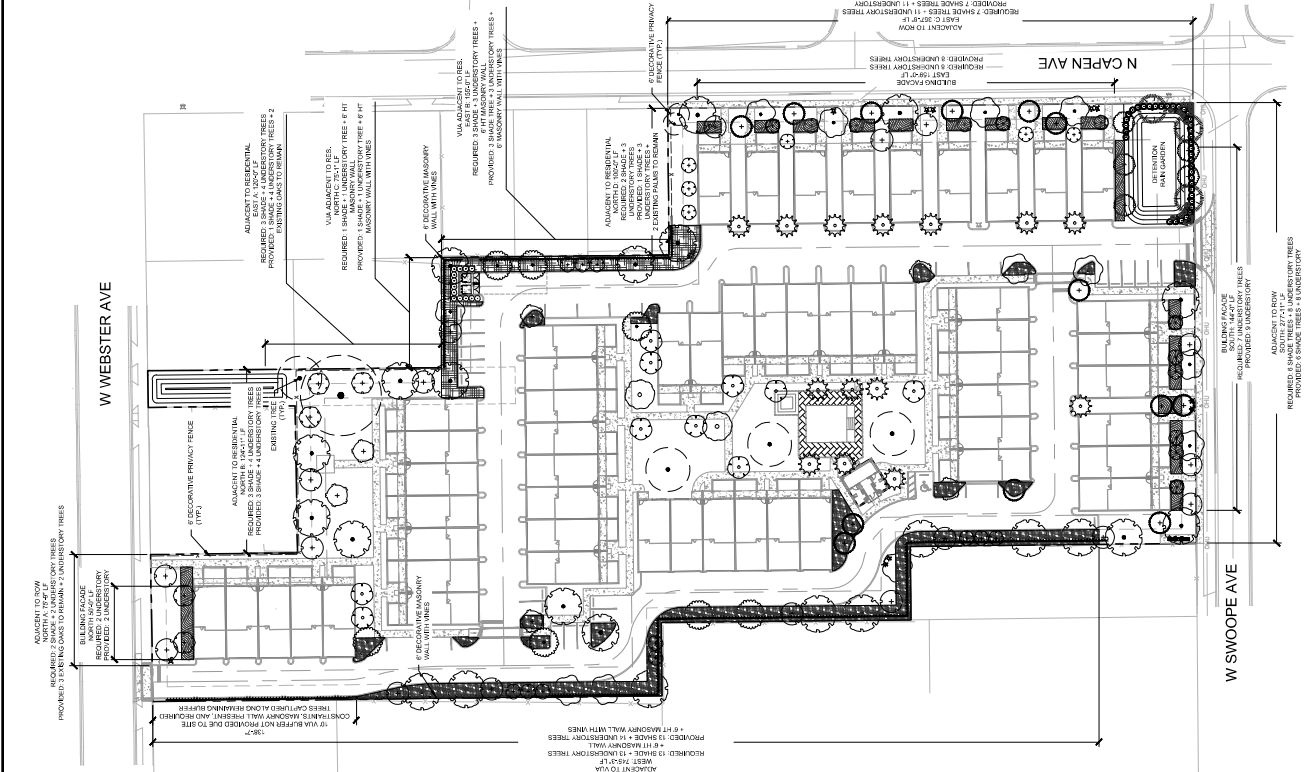
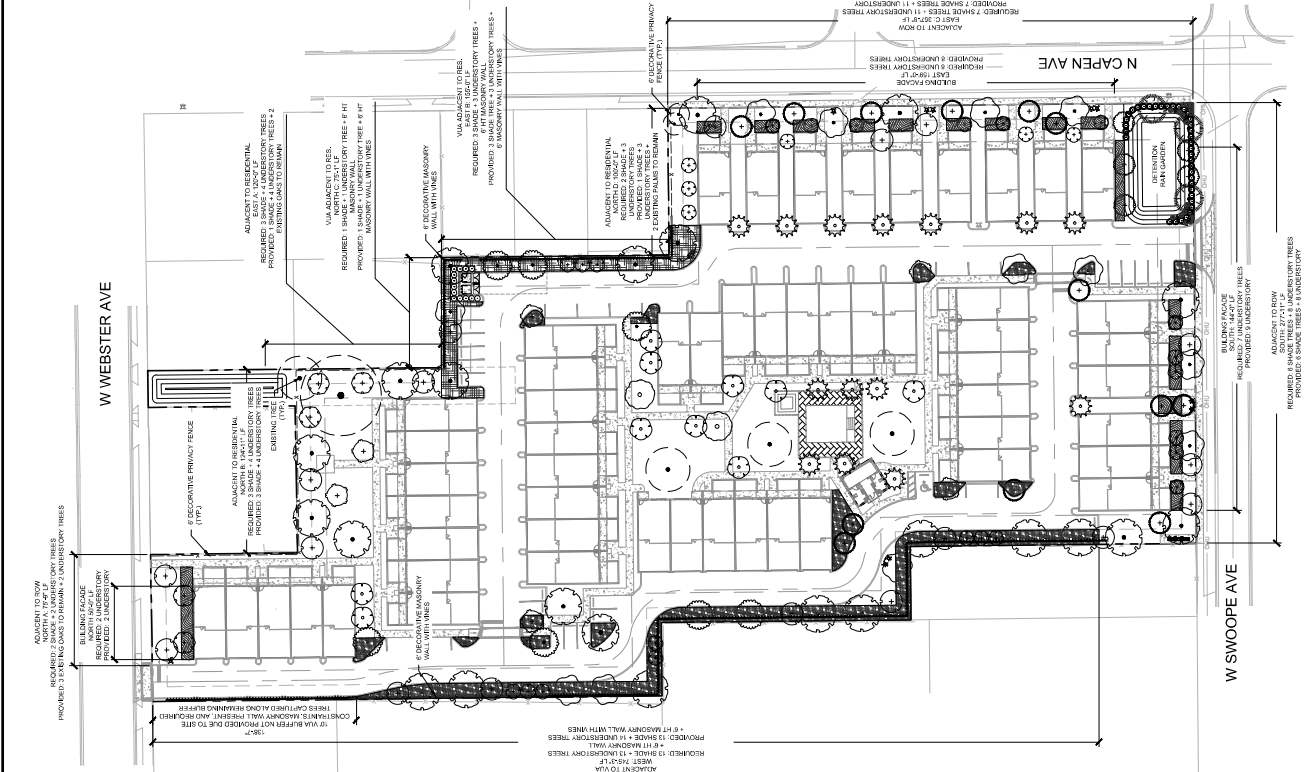
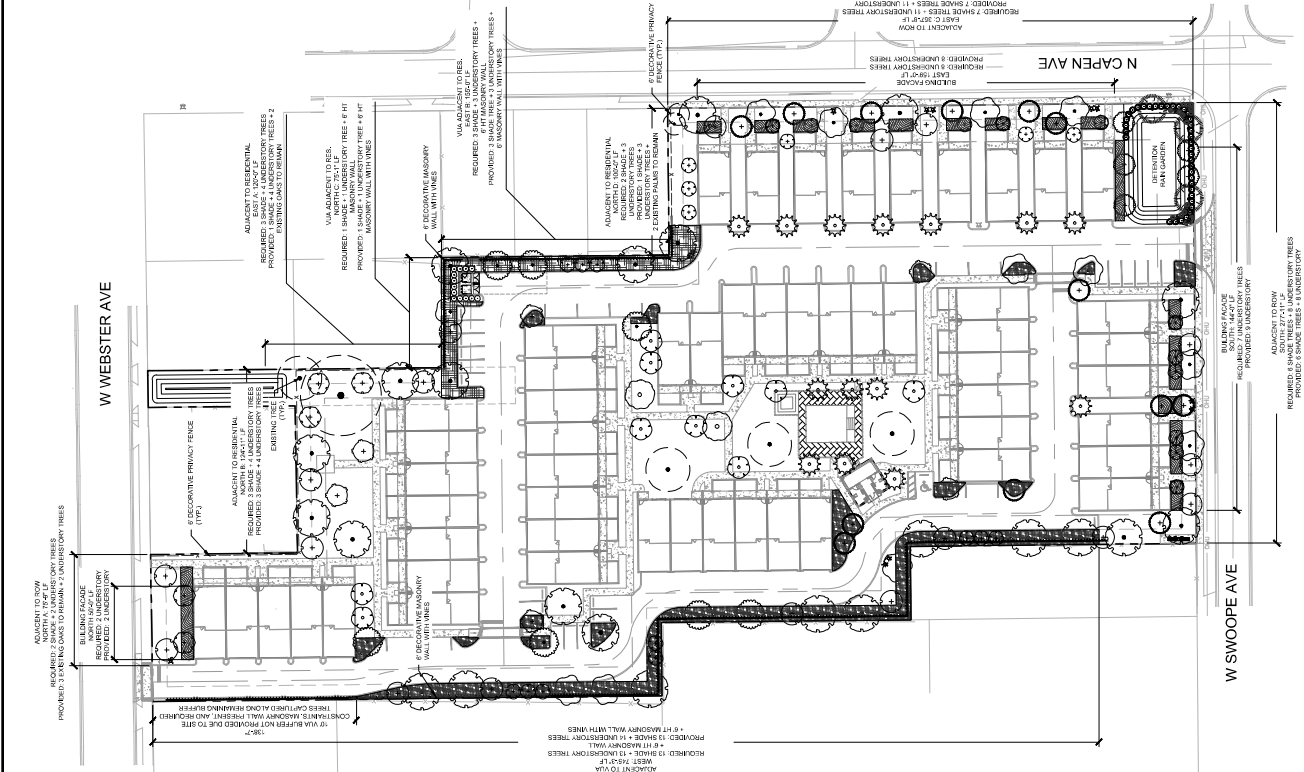
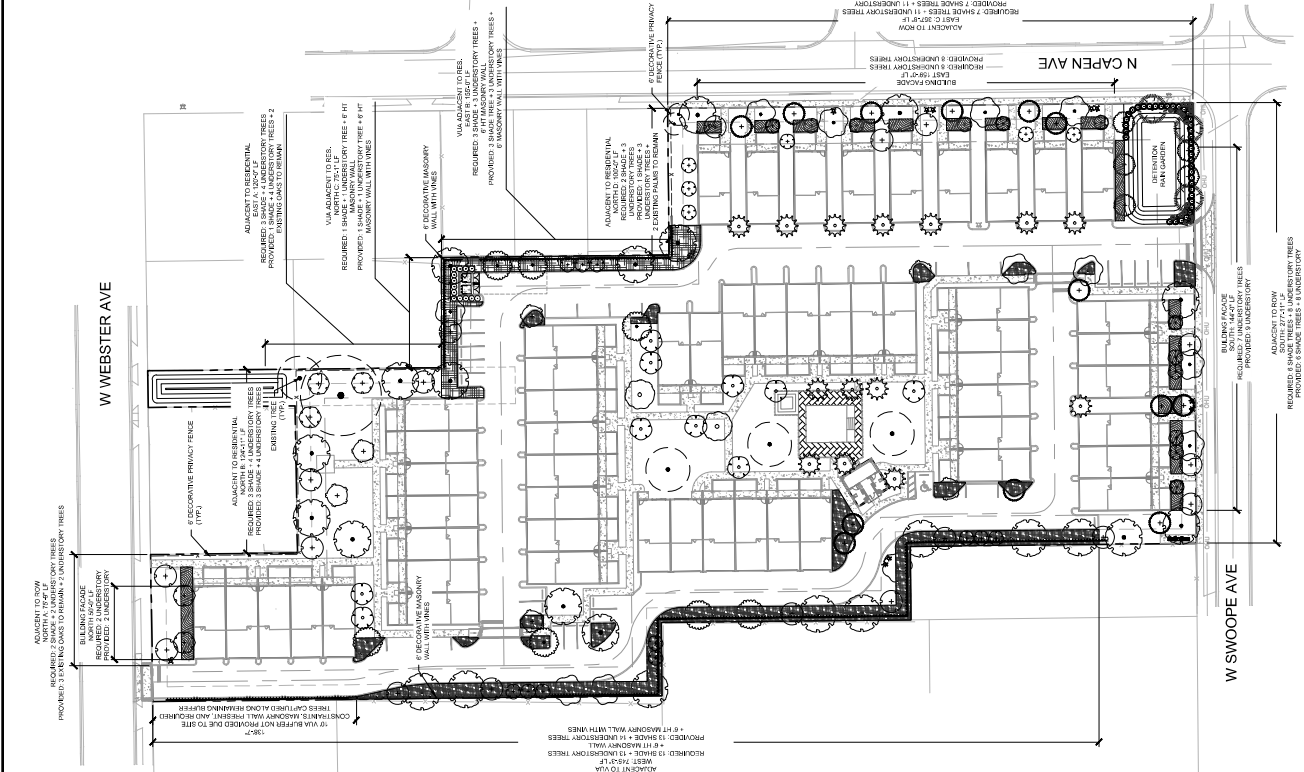
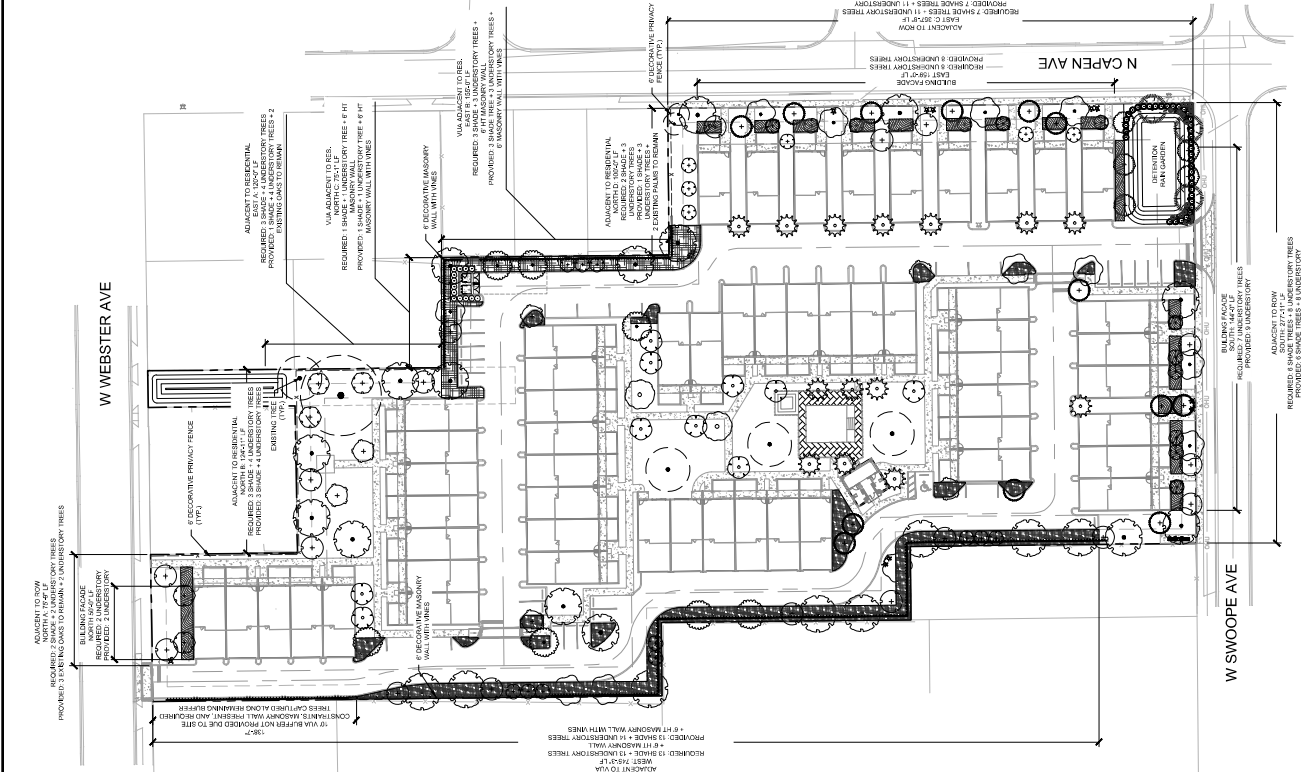
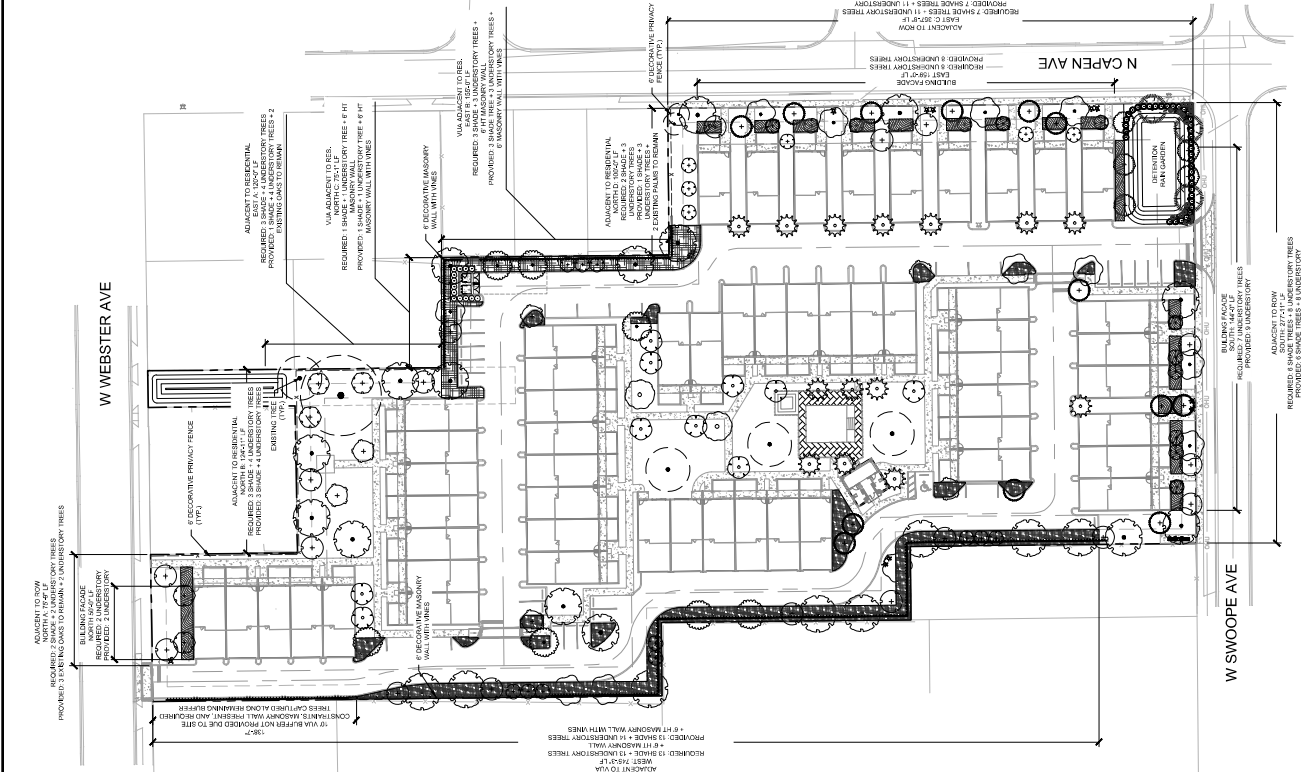
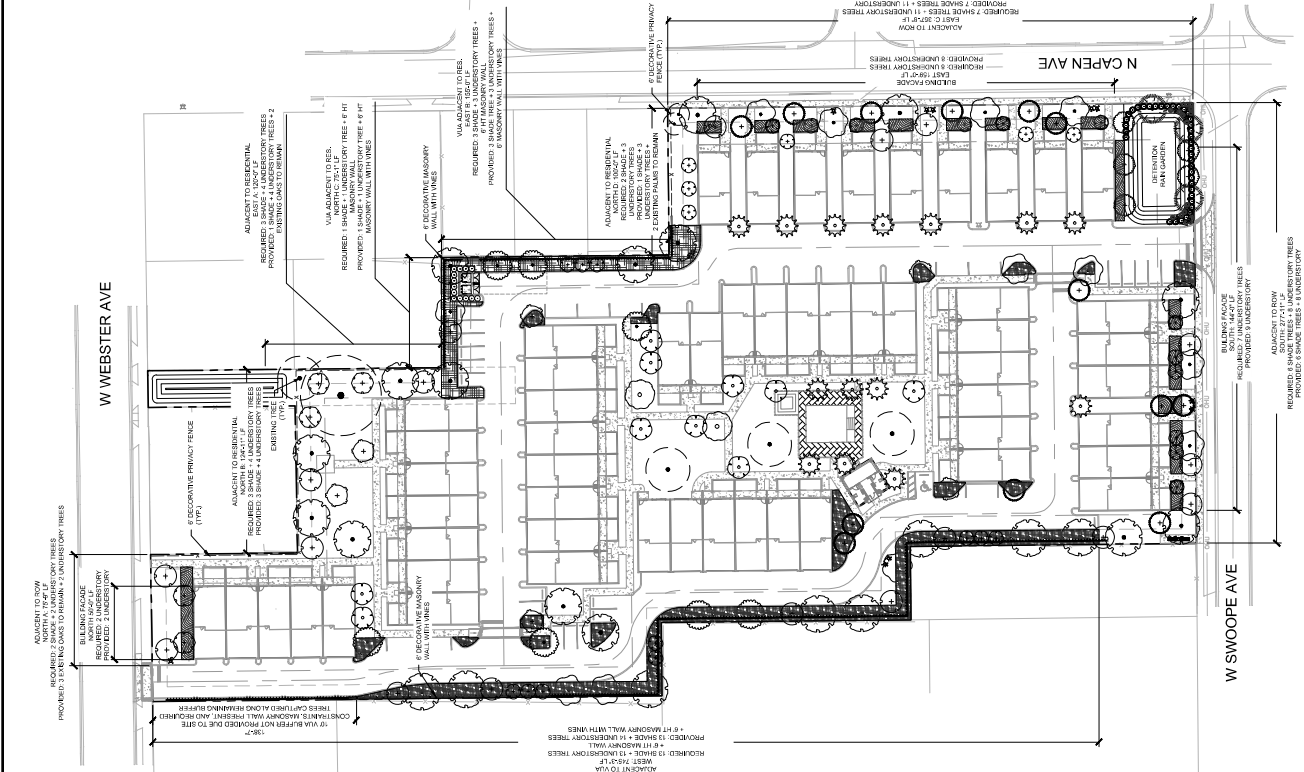
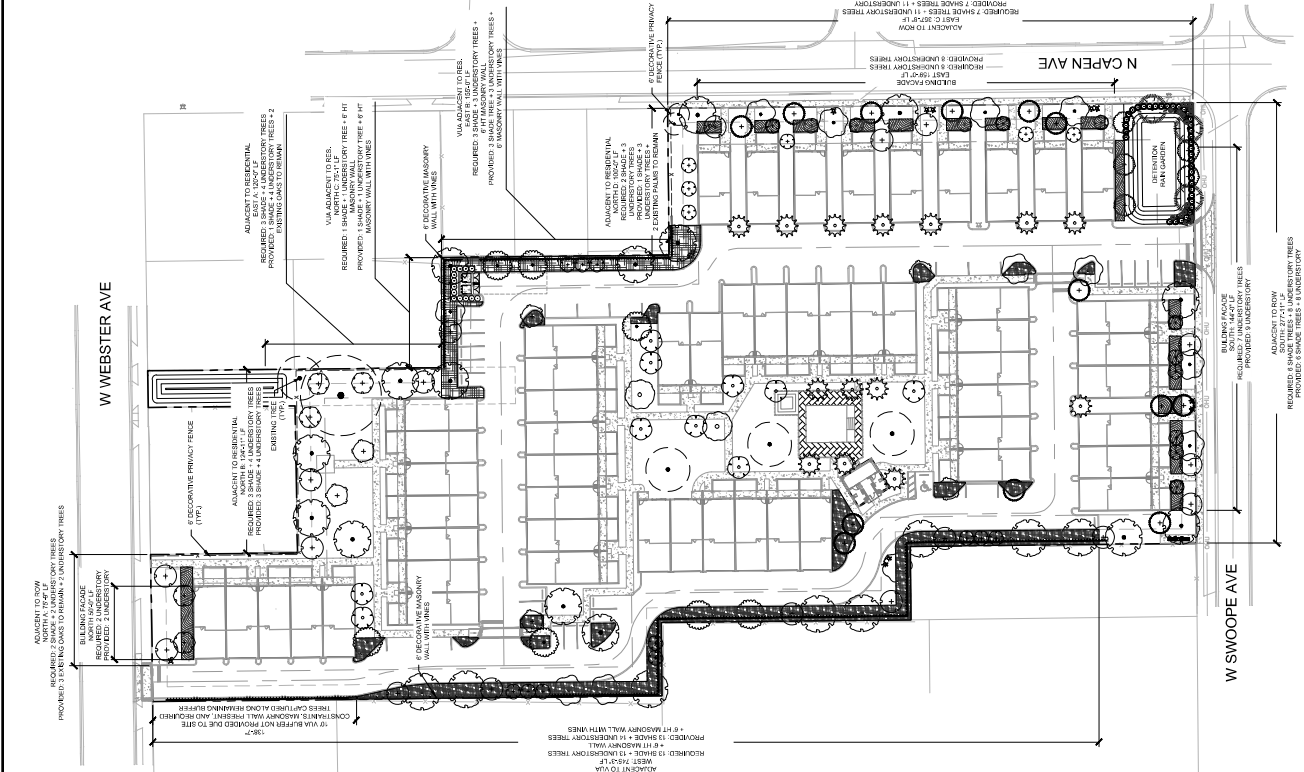
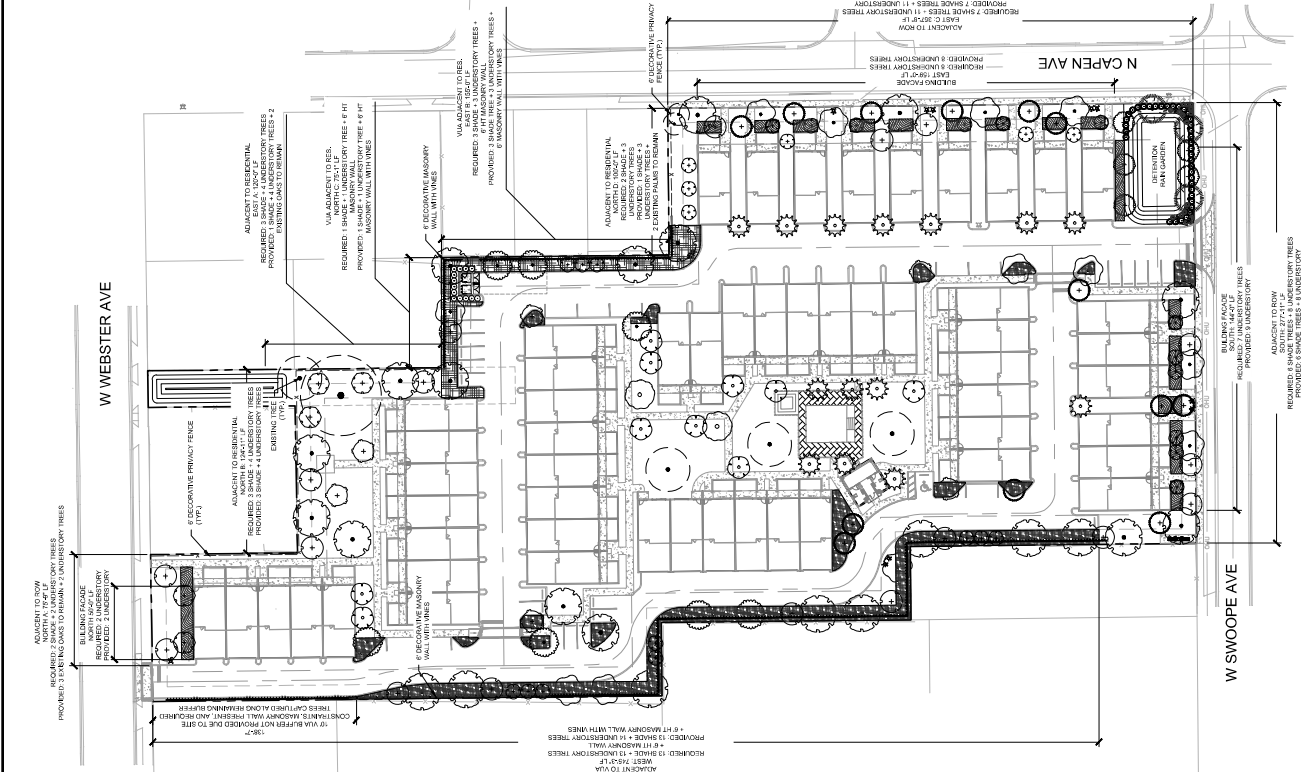
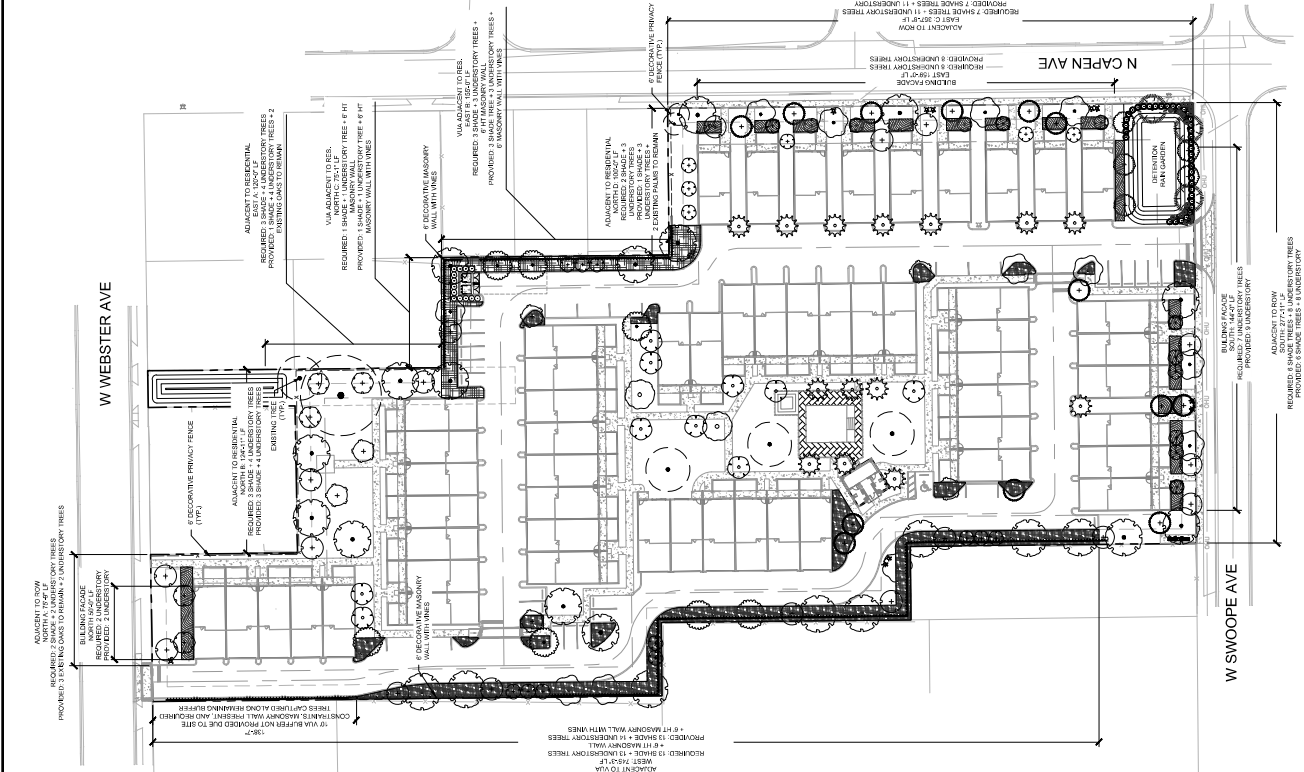
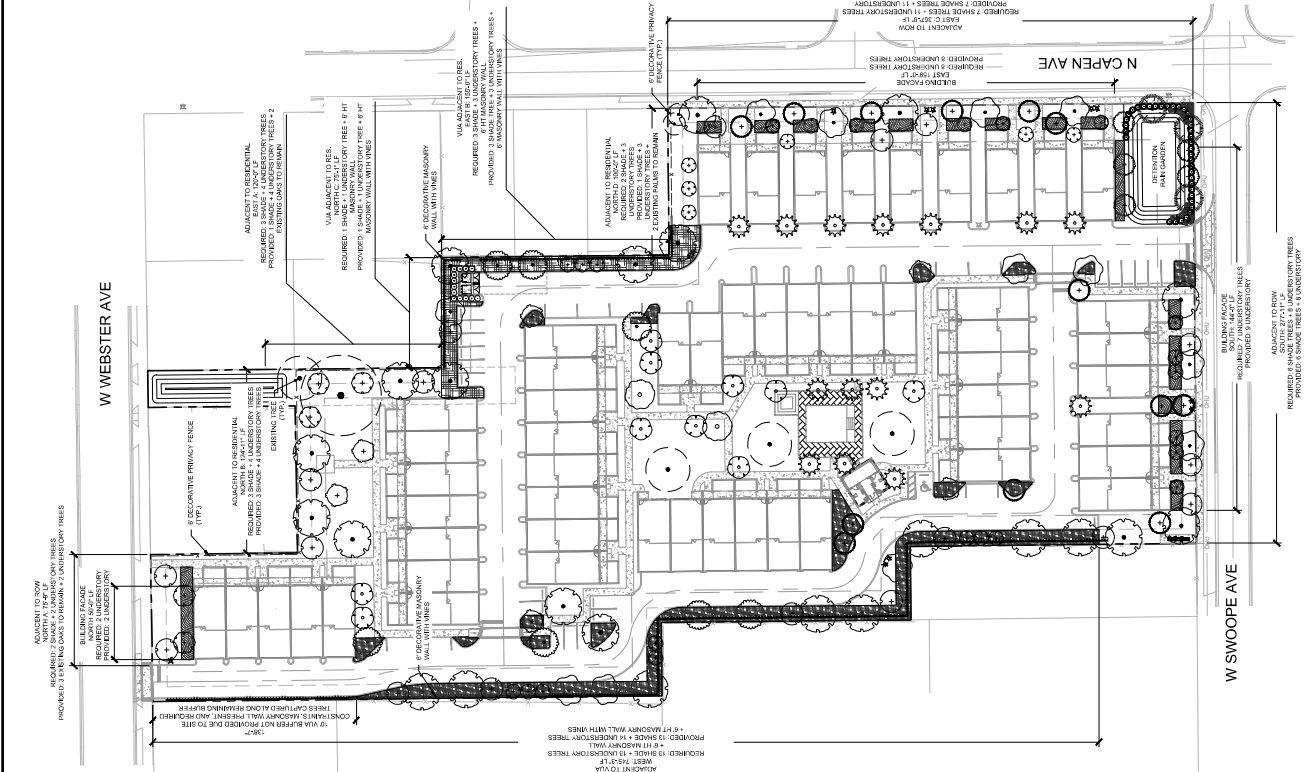
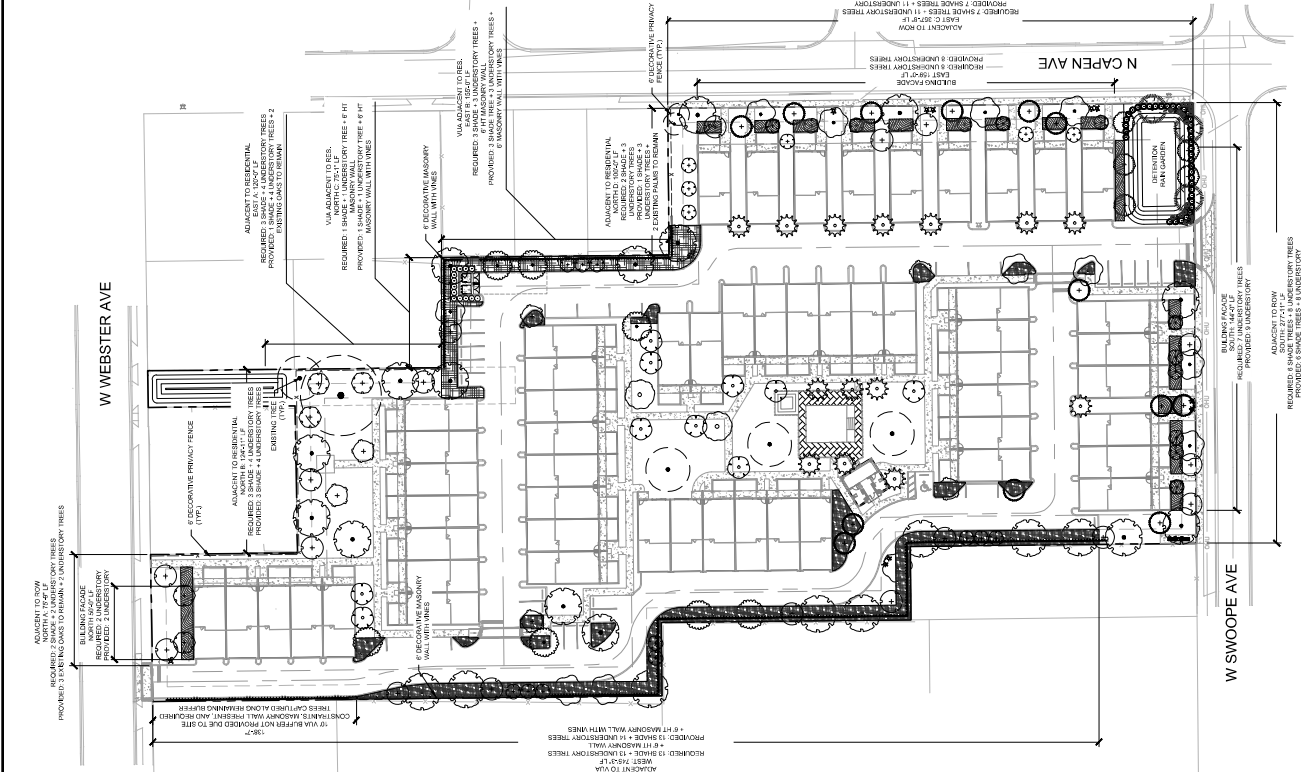
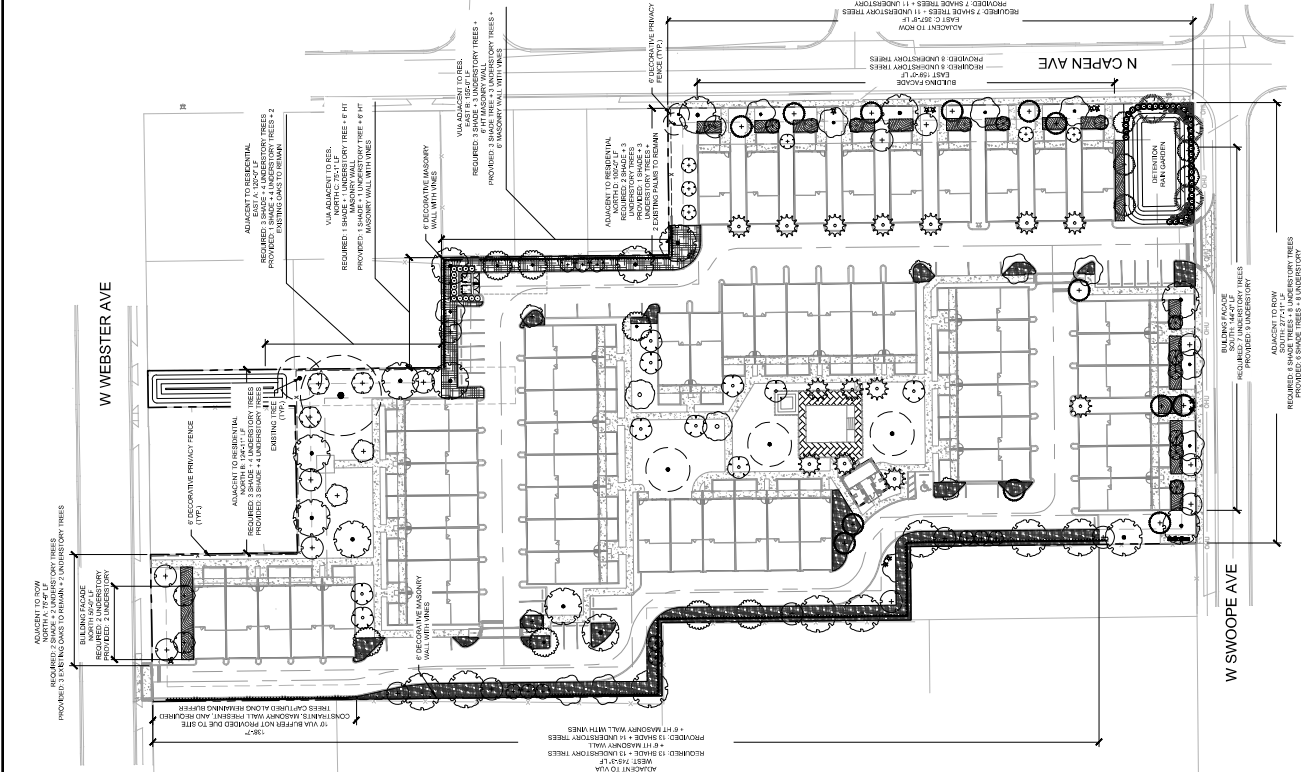
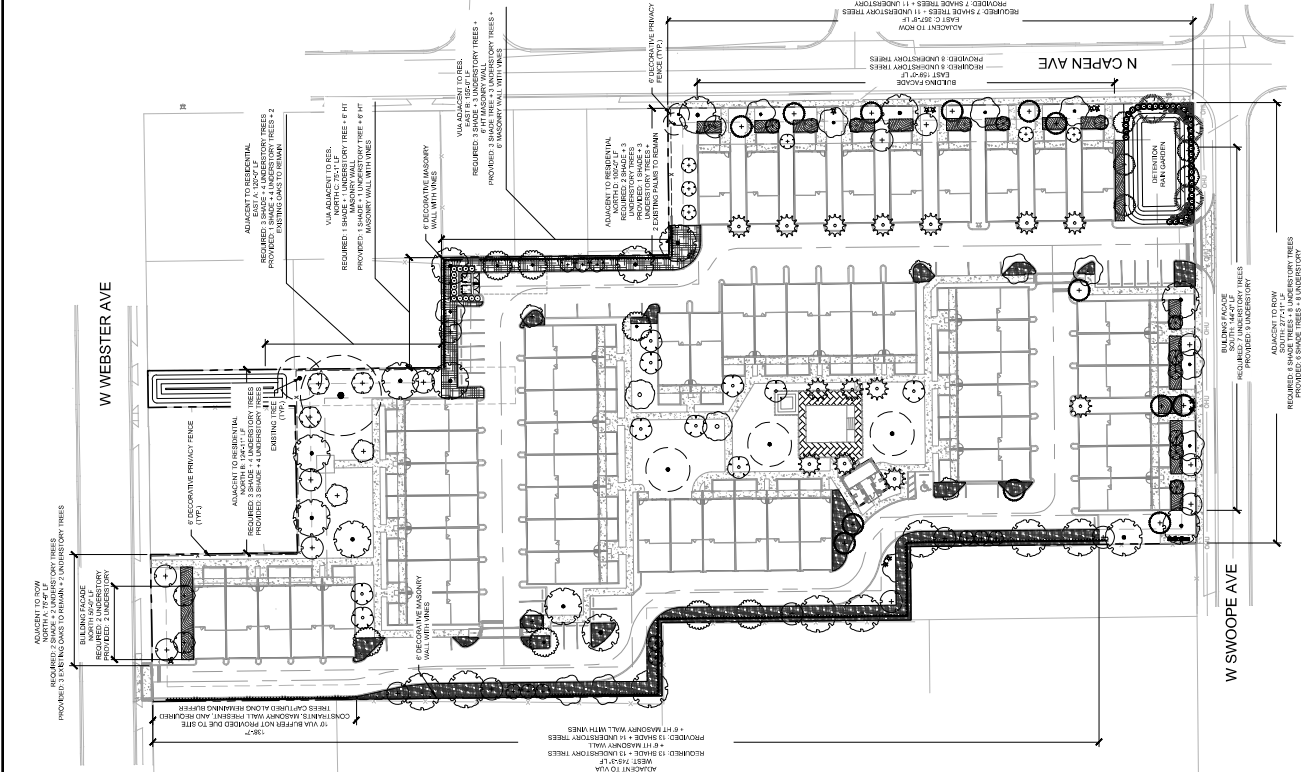
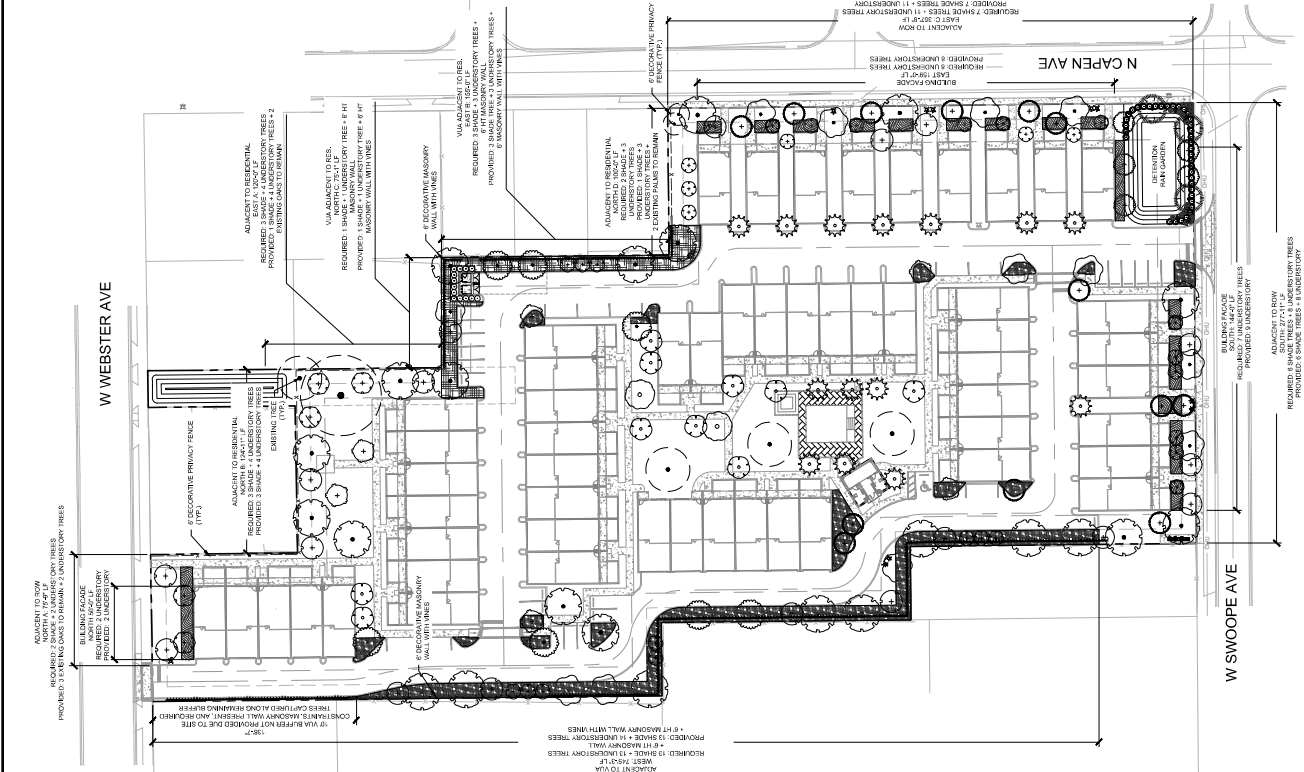
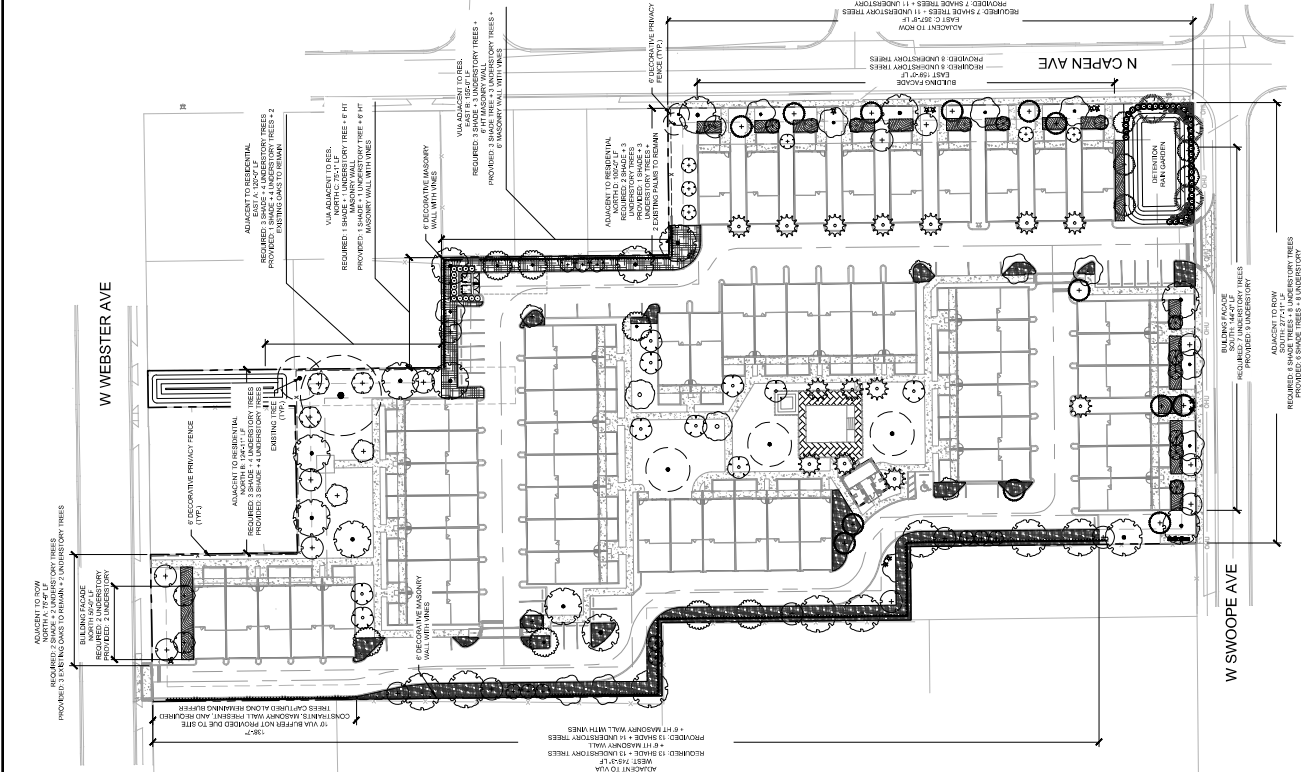
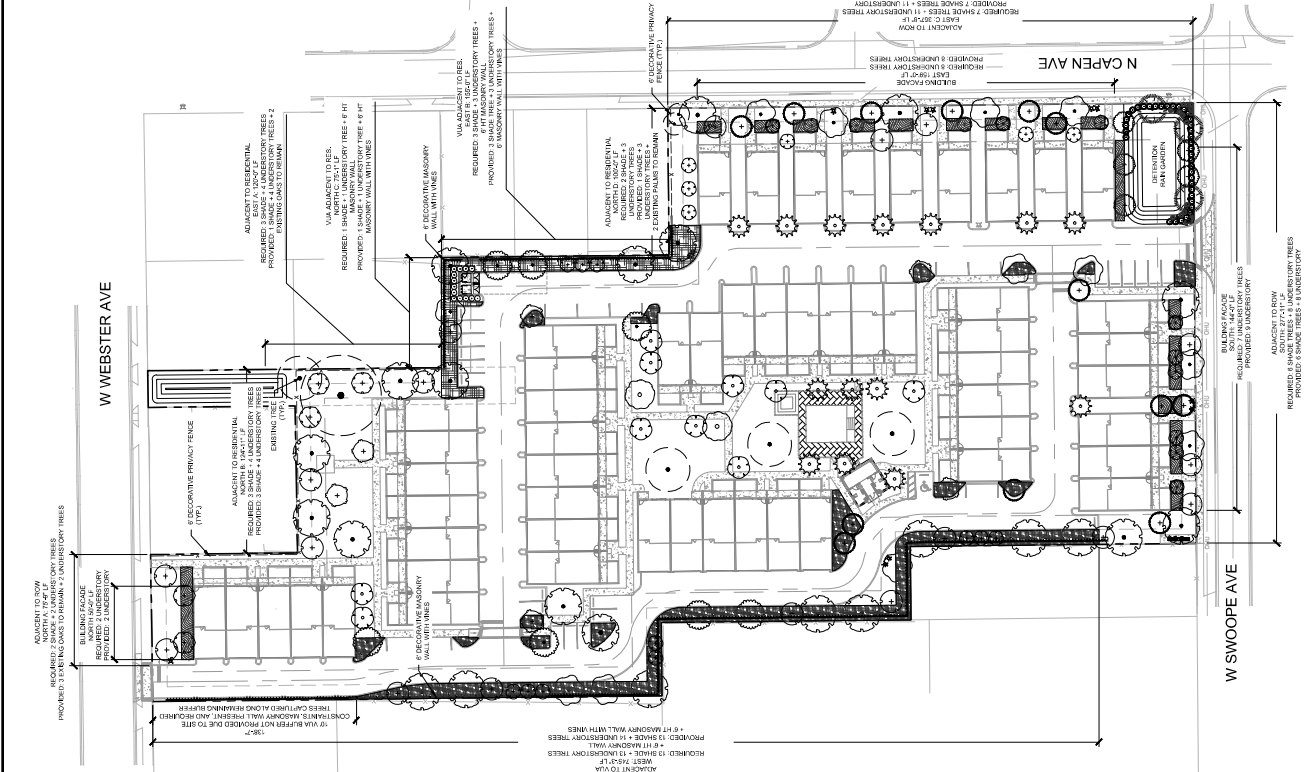
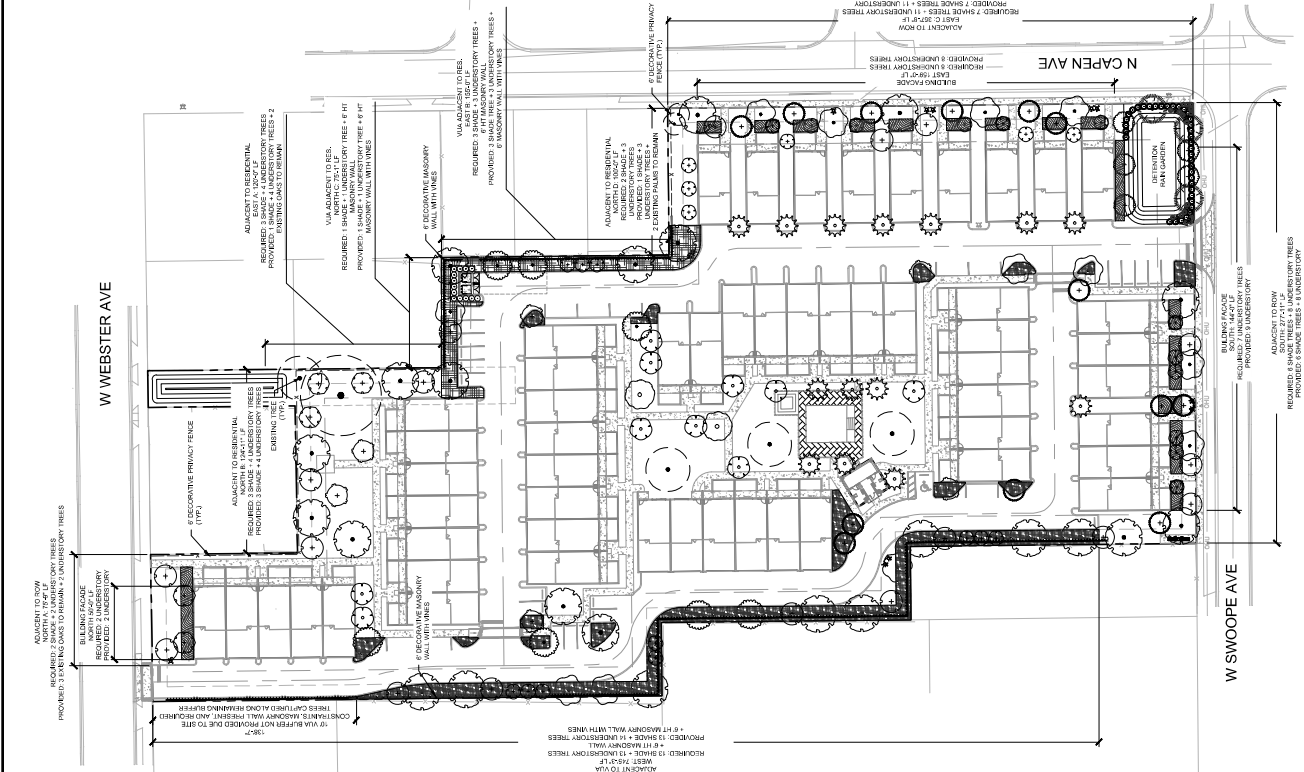
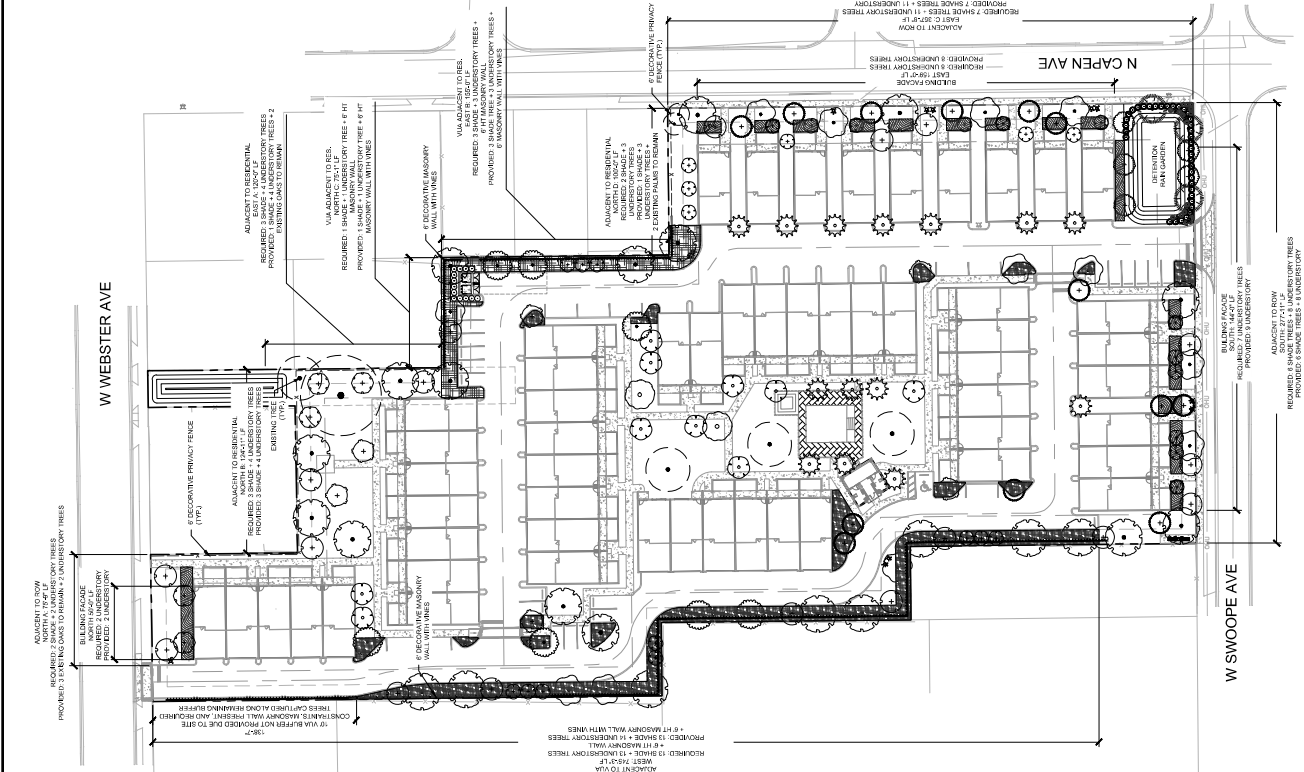
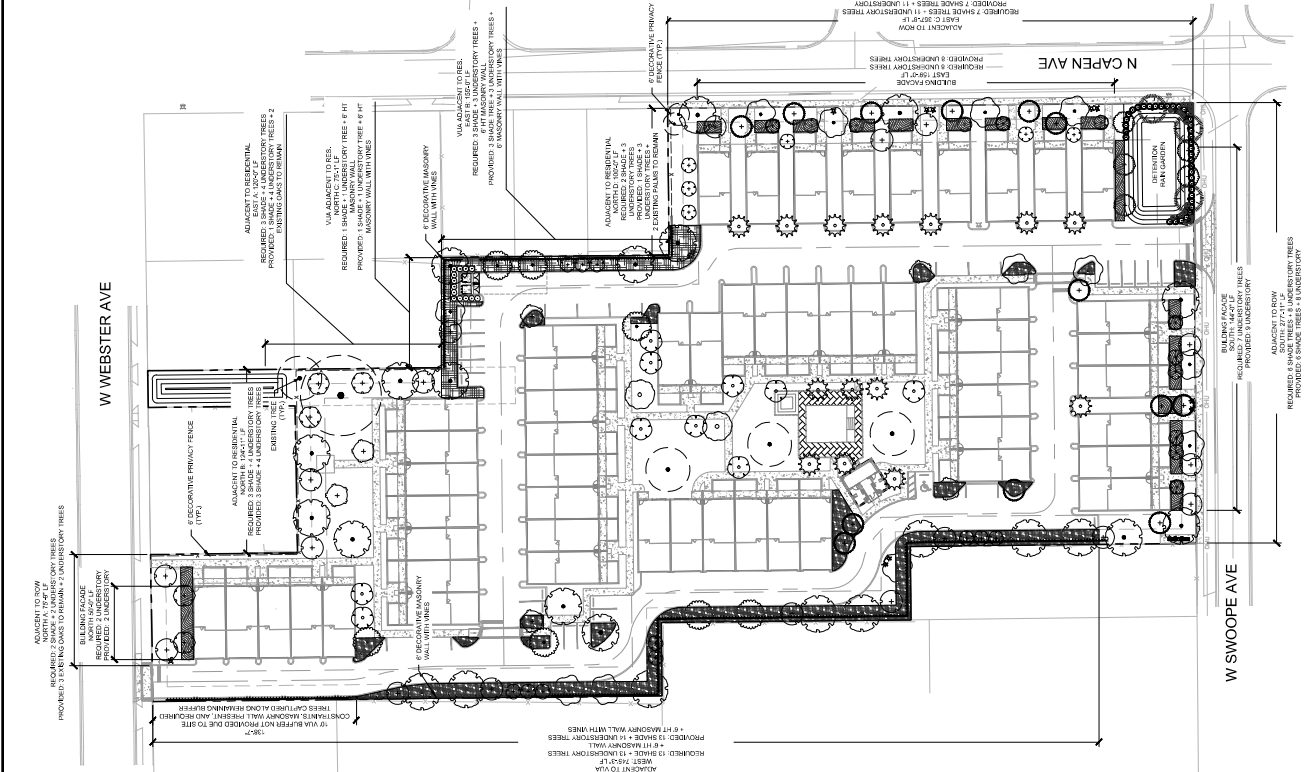
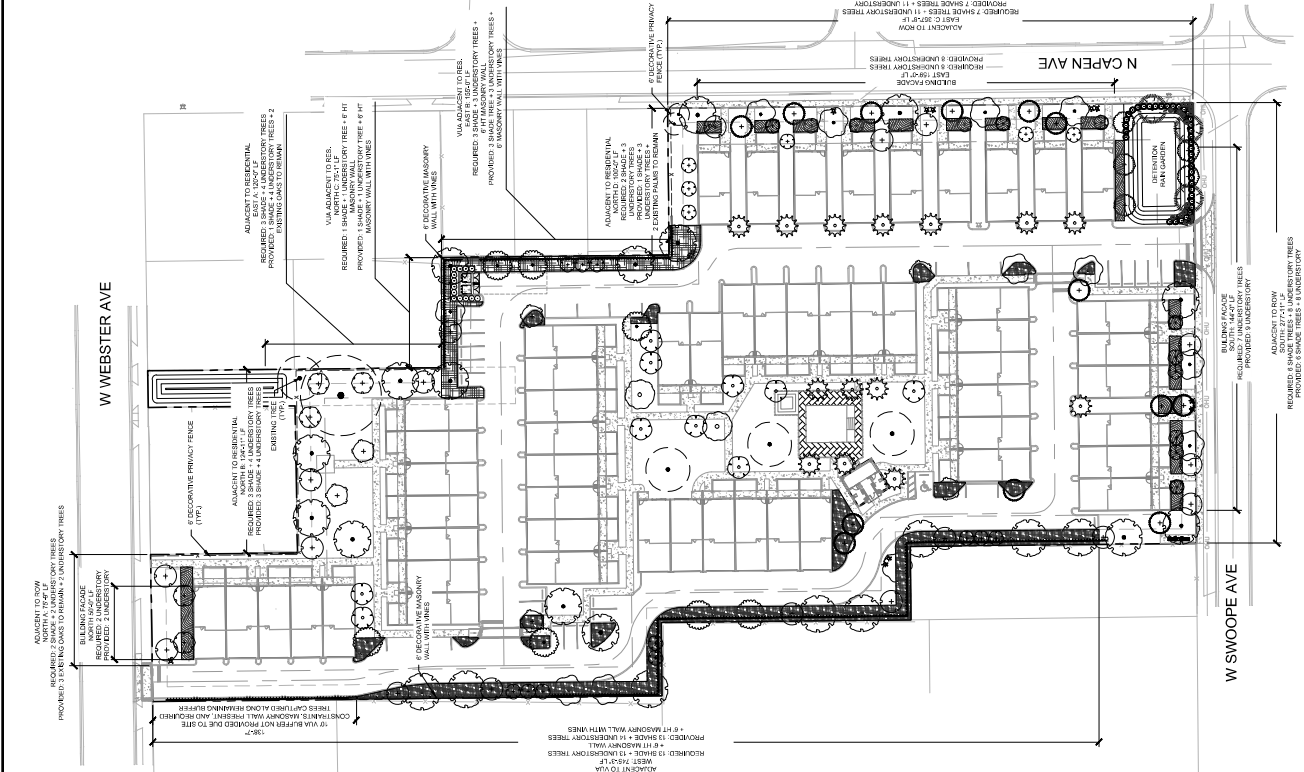
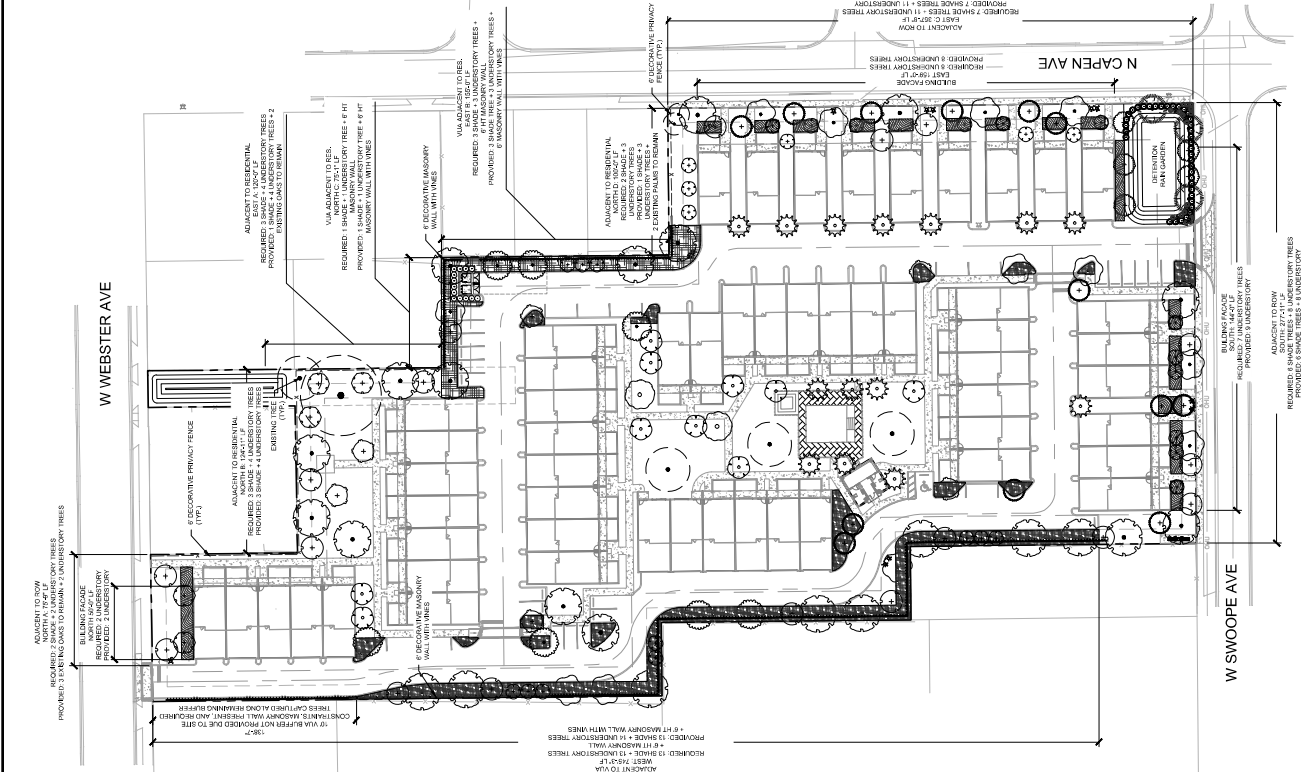
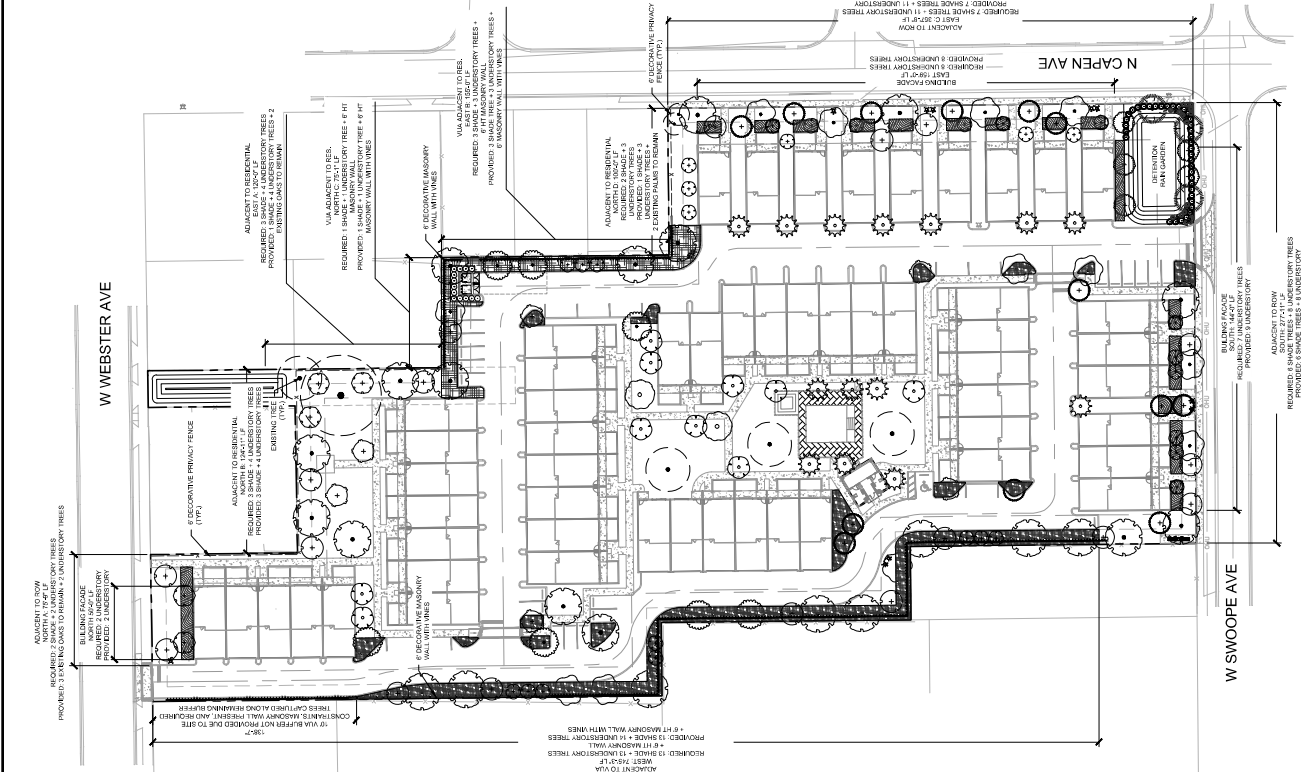
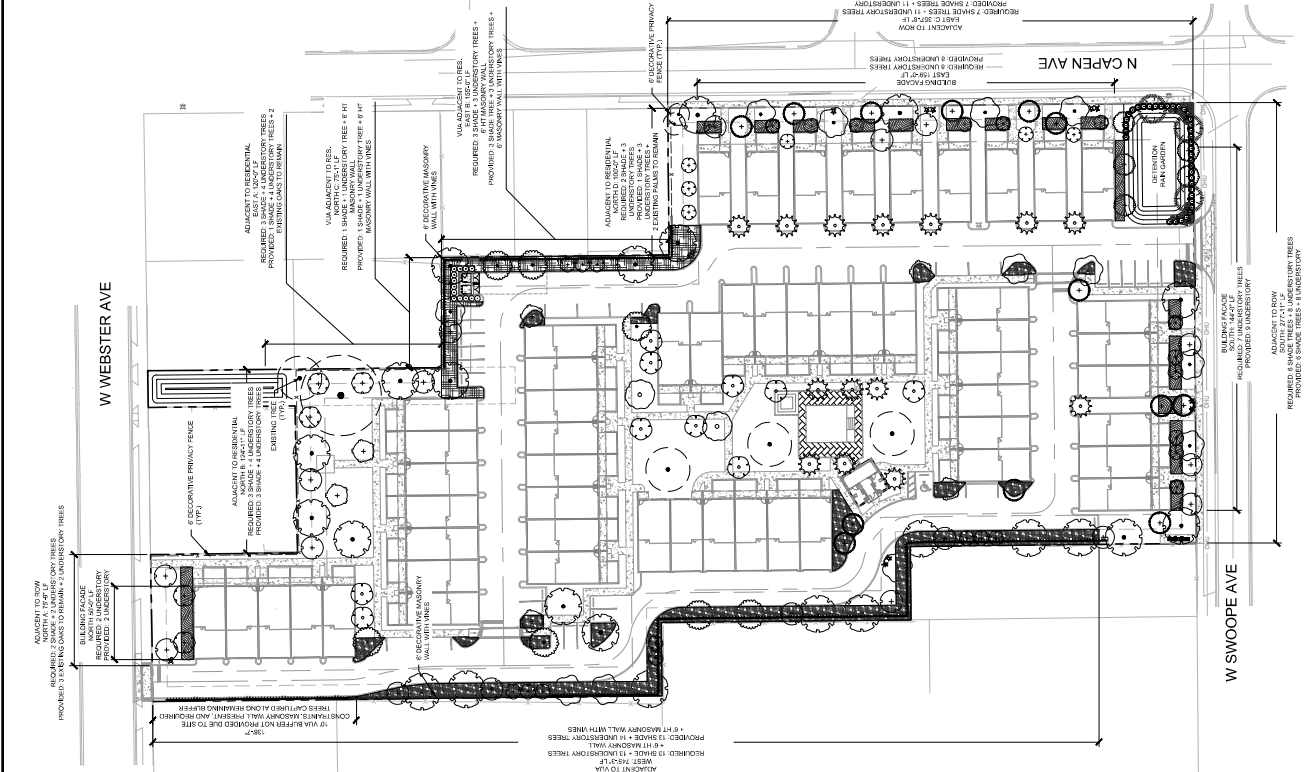
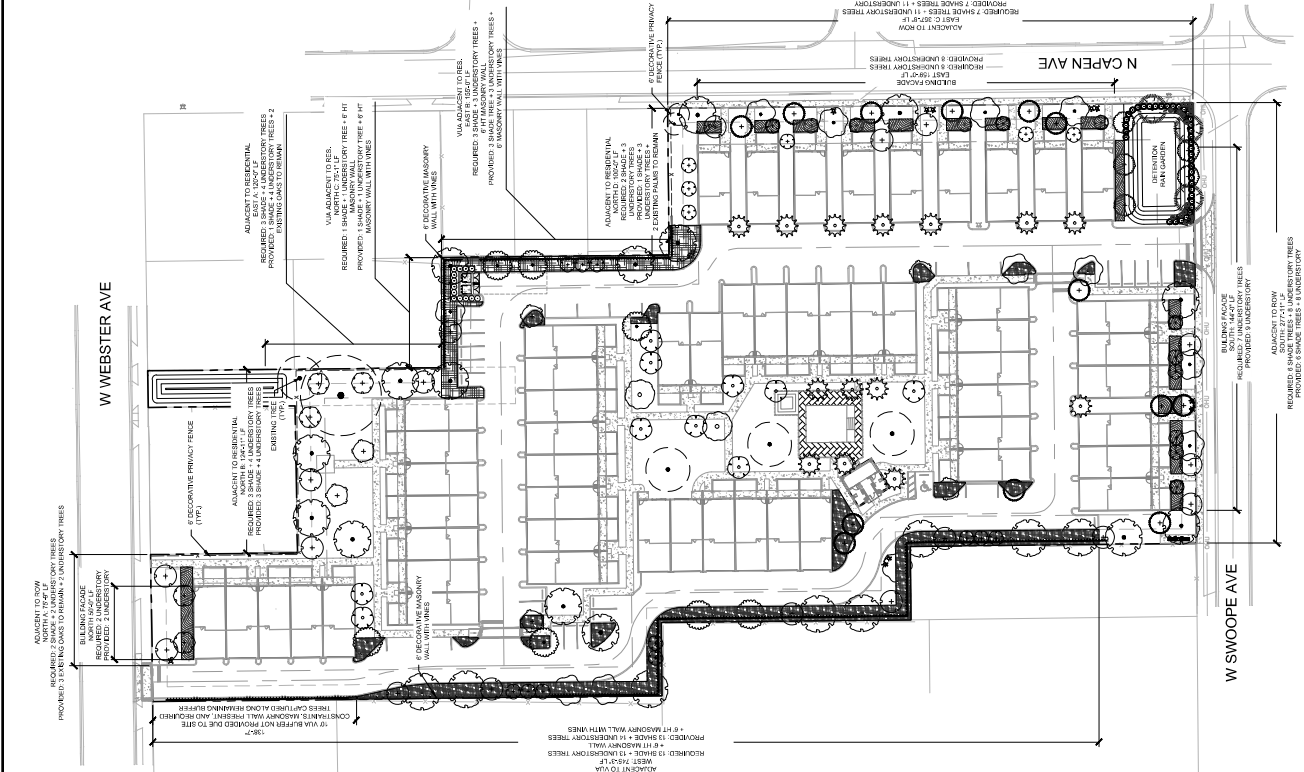
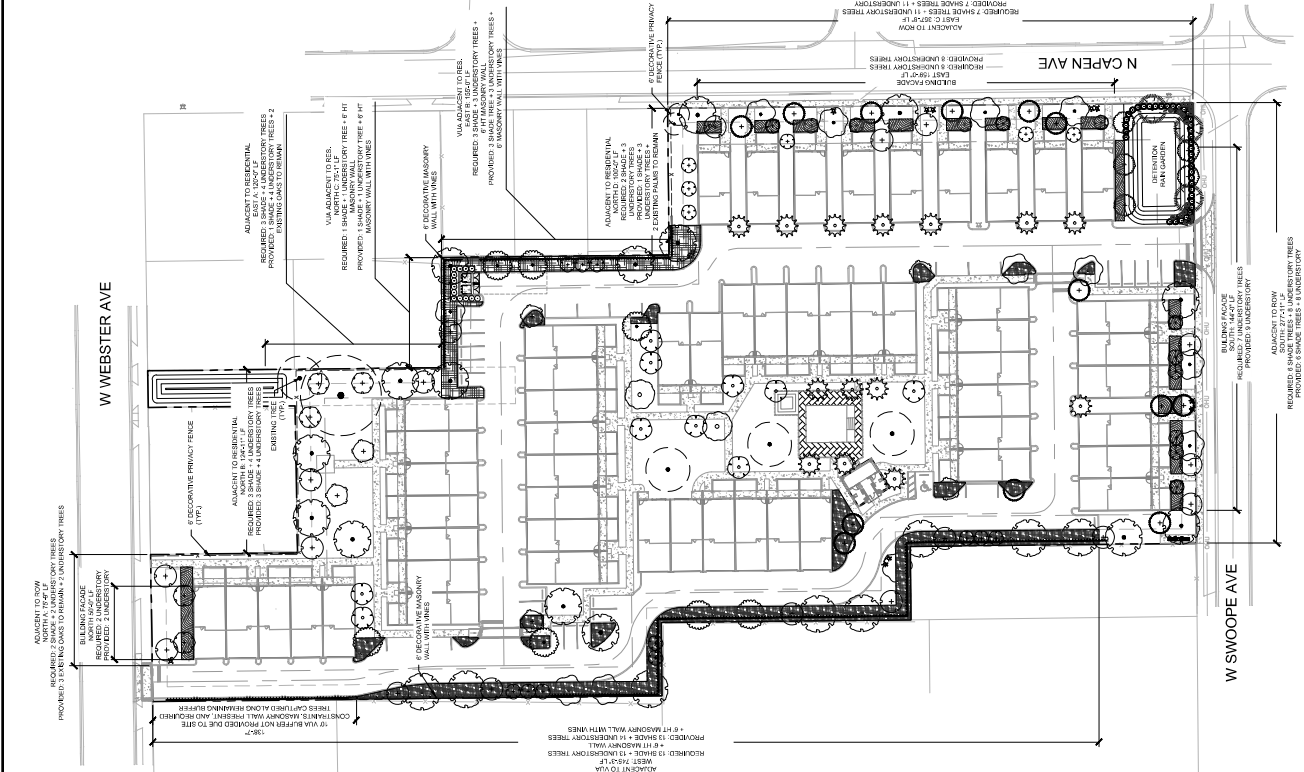
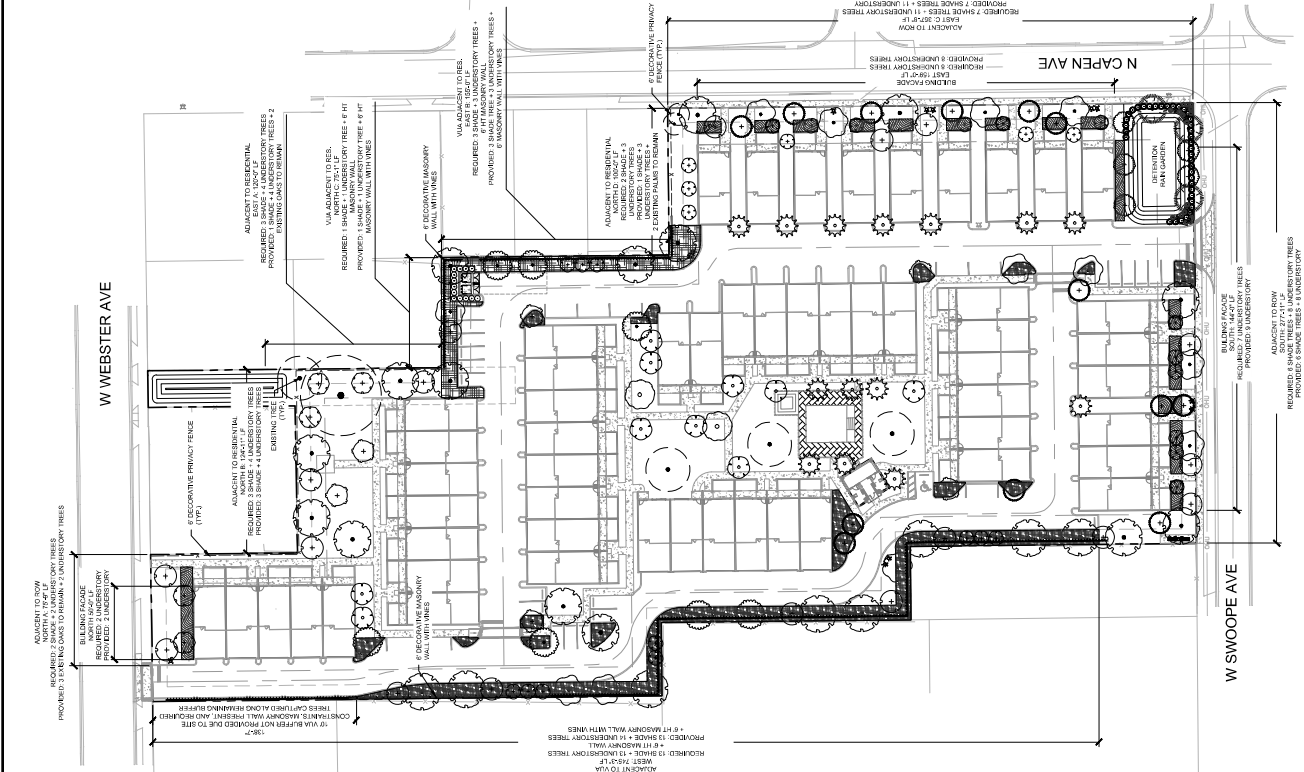
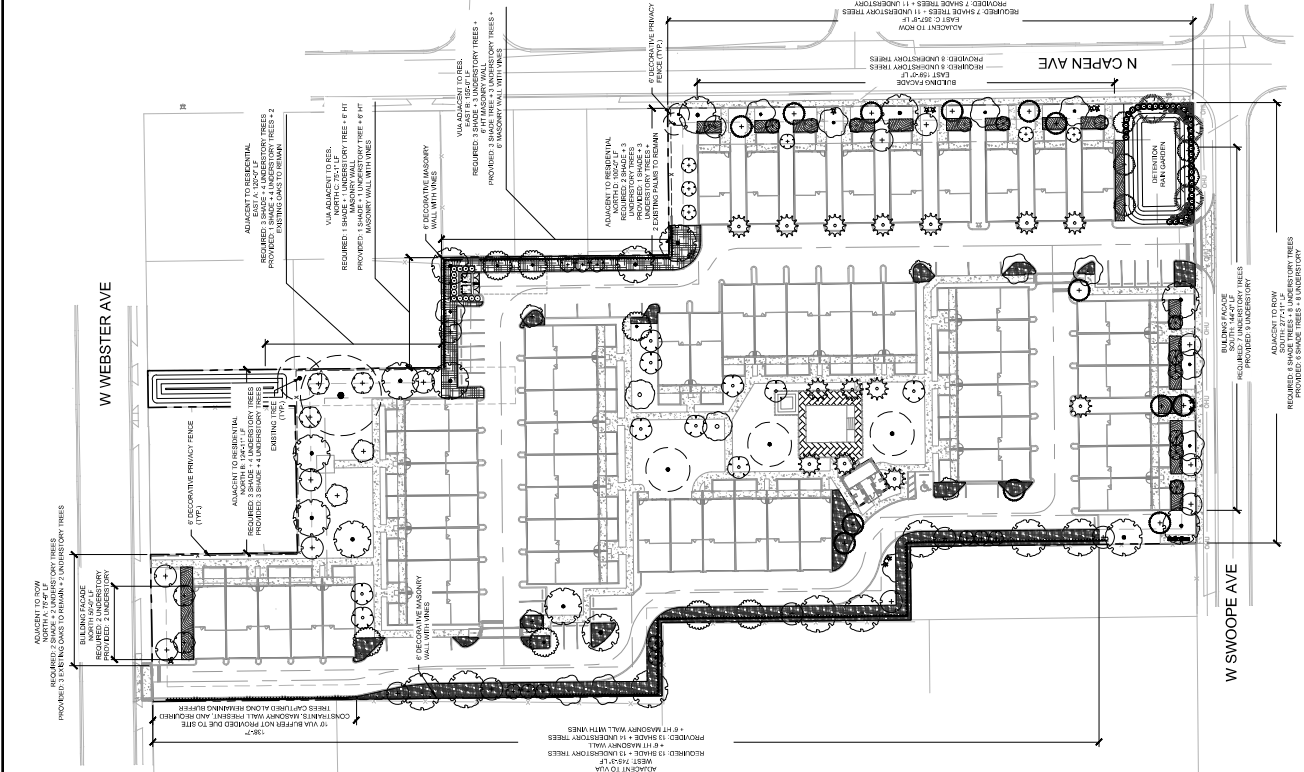
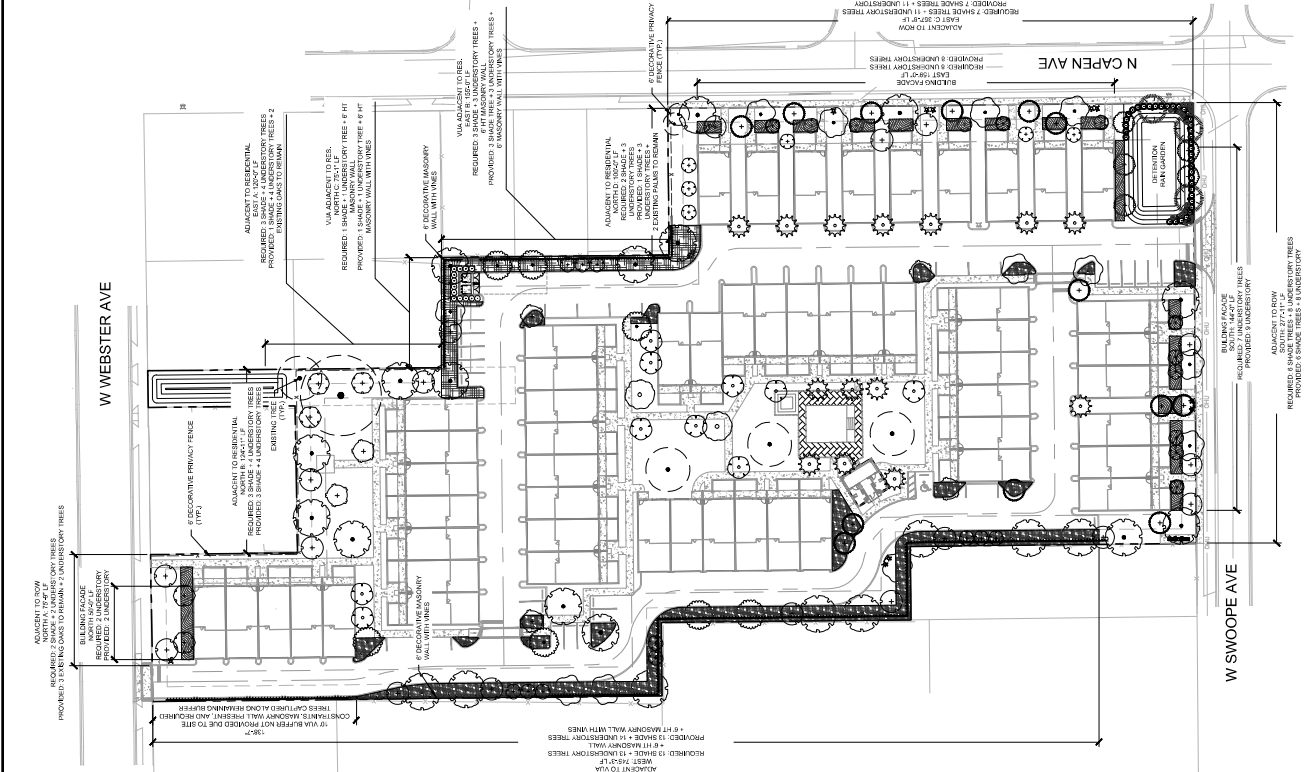
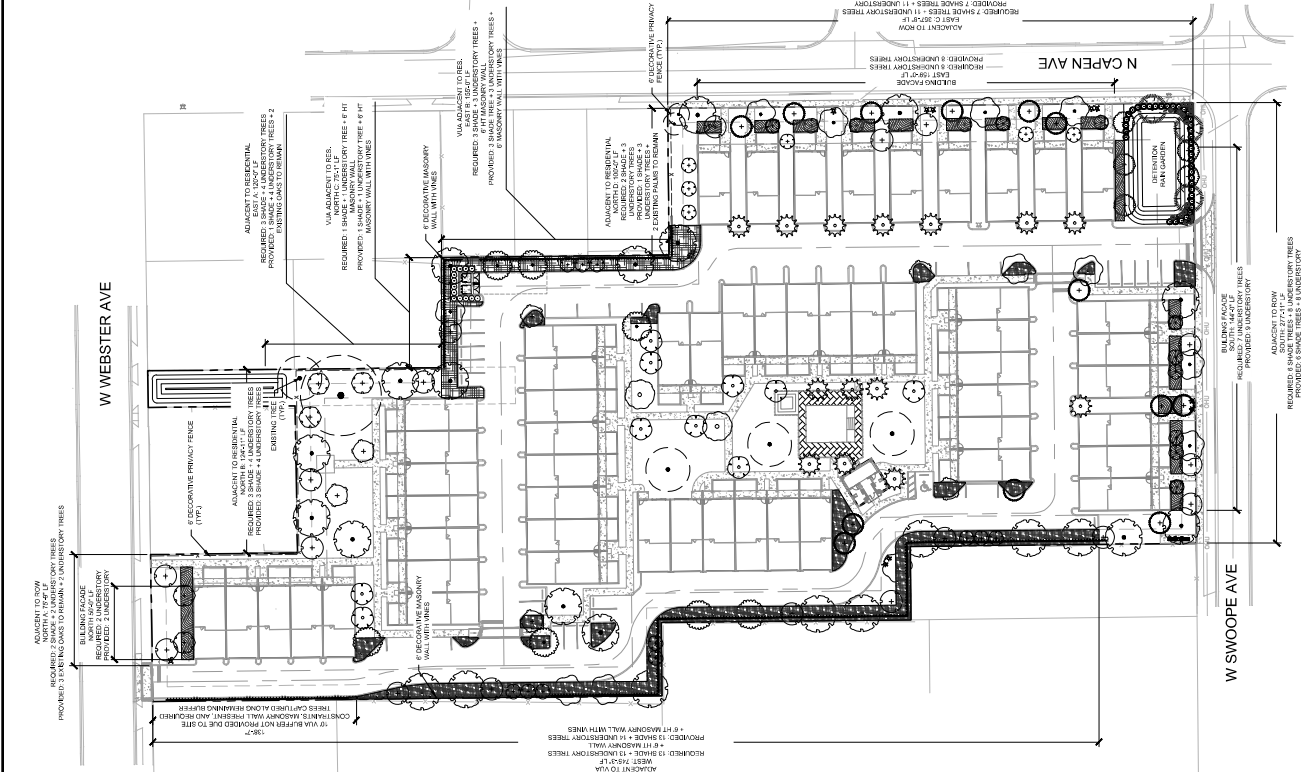
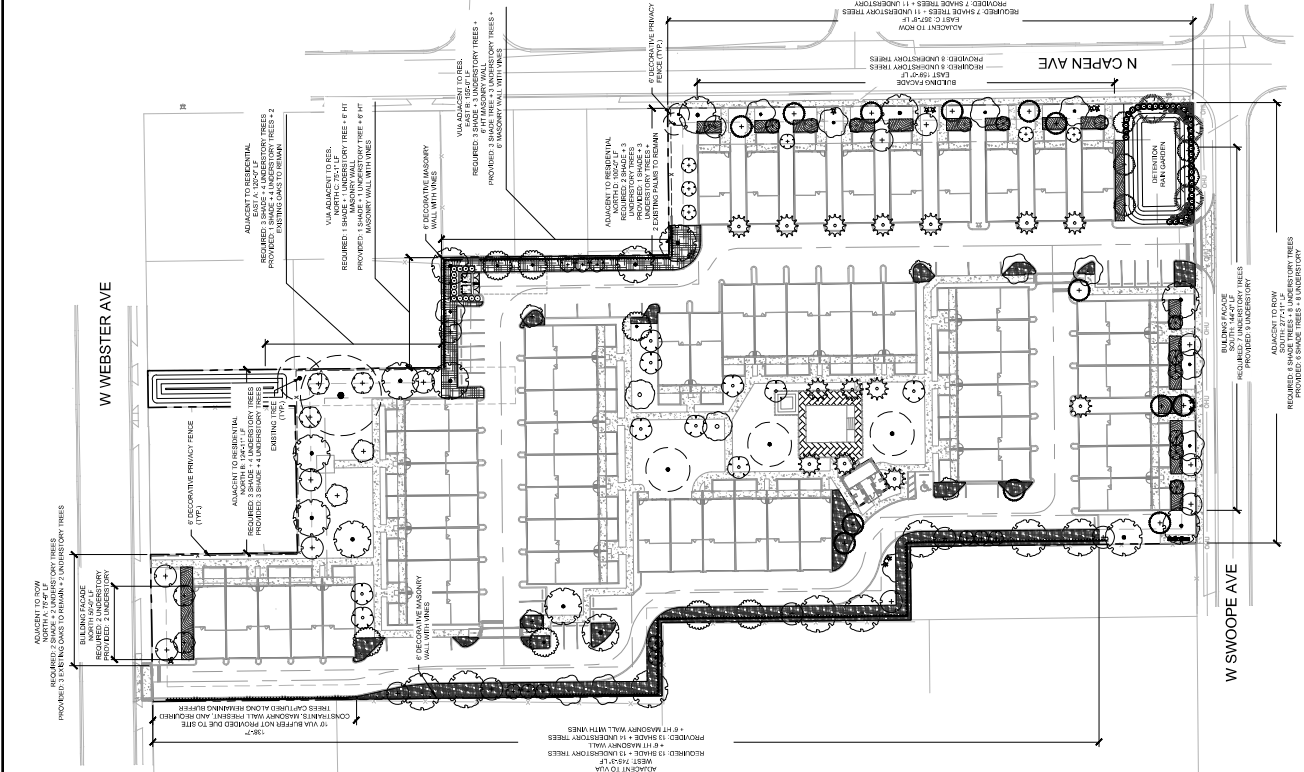
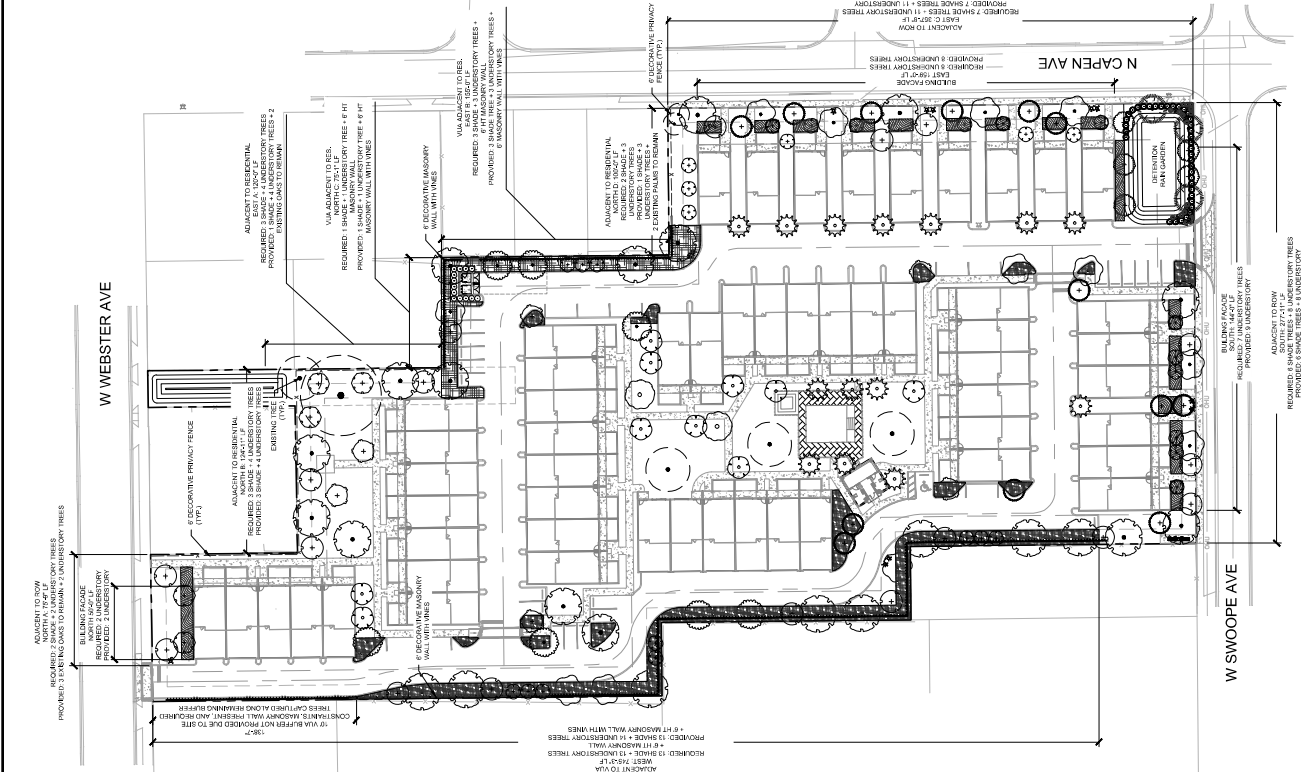
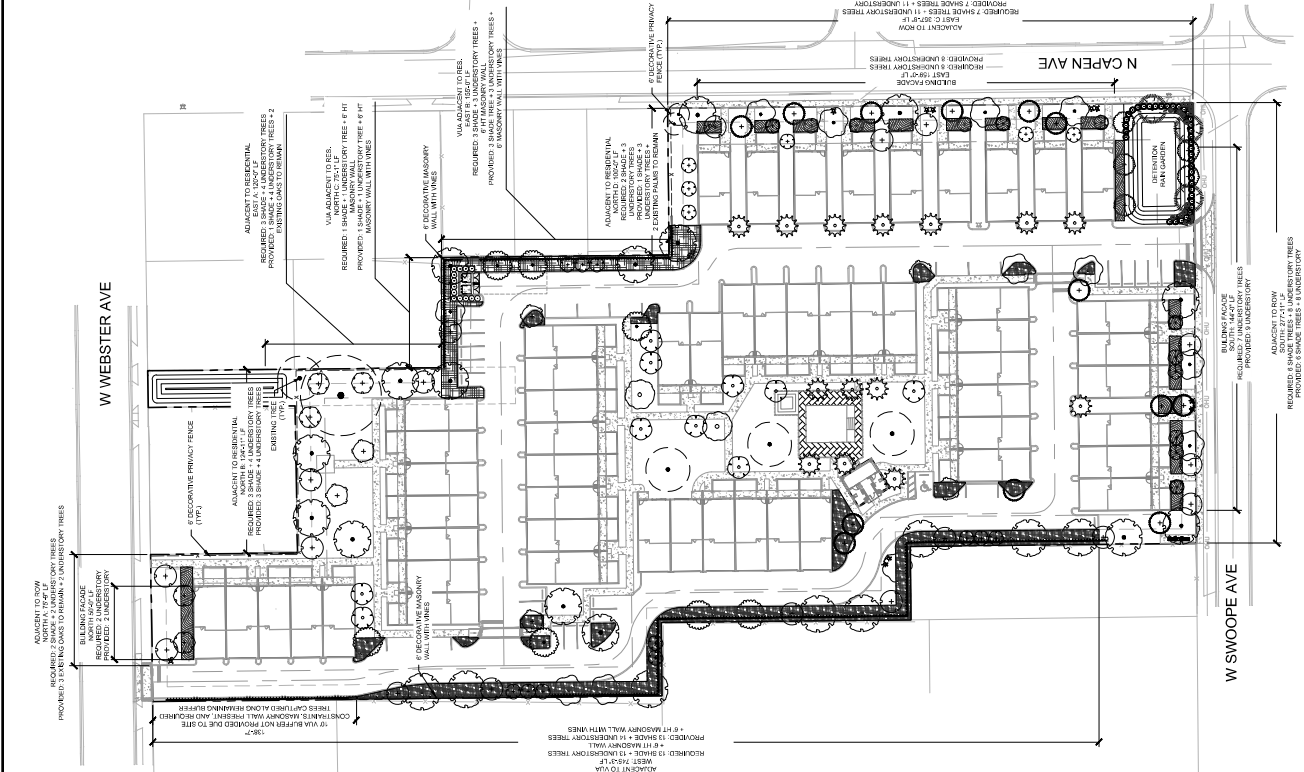
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PHONE: 407-888-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 25106

DATE: 08/07/2023	SCALE: 1"=20'
DESIGNED BY: AJO	CHECKED BY: MJP
FLORIDA LICENSE NUMBER: MATHWEN T. FRANKO, P.E.	8/14/2023

TREE MITIGATION PLAN

WINTER PARK COMMONS

CITY OF WINTER PARK
SHEET NUMBER
L0.150

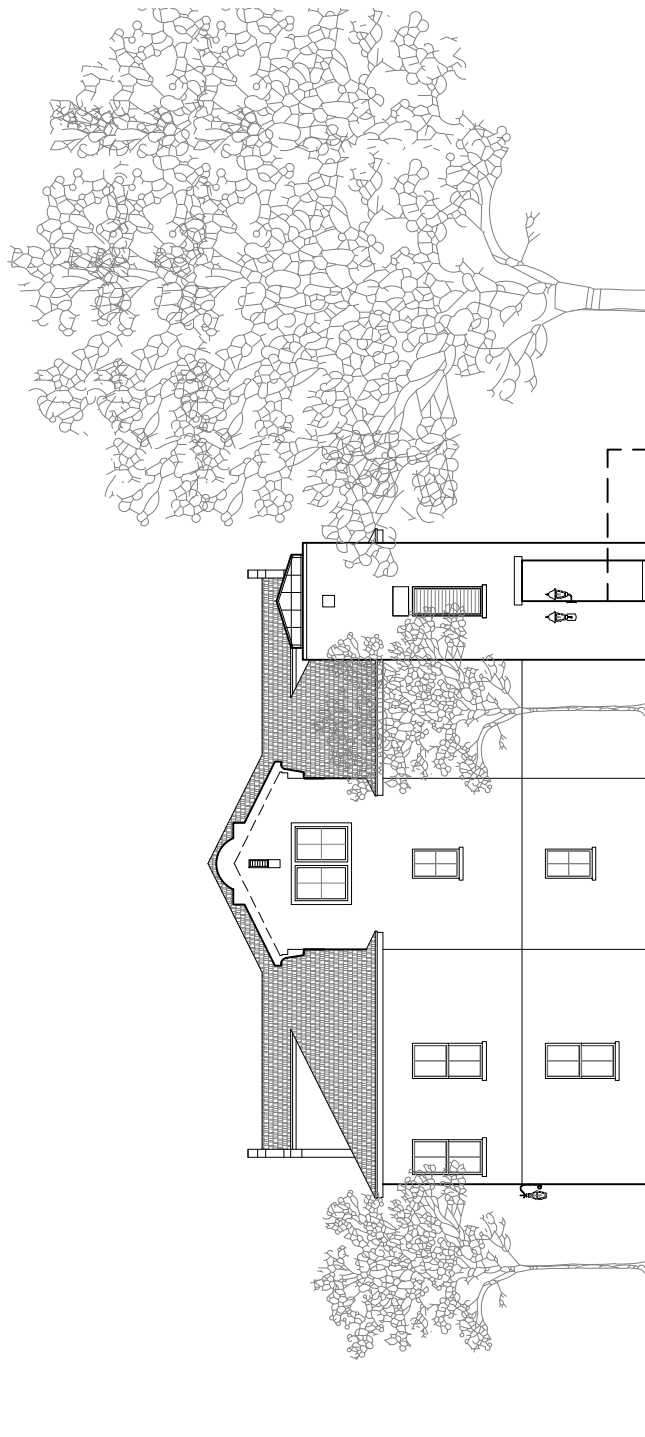




FRONT ELEVATION

THREE STORY TOWNHOME ELEVATIONS – BLDG. 14
WINTER PARK COMMONS
20-031 SCALE: 3/32" = 1'-0" 08.22.2023





LEFT SIDE ELEVATION

THREE STORY TOWNHOME ELEVATIONS - BLDG. 14
WINTER PARK COMMONS
20-031 SCALE: 3/32" = 1'-0" 08.22.2023



N CAPEN AVENUE STREETSCAPE ELEVATION

SINGLE FAMILY CONCEPT
WINTER PARK COMMONS
 20-031 08.04.23



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N CAPEN AVENUE STREETSCAPE ELEVATION

SINGLE FAMILY CONCEPT
WINTER PARK COMMONS
 20-031 08.04.23



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N CAPEN AVENUE STREETSCAPE ELEVATION

SINGLE FAMILY CONCEPT
WINTER PARK COMMONS
 20-031 08.04.23



Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date September 5, 2023
prepared by Jeffrey Briggs	approved by Allison McGillis, Jeffrey Briggs
board approval Completed	
strategic objective	

subject

Adoption of the Comprehensive Plan update for Chapters 4 through 10.

motion / recommendation

Staff recommendation is for approval.

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 staff is 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 by P&Z on September 5, 2023 is for a recommendation on seven of the ten required chapters or elements. They are Public Facilities, Conservation, Recreation and Open Space, Capital Improvements, Public School Facilities, Intergovernmental Coordination and Private Property Rights, which are Chapters 4 through 10 of the current Comprehensive Plan.

Attached is a list of the changes recommended in these elements. If you wish to read the full elements with these changes indicated, (88 pages) then they can be found at the city website (highlight and paste in browser):

cityofwinterpark.org//comp-plan

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Com. Plan List of Changes - Ch 4-10 \(002\).pdf](#)

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~~05~~²⁰⁰⁵ for the time period of 20~~05~~²⁰⁰⁵ 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 carbon reduction goals and objectives.

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 aAlum 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 5-2.10.1: Collection of Residential Hazardous Wastes The City shall continue to operate [the an annualSp special cCollection dayFacility](#) 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.

Chapter 6

Recreation & Open Space

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