



City Commission Work Session

Agenda

June 24, 2021 @ 1:00 pm

Virtual

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm 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. Call to Order**2. Discussion Item(s)**

- a. **OAo and Progress Point Discussion** 2 hours
- Progress Point Presentation - Final Document attached
 - OAo and Existing Zoning Entitlements Comparison - Excel spreadsheet attached
 - OAo Ordinances - latest versions with City Attorney comments attached
 - OAo timeline - latest version attached

3. Adjournment



City Commission Work Session

agenda item

item type Discussion Item(s)	meeting date June 24, 2021
prepared by Allison McGillis	approved by Bronce Stephenson, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

OAo and Progress Point Discussion

item list

- Progress Point Presentation - Final Document attached
- OAo and Existing Zoning Entitlements Comparison - Excel spreadsheet attached
- OAo Ordinances - latest versions with City Attorney comments attached
- OAo timeline - latest version attached

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[2021 06 17 ACi - Progress Point Final Report #2 Deliverable.pdf](#)

ATTACHMENTS:

[OAo 2.0 Comp Plan Draft 6.7.21 \(with CA comments\).pdf](#)

ATTACHMENTS:

[Zoning Code OAo 2.0 Draft 6.7.21 \(includes CA & Mayor Comments\).pdf](#)

ATTACHMENTS:

[OAo 2.0 Implementation Schedule-6.18.21.pdf](#)

ATTACHMENTS:

[OAo Entitlements Analysis.xlsx](#)

Transforming Progress Point

Redevelopment Guidelines and Action Plan



June 17, 2021

PUBLIC DRAFT #2

Project Sponsor

City of Winter Park, FL

Advisor / Consultant

ACi Architects

City Commission

Mayor	Phil Anderson
Commissioner	Carolyn Cooper
Commissioner	Sheila DiCiccio
Commissioner	Marty Sullivan
Commissioner	Todd Weaver

City Administration

City Manager	Randy Knight
Planning & Transportation	Bronce Stephenson, Director Allison McGillis, Planner III
Public Works	Troy Attaway, Director
Communications	Clarissa Howard, Director
Information Technology	Parsram Rajaram, Director

Consultant Team

ACi Architects:	Development/Planning/Architecture
LandDesign:	Landscape Architecture/Civil Engineering
Charles Wayne Consulting:	Market Analysts
Bruce Stephenson, PhD:	Academic Research, Professor Environmental Studies Rollins College, Author <i>Iconic Planned Communities; Challenge of Change Portland's Good Life: Sustainability and Hope in an American City</i>

Contributors:

David Miller, ASLA:	3D Video Fly-through of Vision Framework
Fred Kent/Kathy Madden:	Founders of <i>The Social Life Project</i> and <i>Project for Public Spaces</i> , Founder of the <i>Placemaking Movement</i>

Methodology/Process

This report’s methodology and process included 750 survey/charrette participants; input from academic and world renowned park/public space experts; assessment of market trends; site visits to other cities; and interviews with Orange Avenue corridor businesses, residential neighborhoods and leaders of the nearby 48-acre Mead Botanical Garden. Commission directives also requested input from the private sector to assess levels of interest and to identify private investment options that could offset public costs and generate income to the city above and beyond its investment. Based on market research of the potential financial value of the proposed redevelopment when completed, the benefits of a public-private approach will be explored through a City “request for proposal” from the private sector.

The following pages represent a summary of the public and private data collected and tabulated. This critical information was used to create a more definitive understanding of how this early vision framework needed to be refined and used as part of the Redevelopment Guidelines described within this report.



Table of Contents

TABLE OF CONTENTS

01 Overview

Introduction and Vision Framework
Commission Public Work Sessions Guidance and Directives
Community Survey and Live Virtual Charrette Input
Market Assessment and Research

02 Redevelopment Vision

Programming
Development Allocation Metrics
Development Uses and Land Allocations

03 Master Redevelopment Plan & Schematic Design

Park Schematic Design
Design Illustrations
Building Design Principles

04 Redevelopment Guidelines

Redevelopment Principles Introduction and Activating the Park
Building Design Principles
Courtyard Design Principles
Garage Design Principles
Signage Principles
Building Planning Principles

05 Project Rough Order of Magnitude Cost

Rough Order of Magnitude Cost
Private Investments Potential Key Assumptions

06 High-Level View of Market Demand & Investment

Economics and Basic Key Assumptions
Roles and Responsibilities
Recommendations for City Action

07 Greenways

Connecting our Parks and Greenways
Central Greenways

09 Appendix

Bruce Stephenson, PhD – Academic Research / Case Studies
Park Schematic Design
Market Data Research
Land Appraisal
Public Input

01 Overview

Introduction and Vision Framework

Through a series of scheduled City Commission public work sessions, surveys, market research, targeted users input, private/non-profit investment input, and Commission directives, this report represents the City's groundwork to transform ± 3.54 acres of city owned land known as "Progress Point" within the vision framework and guidelines described herein.

After a decade of redevelopment ideas for Progress Point, multiple groups of citizens volunteered their time (unpaid) to bring forth several ideas and possibilities to the Commission. This Commission led public discussion resulted in specific directives to City Staff to further study the possibilities and bring back detailed refinements. That "Vision Framework" as shown herein, was tied to an overarching vision to transform this strategic piece of city real estate located on a busy state road into a world-class public Park. Similar to the City's downtown Central Park and other great urban street parks, a vision activated with village-scale private development just west of the new 1.5 acre Park. Potential uses to be studied included micro-restaurants, rooftop bar/dining, shops, shared work space, galleries, wellness and education. This vision was to offer the Orange Avenue gateway corridor a unique place-making and economic development opportunity to cultivate a more vibrant village-scale destination. Respecting Commission directives, citizens input and high standards for quality, this document also integrates the unique attributes and specific features of its culture, landscape and architecture. These are a vital part of the park's vision, and very similar to one of Winter Park's greatest assets, Park Avenue and Central Park.



Existing Progress Point Land

The City and surrounding businesses have also documented an appreciable shortage of public customer parking that has stagnated new growth along the Orange Avenue corridor and has caused a major retail destination tenant to leave the area. In the public survey, parking was cited as one of the biggest reasons someone would not go to the proposed new Park. A parking garage also can alleviate adverse impacts to surrounding residential neighborhoods from large community events taking place at the nearby historic Mead Botanical Garden.

Based on non-profit organizations, like the Winter Park Land Trust, and Winter Park's "Sustainability Program" this report also recognizes that improving Winter Park's environmental performance of city-owned land will add value to its capital assets, and at the same time, yield important "quality of life" benefits for Winter Park citizens. As part of the Commission's directives, this report also documents a conceptual design for new greenways within public rights-of-way that can connect the redevelopment of Progress Point's new Park to Winter Park's network of parks and green space known as the 'Emerald Necklace'. Initial plans for integrating this green infrastructure from Progress Point are included in this report as part of the city's future plans and funding opportunities with the new federal infrastructure bill and other sources.

VISION FRAMEWORK FROM EARLY COMMISSION WORKSHOPS

This plan represents an early pro-bono concept and vision for the Progress Point park redevelopment. This concept was based on in-depth discussions between the Commission and public that defined a master plan that include the following program elements:

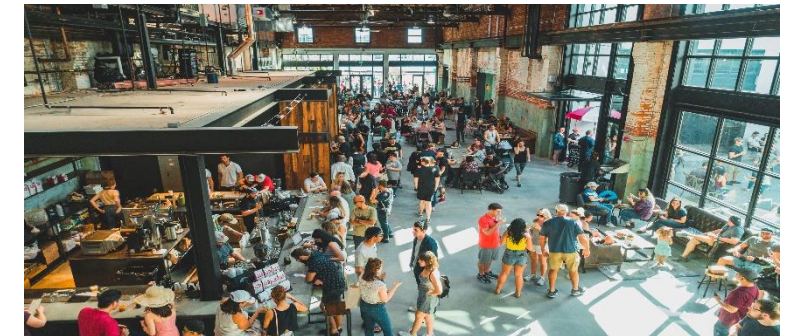
- ± 1.5 acre park
- Realigning Palmetto Avenue to increase contiguous land area
- Public parking to meet project & district needs
- Commercial uses to promote activation of the park
- Strong walkable/bikeable public connectivity
- Gateway to Mead Botanical Garden
- Village scale
- Maximum 2-story buildings 20,000 SF/Floor



VISION FRAMEWORK FROM EARLY COMMISSION WORKSHOPS

These images are representative of the vision for the Park, public space and commercial uses that activate the park. These images contain important planning, design and composition for next steps of a redevelopment program and plan.

- ± 1.5 acre park
- Indoor/outdoor mix of uses including food, drink, gatherings, fitness
- Abundant shade
- Traditional and non-traditional water features
- Safe and family-friendly
- Outdoor spaces that act as “rooms” a variety of uses
- Variety of seating types
- Strong connectivity to walkable/bikeable pathways, trails, greenways
- Rooftop dining to extend park experience



Commission Public Work Sessions Guidance and Directives

These Guidelines and Directives were generated by the Commission following the workshop approval of the Conceptual Masterplan and Vision for the redevelopment of the Progress Point.

- High-level conceptual work to include pathways from Mead Botanical Garden to Progress Point Park-Library-Martin Luther King, Jr. to Central Park and its contemplated future expansion. This effort to be aimed at an expansive Federal scope so we have a better chance to qualify for forthcoming federal infrastructure bill as a shovel-ready project.
 - Role and Responsibilities between City and Private sector.
 - Visual showing importance of “greenway” as a public network connecting Mead Botanical Garden to Progress Point, and Martin Luther King, Jr. Park, and Central Park-Regional SunRail Station.
 - Approximately 1.5 acres contiguous park land (excluding bike path, promenade, buildings/gap between buildings, area south of Palmetto).
 - Sensitivities to hardscape space within Park that follow the park’s vision.
 - No residential on property.
 - City must control the property.
 - City Ownership of land in perpetuity.
 - Contributes to parking needs of small businesses in the area including a garage.
 - Maximum 20,000 SF building ground floor footprint on the land.
 - Maximum 2 stories for a total of 40,000 SF plus rooftop uses.

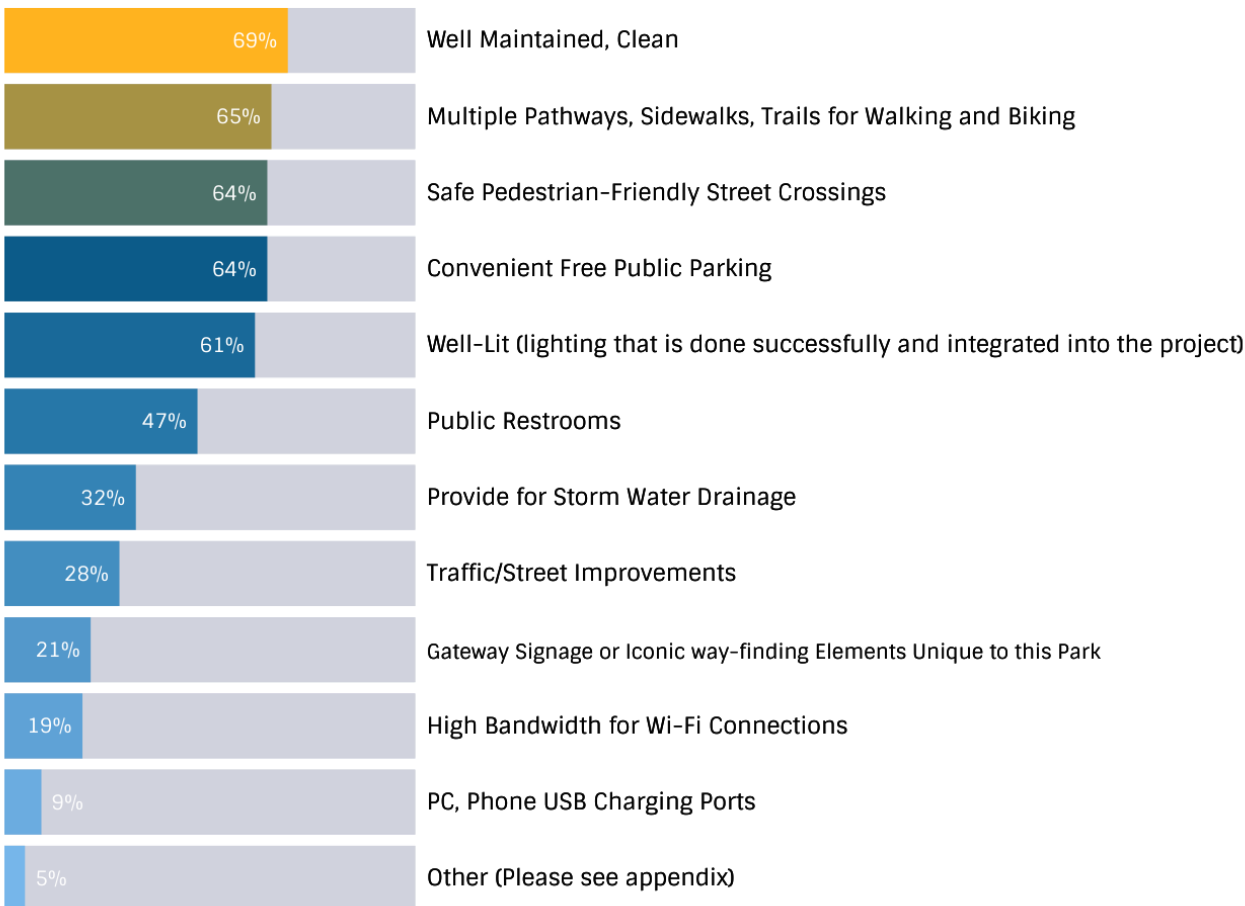


Community Survey and Live Virtual Charrette Input

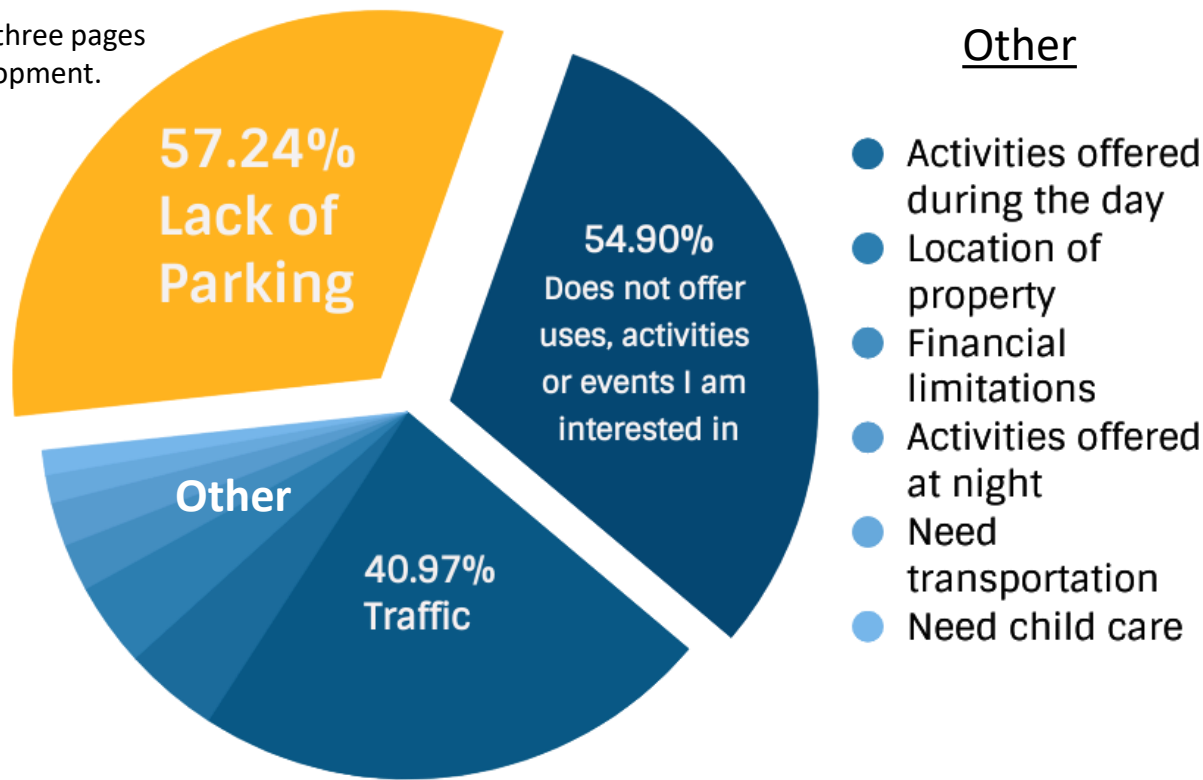
Following the Commission Work Sessions, the City staff and Consultant team facilitated an extensive public effort that resulted in one of the City’s highest public responses from more than 750 participants. The following three pages are a sample of the data that was collected and tabulated providing great direction for the design of the redevelopment.

For full results of the survey, please see the Appendix.

Chosen Features to Enhance the Park and Public-Space*

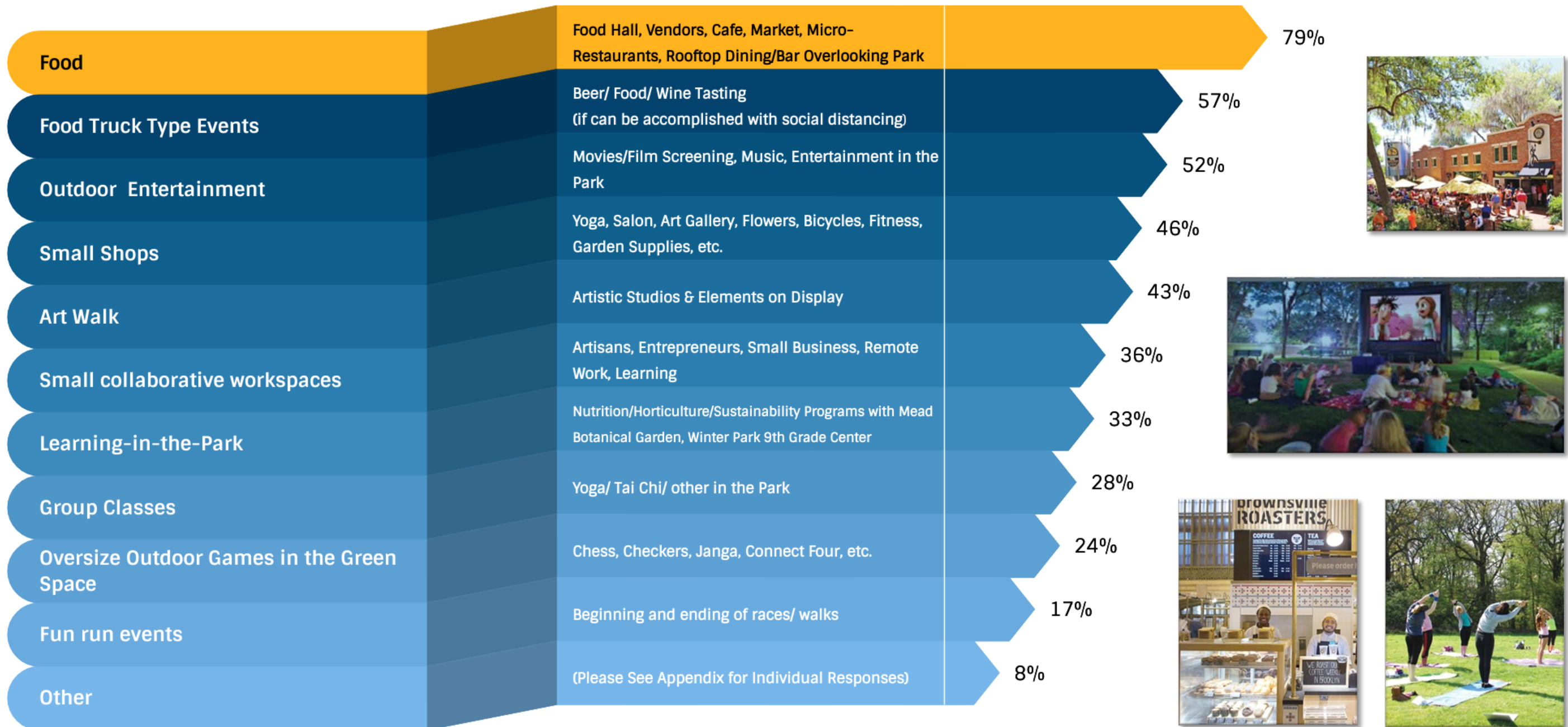


What are barriers that would prevent you from using the Park?*



*Note: Percentages shown are based on the total number of responses to answer choices. See attached Appendix for Survey Monkey results.

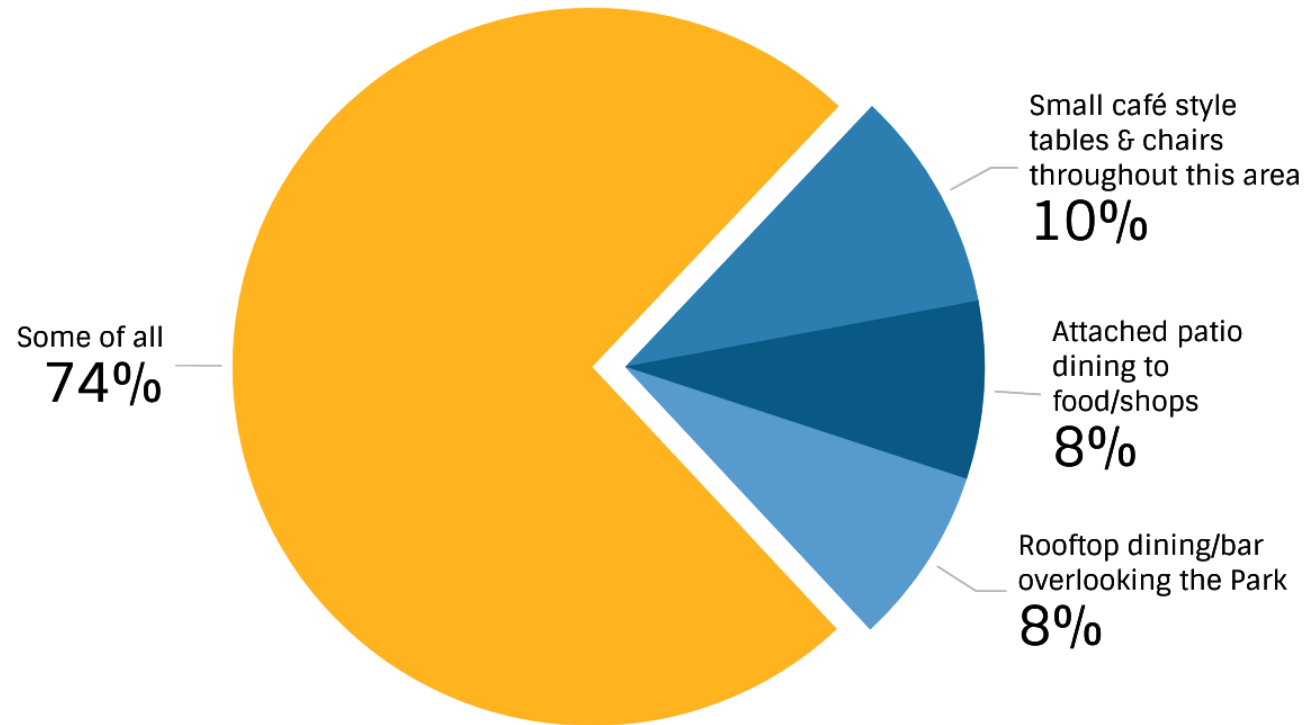
Uses that complement and integrate with the Park*



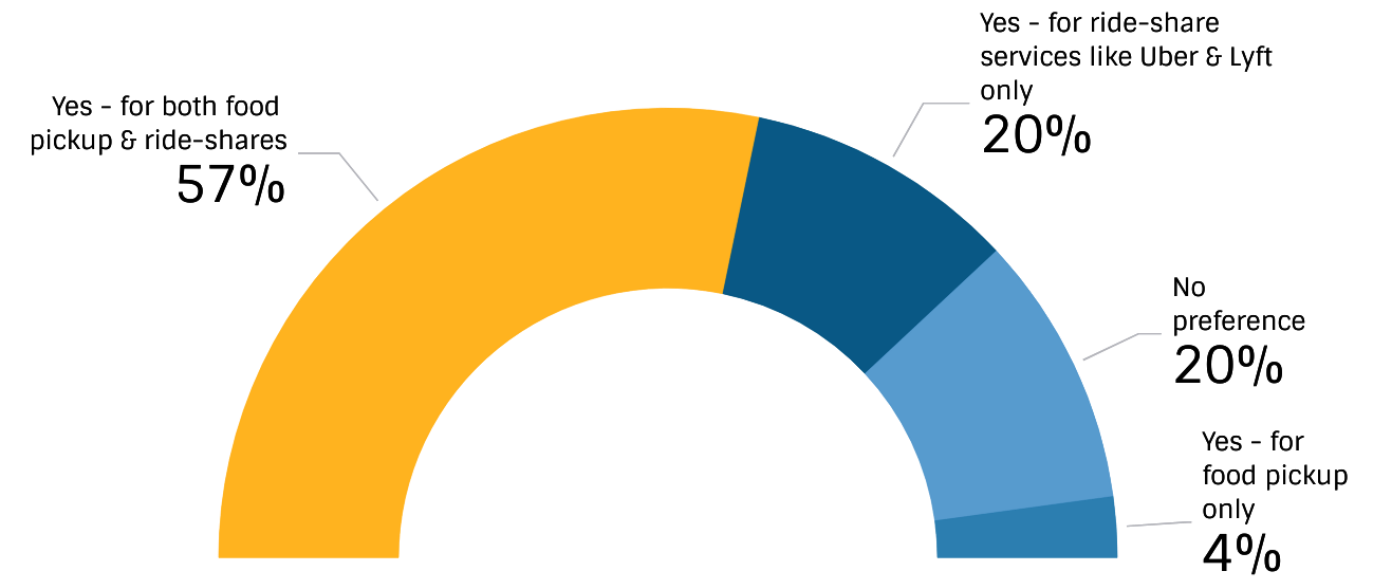
*Note: Percentages shown are based on the total number of responses to answer choices. See attached Appendix for Survey Monkey results.

Activating the Park

What kind of outdoor dining should be in this space?



Is a designated area for curbside food pickup and ride-share services important?



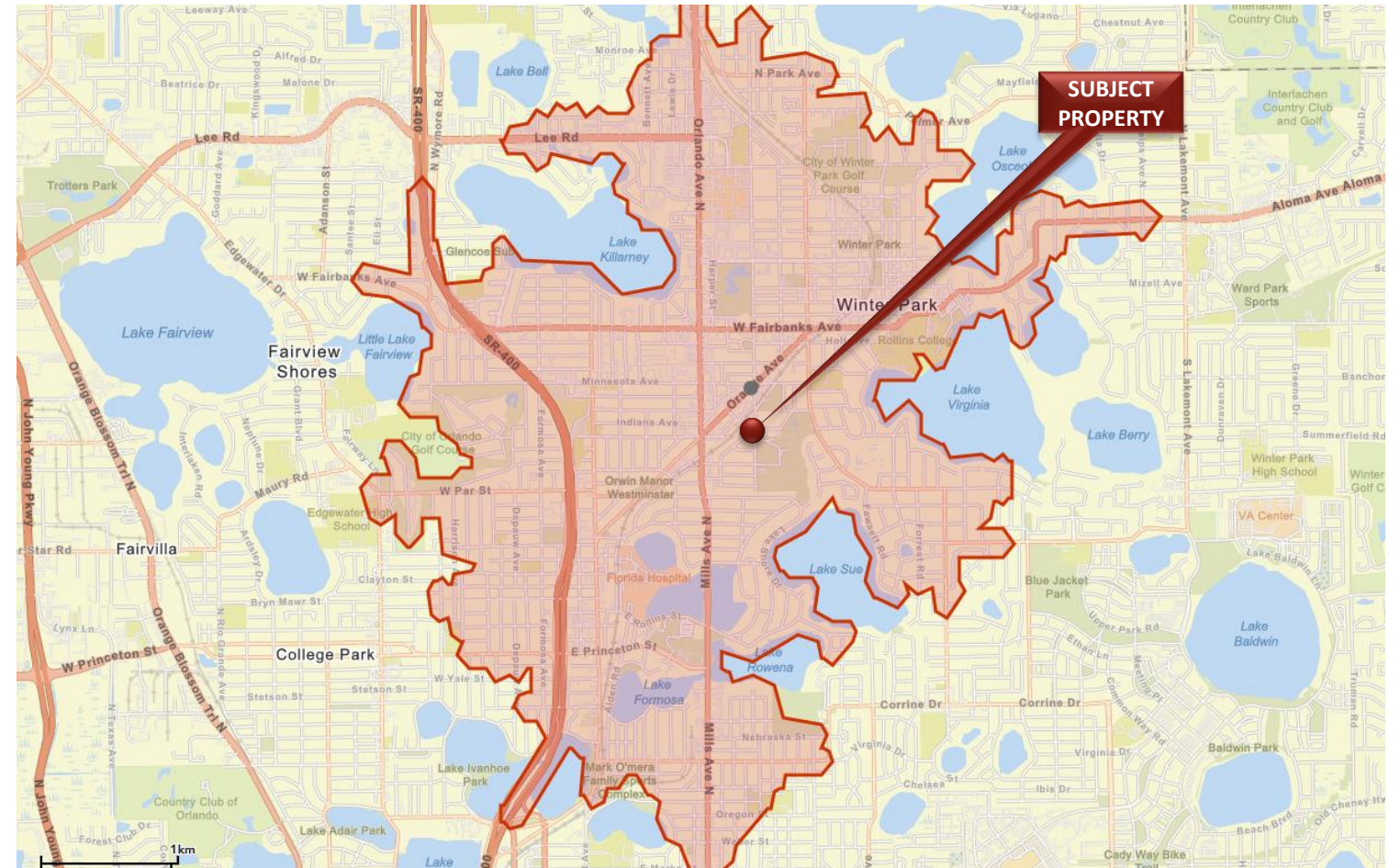
Market Assessment and Research

As directed by the Commission, the Consultant team engaged in an extensive assessment and market research to unlock the potential real estate value and economic feasibility of placing a 1.5 acre park in an urban context. This market research is based on best practices and expertise of Charles Wayne Consulting, Inc. who produced the following five summary slides with a full report that can be found in the Appendix of this document. The high-level conclusions support the following:

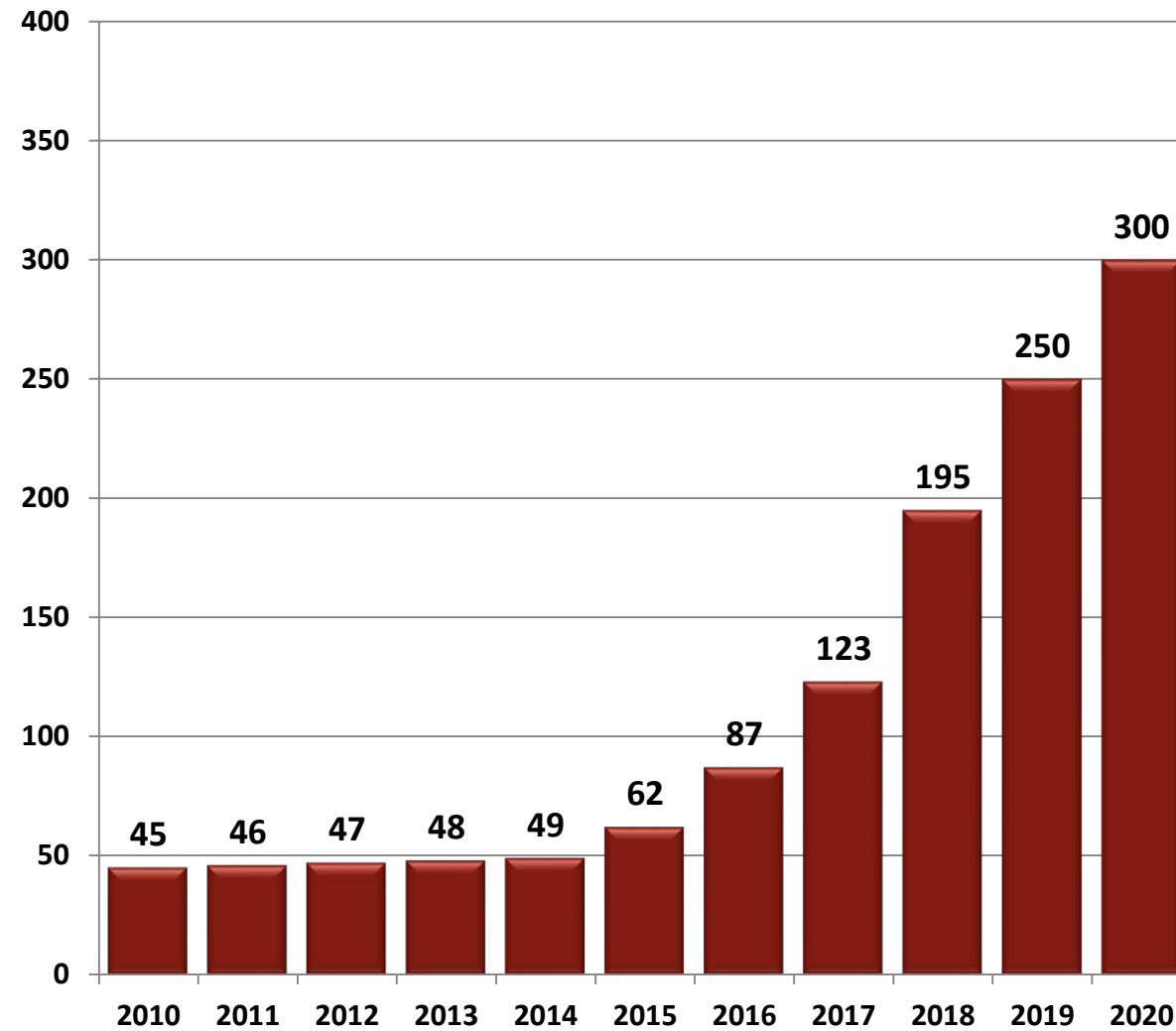
- Winter Park and the location of this specific site, using a trade area within a 5-minute drive, if designed properly offers a high-valued market opportunity to the City and private sector.
- Market metrics shown on the following slides and in the Appendix indicate a strong opportunity for a destination experience that is sustainable and will increase surrounding real estate values.
- The combination of a world-class park with food, micro-restaurants, shared work studios, wellness and fitness is a long term trend that is growing rapidly.
- Good examples of successful village-scale food/brewery style experiences include Crooked Can in Winter Garden, Florida.



TRADE AREA: 5-MINUTE DRIVE TIME



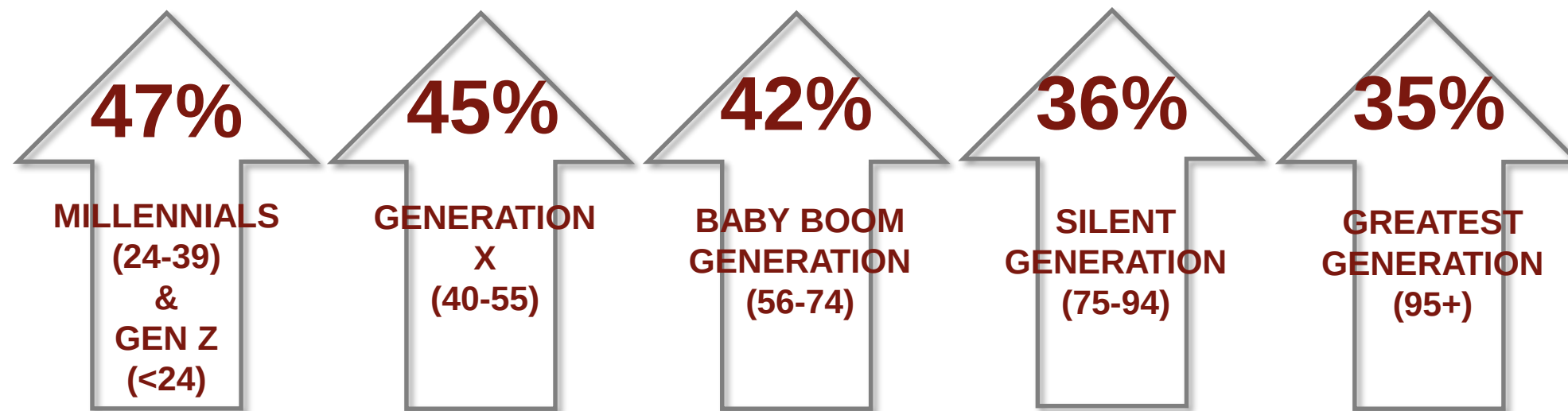
NUMBER OF FOOD/MICRO-RESTAURANTS: U.S.



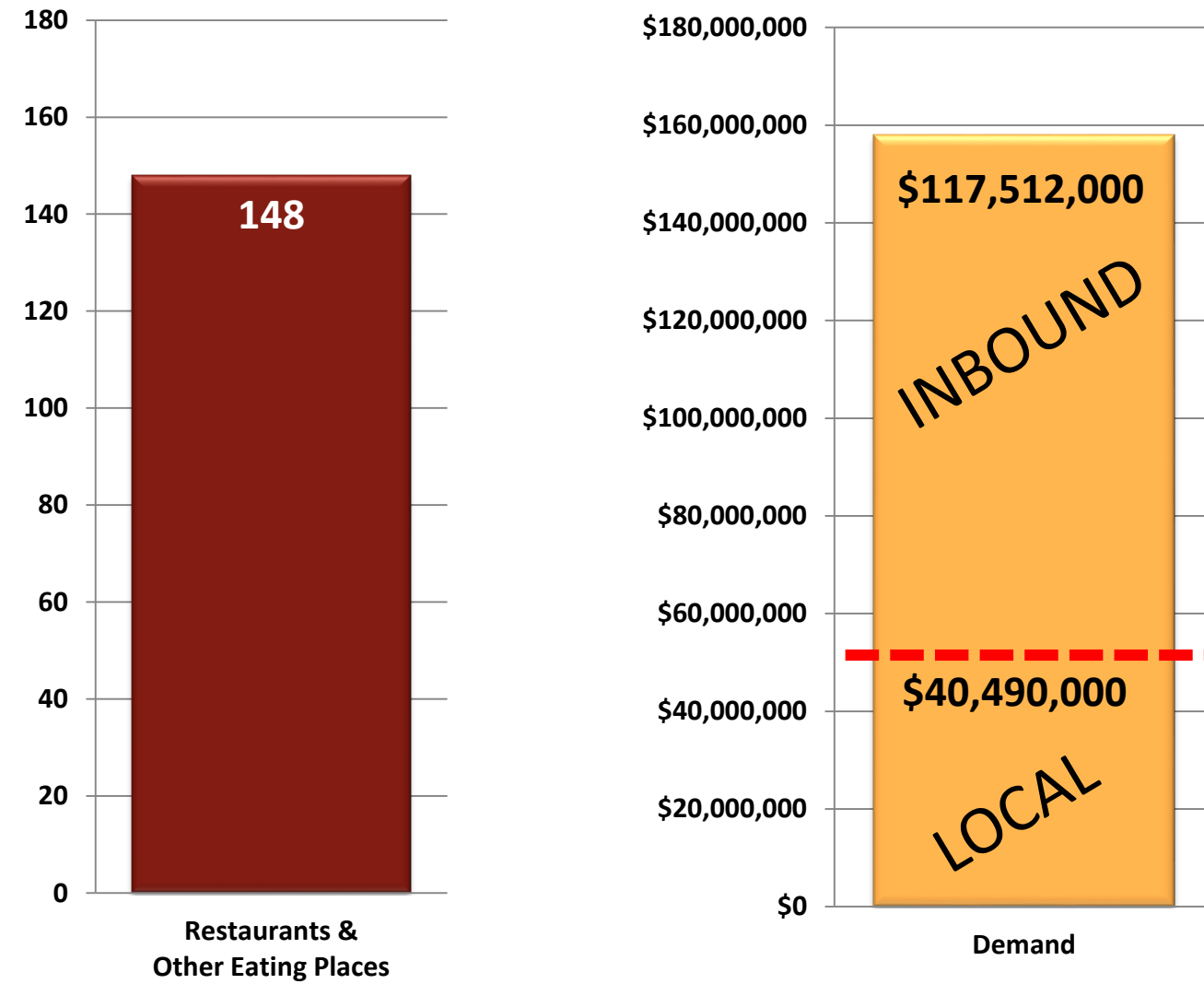
20.9%

**AVERAGE
ANNUAL
GROWTH**

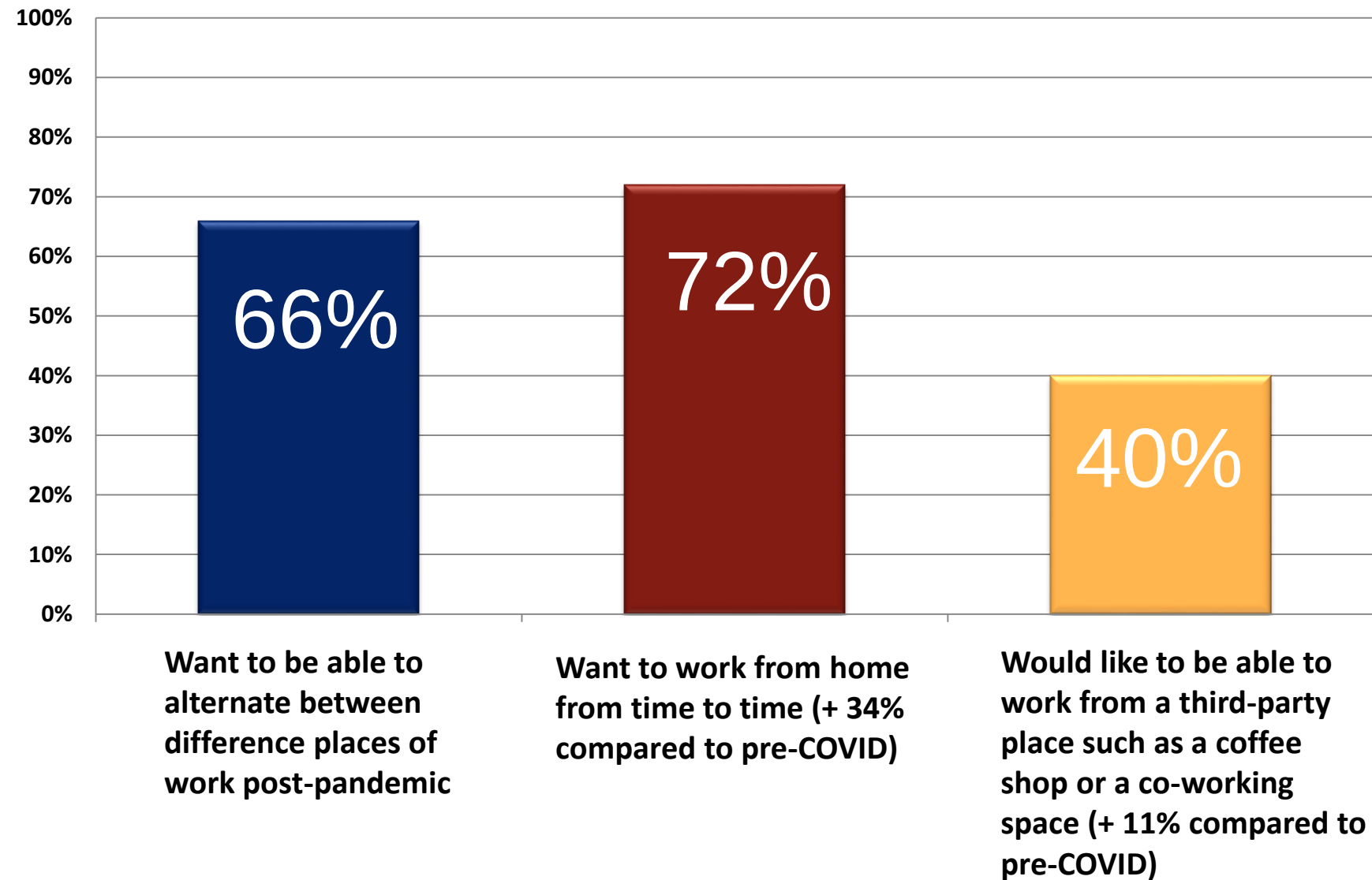
% OF FOOD AWAY FROM HOME BY GENERATION: U.S.



SUPPLY / DEMAND DYNAMICS: 5-MINUTES

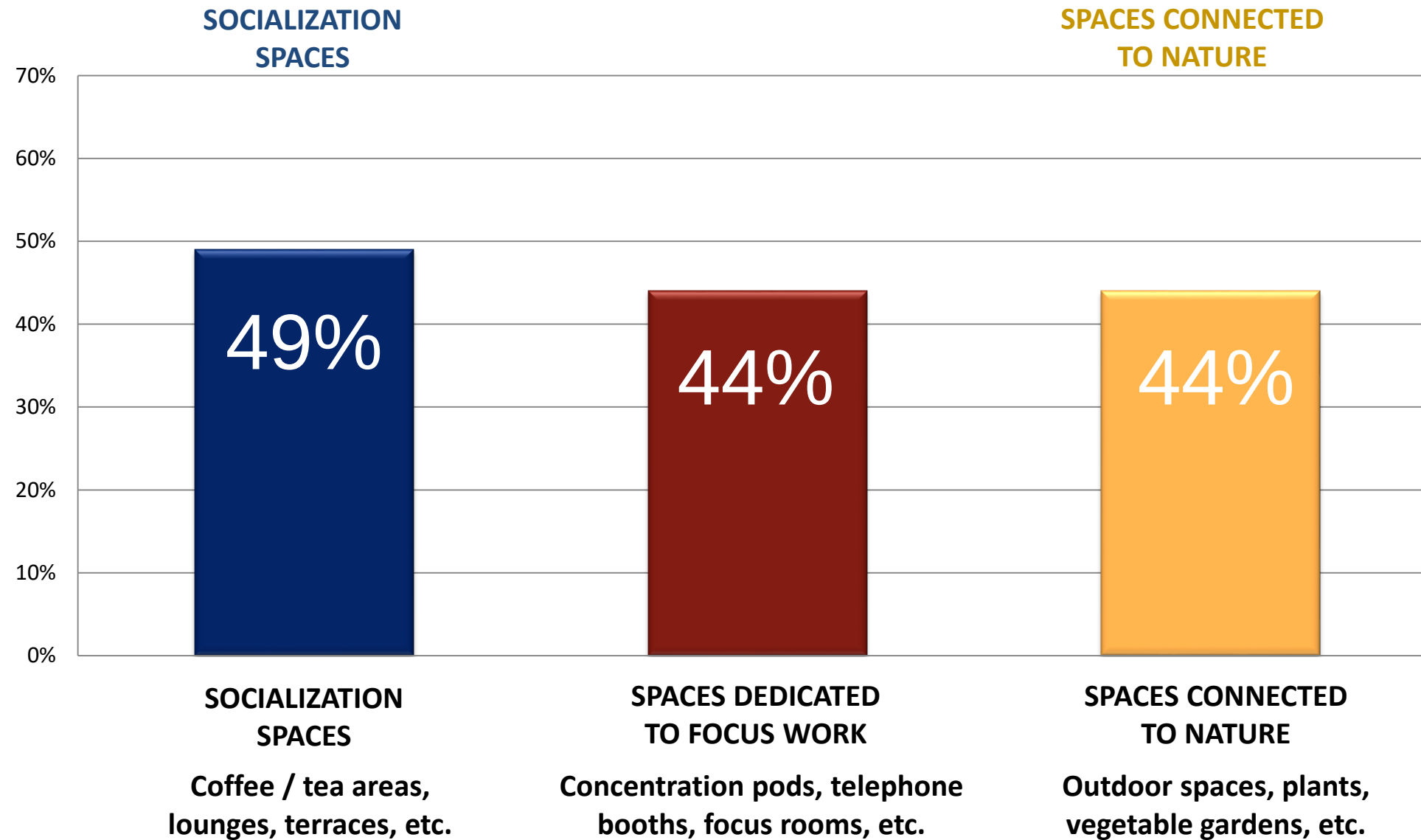


PREFERENCES FOR NEW WORK PATTERNS: 2020 Q2



SOURCE: © JLL, Shaping Human Experience, 2021, Global Office Survey

TOP SPACES TO BOOST THE EMPLOYEE EXPERIENCE: 2020



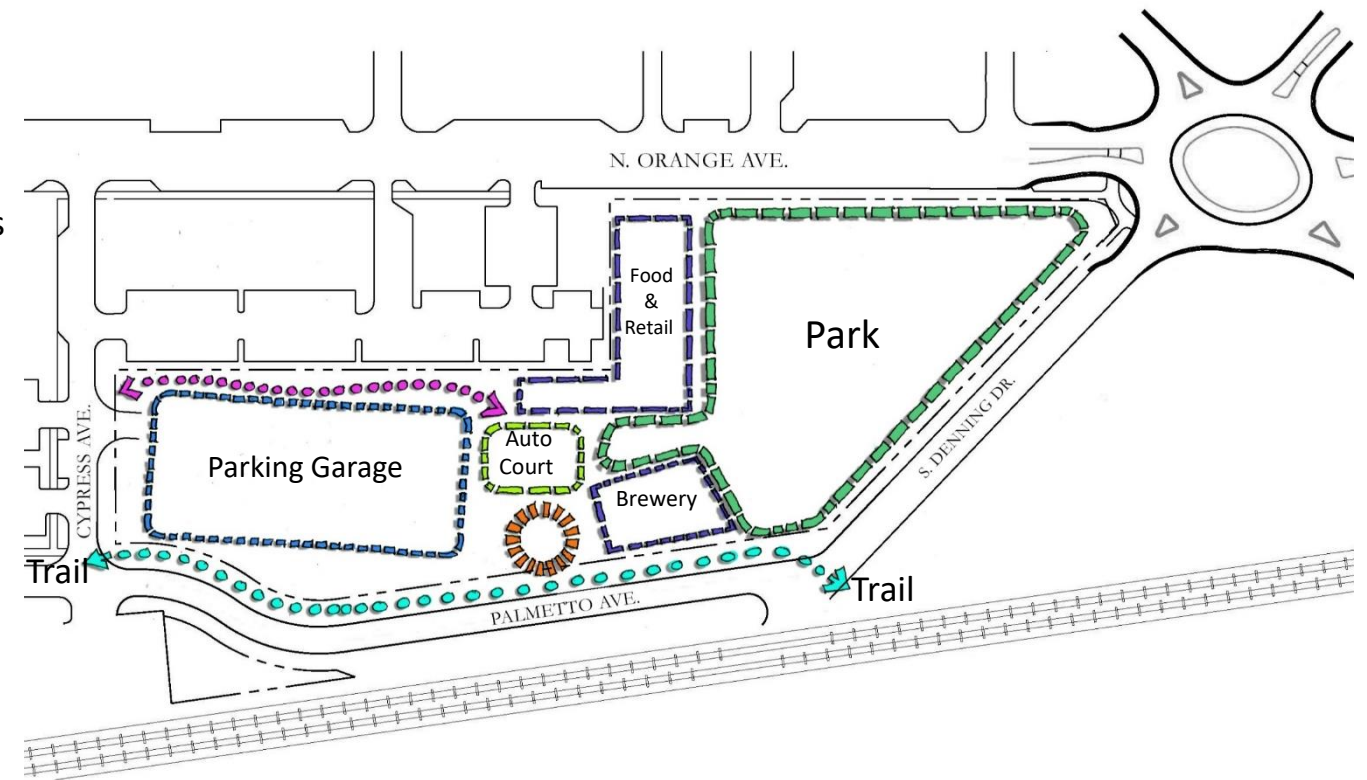
SOURCE: © Jones Lang Lasalle IP, INC. 2020

02 Redevelopment Vision

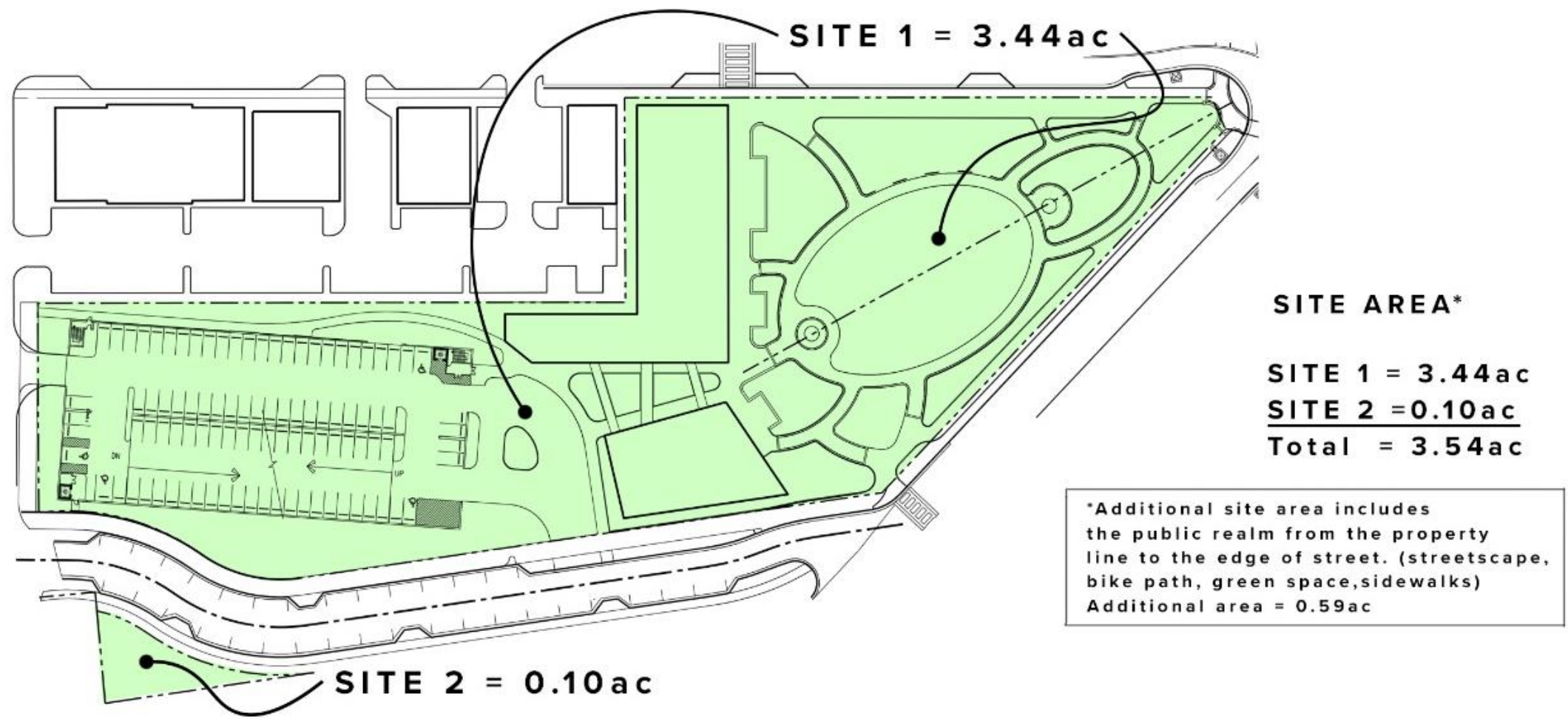
PUBLIC - PRIVATE - MARKET RESEARCH INPUT DIAGRAM

Programming

- Park & public spaces to create a “living room” for Orange Avenue
- Micro-restaurants/craft brewery, shops, shared work, galleries, wellness/fitness
- Rooftop Dining/Bar
- Public shared parking garage
- Stormwater
- Walkable/Bikeable/Trails/Greenways
- Pedestrian Crosswalks
- Denning Avenue/Greenway Master Plan
- Palmetto Avenue realignment to increase contiguous land allocation
- Mead Botanical Garden sign/streetscape

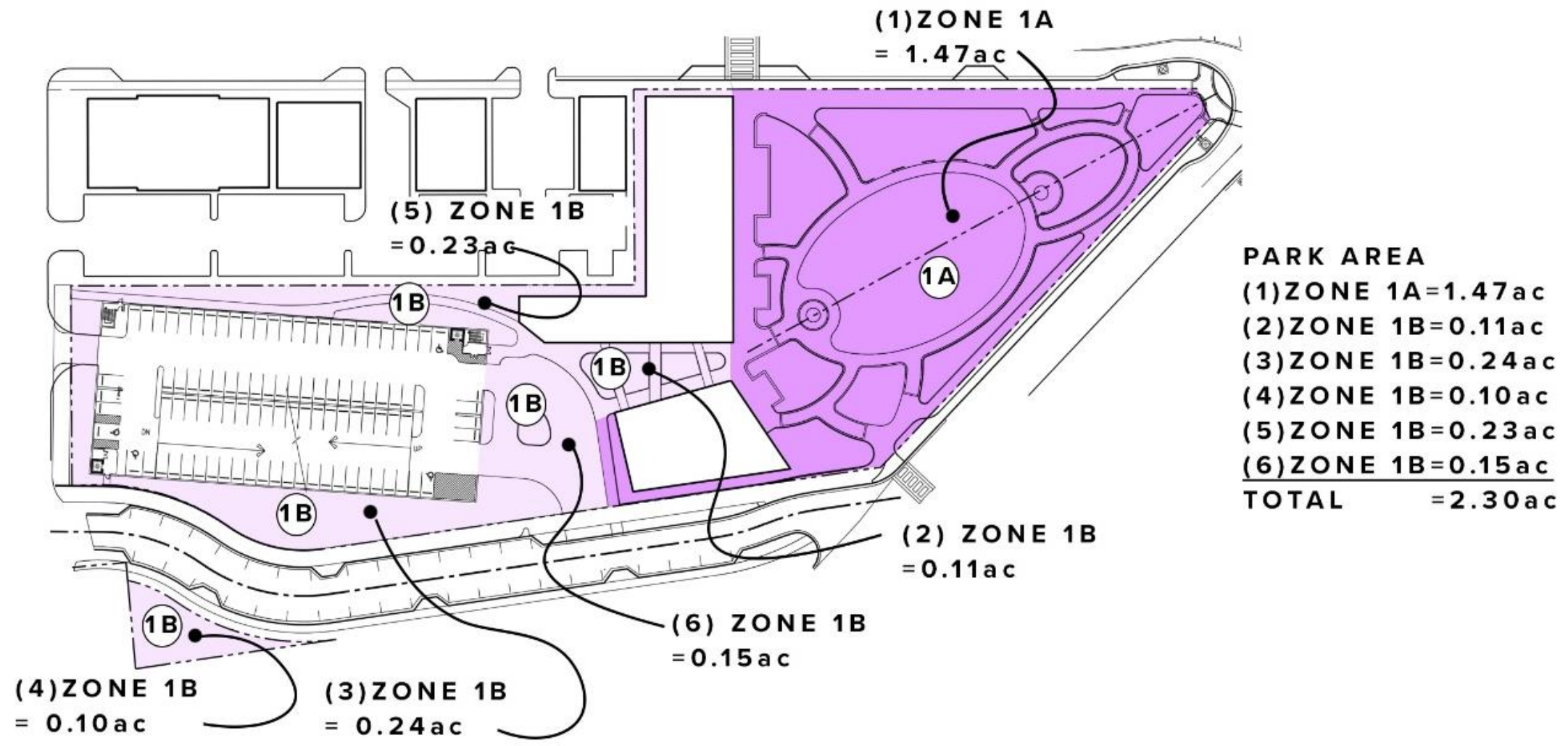


DEVELOPMENT ALLOCATION METRICS



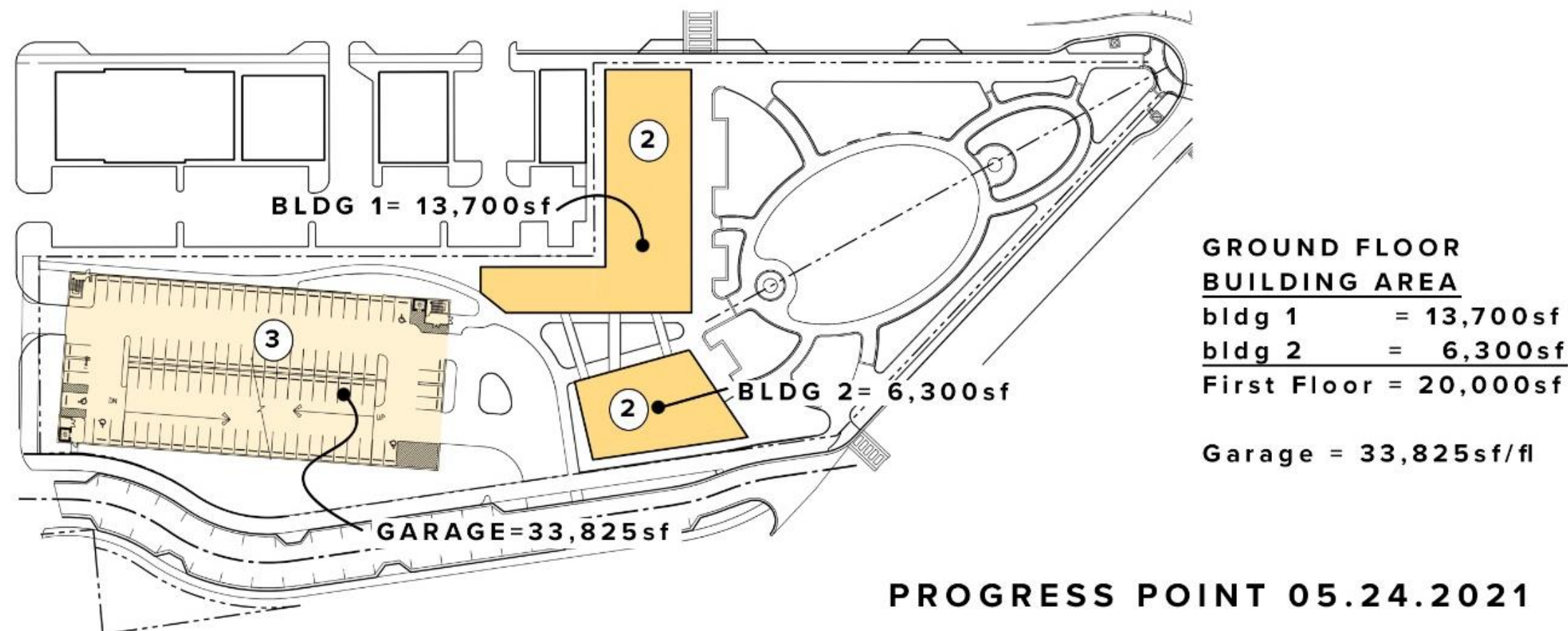
DEVELOPMENT ALLOCATION METRICS

Park Areas



DEVELOPMENT ALLOCATION METRICS

Mixed Use Buildings & Parking Garage Footprint Areas



DEVELOPMENT USES & LAND ALLOCATIONS

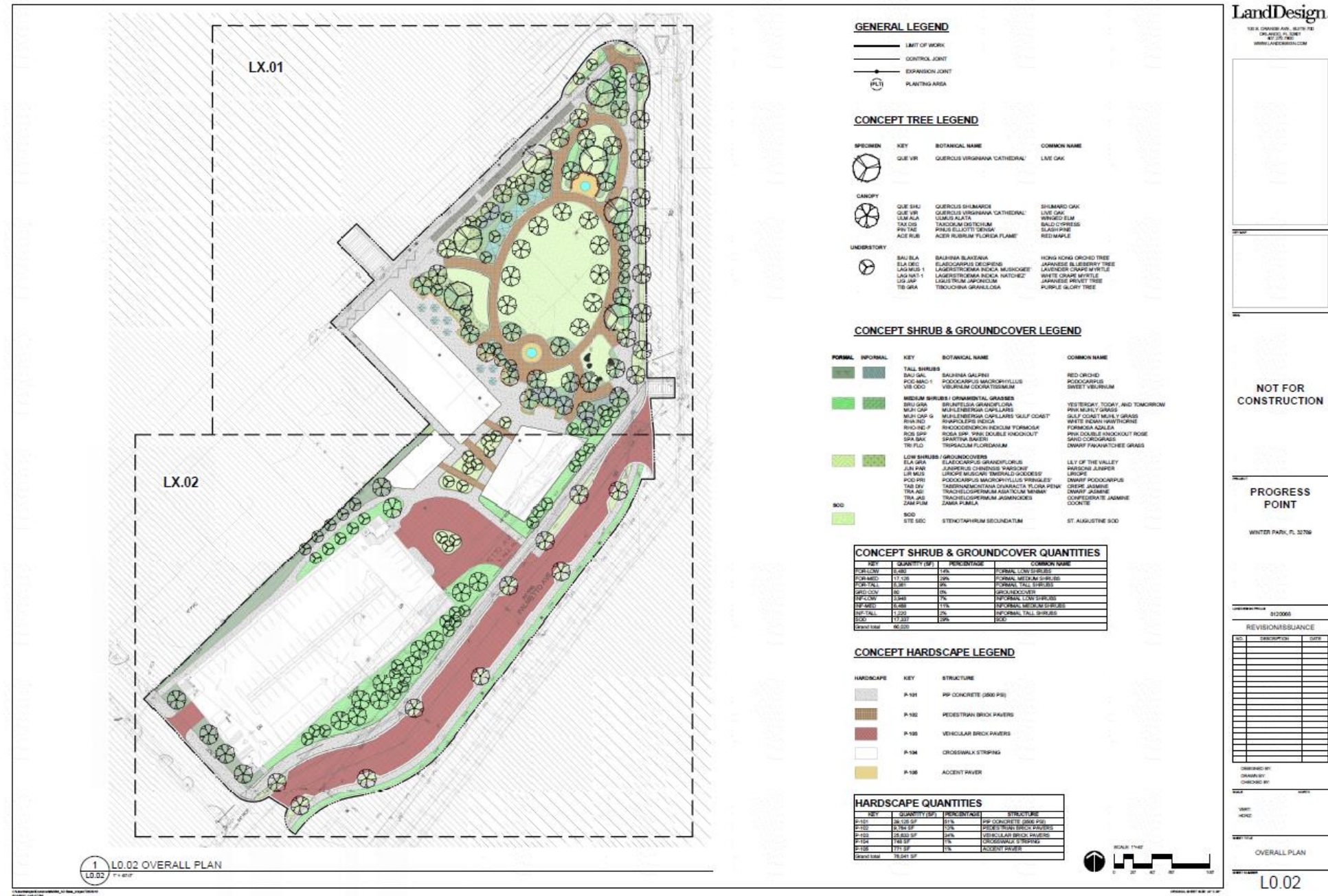
	ZONE	APPROXIMATE FOOTPRINT OF LAND AREA	LEVELS	APPROX. SQUARE FEET	ZONING	FLOOR- AREA - RATIO	APPROX. TOTAL GARAGE PARKING	APPROX. GARAGE PARKING FOR PUBLIC	APPROX. GARAGE PARKING FOR MIXED USE BUILDINGS*
CITY PARK	1A	± 1.47 Acres	---	± 64,033 sf	Overlay	---	---	---	---
Park Space - see Development Area Allocation Metrics									
ADDITIONAL LANDSCAPE EDGES, GARDEN TERRACE, OPEN SPACE, PLAZA, PROMENADE	1B	± 0.83 Acres	---	± 36,155 sf	Overlay	---	---	---	---
Pedestrian Walkways to Cypress Ave & Adjacent Businesses Garage Plaza to City Park									
MIXED-USE BUILDINGS- see Development Area Allocation Metrics	2	± 0.46 Acres	2 + Partial Rooftop	± 40,000 sf 20,000/level	Overlay	± 0.26	---	---	---
Food Hall-Micro Restaurants Craft Brewery / Winery Micro Commercial-Retail Studios Partial Rooftop Dining									
PARKING GARAGE – see Development Area Allocation Metrics ± 300-Car Option ± 400-Cars Option	3	± 0.78 Acres	Above grade 2 levels 3 levels (+1 level below grade both options)	33,825 sf/level	Overlay	± 0.44 ± 0.60	± 300 Cars ± 400 Cars	± 80 Cars ± 180 Cars	± 220 Cars* ± 220 Cars*
Auto Court Entry Pedestrian Walkways from Garage to Cypress Ave & Adjacent Businesses Ride Share Food Pickup / Take-out / Valet									
INFRASTRUCTURE – see Land Design Civil Engineering Drawings	4	---	---	---	---	---	---	---	---
Palmetto Realignment Stormwater / ROW / Utilities / Pad-ready Building Sites Denning Ave Streetscape to Mead Botanical Garden									
TOTAL CITY OWNED LAND	---	± 3.54 Acres	---	---	---	---	---	---	---

* Method of calculating parking spaces for restaurant and commercial uses is based on critical market and financing requirements. For this project to be financed, parking will exceed the City parking code.



03 Master Redevelopment Plan & Schematic Design

PARK SCHEMATIC DESIGN



Park as Gateway

Orange Avenue - Denning Avenue - Mead Botanical Garden



DESIGN ILLUSTRATION – Existing Site Looking West From the Point of Orange-Denning Across the Park to Orange Avenue



DESIGN ILLUSTRATION - Looking West From the Point of Orange-Denning Across the Park to Orange Avenue



DESIGN ILLUSTRATION – Park Shaded Rooms with Garden Patios, Restaurants, Shops, Shared Work Studios, Galleries



ACi
ARCHITECTURE
COPYRIGHT 2021
ALL RIGHTS RESERVED

Street Scene

The Social Life of Orange Avenue



DESIGN ILLUSTRATION - Existing Site Orange Avenue Looking Southeast



DESIGN ILLUSTRATION - Orange Avenue Looking Southeast at Pedestrian Crossing to Park Arrival Plaza



DESIGN ILLUSTRATION - Orange Avenue Looking Southeast to Park Arrival Plaza, Shade Trellis, Seating Walls



Extending the Park Experience

Day and Night

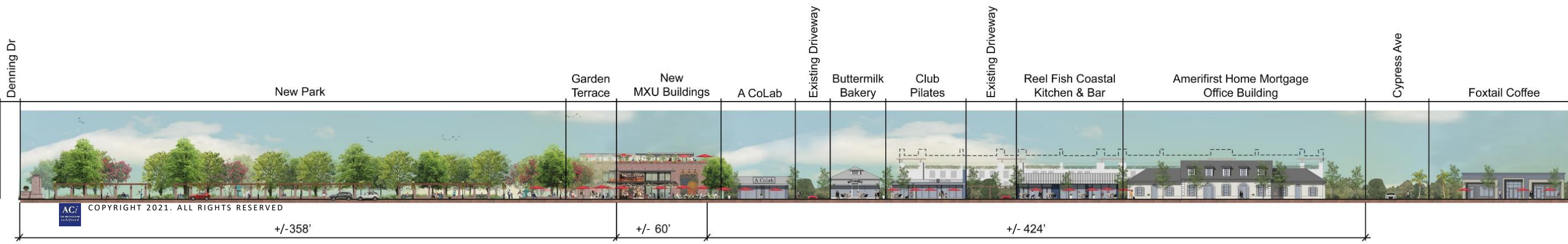


DESIGN ILLUSTRATION - Park Nighttime Event Gathering

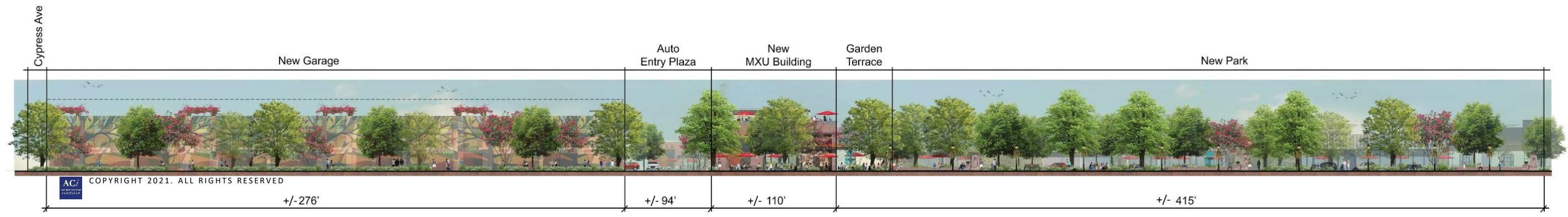


COPYRIGHT 2021
ALL RIGHTS RESERVED S & LandDesign

BUILDING DESIGN PRINCIPLES - Street Sections Showing Building Massings, Adjacencies, and Connectivity

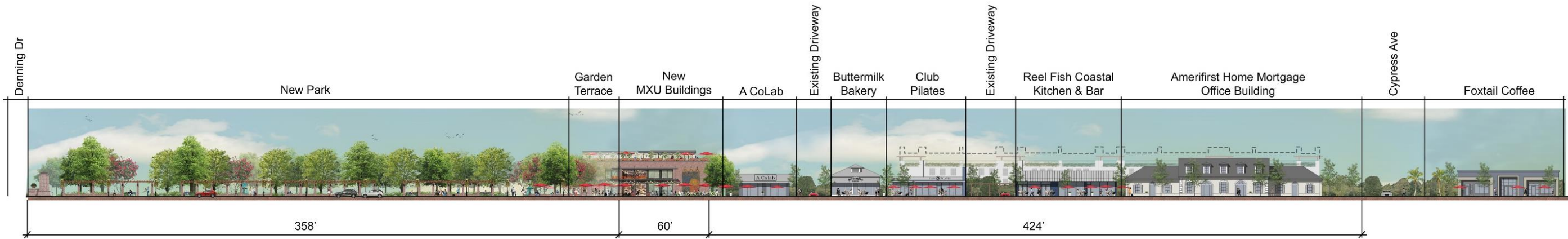


Street Elevation study along Orange Avenue from Denning Avenue to Cypress Avenue



Street Elevation along Palmetto from Cypress Avenue to Denning Avenue

BUILDING DESIGN PRINCIPLES - Street Sections Showing Building Massings, Adjacencies, and Connectivity

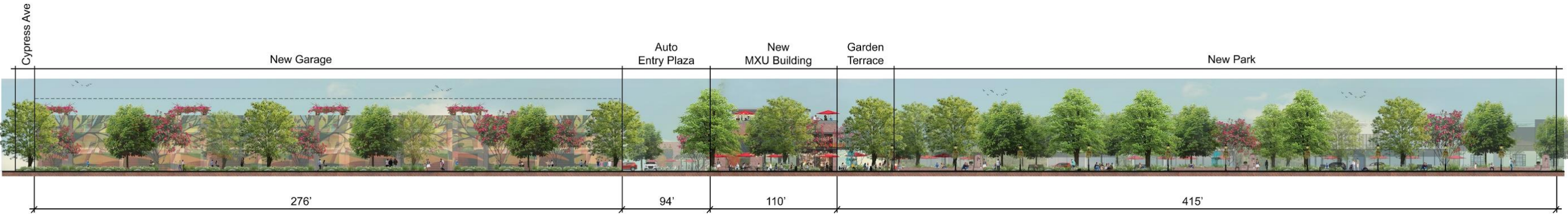


Street Elevation study along Orange Avenue from Denning Avenue to Cypress Avenue



Enlarged view along Orange Avenue

BUILDING DESIGN PRINCIPLES - Street Sections Showing Building Massings, Adjacencies, and Connectivity



View along Palmetto Avenue from Cypress Avenue to Denning Avenue



Enlarged view along Palmetto Avenue

BUILDING DESIGN PRINCIPLES - Street Sections Showing Building Massings, Adjacencies, and Connectivity

Conceptual Garage Elevation
Garage / Walkable-Bikeable Trail / Park Landscape
Palmetto Avenue – South Elevation



Enlarged view of garage

04 Redevelopment Guidelines

REDEVELOPMENT PRINCIPLES INTRODUCTION

At the heart of any successful project is, “**Good Design**”. Good Design is not just what looks good; it must innovate, function, be useful and have an aesthetic that fascinates and immediately appeals to its users’ senses. A well-designed building and its surrounding based on “Good Design” principals has the potential to provide much needed services and amenities to local residents, while contributing significantly to the quality of a neighborhood’s streetscape, economic vitality and integrated park space. The benefits of a well-integrated building and park space will include positive changes to the social, economic, and environment health of the community as whole. The following Design Guidelines are provided to help guide the City and Design Team to make conscious choices in the project’s massing, placement, materials and aesthetic that will reinforce the approved vision for the project as reflected in the park renderings.

ACTIVATING THE PARK

The new 1.5 acre Park will create a “**living room**” of public space and much needed urban green space for this section of Winter Park. The new Park will have a mix of landscaped and hard edges, pathways, formal lawns, soft landscape beds, water fountains and a healthy tree canopy for shade. The success of the Park will depend greatly on the ability of the new commercial space to attract residents to the location through a mix of uses, parking and good design. Design decisions for the commercial space should always be looking for ways that help to activate the Park, add to the overall quality of the space and enhance the qualities of the park. Below are various design opportunities that the commercial space can play towards activating the Park.

- Mix of commercial uses that are active from morning to night.
- Large overhangs that provide additional shading to people in the park.
- Public restrooms for the park.
- Flexible layouts that allow for new uses.
- Easy, accessible parking and flow through the spaces and between buildings.
- The building should be thought of in all three dimensions so there is not an obvious “back door”.
- Loading and Waste should be carefully designed so it does not diminish the park experience.
- Seasonal changes to the commercial spaces and facades to enhance the park experience.
- Programing activities to help activate the park space.
- Positioning the buildings to fully engage the 1.5 acre park space and encourage outside seating and activities.



BUILDING DESIGN PRINCIPLES

The commercial buildings on the site should serve as a supporting anchor for the park. As stated before, all design decisions should always be about finding ways to improve the park and not distract from it. This principle is extremely important when it comes to designing the building. Below are some key principles for the building that must be incorporated in the design. A well-designed ground floor façade contributes to the activation of the street and park space. The design must ensure a high visibility into and out of the ground floor commercial space. A transparent storefront helps to welcome the public, increase natural light, enhance curb appeal and discourage crime.

- The building should have a **village scale feel**.
- Large overhangs of balconies and cornices to provide **shade and shelter** for dining on the park terraces.
- The building should have a contextual contemporary design influence, such as reimagining an industrial space.
- Post and beam style architecture to allow maximum openness along the façade. Emphasizing the vertical columns blends with the tree trunks, while long horizontal planes allow the building to not vertically dominate the park.
- Highly **transparent façade** with large openings of operable doors or overhead doors. The building should embrace the exterior by opening to it. The ground floor should have the ability to be “open” during good weather.
- Ground floor facing the park must be a minimum of 75% transparent between ground and 12’ above the ground and additional transparency on the second level as seen in the renderings.
- Large balconies to allow engagement to the park at the second level as shown in the building section diagrams.
- The façade should have warm materials such as wood, stone, brick, and exposed steel, that reinforce the reclaiming of industrial high-bay space.
- The rooftop plays a crucial part in the activation of the building and the park. The vision for the rooftop consists of groups of seating of various styles, visible landscaping, in pots and planters, string lights, mix of umbrellas and roof planes for shade. The rooftop should be considered an extension of the building uses, i.e. dining, exercise space and bar/lounge space that would look out over the park space.
- The building needs to include restrooms for park patrons.
- All service for the buildings should be well hidden from patrons’ view and experience.
- Any louvers should be flush, decorative style.
- Exhaust vents should be well hidden and not detract from the guest experience or be visible from the ground.
- No side grease exhausts are allowed.
- All rooftop equipment must not be visible from the street and should be behind walls at the rooftop to not interfere with the guest experience at the roof terraces.
- Building bays must be flexible to allow for change in tenants. Large single tenants are not encouraged at the ground floor. Maximum allowable single tenant on the ground floor is 6,300 square feet.



COURTYARD DESIGN PRINCIPLES

The park design was envisioned to run between and around the main buildings, along both sides of the garage and connecting to Cypress Avenue. These interstitial spaces between buildings and property edges can be exciting, dynamic spaces and need to have as much care provided to them as the park itself. The main courtyard is the “arrival courtyard”, located between the two commercial buildings and the garage. This space will have cars circulating, vehicle pick up, take out standing space and pedestrian arrival. The space should follow the guidelines below.

- Building perimeter between the commercial buildings should be activated with large operable openings.
- Large overhangs for pedestrian shade & weather.
- Balconies & rooftops overlooking the courtyard.
- Lighting strung between the buildings.
- Outside dining areas.
- Possible bridge at the second level between buildings.
- Safe walkable zones for pedestrians.
- Large trees and planters.



Successful courtyards allow a blend of activities that includes seating, materials, scale, nature, lighting, and sound.



Palmetto Avenue Parking Arrival Plaza— Partial South Elevation

GARAGE DESIGN PRINCIPLES

Parking garages, while convenient, can be one of the biggest areas of complaint from the users and visually from the neighbors. Great care must be taken to make a garage that is contextual and compatible with the surrounding businesses and the neighborhood. A well-designed garage is easy to find, easy to use, enhances traffic flow, solves parking problems and is aesthetically neutral. What is meant by the term aesthetically neutral is, we recognize that the garage is a large box so it should not try to be something it is not by overthinking it. The optimal design should find a way that the garage and its size are downplayed. One encouraged solution to think of is the garage as an art or cultural canvas. By using a see-thru ventilated perforated fabric on a metal armature, you can create abstract geometries and endless artwork to the exterior of the skin of the garage. The site area allocated for the garage enables optimal dimensions to achieve the most cost-effective systems garage.



Actual examples of the range of design possibilities for façade treatment.



Vision study of 3-level New Garage for South Elevation of Palmetto Avenue with landscaped walkable/bikeable trail, and translucent artistic fabric solar screen.

SIGNAGE PRINCIPLES

Identification, way-finding, marketing and dissemination of information all fall back at some point to signage. The vitality of a place relies on a continuous flow of patrons, and failure of a commercial space, in most cases, is directly related to visual clutter and a lack of understanding of appropriate treatments of signage. The importance of such common elements as wall textures, colors, awnings, canopies and store front signs can never be underestimated. Equally important is the sensitivity of one's establishment to its adjacent neighbor. While the Code of Ordinances for the City of Winter Park contains the basic requirements for signage in the downtown, the special nature and character of the park and this district's integration of the signage within the overall streetscape design will necessitate some special recommendations. This district has some very creative signage as evident on some of the façades you see along Orange Avenue. This project is required to follow the Winter Park signage code but is encouraged to think very creatively on how signs are designed and applied to the buildings.

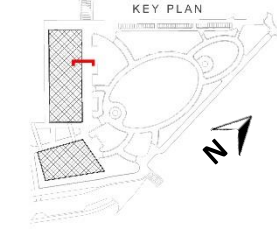
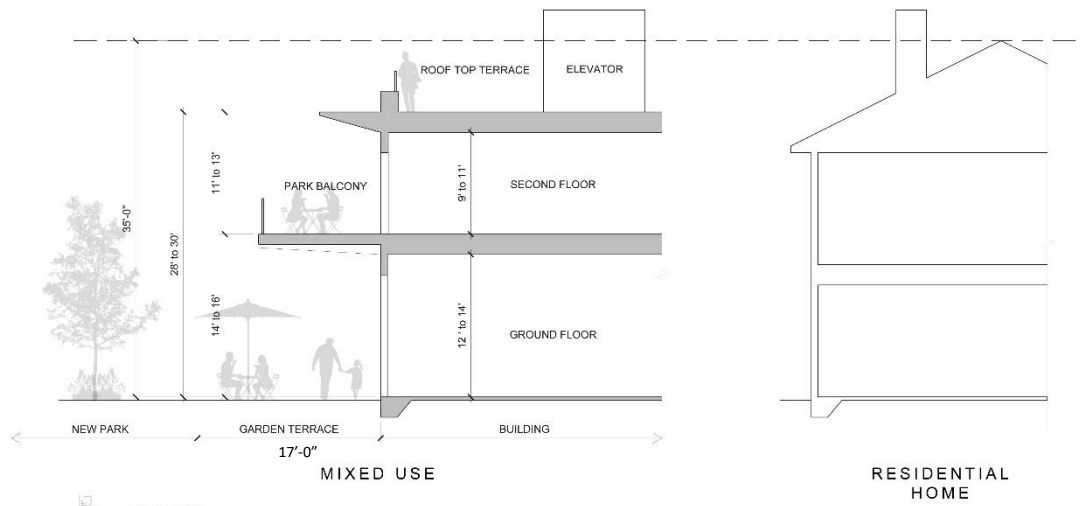
- It is recommended that ground or "tombstone" and other free standing signs shall be limited to the identification of either a building name, address or single business.
- Signs for individual establishments are to be attached to the building.
- Signs shall be designed and scaled to coordinate with a building's architectural style and details.
- Internally illuminated signs are discouraged.
- Hanging and wall-mounted signs shall be externally illuminated, as shall ground signs.
- The source light of any externally illuminated sign shall not create a visible distraction to pedestrians, vehicle operators and park visitors.
- Blade signs are encouraged.
- Wall signs directly painted in a historical fashion are allowed if they fit with the architecture style.



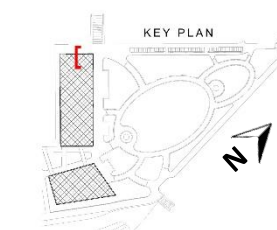
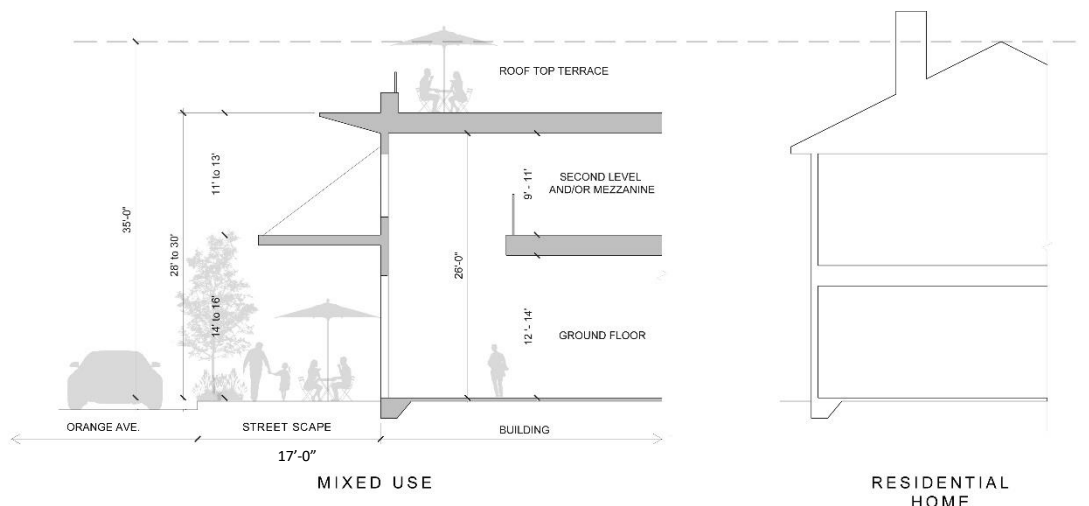
BUILDING PLANNING PRINCIPLES

Below is an excerpt from the City Orange Avenue Overlay Code.

- (3) Subarea C.
- (a) *Subarea C Development Standards:*
1. Base Floor Area Ratio: 25%
 2. Bonus FAR exclusively for Structured Parking: 65%
 3. Maximum Achievable FAR with Parking Structure: 90%
 4. Total FAR must be divided between multiple buildings
 5. Maximum Height: 2 Stories or 35 feet (including any awnings or shade structures) for Commercial Structures and Parking garage shall be allowed up to 4-levels including the rooftop deck.
 6. Maximum Impervious Coverage: 75%
 7. Setbacks: 0 front setback along Orange Avenue, Denning Drive, or Palmetto Avenue, except front setbacks on Orange must allow for at least a 17-foot wide sidewalk and setbacks on Denning and Palmetto must allow for a 10-foot wide sidewalk and 5-foot landscape buffer on back of curb. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement: The bike trail may substitute for applicable sidewalk requirements at the discretion of the Director of Planning. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
 8. Maximum Residential Density: 0 units per acre
- (b) *Intersection and Open Space Viewshed.* Due to the unique shape of Subarea C and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is banded by the lines described as follows: Start where the property lines of Subarea C meet at the intersection of Denning Drive and Orange Avenue; then travel 150 feet southwest along Orange Avenue's southeast right of way line; thence easterly to the point on the west boundary of South Denning Drive that is 150 feet south of the starting point; then north along the west boundary of South Denning Drive to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO.
- (c) *Palmetto Re-Alignment.* Palmetto Avenue may be relocated to allow for different development scenarios on the site. Protection of on-street parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority concern should the roadway be realigned.
- (d) *Additional Development Requirements.*
- (1) A monument sign at least 3 feet in height and 5 feet in width, set in a landscaped bed, shall be required to be provided at the intersection of Denning Drive, Minnesota Drive and Orange Avenue, which directs the public to Mead Botanical Garden. The City shall approve the design and location of the sign.
 - (2) Include 1.5 acres of contiguous park space plus bicycle/pedestrian trail.
 - (3) No residential use.
 - (4) City to retain ownership of this parcel in perpetuity.
 - (5) Stormwater requirements to exceed code.
 - (6) Contribute to parking needs of small businesses in the area.
 - (7) Walkways that are at least 5 feet wide (paved or bricked) must exist between buildings onsite and extend from the park area to Cypress Ave.



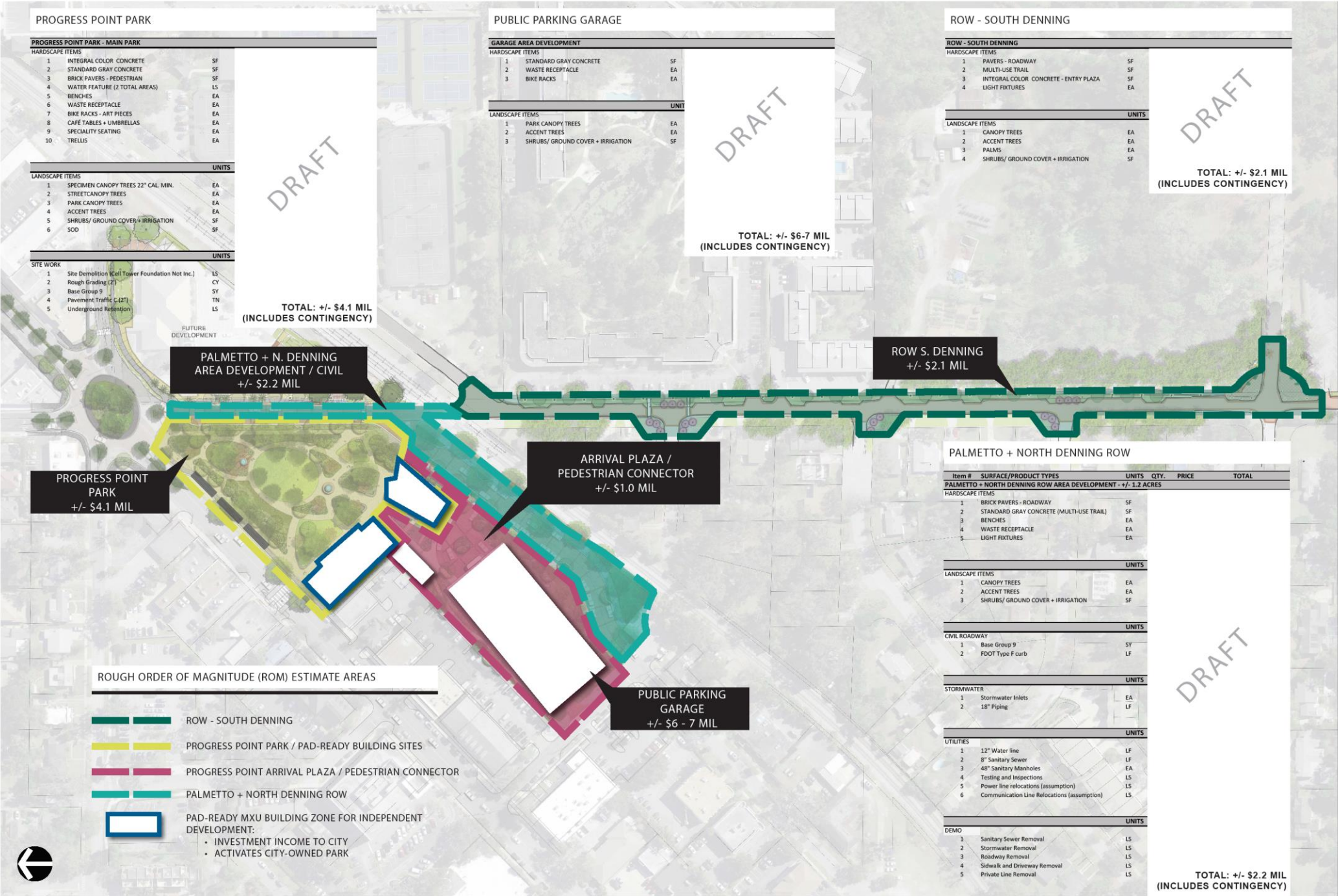
BUILDING SECTION DIAGRAM FACING THE PARK



BUILDING SECTION DIAGRAM ALONG ORANGE AVE

05 Project Rough Order of Magnitude Cost

PROJECT ROUGH ORDER OF MAGNITUDE COST



ROUGH ORDER OF MAGNITUDE COST
(excludes Private Investment Offer)

Public Park Elements – See ROM Estimate Site Plan

Progress Point Park Landscape/Hardscape/Trellis/Furnishings/Lighting/Power/Technology/Stormwater ± \$ 4,100,000.

Pad-ready for MXU Building Zones**

Total Public Park Elements ROM Estimate Included
± \$ 4,100,000.

Public/Private Shared Garage*** Elements – See ROM Estimate Site Plan

Public/Private Shared Parking Garage @ 300 spaces @ \$22,000/space = ± \$ 6,600,000. ± \$ 6,600,000.

Option 1-Public Park + 300 Space Garage Total = ± \$10,700,000.

Public/Private Shared Parking Garage @ 400 spaces @ \$22,000/space = ± \$ 8,800,000.

Option 2-Public Park + 400 Space Garage Total = ± \$12,900,000.

Public Infrastructure Elements

Palmetto Realignment ± \$ 1,000,000.

Right-of-Way (ROW) South Denning to Mead Botanical Garden ± \$ 2,100,000.

Park Arrival Plaza/Auto Court/Parking/Pedestrian Connector to Surrounding Uses ± \$ 1,000,000.

North Denning + Trail Areawide ± \$ 1,200,000.

Elements Not Included in Progress Point ROM Estimate

Orange Ave Streetscape/Pedestrian Crossings Not included

Greenway Mobility (Denning + Morse to Central Park)

* Rough Order of Magnitude (ROM) estimate is in today’s dollars and does not include unforeseen conditions, professional fees, special contingencies, or cost escalations.
** Pad-ready for MXU Building Zones includes City’s site work for the Park, i.e., completion of site geotechnical, buildable site conditions, and city utilities to within 5’-0” of the projected building face.
*** Assumes a systems garage with normal foundations and architectural facades.

PRIVATE INVESTMENT POTENTIAL KEY ASSUMPTIONS

A general high-level review of market data derived from:

- End users
- Brokers
- Private/non-profit developers
- Capital investment groups

Data reviewed & requested included:

- City vision framework
- Commission directives
- Projected ground and building rents based on net operating income, total development cost, market value, deal structure
- Cap rates (vary from market to market, Winter Park values deserve a lower cap rate) $\text{Value of Asset} = \text{NOI} / \text{Cap Rate}$
- Probability of financial participation in both private and public costs
- Land Valuation/Deal Structure
- Interest in a competitive request for qualifications/proposal process
- Financial feasibility

06 High-Level View of Market Demand & Investment

Economics are about people. Ultimately, business models are about creating value for customers, investors, government, and society. The City's Consultant scope included a general high-level assessment of potential forms of private investment that would most likely be anticipated for this type of development involving City-owned land. The thoughts described herein are based on general discussions and information provided by local and national developers, end users, brokers, and private profit/non-profit investment companies.

Basic Key Assumptions based on input from Market, Public Surveys and Private Investment:

- Though relatively small, this is a highly desirable location and will attract quality local, regional and national interest from the private sector.
- The proposed uses are in high demand in the market and increase the future development value of the Orange Avenue Corridor and surrounding real estate.
- Parking requirements are critical to the proposed park and building uses because neighboring businesses' parking demand exceeds the City's minimum building code parking requirements.
- Cost of financing the private sector's land portion under a ground lease (maximum is estimated at $\pm 20,000$ SF of land) will be more expensive to private sector than a land sale.
- Using the proposed uses, the projected net operating income (NOI) and a low capitalization rate for Winter Park offers a valuation that can be applied to help offset the cost to the public sector.
- Based on the above input and report, the highest and best use for this site has been determined to be a mixed-use food-oriented development with second floor shared work studios, galleries, and wellness/fitness anchored by a craft brewery/restaurant with rooftop dining.
- The City will design, engineer and oversee construction of the park and provide an industry standard "pad-ready" site(s) for the commercial buildings.

Summary of most likely responses from the market are expected to be based on:

1. The City retaining ownership in perpetuity of all the land. The land that the private developed buildings will sit on ($\pm 20,000$ SF) would be under a ground lease to a developer or end user. Most developers prefer a sale versus a ground lease because the sale of land is used as collateral in financing. The number of respondents may be limited due to City's lease versus requirements. However, a ground lease may not concern end users as much and give the City more control. Commission guidance has indicated a maximum amount of land the ground floor building sits on cannot exceed 20,000 SF of land.
2. The most achievable way to finance the private investment for the developer or end user is for the City to sell a small portion of the land (20,000 SF or 0.46 acres) to the private sector. This will increase the interest to the private sector.
3. The city could also sell the site for parking and development rights to a developer who would be able to finance the entire site. This makes the deal size a bit larger and gives the developer some control of the parking which could both open up the financing to more lenders on a national scale. The developer could also lease back the garage to the city which would help finance a larger portion of the Project. If the City goes in this direction, ACi recommends the city maintain and oversee the Redevelopment Guidelines described in this report.
4. They city could use bond financing to do the garage, pad sites and park.

PROPOSED GENERAL ROLES AND RESPONSIBILITIES
OF CITY & PRIVATE INVESTMENT

	INFRA- STRUCTURE	PRODUCT DESIGN	PROJECT FUNDING & FINANCING	CONSTRUC- TION	MANAGE- MENT	MAINTEN- ANCE	OWNER- SHIP: LAND	OWNER- SHIP: STRUCTURE
INFRASTRUCTURE: MASS GRADING / UTILITIES TO ALL PARCEL PADS / STORMWATER / TRAILS / SIDEWALKS / STREET LIGHTS / ROAD RELO								
Public Sector	✦	✦	✦	✦	---	---	✦	✦
Private Sector	---	---	✦	---	---	---	---	---
PARCEL 1: CITY PARK								
Public Sector	✦	✦	✦	✦	✦	✦	✦	✦
Private Sector	---	---	---	---	---	---	---	---
PARCEL 2: AUTO ENTRY PLAZA / MICRO-RESTAURANTS-CRAFT BREWERY / SHARED WORK-MAKER SPACE / ROOFTOP BAR & GRILL								
Public Sector	✦	---	---	---	---	---	✦	---
Private Sector	---	✦	✦	✦	✦	✦	---	✦
PARCEL 3: PARKING GARAGE								
Public Sector	✦	✦	✦	✦	✦	✦	✦	✦
Private Sector	---	✦	✦	✦	---	---	---	---

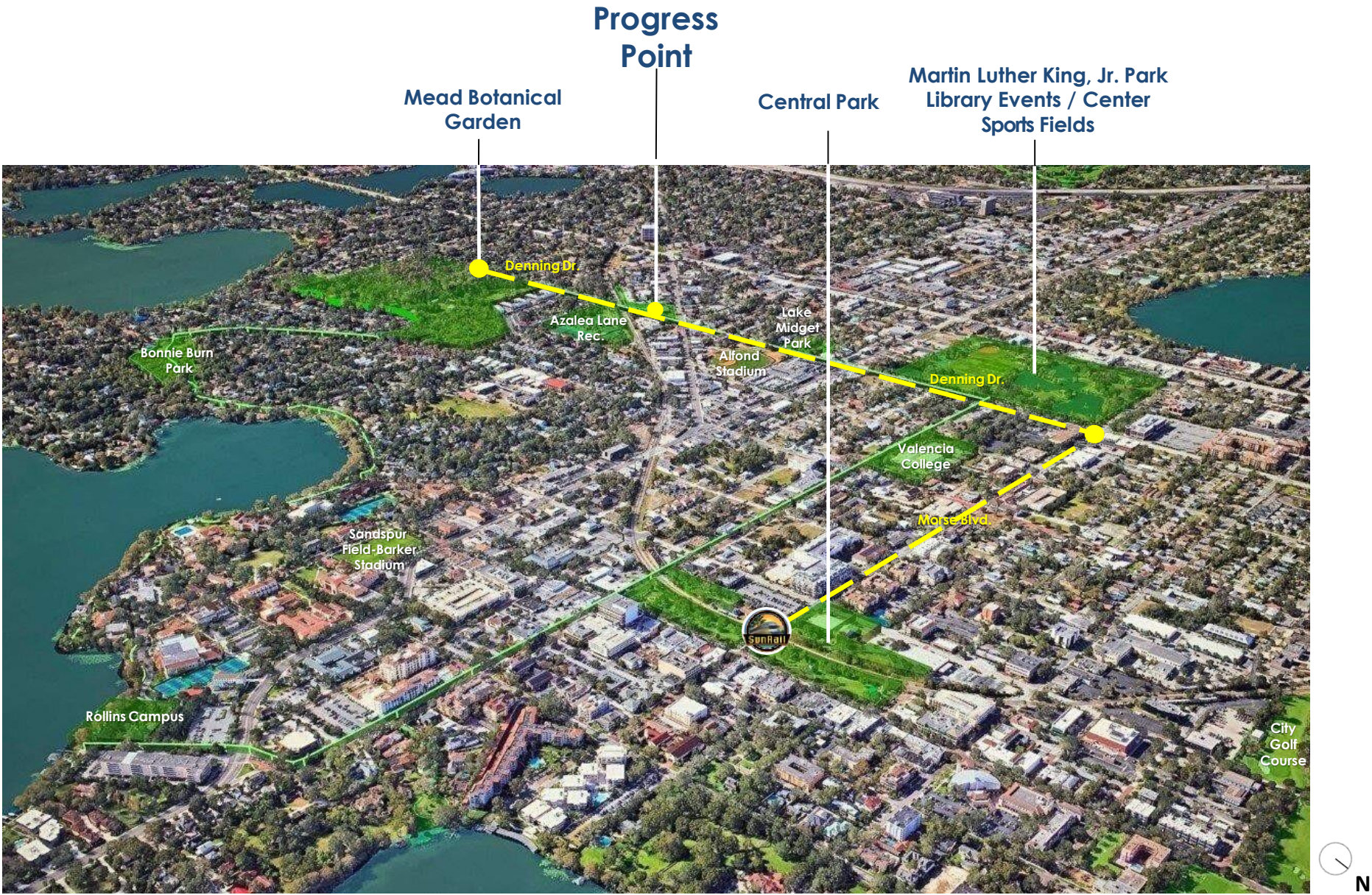
Recommendations for City Action

- Adopt the Redevelopment Guidelines & Action Plan Report
- Approve a City Phasing Plan to Start the Park Component in Accordance with the Redevelopment
- Accept & Issue Proposed Request for Proposal (RFP) for Private/Non-profit Candidates to Submit RFP Responses
- Review RFP Submittals & Evaluate Candidates & Financial Offers
- Award Project

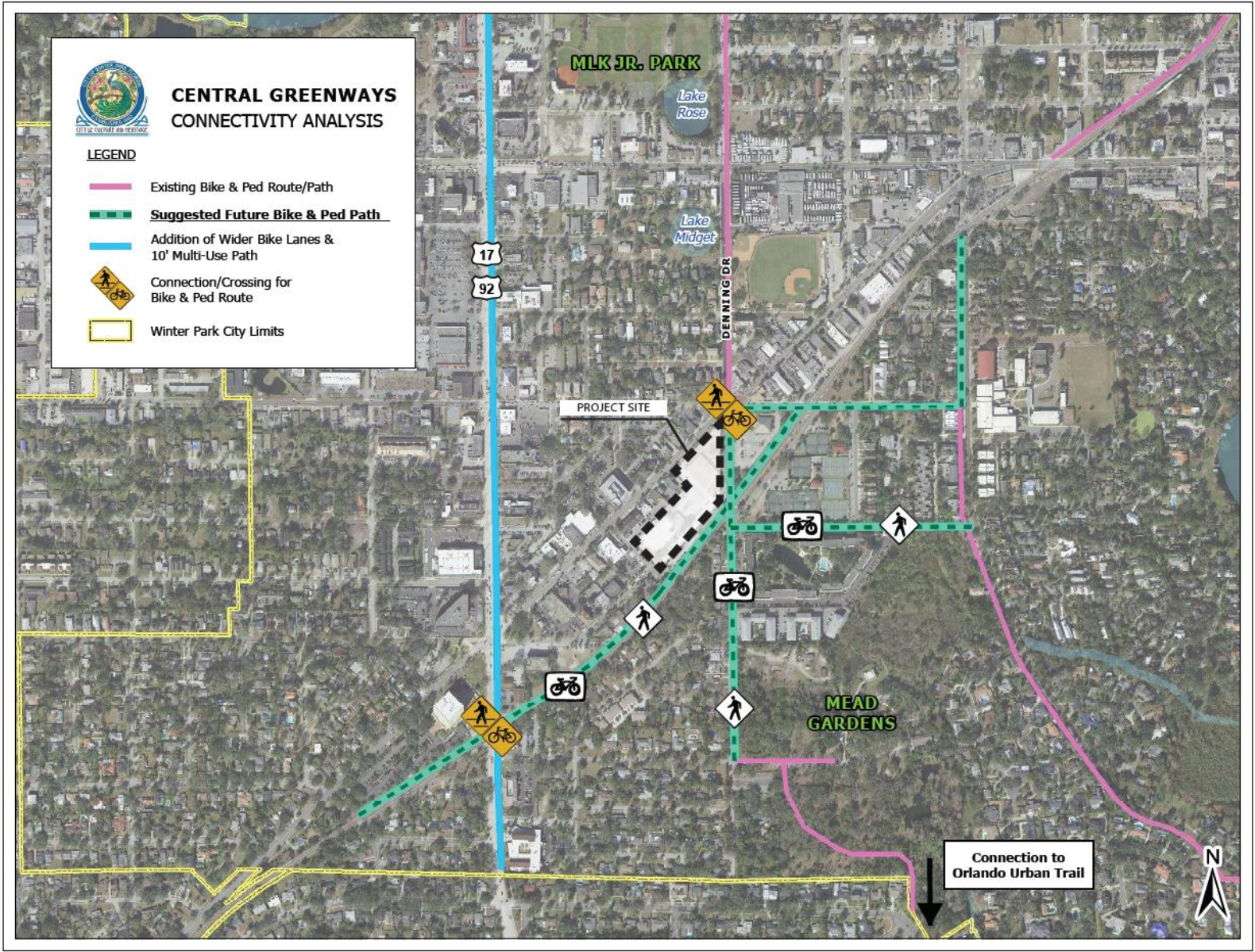


07 Greenways

CONNECTING OUR PARKS & GREENWAYS



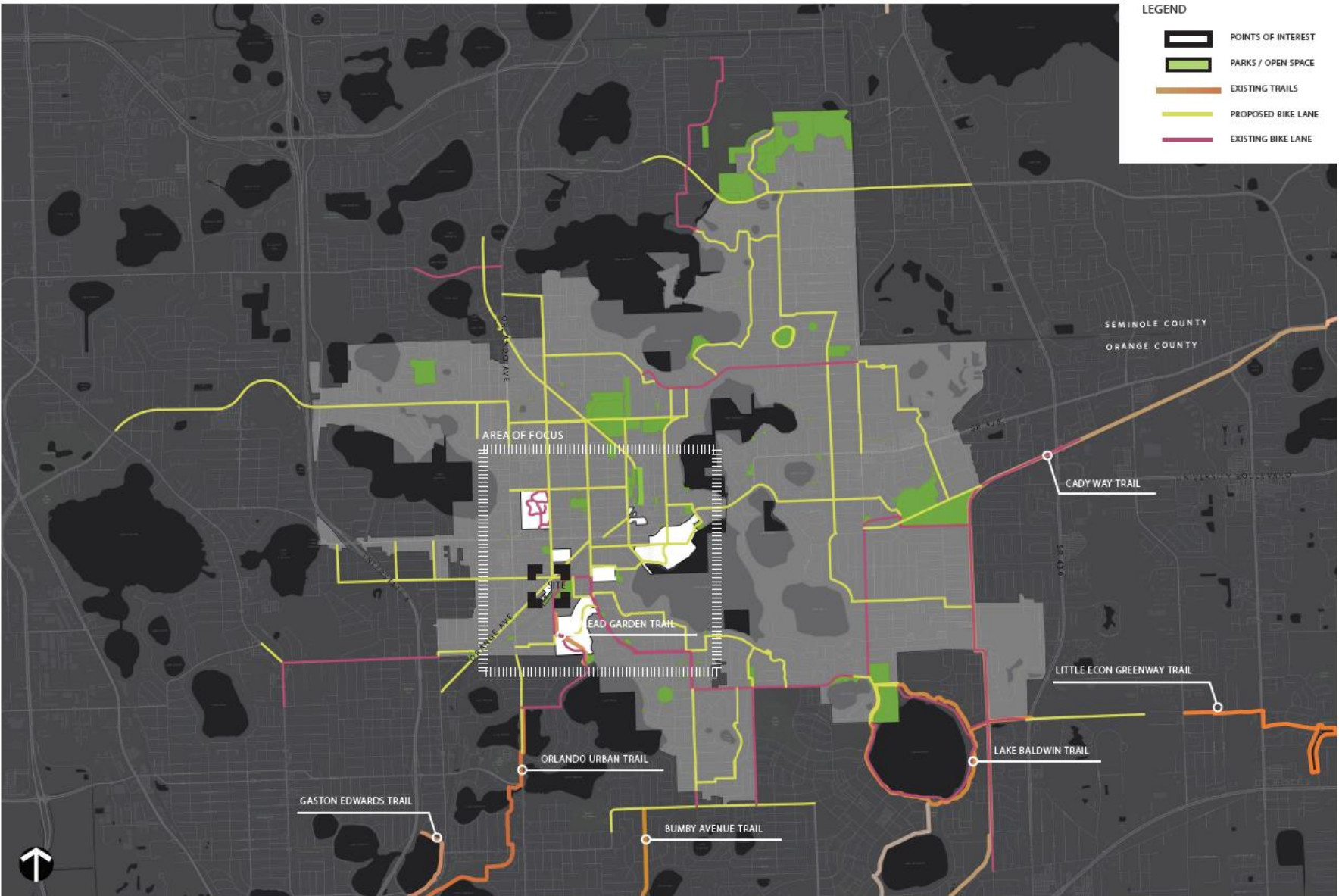
CENTRAL GREENWAYS



SOURCE: CITY OF WINTER PARK



CENTRAL GREENWAYS



PROGRESS POINT • MULTI-USE CONNECTIVITY PLAN • MAP OVERVIEW • 1"=1000'

PN 8120068 | 05.21.2021



CENTRAL GREENWAYS



PROGRESS POINT • MULTI-USE CONNECTIVITY PLAN • CORRIDORS • 1"=250'

PN 8120068 | 05.21.2021



CENTRAL GREENWAYS



PROGRESS POINT • MULTI-USE CONNECTIVITY PLAN • DENNING DRIVE - NORTH • 1"=250'

PN 8120068 | 05.21.2021



CENTRAL GREENWAYS



PROGRESS POINT • MULTI-USE CONNECTIVITY PLAN • DENNING DRIVE - SOUTH • 1"=250'

PN 8120068 | 05.21.2021

CENTRAL GREENWAYS



PROGRESS POINT • MULTI-USE CONNECTIVITY PLAN • MORSE BOULEVARD • 1"=250'

PN 8120068 | 05.21.2021



CENTRAL GREENWAYS



PROGRESS POINT • MULTI-USE CONNECTIVITY PLAN • COMMUNITY CENTER - NORTH • 1"=250'

PN 8120068 | 05.21.2021



DISCLAIMER

This report is based on estimates, assumptions, and other information obtained from our research, our prior experience in other similar assignments, and information received from the client. Recommendations are intended to identify development opportunities. The sources of information and basis of estimates and assumptions are stated herein.

Projections presented within this report are based on an assessment of various data, market characteristics, and documented assumptions. However, since certain estimates and assumptions are inherently subject to variation depending on evolving conditions, ACi does not represent projections as results that will actually be achieved.

All reports and recommendations are provided on a best efforts basis and are intended for the persons or entities to whom they are addressed, solely for the purposes stated therein, and shall not be relied upon for any other purpose. ACi assumes no accountability, obligation or liability to any third party.

Reports may contain estimates, forecasts, projections or opinions (e.g., sales/closings/rental absorption, unit prices/rental rates, income/revenue estimates, etc.) that represent ACi's view of expectations at a particular point in time, but are not offered as predictions or as assurances that such results will occur in the future. ACi assumes no liability for actual projections and has no obligation to revise the report to reflect conditions which occur subsequent to the date of the report. However, ACi will be available to discuss with the Client the necessity of revision in view of changes in economic, market or other factors affecting the project.

Information provided by Client or representatives of Client, data providers and other sources, such as governmental agencies, industry associations, economic/demographic services, appraisers and sales/leasing agents is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information or data is warranted or assumed by ACi.

ACi and, as applicable, its data providers, retain all common law, statutory and other reserved rights, including copyrights, whether registered or not. Certain econometric models for forecasts, estimates and projections are proprietary trade secrets and shall remain the sole property of their respective owners.

08 Appendix

Case Study - Savannah Public Squares
Public Parks Synergy between Natural & Built Environment
Academic Research, Bruce Stephenson, PhD



Orleans Square, Savannah



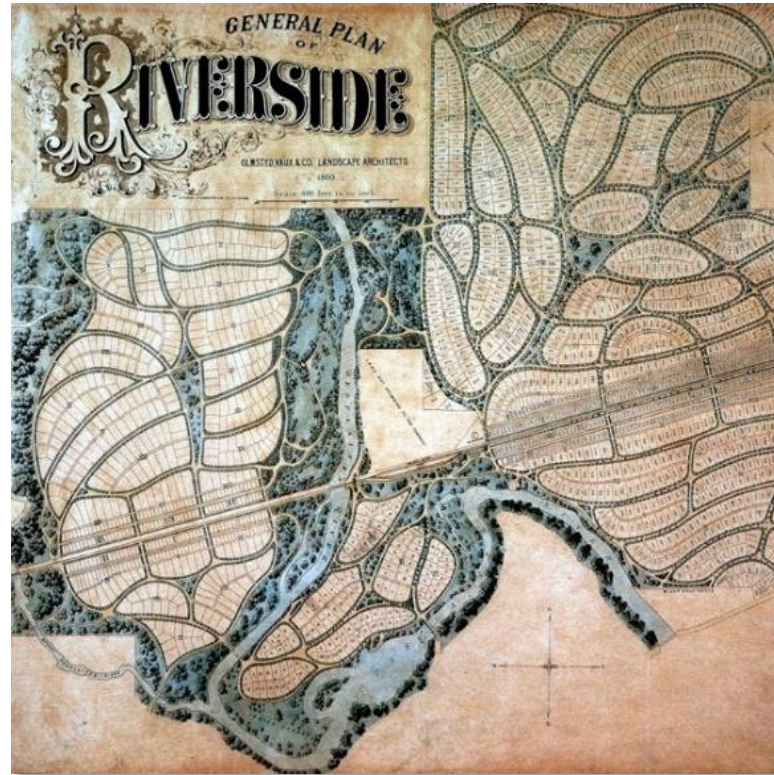
View from Savannah Green

“In Savannah, the **synergy between the natural and built environment nurtures livability** by giving life to the **spaces between buildings and nature**. Narrow rights-of-way, wide sidewalks, **building heights that deliver the feeling of enclosure**, and street trees with canopies that create the ceiling for an “**outdoor room**” produce a permanent beauty that plays to the human senses.

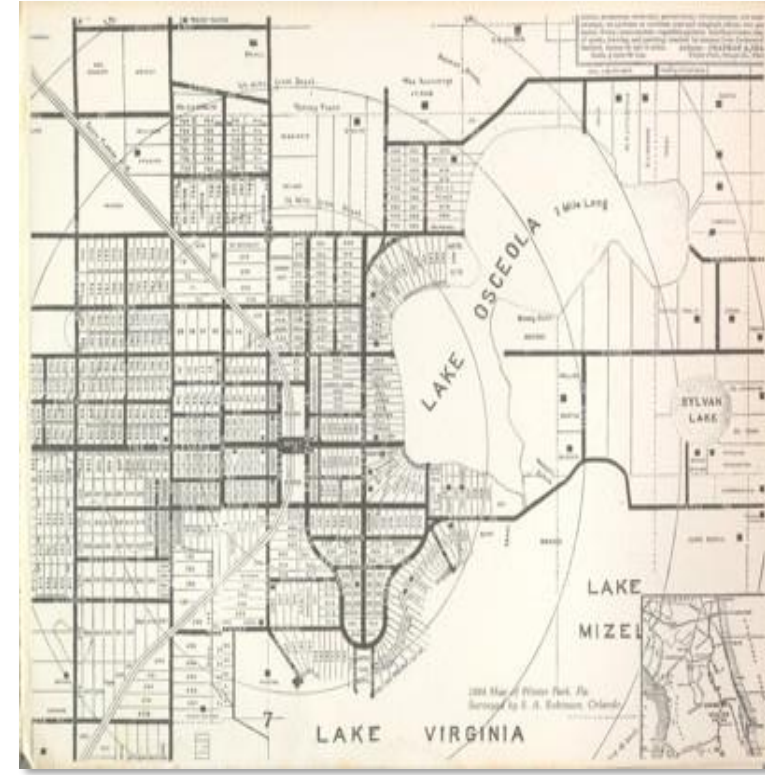
Case Study – Riverside, Illinois

Public Parks Synergy between Natural & Built Environment

Academic Research, Bruce Stephenson, PhD



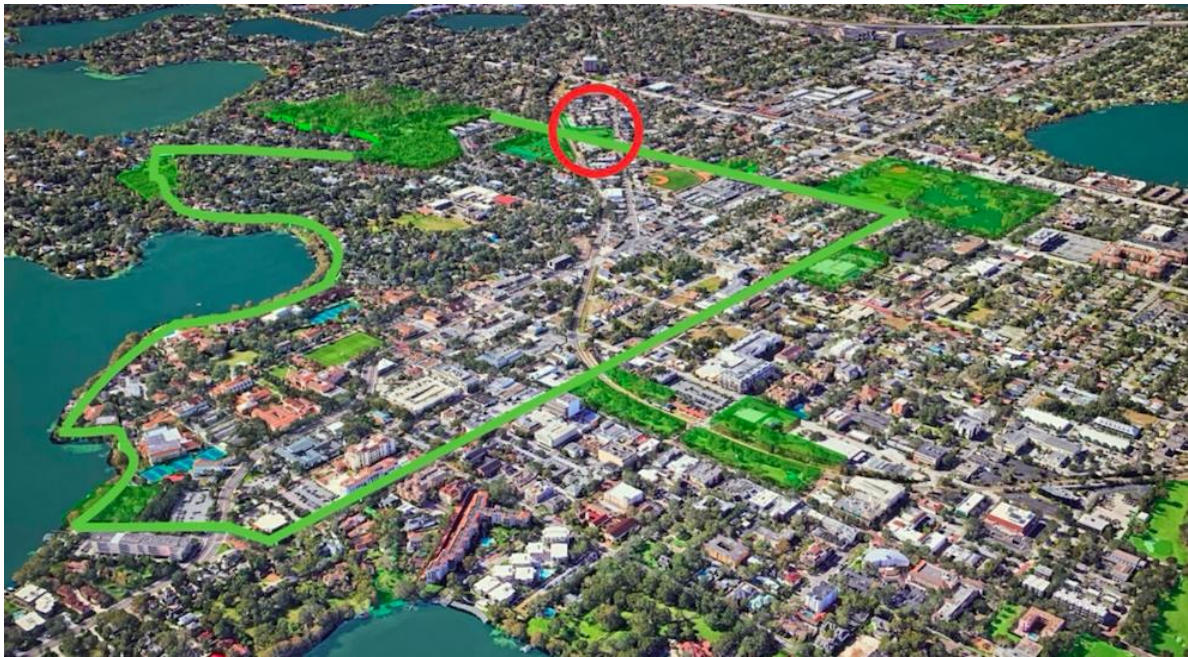
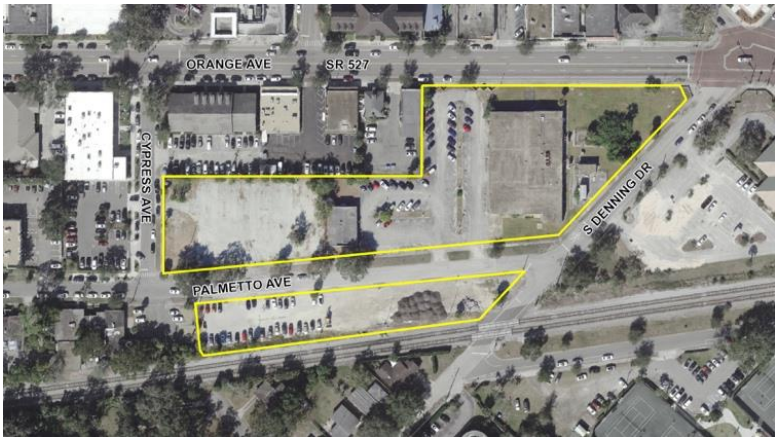
Riverside, Illinois



Winter Park, Florida

“Developing context sensitively, utilizing a variety of building types, heights, design approaches, and transitions in key locations allow great access to amenities and transit for a variety of residents, while addressing surrounding neighborhoods in a sensitive way, redeveloping and reinventing underutilized areas in a manner that represents Winter Park.”

Progress Point:
Reinventing an Underutilized Area into a Jewel in Winter Park's Emerald Necklace



Progress Point: New Jewel in Winter Park’s Emerald Necklace

The park envisioned for Progress Point will center a reinvented Orange Avenue. Sited on a parcel fronting Orange Avenue and contiguous to Denning Drive, it will be a definitive neighborhood green: a blend of urbanism and nature that announces entry into the Garden District, and complements Martin Luther King Park and Mead Gardens, the other park jewels on the Denning corridor. Blending the natural and built environment to create **permanent beauty** is the ultimate test of planning. It demands a plan that noted town planner John Nolen wrote:

provides location and arrangement, the foreground and background, the vistas, balance and symmetry, and it is set to a scale that composes these elements to make them truly and permanently beautiful.

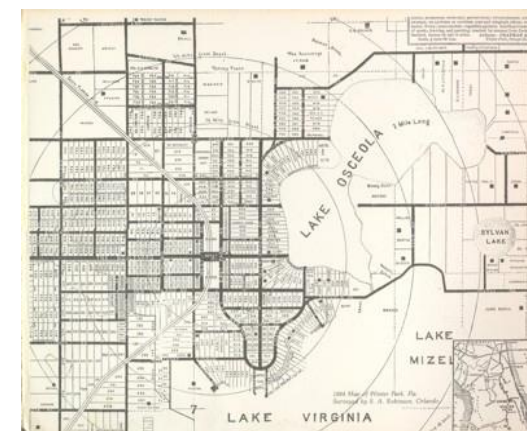
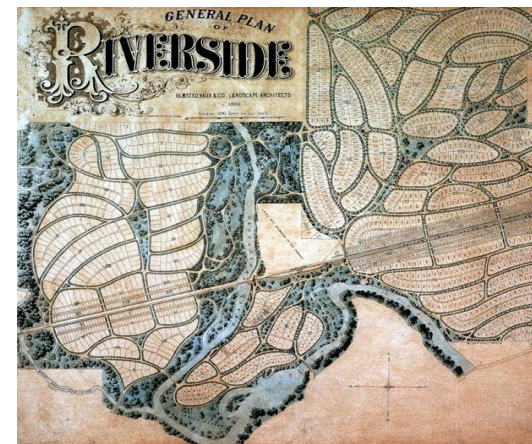
A disciple of Frederick Law Olmsted, Nolen learned his craft studying Riverside, Illinois, the iconic Olmsted suburb outside of Chicago that informed the 1883 plan for Winter Park.

Project Precedents: Frederick Law Olmsted’s Riverside and Boston’s Emerald Necklace

Winter Park was founded on the logic of Riverside, the nation’s first comprehensively designed suburb. Train stations in “Central Parks” are the focal point of both Riverside and Winter Park, commuter rail towns that weave nature into daily life. In fact, one of the “Big Ideas” in the *Winter Park Vision Plan* was to build on Riverside by:

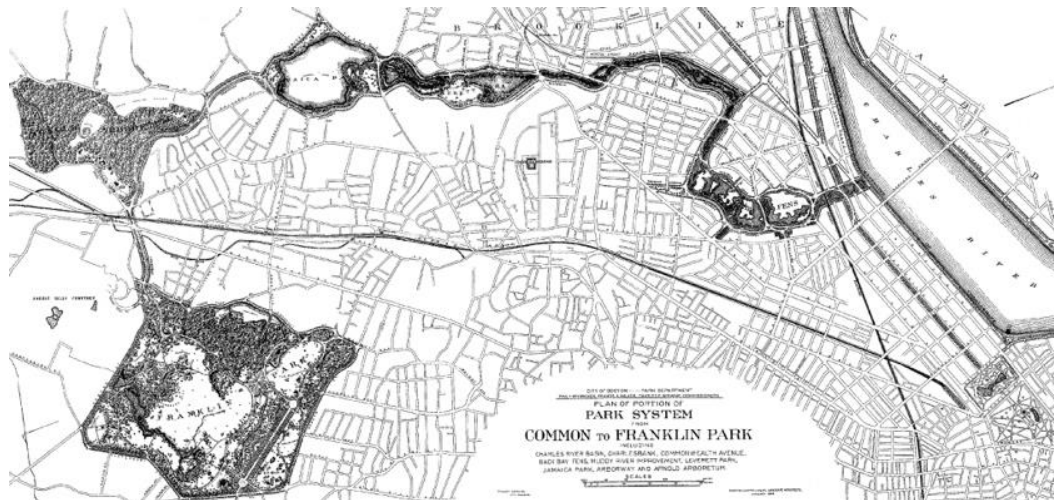
Developing context sensitively, utilizing a variety of building types, heights, design approaches, and transitions in key locations allow great access to amenities and transit for a variety of residents, while addressing surrounding neighborhoods in a sensitive way, redeveloping and reinventing underutilized areas in manner that represents Winter Park.

Progress Point, a “key location in an underutilized area” is envisioned to be “redeveloped and reinvented” into an “amenity for a variety of residents while addressing surrounding neighborhoods in a sensitive way.” Transforming a derelict building site into a green oasis that ripples into the community is a challenge, but it is the reality that cities and historic suburbs across the nation confront. Fortunately, mixing historic precedent with the best practices of sustainability can create a 21st century park “in a manner that represents Winter Park.”

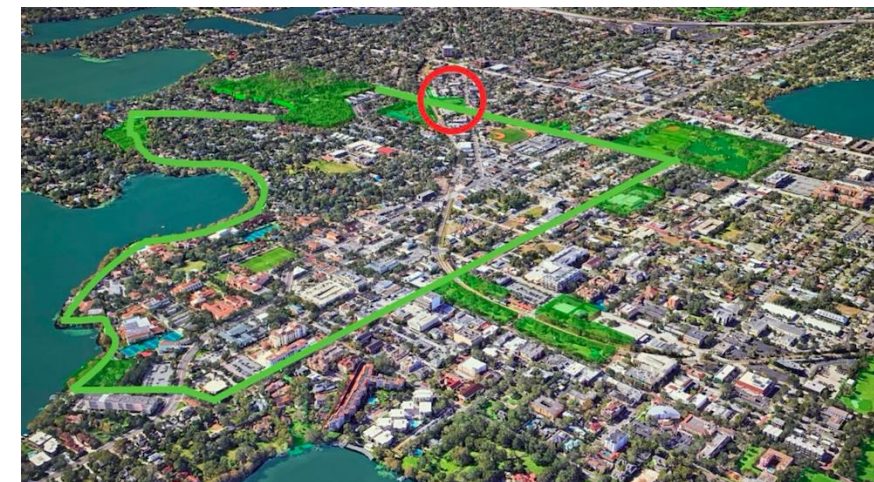


Since the town’s founding, access to nature has been key to Winter Park’s livability. A ten-minute walk to a park reduces the risk of chronic disease and improves brain functions, while physical movement is the surest measure of physical fitness. Moreover, when parks are networked together a cascading set of benefits ensue: reduction of crime, enhanced property values, and increased social capital—the product of the face-to-face interaction that fuels civic society and infused Frederick Law Olmsted’s iconic park network—Boston’s Emerald Necklace.

Olmsted believed that parks were integral to public health and republican democracy, and the Emerald Necklace’s array of parks linked by greenways and pedestrian paths is a vital prototype. Olmsted wanted citizens to have immediate and visceral contact with nature and each other, but the Boston parks were more than transcendental oases; they were part of an organic network that offered residents, like Henry David Thoreau on his nature walks through the Concord countryside, to saunter through the city to their own tune. Winter Park has the potential to craft its own Emerald Necklace, and Progress Point would be a new jewel, a flash point for the special “sense of place” that graces Winter Park.



Boston Emerald Necklace



Winter Park Emerald Necklace

Sense of Place: Winter Park’s Priceless Attribute

We are products of our environment, and experiencing our surroundings defines who we are. Sense of place, then, is best understood in the language of personal relationships. In her lyrical portrait of adapting to life in the remote Florida hamlet of Cross Creek, Pulitzer Prize-winning author Marjorie Rawlings confronted the preternatural longing humans have for place. On her first sighting of the unkempt orange grove and the weathered farmhouse that became her home, she was struck by “some terror, as when one first encounters human love.” Her response reflects the intrinsic “pattern language” that speaks to human affection for the special qualities of a place. This intuitive sense helps people thrive by intertwining their lives with their surroundings. And once such a relationship is struck, “no other place seems possible,” Rawlings wrote. “Just as when truly in love none other offers the comfort of the beloved.”

Over the past half-century, social scientists have reached the same conclusion. “Place attachment,” psychologist Monica Lewicka reports, “is a prerequisite of psychological adjustment and good balance. It helps to overcome identity crises and gives people stability in an ever-changing world.” The experience and memories of place are timeless. They help us reach across history and connect with past generations to celebrate our common humanity. This is why Winter Park’s master plan for Central Park was drawn to keep the park “sacrosanct.”

Synergizing spaces to enhance the senses and the park’s visual dynamism keyed the plan. The Rose Garden was re-sited to define the park’s southern entrance, and it was set on axis with a native garden to secure the interplay between formal and informal displays of nature. A parking lot (north of Morse Boulevard and west of the railroad tracks) was turned into a meadow to highlight the post office site, while the green sections that once defined Morse Boulevard were recreated to celebrate the park and protect pedestrians. Finally, the new train station was scaled and located to play to the pedestrian environment that imbues downtown Winter Park with a unique sense of place.

It should be noted that the redesign of Park Avenue preceded the Central Park Master Plan. It was a significant project: utilities were buried, the street narrowed and bricked, sidewalks extended, and a street tree regimen added. In return, automobile traffic slowed, pedestrian traffic increased, sidewalk cafes appeared, business vacancies dropped, and architectural marvels, such as the McKean Gates, gave Park Avenue a new visual gravitas. This transformation has made downtown Winter Park the prime destination for both SunRail and theme park visitors searching for an authentic sense of place. Transferring the Park Avenue-Central Park synergy to Orange Avenue is key to the Overlay District, which centers on transforming Progress Point into a definitive jewel in the Winter Park Emerald Necklace.

Project Precedent: The Savannah Neighborhood Green



Daffin Park, Savannah

One of John Nolen's early commissions was Savannah's Daffin Park, the first significant park created in the city since Forsyth Park 50 years before. The 80-acre park played to the pattern of Savannah's historic neighborhood greens. "Established through the foresight of Oglethorpe," Nolen wrote, the greens were also valuable, crafting nature into the city to "give them today a valuation of 5 million dollars," Nolen wrote in his 1906 report to the park board. This calculus informed Nolen's *St. Petersburg Today*, *St. Petersburg Tomorrow*, Florida's first comprehensive city plan. It also defined Nolen's plan for Venice, Florida which produced a seminal setting now listed on the National Historic Register. This same formula informs the plan for Progress Point.



Orleans Square, Savannah



Progress Point Rendering

In Savannah, the synergy between the natural and built environment nurtures livability by giving life to the spaces between buildings and nature. Narrow rights-of-way, wide sidewalks, building heights that deliver the feeling of enclosure, and street trees with canopies that create the ceiling for an "outdoor room" produce a **permanent beauty** that plays to the human senses. As Nolen documented, unifying private property and the public realm at a human scale generates both social and fiscal capital. Building on this precept, greening Progress Point will have nature ripple across the site and imbue a set of green buildings to create a sense of place for the 21st century.



View to Savannah Green



View from Savannah Green

Project Precedent: Eco-Trust Building Pearl District (Portland, Oregon)

LEED (Leadership in Environmental and Energy Design) certified green buildings rely heavily on the use of renewable energy, gray water processing, and procedures for recycling industrial goods into building materials. As a result, LEED practices markedly reduce energy use and water use, conserve and reuse materials and resources, and improve indoor environmental quality. Landscaping with drought tolerant native plants is also protocol, a regimen that could merge with park plantings to illustrate ecological efficiency. Moreover, in LEED certified neighborhoods reinvented from grayfields (moribund underused real estate encased in asphalt) such as Portland's Pearl District, native plants top eco-roofs that filter and absorb stormwater.

The Pearl District's Eco-Trust Building, Portland's first LEED gold building, set the prototype. The two-story building has a 6,500 square foot ecoroof that is planted with seven varieties of sedum, creeping ground covers, wildflowers, and fescue. In addition to capturing rainwater, this verdant setting is a focal point of a nonpareil event space. Integrating greenspace and a green building will not only create a unique destination in Winter Park, it will model an investment in sustainability that the future demands.

The 2016 PBS Special, *Ten Towns that Changed America*, featured Riverside and the Pearl District as two of the special places that define American town planning. Adding Savannah and the Emerald Necklace to this mix, reinventing Progress Point will mesh history and innovation to extend Winter Park's sense of place on new and sustaining lines. The investment is significant, but the return is priceless.

Reinventing Progress Point will create a definitive jewel in Winter Park's Emerald Necklace, a public room encased in a neighborhood green designed for human interaction. The nuanced intersection of the urban and natural environment has a magnetic ambiance that will attract events and foster face-to-face encounters—a food tasting, a holiday celebration, a local writer's book fair, or pausing a bike ride for a refreshing drink. Such green enclaves imbue iconic planned communities across the globe, special spaces designed to nurture the "civic instinct." It is here that differences dissolve, attachment to one's surroundings and others intensifies, and people rejoice in being citizens—not mere residents—of a community. Just as in personal relationships, fear of failure dissipates when we gain confidence by engaging others. Since time immemorial, a livable, efficient, and transcendent public realm reveals the shared beauty of a free people, and marks the beloved community that is the lifeblood of a republic.

Submitted by

Bruce Stephenson, PhD

The research supporting this document is found in:

- Stephenson, “Rollins College and Winter Park: Exemplars of the American Renaissance,” *Classicist* (December 2020).
- Stephenson, *Portland’s Good Life: Sustainability and Hope in an American City* (Lexington Books, 2021).
- Stephenson, “Lessons of the Iconic Planned Community’, in Mary Corbin Sies, Rob Freestone, eds., *Iconic Planned Communities: The Challenge of Change* (Philadelphia: University of Pennsylvania Press, 2019).
- Stephenson, “Utopian Plans for the Modern World: John Nolen, Lewis Mumford and the Origins of Sustainability,” *Journal of Planning History* (November 2018).
- Stephenson, *John Nolen, Landscape Architect and City Planner* (Amherst: Library of American Landscape History with the University of Massachusetts Press, 2015).
- Stephenson with Forest Michael, *Winter Park Master Plan* (Winter Park, 2002)

Frederick Law Olmsted

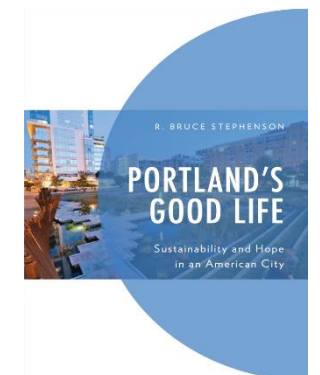
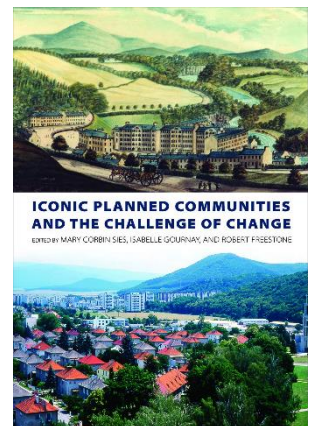
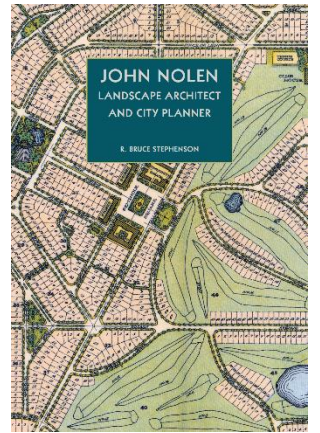
A pragmatic reformer, Olmsted founded the profession of Landscape Architecture as “an art peculiarly suited to American conditions in high service of the American people.” Best known for designing New York’s Central Park, the greatest work of civic art in the 19th Century, Olmsted also planned Riverside, Illinois, the first comprehensively planned suburb in the United States. Olmsted informed the concept of park and suburb for a generation of landscape architects and town planners. His sons built on his legacy, and their work is personified by Bok Tower and Gardens in Lake Wales. Riverside is featured in *Iconic Planned Communities: The Challenge of Change*.

John Nolen

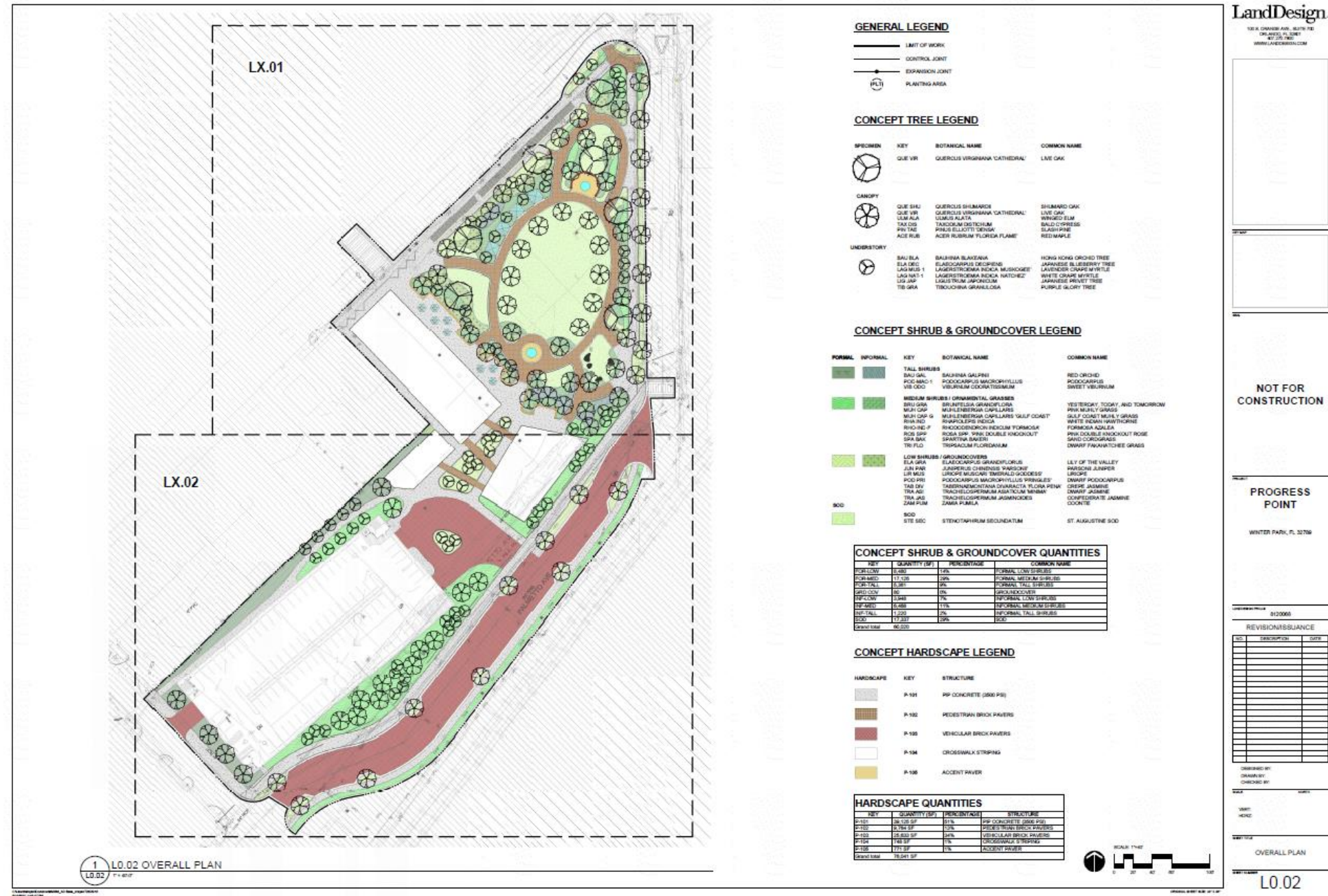
A disciple of Frederick Law Olmsted, Nolen wrote the first biography of the great landscape architect while a graduate student at Harvard University. Nolen, along with the Olmsted Brothers, married European town planning and landscape architecture to found the modern city planning profession. In the 1920s, Nolen considered Florida “a great laboratory” and his commissions informed the new town of Venice, Everglades National Park, and comprehensive plans for St. Petersburg, West Palm Beach, and Sarasota. Nolen’s books have been re-issued and his principles continue to influence planning trends today, particularly the New Urbanism. The Florida Chapter of the Congress of the New Urbanism’s highest award is the John Nolen Medal.

Bruce Stephenson

Bruce Stephenson is a consultant and professor at Rollins College. His 2015 biography, *John Nolen, Landscape Architect and City Planner*, won the JB Jackson book award. Stephenson’s latest work includes the concluding essay in *Iconic Planned Communities and the Challenge of Change*, and “Rollins College and Winter Park: Exemplars of the American Renaissance,” in *The Classicist*. His new book, *Portland’s Good Life: Sustainability and Hope in an American City*, grew out of the author’s service on the Orlando Sustainability Task Force. Portland is a model for Orlando’s *Greenworks Plan*, and *Portland’s Good Life* documents Stephenson’s life after he sells his car and takes up residence in the Pearl District—a prototype urban renewal project—to document the future Orlando envisions. A recipient of the John Nolen Medal and Frey-Graham Award, Stephenson serves on the Pearl District Planning Committee, and is a Trustee of the Winter Park Land Trust.



PARK SCHEMATIC DESIGN



PARK SCHEMATIC DESIGN

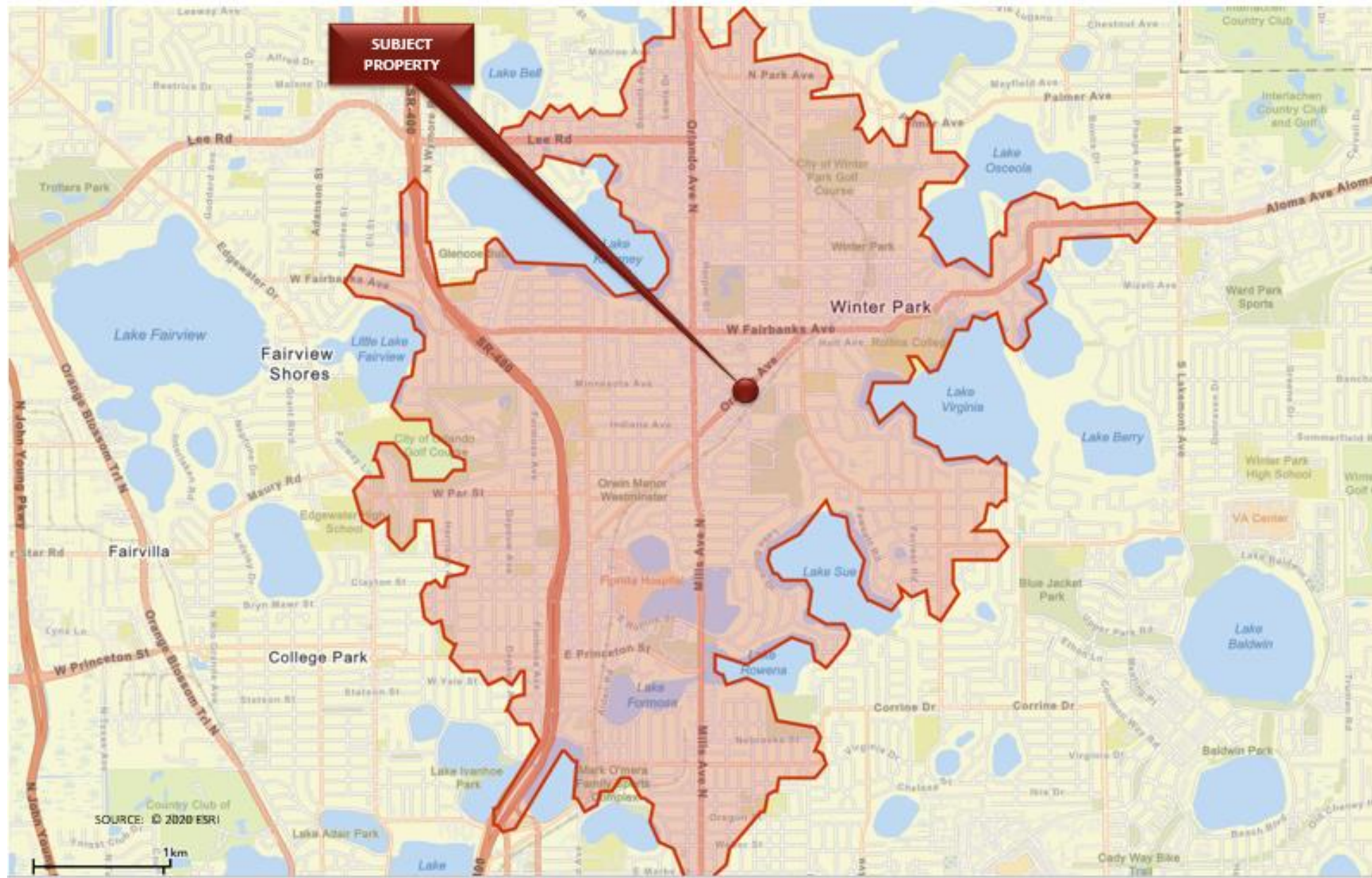




DEMOGRAPHIC PROFILE

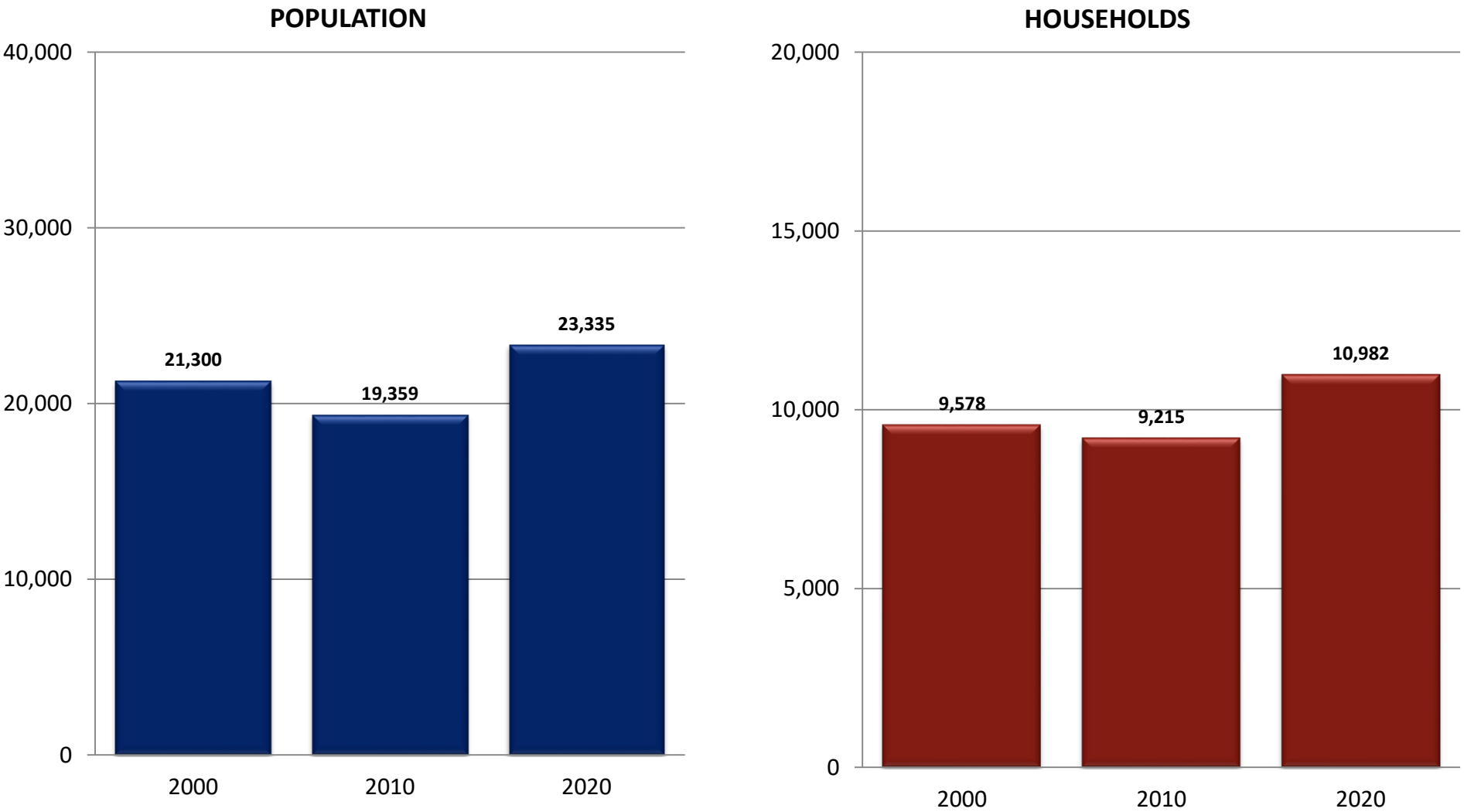


PRIMARY TRADE AREA: 5-MINUTE DRIVE TIME



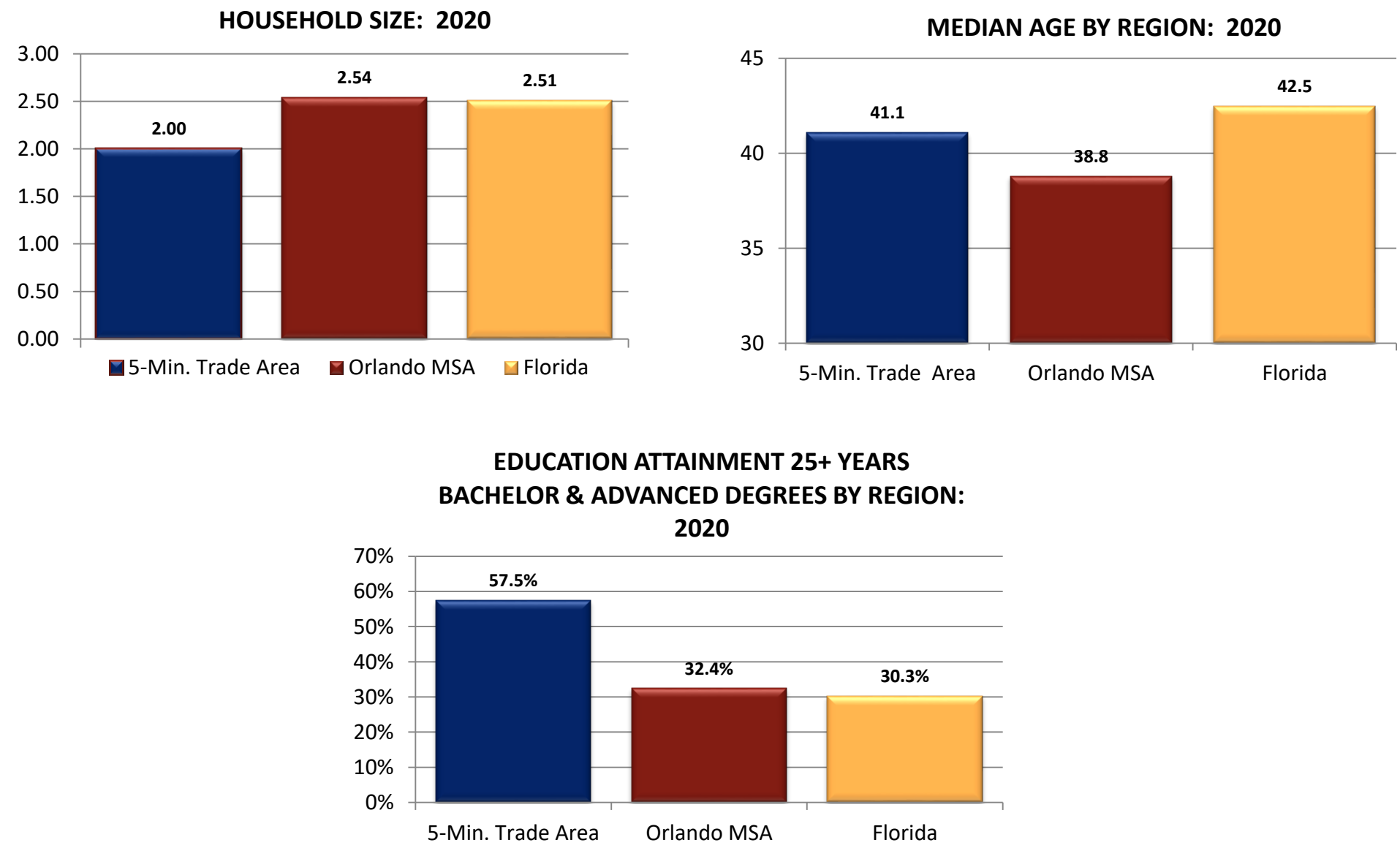
SOURCE: © 2020 ESRI

TRADE AREA DEMOGRAPHICS: 2020



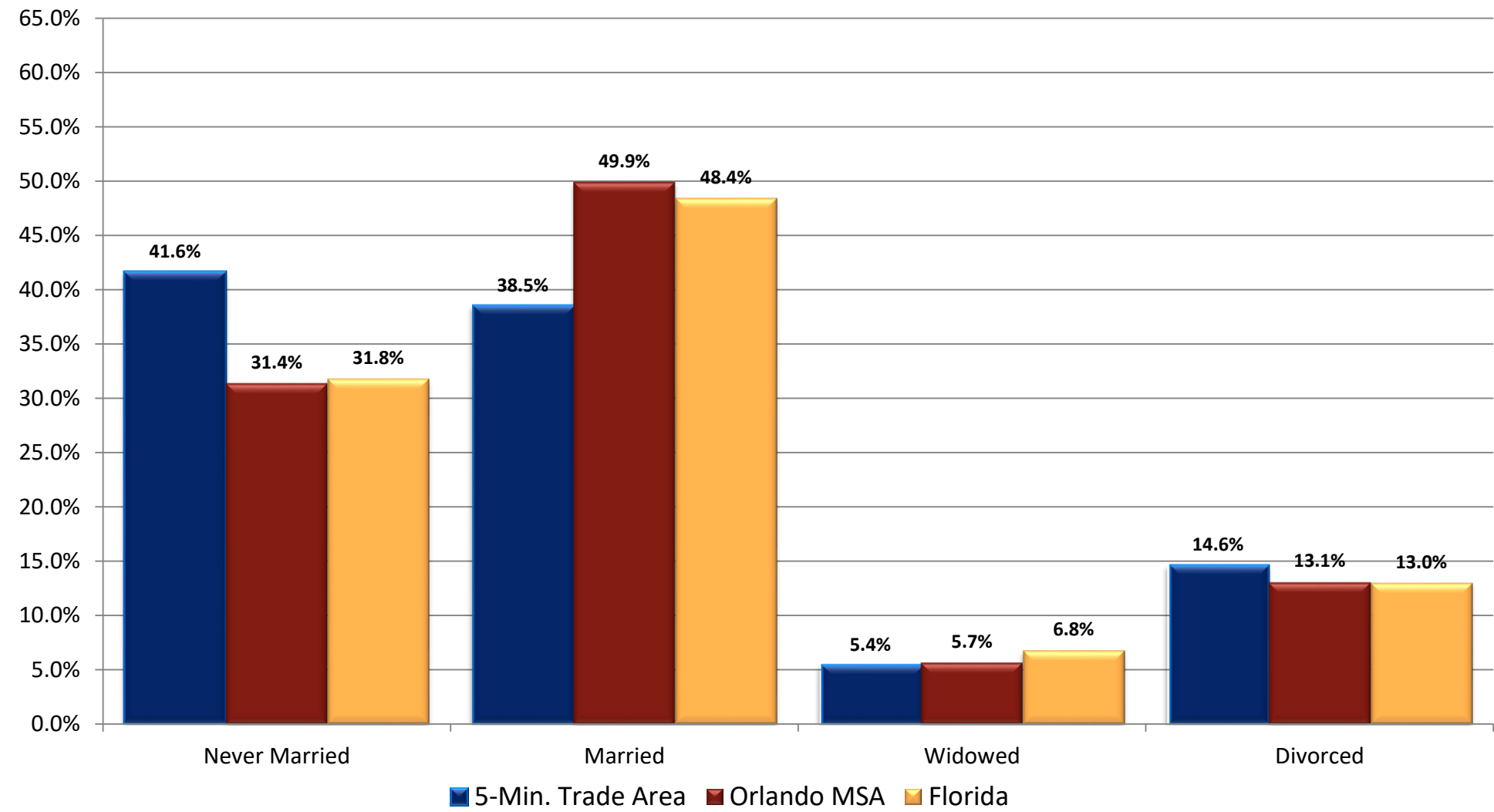
SOURCE: © 2020 ESRI

TRADE AREA DEMOGRAPHICS: 2020



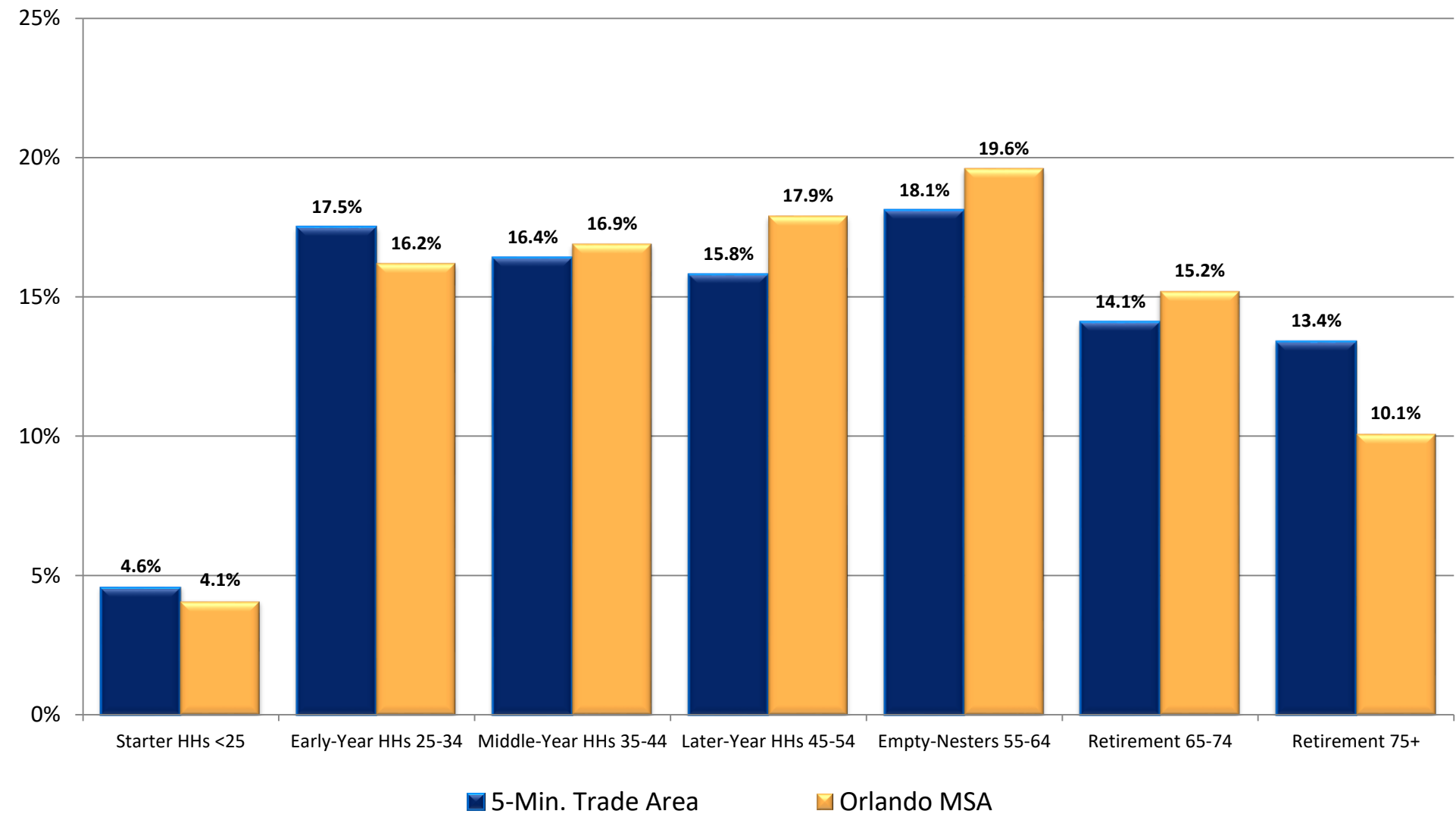
SOURCE: © 2020 ESRI

MARITAL STATUS BY REGION



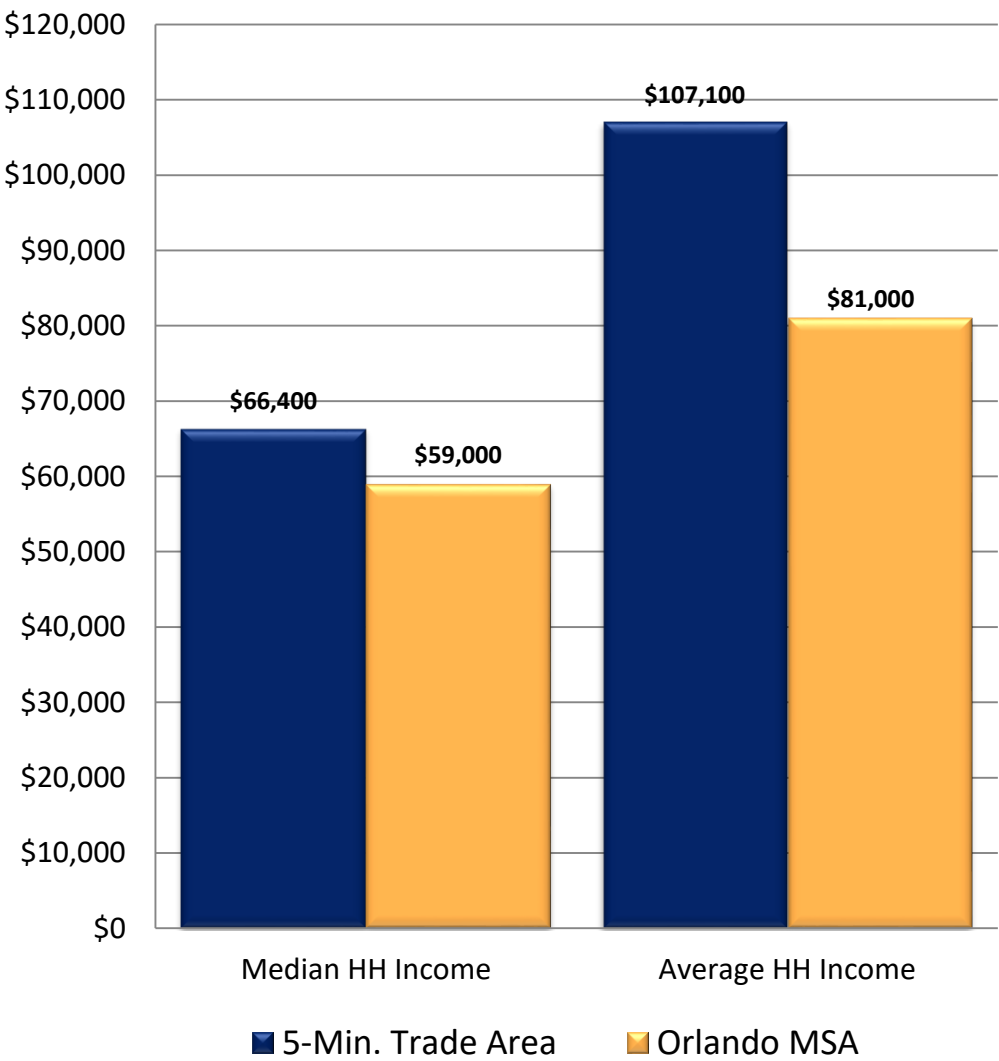
SOURCE: © 2020 ESRI

PERCENT OF HOUSEHOLD TYPES BY AGE OF HOUSEHOLDER: 2020



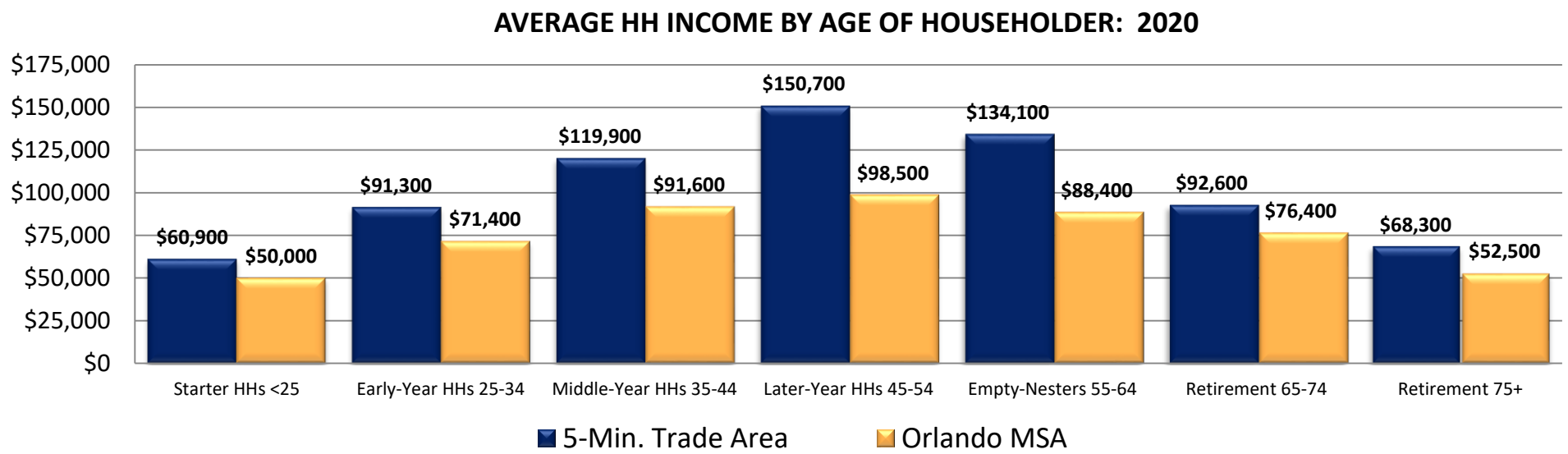
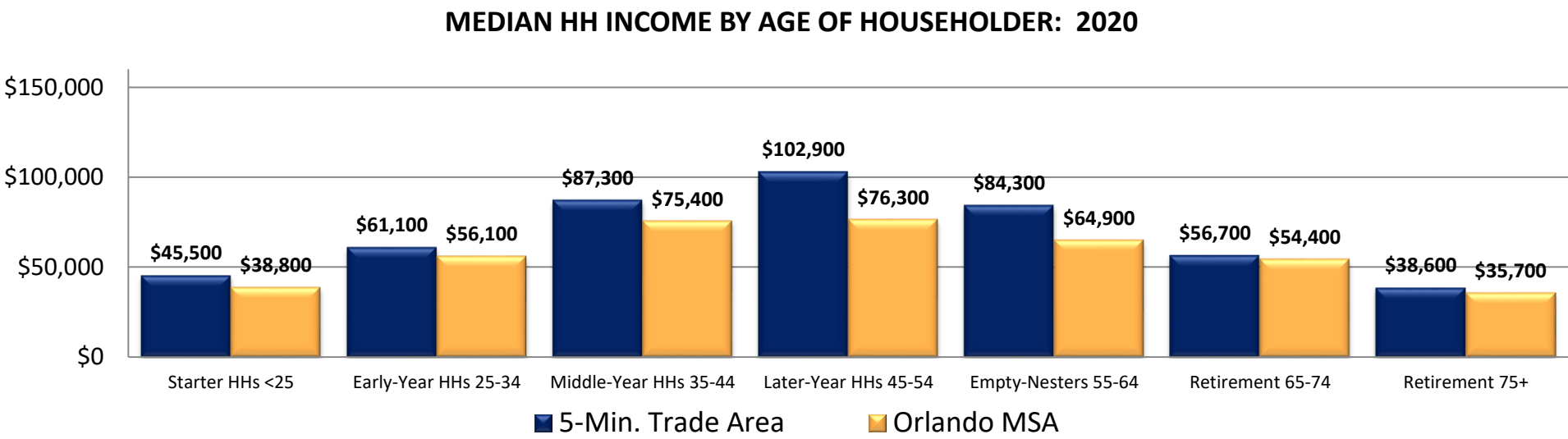
SOURCE: © 2020 ESRI

HOUSEHOLD INCOME BY REGION: 2020



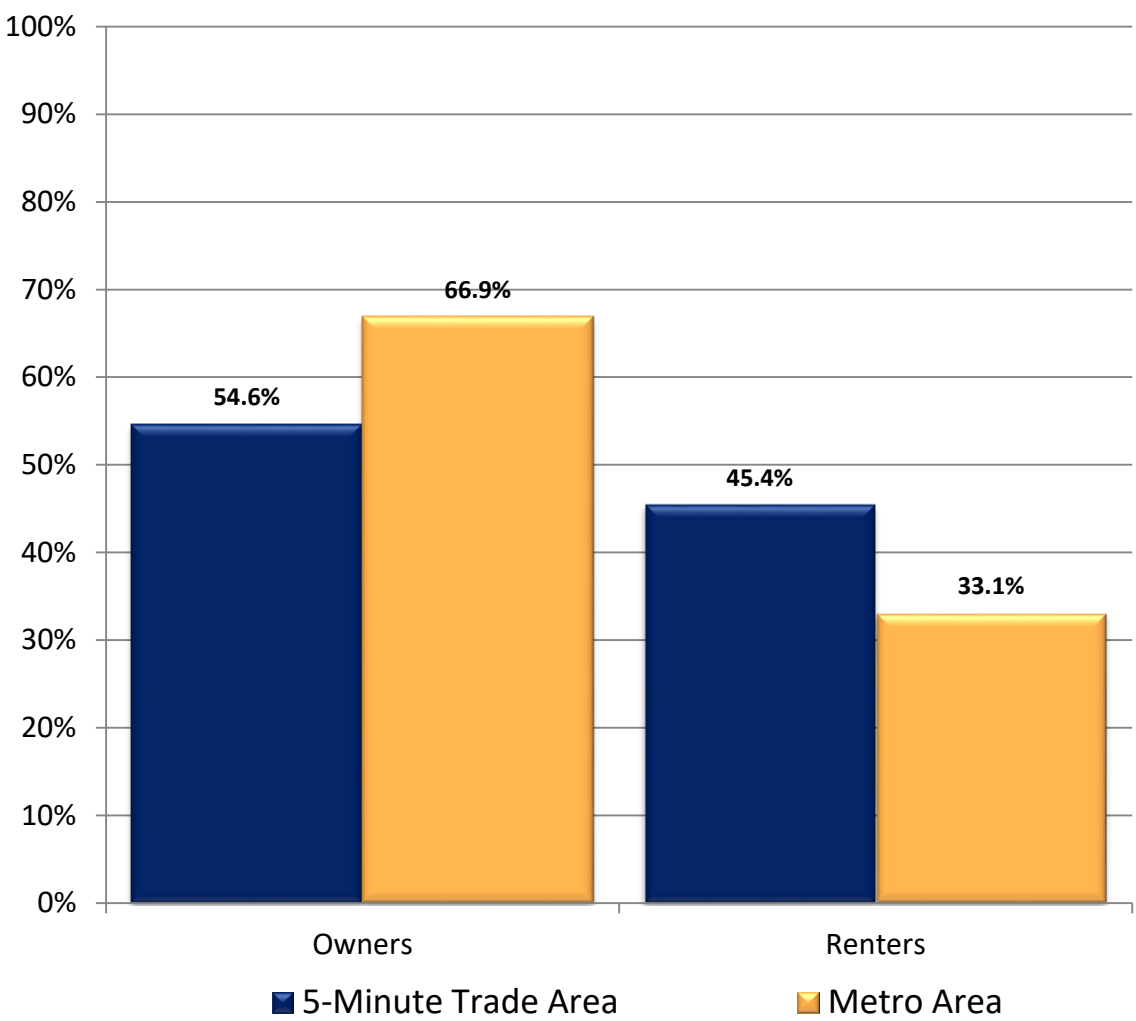
SOURCE: © 2020 ESRI

HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER AND REGION: 2020



SOURCE: © 2020 ESRI

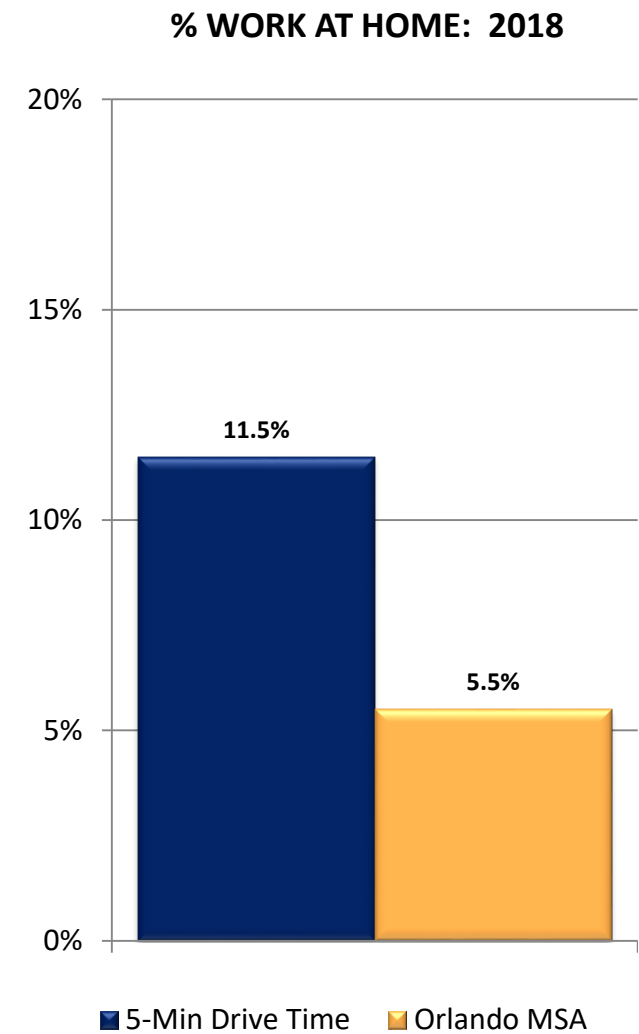
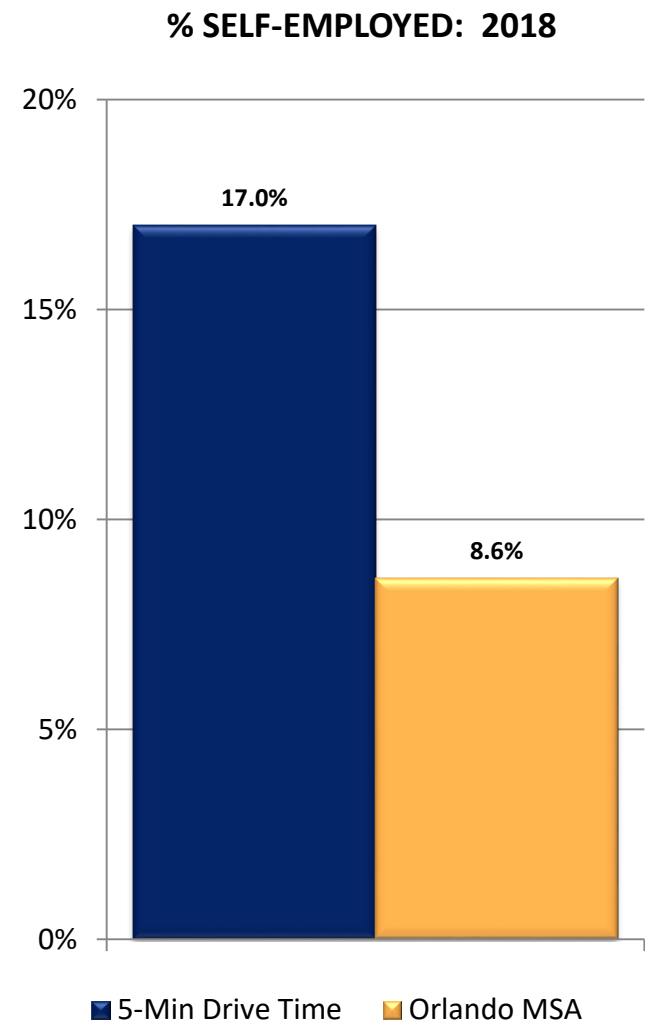
PERCENT OCCUPIED HOUSING UNITS BY TENURE AND REGION: 2020



NOTE: Renter-occupied units include all product types.

SOURCE: © 2020 ESRI

% SELF-EMPLOYED AND % WORK-AT-HOME BY REGION: 2018

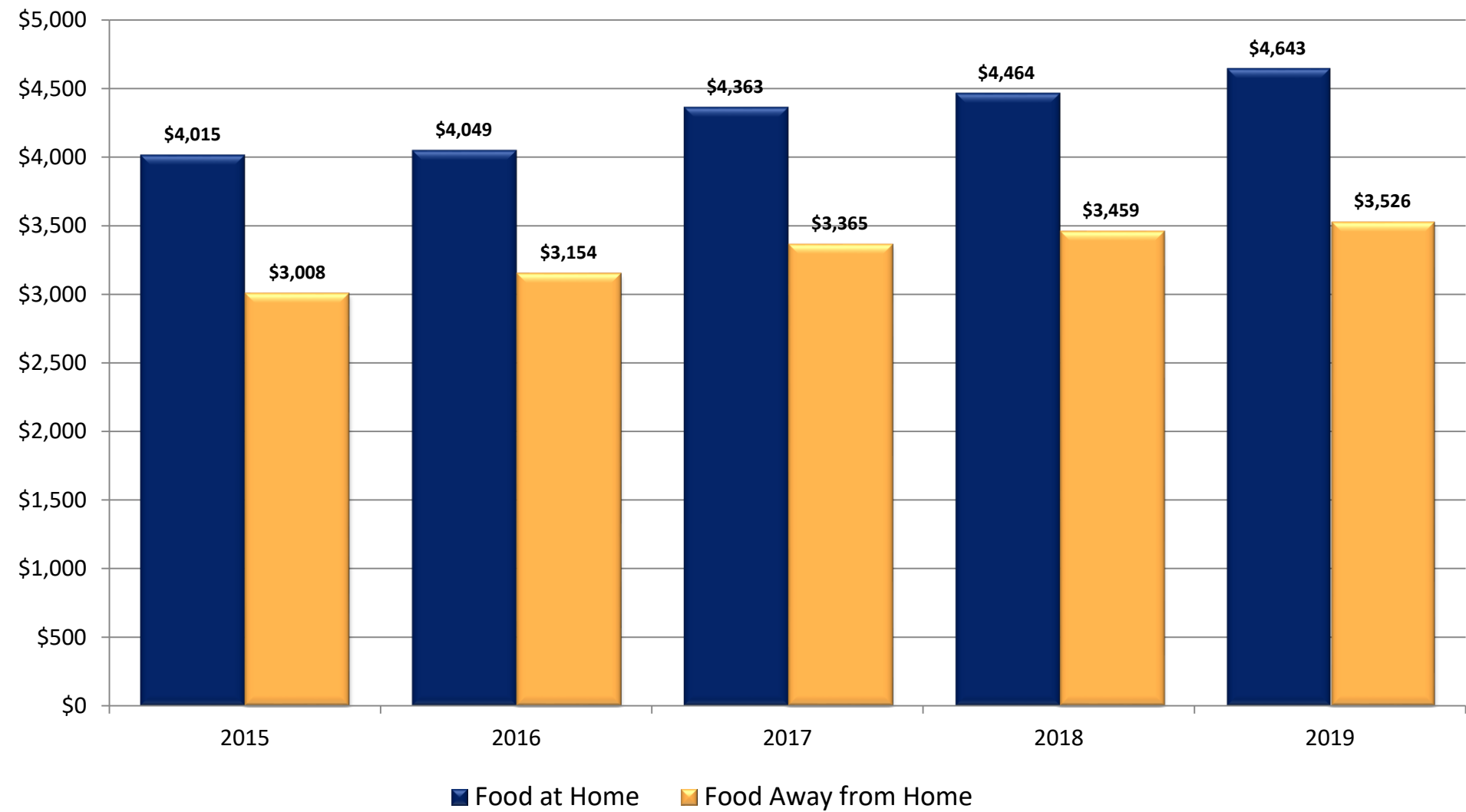


SOURCE: © 2020 ESRI

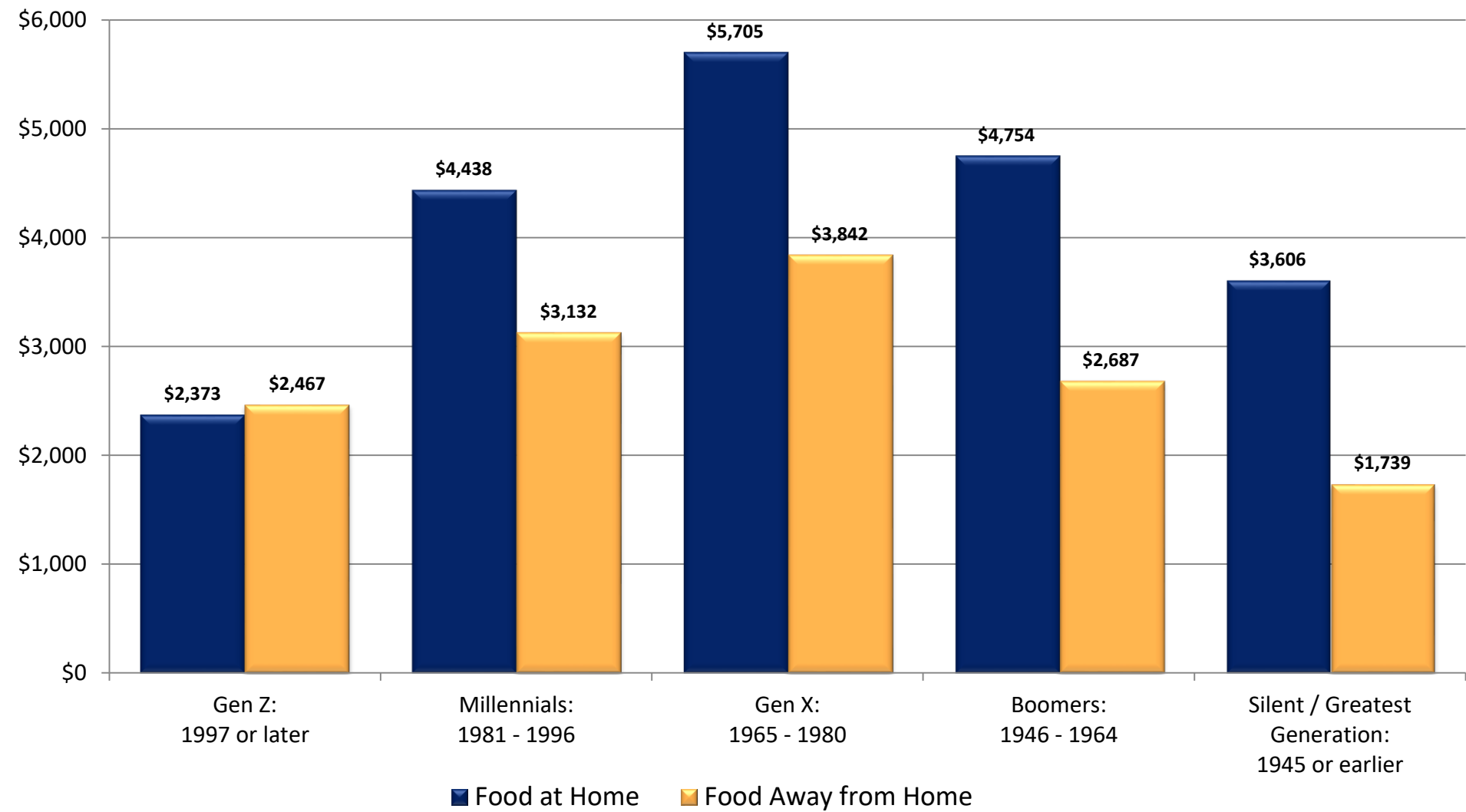
RESTAURANT TRENDS



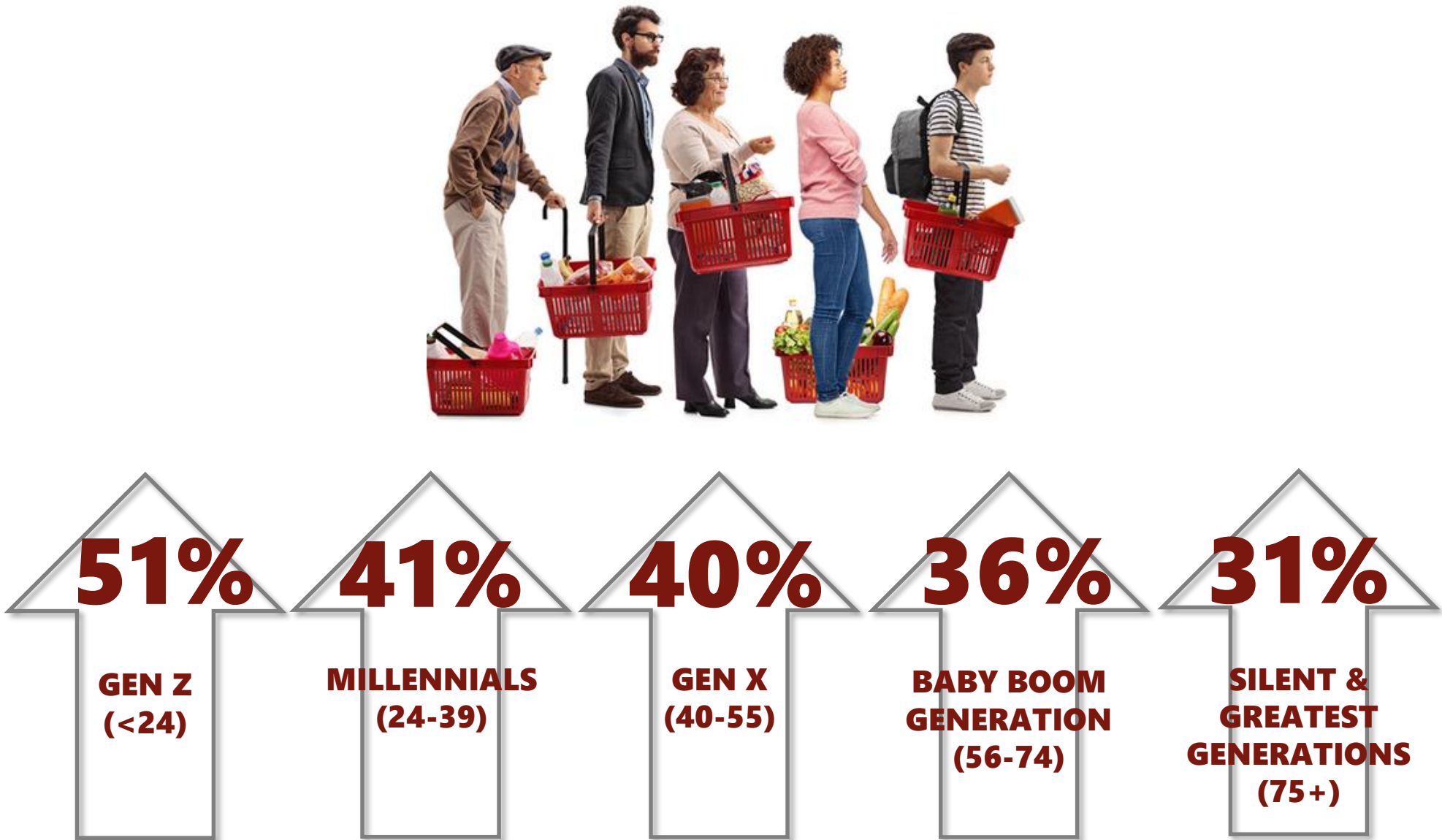
ANNUAL HOUSEHOLD SPENDING ON FOOD AT HOME & AWAY FROM HOME: U.S.



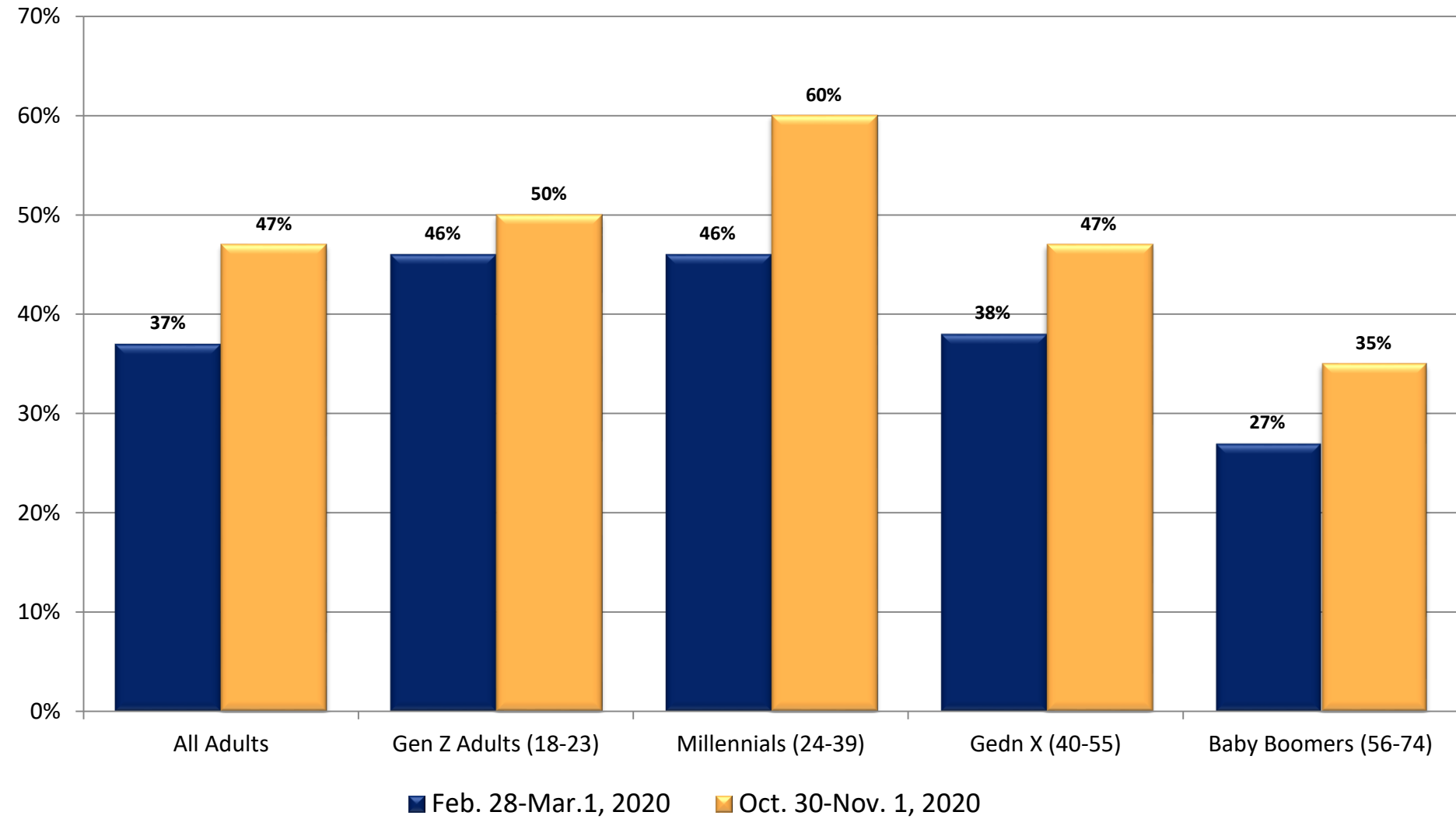
ANNUAL HOUSEHOLD SPENDING ON FOOD AT HOME & AWAY FROM HOME
BY GENERATION: U.S.



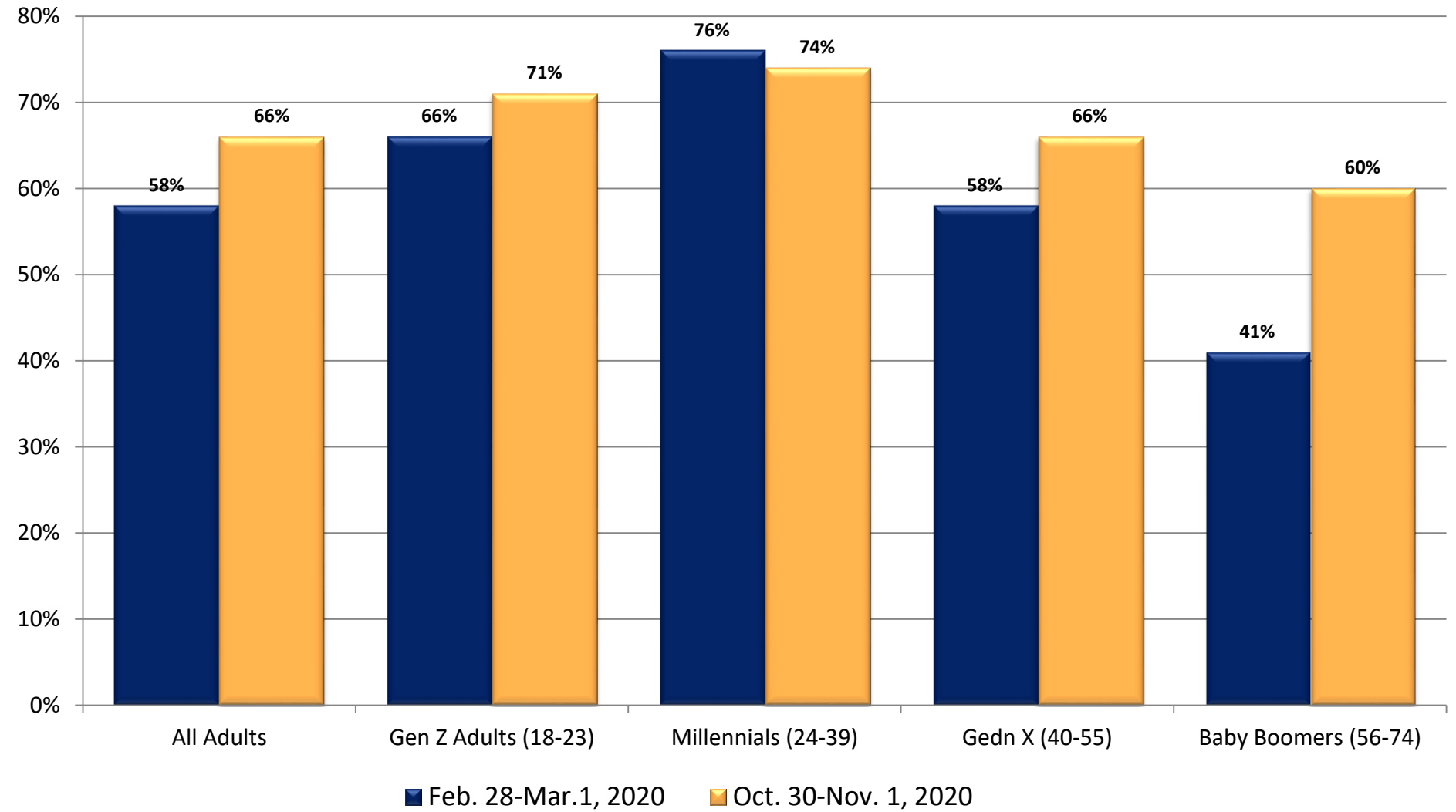
PERCENT OF FOOD SPENDING AWAY FROM HOME BY GENERATION: U.S.



**% OF ADULTS WHO ORDERED TAKEOUT OR DELIVERY FOR “LUNCH”
DURING PREVIOUS WEEK: U.S.**

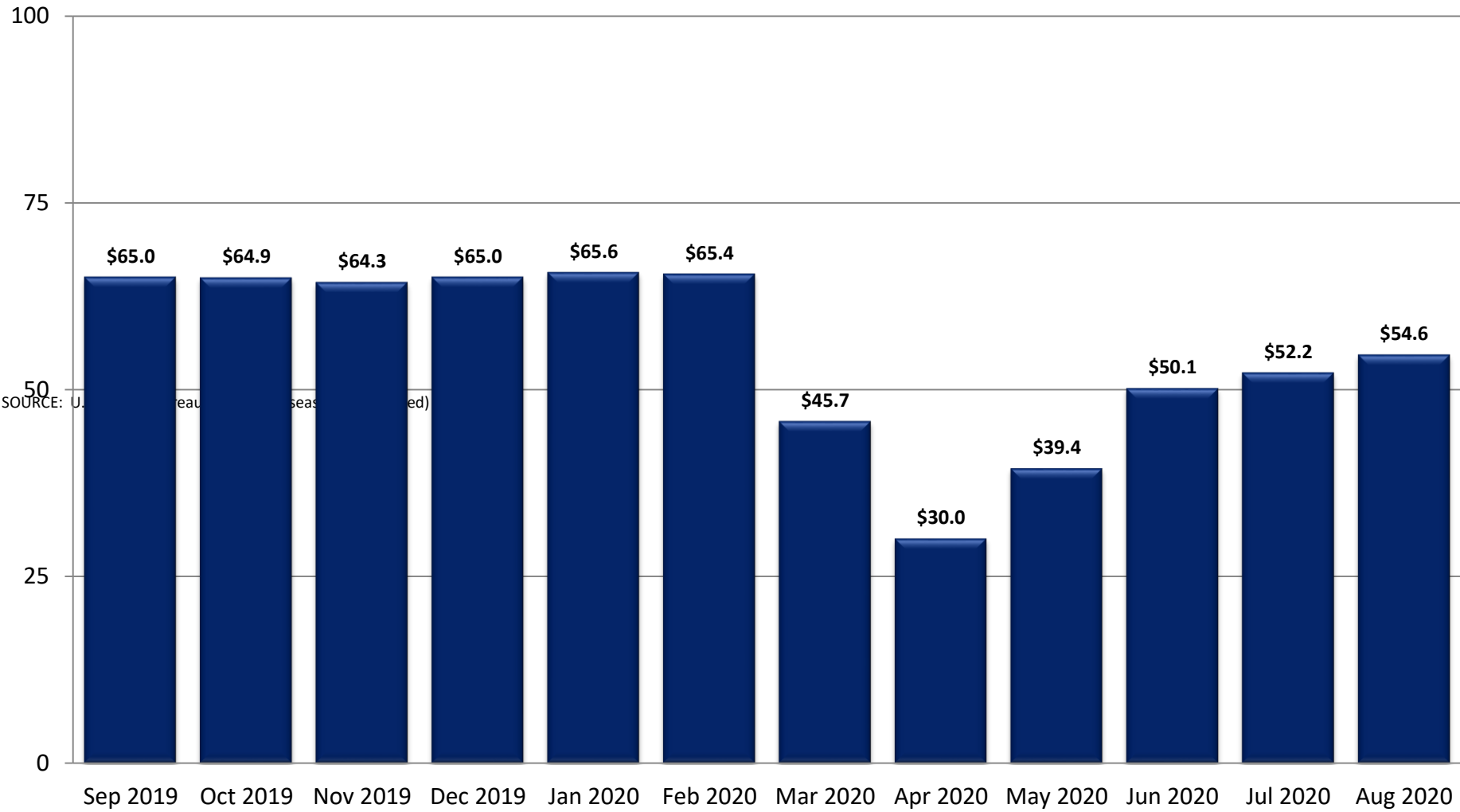


**% OF ADULTS WHO ORDERED TAKEOUT OR DELIVERY FOR “DINNER”
DURING PREVIOUS WEEK: U.S.**



TOTAL EATING & DRINKING PLACE SALES: U.S.

(\$ BILLIONS)

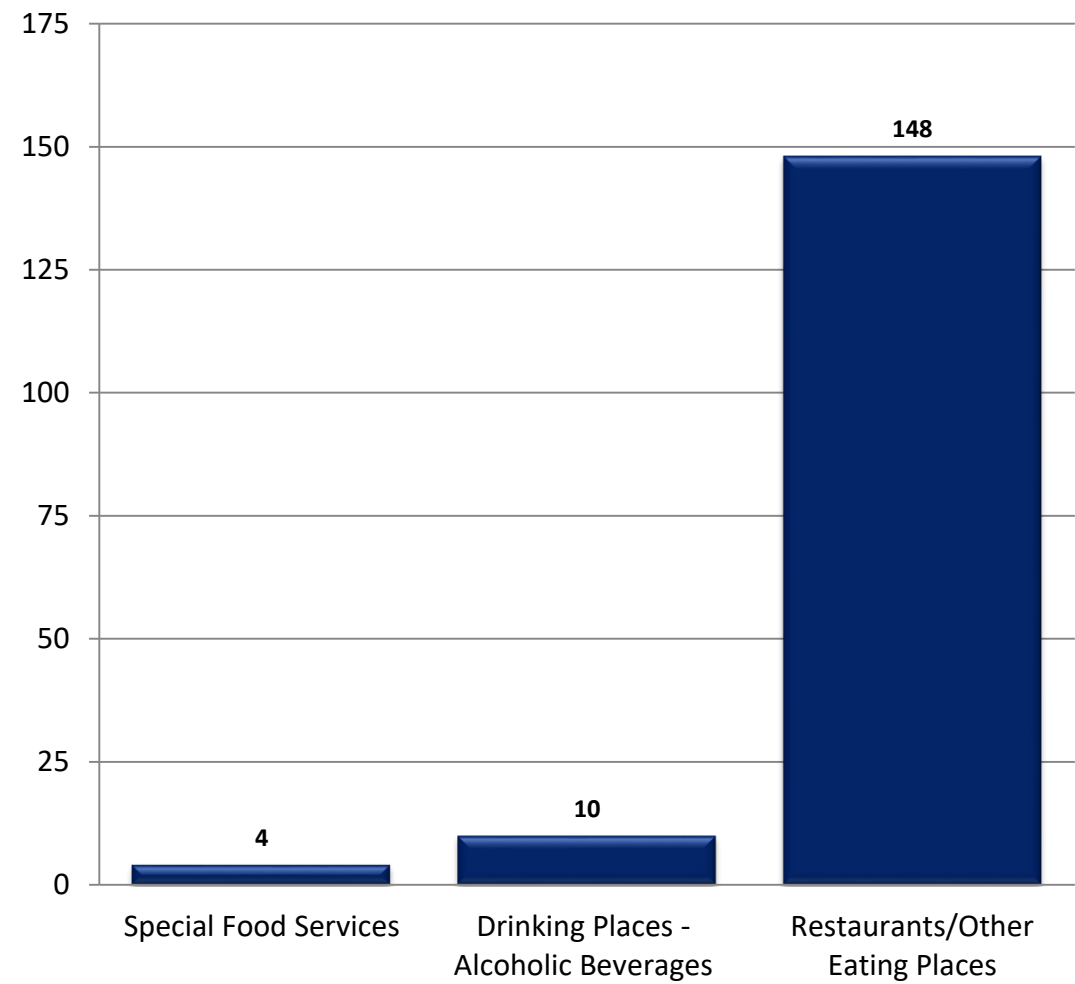


SOURCE: National Restaurant Association (online survey)

FOOD & BEVERAGE TRENDS

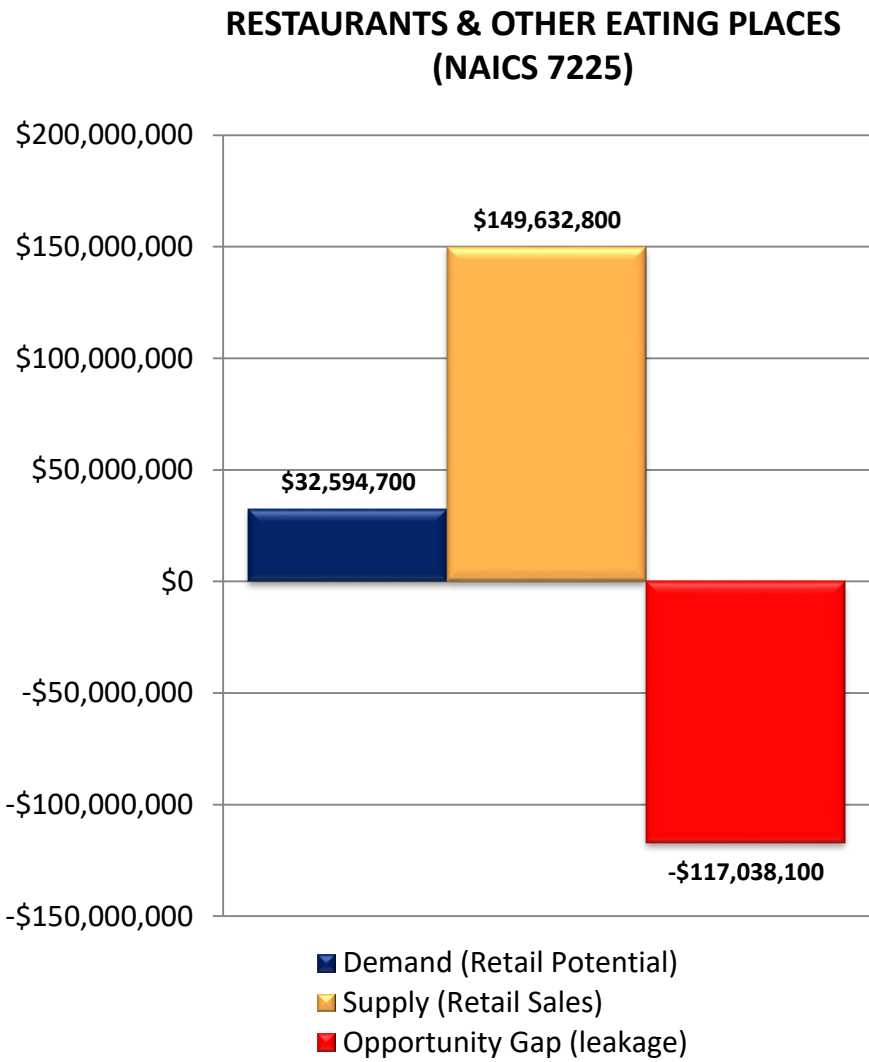
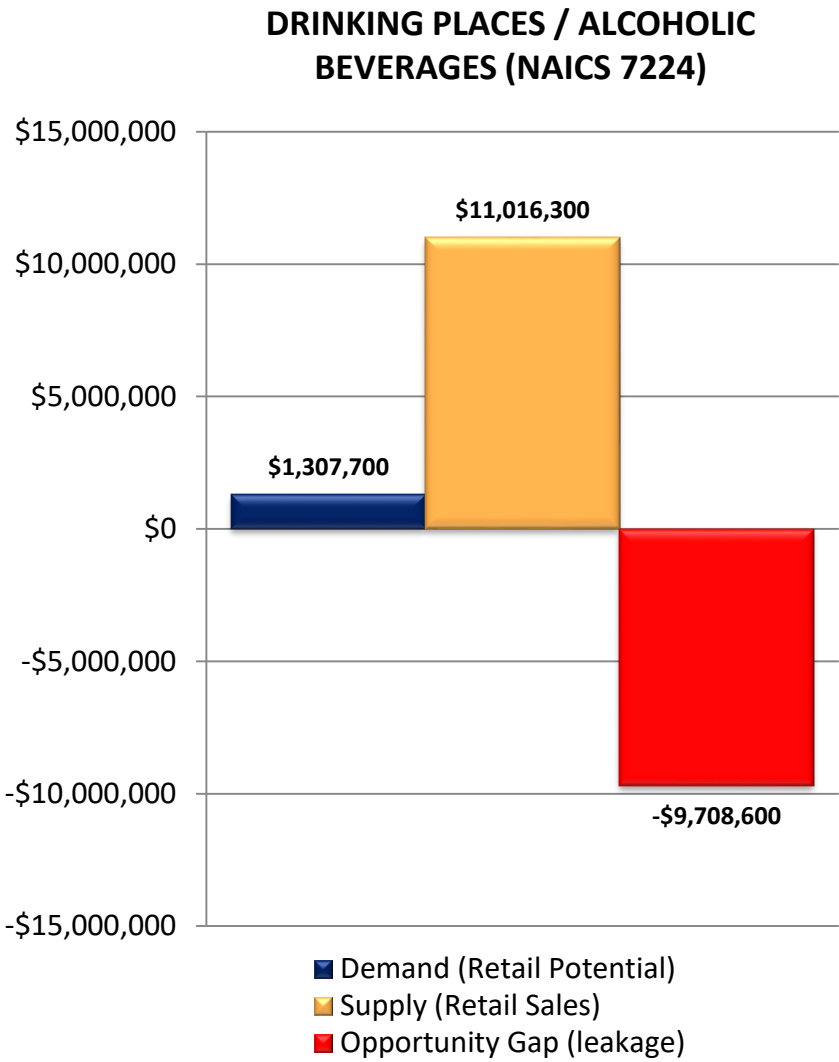


NUMBER OF FOOD SERVICES & DRINKING PLACES: 5-MINUTE TRADE AREA
2020



NOTES: Based on a 5-minute drive time from the subject property.

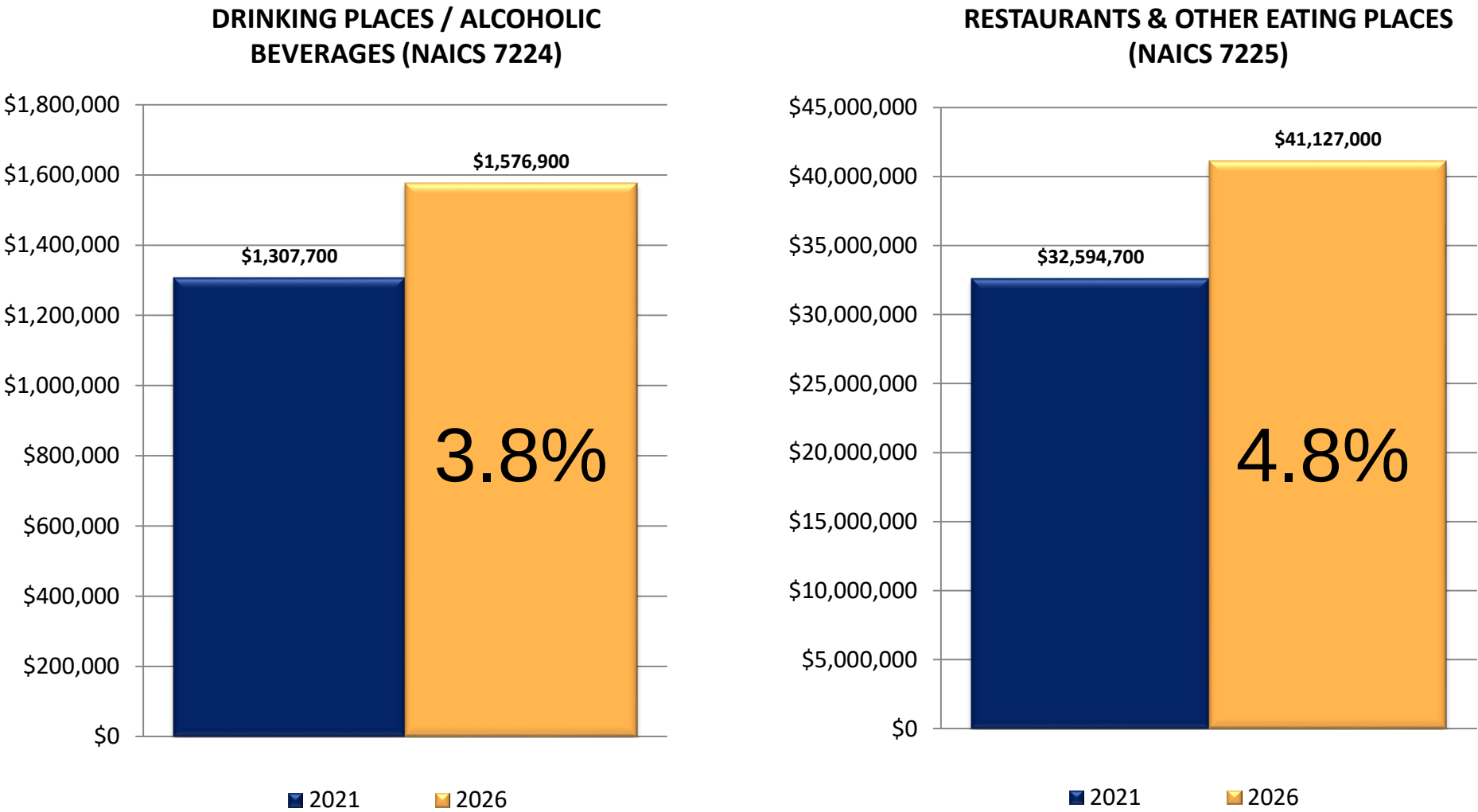
ESTIMATED DEMAND / SUPPLY FOR DRINKING PLACES & RESTAURANTS:
5-MINUTE TRADE AREA



NOTE: A positive value represents leakage of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The opportunity gap is the difference between demand (retail potential) and supply (retail sales).

SOURCE: © 2021 Claritas, 2021 estimates

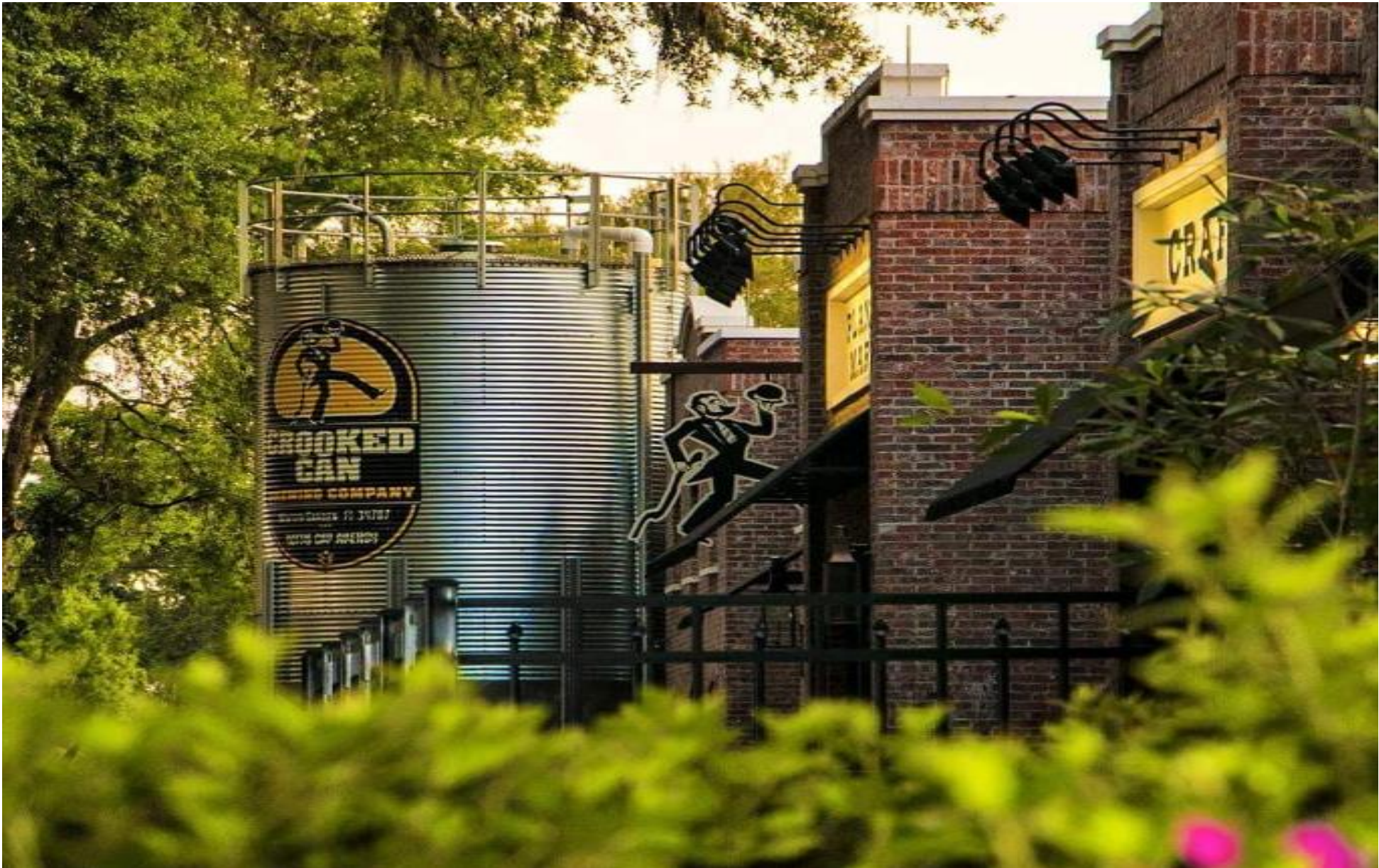
ESTIMATED ANNUAL DEMAND GROWTH FOR DRINKING PLACES &
RESTAURANTS:
5-MINUTE TRADE AREA



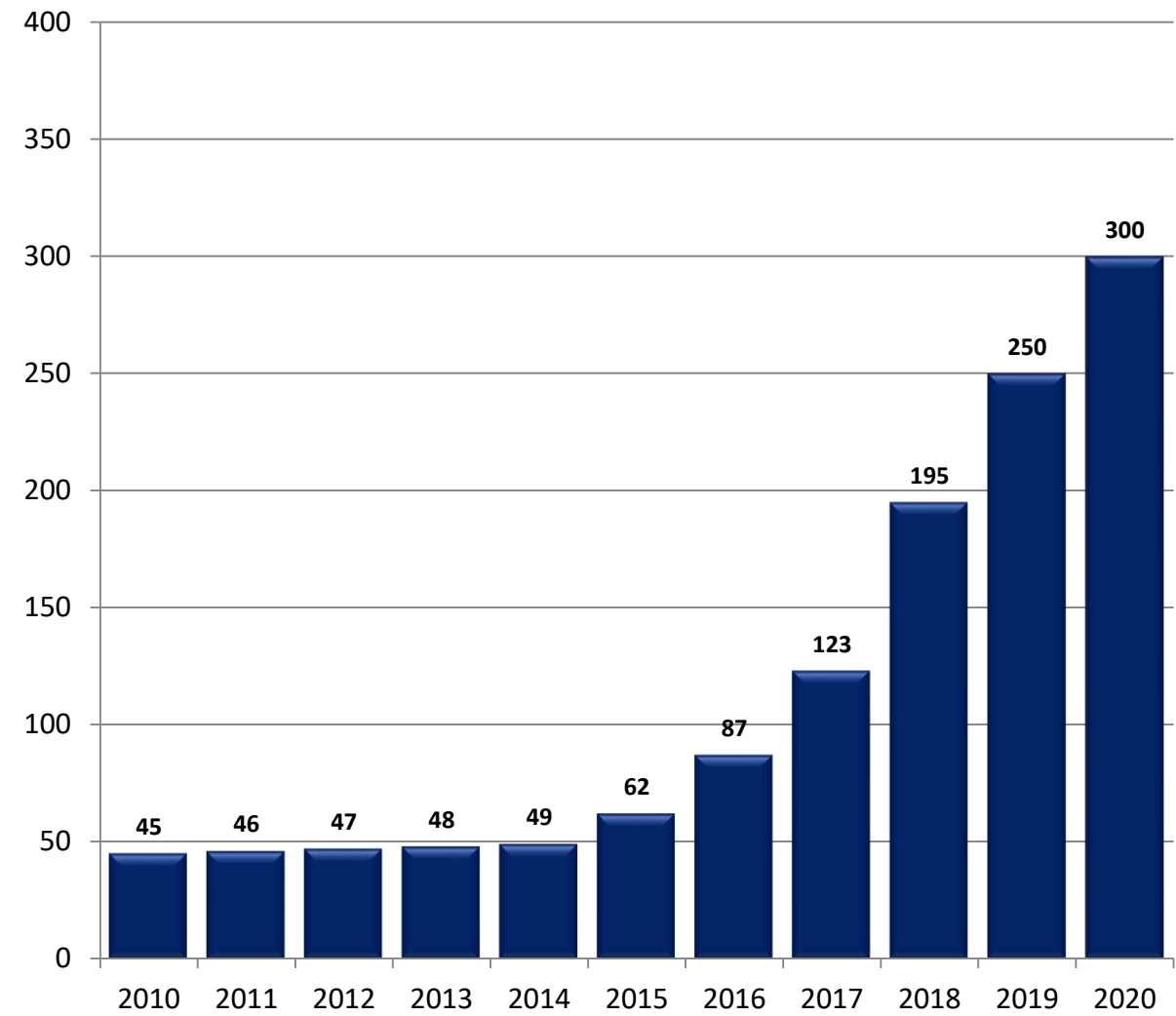
NOTE: A positive value represents leakage of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The opportunity gap is the difference between demand (retail potential) and supply (retail sales).

SOURCE: © 2021 Claritas, 2021 estimates

FOOD HALL TRENDS

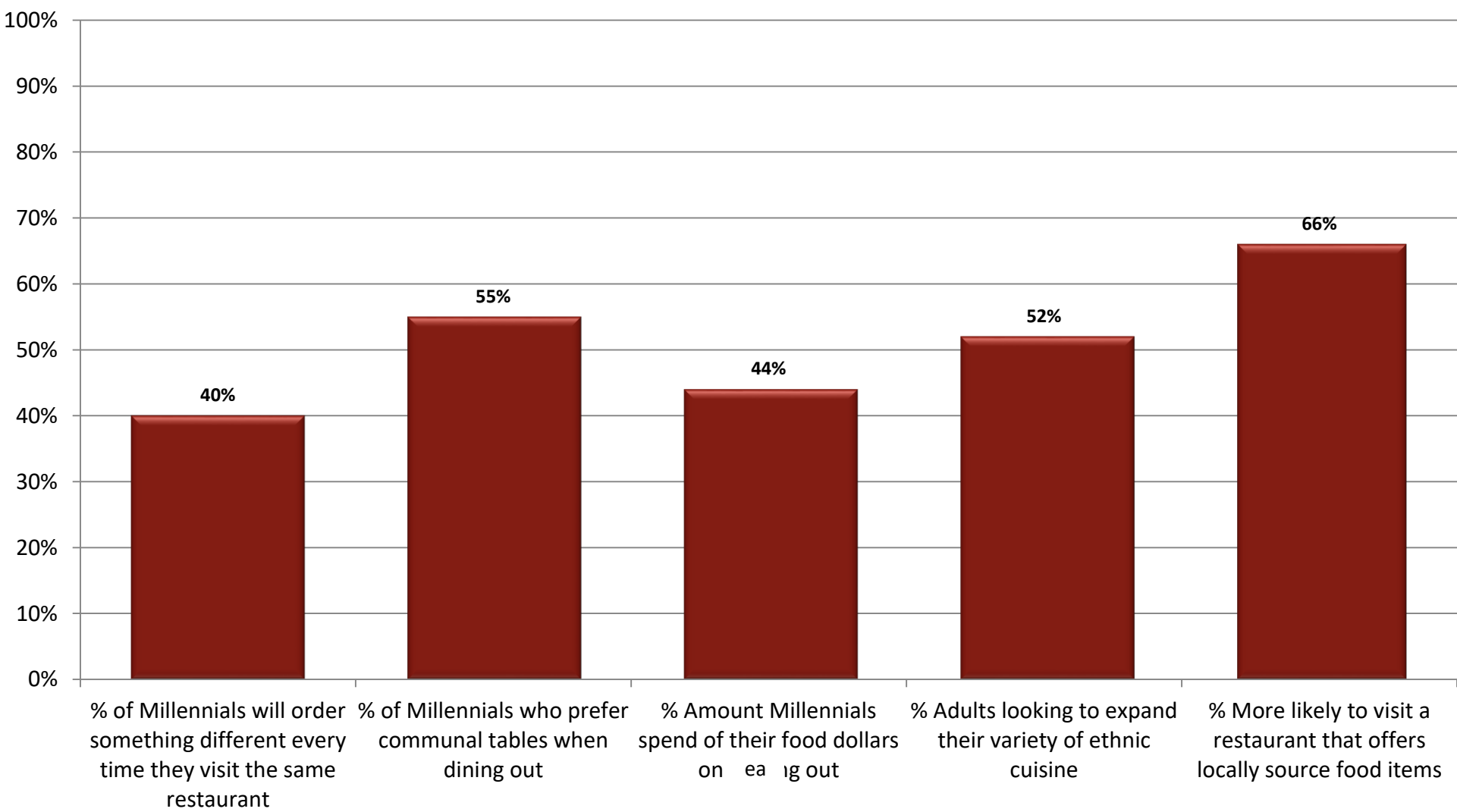


ESTIMATED NUMBER OF FOOD HALLS: U.S.
2010 - 2020

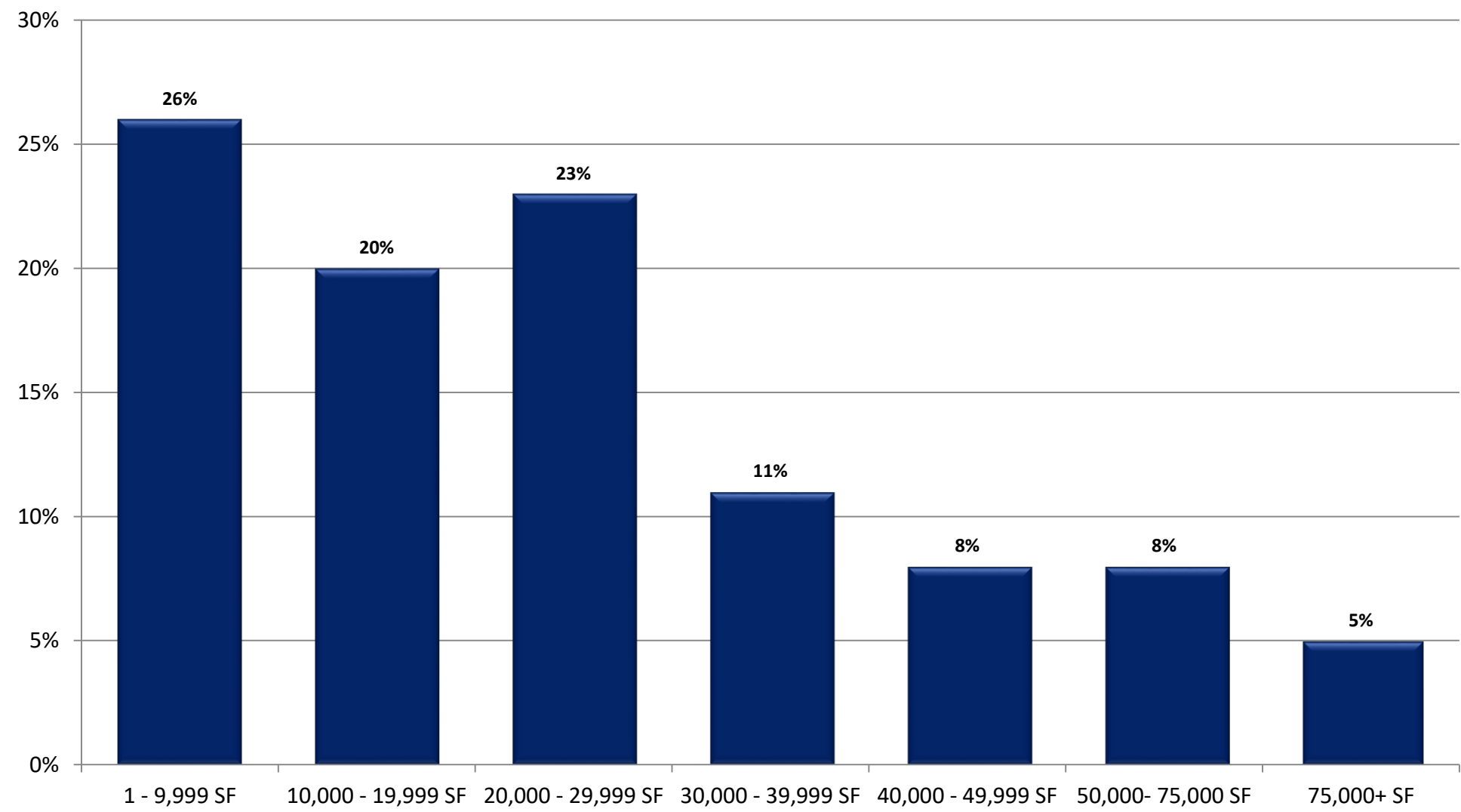


20.9%
**AVERAGE
ANNUAL
GROWTH**

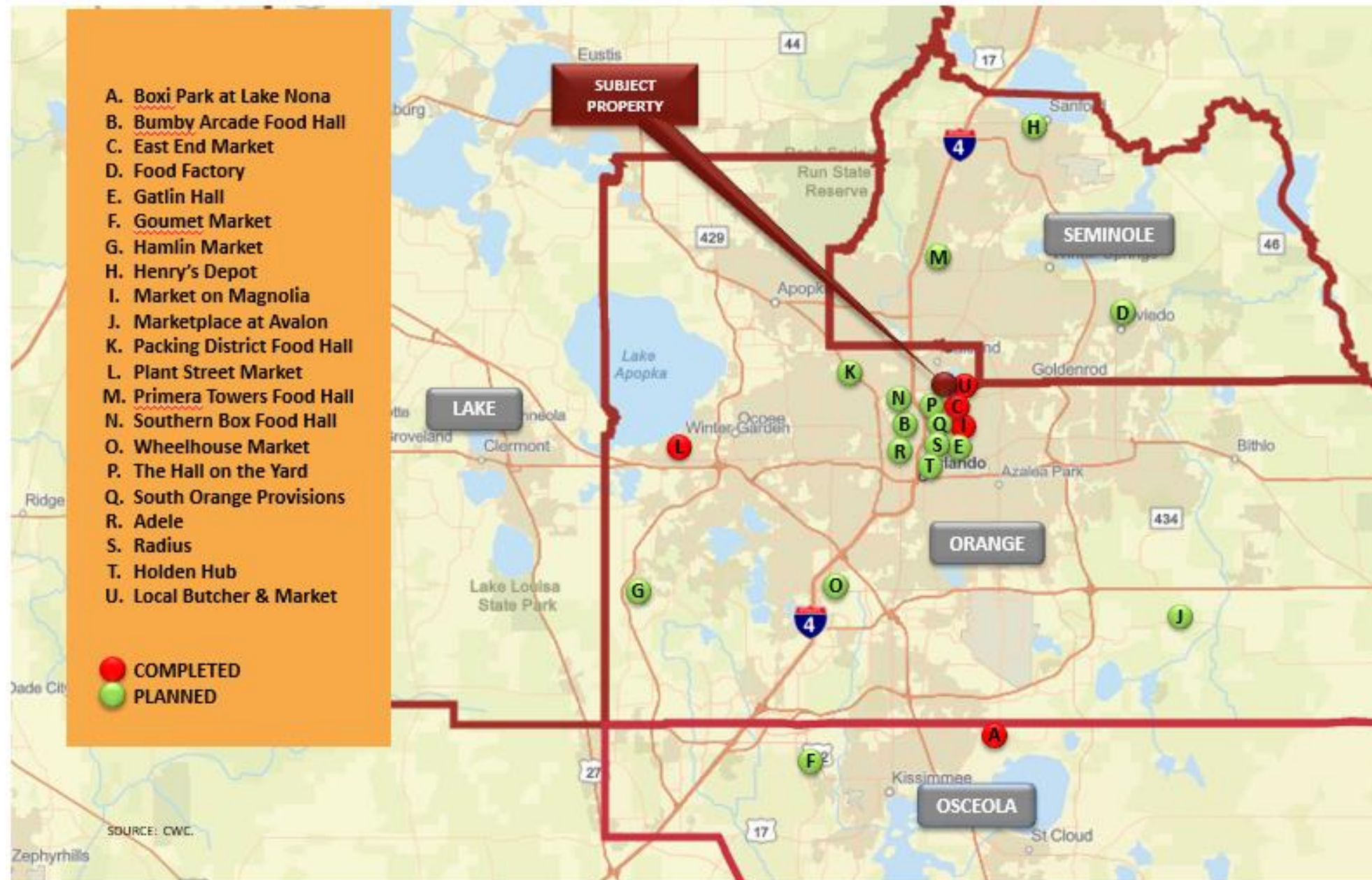
EATING PATTERNS FAVORING FOOD HALLS: U.S. 2017



ESTIMATED AVERAGE FOOD HALL SIZE: U.S.



METRO AREA FOOD HALL MAP: 2020



SOURCE: CWC.

TRADE AREA FOOD HALL MAP: 2020



SOURCE: CWC.

CRAFT BREWING TRENDS



BEER MARKET SHARE BY BARRELS: U.S.
2019

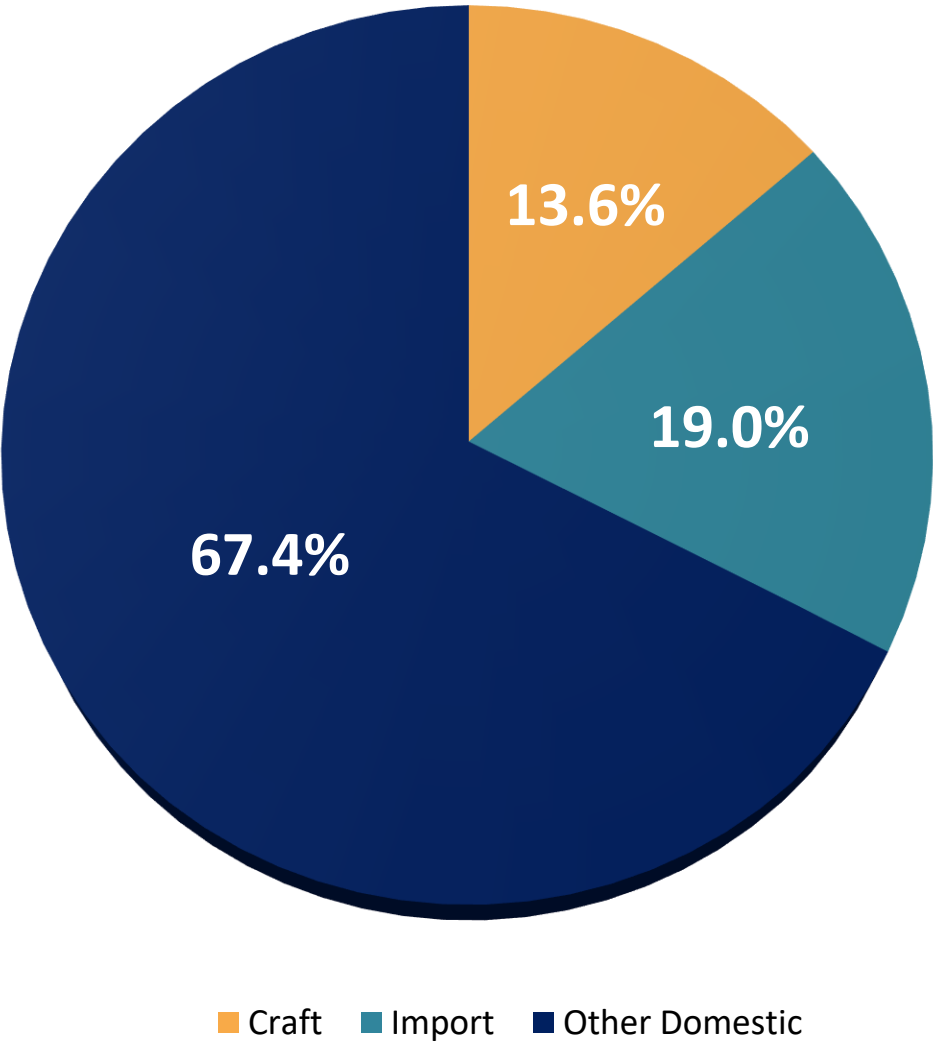
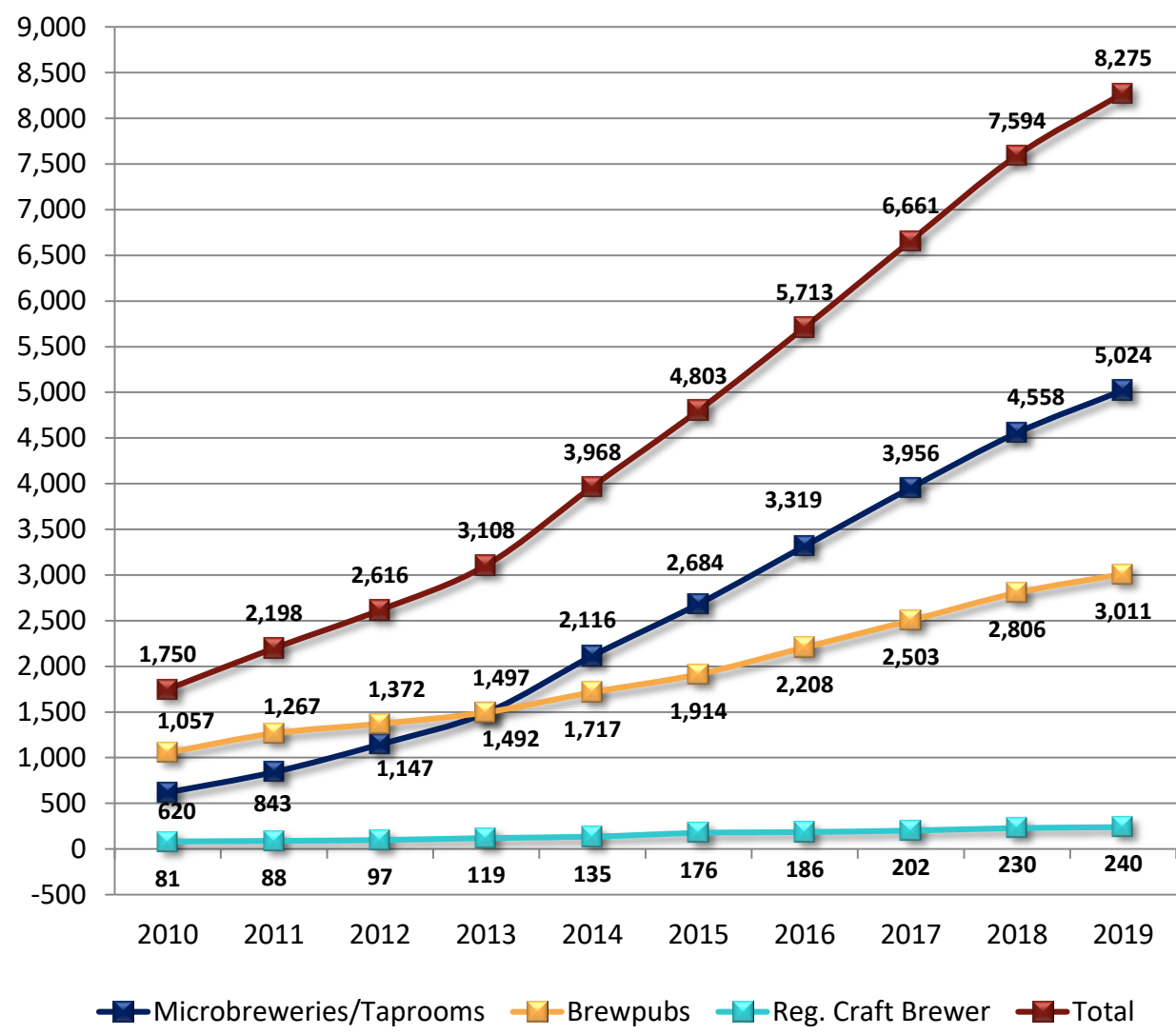


EXHIBIT 28
NUMBER OF CRAFT BREWERIES BY CATEGORY: U.S.
2019

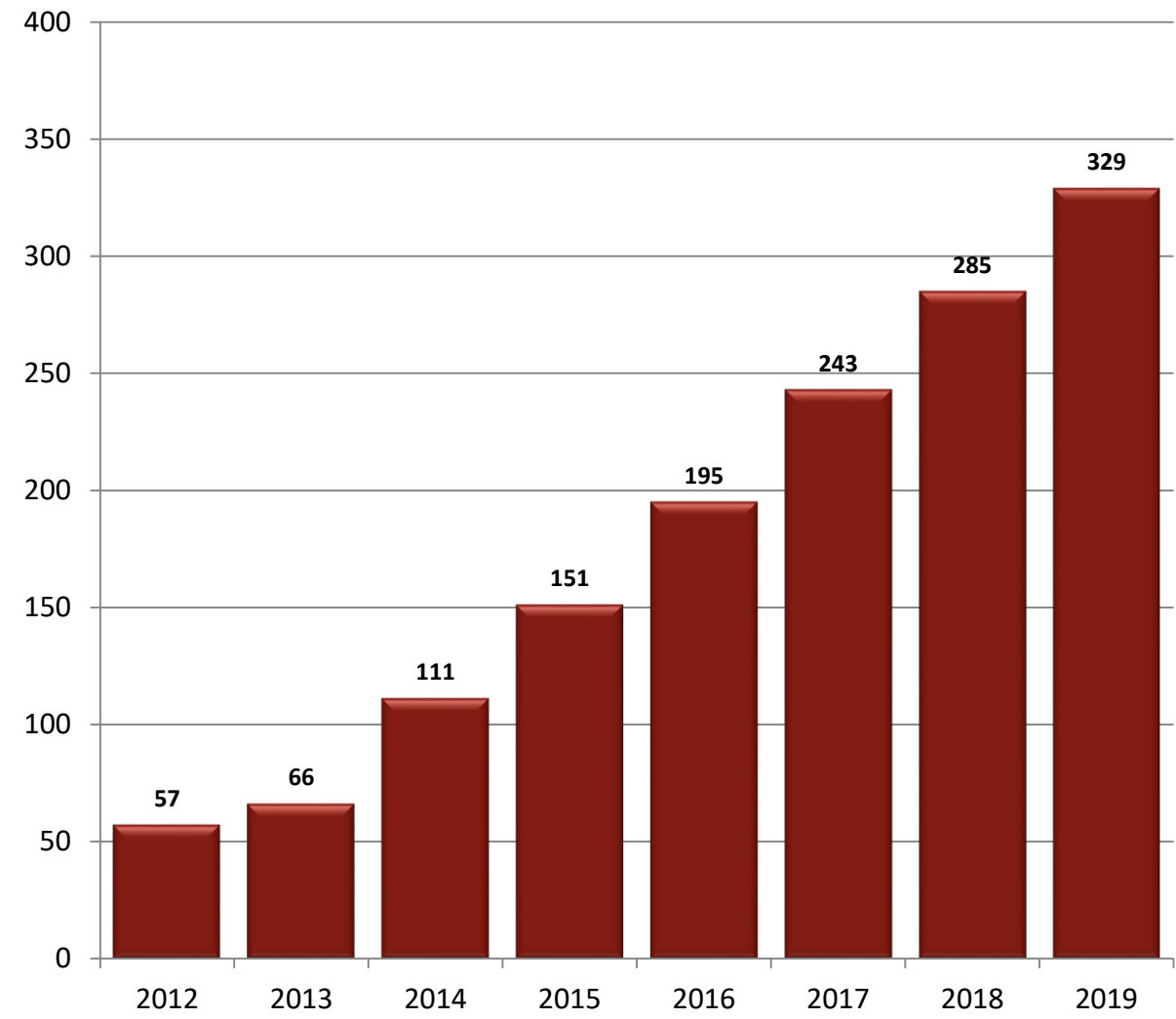


12.3%

**AVERAGE
ANNUAL
GROWTH
IN
BREW PUBS**

NOTE:
Craft breweries are classified into brewpubs,
regional craft breweries and microbreweries.
Brewpubs are restaurants with their own breweries
and sell at least a fourth of beer on location.

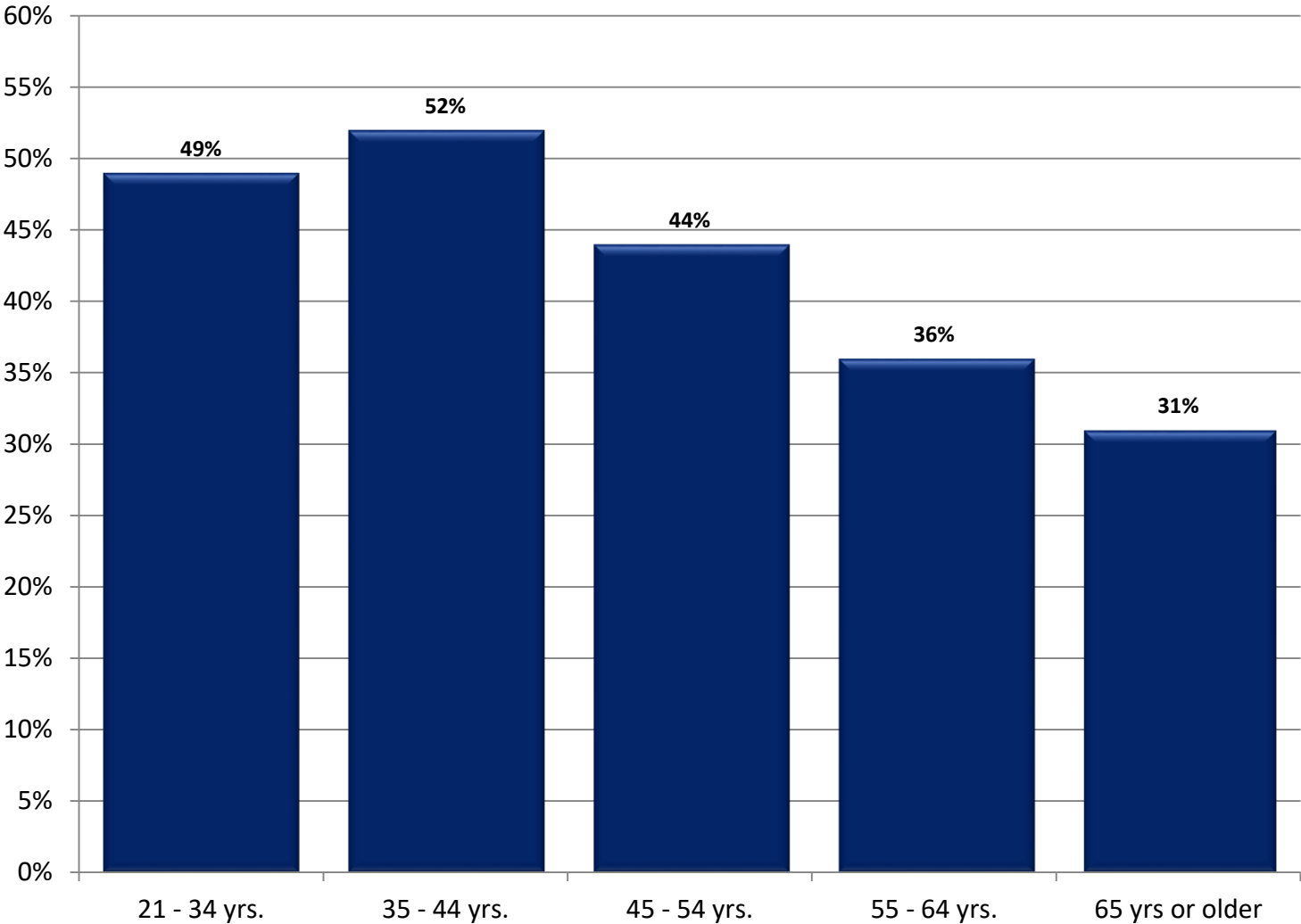
NUMBER OF CRAFT BREWERIES: FLORIDA
2012 - 2019



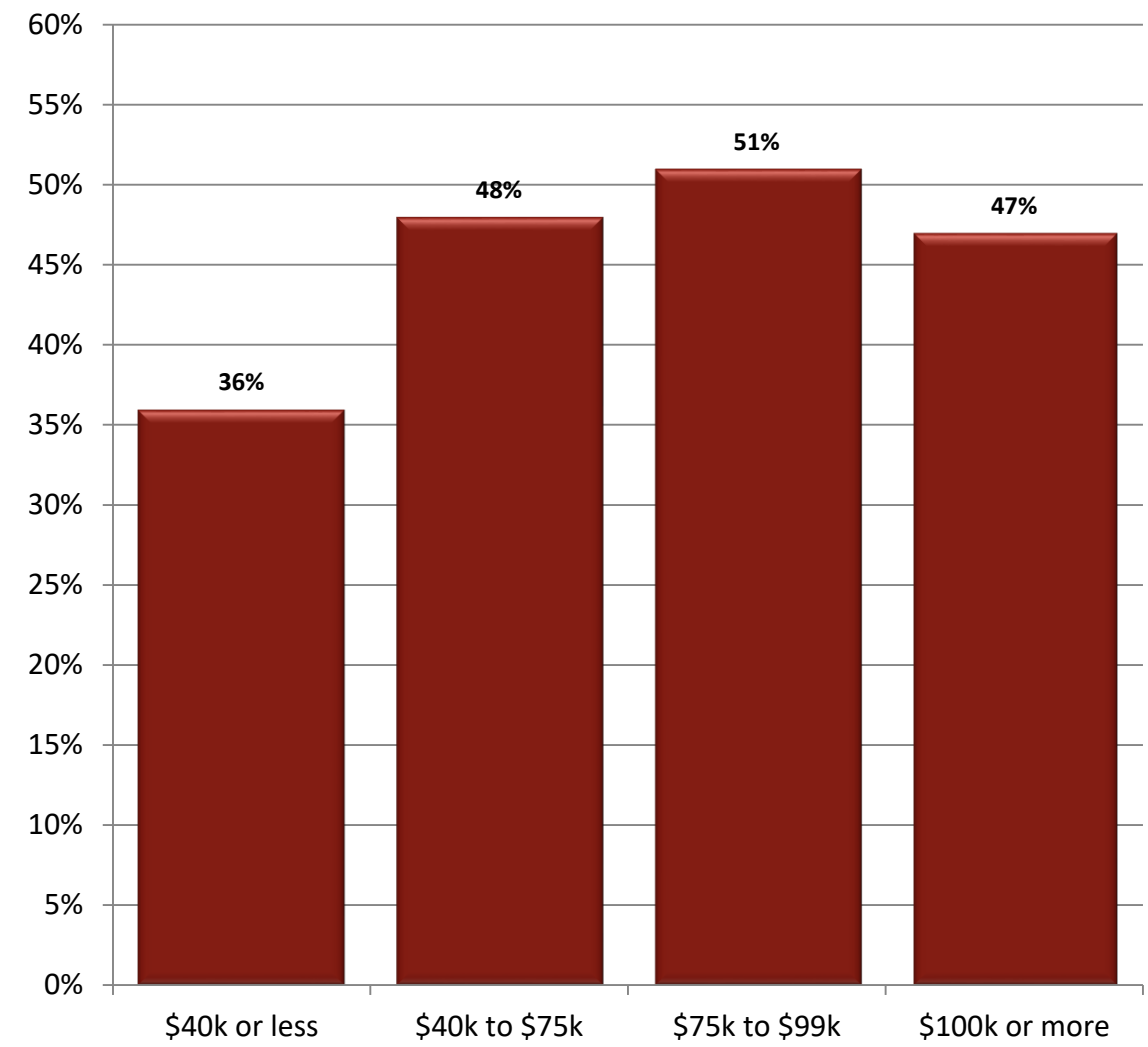
28.5%

**AVERAGE
ANNUAL
GROWTH**

DISTRIBUTION OF WEEKLY CRAFT BEER DRINKERS BY AGE: U.S.
2019



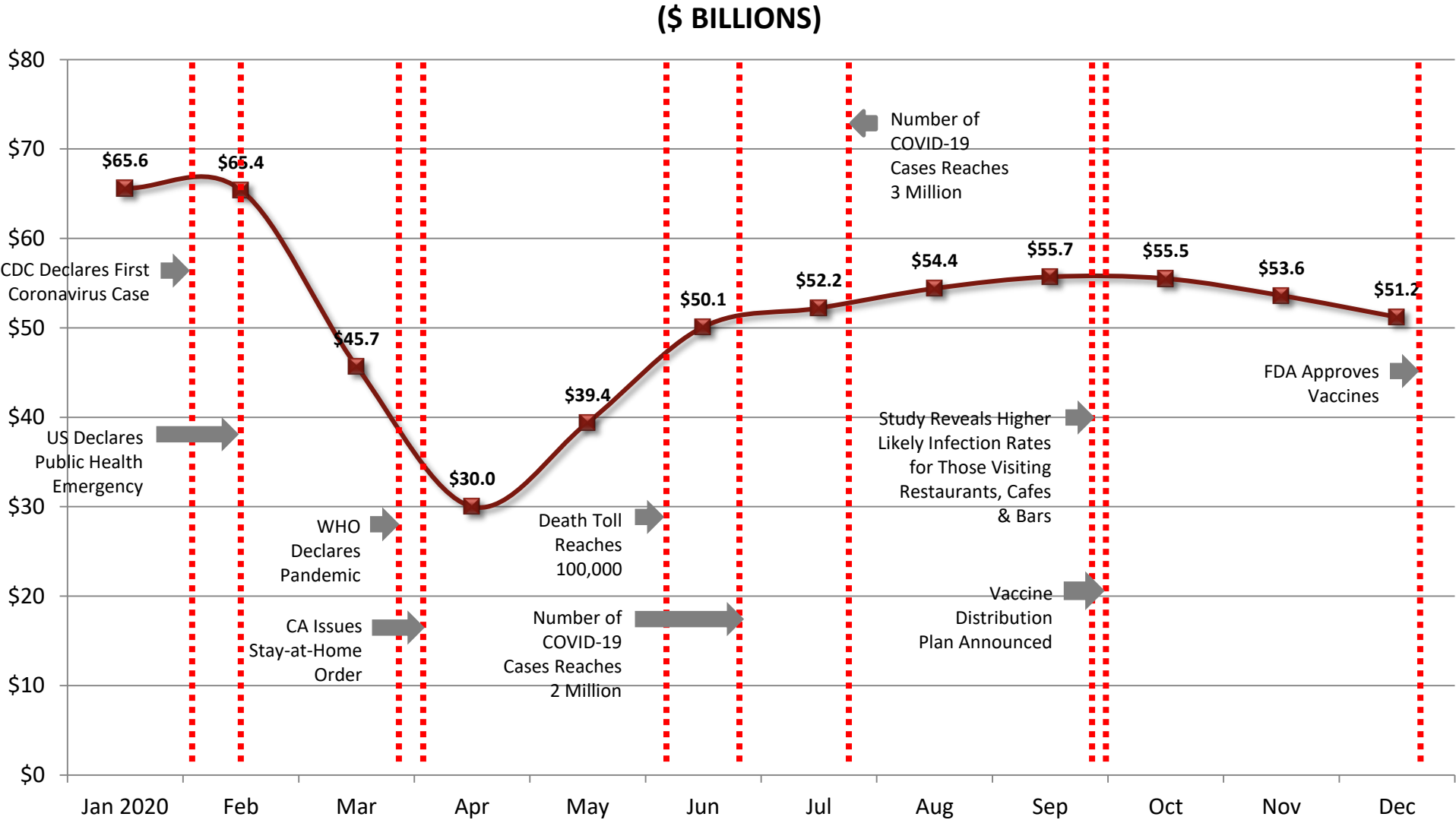
DISTRIBUTION OF WEEKLY CRAFT BEER DRINKERS BY INCOME: U.S.
2019



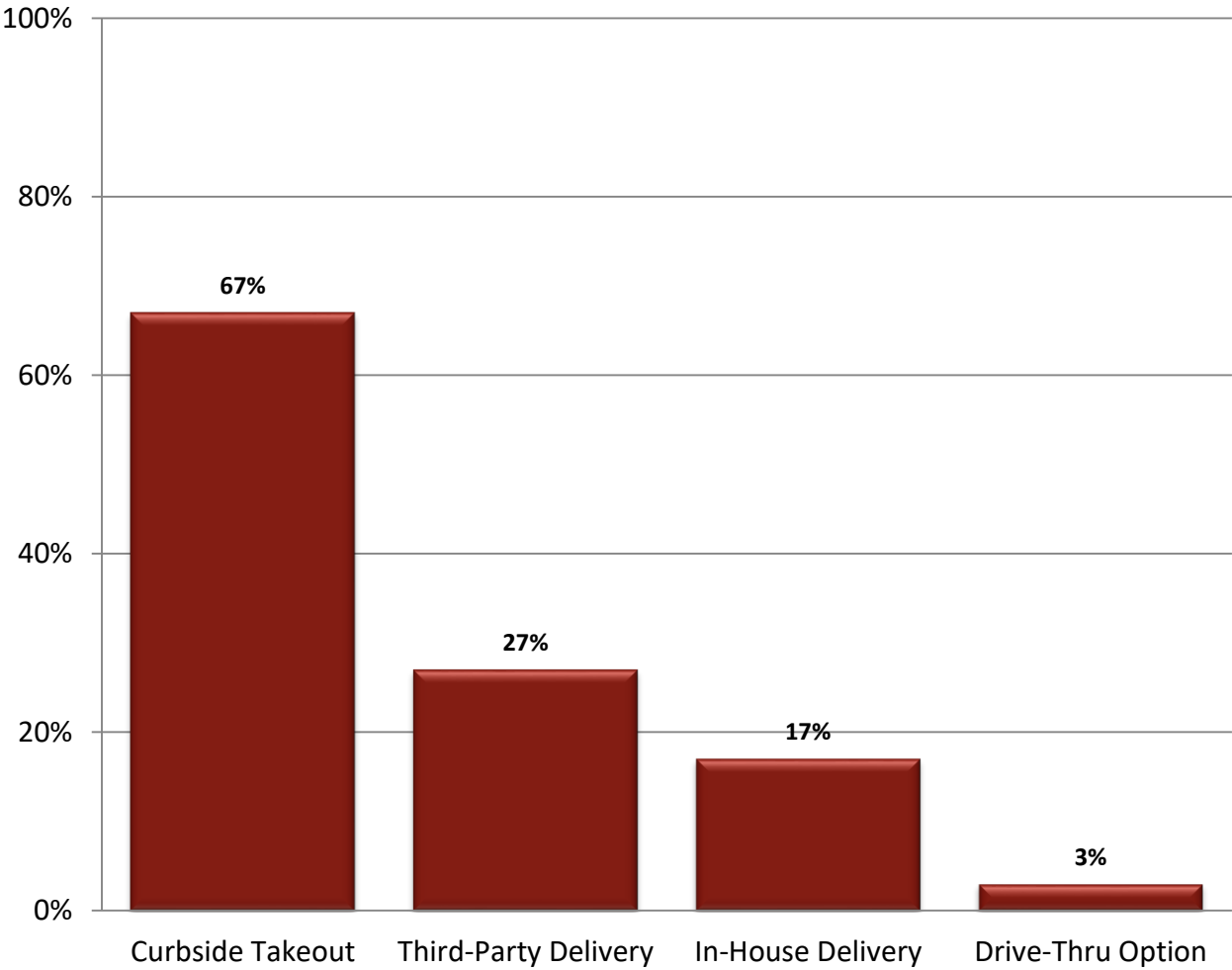
IMPACT OF COVID-19



SALES FOR TOTAL EATING AND DRINKING PLACES: U.S.
2020



NEW OPTIONS ADDED BY RESTAURANTS DUE TO COVID-19: U.S. 2020

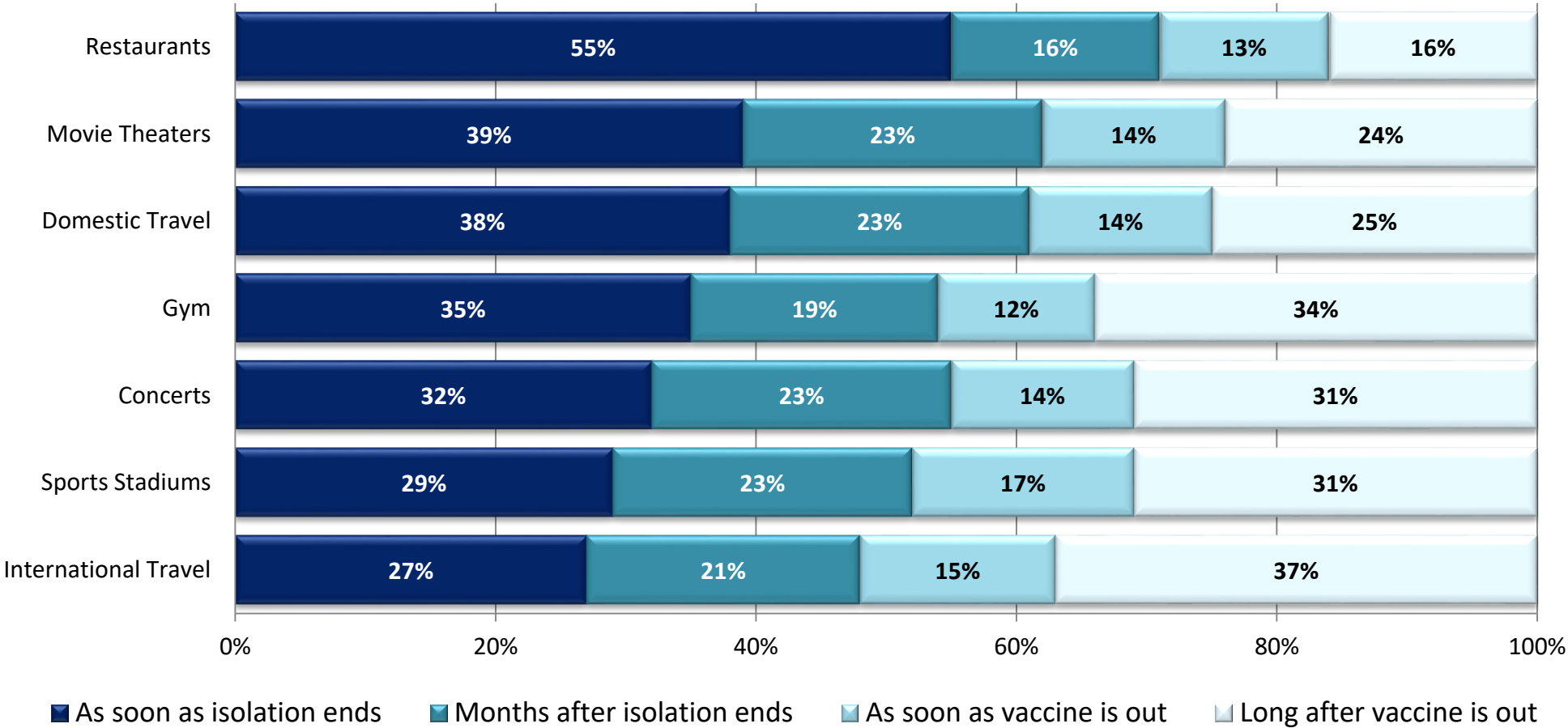


SOURCE: National Restaurant Association. Based on a survey of 3,500 restaurant operators from August 26 – September 1, 2020



POST-COVID 19 RETURN TO SELECTED ACTIVITIES:
GEN Z & MILLENNIALS
2020

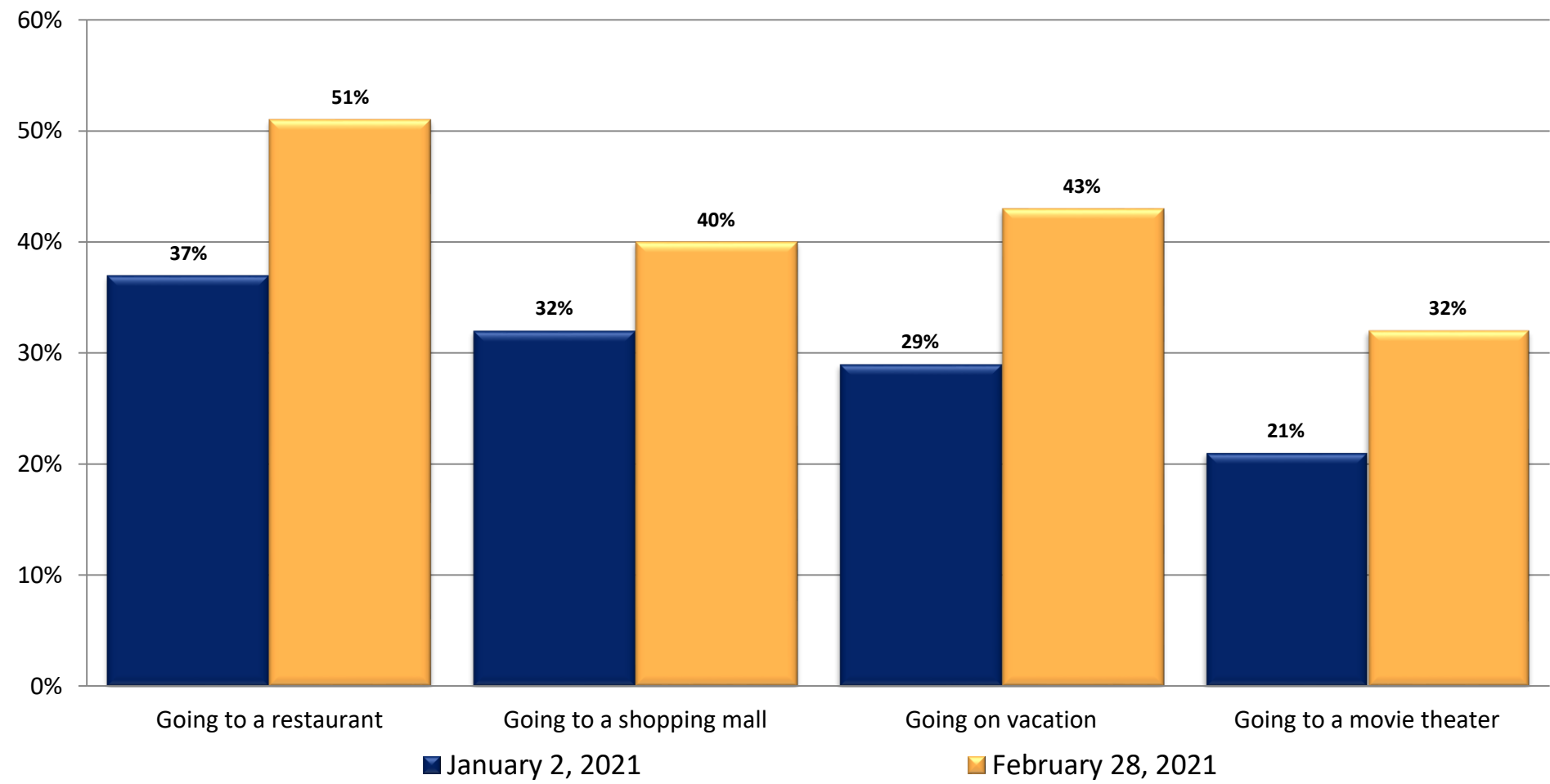
HOW SOON MILENNIALS AND GEN Z WOULD RETURN TO THESE ACTIVITIES:



NOTE: Sample size: 3,265. Margin of Error: 2.37. Respondents: Gen Z and Millennials (16 – 35)

SOURCE: truepublic.com, April 2020

OPTIMISM AMONG AMERICANS OVER VACCINE PROGRESS: U.S.
JAN / FEB 2021

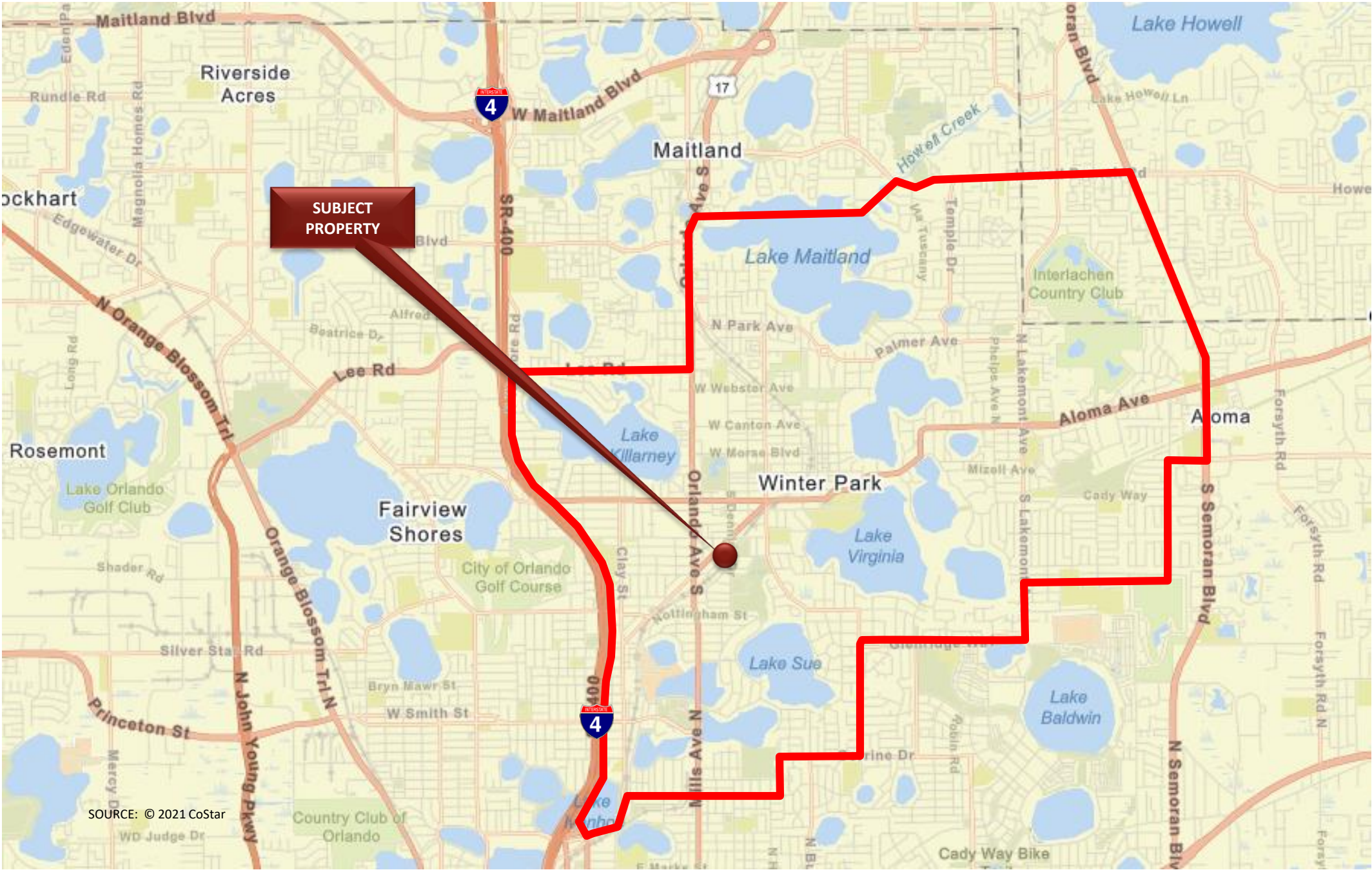


SOURCE: Morning Consult; © Statista 2021

OFFICE TRENDS



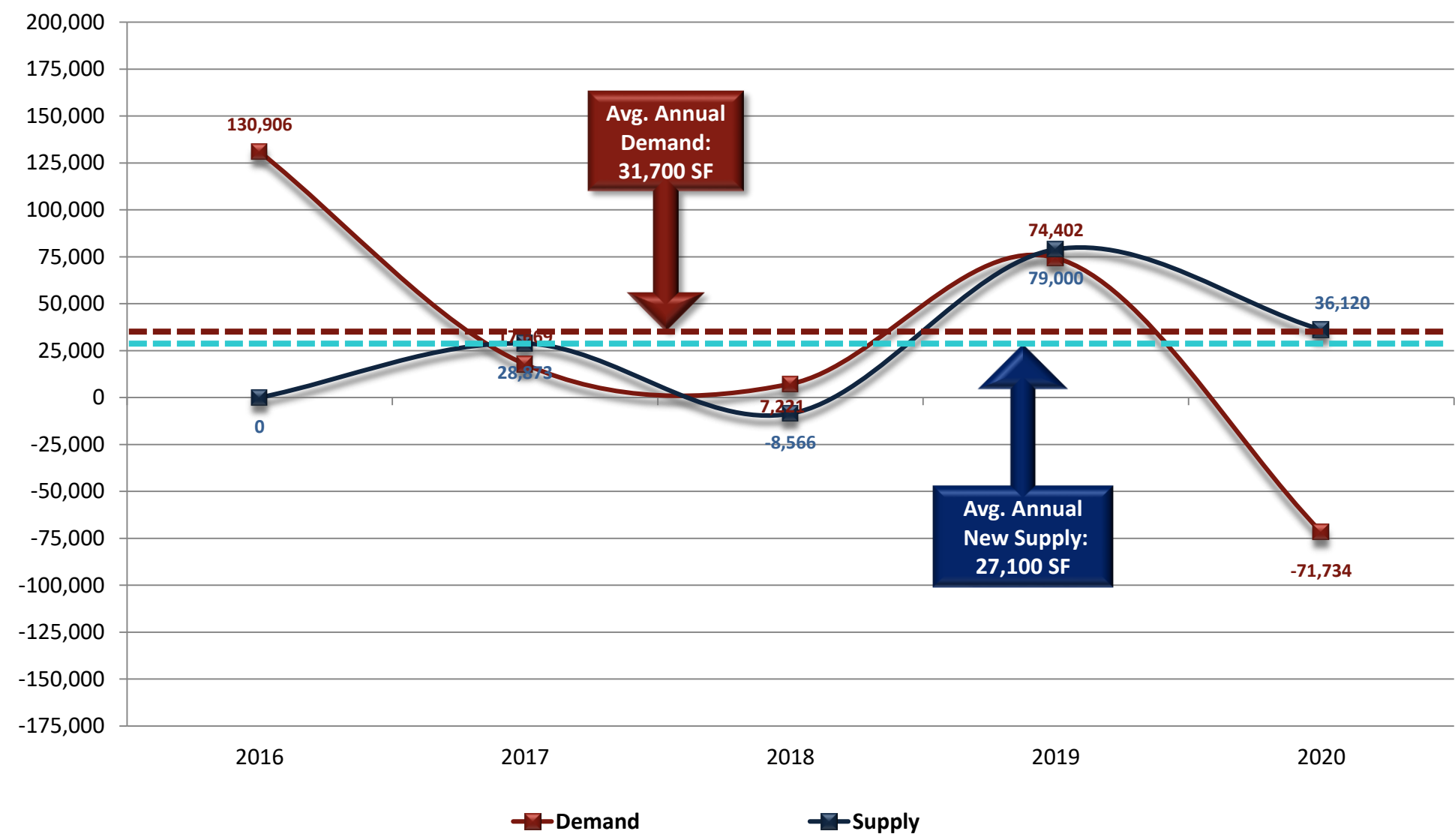
WINTER PARK OFFICE SUBAREA MARKET MAP: 2020



SOURCE: © 2021 CoStar

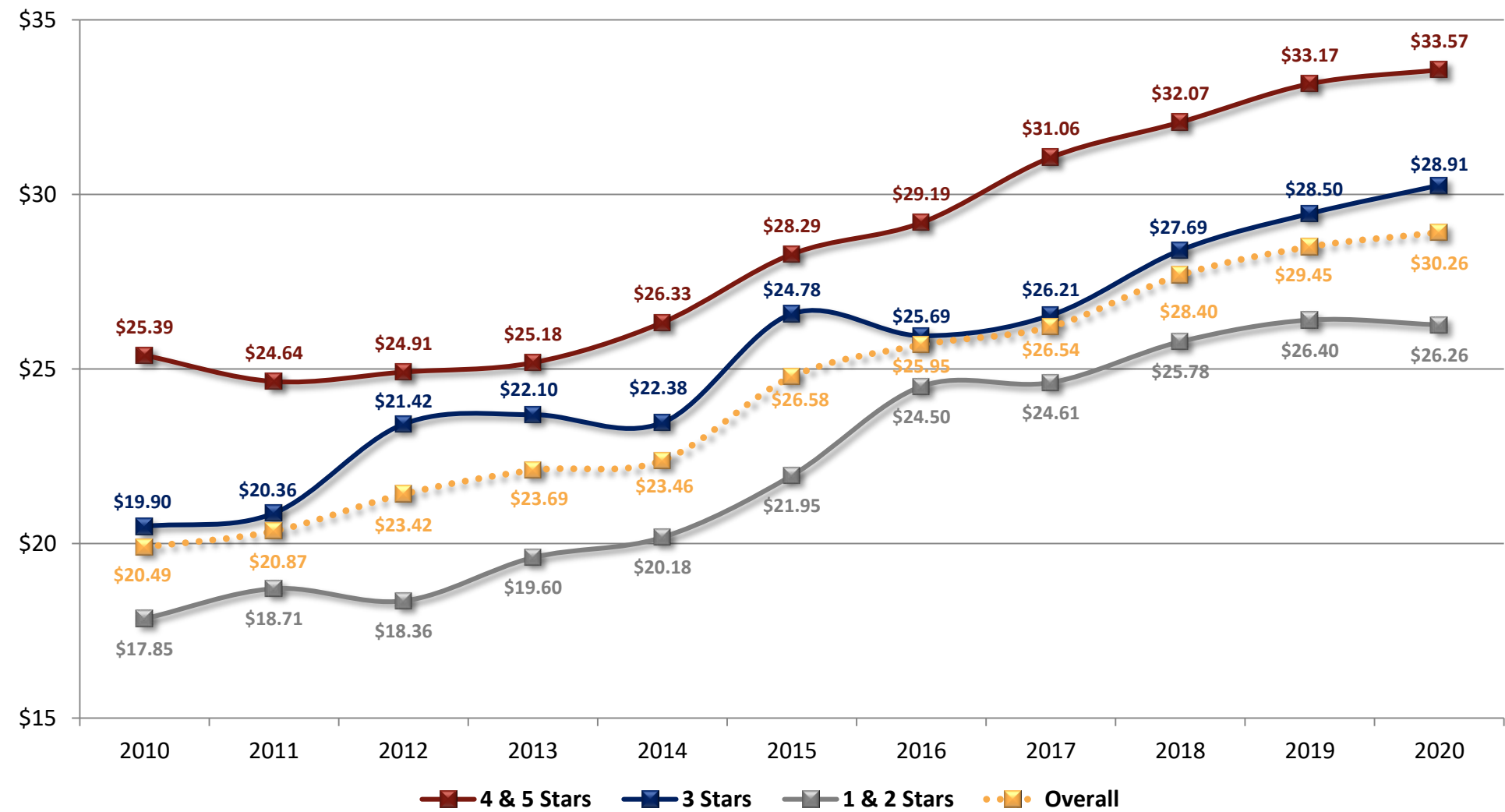


SUPPLY / DEMAND FOR OFFICE SPACE: WINTER PARK SUBAREA MARKET 2016 - 2020



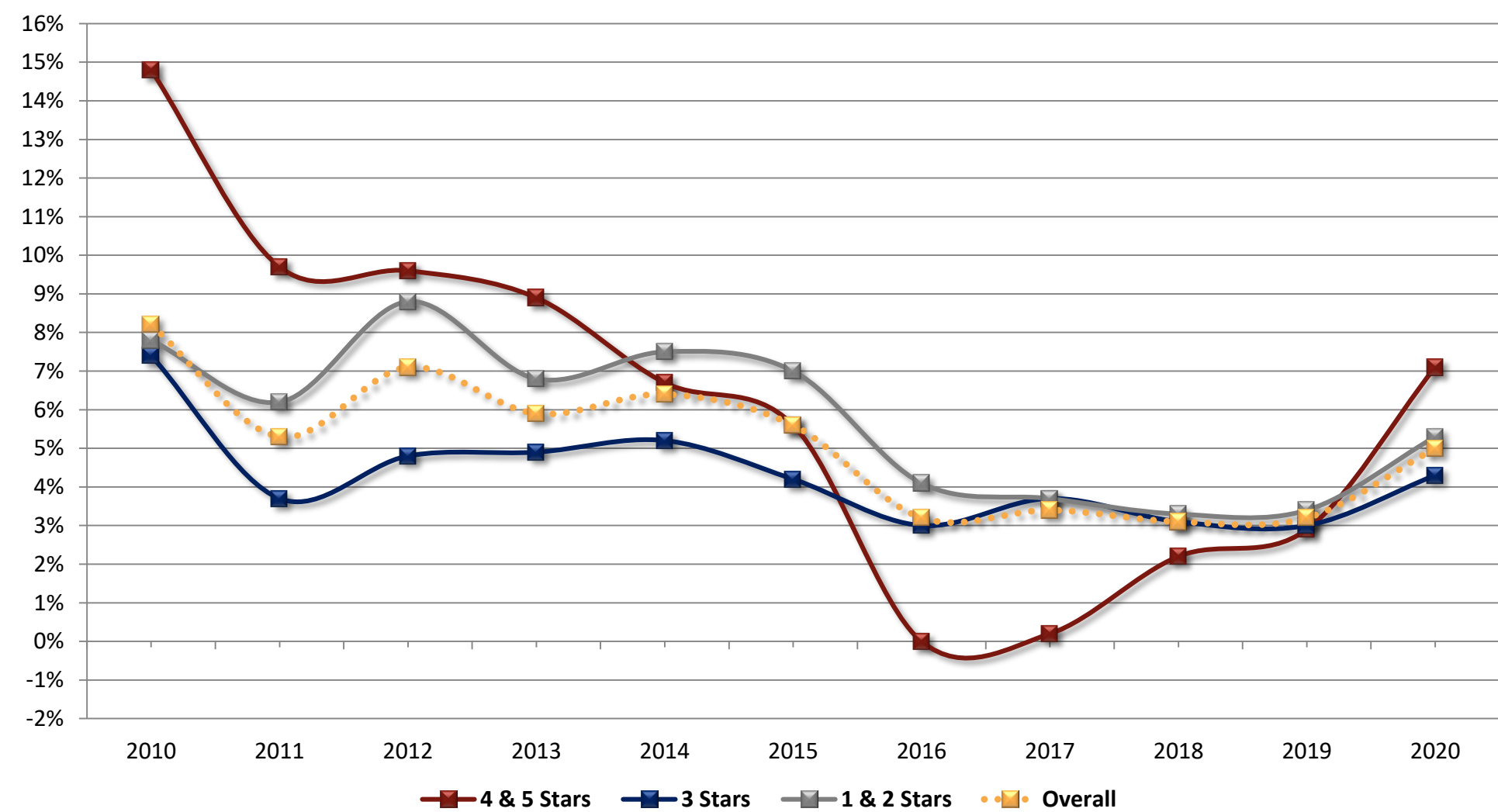
SOURCE: © 2021 CoStar

MARKET RENT FOR OFFICE SPACE BY RATING:
WINTER PARK SUBAREA MARKET
2010-2020



SOURCE: © 2021 CoStar

VACANCY RATE FOR OFFICE SPACE BY RATING:
WINTER PARK SUBAREA MARKET
2010-2020

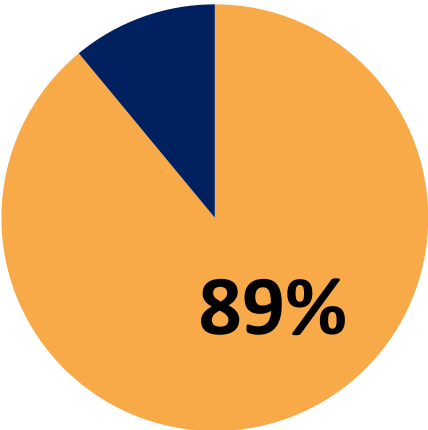


SOURCE: © 2021 CoStar

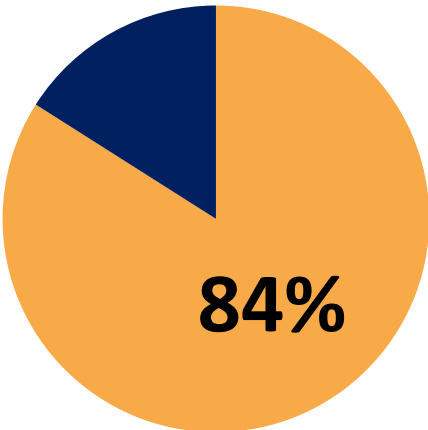
COWORKING TRENDS



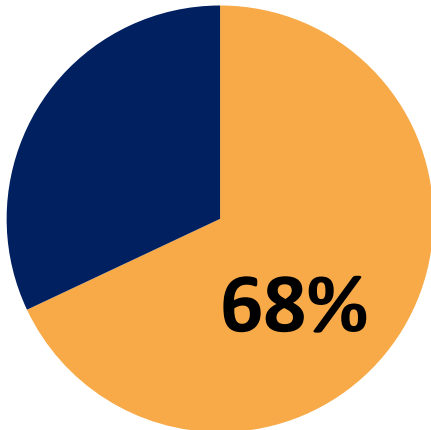
GLOBAL SURVEY: BENEFITS OF USING COWORKING SPACES



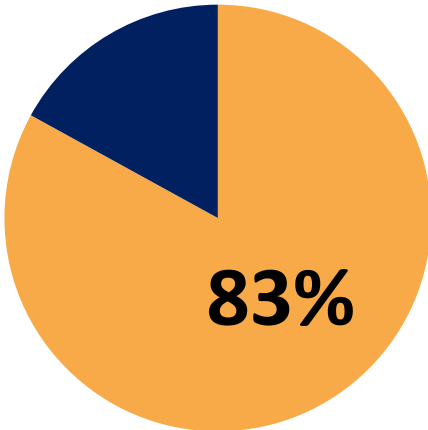
Conveyed higher degrees of happiness



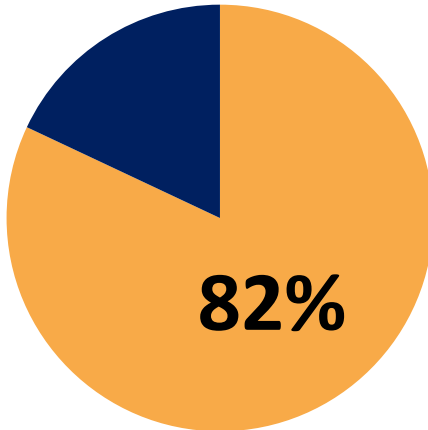
Reported increased engagement and motivation



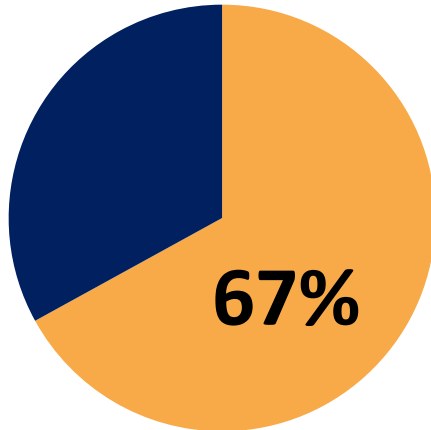
Designated improvements in their existing skill set



Noted a decrease sense of isolation



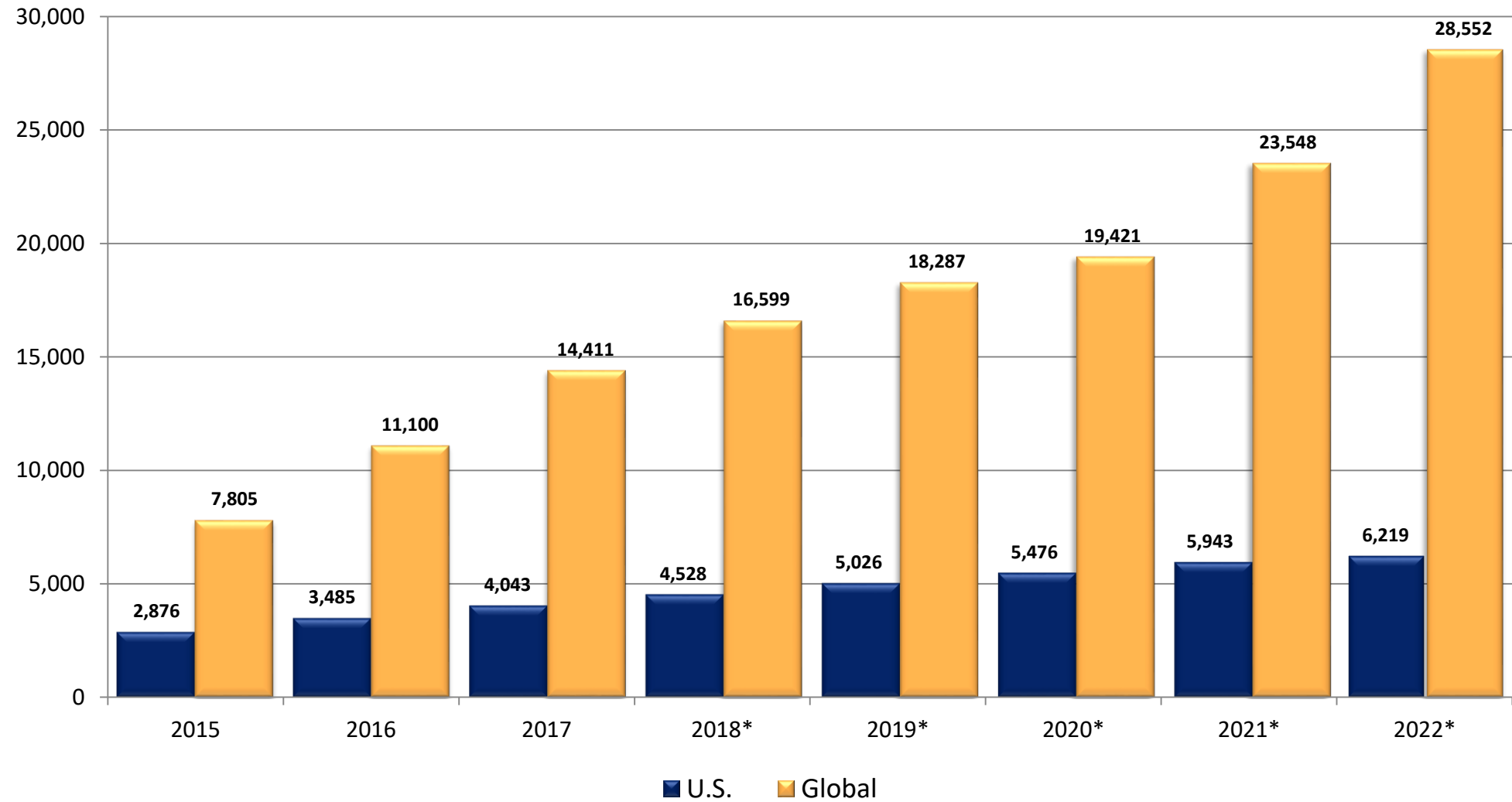
Cited an increase in the size of their business network



Stated improvements in their professional success

SOURCE: GCUC; Emergent Research

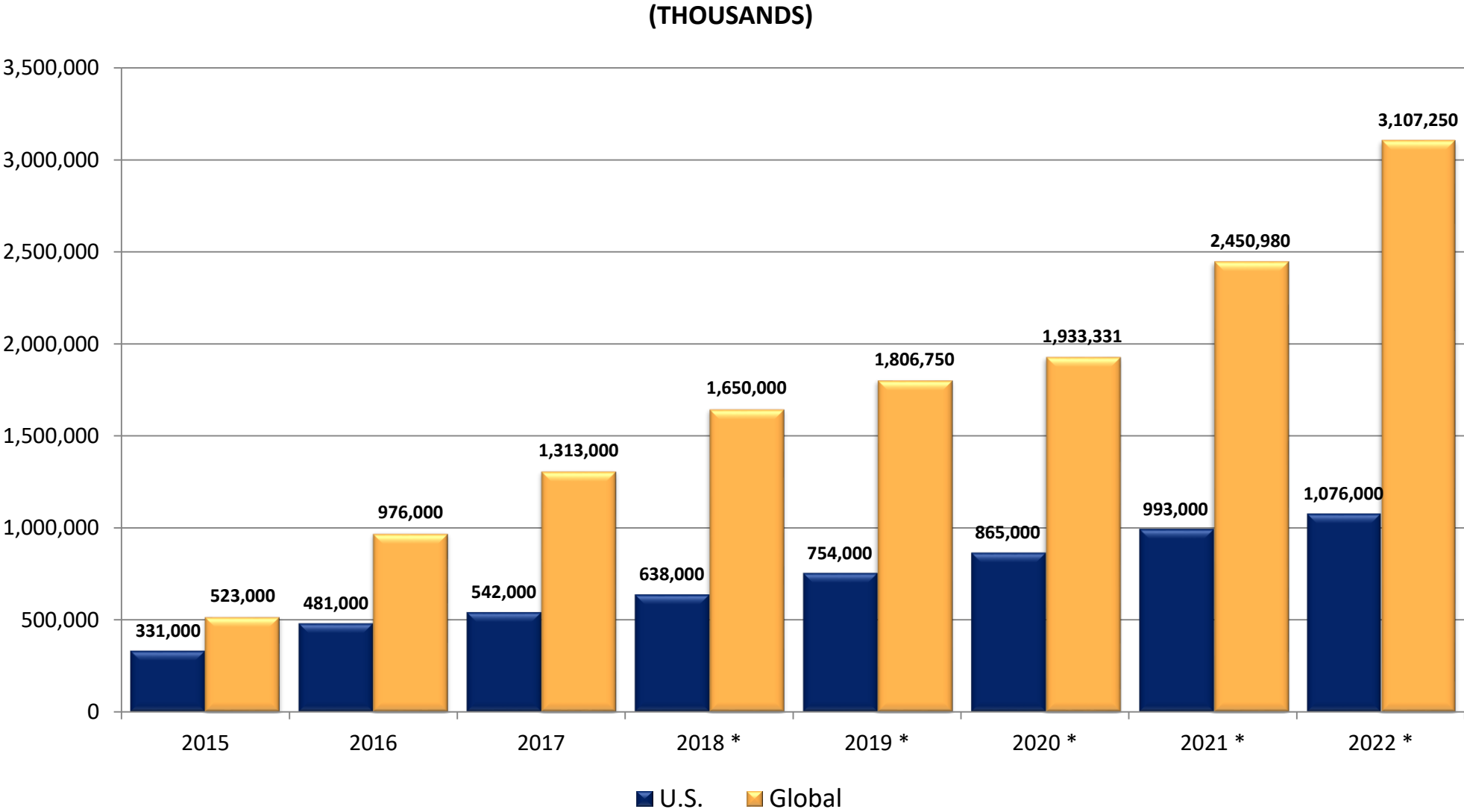
ESTIMATED NUMBER OF COWORKING SPACES: 2015 - 2022



SOURCE: Global Coworking Growth Study 2020; Coworking Resources; Coworker

(*) Estimates

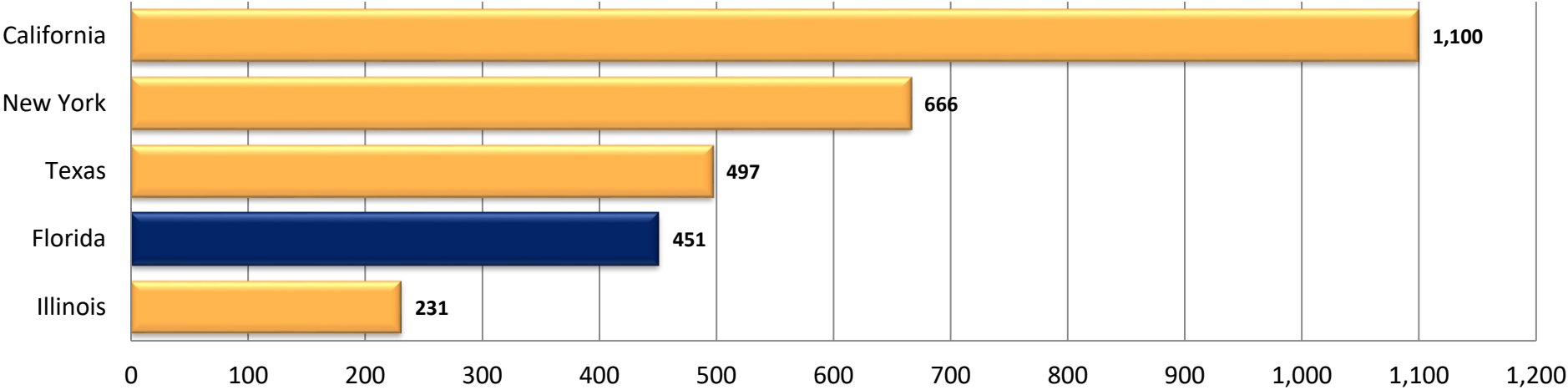
ESTIMATED NUMBER OF COWORKING MEMBERS: 2015 - 2022



SOURCE: Global Coworking Growth Study 2020; Coworking Resources; Coworker

(*) Estimates

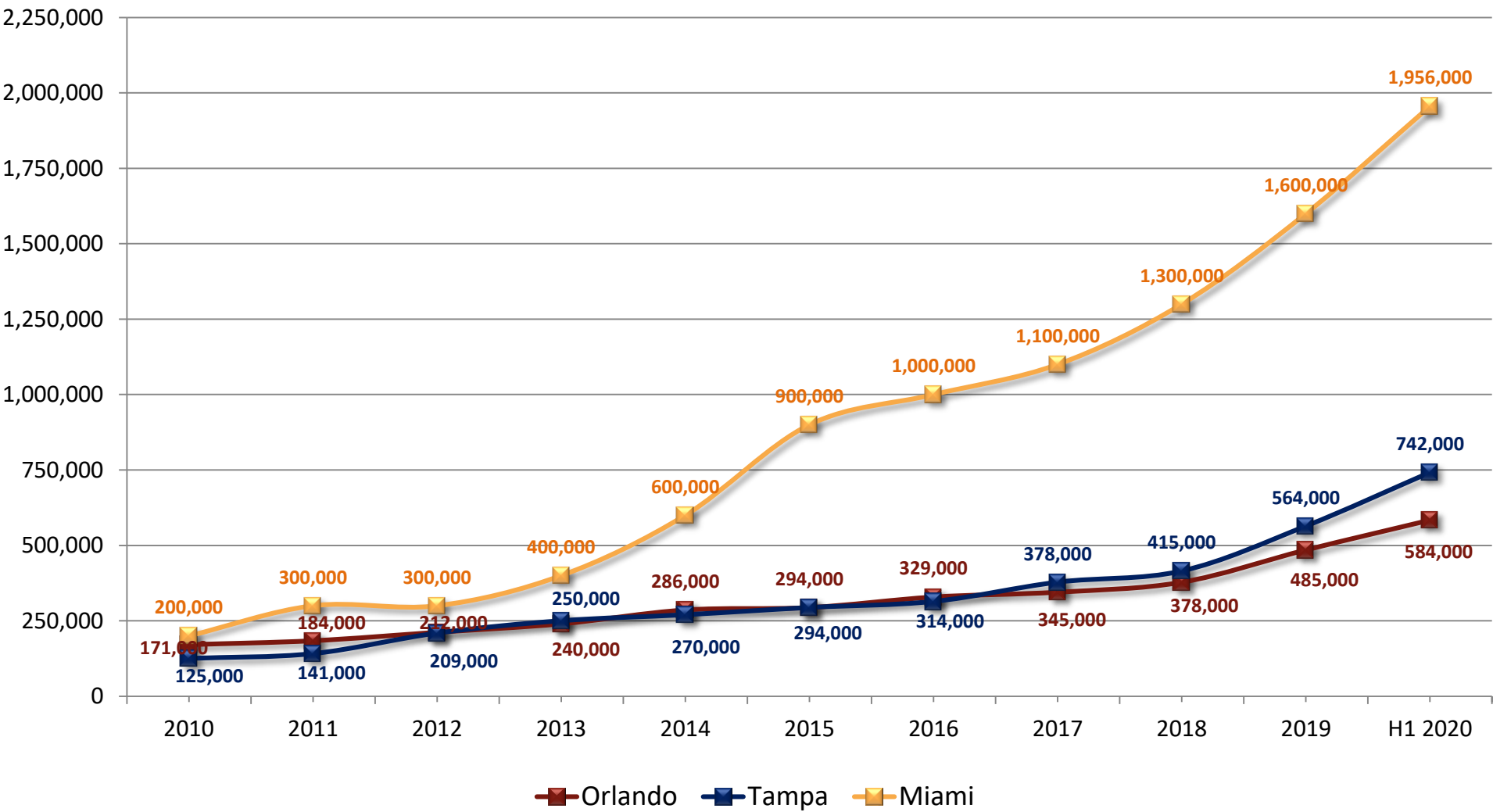
TOP FIVE STATES BY NUMBER OF COWORKING LOCATIONS: 2020



SOURCE: Instant Group; Flexible Workspace U.S. Market Summary 2019, © Statista 2021

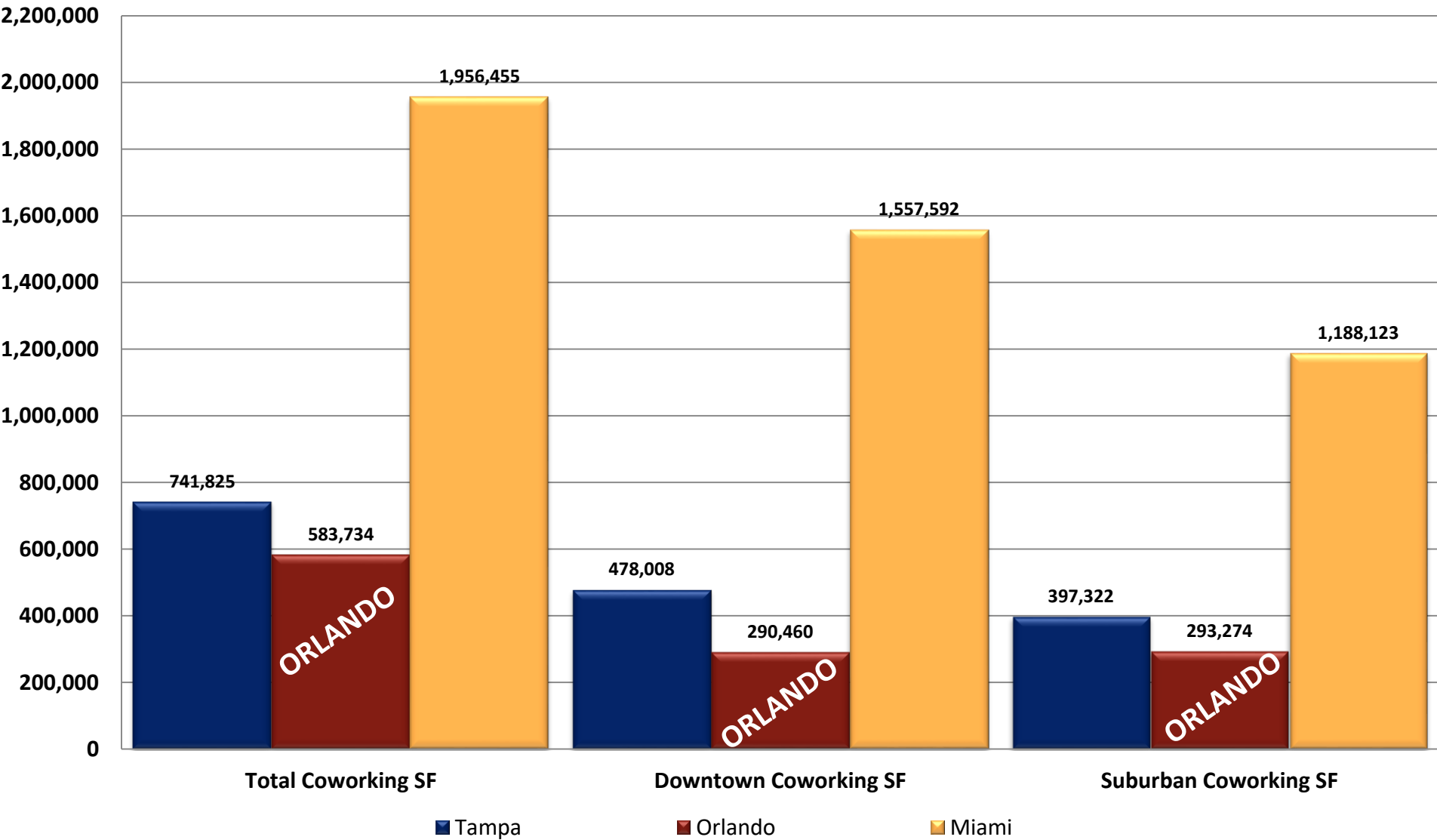


COWORKING SQUARE FOOTAGE IN SELECTED FLORIDA MSAs: 2010-2020



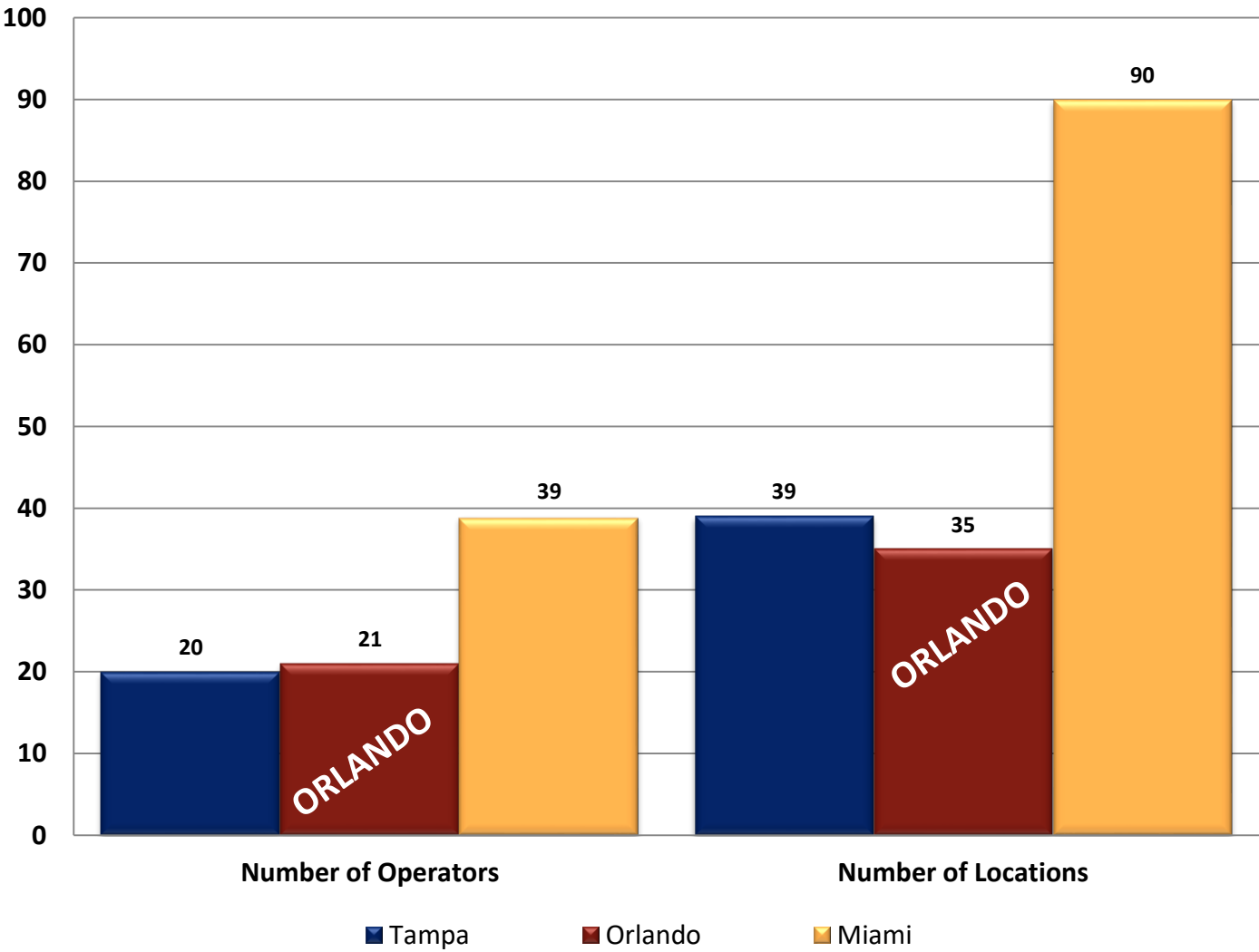
SOURCE: © CBRE (2019 / 2020)

COWORKING SQUARE FOOTAGE IN TOP FLORIDA MSAs: 2020 Q2



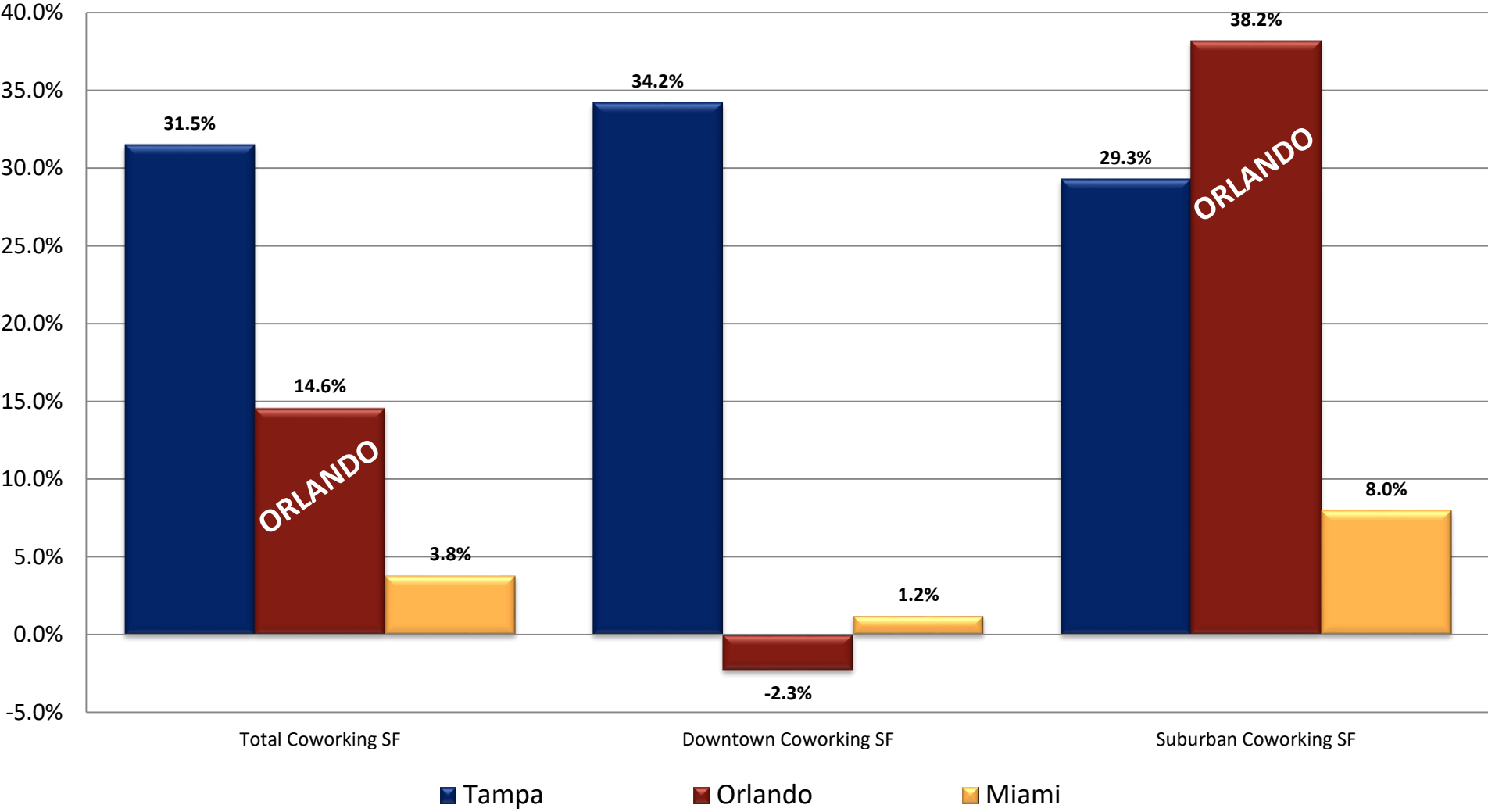
SOURCE: © CBRE (2020)

COWORKING OPERATORS / LOCATIONS IN TOP FLORIDA MSAs: 2020 Q2



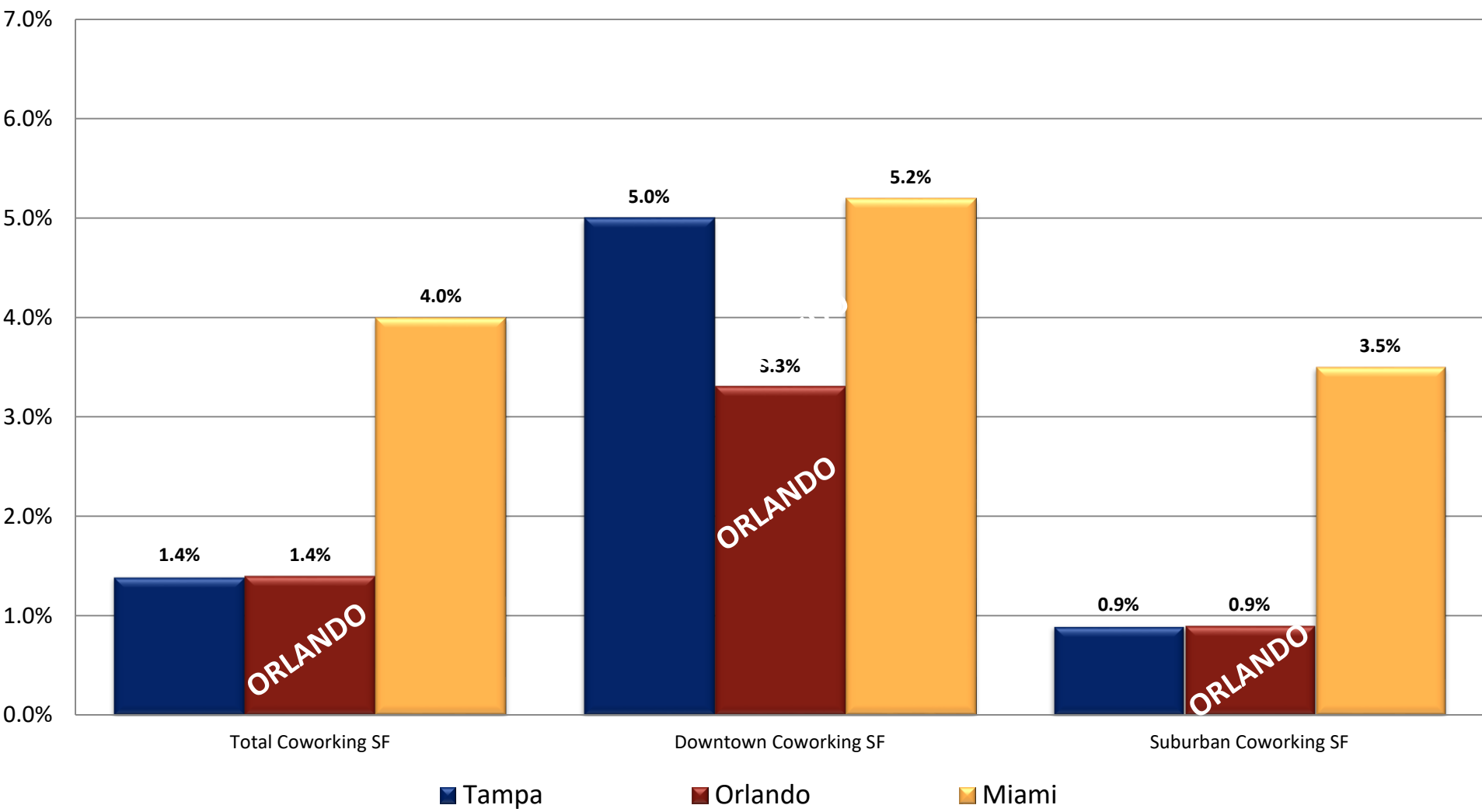
SOURCE: © CBRE (2020)

Y-O-Y GROWTH OF COWORKING SQ. FT. IN MAJOR FLORIDA MSAs:
2019 Q2 - 2020 Q2



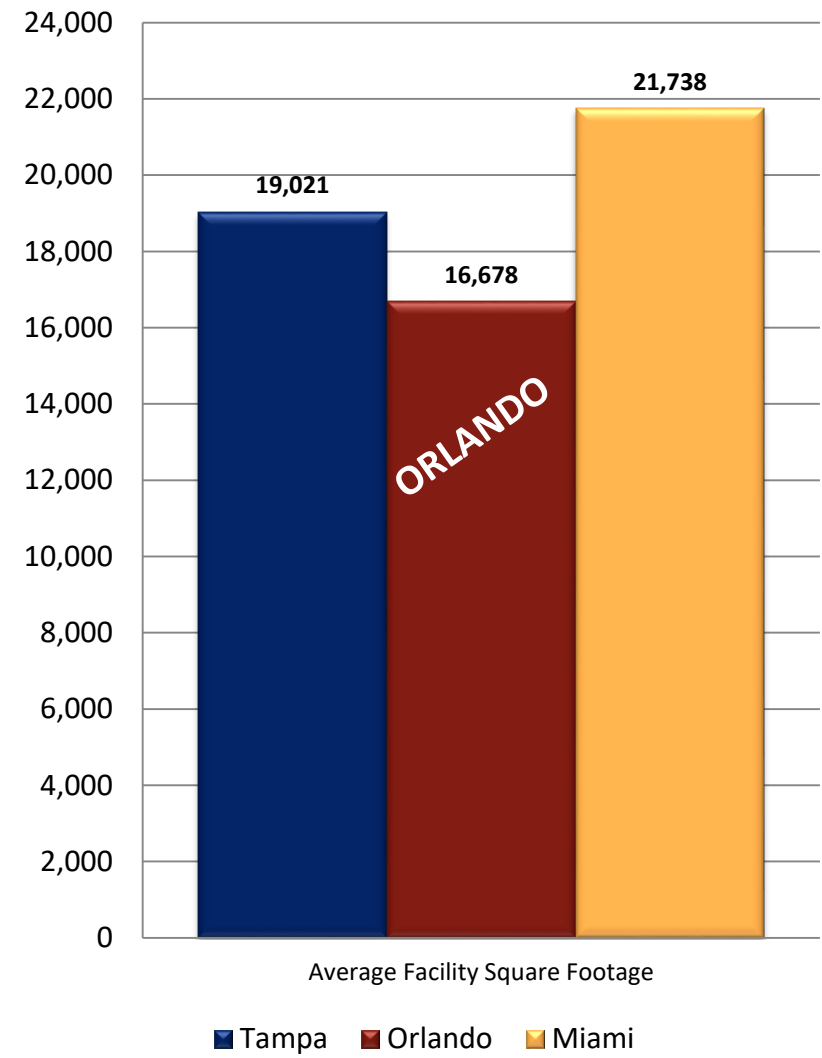
SOURCE: © CBRE (2020)

COWORKING PERCENT OF TOTAL OFFICE SPACE IN SELECTED FLORIDA MSAs: 2020 Q2



SOURCE: © CBRE (2020)

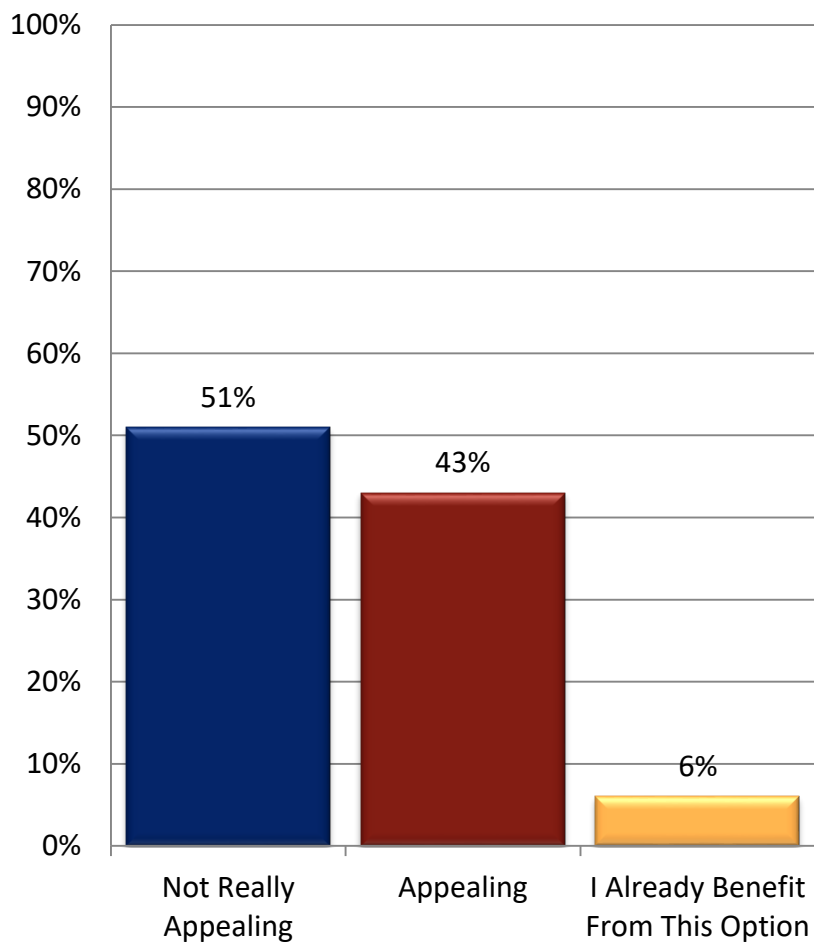
AVERAGE COWORKING SPACE SIZE IN MAJOR FLORIDA MSAs:
2020 Q2



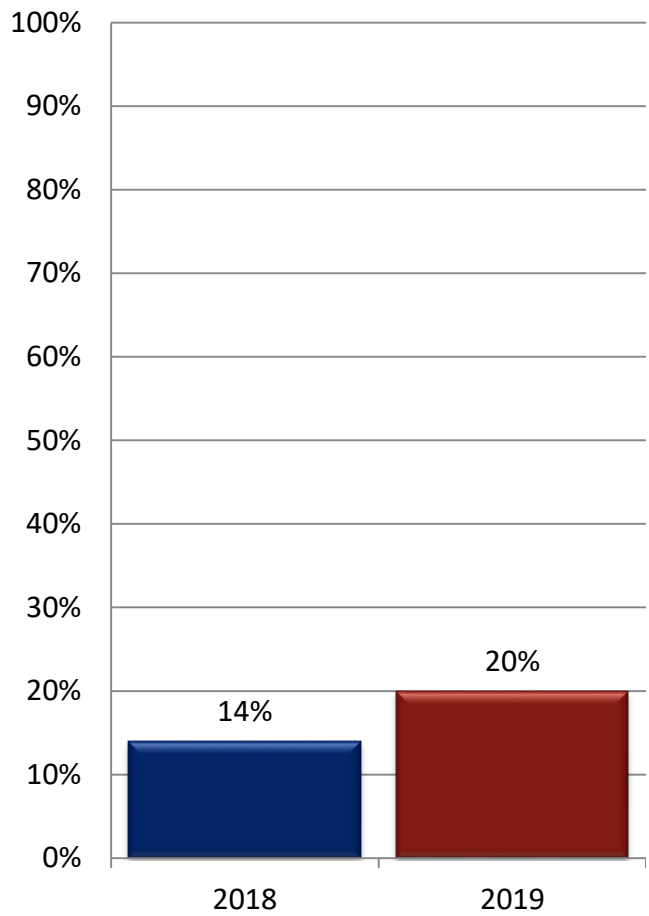
SOURCE: © CBRE (2020)

CORPORATE EMPLOYEE EXPECTATIONS & USE OF COWORKING SPACE: 2020

Corporate survey respondents preferences for access to coworking facility close to my house at least 1 day per week



Workplace survey indicating percentage of corporate employees using coworking space at least 1 day per week

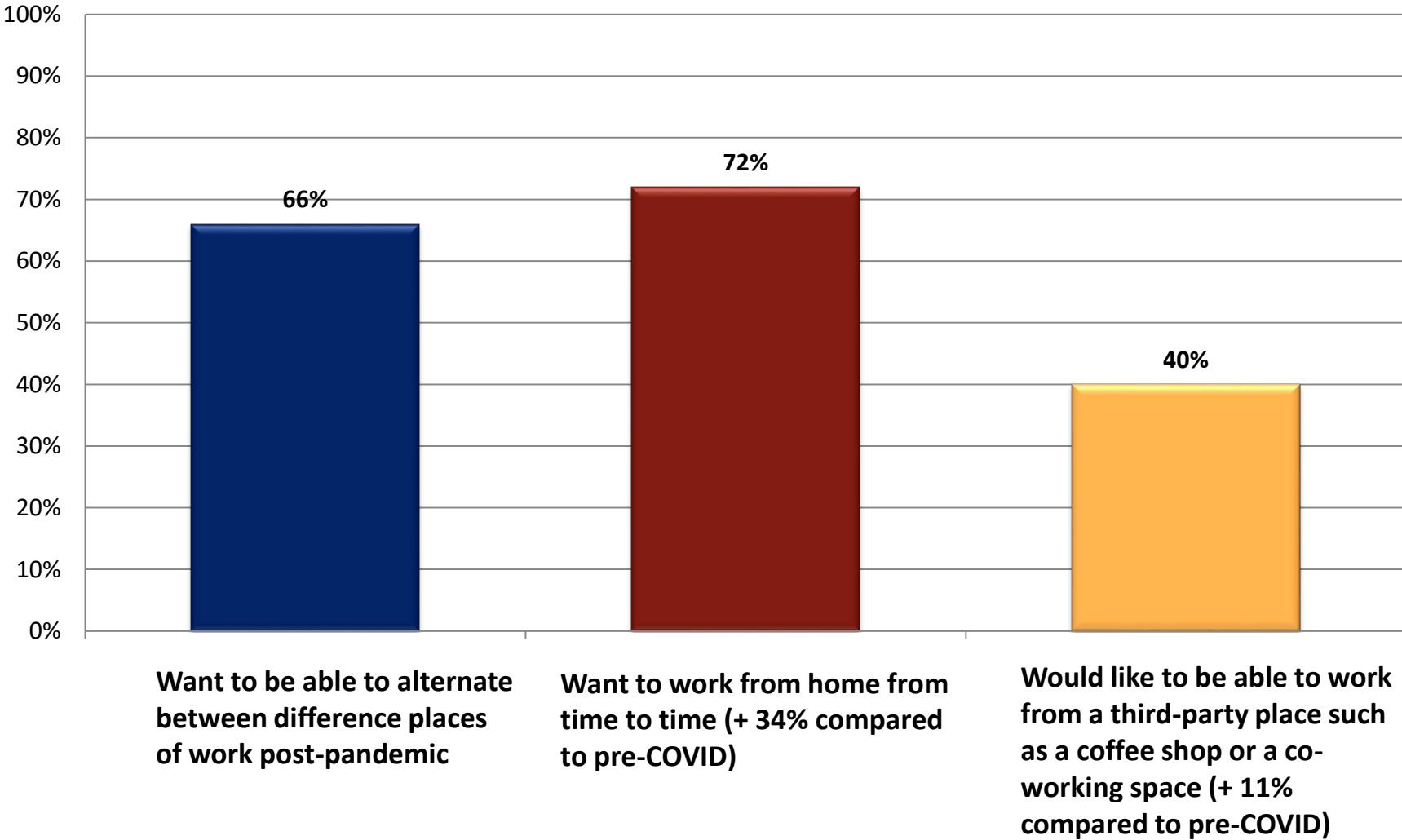


SOURCE: © JLL

SOURCE: © Cushman & Wakefield (2020)

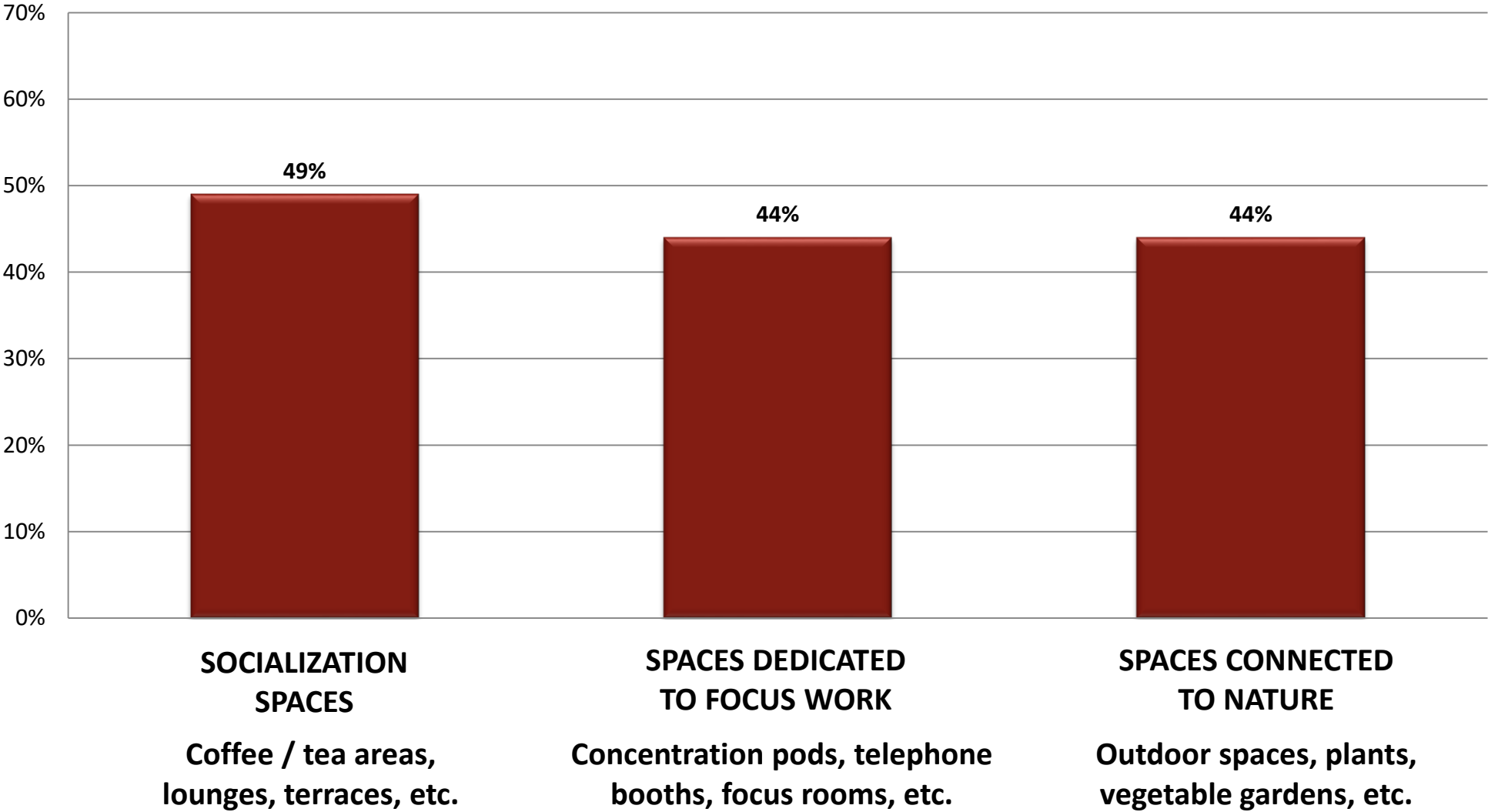


GLOBAL OFFICE EMPLOYEE SURVEY OF PREFERENCES
FOR NEW WORKING PATTERNS:
2021



SOURCE: © JLL, Shaping Human Experience, 2021

TOP SPACES TO BOOST THE EMPLOYEE EXPERIENCE IN THE OFFICE:
2020

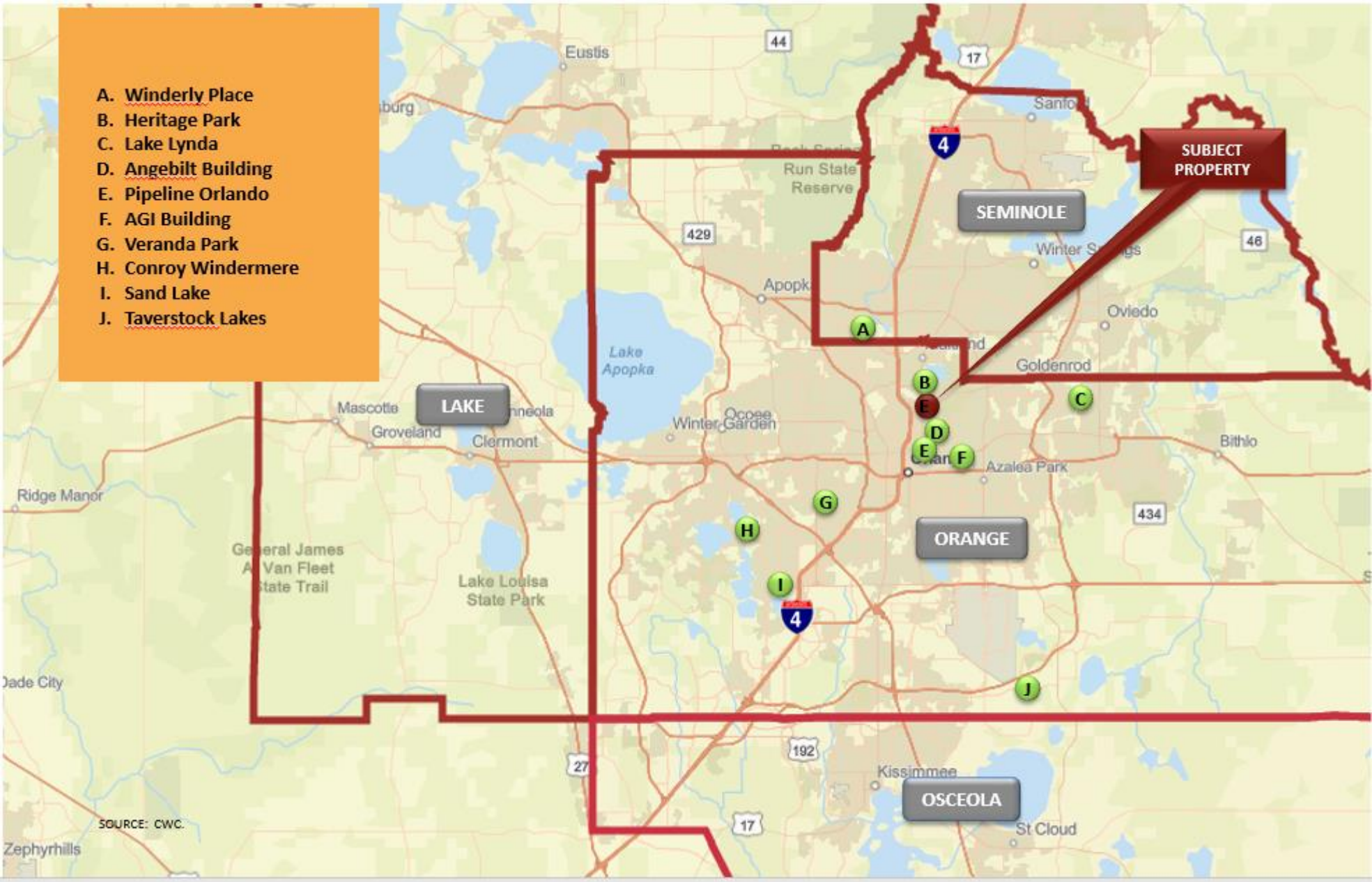


SOURCE: © Jones Lang Lasalle IP, INC. 2020

COWORKING COMPETITIVE ENVIRONMENT

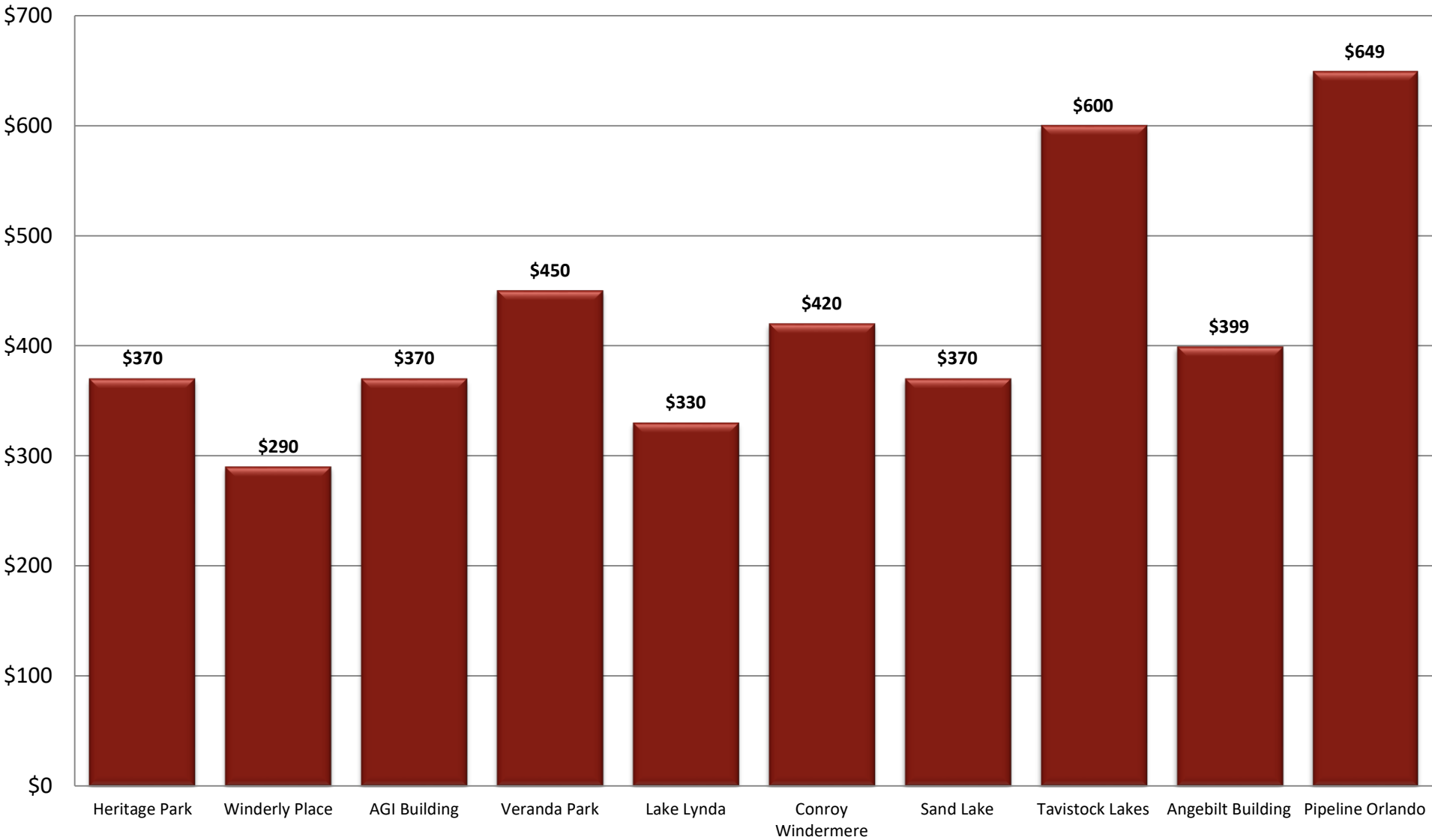


SELECTED COWORKING PROPERTIES: METRO AREA



SOURCE: CWC.

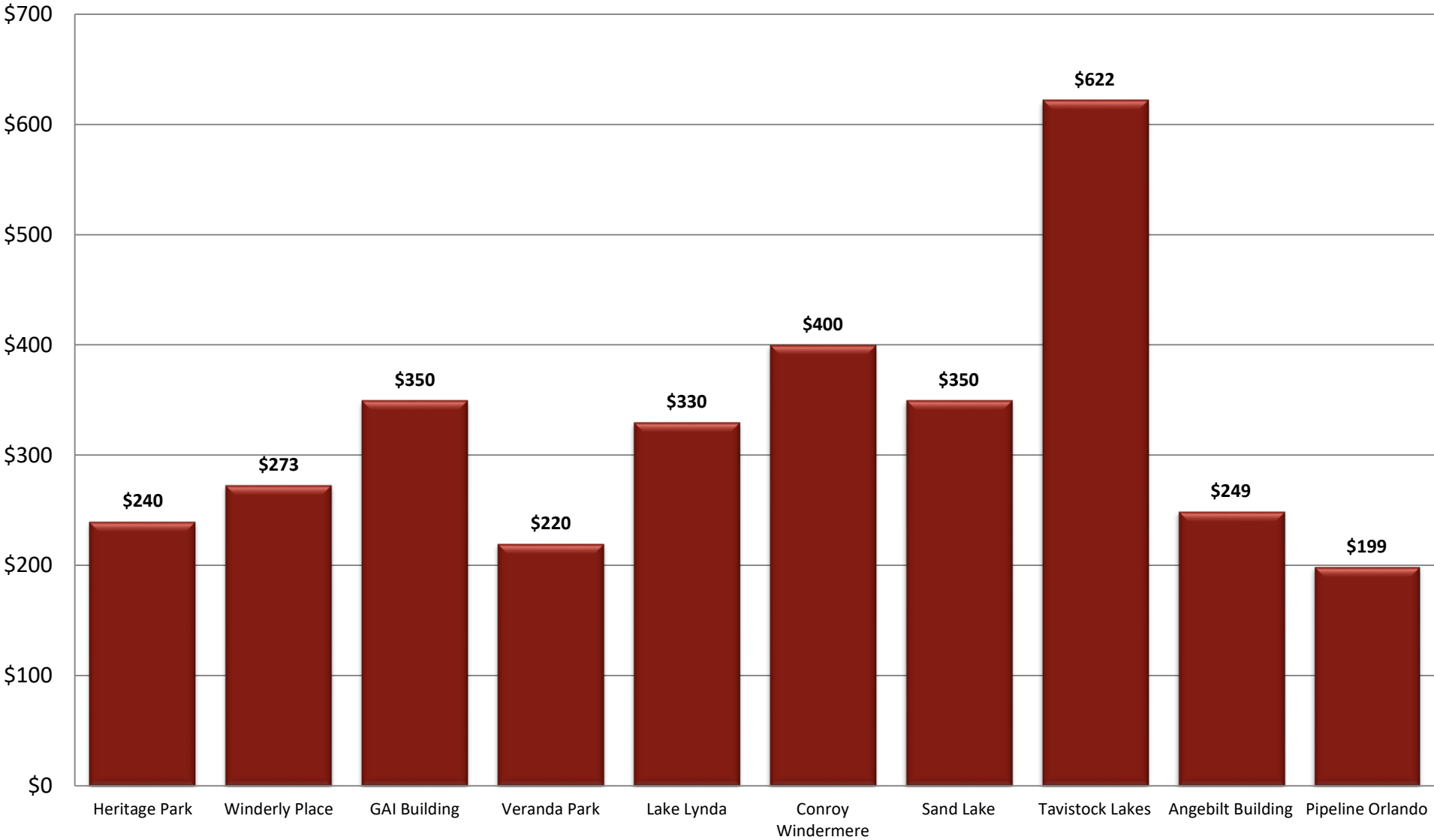
SELECTIVE MONTHLY FEES PER PERSON FOR PRIVATE OFFICES
IN COWORKING SPACES-- ORLANDO MSA:
2021



SOURCE: CWC



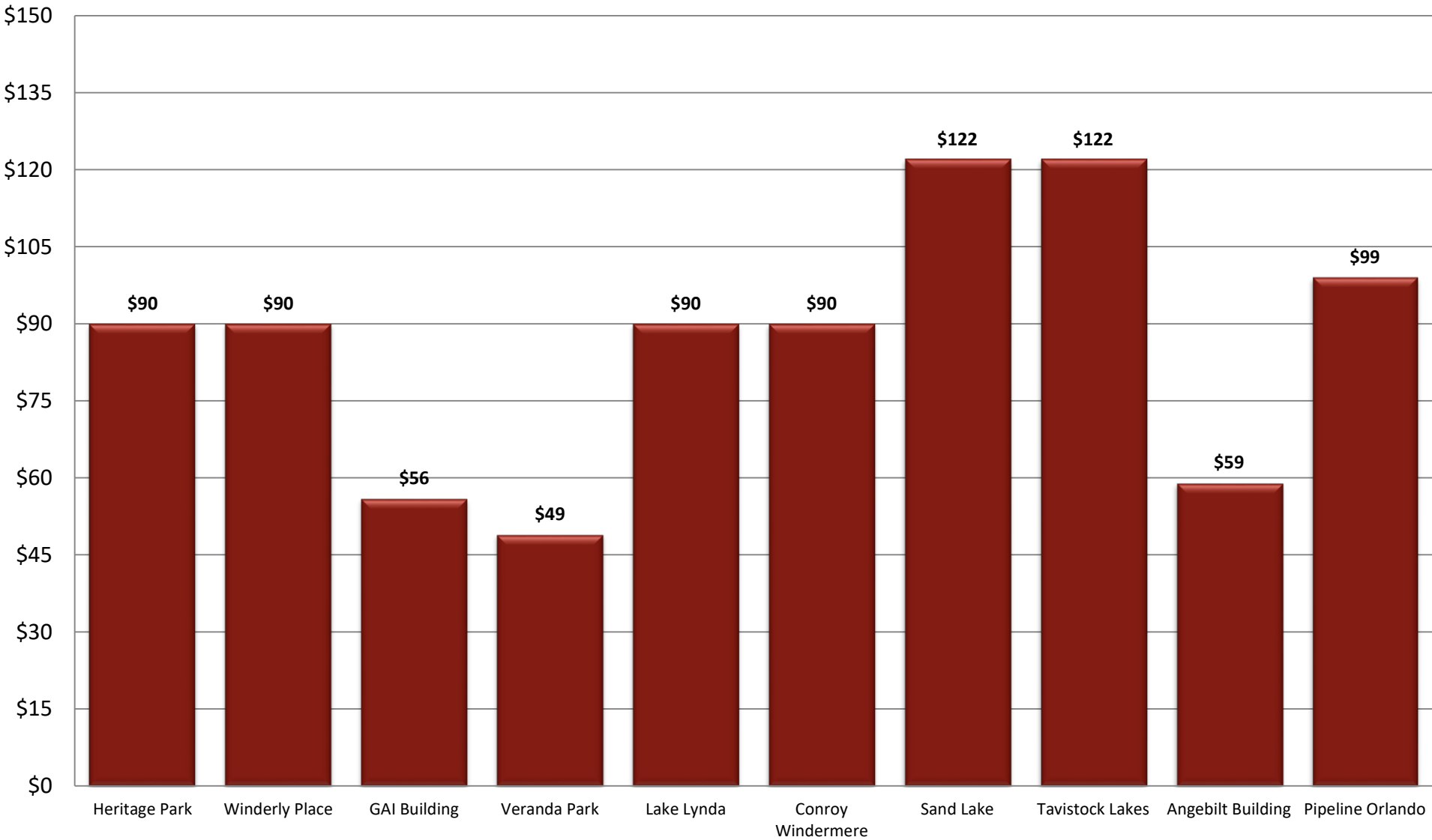
SELECTIVE MONTHLY FEES PER PERSON FOR ACCESS
TO COWORKING DESKS – ORLANDO MSA:
2021



SOURCE: CWC



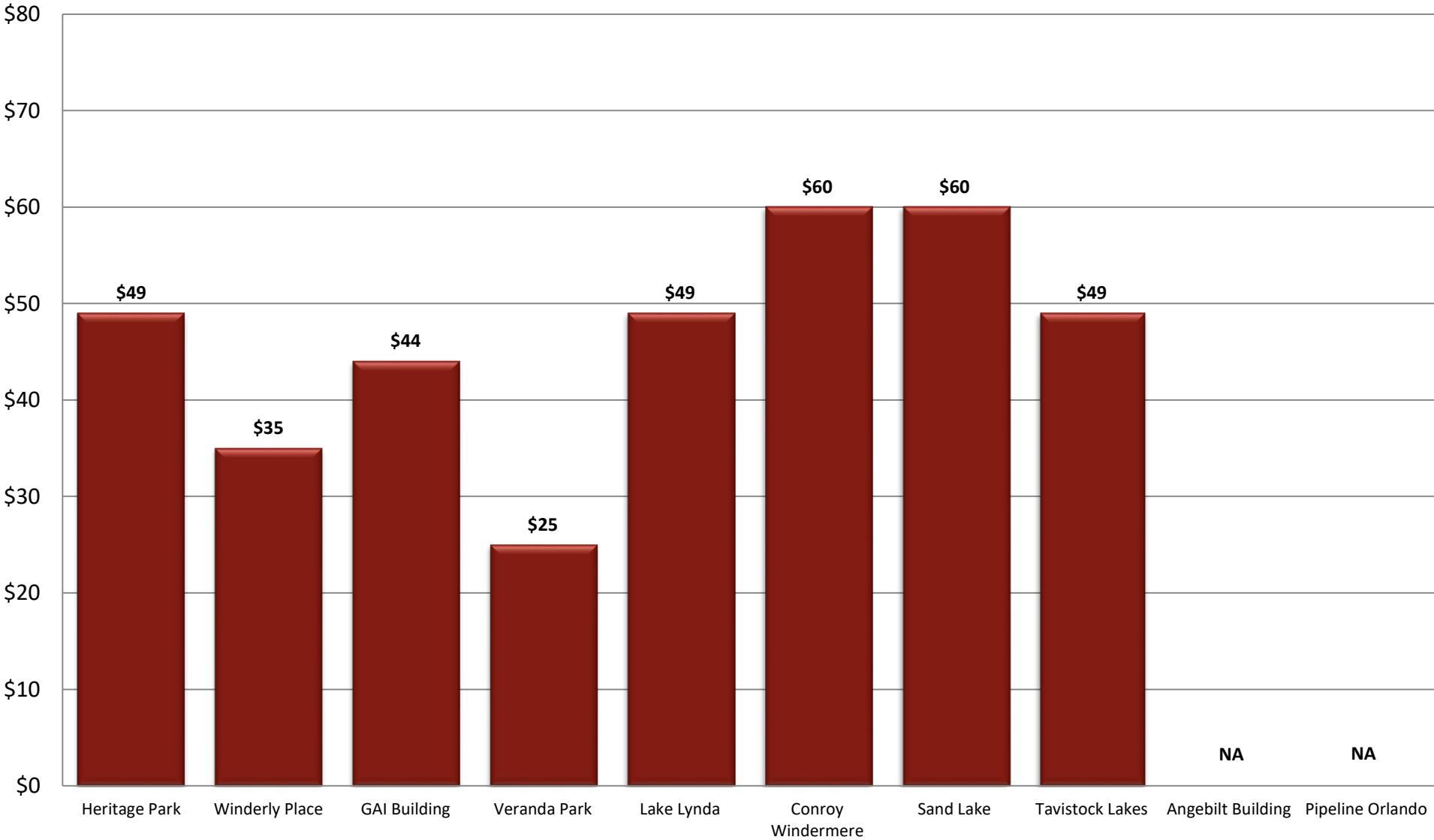
SELECTIVE MONTHLY FEES FOR VIRTUAL OFFICES PROVIDED
BY COWORKING SPACES – ORLANDO MSA:
2021



SOURCE: CWC



SELECTIVE HOURLY FEES FOR MEETING ROOMS
IN COWORKING SPACES – ORLANDO MSA:
2021



SOURCE: CWC

ROOFTOP BAR & GRILL





September 9, 2015

Ms. Dori Stone, Director
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Re: An appraisal report of a 3.733 acre parcel of land currently improved with two older office buildings that have no contributory value and which will be razed to make way for new development located on the southwest side of North Orange Avenue, the west side of South Denning Drive, both sides of Palmetto Avenue and the northeast side of Cypress Avenue in the city of Winter Park in Orange County, Florida 32789.

Meridian File No: 15-PIN

Dear Ms. Stone:

This appraisal report is intended to set forth our valuation conclusion pertaining to a 3.733 acre parcel of land currently improved with two older office buildings that have no contributory value and which will be razed to make way for new development located on the southwest side of North Orange Avenue, the west side of South Denning Drive, both sides of Palmetto Avenue and the northeast side of Cypress Avenue in the city of Winter Park in Orange County, Florida. The site address consists of 1150 North Orange Avenue, Winter Park, Florida 32789.

The subject site contains 3.733 gross acres of land area (162,609 square feet) with 3.733 acres of usable land area (162,609 square feet). The subject site is improved with two older office buildings and site improvements supporting these buildings but these improvements have been vacant for a number of years and have reached the end of their economic and useful lives and contribute no value to the land area. There is also a small area on the subject site which has the presence of arsenic which will have to be remediated. The City of Winter Park is currently investigating the cost and method of remediation but the total cost is not yet known. The subject site has frontage along North Orange Avenue, South Denning Drive, Cypress Avenue and Palmetto Avenue. The site is accessible from three of the four roads (no access is available from North Orange Avenue) and access is considered good while exposure is considered very good. The subject site is level, at or slightly above road grade, mostly void of vegetation and is considered typical of the area. The subject property has access to public utilities. The site is zoned O-1, Office District, by City of Winter Park and the future land use designation is Office Professional, which allows a variety of office and professional uses. We have concluded that the highest and best use of the subject property, as if vacant, is for commercial development or a mixed use development of retail/office/multifamily, similar to the surrounding land uses.

The purpose of this appraisal is to estimate the "as is" fee simple market value of the 3.733 acre subject parcel as of the date of valuation considered to be September 3, 2015 our most recent date of inspection of the subject property. The date of this report is September 9, 2015.

The intended use of this appraisal is to provide the client the "as is" fee simple market value of the 3.733 acre subject parcel for internal decision making purposes concerning the asset. The intended user of this report is City of Winter Park, to the attention of Ms. Dori Stone, Director. No other use or users are intended.

The property is further described by both legal and narrative descriptions within the text of the following appraisal report. General Assumptions, Limiting Conditions and certain Extraordinary Assumptions concerning the valuation of the subject project can be found following this section of the report. This appraisal

1331 Sundial Point
Winter Springs, FL 32708
Tel 407.875.6933
Fax 407.875.1061

Ms. DORI STONE
SEPTEMBER 9, 2015
PAGE 2



report was prepared under Standards Rule 2-2(a) and performed under Standard 1 of the Uniform Standards of Professional Appraisal Practice (USPAP).

As a result of our investigations into those matters, which affect Market Value, and by virtue of our experience and training, we have formed the opinion that the "as is" fee simple market value of the 3.733 acre subject parcel as of the date of valuation, September 3, 2015, was:

"AS IS" FEE SIMPLE MARKET VALUE
FIVE MILLION SIX HUNDRED NINETY THOUSAND DOLLARS
(\$5,690,000) *

*** Please see Extraordinary Assumptions and Limiting Conditions.**

The following report was prepared in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute. As such, it conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) that became effective January 1, 2014. This report meets or exceeds the guidelines of Federal, Financial Institutions Reform, Recovery and Enforcement Act of 1989 (Title XI of FIRREA) and subsequent updates, as amended, as issued by the Office of the Comptroller of Currency and the reporting requirements of City of Winter Park.

This letter of transmittal precedes the appraisal report, further describing the subject property and containing the reasoning and pertinent data leading to the final value estimates.

Respectfully submitted,
Meridian Appraisal Group, Inc.

Angela L. Brown, MAI, Vice President
State-Certified General Real Estate Appraiser RZ 805

John H. Preston IV, Vice President
State-Certified General Real Estate Appraiser RZ 1256



Transforming City-owned Progress Point Land into a New City Park & Community Destination

Public Input Community Survey



“Click here for more information on this community initiative and project”

Survey Context & Background

Recent Winter Park community visioning efforts and City Commission-led work sessions and directives have provided a general framework to create a new city park as a true destination for public uses on a portion of city-owned vacant property (former Progress Energy site) located at the intersection of Denning Drive and Orange Avenue. This transformation is envisioned to clearly express Winter Park's quality of life attributes and convey the values and specific features of this gateway location that are such a key part of Winter Park's unique natural environment and sense of place.

The City Commission has focused its discussions and directives on the importance of activating and integrating the new park (and surrounding properties) with small-scale buildings containing a village-style mix of uses, amenities and events for customers and surrounding neighborhoods. Decades of research has shown the best-used public park spaces act as a crossroads for food, street cafes, restaurants, community gatherings, eating outdoors, rooftop dining, small shops, and collaborative work spaces. This is critical to generating great social interaction amongst pedestrians, workers and residents who feel invited and welcome to a socially active environment.

Mobility and Green Infrastructure are key parts of the framework to provide new public parking and stormwater management in the least visible portions of the site to serve surrounding buildings and events. A key to the park's success is to create connectivity between the subject property and city. This includes a series of new walkable, bikeable pathways connecting the new park to residential neighborhoods, as well as new pedestrian greenways to Mead Botanical Garden, then north to Morse Boulevard and Martin Luther King, Jr. Park, then east to Central Park and Park Avenue.

Your input and ideas are critical. We can only succeed in making our future better by acting together. Only together can we successfully envision Winter Park's future where we all have equal opportunity to interact and experience our public spaces as places that are activated by how we all live, work and play together.

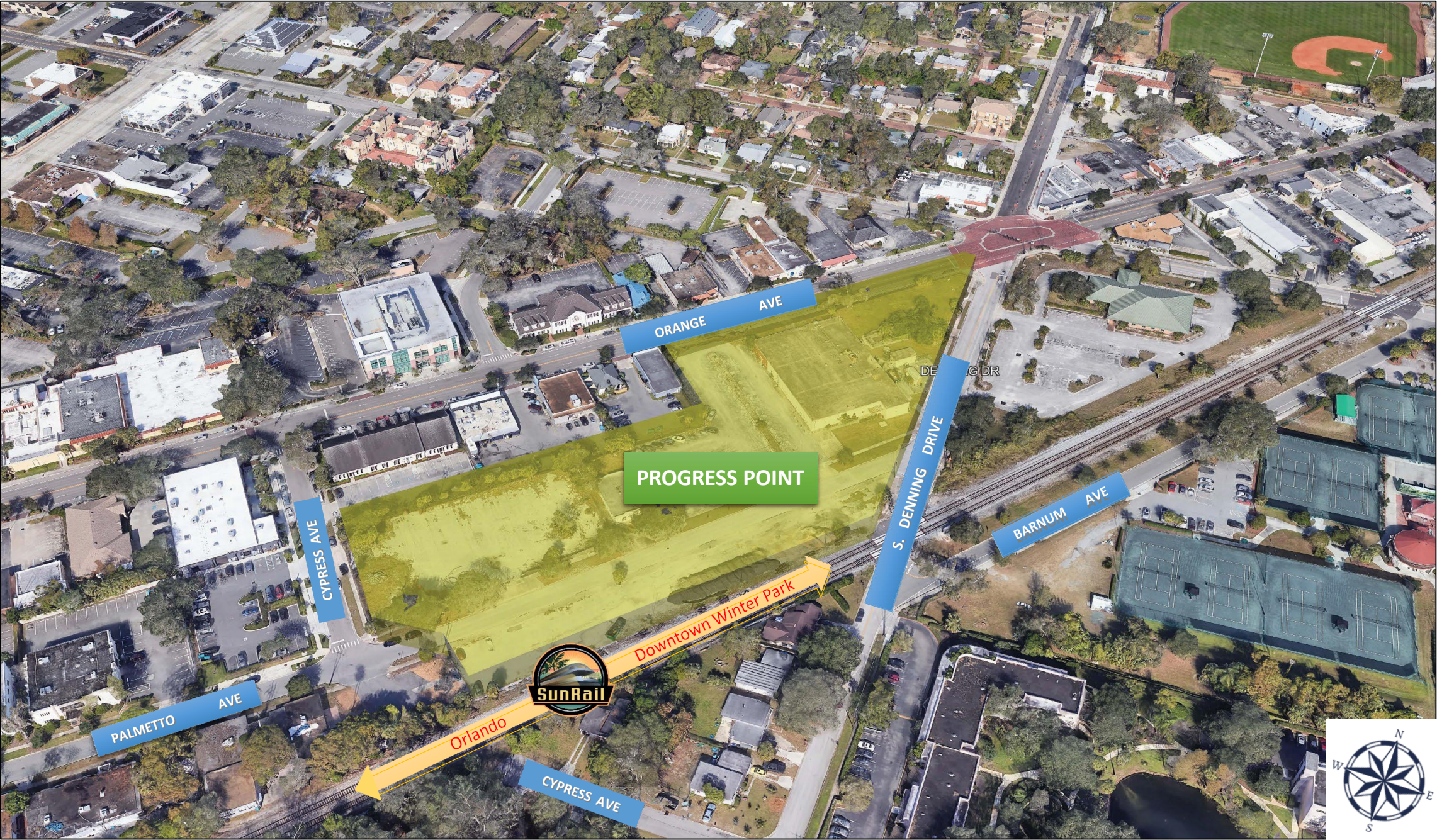
We appreciate your involvement in helping to create the quality of life of a Winter Park that you want to see and experience!

[“Click here to take the Survey!”](#)



VIEW LOOKING SOUTHWEST

Progress Point Land - Aerial View



Transforming City-owned Progress Point Land – Public Input



THE PARK VISION

CONSIDERATIONS

+ FORMAL MEETS FLORIDA - *BUT UNIQUELY*

WINTER PARK

+ EXPERIENCE NATURE - *PLANT COMMUNITIES*

+ LUSH AND FLEXIBLE PARK - *VARIETY OF*

PLANTING, CASUAL, MODERN, REFINED

+ UNEXPECTED SERIES OF PATHS, PERCHES
AND PLACES

+ ADJACENT PRIVATE DEVELOPMENT

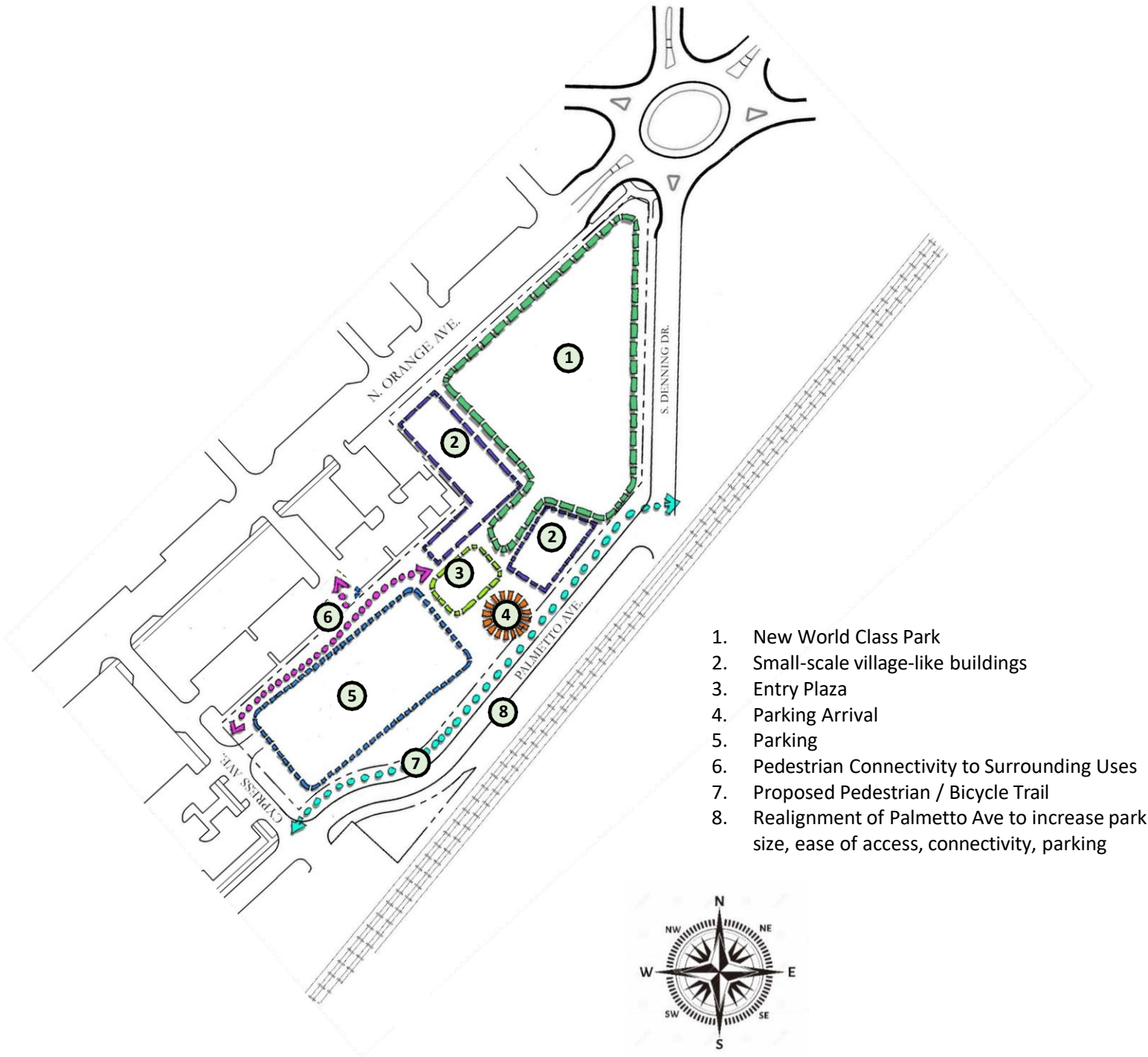
+ RESPONSE TO LOCATION AND ENVIRONMENT

+ LAYERING OF SPACES - *LARGE, MEDIUM,*

INTIMATE ZONES - FLEXIBLE AND TRANSITIONAL

+ STORMWATER CAPACITY

+ EDGES DEFINED DIFFERENTLY

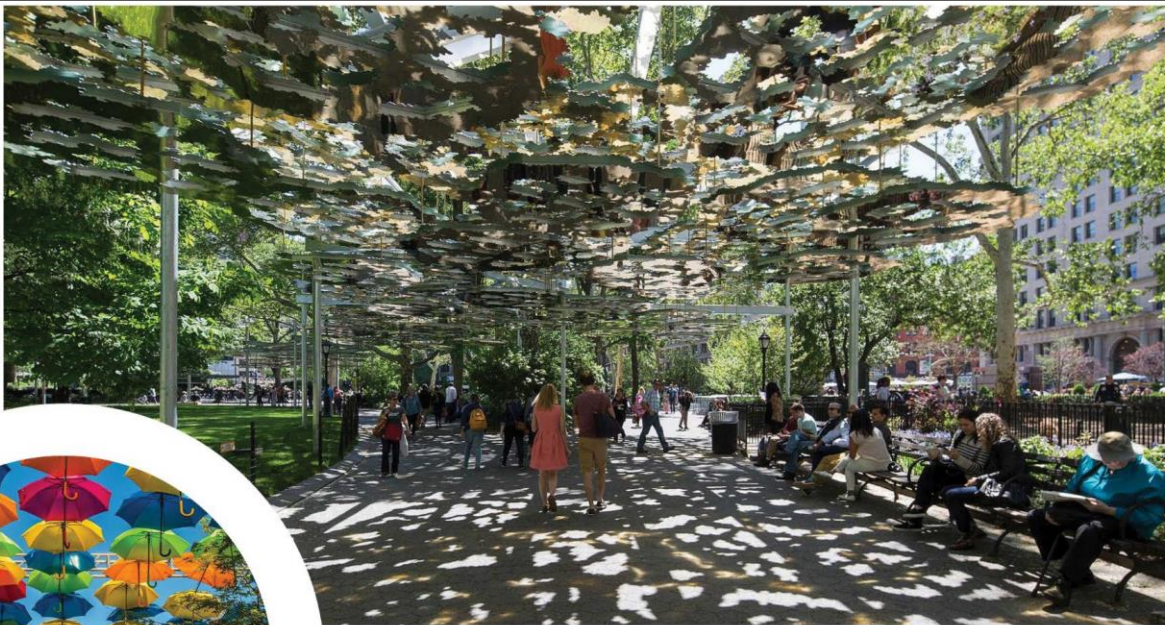


- 1. New World Class Park
- 2. Small-scale village-like buildings
- 3. Entry Plaza
- 4. Parking Arrival
- 5. Parking
- 6. Pedestrian Connectivity to Surrounding Uses
- 7. Proposed Pedestrian / Bicycle Trail
- 8. Realignment of Palmetto Ave to increase park size, ease of access, connectivity, parking

Park / Public Space



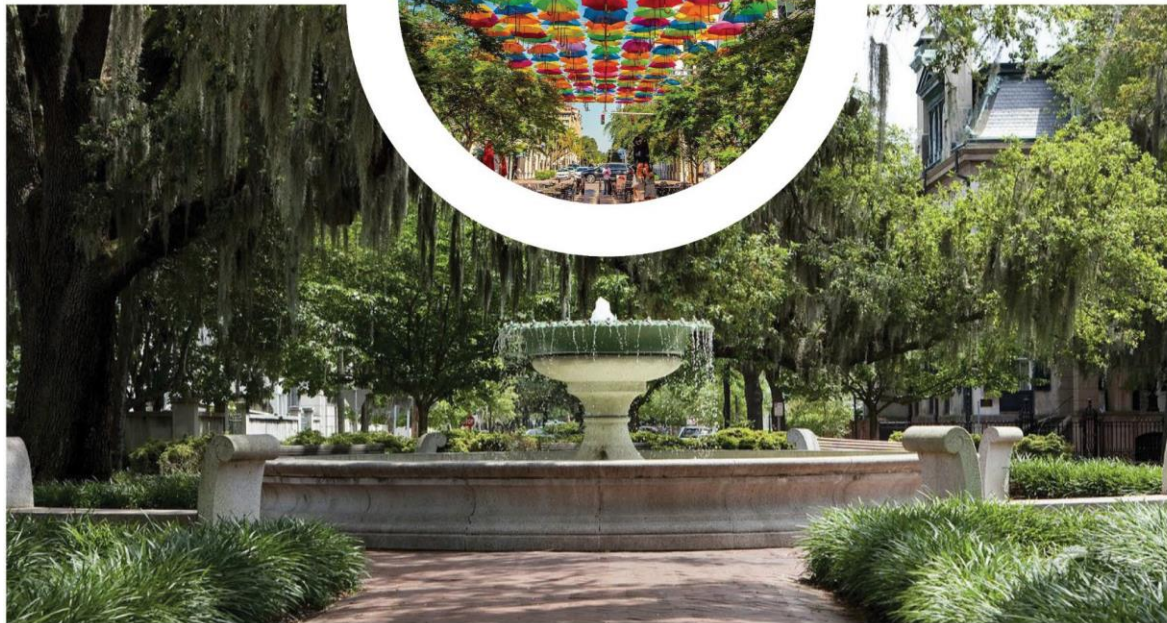
Park Seating



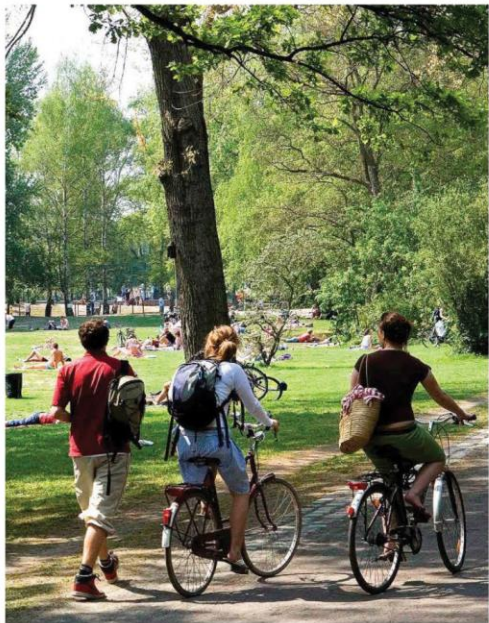
Artistic Shade



Park "Rooms"



Stately Winter Park tree canopy, shade, water features, outdoor "park rooms", park and grass-friendly seating



Walkable / Bikeable Greenways



Community Events



Park / Public Space

Q1: Please select any of the following you feel are important to creating a world-class park and public space that you would use?

- ☐ Shade from trees
- ☐ Shade from built elements (roof overhangs, trellises, canopies, etc.)
- ☐ Grassed Lawns
- ☐ Gardens (ornamental shrubs, flowers, etc.)
- ☐ Native Planting
- ☐ Water features (fountains, bubblers, interactive)
- ☐ Minimal hardscape (other than pathways, small terraces)
- ☐ Accessible/safe entries to and from pathways, sidewalks, bike trails, street crossings
- ☐ Multiple choices for sitting (chairs, benches, small groups, individually, fixed, moveable)
- ☐ Lighting (well-lit, safe, grounds, park and pathways)
- ☐ Public restrooms
- ☐ Well-maintained for appearance and public health
- ☐ Walkable to complimentary uses, activities and events
- ☐ Hi-bandwidth Wi-Fi
- ☐ Family-friendly design (play, educational, interactive, gathering)

Q2: Of the above, please select below the top 5 that are the most important to you.

- ☐ Shade from trees
- ☐ Shade from built elements
- ☐ Grassed Lawns
- ☐ Gardens (ornamental shrubs, flowers, etc.)
- ☐ Water features (fountains, bubblers, interactive)
- ☐ Minimal hardscape (other than pathways, small terraces)
- ☐ Accessible/safe entries to and from pathways, sidewalks, bike trails, street crossings
- ☐ Multiple choices for sitting (chairs, benches, small groups, individually, fixed, moveable)
- ☐ Lighting (well-lit, safe, grounds, park and pathways)
- ☐ Public restrooms
- ☐ Well-maintained for appearance and public health
- ☐ Walkable to complimentary uses, activities and events
- ☐ Hi-bandwidth Wi-Fi
- ☐ Family-friendly design (play, educational, interactive, gathering)
- ☐ Other _____



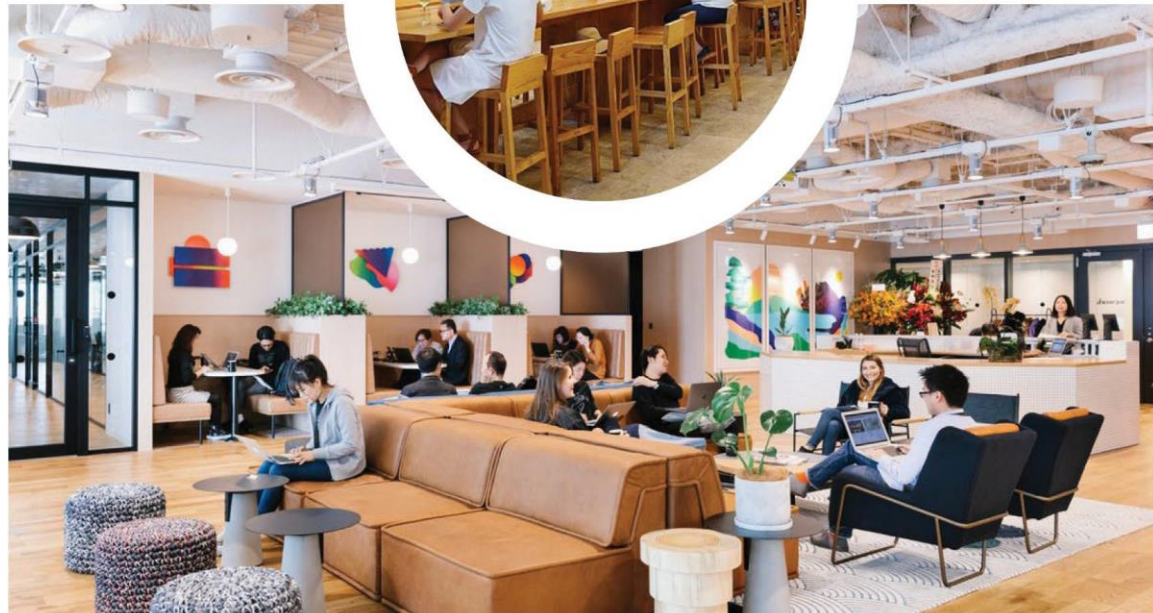
Uses, Activities and Events



Restaurant - Brewery



Parkside Food Hall – Social Community Spaces



Collaborative Shared Workspaces



Rooftop Dining – Bar Overlooking Park & Events



Small - scale Village-like buildings



Micro - Restaurants



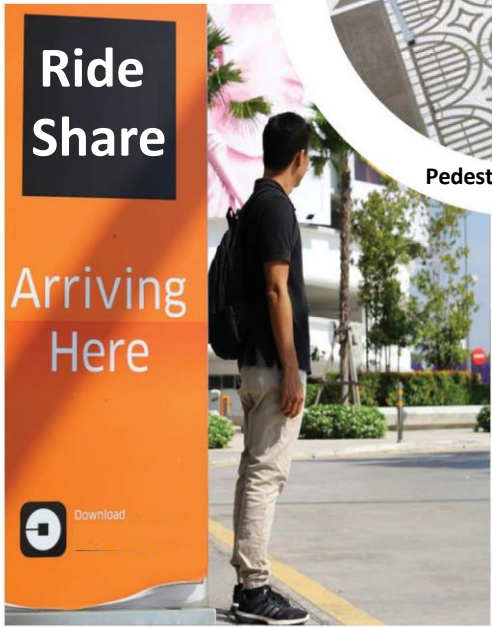
Health - Wellness in the Park

Uses, Activities and Events

Q3: Small-scale village-like buildings are envisioned to help activate the edges of the park similar to our city's Central Park/Park Avenue experience. Please select which of the following uses you would consider that complement and integrate with the park ?

- _____ Food (food hall, vendors, cafe, market, micro-restaurants, rooftop dining/bar overlooking park)
- _____ Small Shops (yoga, salon, art gallery, flowers, bicycles, fitness, garden supplies, etc.)
- _____ Small collaborative workspaces for artisans, entrepreneurs, small business, remote work, learning
- _____ Outdoor movies/film screening, music, entertainment in the Park
- _____ Yoga/ Tai Chi/ other in the Park
- _____ Food truck type events/ beer/ food/ wine tasting if can be accomplished with social distancing
- _____ Fun run events – beginning and ending of races/ walks
- _____ Art Walk/ artistic studios & elements on display
- _____ Oversize outdoor games in the green space
- _____ Learning-in-the-Park nutrition/horticulture/sustainability programs with Mead Botanical Garden, Winter Park Ninth Grade Center
- _____ Other _____

Mobility / Green Infrastructure



Bicycle Parking

Ride-Share

Green Solutions – Storm Water Drainage

Greenways to City Parks

Pedestrian Crossings

Mobility / Green Infrastructure

Q4: Please select which of the following you feel are needed to enhance the park and publicspace?

- ☐ Convenient free public parking
- ☐ Multiple pathways, sidewalks, trails for walking and biking
- ☐ Provide for storm water drainage
- ☐ Safe pedestrian-friendly street crossings
- ☐ Gateway signage or iconic way-finding elements unique to this park
- ☐ Traffic/street improvements
- ☐ Well maintained, clean
- ☐ Public restrooms
- ☐ High bandwidth for Wi-Fi connections
- ☐ PC, phone USB charging ports
- ☐ Well-lit (lighting that is done successfully and integrated into the project)
- ☐ Other _____

Learning-in-the-Park, Nutrition, Arts & Culture, Sustainability Partnering Programs*



Early Learning



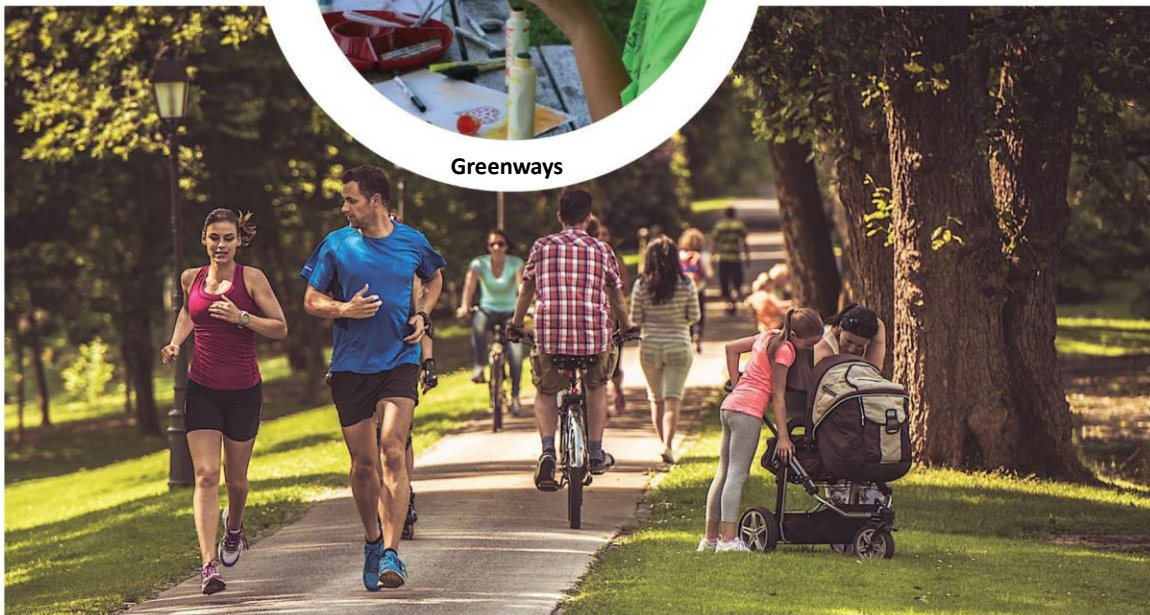
Food Share



Arts in the Park



Greenways



Students Learning to Grow Food



Nature Camps

* Opportunities for partnering programs exist with Mead Botanical Garden, Winter Park High School 9th Grade Center, Rollins College, Valencia College, City of Winter Park & other Community-based arts/cultural organizations



Demographics

Q5: Please write in the number of people in each age group who live in your household:

- 5 & under
- 6-17
- 18-24
- 25-35
- 36-49
- 50-64
- 65+

Q6: What is your median household income?

- Less than \$30,000
- \$30,000 - \$49,999
- \$50,000 - \$69,999
- \$70,000 - \$99,999
- \$100,000 - \$249,999
- \$250,000+

Q7: Please check all that apply for your home:

- ☐ Children in the home and both parents work
- ☐ Children in the home and one parent is stay-at-home
- ☐ Children in the home and both parents are stay-at-home
- ☐ No children in the home, all adults work
- ☐ No children in the home, one or more adults is stay-at-home
- ☐ Work from home
- ☐ Work at office
- ☐ Retired

Transforming City-owned Progress Point Community Survey

Q8: The property is located along the intersection of Denning Drive and Orange Avenue. Please tell us if and how you are familiar with the property. Please check all that apply.

- ☐ I drive past it often (multiple times each week)
- ☐ I drive past it sometimes (a few times each week)
- ☐ I rarely drive by it
- ☐ I never drive by it
- ☐ I live nearby (within 1 mile)
- ☐ I ride my bike, run or walk past it during the week
- ☐ I ride my bike, run or walk past it on the weekend
- ☐ I work nearby (within 1 mile)
- ☐ I am not familiar with the property
- ☐ I frequent businesses or other places in the area during the week
- ☐ I frequent businesses or other places in the area on the weekend
- ☐ Other _____

Q9: Do any members of your household have a disability (visually, hearing, physical movement, wheelchair, walking), or related to what is referred to as an ADA disability (American Disabilities Act) ?

- ☐ Yes
- ☐ No

If you answered “Yes” to the above question, please provide what type of accommodation is needed to serve the disability in your household?

Transforming City-owned Progress Point Community Survey

Q10: What are some barriers that would keep you from going to visit this property?

- ☐ Does not offer uses, activities or events I am interested in
- ☐ Activities offered during the day
- ☐ Activities offered at night
- ☐ Need child care
- ☐ Financial limitations
- ☐ Need transportation
- ☐ Lack of parking
- ☐ Location of property
- ☐ Traffic

Q11: Please prioritize the community spaces and services needed in this area (1 being the highest priority, 6 being the lowest priority):

- ☐ Food
- ☐ Restaurant/Rooftop bar
- ☐ Retail
- ☐ Collaborative workspaces
- ☐ Park space design
- ☐ Outdoor events
- ☐ Outdoor play space
- ☐ Indoor community space
- ☐ Educational/Lecture activities
- ☐ Family-friendly
- ☐ Pet-friendly
- ☐ Sidewalk/Trail connectivity

Transforming City-owned Progress Point Community Survey

Q12: How would you describe the quality of the buildings and public spaces in this area?

- ☐ Not good at all
- ☐ Needs a little improvement
- ☐ Needs a lot of improvement
- ☐ I like things the way they are now
- ☐ Lacks adequate parking
- ☐ Speeding Traffic/Not Pedestrian Friendly

Q13: Please provide any additional comments or ideas that you feel will assist the City and City Commissioners understand what the ideal transformation of the Progress Point property is for you.

Q14: Do you live and/or work in the Winter Park area?

- ☐ Yes
- ☐ No

Q15: Do you live and/or work near the intersection of Denning Drive and Orange Avenue?

- ☐ Yes
- ☐ No

Community Survey & Virtual Charrette Process

In light of COVID-19 and the guidelines set forth by public health authorities, a highly visual online community survey and live public charrette was created by the City's Advisor ACi/Land Design in collaboration with City Planning and Transportation and Communications/IT departments. The purpose of these public conversations was to receive community input involving redevelopment guidelines for transforming the City-owned Progress Point property.

Recent Winter Park community visioning efforts as well as City Commission-led work sessions and directives were provided as a general framework for a visual public survey of a new city park as a true destination for public uses on a portion of city-owned vacant property.

A strongly promoted online community survey went live on the City's website February 14th and closed on March 15th, 2021. On March 17th ACi/Land Design and the City Planning and Transportation Department hosted a Virtual Public Input Charrette. With 54 participants, the conversation included a live session of the vision framework with real time public feedback regarding demographics, mobility, connectivity, complementary uses and events that activate the park, seating types, park features and finishes. This questioner was then made available to the public for additional responses from March 18th to March 26th.

Promotions ran across social channels and media including Facebook, Instagram, Twitter, and E-newsletter.

A total of 725 unduplicated, anonymous public responses were received for the Community Survey with a total of 54 live public participants for the Virtual Charrette.

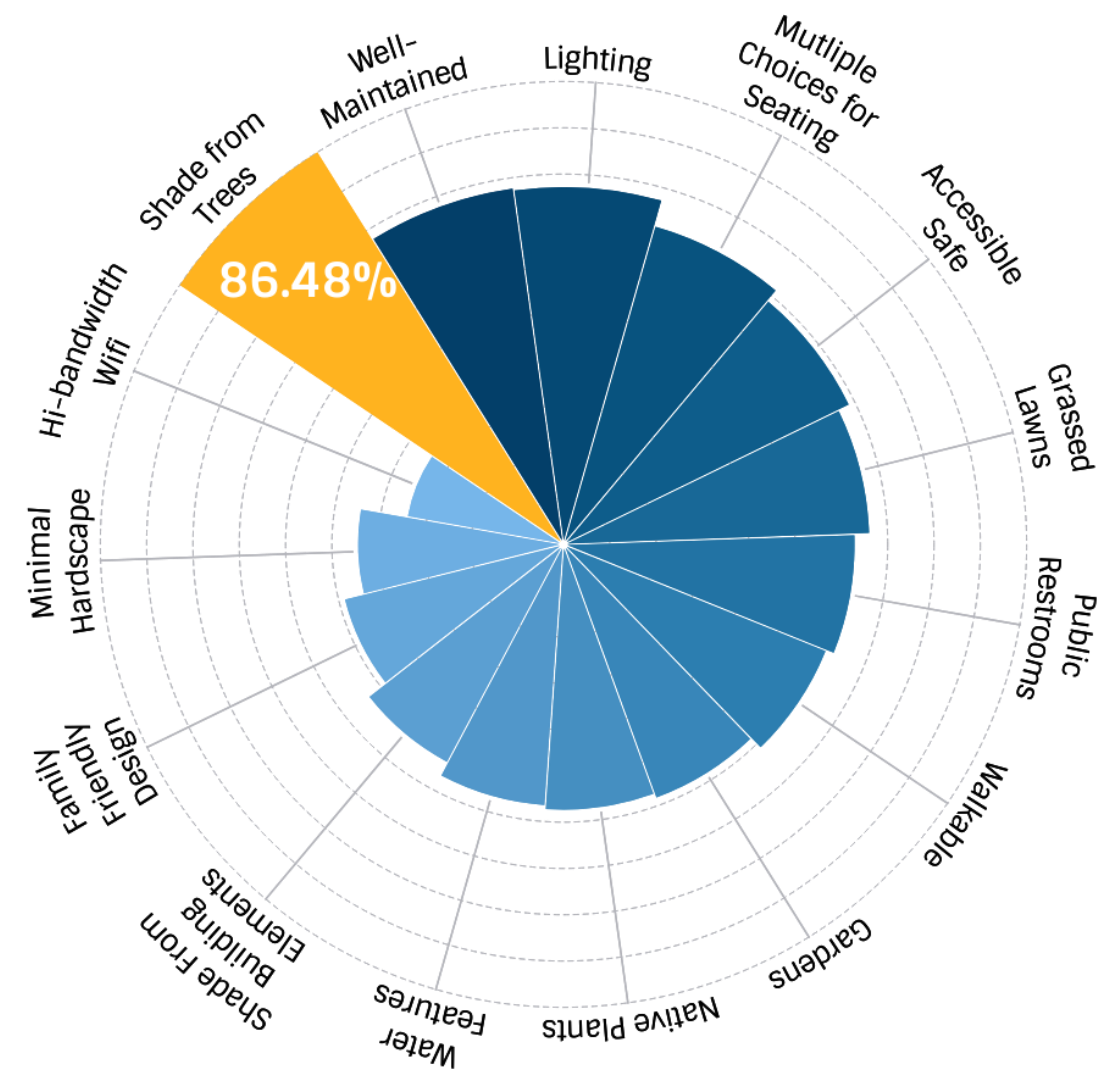
The following is a tabulation of the above process. The raw data can be found on the City website or by contacting the City Planning and Transportation Department.

CITY REDEVELOPMENT GUIDELINES FOR PROGRESS POINT PUBLIC INPUT

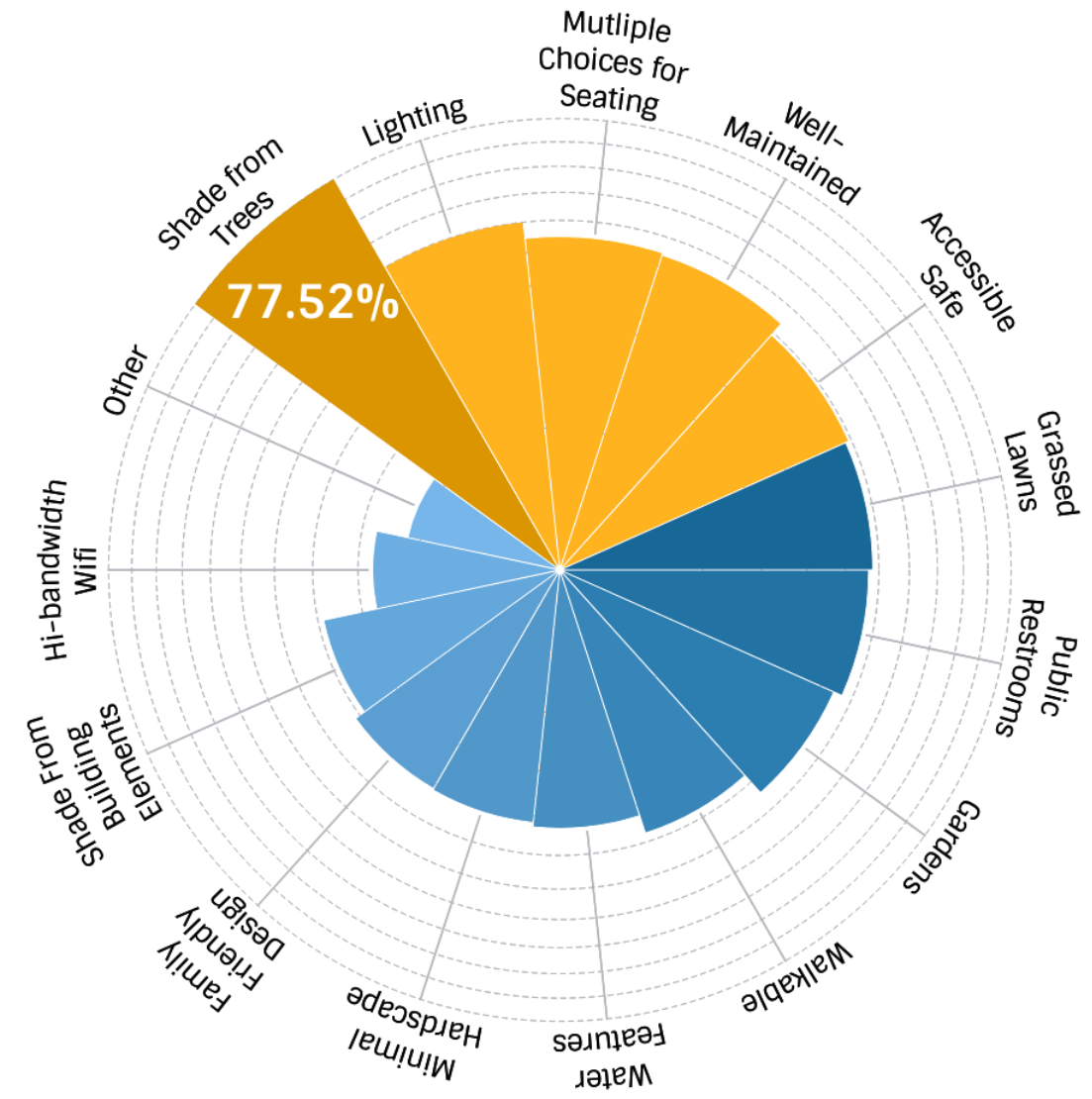
725 (community survey) + 54 (virtual charrette)

- ✓ **SHADE** (trees, trellises, building overhangs, artistic shade)
- ✓ **ACTIVE FOOD HALL/MICRO-RESTAURANTS/COLLABORATION SPACE/SMALL VILLAGE-SCALE SHOPS**
- ✓ **OUTSIDE & ROOFTOP DINING/BAR**
- ✓ **EVENTS/EVENT LAWN**
- ✓ **FAMILY & CHILDREN FRIENDLY**
- ✓ **SEATING VARIETY**
- ✓ **SMOOTH PEDESTRIAN WALKWAYS**
- ✓ **PARKING FOR PUBLIC, NEW BUILDINGS & SURROUNDING USES**
- ✓ **TRAILS-WALKABILITY-BIKEABILITY-CONNECTIVITY-MOBILITY**
- ✓ **SAFE, WELL-LIGHTED & MAINTAINED**

What is important to creating a world-class park and public space?*

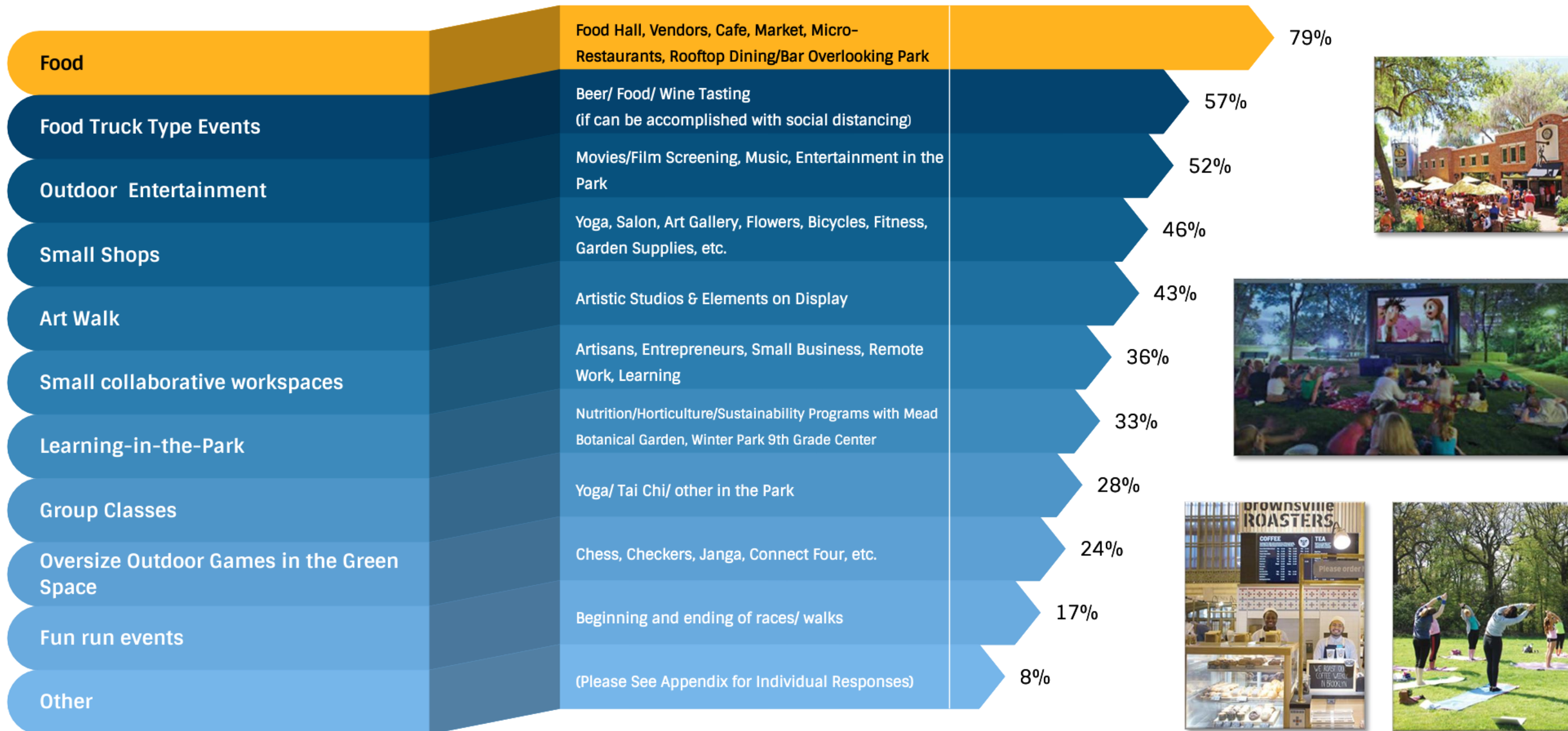


Top 5 features that are the most important to the Community*



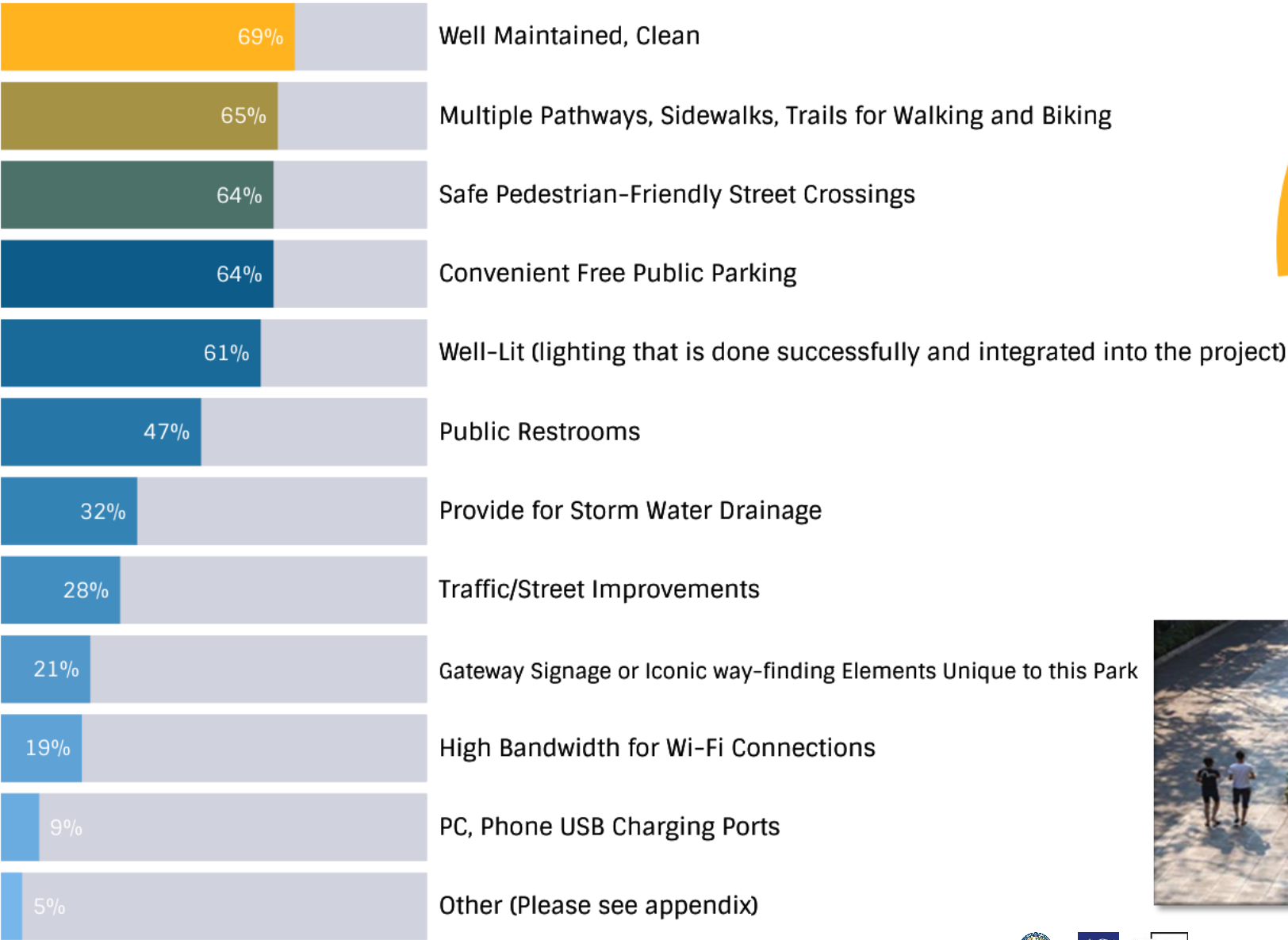
*Note: Percentages shown are based on the total number of responses to answer choices. See attached Appendix for Survey Monkey results.

Uses that complement and integrate with the Park*

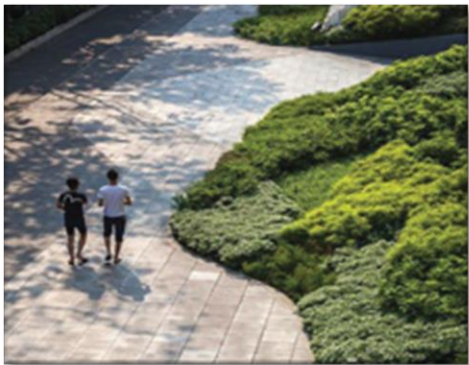
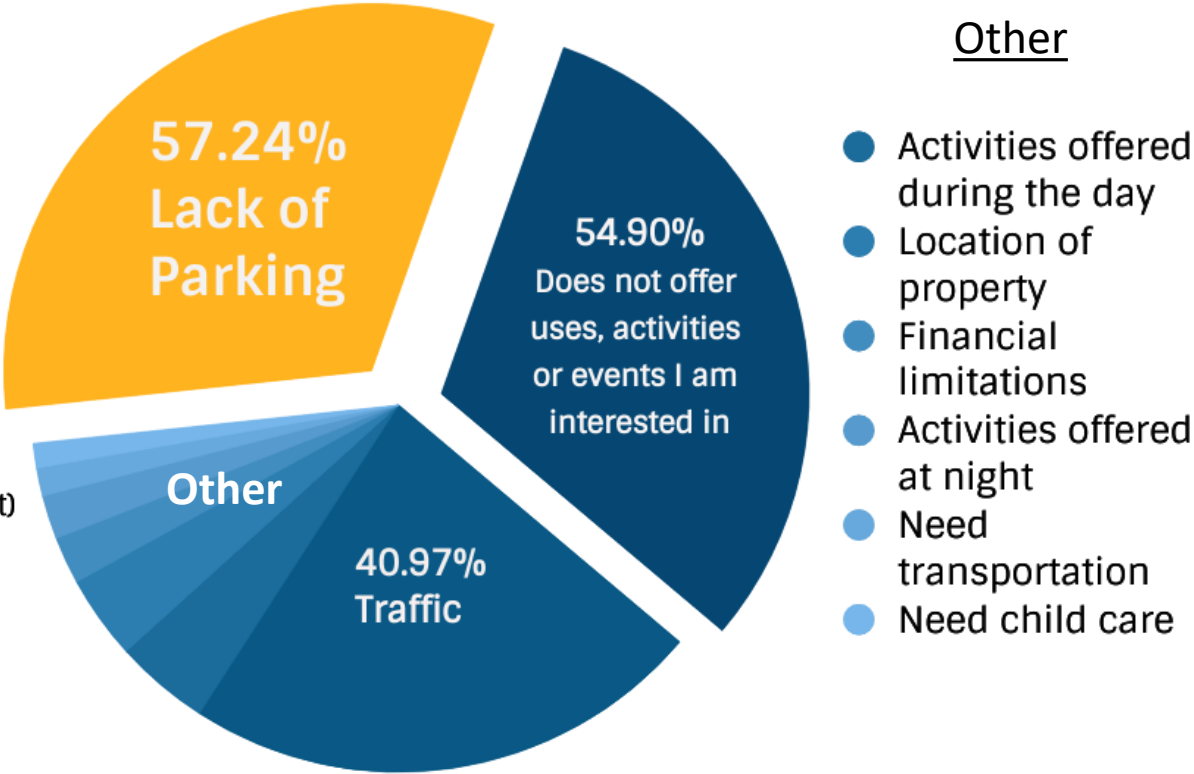


*Note: Percentages shown are based on the total number of respo **168** to answer choices. See attached Appendix for Survey Monkey results. 164

Chosen Features to Enhance the Park and Public-Space*

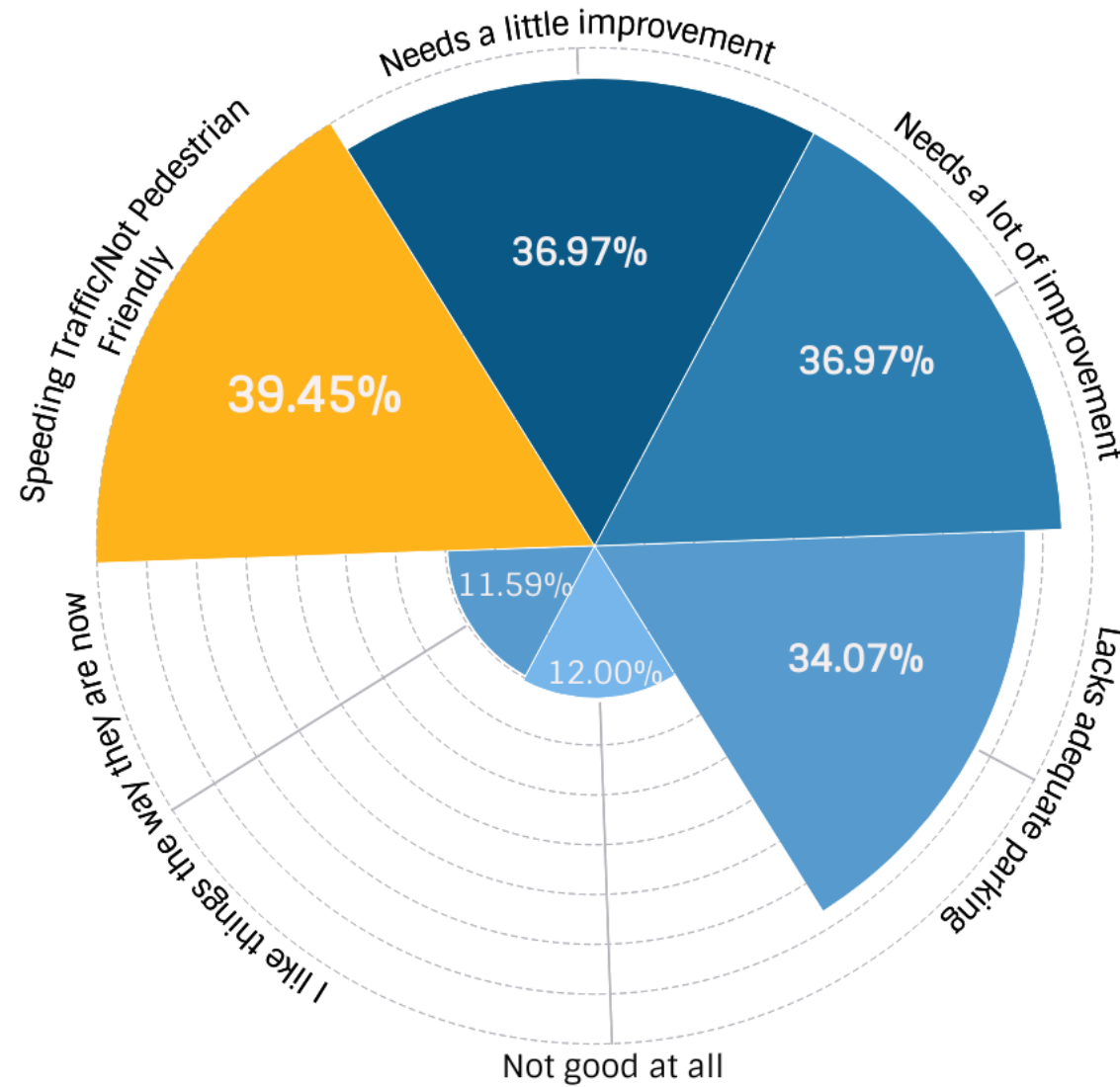


What are barriers that would prevent you from using the Park?*

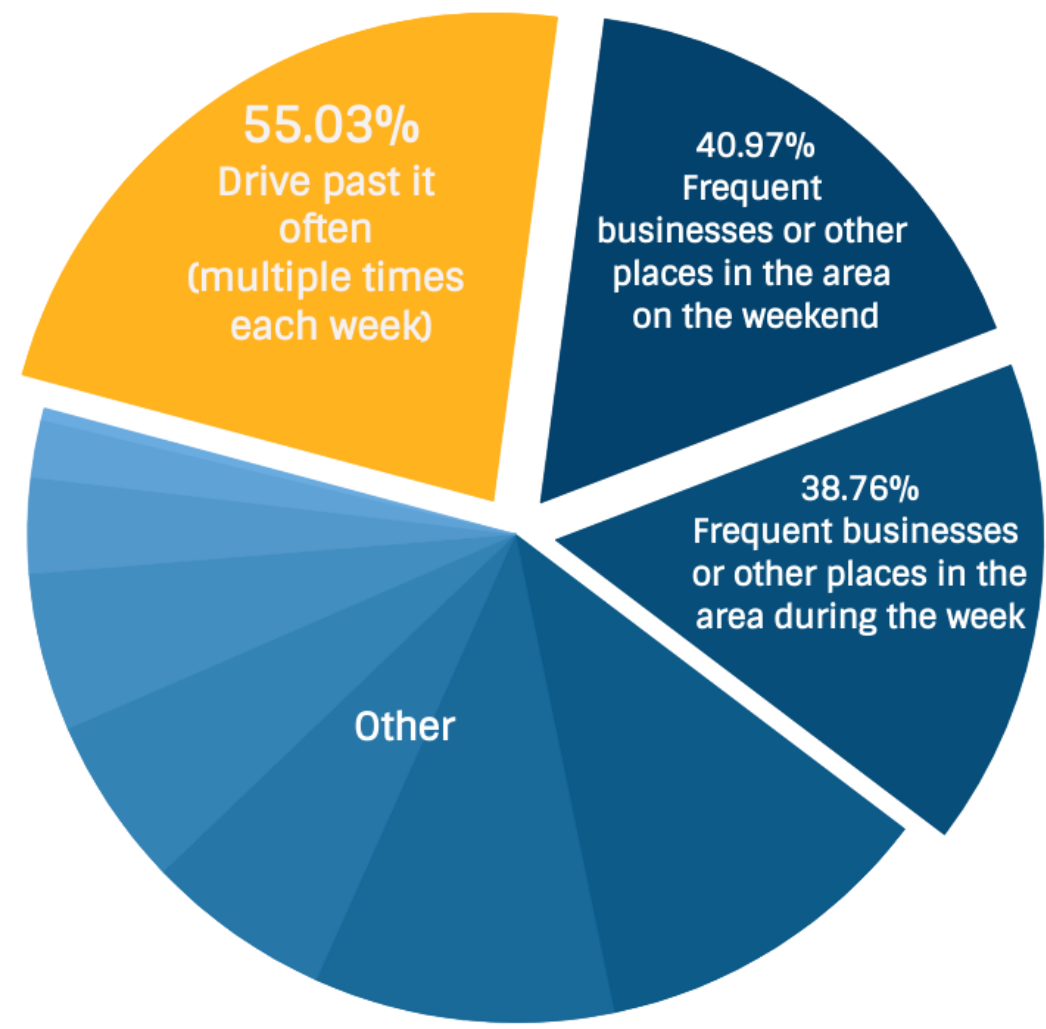


*Note: Percentages shown are based on the total number of responses to answer choices. See attached Appendix for Survey Monkey results.

Quality of the buildings and public spaces in this area*



How familiar are you with the property?*

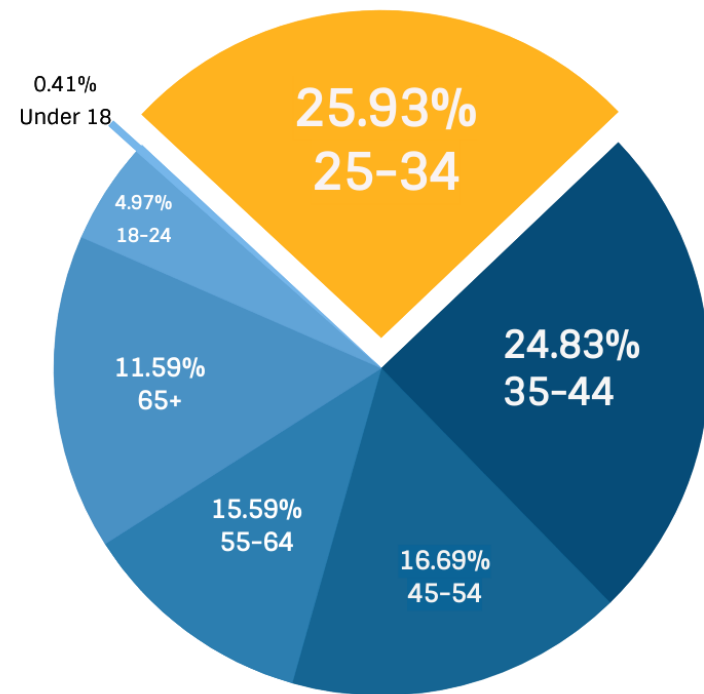


Other

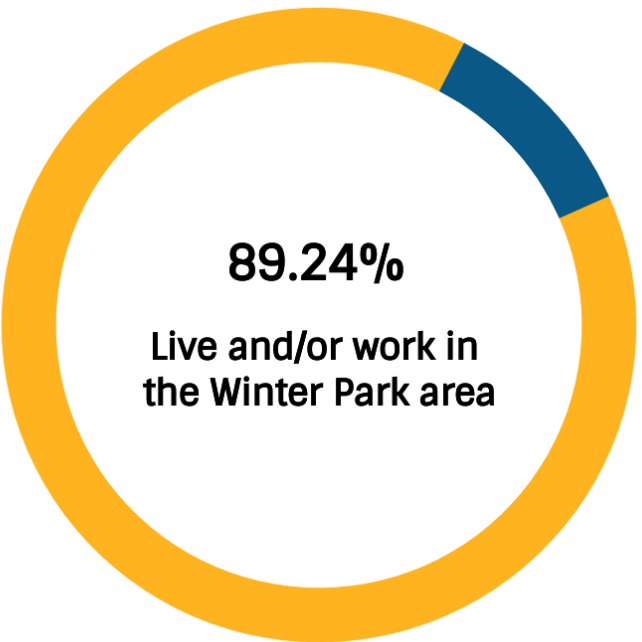
- Drive past it sometimes (a few times each week).
- Live nearby (within 1 mile).
- Ride bike, run or walk past it on the weekend.
- Ride bike, run or walk past it during the week.
- Work nearby (within 1 mile).
- Rarely drive by it.
- Other (please specify).
- Not familiar with the property.
- Never drive by it.

*Note: Percentages shown are based on the total number of responses to answer choices. See attached Appendix for Survey Monkey results. 170

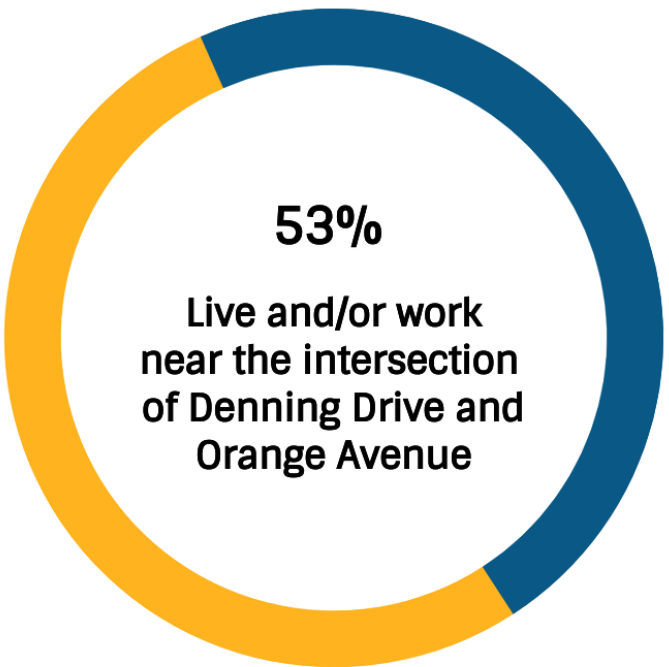
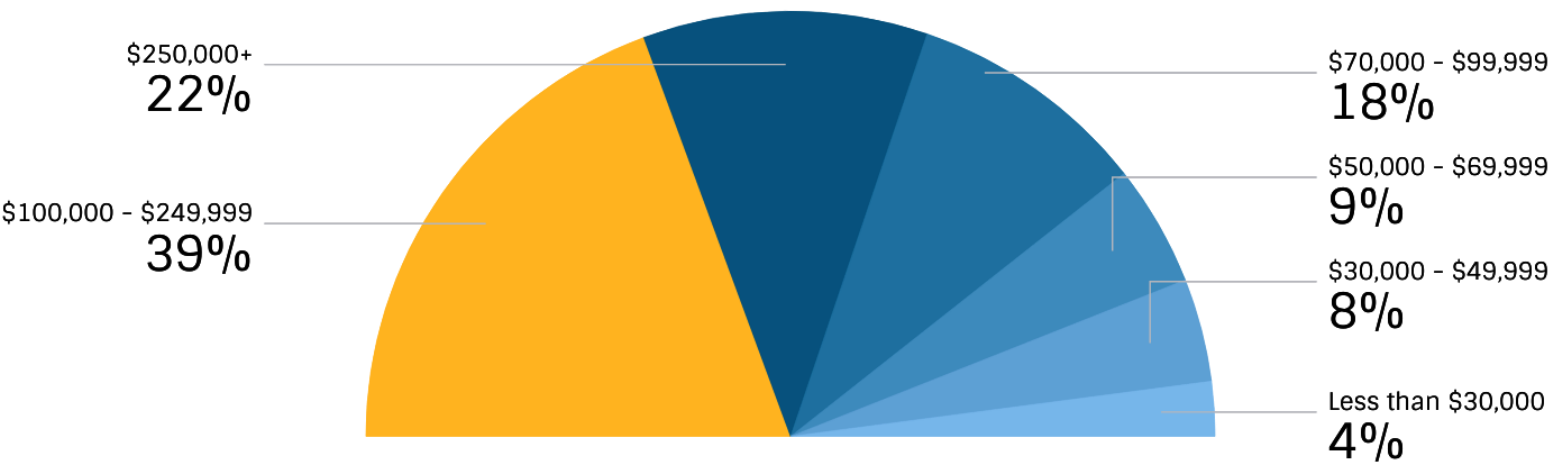
Surveyed Age Groups



Proximity



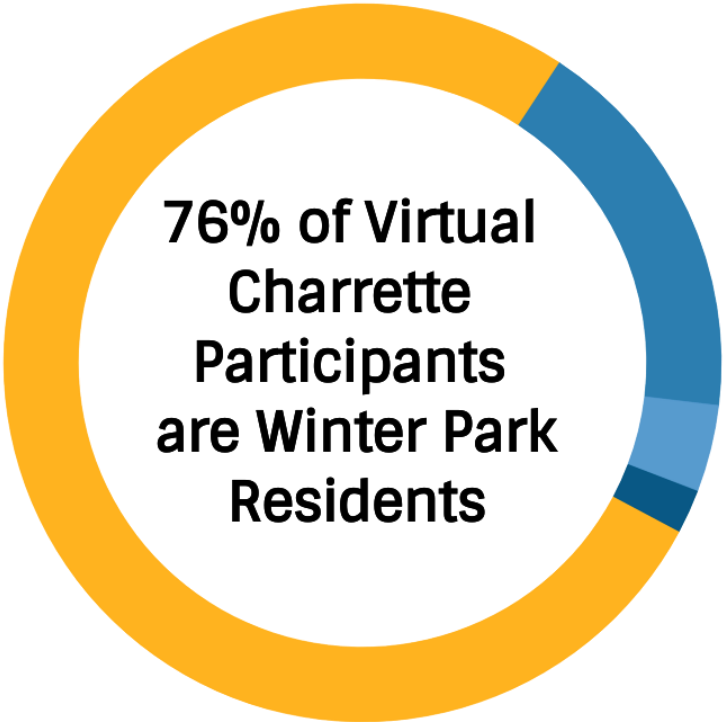
Median Household Income



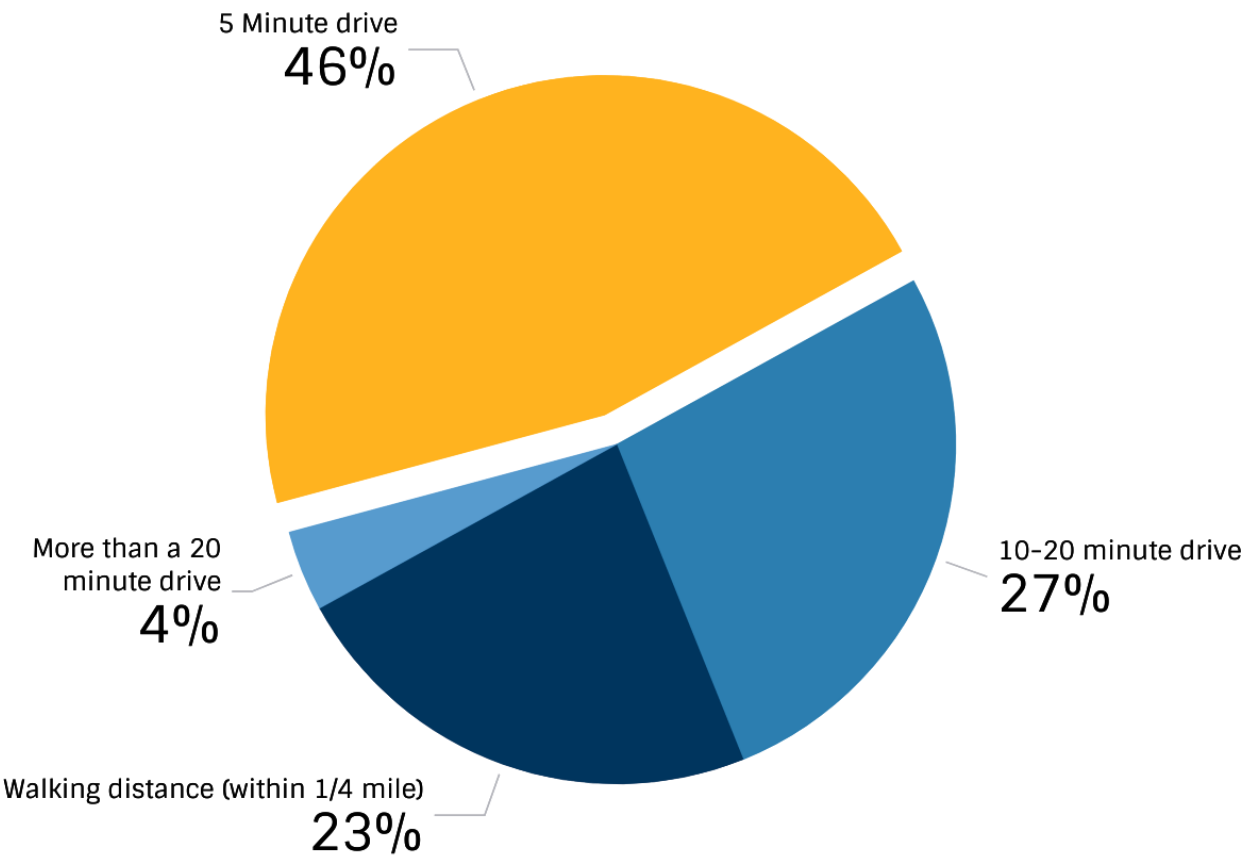
Live Virtual Charrette
(54 Participants)

Winter Park Residents

- Winter Park resident
- Non-Resident, Lives in Central Florida and Works in Winter Park
- Non-Resident, Just a Visiting
- Part-time resident

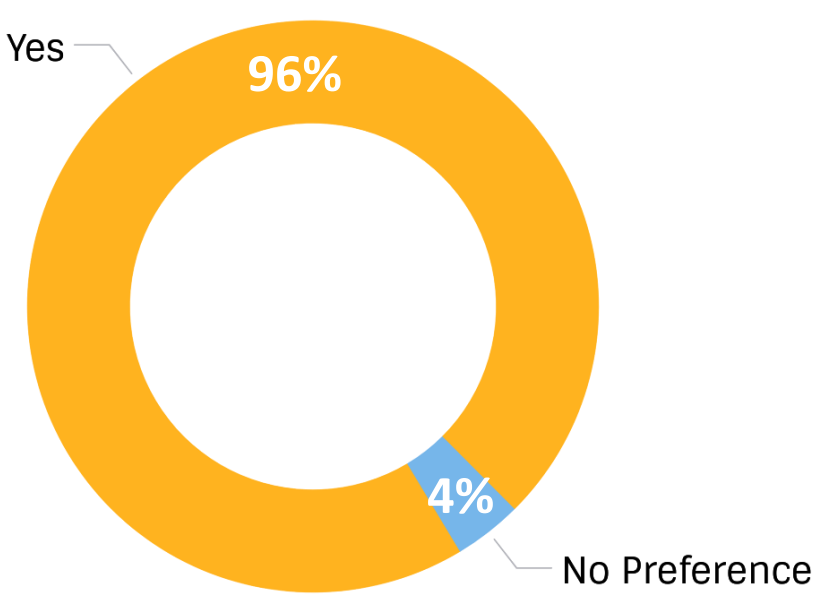


How many minutes away from the project do participants live?

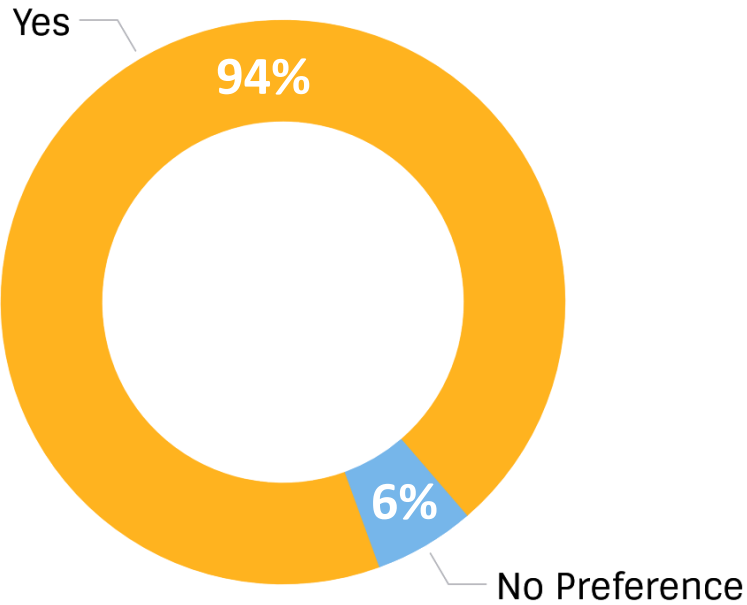


Mobility/Connectivity

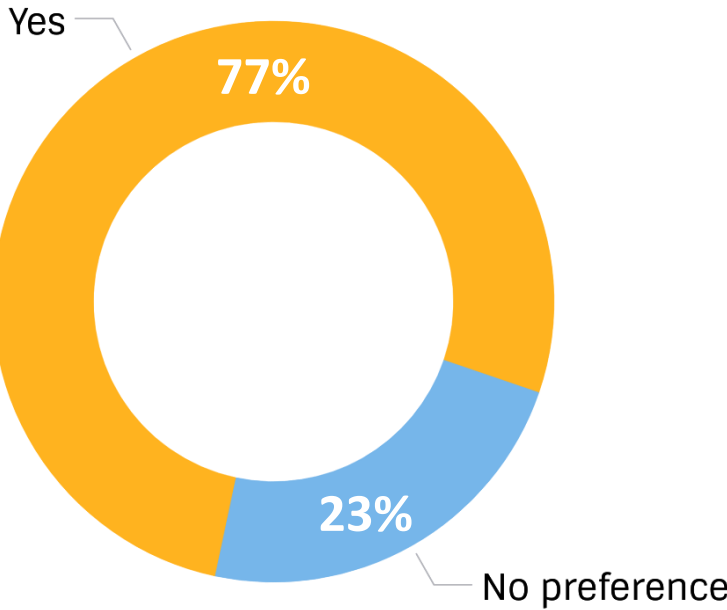
Would you like to see a walkable connection between the Park and surrounding local businesses?



Is it important to have a trail for bikes and pedestrians that creates safe connectivity to the park and other parks throughout the City?

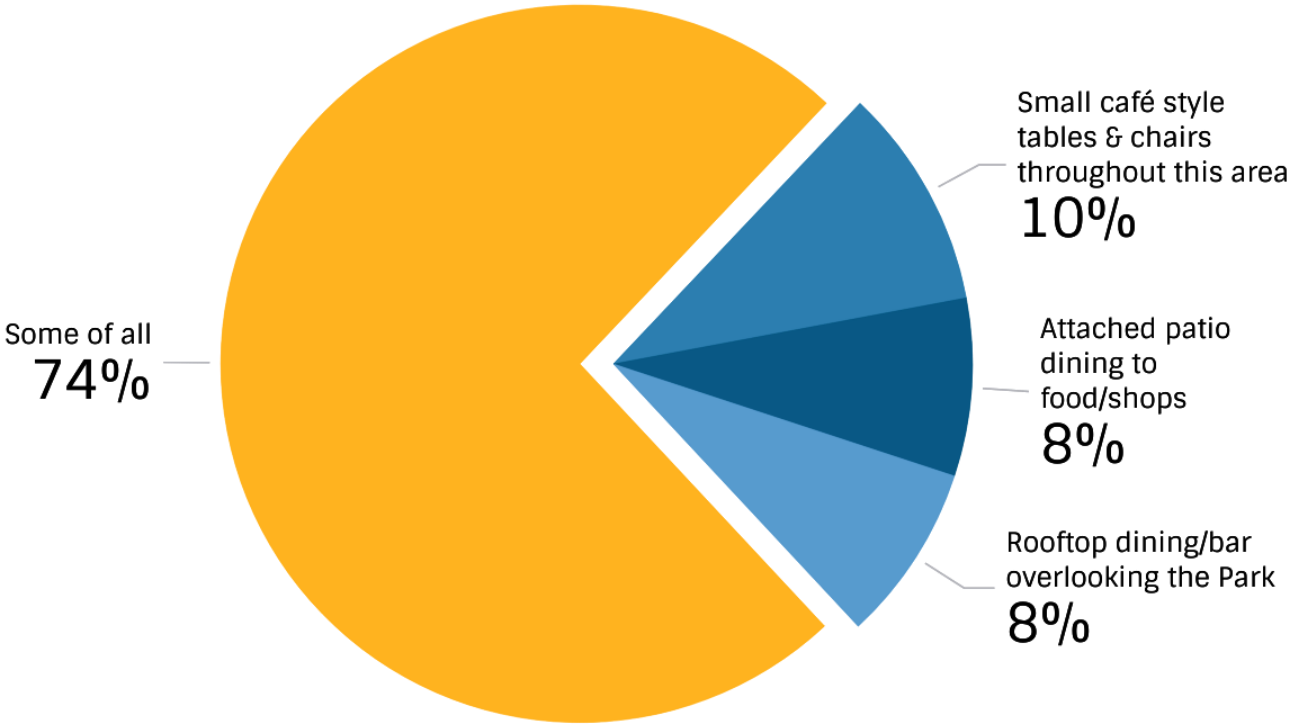


Is it important to have a walkable connection to Mead Botanical Garden, approx. 1/3 of a mile away (5 minute walk)?

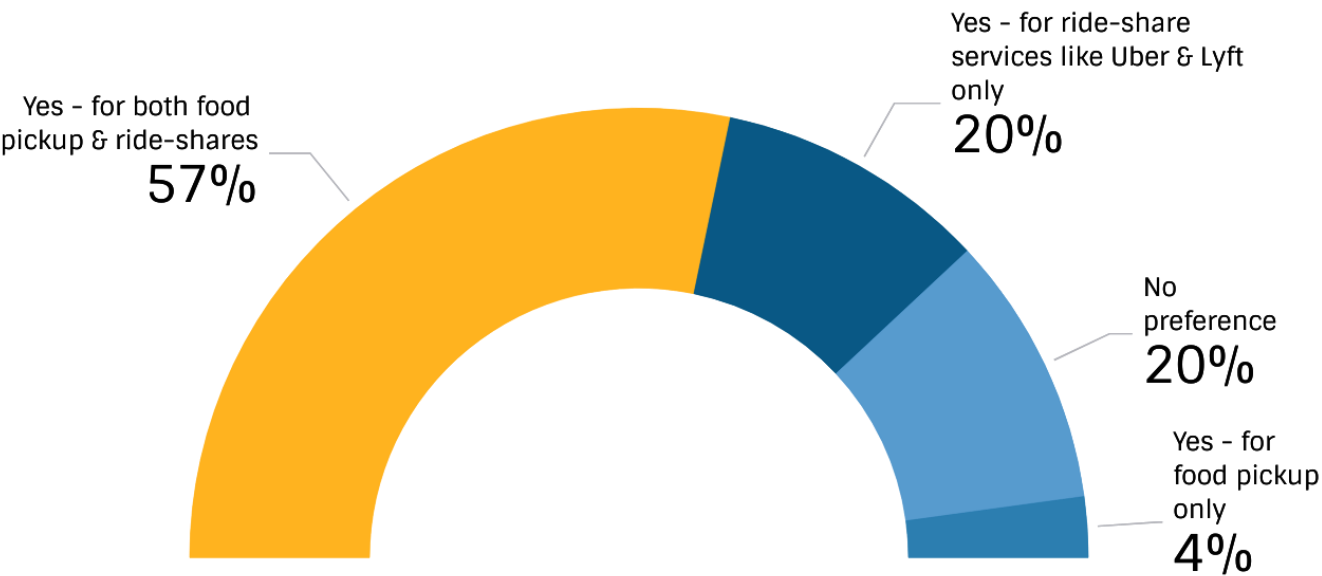


Activating the Park

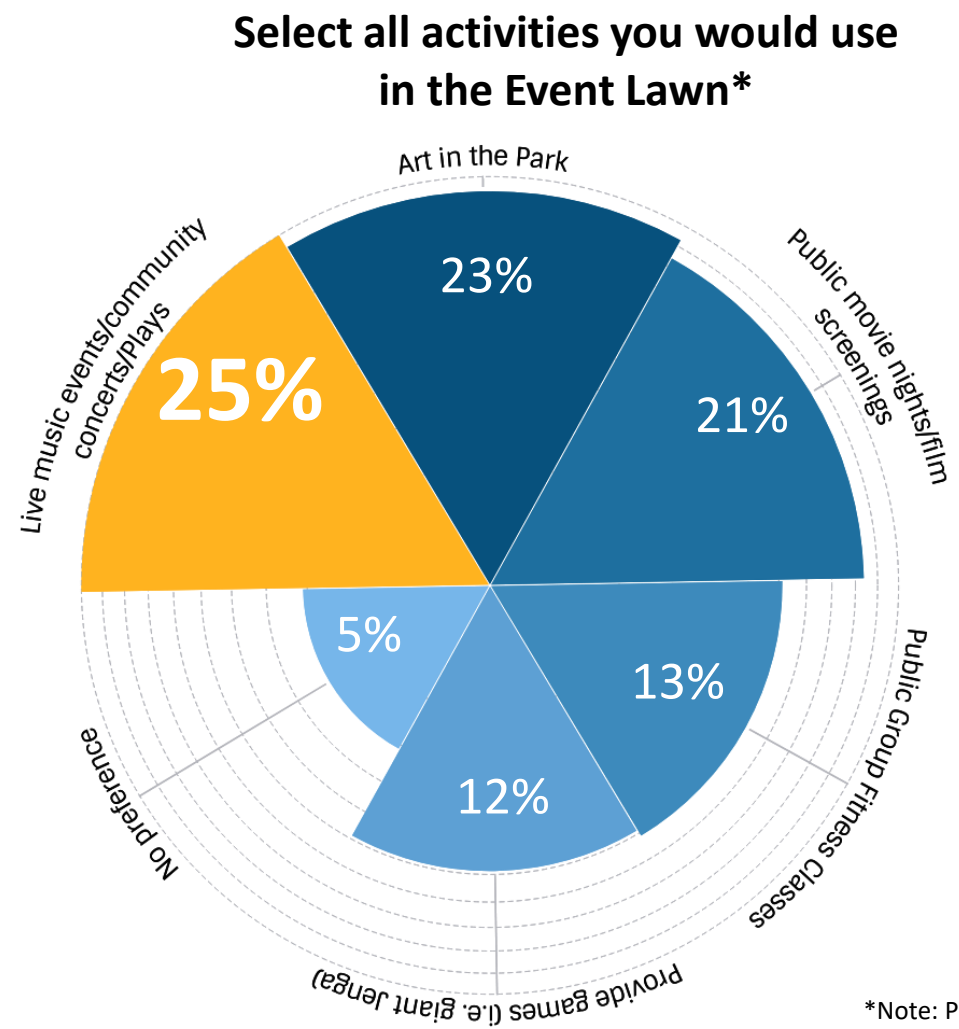
What kind of outdoor dining should be in this space?



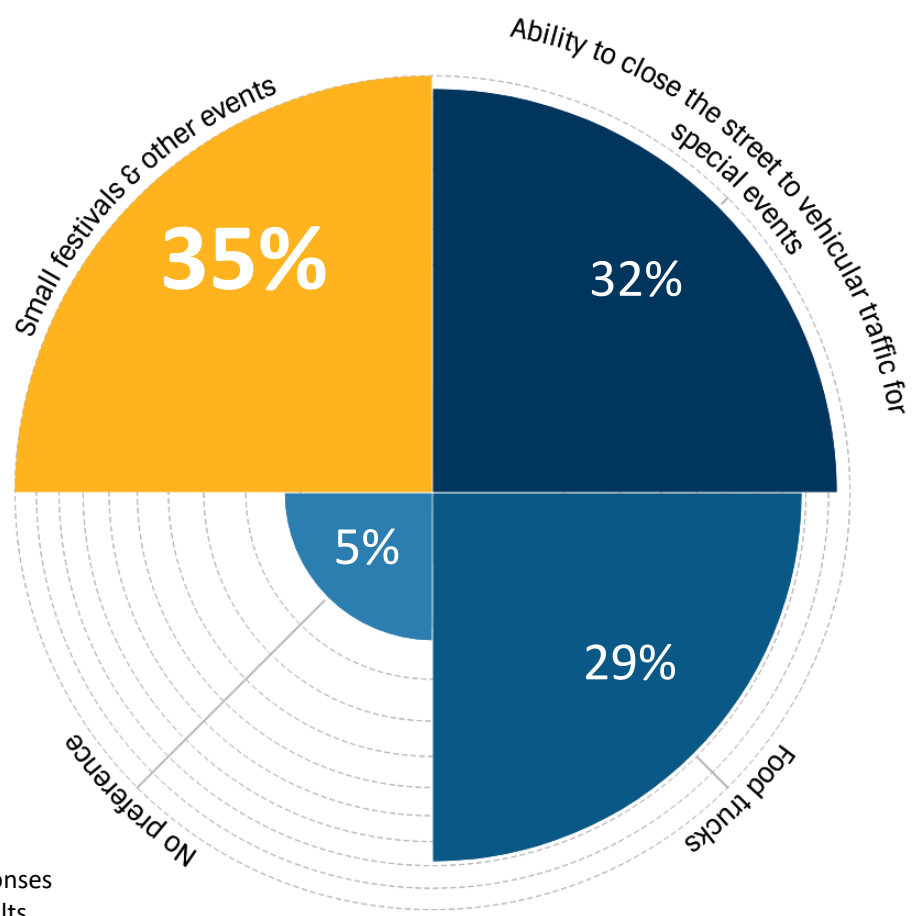
Is a designated area for curbside food pickup and ride-share services important?



Activities in the Park



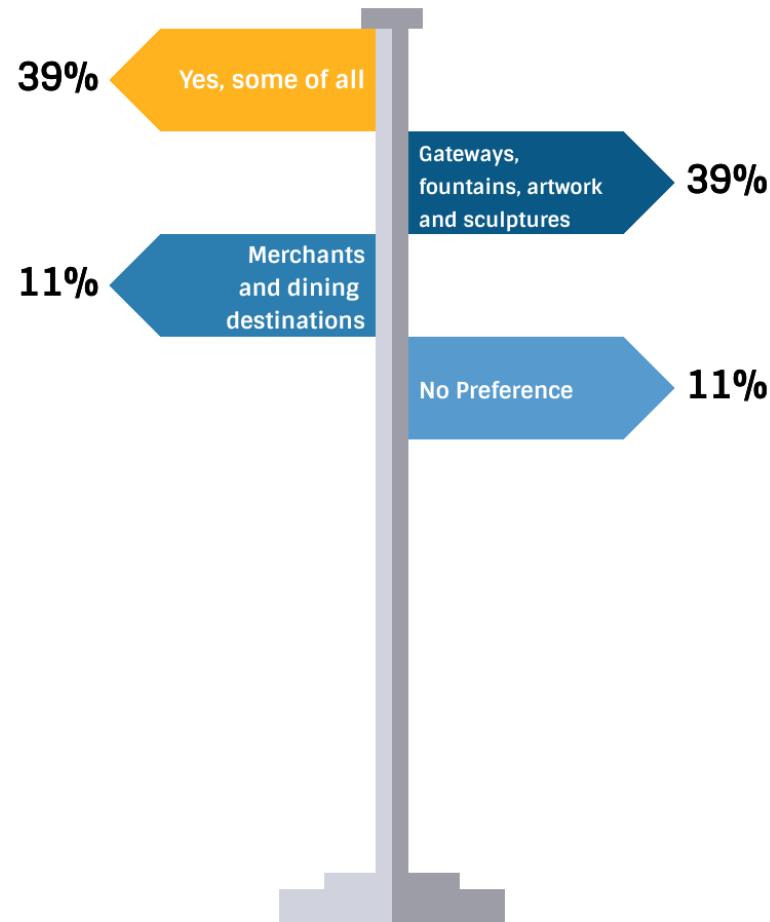
What special events/activities would you like to see on Palmetto Avenue?



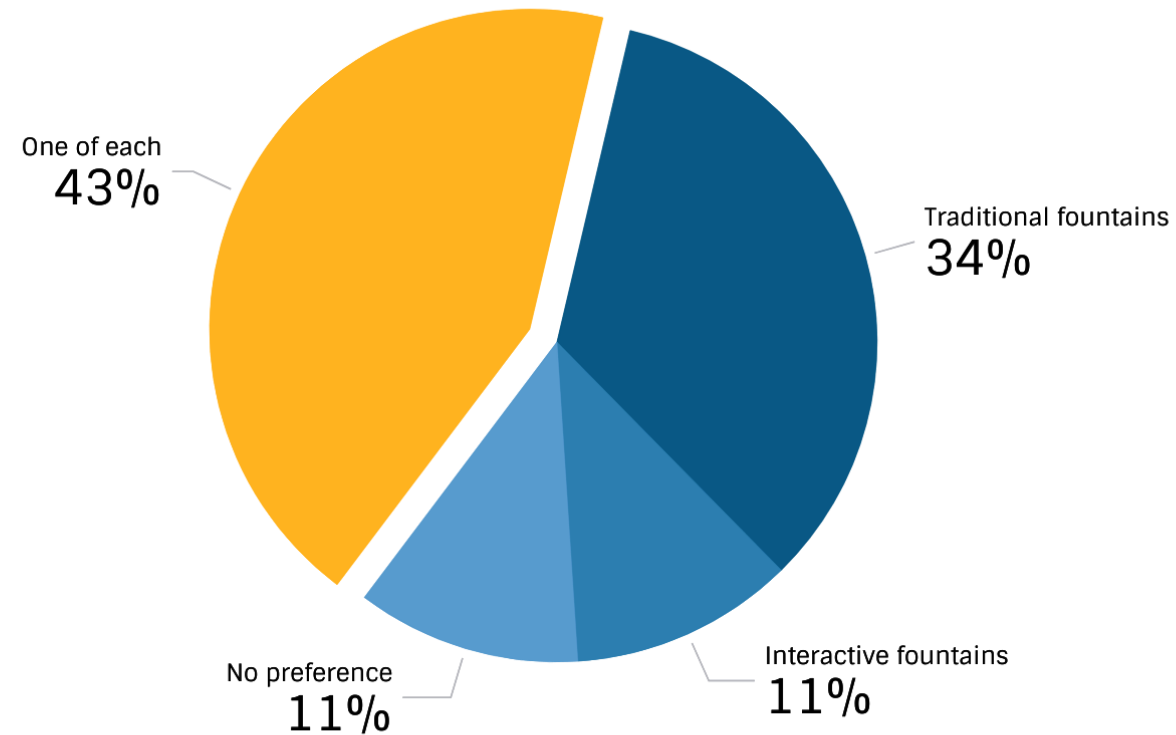
*Note: Percentages shown are based on the total number of responses to answer choices. See attached Appendix for Survey Monkey results.



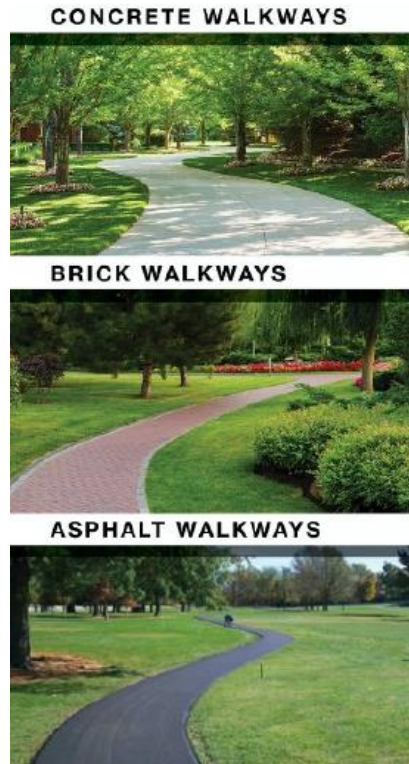
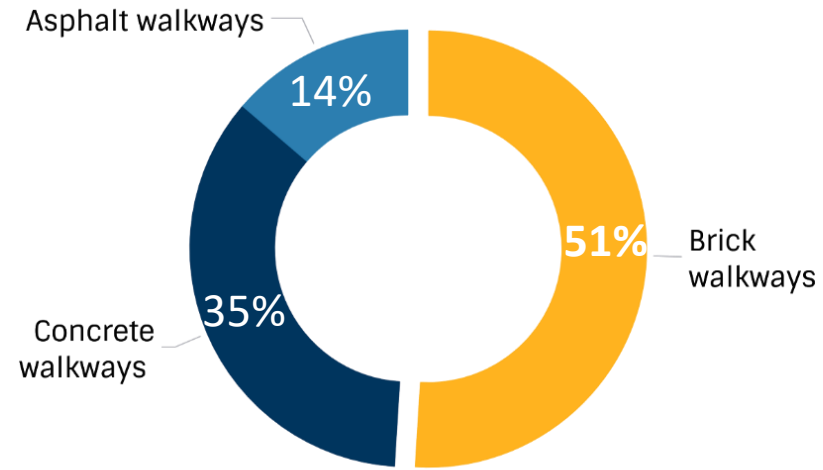
Is it important to have a recognizable spot to meet in the Park?



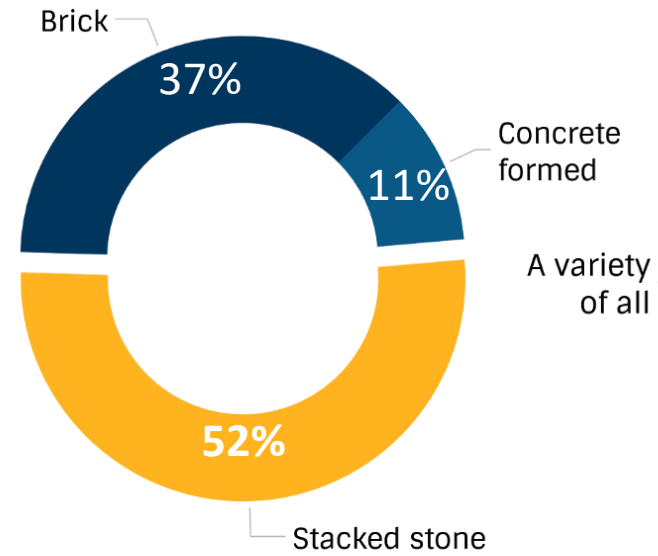
Do you prefer traditional or interactive fountains?



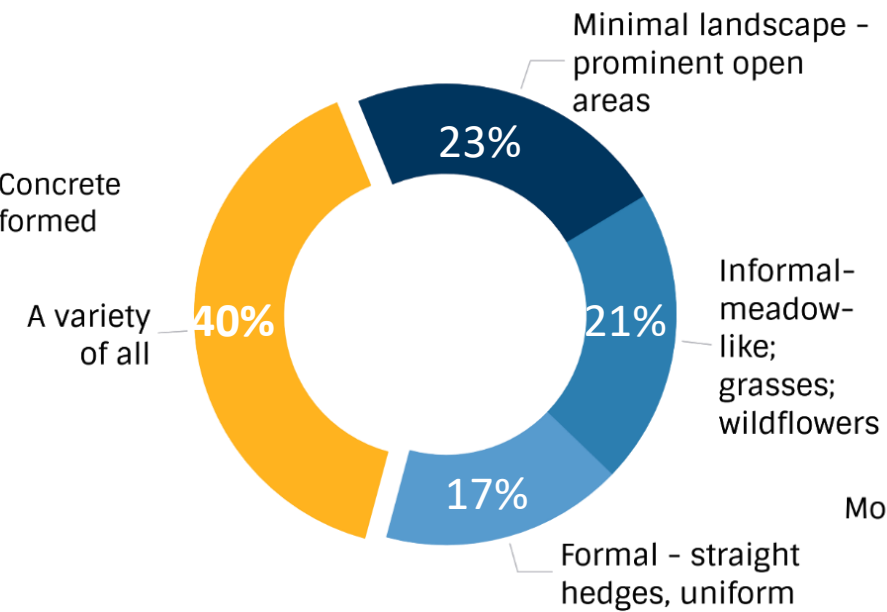
Which walkway surface do you prefer?



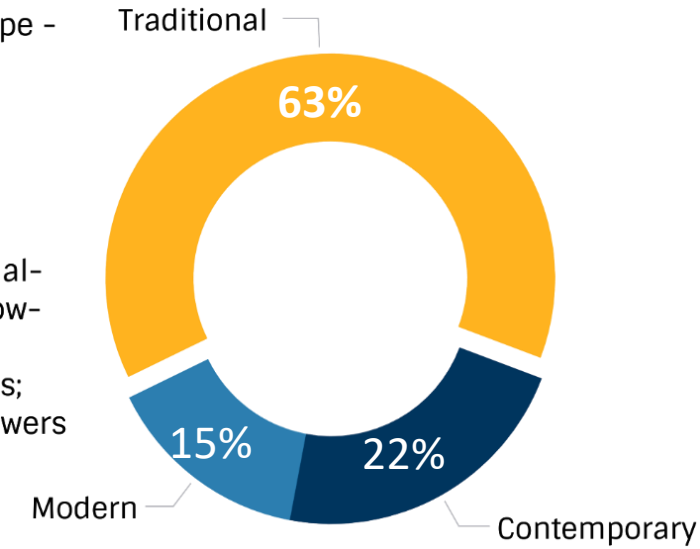
Which seat wall finish do you prefer?



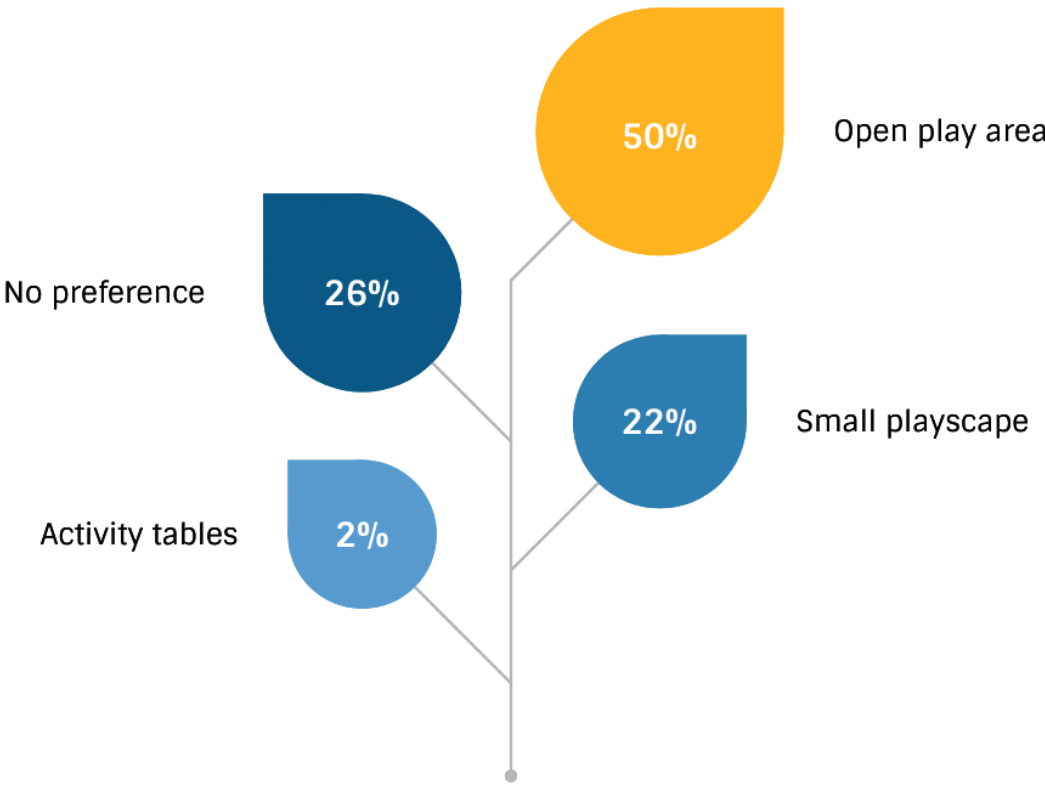
Which landscape do you prefer?



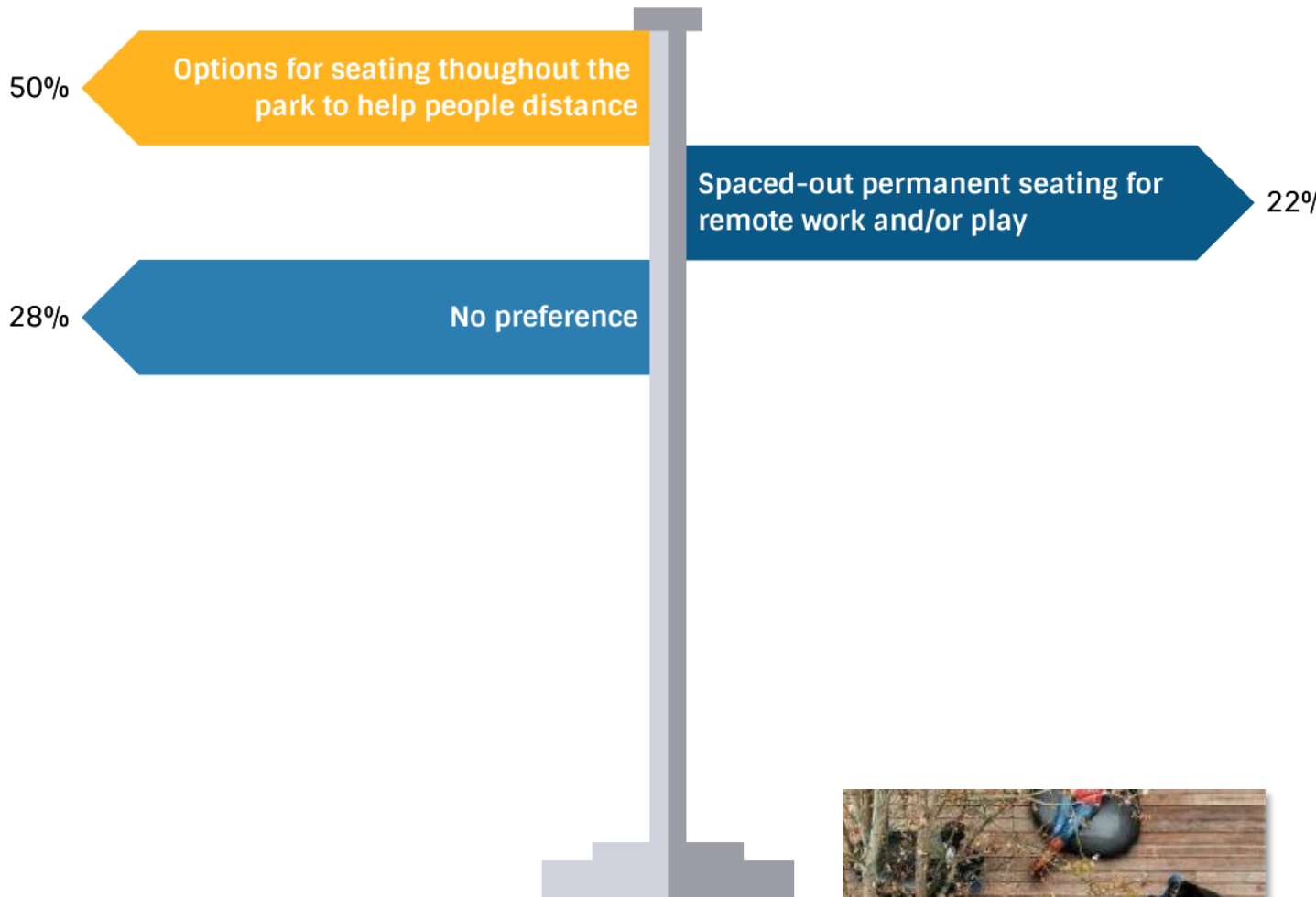
Which seating style do you prefer?



If a children's area should be added, what should it look like?



How would you like social distancing to be incorporated into the park?



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, AND THE COMPREHENSIVE PLAN SO AS TO ADOPT NEW GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT TO ESTABLISH THE ORANGE AVENUE OVERLAY DISTRICT; PROVIDING FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Creation of the Orange Avenue Overlay process was an extensive multi-year community planning effort that involved continuous opportunities for public input and unique collaborative opportunities, such as: a community walkshop, surveys, citizen boards and focus groups, educational videos, open houses, charettes, written-only visioning, work sessions and much more; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and voted to recommend adoption of these proposed amendments to the Zoning Regulations portion of the Land Development Code, having held a public hearing, which was noticed to every property Citywide, on _____; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held an advertised public hearing, which was noticed to every property Citywide, on _____ and will have a second advertised public hearing after review and compliance with any requested changes by required State Agencies, and provided for public participation in the process in accordance with the requirements of State law and the Comprehensive Plan; and

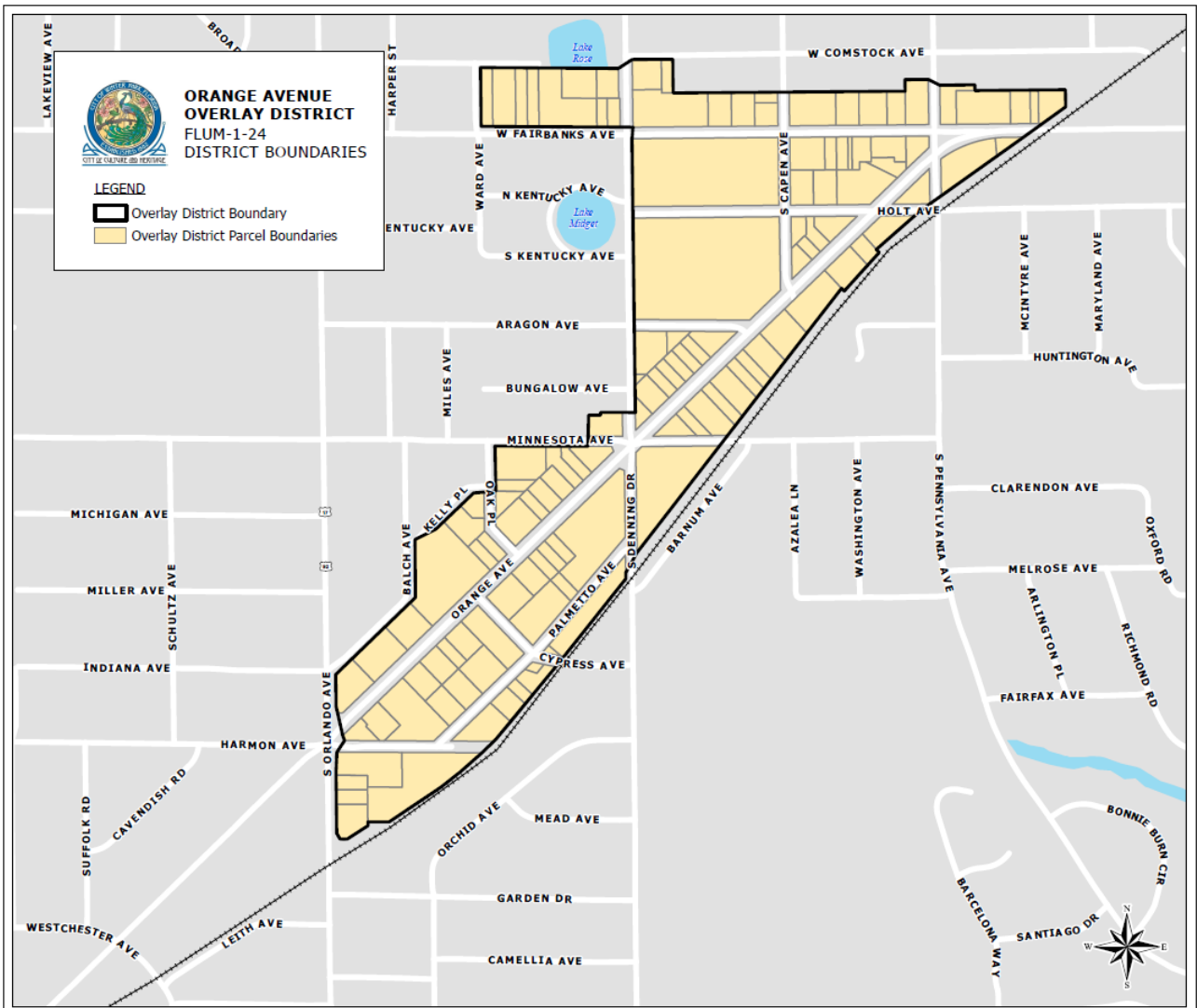
WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose, meets the requirements of law and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

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

SECTION 1. Amendment. That Chapter 58 "Land Development Code", Article I "Comprehensive Plan" is hereby amended to add new Goals, Objectives and Policies and FLUM-1-24 map and FLUM-1-24 subarea map to the Future Land Use Element of the City of Winter Park Comprehensive Plan to read as follows:

GOAL 1-8: Establishment of the Orange Avenue Overlay District. The City shall establish the Orange Avenue Overlay District in order to implement specific purposes, intents, and design standards, which shall be applied as additional standards to other regulations required by the City to an area defined as the Orange Avenue Overlay District.

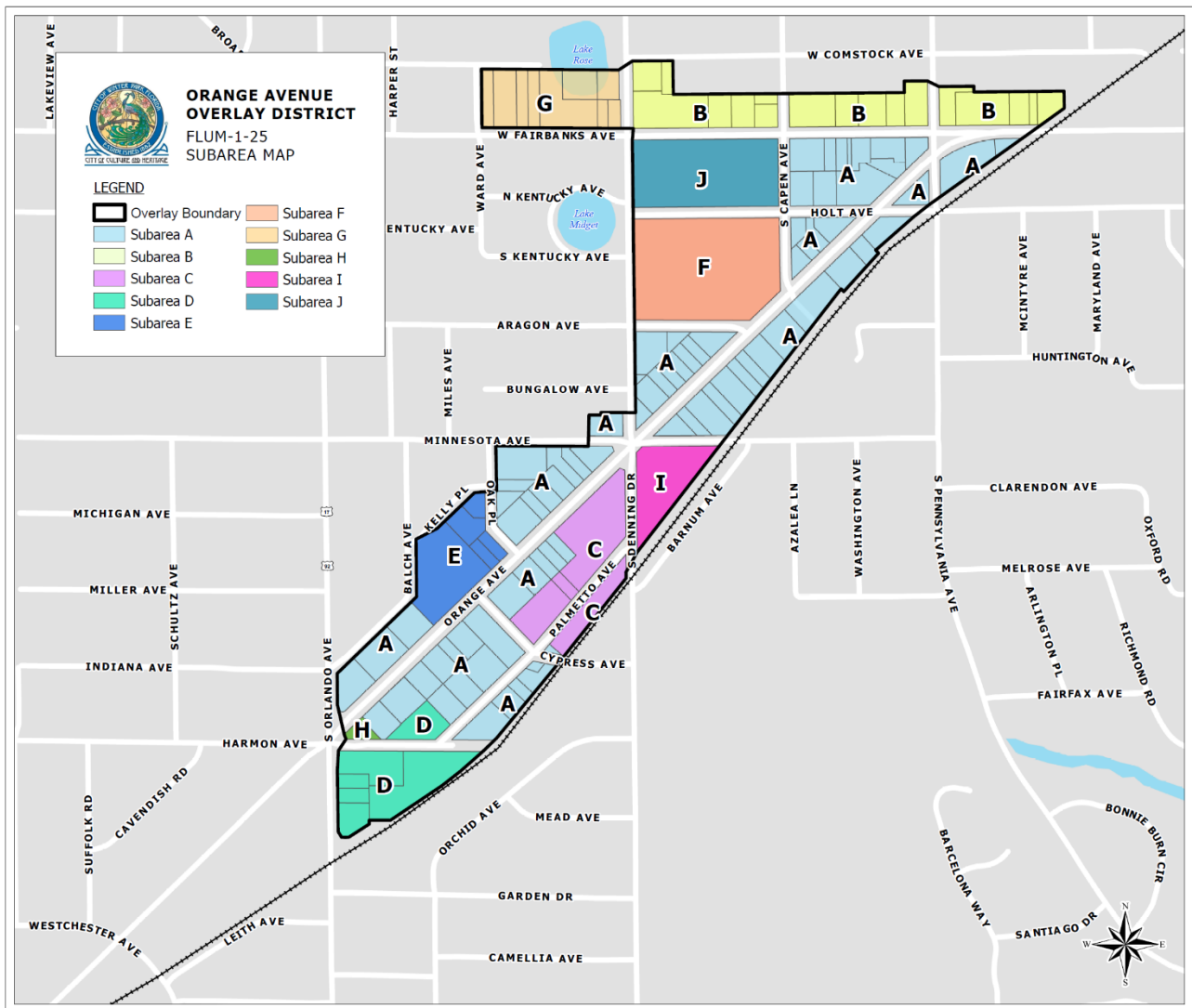
OBJECTIVE 1-8.1: Orange Avenue Overlay District. The boundaries of the Orange Avenue Overlay District are identified in FLUM-1-24 and the Policies regarding this Overlay District shall be established as defined herein.



Policy 1-XXX: Conflicts. The Policies set forth in and for the Orange Avenue Overlay District (OAO) shall prevail to control and govern the development of the property defined in Map FLUM-1-24 over any conflicting goals, objectives and policies found in the other provisions of the Future Land Use Element of the Comprehensive Plan, including in regard to Planning Area Policies.

Policy 1-XXX: Orange Avenue Overlay District Subareas. The Orange Avenue Overlay District Subarea Map, FLUM-1-25, shall delineate the different subareas and their specific development standards. Changes to the subarea map shall not be allowed unless initiated at the direction of, or otherwise authorized by, the City Commission. Each area has unique characteristics, issues and opportunities. The base and maximum achievable Floor Area Ratio (FAR), height and residential densities (if applicable) for each subarea are defined below. A percentage-based upgrade system is established for certain properties within the Orange Avenue Overlay District (OAO).

to possibly earn additional FAR up to their maximum achievable FAR, by providing certain public improvements and area-wide solutions is outlined in the Land Development Code.



- (1) Subarea A.
 - a. Base Floor Area Ratio: 45%
 - b. Maximum Achievable Floor Area Ratio: 60% (only with residential)
 - c. Maximum Height: 2 Stories for any properties abutting Orange Avenue and Minnesota Avenue, and 3 stories for all other properties within the subarea.
 - d. Maximum Residential Density: 17 units per acre
- (2) Subarea B.
 - a. Base Floor Area Ratio: 45%
 - b. Maximum Achievable Floor Area Ratio: 60% (only with residential)
 - c. Maximum Height: 3 Stories (but with maximum height of 35 feet)
 - d. Maximum Residential Density: 17 units per acre
- (3) Subarea C.

- a. Maximum Floor Area Ratio: 25%
 - b. Maximum Floor Area Ratio of Parking Structure: 65%
 - c. Maximum Height: 2 stories, with possible rooftop area to be excluded from FAR calculations as approved by the City Commission.
 - d. Maximum Height of Parking Structure: 3 levels, plus open top level.
 - e. Maximum Residential Density: 0 units per acre
- (4) Subarea D.
- a. Base Floor Area Ratio: 60%
 - b. Maximum Achievable Floor Area Ratio: 100%
 - c. Maximum Height: 4 Stories at current OAO standards or 5 stories if the building can be designed to stay within the maximum height allowed by a 4-story building.
 - d. Maximum Residential Density: 17 units per acre
 - i. The City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.
- (5) Subarea E.
- a. Base Floor Area Ratio: 45%
 - b. Maximum Achievable Floor Area Ratio: 60% (additional square footage only allowed for parking structure)
 - c. Maximum Height: 2 Stories
 - d. Maximum Residential Density: 17 units per acre
- (6) Subarea F.
- a. Base Floor Area Ratio: 20%
 - b. Maximum Achievable Floor Area Ratio: 20%
 - c. Maximum Height: 2 Stories
 - d. Maximum Residential Density: Residential uses shall not be permitted.
- (7) Subarea G.
- a. Base Floor Area Ratio: 45%
 - b. Maximum Achievable Floor Area Ratio: 45%
 - c. Maximum Height: 2 stories
 - d. Maximum Residential Density: 17 units per acre
- (8) Subarea H.
- a. Base Floor Area Ratio: 0%
 - b. Maximum Achievable Floor Area Ratio: 0%
 - c. Maximum Height: N/A
 - d. Maximum Residential Density: Residential uses shall not be permitted.
- (9) Subarea I.
- a. Base Floor Area Ratio: 45%
 - b. Base Floor Area with Residential: 60%
 - c. Maximum Achievable Floor Area Ratio: 100%

- d. Maximum Height: 3 Stories
 - e. Maximum Residential Density: 17 units per acre
 - i. The City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.
- (10) Subarea J.
- a. Base Floor Area Ratio: 60%
 - b. Maximum Achievable Floor Area Ratio: 100%
 - c. Maximum Height: 4 Stories
 - d. Maximum Residential Density: 17 units per acre
 - i. The City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.

Policy 1-XXX: Meaningful Open Space Requirements. It is the intent of the OAO to ensure that the development and enhancement of properties includes the creation of meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind and stimulate social connection. Where properties are planned for redevelopment, meaningful open space and the design of structures around these open spaces is the most important consideration. At a minimum, each property 2 acres in size and above, or any project covering 2 acres, that is redeveloped shall provide a minimum of 25% meaningful open space, which is open to and available to the public. At least 50% of required meaningful open-space areas provided shall be greenspace and at least 50% of hardscape areas shall be pervious or semi-pervious. Pervious areas such as retention ponds, parking lot islands or landscape planting areas around building bases shall not be counted as open space. Existing park space shall not count towards open space requirements. Open space shall be areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similar-type spaces. At least 90% of the open space shall be provided at ground level.

Policy 1-XXX: Parallel Orange Avenue Access. Where Palmetto Drive, Vivian Drive and Harmon Drive provide secondary and primary access to properties within the OAO area, portions of these roadways may be considered to be closed, vacated or re-aligned subject to City Commission approval, so long as a parallel public access road and dedicated public right-of-way of at least the same width as the portion of road proposed to be closed and vacated is to be provided and maintained to allow vehicular access between Orlando Avenue and Denning Drive. Protection of on-street parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority should re-alignment be requested.

Policy 1-XXX: Contribution to Transportation and Mobility Infrastructure. Development and redevelopment within the OAO requiring a conditional use approval shall contribute to the cost of transportation and mobility improvements prior to permitting based upon the estimated cost to fund the design, engineering, permitting, and construction of those transportation and mobility projects within or proximate to the OAO that are impacted by such development or redevelopment. The owner and developer of a project shall enter into an agreement with the City addressing the project's contribution to transportation infrastructure, as part of conditional use approval. In the event the City establishes a mobility fee, road impact fee, special assessment or other funding mechanism a project's payment of such required fee may satisfy requirements of this policy.

Policy 1-XXX: Appearance Review. All development, redevelopment and external renovation occurring within the OAO shall comply with the architectural standards as set forth in the OAO policies and implementing land development regulations. All external renovation, redevelopment and development projects within the OAO shall undergo an architectural appearance review by the City prior to receiving building permit(s).

Policy 1-XXX: Public Hearings for Conditional Uses. Two Public Hearings shall be required for all projects within the OAO that request a Conditional Use and involve new construction.

Policy 1-XXX: Floor Area Ratio for Parking Structures. Parking structures shall count towards the Floor Area Ratio (FAR) for any project/property within the Orange Avenue Overlay District, except for any unground levels, parking dedicated for public parking and the open top level. Additionally, the required 10% of parking spaces provided above and beyond minimum code requirements (which is required to be leased to small businesses in the OAO) shall not count towards the FAR of a project.

SECTION 2. Vesting. In order to not adversely affect development projects that are in process and for which expenditures have been made in reliance upon the existing code provisions, the City will allow such development projects to be subject to the underlying zoning and future land use of the property, land development regulations and conditions of development approval existing prior to the adoption of this Ordinance provided such development's site and building floor plans and/or conditional use have been received and approved by the City prior to the effective date of this Ordinance. However, for any development project that received a conditional use approval from the City Commission prior to the effective date of this Ordinance, the expiration of that conditional use approval per Section 58-90 shall apply.

Further, the City may adopt land development regulations providing for development projects that may otherwise satisfy the applicable legal standard for this Ordinance and its implementing land development regulations creating an inordinate burden on an existing use of real property or a vested right to a specific use of real property, to apply for and obtain a vested rights determination to allow development of property subject to the underlying zoning and future land use of the property and other applicable land development regulations existing prior to the adoption of this Ordinance without compliance with or the benefit of the goals, objectives and policies of this Ordinance and its implementing land development regulations.

SECTION 3. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 4. Conflicts. To the extent any provision or provisions of this Ordinance conflict with the provision or provisions of other Ordinances, the provisions of this Ordinance control. This Ordinance further confirms and readopts the repeal of Ordinance 3166-20 and Ordinance 3167-20. The proposed comprehensive plan amendment set forth in Ordinance 3166-20 (previously rescinded and repealed prior to its effective date) is not and was never a part of, incorporated into or codified into the City of Winter Park Comprehensive Plan.

SECTION 5. Codification. Section 1 of this Ordinance shall be codified and made a part of the City of Winter Park Comprehensive Plan, and the provisions of this Ordinance may be renumbered or re-lettered to accomplish this intention. The provisions of Section 1 of this Ordinance shall constitute the entirety of Comprehensive Plan goals, objectives, policies and maps of and for the Orange Avenue Overlay District. The word "Ordinance" may be changed to "Section," "Article," "Goal," "Objective," "Policy" or other appropriate word. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 6. Effective Date. The Comprehensive Plan amendments provided for under this Ordinance and this Ordinance do not become effective until 31 days after adoption of this Ordinance unless timely challenged. If timely challenged, this Ordinance and the comprehensive plan amendments may not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining that the adopted amendments are in compliance.

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 _____, 2021.

Phil Anderson, Mayor

Attest:

City Clerk Rene Cranis

**OAO ZONING CODE DRAFT
6.7.2021 VERSION**

----- = conflicting section that needs specific review/rewrite
----- = Mayor Anderson Comments

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK,
FLORIDA, AMENDING CHAPTER 58 "LAND
DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS
TO ADOPT A NEW ZONING DISTRICT SECTION 58-83
ORANGE AVENUE OVERLAY DISTRICT (OAO)
CREATING REGULATIONS FOR THE ORANGE AVENUE
OVERLAY DISTRICT; PROVIDING FOR CONFLICTS;
REPEAL; SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the Creation of the Orange Avenue Overlay process was an extensive multi-year community planning effort that involved continuous opportunities for public input and unique collaborative opportunities, such as: a community walkshop, surveys, citizen boards and focus groups, educational videos, open houses, charettes, written-only visioning, work sessions and much more; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Zoning Regulations portion of the Land Development Code having held an advertised public hearing on _____, and has recommended approval of this Ordinance to the City Commission; and

WHEREAS, the City Commission of the City of Winter Park held a duly noticed public hearing on this Ordinance set forth hereunder and considered findings and advice of staff, citizens, the Orange Avenue Overlay Steering Committee, the Planning & Zoning Board and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the Land Development Code changes set forth hereunder; and

WHEREAS, Comprehensive Plan Policy 1-2.4.14, Mixed Use Designation directed. Within one year from the adoption of this Comprehensive Plan, the City will 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; and

WHEREAS, the City Commission hereby finds that the land development regulations

set forth in this Ordinance are consistent with the Comprehensive Plan as recently amended to establish the Orange Avenue Overlay District goals, objectives and policies; and

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose, meets the requirements of law and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

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

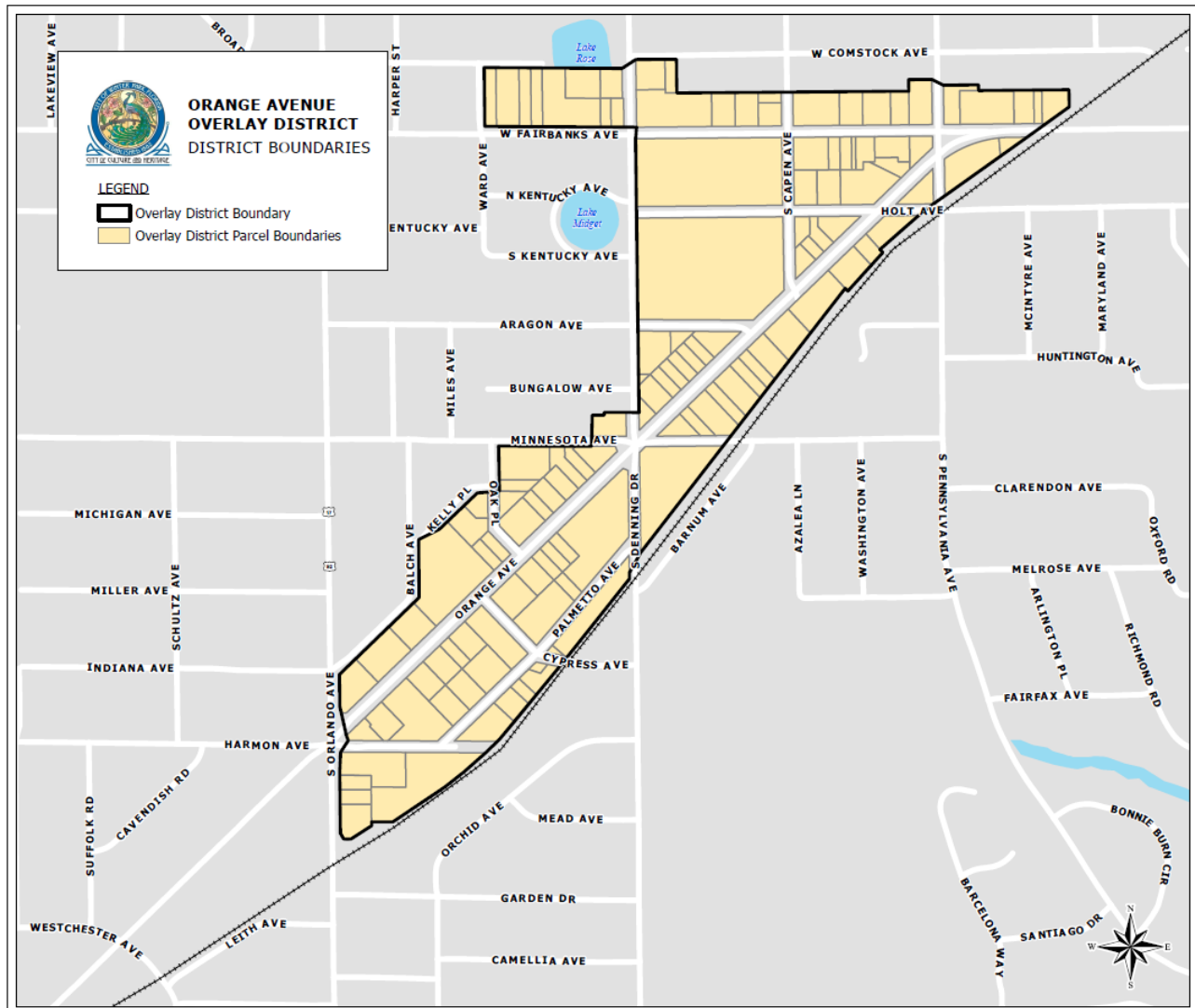
SECTION 1. Amendment. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adopting a new Section 58-83 Orange Avenue Overlay District (OAO), to read as follows:

Section 58-83. Orange Avenue Overlay District (OAO).

- (1) *Establishment of Orange Avenue Overlay District.* The Winter Park City Commission adopts this overlay district as needed in order to implement specific purposes, intents, and design standards based upon the adopted Comprehensive Plan goals, objectives and policies for the Orange Avenue Overlay District, which shall be applied as additional standards to other regulations required by the City. Such overlay district shall be made a part of this section of the Land Development Code. Upon adoption, the boundaries of such overlay district shall be shown on the Winter Park Zoning Map.
- (2) *Applicability.*

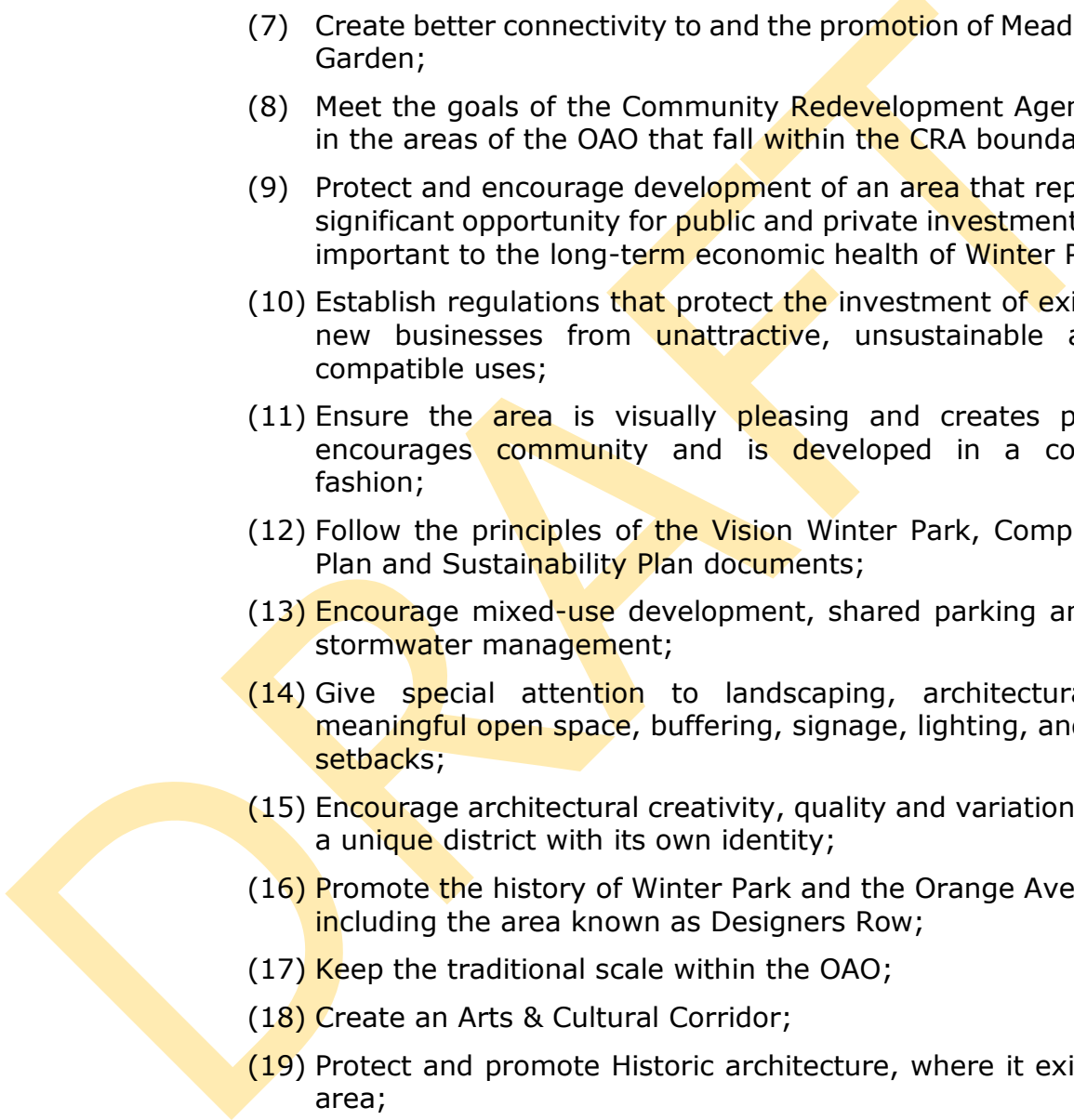
An overlay district acts as an additional layer of zoning over the base (or underlying) zoning district. All development projects located within this overlay district shall adhere to the requirements of this Section and other applicable provisions of the Land Development Code. The provisions of this Section shall prevail to govern the development of property within the overlay district over conflicting provisions found in other parts of the Land Development Code, including the provisions of the applicable base zoning district.
- (3) *Orange Avenue Overlay District.* The provisions and regulations for the Orange Avenue Overlay District within the City of Winter Park are outlined below.
 - (1) *Orange Avenue Overlay District.* It is the intent of the Orange Avenue Overlay District ("OAO") to provide enhanced standards to protect and promote the unique characteristics of the Orange Avenue area and create a distinct gateway into Winter Park. This OAO is used to create a sense of place established through specific architectural styles, streetscape design, open space areas, setbacks, site design, landscaping and other regulatory controls. The following provisions and regulations apply to all properties located within the OAO unless expressly provided otherwise.
 - a. *Location and boundaries.* The OAO boundaries are identified on the following map. The provisions and regulations found herein shall only apply to the properties located within this defined area. Each parcel of

property within the OAO is identified by tax parcel identification number on Exhibit "A" attached to the ordinance adopting this section, and each Parcel, in addition to retaining its underlying zoning classification (as modified by these OAO regulations and provisions), shall reflect on "OAO" designation on the City's zoning map.



b. Purpose.

- (1) Encourage sustainable development, redevelopment, and adaptive reuse that will become a long-term asset to Winter Park;
- (2) Create and enhance connectivity to the surrounding neighborhoods and promote connectivity to all of Winter Park;
- (3) Utilize and incentivize private development and/or redevelopment to create solutions for the existing problems that small properties and business-owners in the Orange Avenue area face;
- (4) Create public improvements that will benefit all residents and visitors of Winter Park;

- 
- (5) Provide the opportunity for existing businesses and properties to improve their structures, their businesses and their building facades;
 - (6) Restrict uses and create regulations that promote the development of the Orange Avenue area as a special place within Winter Park that promotes an environment of arts, healthy-living, cuisine, culture, heritage, social interaction, healthcare, local business, education, connectivity and community;
 - (7) Create better connectivity to and the promotion of Mead Botanical Garden;
 - (8) Meet the goals of the Community Redevelopment Agency (CRA) in the areas of the OAO that fall within the CRA boundary;
 - (9) Protect and encourage development of an area that represents a significant opportunity for public and private investment, which is important to the long-term economic health of Winter Park;
 - (10) Establish regulations that protect the investment of existing and new businesses from unattractive, unsustainable and non-compatible uses;
 - (11) Ensure the area is visually pleasing and creates place that encourages community and is developed in a coordinated fashion;
 - (12) Follow the principles of the Vision Winter Park, Comprehensive Plan and Sustainability Plan documents;
 - (13) Encourage mixed-use development, shared parking and shared stormwater management;
 - (14) Give special attention to landscaping, architectural detail, meaningful open space, buffering, signage, lighting, and building setbacks;
 - (15) Encourage architectural creativity, quality and variation to create a unique district with its own identity;
 - (16) Promote the history of Winter Park and the Orange Avenue area, including the area known as Designers Row;
 - (17) Keep the traditional scale within the OAO;
 - (18) Create an Arts & Cultural Corridor;
 - (19) Protect and promote Historic architecture, where it exists in the area;
 - (20) Attract new businesses, retain small businesses and encourage locally-owned businesses in the Orange Avenue area; and
 - (21) Enhance pedestrian walkability, connectivity and safety and to create a safe, comfortable and convenient pedestrian experience with shaded sidewalks, interesting business fronts, connected destinations and walkable block sizes.

c. *Permitted Uses.* Any use not listed specifically as an allowed use herein shall be deemed to be prohibited in the OAO. The following uses up to 10,000 square feet shall be allowed by-right on any property within the OAO, unless otherwise specified within the applicable subarea policies:

- (1) Antique Stores
- (2) Bars, taverns, cocktail lounges (with food sales and 51% of revenue must be from food sales)
- (3) Blueprinting, photocopying and printing offices
- (4) Boutique Hotel with 100 rooms or less and has minimal food and beverage operations, no banquet facilities permitted
- (5) Breweries/distilleries (with food sales)
- (6) Market or corner store (up to 5,000 square feet and excluding convenience store)
- (7) Dry Cleaning (Drop-Off Only, with off-site processing & no drive-thru)
- (8) Financial institutions, including banks, savings and loan associations and credit unions (with a maximum of 2 drive-thru lanes, which are screened from view)
- (9) Fine arts museums, fine arts instruction, dance instruction and music instruction
- (10) Fitness facility, exercise or health club (up to 5,000 square feet)
- (11) Food Halls
- (12) Government services
- (13) Grocer (not including convenience store), up to 10,000 square feet.
- (14) Health and wellness studios (up to 5,000 square feet)
- (15) Mixed-Use Development (can be vertical or horizontal) that includes two or more uses allowed within the OAO.
- (16) Nonprofit organization offices
- (17) Personal services (spa, barber shop, hair salon, nail salon, massage, cosmetic treatment) cannot be a standalone massage parlor, must be part of a spa or cosmetology salon
- (18) Pet supply shop, pet grooming, pet daycare (provided that there shall be no outside kennels, pens or runs. No overnight or weekend boarding of animals)
- (19) Photography Studio
- (20) Professional offices (including medical and dental offices)
- (21) Recreational facilities up to 5,000 square feet

- (22) Residential uses such as condominiums, townhomes, apartments, lofts, studios unless not allowed by the applicable subarea restrictions. If more than 4 units is proposed as a part of any new development, remodel or addition, each of the units shall be a minimum of 750 square feet of living area
 - (23) Restaurants/Fast-Casual Dining/Fine-Dining
 - (24) Retail businesses involving the sale of merchandise on the premises within enclosed buildings and excluding resale establishments or pawn shops (other than clothing resale stores), a maximum size of 10,000 square feet.
 - (25) Theater
 - (26) Uses customarily incidental and accessory to the permitted uses, including the repair of goods of the types sold in stores are permitted. Such repair must be carried on within a completely enclosed building, may not be carried on as a separate business, and provided further that there shall be no manufacturing, assembling, compounding, processing or treatment of products other than that which is clearly incidental and essential to the permitted uses. No external signage shall be permitted for accessory uses.
 - (27) Shared office space
- d. *Conditional Uses.* The following uses shall be allowed only with approval of a Conditional Use on any property within the OAO, unless otherwise specified within the applicable subarea policies:
- (1) Bars, taverns, cocktail lounges (without food sales)
 - (2) Breweries/distilleries (without food sales)
 - (3) Fitness facility, exercise or health club over 5,000 square feet, but less than 10,000 square feet
 - (4) Recreational facilities over 5,000 square feet, but less than 10,000 square feet
 - (5) Buildings or permitted uses within this section over 10,000 square feet in size
 - (6) Resale/antique stores
 - (7) Vehicle sales showroom provided the following criteria are met that all product and inventory must be housed within a fully enclosed building, that all repair and service must be conducted within a fully enclosed building with no outside storage permitted, that the hours of retail operation are limited to 8 am to 6 pm Monday-Friday and 9 am to 5 pm on Saturday and that 30% of subject property, exclusive of stormwater retention, shall be devoted to green open space visible from an arterial roadway.
- e. *Prohibited Uses.* All uses not permitted or conditionally permitted within the OAO are prohibited. Without limiting the uses that are

prohibited in the OAO, the following uses shall be prohibited in the OAO:

- (1) Adult-oriented businesses
- (2) Automotive-related businesses (i.e. auto sales, auto repair, auto rental, body shops, auto wash, auto audio, auto glass, auto tinting, auto parts sales)
- (3) Standalone massage parlors (not part of a health spa)
- (4) Fast food (with or without drive-thru)
- (5) Gas stations/convenience stores
- (6) Liquor stores
- (7) Pawn shops/check cashing
- (8) Tattoo parlors
- (9) Vape/smoke shops
- (10) Pain Management Clinics
- (11) Medical Marijuana Dispensaries, Processing, Growing, etc.
- (12) Billboards

f. *Non-Conforming Uses/Structures.* Existing but non-conforming properties uses and non-conforming structures, which existed as of the date the OAO became effective, shall be allowed to continue as legally non-conforming in the same manner after the adoption of the OAO as existed prior to the effective date of the OAO except as provided herein. Nonconforming uses and non-conforming structures shall be subject to and comply with the provisions of this OAO when any of the conditions below occur that cause the non-conforming use or non-conforming structure to be deemed abandoned and become illegal unless otherwise allowed to remain pursuant to a special permit granted by the city commission pursuant to section 58-64(f).

- (1) A non-conforming principal use on the property is discontinued for a period of three (3) calendar months then such non-conforming use shall be deemed abandoned and become an illegal use;
- (2) A non-conforming structure is destroyed or significantly altered by sixty (60) percent or greater then such structure shall be brought into compliance with the OAO requirements; or
- (3) Enlargements of any existing non-conforming structures and/or uses are made to the property that increases the gross square footage then such property shall be brought into compliance with the OAO requirements.

Discontinuance of a non-conforming use will be determined by any of the following: (i) if the business relocates, (ii) if there is an interruption in utility service, (iii) a failure to pay applicable local business taxes or

the expiration of a local business tax receipt, (iv) the absence of signage indicating the existence of the nonconforming use on the property, or (v) any other relevant evidence indicating discontinuation of the nonconforming use for the requisite time period. In determining the date of discontinuance, the date of the first indication of abandonment will be relied upon. A nonconforming use shall also be considered to be abandoned if a permitted use moves in place of a non-conforming use.

The Planning & Transportation Director or City Traffic Engineer or their respective designee may require the property owner to provide a site-specific traffic study to determine the potential impacts of the proposed changes to uses or structures as part of the site development plan.

- g. Residential Uses within the Overlay District.* The OAO shall not apply to existing residential uses or structures developed prior to the effective date of this section. Protections of existing residential uses shall be implemented. Properties currently used as and developed as residential prior to the effective date of this section shall continue to be subject only to current Land Development Code standards and protections governing such properties' underlying zoning designation and not those set forth in the OAO, unless and until such properties redevelop. Any change of use or redevelopment on the property shall require compliance with OAO standards. In order to protect existing structures that are used as a residence, new non-residential or mixed use development within the OAO shall have its structures setback at least 35 feet from the property boundaries of parcels with existing residential structures used as a residence that are not intended to be part of the proposed development, unless a written consent can be obtained from owner(s) of the affected existing residential structure(s) consenting to the waiver of such minimum setback requirement of this subsection. Parking garages shall be setback at least 100 feet from the property boundary of parcels used and developed as single-family or low-density residential.
- h. Landscaping Requirements.* Development and or redevelopment in the OAO shall comply with all landscaping requirements of other provisions of the Land Development Code and future corridor landscape plans, unless specifically addressed within the OAO. In addition to other requirements of Section 58-334 of the Land Development Code, all street frontages within the OAO shall contain at least one shade tree for every 50 feet of linear lot line. Side yards and rear yards not facing streets shall contain at least one understory tree for every 30 linear feet of side or rear lot lines.
- i. Block Structure and Circulation Requirements.*
- (1) The OAO is designed to enhance pedestrian walkability, connectivity and safety and to create a safe, comfortable and convenient pedestrian experience. Towards this end, the OAOs

transportation system is based on inter-connected streets forming small blocks similar to successful patterns of the more walkable areas of the City such as the Park Avenue Corridor.

(2) Block Configuration/Lot Standards: Any additional development or redevelopment of parcels in excess of 2 acres within the OAO shall be required to create a block structure and pedestrian corridors conducive to pedestrian safety, comfort, and vehicular circulation.

- (a) New or redeveloped buildings within the OAO shall have building widths of between a minimum of 50 feet and a maximum of 300 feet wide where they interface with pedestrian oriented street frontages.
- (b) Development shall provide a continuous driveway or alley that connects to adjacent parcels and roadways and provides access for emergency vehicles and city services.
- (c) To the extent possible, given the size and shape of the parcel, new or redeveloped blocks shall be between a minimum perimeter of 1000 linear feet and a maximum perimeter of 1500 linear feet. The City goal is to encourage walkability based upon successful Park Avenue Corridor block perimeters of 1300 linear feet. Where existing block perimeters are smaller than 1500 linear feet, no further breakdown is required. Where block perimeters are larger than 1500 linear feet, new development shall be organized to break the land mass into walkable blocks.
- (d) Driveways or alleys shall be constructed at widths adequate for dumpsters, trash compactors and circulation of solid waste collection vehicles, large truck delivery and allow emergency vehicles to maneuver past parked delivery vehicles and waste receptacles.

(3) Street Realignment and Parallel Orange Avenue Access. Where Palmetto Drive, Vivian Drive and Harmon Drive provide secondary and primary access to properties within the OAO area, portions of these roadways may be considered to be closed, vacated or re-aligned subject to City Commission approval, so long as a parallel public access road and approved by the City Commission, is dedicated and maintained to allow vehicular access between Orlando Avenue and Denning Drive. Protection of on-street parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority concern should the roadway be re-aligned. Any road shall be constructed with a minimum street travel lane width of 24 feet unobstructed and shall have unobstructed vertical clearance per National Fire Protection Act (NFPA) codes, shall replace all existing on-street parking and maintain the existing 50-foot public right of way.

(4) Street Sections: Any new, realigned, or redesigned street sections within the OAO shall be designed to create and maintain a quality

comfortable walking environment encouraging the use of multimodal transit options including:

- (a) On-street parking is to be provided to the maximum extent possible to buffer pedestrians from vehicular traffic. Parking space dimensions shall be not less than 9ft x 18ft.
 - (b) Vehicular traffic lanes on streets with bus routes shall be designed at not less than 12 feet to support safe circulation of busses.
 - (c) Bus transfers are to be located inside project boundaries to lesson traffic delays and increase safety on major roads. Bus transfers shall be coordinated and approved by Lynx.
 - (d) Shaded sidewalks and benches for resting and waiting for public transit shall be provided.
 - (e) Care shall be taken to minimize curb cuts and maximize visibility surrounding curb cuts.
 - (f). New development in conjunction with the City shall pursue approval from FDOT to utilize the FDOT rail right of way for pedestrian/bicycle trails where appropriate prior to submission of project plans for City approval.
- (5) **Sidewalks:** All buildings, parking areas, public spaces, amenity features, and adjoining developments of similar use shall be linked with sidewalks. Sidewalks shall be provided along public streets that provide access to the development. A minimum 17-foot sidewalk is to be provided along Orange Avenue. Fairbanks Avenue and Orlando Avenue shall provide sidewalks at least ten feet wide with a minimum 5-foot landscape buffer along the back of curb, between the roadway and sidewalk. All other sidewalks in the OAO shall be 10-feet in width with a minimum 5-foot landscape buffer. If sufficient right-of way is not available, the building may need to be set back to accommodate these wider sidewalks and the additional space required to create the required sidewalks as defined herein shall be dedicated to public access through easement. Sidewalks shall be constructed in accordance with the standards for sidewalks set forth in City of Winter Park Engineering Standards and Landscape standards and constructed at the sole cost of the developer.
- (a) Restaurants and cafes with seating within the public right-of-way shall be subject to the regulations contained in Chapter 90, Article VI - Sidewalk Cafes, of the Winter Park code of Ordinances.
- (6) **New Streetscapes:** In order to improve the pedestrian experience, new development or redevelopment shall provide the streetscape area

including sidewalks, lighting, landscape and street furniture and will dedicate pedestrian easements over this area prior to certificate of occupancy.

(7) Access Standard:

- (a) All city services including utility access, utility equipment, solid waste containers shall be placed at the rear of lots and accessed by driveways or alleys opening to side streets.
- (b) Garage and parking shall be accessed through driveways or alleys opening to side streets.

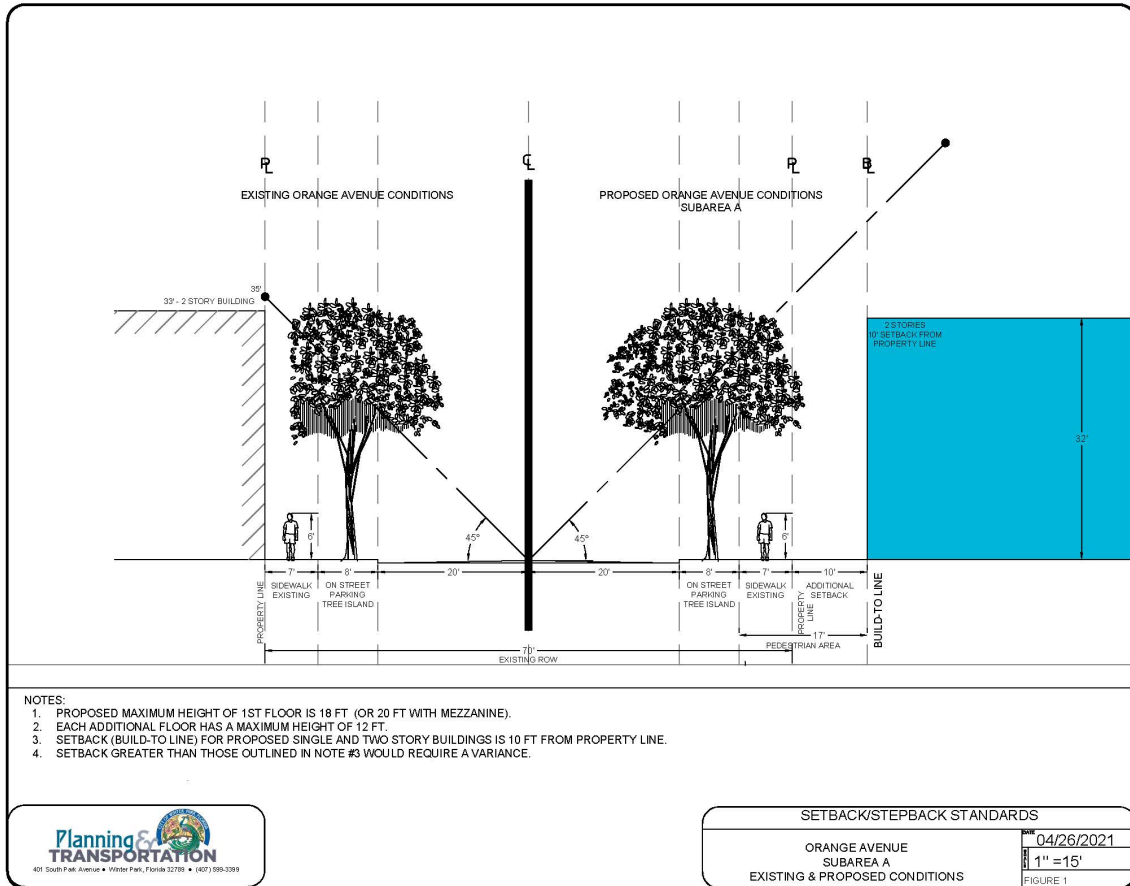
j. *Architectural Standards.* Development within all Subareas defined later in this section shall meet the following architectural standards.

- (1) *Building Height.* To allow for flexibility in design, but preserving development standards that will reduce building massing, buildings shall be measured in stories. For parking garages, levels visible on the exterior of the building shall be counted towards building height (ex. A 3-story building wraps around a 4-level interior parking garage, only the 3 stories would count as they are the only part visible).

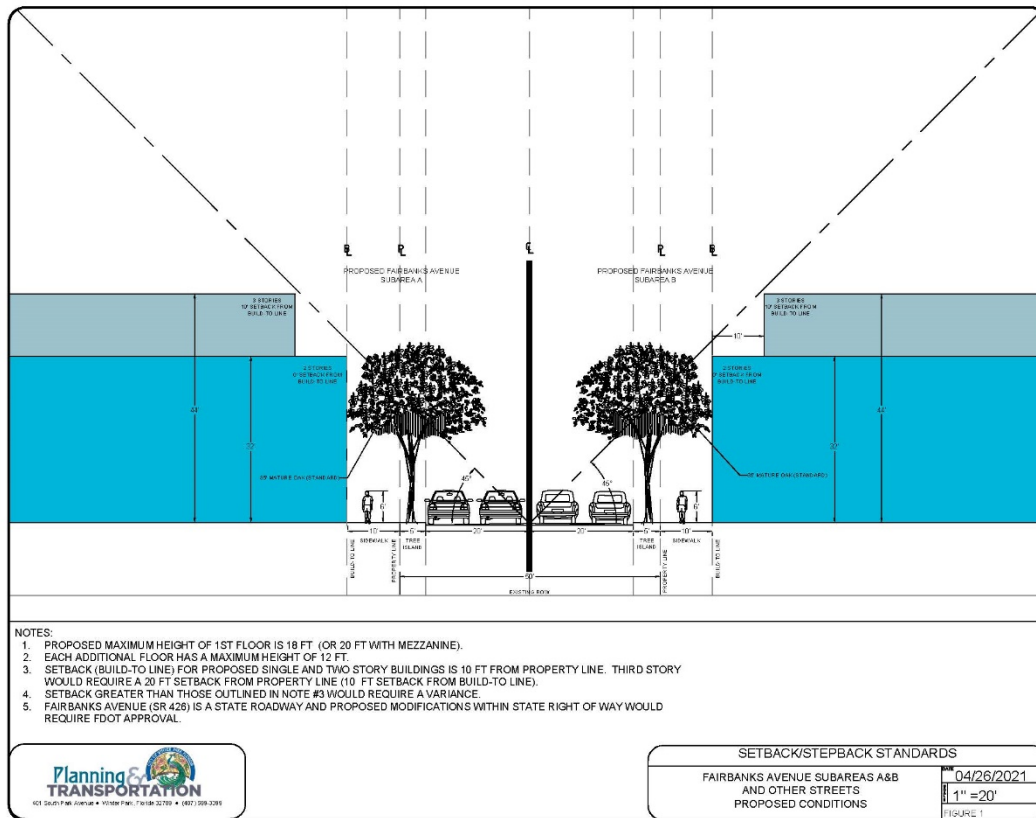
The first floor of any building shall be allowed to be a maximum of 18 feet in height. When mezzanines, balconies or lofts are provided, first floor heights of 20 feet may be allowed. Mezzanine, balcony or loft levels shall be allowed within the first story, as long as they do not cover more than 30% of the first-floor area and stay within the maximum 20-foot first floor height area. Mezzanines, balconies or lofts shall not be allowed above the first floor. Each floor above the first floor shall have a maximum height of 12 feet.

For multi-story buildings over two stories in height, there shall be terracing and/or additional setbacks to accomplish vertical articulation is mandated to create relief to the overall massing of the building facades, as discussed later in this section.

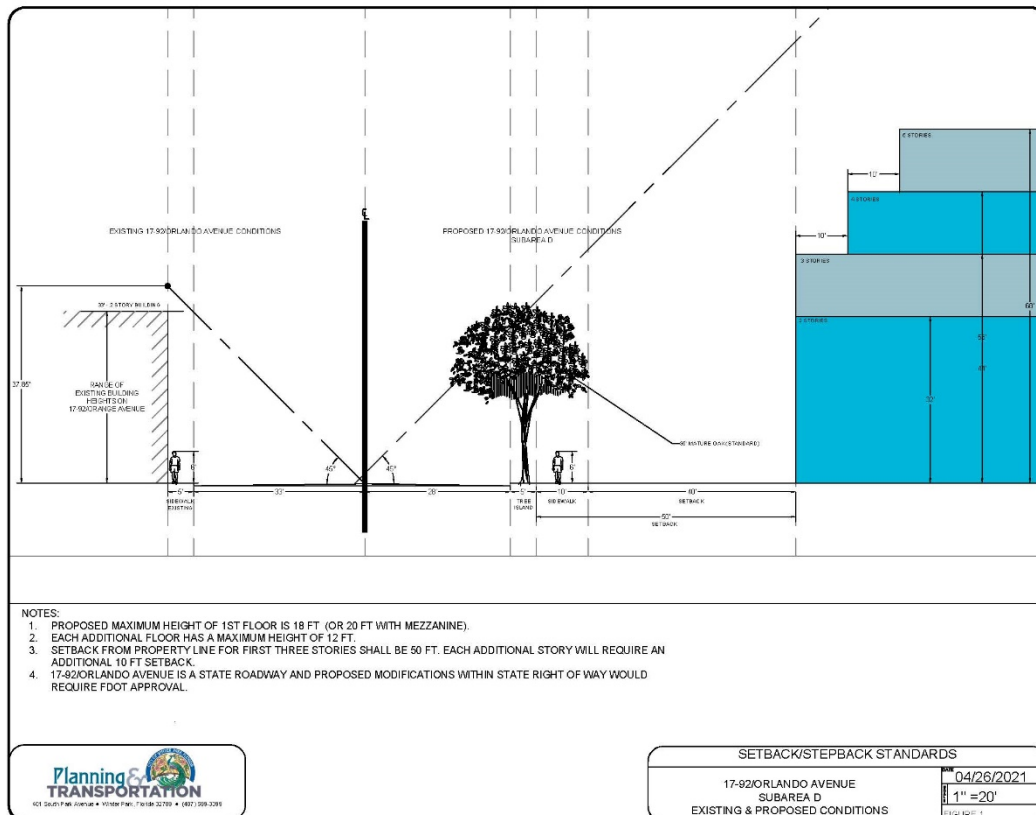
- (2) *Setbacks/Stepbacks.* For any building over two stories in height that is built up to the allowable building line or "build-to" line. Each additional floor shall be setback a minimum of ten (10) feet, or shall be within the allowable envelope as depicted in the figures below. The build to line is established by the greater of setback or sidewalk requirement. All setbacks are measured from the property line. Setbacks greater than the established "build-to" line require a variance. *does the additional stepback apply to only street frontages?

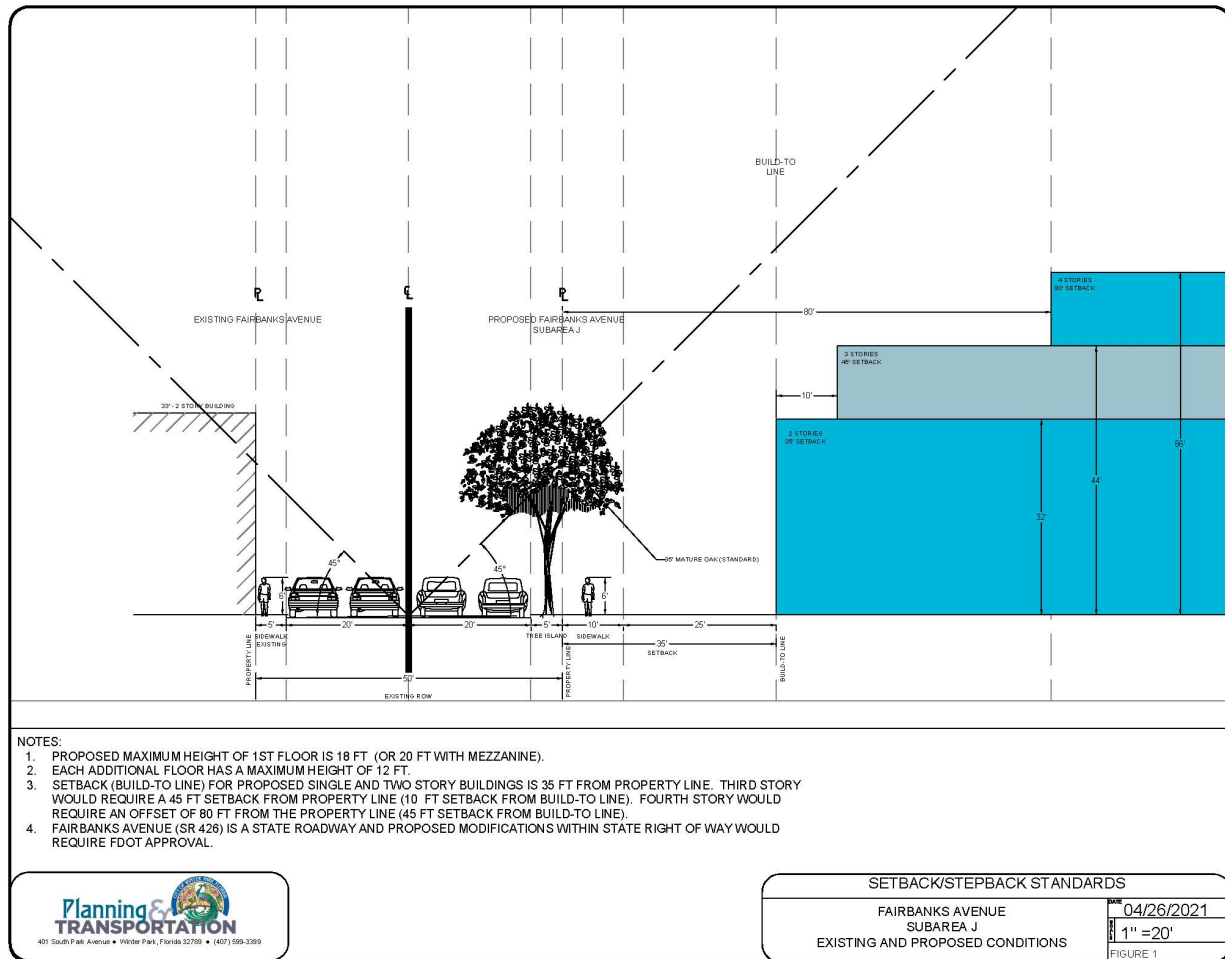


DRAFT



*Setbacks for Subarea B near Fairbanks/Denning has been updated – need to revise Figure & fix numbering





If a building is constructed within the allowable building envelope as depicted above, the first floor shall always be defined and articulated as addressed later in the OAO. Additionally, the building shall not exceed more than two stories of vertical wall without a setback/stepback, cornice, balcony or other major façade breakup, which shall create visual and massing relief. All walls shall provide two or three of the articulation options listed below, offset a minimum of 4 feet.

Each subarea of the OAO may define additional required setbacks for that area that may differ from what is defined in this section. The defined building envelope depicted above shall be maintained, regardless of any setbacks.

All setbacks and/or stepbacks shall provide space for the healthy development of shade tree crowns. The City Arborist shall review and recommend species selection and positioning to ensure compliance.

Rear building setbacks/stepbacks as defined herein shall not be required for properties abutting the railroad right-of-way. However, these rear facades shall provide articulation offset 4 feet, material change, window, entryway or other breakup of the building façade at least every 30 feet, both vertically and horizontally.

- (3) Facades. The intent of this subsection is to provide visual interest to all facades by requiring a minimum level of detail features on facades. These detail features shall not consist solely of applied graphics or paint. There shall be some sort of articulation, material or color change, window, entryway or other breakup of the building façade at least every 50 feet. Murals shall be allowed to contribute towards façade breakup.

(a) All facades of buildings with a gross floor area of ten thousand square feet or more shall be required to incorporate at least three (3) of the following facade treatments. At least one of these treatments shall repeat horizontally. All such design elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

(b) All facades of buildings with a gross floor area of less than thousand (10,000) square feet shall be required to incorporate at least two (2) of the following facade treatments. At least one (1) of these treatments shall repeat horizontally. All such design elements shall repeat at intervals of no more than twenty-five (25) feet, either horizontally or vertically.

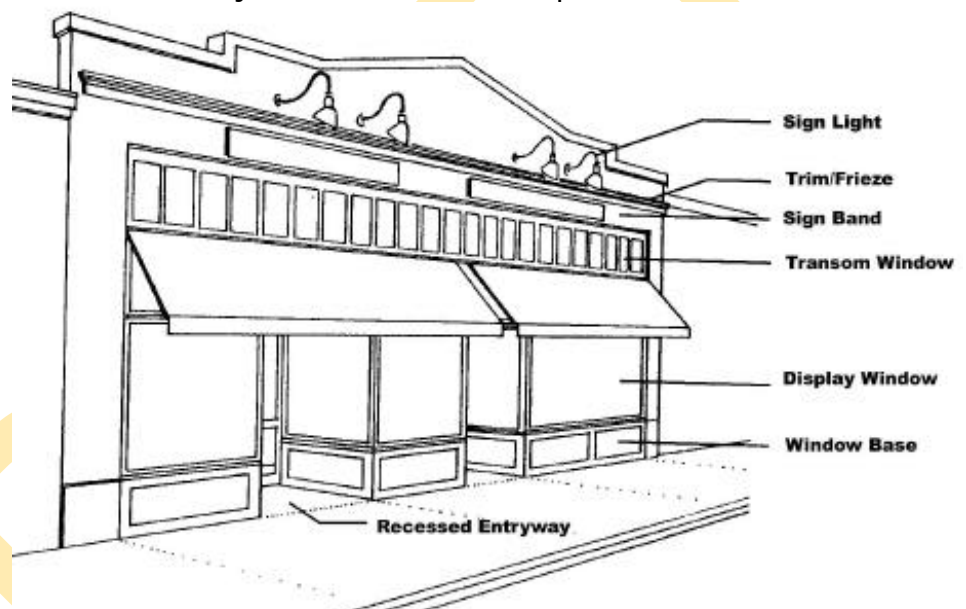
- 1.Expression of a vertical architectural treatment with a minimum width of twelve (12) inches.
- 2.Building stepbacks, offsets or projections, a minimum of four (4) feet in depth.
- 3.Texture and /or material change.
- 4.Architectural banding.
- 5.Pattern change.
- 6.Other treatment that, in the opinion of the Planning & Transportation Director after review by the OAO Appearance Review Advisory Board, meets the intent of this subsection.

(c) No building shall exceed more than 300 feet of horizontal length on any street facing façade. When multiple buildings are included on the same parcel, those buildings shall be separated by 20 feet to support growth of healthy canopy crowns or provide courtyard, parking or other gathering spaces on the site.

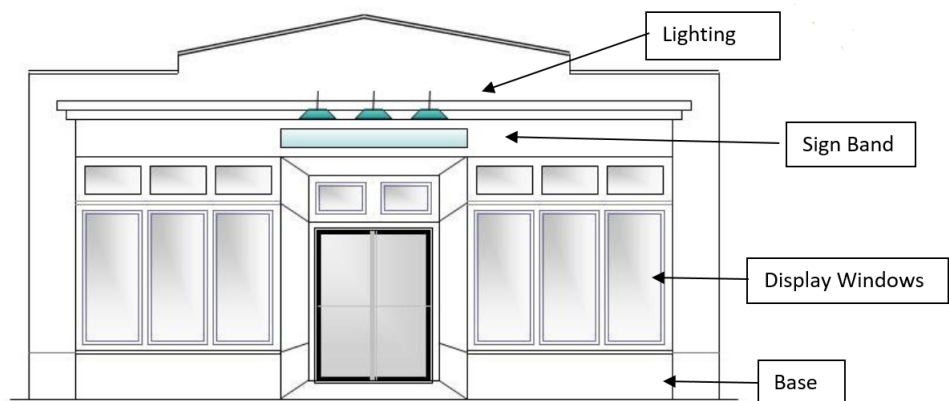
Commercial Façade Treatment Example 1:



Commercial Façade Treatment Example 2:



Commercial Façade Treatment Example 3:



- (4) *Additional Façade Treatment Requirements.* Roof lines, parapets and building heights shall be architecturally articulated and

diverse in design form with adequately scaled and proportioned architectural treatments which complement the building's design.

The window, wall and roofing treatment should be of high-quality materials and consistent on both the front and the back of the building and any street facing side wall of the building. Allowable building materials shall include brick, natural stone, glass, architectural metal, concrete, wood, or similar material with a longer life expectancy. Exterior Insulation and Finish System (EIFS) shall not be allowed. Stucco, hardiboard siding (or similar materials) or concrete block shall not exceed more than 50% of any façade. Detailing is encouraged to enhance the façade.

Structures shall be sited so as to create visual relationships with sidewalks, street alignments, trees, green space and neighboring businesses; create visual anchors at entries, provide interesting architectural perspectives featuring appropriate facade treatments and maximize the pedestrian relationship to the sidewalk. They shall also take into consideration the existing structures and be in unison with their scale and style.

- (5) *Glazing Requirements.* The lower story of the building has the most immediate visual impact on the passerby. Traditionally, buildings along urban streets have a high proportion of glazing to solid wall surface, with higher floor to floor heights, on the first story. To maintain continuity with this treatment, non-residential buildings on Orange Avenue shall have 60% minimum glass on the first story and shall be allowed height up to 20 feet. Along other roads within the OAO, non-residential buildings shall have 40% minimum glass on the first story. The first floor shall be clearly defined and articulated from upper stories.
- (6) *Building Entrance.* Primary building entrances in the OAO shall be clearly defined, and shall be recessed or framed by a sheltering element such as an awning, arcade, overhang, or portico (in order to provide weather protection for pedestrians). Awnings are encouraged. Awning standards include:
 - (a) Awnings for a building façade shall be of compatible color, look, shape, and height;
 - (b) Awnings shall provide vertical clearance of no less than eight (8) feet above sidewalks; and
 - (c) Awnings are not allowed to hang over vehicular traffic ways.
- (7) *Architectural Towers, Spires, Green Roof Features, Solar Panels, Chimneys, Or Other Architectural Appendages.* Any architectural tower, spire, chimney, flag pole or other architectural appendage to a building shall conform to the underlying subarea height limit. However, when necessary to meet the building code

requirements, chimneys may exceed the height by the minimum required.

Architectural appendages, roof decks, embellishments and other architectural features may be permitted to exceed the roof heights specified in that subarea, on a limited basis encompassing no more than 15% of the building roof area or 15% of building street facing façade width not to exceed 30 linear feet of a given façade, or up to ten feet of additional height upon approval of the City Commission, based on a finding that said features are compatible with adjacent projects.

Solar panels, roof garden or green roof features may be permitted to exceed the roof heights specified in that subarea, on a limited basis encompassing no more than 30% of the building roof area or 30% of building street facing façade width not to exceed 30 linear feet of a given façade, or up to ten feet of additional height upon approval of the City Commission, based on a finding that said features are compatible with adjacent projects.

- (9) *Mechanical Penthouses, Rooftop Mechanical and Air-Conditioning Equipment, Stair Tower Enclosures, Elevators and Parapets.* Mechanical penthouses, mechanical and air-conditioning equipment, stair tower enclosures, or elevators on rooftops of buildings shall not exceed a total height of ten feet (building code official shall have the ability to give administrative variances to this requirement based on life-safety or equipment needs for elevation) above the allowable building height. Any penthouses shall only be used for mechanical equipment to serve the building. Parapets, or mansard roofs serving as parapets, may extend a maximum of five feet above the height limit in the underlying zoning district unless other parapet heights are more restrictive for the respective underlying zoning district. In addition, mechanical equipment and air-conditioning equipment on rooftops shall be screened from view from ground level on all buildings in all zoning districts and shall be located to the maximum extent possible so that they are not visible from any street.

- (10) *Appearance Review.* In addition to meeting the architectural standards as set forth in this section. All external renovation or development projects and Conditional Use requests within the OAO shall undergo Appearance Review prior to permitting. **Need a provision on architectural review submittal requirements for smaller projects.**

For developments requiring a conditional use approval having a land area of more than 80,000 square feet, having more than 25 residential units, or having structures exceeding 35,000 gross square feet above grade, professionally prepared fully rendered 3-D digital architectural perspective images and elevations that

show all sides of the proposed building(s), parking areas, parking structures and any other site improvement shall be submitted to and reviewed by and commented upon by the Orange Avenue Overlay Appearance Review Advisory Board to ensure high quality architecture consistent with the goals and objectives of the OAO. At the request of the Director of Planning an Acoustical Engineer may be invited to comment on projects having rooftop or open-air elements. The comments and recommendations of the Orange Avenue Overlay Appearance Review Advisory Board shall be transmitted to the Building Official, Director of Planning, Planning and Zoning Board and City Commission for consideration in rendering a decision on the proposed conditional use or building permit sought for the proposed development.

k. *Parking Requirements & Access Management.*

- (1) To the extent net street parking, over and above that currently existing within the OAO, is provided by the developer prior to certificate of occupancy, such net new parking directly adjacent to the development lot may count towards satisfying code parking requirements.
- (2) *Parallel Orange Avenue Access.* Where Palmetto Drive, Vivian Drive and Harmon Drive provide secondary and primary access to properties within the OAO area, portions of these roadways may be considered to be closed, vacated or re-aligned, so long as a parallel access road, as approved by the City Commission, is dedicated and maintained to allow public vehicular access between Orlando Avenue and Denning Drive. Protection of on-street parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority concern should the roadway be re-aligned. Any road shall be constructed with a minimum street travel lane width of 12 feet unobstructed and shall have unobstructed vertical clearance per National Fire Protection Act (NFPA) codes, shall replace all existing on-street parking and maintain the existing 50-foot public right of way. **No on-street parking permitted on a roadway with a curve where the curve exceeds 60 degrees (include linear distance).**
- (3) *Off-Street Parking Requirements.* Unless specifically provided within the OAO, parking spaces, parking management plans and parking leases shall be provided in accordance with Land Development Code requirements.
 - (a) *General Business and Retail Commercial:* One parking space for each 333 square feet of gross floor space.
 - (b) *Office, Professional or Public Buildings:* One parking space for each 333 square feet of gross floor space.
 - (c) *Medical Office:* One parking space per 200 square feet of gross floor space.

- (d) *Hotel:* One parking space for each guest room shall be provided. Other ancillary uses in the hotel (restaurant, spa, retail, meeting space, etc.) shall be required to provide parking in accordance with the off-street parking requirements defined in Section 58-86 subject to a credit of 50% of the rooms.
- (e) *Restaurants, Food Service Establishments, Nightclubs, Taverns or Lounges:* One space for every four seats.
- (f) *Multi-family residential:*
- (1) Each one-bedroom or studio unit shall be required to provide 1.25 dedicated parking spaces per unit.
 - (2) Each two-bedroom unit shall be required to provide 2.0 dedicated spaces per unit.
 - (3) Each three-bedroom or above unit shall be required to provide 2.5 dedicated parking spaces per unit.
- (4) *Off-street Parking Access Design.* Parking access to properties along Orange Avenue, Orlando Avenue and Fairbanks Avenue shall be through an alley originating from side streets or from a side street if frontage is available on a side street. In mid-block locations without existing alleys, new alleys shall be provided and accessed from the frontage street. Garages shall not be located in front of the primary building. If side street frontage is not available, access from cross-access easements preferably in the form of shared rear alleys shall be utilized. If cross-access is not available, a driveway will be allowed from Orange Avenue, Orlando Avenue, or Fairbanks Avenue, provided the driveway and building gap surrounding it is not more than 20 feet. Any new driveways or curb cuts along Fairbanks Avenue or Orlando Ave shall require FDOT coordination prior to submittal. Throughout the OAO, cross-access agreements, preferably in the form of shared rear alleys are required, to reduce the number of curb cuts and driveways. The intent is to maintain the building street wall without large voids for access driveways and improve traffic circulation by providing rear access for services and deliveries. The goal in this parking arrangement is to decrease the visibility of parking from the street as much as possible, by having parking behind the building and to reduce the turning movements with limited visibility across multiple lanes of traffic.
- (5) *Off-site Parking.* Required parking may be located within 750 feet of the building, or within the closest parking structure where excess parking is available for lease. Off -site leased parking must comply with additional requirements of Sec 58-86: (j) Remote Parking Lots Encumbered (Should this language be deleted?). In the event of new construction, addition, or change in intensity of use of the principal building or property being serviced by the remote parking lot, all existing parking spaces located on such remote lot shall be allocated to the existing building or principal

use to meet the minimum requirements of this article, and any additional spaces may then be allocated to that portion of the building or property which is the subject of the new construction, addition, or change in intensity of use.

- (6) *Bicycle Parking Requirements.* Unless specifically provided within the OAO, bicycle Parking shall be required in accordance with other Land Development Code Standards. Where large projects provide parking garages, 20% of the required bike parking shall be provided onsite. The other 80% of required bike parking may be located within City right-of-way, along bike paths, or within greenspace areas throughout the OAO. The City shall determine where the off-site bicycle parking shall be located.
- (7) *Parking Exclusion.* A parking exclusion shall apply only to existing square footage or floor space. Parking shall be provided as required by the OAO parking standards or other provisions of the Land Development Code, where not specifically addressed herein. The OAO shall apply for any net new building or net new floor space created by redevelopment, new construction, additions, alterations, or remodeling or for any change in use requiring additional parking such as an office or retail space conversion to restaurant. Existing parking spaces may be counted to satisfy this requirement only where such existing spaces are in excess of the parking space requirements of this section for any existing floor space.
- (8) *Floor Area Ratio for Parking Structures.* In subareas where the city encourages the use of structured parking, an opportunity to achieve increased floor area ratio (FAR) is included in the Subarea development standards. Parking structures shall count towards the floor area ratio (FAR) for any property within the OAO (except for underground level and open top level), developments that provide parking at least 10% above what is required by minimum code requirements or parking structures meeting the following conditions are eligible to take advantage of the Bonuses offered in the OAO Development Enhancement Menu.
 - i. Provide for multi-property parking collectives. For smaller-scale garages, multiple property owners may create a collective where parking can be built on a property that can serve multiple properties that do not have adequate available parking.
 - ii. Provide level-two electric vehicle charging stations for a minimum of 2% of all spaces within the structure.
 - iii. Provide and construct parking spaces at least 10% above what is required to meet code minimum requirements. This excess parking must be available for lease at or below fair market value (based on comparable area parking leases) to

small businesses in the OAO located in Subarea A. When parking spaces to satisfy the 10% requirement are located on the primary parcel as part of structured parking, the square footage associated with those spaces shall not be included in FAR calculations. At the discretion of the City Commission, a portion of this additional parking may be provided in another location of verified parking deficiency within the OAO. Any parking spaces provided under this provision shall be constructed in conformance with the standards of the Subarea in which they are constructed, subject to an approved Parking Management Plan and supported by a recorded instrument acceptable to the City Manager with review and advice from the City Attorney. Provision of parking spaces shall run concurrent with the primary development use. The City's preference is structured parking. Should the City Commission agree to accept surface parking spaces as part of the required 10% additional parking, the number of spaces will be adjusted to reflect the comparable value of surface versus structured parking based on current market values as determined by the Office of Management and Budget.

- iv. Stairwells required for parking garages shall be designed to have open walls, visible to the outside of the garage.
- v. Parking structures shall be designed to allow sufficient airflow to ensure that all structured parking remain "open-air." Mechanical ventilation shall not be allowed for structured parking within the OAO, unless the parking structure is located below ground.
- vi. Parking structures shall be screened at least 50% on all visible sides with green walls, living walls, liner buildings (with adequate spacing to allow air and light to enter garage), murals (that do not include advertising of any type), mature shade trees or vegetative screening, or designed with architectural details to match the primary structure. that soften the appearance from looking like a stark parking garage wall.
- vii. Subarea A properties shall be offered priority for parking spaces that are required to be available for lease. Parking spaces shall also be eligible for purchase by other properties, first opportunity to purchase shall be given to Subareas A.
- viii. Parking structures shall meet height, building setback, allowable building envelope area and screening requirements as outlined in the OAO.
- ix. Parking garages shall be set back from the Orange Avenue, Fairbanks Avenue or Orlando Avenue frontages in accordance with requirements of Section 58-83(3).i. (2) Setbacks Allowable Building Envelope Cross-Section based on height. Parking structures shall be screened as required in the OAO.

Parking shall be accessed from private drives or public/private alleys originating and terminating on side streets to the maximum extent feasible. They shall be designed in an architectural style that is compatible with its building counterpart and shall also conform to the City's parking garage design guidelines, be subject to Parking Management Plans and standards in Section 58-84 and Section 58-86.

- x. Parking structures shall not be permitted on the north side of Fairbanks Avenue.

I. Public Notice and Hearing Requirements.

- (1) In addition to notice required by state law, City-wide notice, as defined in Section 58-89, shall be required for OAO code text amendments and any proposed development within the OAO that requires Conditional Use approval and has a land area of more than 80,000 square feet, or a building of more than 35,000 square feet or having more than 25 residential units. Said notice of the hearing shall be published in a newspaper of general circulation within the city at least 30 days in advance of the hearing; written notice of the time and place of such meeting and the proposed action to be taken shall be posted upon the property and mailed to all owners of record of property within 1,500 feet of the property, and mailed to all households as determined from the listing of utility billing addresses within the entire city limits at least 30 days prior to the public hearing. The public notice posted on the property shall be erected to be in full view of the general public on each parcel, street side, and shall be erected by the applicant.
- (2) In addition to notice required by state law and Section 58-89, for proposed development within the OAO requiring Conditional Use Approval, but not qualifying for city-wide notice, public notice shall be required as follows: Said notice of the hearing shall be published in a newspaper of general circulation within the city at least 15 days in advance of the hearing; written notice of the time and place of such meeting and the proposed action to be taken shall be posted upon the property and mailed to all owners of property of record within 1,500 feet of the property requested for Conditional Use, at least 15 days prior to the public hearing. The public notice posted on the property shall be erected to be in full view of the general public on each parcel, street side, and shall be erected by the applicant.
- (3) All changes to OAO zoning code text and subarea maps and approval of Conditional Uses for all projects that meet the size, density or intensity requirements for city-wide notice, shall be deemed approved when the change has received the affirmative vote of a majority of the city commission on at least two (2) separate days at either regular or special meetings of the commission. If the city commission approves the required

conditional use at the first public hearing, such approval shall not be considered final until the second approval at the second public hearing.

m. Meaningful Open Space Requirements. It is the intent of the OAO to ensure that the development and enhancement of properties includes the creation of meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind and stimulate social connection. Where properties are planned for redevelopment, meaningful open space and the design of structures around these open spaces is the most important consideration. At a minimum, each property 2 acres in size and above, or any project covering 2 acres, that is redeveloped shall provide at least 25% meaningful open space, which is predominately visible from public right of ways, open to and available to the public. At least 50% of open-space areas provided shall be greenspace. Pervious areas such as retention ponds, parking lot islands or landscape planting areas around building bases shall not be counted as open space. Existing park space shall not count towards open space requirements. Open space shall be areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similar-type spaces. At least 90% of the open space shall be provided at ground level. The intent is that each of these areas create the opportunity for social interaction, relaxation, recreation and reflection. Given Winter Park's location on a recharge area of the Floridan Aquifer, nothing set forth in the OAO standards supersedes the requirement of Comprehensive Plan Policy 4-6.1.3 requiring not less than 25% of the total building lot land square footage be pervious ground.

n. Signage Requirements. Signage within the OAO with frontage along Orange Avenue shall comply with the following requirements:

- (1) Each occupant shall be permitted a maximum of two signs indicating the business, commodities, service or other activity sold, offered or conducted on the premises. Where one occupancy has two signs, only the following combinations of sign types shall be permitted: One wall or canopy sign; one projecting sign and one wall or canopy sign; one canopy sign and one under-canopy sign. These signs shall also comply with the applicable provisions of Sections 58-125 through 58-128.
- (2) Projecting signs on properties or buildings within the OAO shall be limited to an area of each face of 20 square feet and shall have a minimum clearance of seven feet.
- (3) The maximum copy area of canopy signs shall be two square feet per linear foot of canopy front and sides. These signs should also comply with applicable provisions of Section 58-128.
- (4) Signs attached to the underside of a canopy (under-canopy signs) shall have a copy area no greater than six square feet, with a

maximum letter height of nine inches, subject to a minimum clearance of seven and a half feet from the sidewalk.

(5) OAO properties may not have digital, electronic, and/or internally-illuminated signs, such as backlit plastic, acrylic or glass. Front lighting of signs is encouraged. External illumination must be provided by a light source that is installed to prevent direct light from shining onto the street or adjacent properties. Flashing or moving lights are not permitted. Backlit halo-type opaque sign lettering is permitted; however, the light color must be white or subdued and muted such as a pastel shade. Sign faces and sides may not be translucent and must be an opaque material such as metal or wood.

(6) Ground signs or monument signs (excluding pole and pylon signs) are only permitted within the Subareas C, D, E, I, J and K. Ground signs within these subareas are limited to 30 square feet in size, and shall be located as to prevent interference with pedestrian and vehicular traffic. The design and location of such signs shall be subject to the approval of the Planning and Community Development director and/or Building Department director via a sign location and design plan to ensure that the sign does not interfere with pedestrian traffic, parking or does not create excessive signage in one area.

o. Sidewalk Design and Utilization. All buildings, parking areas, public spaces, amenity features, and adjoining developments of similar use shall be linked with sidewalks. Sidewalks shall be provided along public streets that provide access to the development. A minimum 17-foot sidewalk is to be provided along Orange Avenue. Fairbanks Avenue and Orlando Avenue shall provide sidewalks at least ten feet wide with a minimum 5-foot landscape buffer along the back of curb, between the roadway and sidewalk. All other sidewalks in the OAO shall be at least 10-feet in width with a minimum 5-foot landscape buffer. If sufficient right-of way is not available, the building may need to be set back to accommodate these wider sidewalks and the additional space required to create the required sidewalks as defined herein shall be dedicated to public access through easement. Sidewalks shall be constructed in accordance with the standards for sidewalks set forth in City of Winter Park Engineering Standards and Landscape standards and constructed at the sole cost of the developer. Restaurants and cafes with seating within the public right-of-way shall be subject to the regulations contained in Chapter 90, Article VI - Sidewalk Cafes, of the Winter Park code of Ordinances.

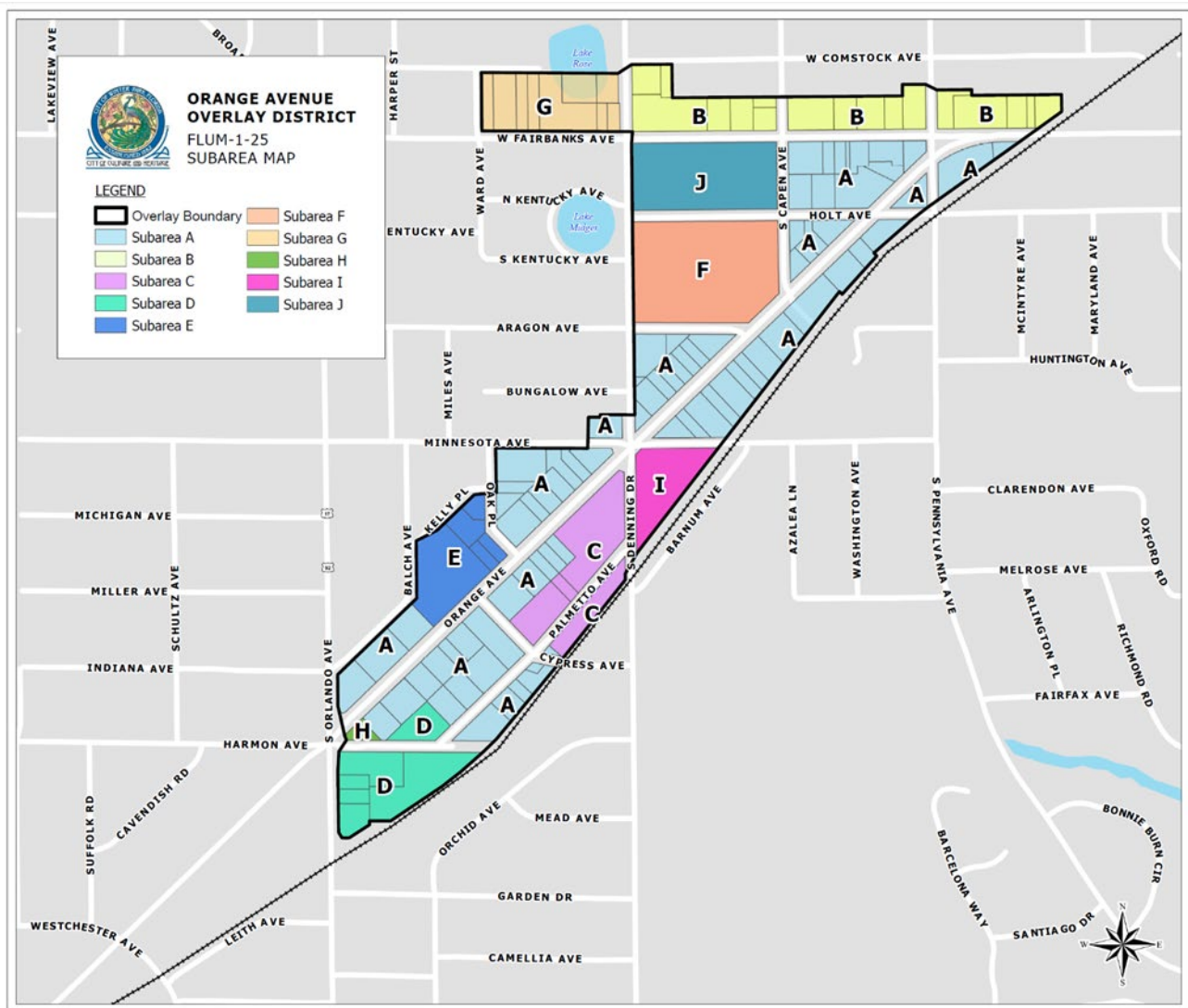
p. Display of Merchandise Outside of Commercial Buildings. Only properties within the OAO with frontages along Orange Avenue are allowed one display of merchandise to be located outside of a commercial business exclusive of beautification elements such as plants (that are not for sale). This display must be placed within two feet of the front wall or window of the building. This display must not

block or impede pedestrian traffic or be placed on the public sidewalk and at least six feet of clear sidewalk width must remain for pedestrian traffic. This display must be no more than six feet in height and no more than two feet in width. The display must be safely secured and removed under windy conditions. The display must be removed when the business is not open. An outside display is not permitted if the business chooses to place an outdoor portable sign.

q. Contribution to Transportation and Mobility Infrastructure. Development and redevelopment within the OAO requiring a conditional use approval shall contribute to the cost of transportation and mobility improvements prior to permitting based upon the estimated cost to fund the design, engineering, permitting, and construction of those transportation and mobility projects within or proximate to the OAO that are impacted by such development or redevelopment. The owner and developer of a project shall enter into an agreement with the City, as part of conditional use approval addressing the project's contribution to transportation infrastructure. In the event the City establishes a mobility fee, road impact fee, special assessment or other funding mechanism a project's payment of such required fee may satisfy requirements of this policy.

r. Stormwater Management: To increase efficiency of land use, at the discretion of the Director of Planning and Transportation or the Director of Public Works, stormwater management systems serving multiple building developments may be considered provided such systems are made available before certificate of occupancy and recorded with a legal instrument acceptable to the City with review and advice from the City Attorney.

s. Orange Avenue Overlay District Subareas and Standards for Development. The subarea map depicted below delineates the different subareas of the OAO and the specific standards, requirements and opportunities for each subarea. Each subarea has unique characteristics, issues and opportunities.



After the adoption of the OAO, no changes to the subarea map shall be allowed. Variances to height, number of stories, FAR, permitted/prohibited uses, required open space or maximum residential density shall not be granted for any property or development within the Orange Avenue Overlay District. Variances to other development standards shall be considered, with sufficient showing of reasoning and hardship, as outlined in Section 58-90 and 58-92.

The standards detailed in the OAO are the maximum density and intensity parameters potentially permitted in each respective subarea. These maximum standards are not an entitlement and are not achievable in all situations. Many factors may limit the achievable FAR including limitations imposed by the maximum height, physical limitations imposed by property dimensions and natural features as well as compliance with applicable code requirements such as, but not limited to parking, setbacks, lot coverage and design standards.

Parcels to be developed or redeveloped within Subareas D, I & J shall contain at least 25% of the Cumulative Gross Floor Area as Mixed-Use, ensuring that no single-use developments occur that may not create the vibrant mixed-use district that is desired. Mixed-use can be vertical or horizontal.

***Residential units limited on the first floor along Orange Avenue and Fairbanks (limit on units or linear feet frontage [20 to 25 feet]).**

- (1) *Subarea A.* In order to allow for the remodeling and renovation of the buildings within this subarea and to enhance the OAO, these properties shall not be required to comply with those Land Development Code standards listed below, as long as additional square footage is not added to the buildings. If additional square footage is added, as to parking requirements, the properties shall be required only to provide the required parking for the new net square footage of the property. Any additional impervious surface created shall meet all City of Winter Park stormwater requirements for the new impervious area. All remodels, renovations or reconstructions that are allowed to remain as legally non-conforming under other Land Development Code requirements, shall still be required to meet applicable building and life safety codes as determined by the City Building Official and Fire Official. If the use of the building is changed (i.e. office conversion to café), parking shall be provided as required by Code.
- (a) *Exemptions.* The following Land Development Code Requirements shall not be required to be met for renovation or remodel of existing structures that will maintain the existing use, gross square footage, number of stories and conditions of the property:
1. Floor Area Ratio (to the extent existing structure already exceeds FAR)
 2. Minimum Parking Requirements
 3. Stormwater Retention (but a minimum of 10 cubic feet of stormwater treatment and storage shall be created)
 4. Impervious Surface Percentage
 5. Setbacks
 6. Landscaping
 7. Height (no increase in stories)
- (b) *Reconstruction of Buildings.* Given the age of buildings within Subarea A, the properties within this subarea shall be allowed to reconstruct the same building footprint (and square footage) when the building on the site is completely demolished, regardless of non-conforming status, on the site without being required to meet all development standards. Reconstruction of buildings shall be required to provide stormwater retention and the sidewalk widths as

described herein. All building and life safety codes shall be met with all reconstruction.

(c) *Subarea A Development Standards:*

1. Base Floor Area Ratio (FAR): 45%
2. Maximum Achievable FAR with Residential: 60%
3. Maximum Height: 2 Stories for any properties abutting Orange Avenue and Minnesota Avenue, and 3 stories for all other properties within the subarea.
4. Maximum Impervious Coverage: 85%
5. Setbacks: Maximum front setback is 0 feet, but must allow for at least a 17-foot wide sidewalk along Orange Avenue. Fairbanks Avenue and Orlando Avenue and other streets in the OAO shall each be designed to provide for a 10-foot wide sidewalk with a minimum 5-foot landscape buffer on the back of curb. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer or street tree canopy clearance, the area shall be dedicated as a public access easement. Side setback is a minimum of 0 feet, and rear setback is a minimum of 10 feet.
6. Maximum Residential Density: 17 units per acre
7. Historic Preservation: It is a purpose of the OAO to protect and promote historic resources within the OAO. Towards that end the CRA in conjunction with the City, shall provide financial and administrative assistance to historic assets to submit applications for designation on the local and National Register of Historic Places. Additionally, discounts on license and permit fees shall be offered to incentivize registration on the local register of Historic Places. Applications for façade grants from historic assets shall be given prioritization.

(2) *Subarea B.*

(a) *Subarea B Development Standards:*

1. Base Floor Area Ratio: 45%
2. Maximum Achievable FAR with Residential: 60%
3. Maximum Height: 2 stories when property line is shared with residential use or zoning. Structures on parcels not having a common boundary with residential may increase to 3 stories if the 3rd floor is set back an additional 10 feet from front and rear setback lines. 3rd floors shall only allow residential uses.
4. Maximum Impervious Coverage: 85%
5. Setbacks:
 - a. Front/Street: 25 feet within 100 feet of the Fairbanks and Denning intersection, otherwise front setback is 20 feet. Front setbacks must allow for at least a 10-footwide sidewalk and 5-foot landscape buffer area on the back of curb along Fairbanks Avenue. Where

the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.

b. Side: 0

c. Rear: 35 ft

d. Third stories shall require an additional 10-foot setback from the front and rear setbacks.

6. Maximum Residential Density: 17 units per acre

(b) *Additional Development Regulations.* For properties within this Subarea B with an underlying zoning of single-family residential, these properties shall only be used for single-family residential use, open space, or transportation improvements.

(3) Subarea C.

(a) *Subarea C Development Standards:*

1. Base Floor Area Ratio: 25%

2. Bonus FAR exclusively for Structured Parking: 65%

3. Maximum Achievable FAR with Parking Structure: 90%

4. Total FAR must be divided between multiple buildings

5. Maximum Height: 2 Stories or 35 feet (including any awnings or shade structures) for Commercial Structures and Parking garage shall be allowed up to 4-levels including the rooftop deck.

6. Maximum Impervious Coverage: 75%

7. Setbacks: 0 front setback along Orange Avenue, Denning Drive, or Palmetto Avenue, except front setbacks on Orange must allow for at least a 17-foot wide sidewalk and setbacks on Denning and Palmetto must allow for a 10-foot wide sidewalk and 5-foot landscape buffer on back of curb. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. The bike trail may substitute for applicable sidewalk requirements at the discretion of the Director of Planning. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.

8. Maximum Residential Density: 0 units per acre

(b) *Intersection and Open Space Viewshed.* Due to the unique shape of Subarea C and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is banded by the lines described as follows: Start where the property lines of Subarea C meet at the intersection of Denning Drive and Orange Avenue; then travel 150 feet southwest along Orange Avenue's

southeast right of way line; thence easterly to the point on the west boundary of South Denning Drive that is 150 feet south of the starting point; then north along the west boundary of South Denning Drive to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO.

(c) *Palmetto Re-Alignment.* Palmetto Avenue may be relocated to allow for different development scenarios on the site. Protection of on-street parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority concern should the roadway be realigned.

(d) *Additional Development Requirements.*

- (1) A monument sign at least 3 feet in height and 5 feet in width, set in a landscaped bed, shall be required to be provided at the intersection of Denning Drive, Minnesota Drive and Orange Avenue, which directs the public to Mead Botanical Garden. The City shall approve the design and location of the sign.
- (2) Include 1.5 acres of contiguous park space plus bicycle/pedestrian trail.
- (3) No residential use.
- (4) City to retain ownership of this parcel in perpetuity.
- (5) Stormwater requirements to exceed code.
- (6) Contribute to parking needs of small businesses in the area.
- (7) Walkways that are at least 5 feet wide (paved or bricked) must exist between buildings onsite and extend from the park area to Cypress Ave.

(4) *Subarea D.*

(a) *Subarea D Development Standards:*

1. Base Floor Area Ratio (FAR): 60%
2. Maximum Achievable FAR with Enhancements: 100%
3. Maximum Height: 5 Stories or 56 feet
4. Maximum Impervious Coverage: 75%
5. Setbacks:
 - a. Street: Minimum 50 feet along Orlando Avenue. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area on the back of curb along Orlando Avenue and Palmetto Avenue. 0 feet along Orange Avenue except front setbacks must allow for at least a 17-foot wide sidewalk. The bike trail may substitute for applicable sidewalk requirements on one side of realigned Palmetto, at the discretion of the Director of

Planning. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.

6. Rear: 35 feet

7. Maximum Residential Density: 17 units per acre

(a) Residential Uses shall only be allowed above the ground floor fronting Orange Avenue. On a case by case basis the City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of inclusionary affordable/workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.

(b) *Required Development Enhancements.* In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea D shall include structured parking and the following item(s) from the Development Enhancement Menu: CT.1.

(c) *Road Realignment.* Realignment of the Harmon Avenue or Vivian Avenue right-of-way may be considered, subject to City Commission approval and shall require dedication of equivalent Right-Of-Way for the re-alignment of Palmetto Ave. Harmon Avenue currently serves as access to businesses on Palmetto Avenue. Replacement of on-street parking and maximizing ease of traffic flow for Palmetto Avenue shall be matters of priority concern should the City Commission approve closing or vacation of Harmon Ave or Vivian Avenue. No on-street parking permitted on a roadway with a curve where the curve exceeds 60 degrees (include linear distance).

(5) Subarea E.

(a) *Subarea E Development Standards:*

1. Base Floor Area Ratio: 45%
2. Maximum Achievable Floor Area Ratio with structured parking: 60%.
3. Maximum Height: Maximum 2 Stories
4. Maximum Impervious Coverage: 85%
5. Setbacks:
 - a. 0 front setback along Orange Avenue, except front setbacks must allow for at least a 17-foot wide sidewalk and 5-foot landscape buffer at back of curb. All other street frontages must allow for a 10-foot sidewalk and 5-foot landscape buffer at back of curb.

Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.

- b. Side: 5 feet
- c. Rear: 20 feet. If abutting residential, shall be a minimum of 35 feet or equal to building height, whichever is greater.
- 6. Maximum Residential Density: 17 units per acre

(6) Subarea F.

(a) *Subarea F Development Standards:*

- 1. Base Floor Area Ratio: 20%
- 2. Maximum Achievable Floor Area Ratio: 20%
- 3. Maximum Height: 2 Stories
- 4. Maximum Impervious Coverage: 50%
- 5. Setbacks: 20 feet. Orange Avenue setbacks must allow for at least a 17-foot wide sidewalk and 5-foot landscape buffer area on the back of curb. Setbacks on Capen Avenue, Aragon Avenue and Denning Drive must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area on the back of curb. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
- 6. Maximum Residential Density: No Residential Uses Allowed

- (b) *Additional Subarea Requirements:* This area shall not be used for any other future purpose than public space, recreation, open sports/recreation facilities, including ancillary structures, or the parking needed to support these uses. No offices, classrooms, residences or other college uses shall be allowed on the property.

(7) Subarea G.

Subarea G Development Standards:

- 1. Base Floor Area Ratio: 45%
- 2. Maximum Achievable Floor Area Ratio: 45%
- 3. Maximum Height: 3 Stories at max of 35 ft
- 4. Maximum Impervious Coverage: 85%
- 5. Setbacks: Front setback shall be 25 feet. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot

landscape buffer area along Fairbanks Avenue. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement. Side setback is a minimum of 5 feet, and rear setback is a minimum of 10 feet.

6. Maximum Residential Density: 17 Units/Acre

Additional Development Requirements. This Subarea G represents an opportunity to expand Martin Luther King Jr., Park to create an increased greenway connection to Mead Botanical Garden, for cleanup of environmental hazards threatening water quality, educational opportunities regarding karst formation (sinkholes) and to improve traffic flow. It is the intent of the City of Winter Park to acquire these properties for the extension of Martin Luther King, Jr. Park and to provide for transportation improvements.

(8) Subarea H.

(a) *Subarea H Development Standards:*

1. Base Floor Area Ratio: 0%
2. Maximum Achievable Floor Area Ratio: 0%
3. Maximum Height: N/A
4. Maximum Impervious Coverage: N/A
5. Setbacks: N/A
6. Maximum Residential Density: N/A

(9) Subarea I.

(a) *Subarea I Development Standards:*

1. Base Floor Area Ratio (FAR): 45%
2. Maximum FAR with Residential: 60%
3. Maximum Achievable FAR with Enhancements: 100%
4. Maximum Height: 3 Stories
5. Maximum Impervious Coverage: 75%
6. Setbacks: Orange Avenue 0 front setback, except front setbacks must allow for at least a 17-foot wide sidewalk. On Denning Drive and Minnesota Avenue setbacks must allow for at least a 10-ft wide setback and a 5-ft planting strip back of curb. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
2. Maximum Residential Density: 17 units per acre. Residential Uses shall only be allowed above the ground floor. On a case-by-case basis the City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of inclusionary affordable/workforce housing maintained for a period of

not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.

- (b) *Required Development Enhancements.* In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea I shall include structured parking and the following item(s) from the Development Enhancement Menu: CT.7. The City of Winter Park shall determine the area required to be dedicated for intersection improvements.
- (c) *Intersection and Open Space Viewshed.* Due to the unique shape of the property and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is bounded by the lines described as follows: start where the property lines of Subarea I meet at the intersection of Denning Drive and Minnesota Avenue; then travel 50 feet east along Minnesota Avenue's southern right of way line; thence south westerly to the point on the east boundary of S. Denning Drive that is 30 feet south of the starting point; then north to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO. This viewshed is in addition to other setback requirements for Subarea I.

(10) Subarea J.

(a) *Subarea J Development Standards:*

1. Base Floor Area Ratio: 60%
2. Maximum Achievable Floor Area Ratio with Enhancements: 100%
3. Maximum Height: 3 stories fronting on Fairbanks Avenue and Denning Drive. 4 Stories when setback 80 feet from Fairbanks Avenue and Denning Drive. 4 stories fronting on Holt and Capen Avenues.
4. Maximum Impervious Coverage: 75%
5. Setbacks: 35 feet from the back of sidewalk on Fairbanks Avenue. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area at the back of curb along Fairbanks Avenue. On Holt Avenue, Denning Drive and Capen Avenue setbacks must allow for at least a 10-ft wide sidewalk and a 5-ft planting strip back of curb. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
6. Maximum Residential Density: 17 units per acre. Residential Uses shall only be allowed above the ground

floor. On a case-by-case basis the City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of inclusionary affordable/workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.

7. Vehicle access to the property shall only be allowed from Capen Avenue or Holt Avenue. A service alley of at least 30 feet is required to extend from Holt to Capen.

(b) *Required Development Enhancements:* In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea J shall include structured parking and the following item from the Development Enhancement Menu: CT.7. The City of Winter Park shall determine the area required to be dedicated for intersection improvements and the required land may be property under common ownership located offsite from Subarea J.

t. *Orange Avenue Overlay District Development Enhancements/Bonuses.* Enhanced development entitlements shall be considered for the OAO developments including structured parking, but shall be earned based upon a project meeting certain established criteria, rather than simply granted.

(1) *Square-Foot-Based Development Enhancement Menu.* A square-foot-based upgrade system for properties with new developments or redevelopments that include public parking (right of way, public easements and/or other enhancements?) within the OAO is hereby established. For properties to obtain additional development entitlements, Floor Area Ratio (FAR) beyond what is provided in the relevant subarea or underlying zoning, the following provisions and Tables are established.

(2) Property owners or developers providing public parking (right of way, public easements and/or other enhancements?) may use any combination of the Development Enhancement Menu to obtain up to the Maximum Achievable Floor Area Ratio. Certain subareas shall require certain Enhancements to be met. Each development enhancement utilized shall be required to be designed and shown on any development plans submitted for development of a property. Off-site improvements shall require plan submittal for the area where the improvements are proposed. Any enhancement or improvement shall be designed by a licensed professional (Architect, Civil Engineer, Landscape Architect, Structural Engineer, etc.) as determined by the Planning Director.

- (3) For physical improvements from the Development Enhancement Menu, the City may require a development agreement with terms acceptable to the City setting forth the ownership, operation, maintenance and replacement responsibilities for such Enhancement(s). Unless otherwise stated in the Development Enhancement Menu or a development agreement, the property owner/developer is obligated, at its expense, to operate, maintain, and replace with comparable product at the end of the enhancements' useful life based on industry standards and best practices any physical improvement enhancement made within or upon the development project for the life of the development project. For physical improvement(s) from the Development Enhancement Menu made to City-owned property or other public property, the City may require the property owner/developer, at its expense, to cause the operation, maintenance and replacement of such improvement(s) for up to twenty (20) years from completion in the manner set forth in a development agreement. For any amenities placed upon private property intended to be accessed and/or used by the public, the property owner/developer may be required to grant easements to the City permitting public access and use of such amenities without subjecting the City to any operation, maintenance and replacement responsibilities or liability arising from such public access or use.
- (3) The following OAO Development Enhancement Menu was created to address the wide-ranging issues affecting the Orange Avenue area, while meeting the goals of the Comprehensive Plan, the Vision Winter Park plan and the Winter Park Sustainability Plan. To ensure that the intent of the Development Enhancement Menu is met, any project that utilizes this menu shall be reviewed by the Planning Director in order to make a recommendation to the City Commission as to whether and to what extent an increase in FAR is allowed.
- (4) Where the City requires Transportation, Affordable Housing or Parks Usage Fees, those fees are separate from enhancements proposed in the following Enhancement/Incentives Menu. Unless otherwise stated within this section, enhancements are not eligible to serve as credits against otherwise required fees.
- (5) The relationship between the Enhancements that will benefit the community and the Incentive that will benefit the developer is based on the following components:
- a. The "Enhancement Cost" to be borne by the Developer.
 - b. The "Incentive" to the Developer expressed as FAR square Feet allowed over and above the Baseline FAR
 - c. The Value of each additional FAR Square foot, the "FAR Value"
 - d. The "Multiplier" as established by Commission Policy.

- (6) The calculation of the Incentive relative to the Enhancement is expressed as follows:

Incentive (in Square Feet) = Enhancement Cost (Dollars) times Multiplier (set by Policy) divided by FAR Value (Dollars per SF)

Example: For an Enhancement with a cost of \$10,000, FAR Value of \$50 per SF of FAR and a Multiplier of 2.0, the Incentive is calculated as follows:

Incentive (SF) = \$10,000 x 2.0 / (\$50/SF) = 400 Additional SF of FAR

Check: 400 Additional SF of FAR x \$50/SF = \$20,000 of Value to Developer (i.e. a \$10,000 profit on a \$10,000 cost; or 100% profit)

- (7) The "Enhancement Cost" shall be the installation cost plus the present value of the 20-year maintenance requirement, if applicable. Enhancement Cost shall be determined by staff in their sole discretion. Staff may consider actual costs, estimated costs, comparable market values, consultant estimates or any other means or methods that staff may choose.
- (8) The value of each additional square foot allowed by increasing the FAR, "FAR Value," shall initially be [\$50] per SF. FAR Value shall be subject to approval by the Commission, upon recommendations from staff, but as a minimum shall increase 2.5% per year. Staff shall make recommendations to increase the FAR Value not less than every 10 years. Staff recommendations shall primarily consider recent sale comparisons expressed as the Sales Price divided by the greater of the SF permissible under the Baseline FAR or the actual SF approved at the time of the sale closing.
- (9) The "Multiplier" is set as a policy matter by the Commission to provide a range of profit on cost or a risk premium over the cost of the Enhancement.

Examples of Multipliers and the Policy may include:

- "Threshold Enhancements" or "Permissible Enhancements" = [1.25 times] (e.g., 25% profit on cost or risk premium)
- "Encouraged Enhancements" = [1.5 times] (e.g., 50% profit on cost or risk premium)
- "Strongly Encouraged Enhancements" = [2.0 times] (e.g., 100% profit on cost or risk premium)

Table 1: Orange Avenue Overlay District Development Enhancement Menu – Sustainability Category

Category Number	Enhancement	Description & Potential Bonus	Incentive Achievement Maximums	Maximum FAR Increase

S.2	Green Roof	At least 50% of the total surface area of the principal building's roof is a green roof constructed in accordance with ASTM green building standards.	10%	10%
S.4	Recycling	Recycling Receptacles provided for each use on the site building and large collection receptacle placed in the dumpster area of the site.	2%	2%
S.5	Rainwater Reuse	At least 75% of rain water from the roofs of structures is captured and recycled for landscape irrigation.	5%	5%

Table 2: Orange Avenue Overlay District Development Enhancement Menu – Infrastructure & Stormwater Category

Category Number	Enhancement	Description & Potential Bonus	Incentive Achievement Maximums	Maximum FAR Increase
IS.1	Stormwater Retention Beyond Code Minimum Requirements	Each 1% of additional water quality treatment and stormwater retention capacity, beyond what is required to accommodate development of a site provided (that can feasibly receive off-site stormwater) shall earn a 0.5% entitlement bonus. The calculation shall be based on the retention required on the site to meet City and St. Johns requirements. Vaulting, Underground Storage or Raingarden Areas Shall Be Allowed.	Max 15% Entitlements Bonus	15%

Table 3: Orange Avenue Overlay District Development Enhancement Menu – Arts & Culture Category

Category Number	Enhancement	Description & Potential Bonus	Multiplier Achievement Maximums	Maximum FAR Increase
AC.3	Space For Non-Profit Arts & Cultural Organizations	For each 1,000 square feet of space that is built specifically and solely for non-profit arts and cultural facilities. The space provided for these non-profit users shall not count towards the FAR of the site. The space shall only be rented to Arts & Cultural organizations with non-profit 501.C.3 status, in perpetuity. Parking shall also be provided and shared parking is encouraged. The rents charged shall not exceed 80% of the median rents charged for similar properties in the area. The rents shall not increase more than 3% per year.	1.5	15%

Table 4: Orange Avenue Overlay District Development Enhancement Menu – Parking Category

Category Number	Enhancement	Description & Potential Bonus	Multiplier Achievement Maximums	Maximum FAR Increase
-----------------	-------------	-------------------------------	---------------------------------	----------------------

P.1	Public Parking	Each 3 Dedicated Public Parking Spaces within a Parking Structure, Which Remain Free for Public Parking at All Times.	1.25	10%

Table 5: Orange Avenue Overlay District Development Enhancement Menu – Miscellaneous Category

Category Number	Enhancement	Description & Potential Bonus	Incentive Achievement Maximums	Maximum FAR Increase
	Workforce Housing Provided	Each Unit Provided at Orange County Workforce Housing Standards Shall Earn a 0.5% Entitlement Increase	Max 20 Units	10%

Table 6: Orange Avenue Overlay District Development Enhancement Menu – Meaningful Open Space Category

Category Number	Enhancement	Description & Potential Bonus	Multiplier Achievement Maximums	Maximum FAR Increase
OS.1	Open Space Beyond Minimums	Additional dedicated open space available to the public beyond the required minimum.	1.5	20%
OS.2	Shade Tree Planting	Each 25-inches of Shade Tree Caliper Planted Onsite Beyond Minimum Requirements. Species Shall Be City Arborist Approved and Planted with Irrigation. A minimum 5" caliper tree shall be required.	1.5	10%
OS.3	Tree Fund Donation	Payment may be made into the City of Winter Park Tree Replacement Trust Fund, so that meaningful trees can be planted throughout the City to maintain and grow our tree canopy.	1.5	5%
OS.4	Mead Garden Improvements	Donation to City of Winter Park designated for Mead Botanical Garden Improvements/Restoration/Enhancements. The Funds Shall Only Be Used for Capital Improvements or Enhancements in Mead Botanical Garden with a maximum donation of \$100,000.	1.25	10%
OS.5	Donation of Land for Parks	For land donated to the City of Winter Park for park space located adjacent to existing public parkland (which is accepted by the City Commission as meaningful and useful park land). Donated park land cost shall equal FAR value.	2.0	20%
OS.6	Martin Luther King, Jr. Park Expansion	Donation to the City of Winter Park, Park Acquisition Fund. Funds Shall Only Be Used for the Acquisition of Additional Park Land. The Funds Shall Only Be Used For the Acquisition of the Area Identified as Subarea "G" herein, to expand Martin Luther King, Jr. Park. Maximum donation of \$100,000.	2.0	10%
OS.7	Social Connection Amenities	Provide amenities, that support community interaction and are open to the general public, creating third places:	1.25	
		Yard games (life-size chess/checkers, bocce ball, bean-bag toss, walking labyrinth)		3 earns 1%
		Multi-Generational Play Areas		3%
		Fountain/splash pad/water feature		3%
		Stage areas for music/art performance		2%
		Dedicated Standalone Public Restrooms (not a part of a business onsite)		2%

Category Number	Enhancement	Description & Potential Bonus	Multiplier Achievement Maximums	Maximum FAR Increase
		Public seating/gathering spaces of significant size (street furniture, seating walls, outdoor furniture, fire pits)		2%

Table 7: Orange Avenue Overlay District Development Enhancement Menu – Connectivity & Transportation Category

Category Number	Enhancement	Description & Potential Bonus	Multiplier Achievement Maximums	Maximum FAR Increase
CT.1	<i>Rail-Trail Construction & Easement</i>	Provide Dedicated Utility & Public Access Easement of a Minimum of 20 feet and Construction of Rail-Trail with a 12-foot Trail Width, to match regional trail widths and 4-foot planting strip along each side within said 20 foot easement, with decorative light pole (as selected by City of Winter Park to match other areas of town) & shade or understory tree of minimum 5" caliper (as selected by Urban Forestry) with irrigation for every 50 feet of railroad frontage. The trail and easement shall connect from the property line where the rail enters, to the property line where the rail exits. The trail shall be designed to align with existing or future trail locations and the design of the trail shall be determined on the site plan when a project is submitted for consideration. Enhancement costs shall not include land costs.	Max 20%	20%
CT.2	<i>Off-Site Trails</i>	Donation to the Construction of Bike/Pedestrian Trails. Due to the unique circumstances and properties in each area, every section of future trail will have challenges and opportunities. Because no two areas are the same, it is preferable to have developers pay into a trails fund, with design and installation provided by the City. Maximum donation of \$100,000.	1.5	10%
CT.3	<i>Denning Drive Mobility Extension</i>	Complete Extension of Denning Drive from Orange Ave to Mead Botanical Garden, Minimum 12' Wide Multi-Use Paved Path With Decorative Lighting, and Shade Tree in Grate with Irrigation Every 50 feet, with Required ADA Crossings & Signage on E side of Denning Drive	2.0	25%

Category Number	Enhancement	Description & Potential Bonus	Multiplier Achievement Maximums	Maximum FAR Increase
CT.5	Bicycle/Pedestrian Repair Facilities & Rest Areas	Provide bicycle/pedestrian amenities that are available to the community near any Bike Trail facility. One of each of these facilities shall be allowed to locate in one or more of the following locations: Rail Trail area as defined in this chapter, In Martin Luther King, Jr. Park along a bike trail, Along the new Bike Path connecting to Mead Botanical Garden, or along the Denning Drive bicycle facilities. Each location shall require the following elements under a covered roof or shade area: Bicycle Fix-It Stations with bike lift, air pump and tools; water fountain and water bottle filling; bike rack; trash and recycling receptacles; and a bench. Maximum cost of \$25,000.	1.5	6%
CT.6	Covered Transit Stops	Bench, Trash Receptacle, Recycling Receptacle and Covered Area Provided for Transit Users at a Stop on a Bus Route	1.5 * KEEP THIS ONE?	1%
CT.7	Land Donation for Transportation Improvements	Land dedicated to the City of Winter Park as right-of-way for needed transportation improvements. Right-of-way land cost shall equal 25% of FAR value.	1.25	25%

u. Definitions.

- (a) *Affordable Housing*: Affordable housing means a dwelling unit, with regard to a unit for sale, which costs less than 80 percent of the median price of the single-family homes sold the previous year in the Orlando metropolitan area; and with regard to a unit for rent, one which rents monthly for less than 80 percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area and for which the purchaser's or renter's income or combined family income does not exceed 80 percent of the median family income for the Orlando metropolitan area.
- (b) *Boutique Hotel*: A boutique hotel has minimal food and beverage operations, no banquet facilities and has 100 rooms or less. It is largely characterized by its smaller size, personalized service and local personality, which can vary dramatically depending on where the property is located. They cater to the individual, providing very personalized, intimate service. These properties are designed to blend into the community and reflect the neighborhoods and cultures around them.
- (c) *Building Story*: Building story means a section of a building between the surface of a floor and the floorplate of the floor above it.
- (d) *Common Ownership or Commonly Owned*: Properties shall be deemed to be under "common ownership" or "commonly owned" if the properties are owned by the same entity or affiliated entities with substantially similar control and management.

- (e) *EIFS*: Exterior Insulation and Finish System. A non-load bearing exterior wall cladding system consisting of a thermal insulation board, adhesively and/ or mechanically attached to the substrate, base coat with reinforced fiberglass mesh and a textured finish coat.
- (f) *Fast Casual Restaurant*: Fast casual restaurants offer consumers freshly-prepared, higher-quality food in an informal setting, with counter service to keep things speedy.
- (g) *Floor Area Ratio (FAR)*: The gross floor area divided by the land area of the building site excluding land areas across a public street under the same ownership. The gross floor area ratio is the square footage of the building or buildings on the property (and contiguous properties being used in connection with such building(s)) divided by the area of such property in square feet. This mathematical expression (gross floor area ÷ land area = floor area ratio) shall determine the maximum building size permitted. The floor area of parking structures is included in the calculation of the Floor Area Ratio with the exception of underground parking, open-air top-level parking and the 10% parking in excess of code required in accordance with Section 58:83 j(7)(c).
- (h) *Food Hall*: Unlike food courts made up of fast food chains, food halls typically mix local artisan restaurants, butcher shops and other food-oriented boutiques under one roof.
- (i) *Green Roof*: A green roof or living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, increasing benevolence and decreasing stress of the people around the roof by providing a more aesthetically pleasing landscape, and helping to lower urban air temperatures and mitigate the heat island effect.
- (j) *Green Wall/Living Wall*: Living walls or green walls are self-sufficient vertical gardens that are attached to the exterior or interior of a building. They differ from green façades (e.g. ivy walls) in that the plants root in a structural support which is fastened to the wall itself. The plants receive water and nutrients from within the vertical support instead of from the ground.
- (k) *Impervious Area*: Impervious Areas are man-made areas that cannot absorb water from rain or snow. Impervious Area Examples: Roofs; Roads; Sidewalks; Driveways; Parking Lots.

- (l) *Meaningful Open Space:* Privately -owned property that is not a part of the inside of a building. These areas are intended to provide for the use and benefit of the general public, and are legally accessible by the general public. These areas are accessible and designed for outdoor living, gathering, landscaping, recreation, pedestrian activity, meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind and stimulate social connection. Open space shall not be retention ponds, parking lot islands or landscape planting areas around building bases. Meaningful opens spaces are areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similar-type spaces. The intent is that each of these areas create the opportunity for social interaction, relaxation, recreation and reflection.
- (m) *Mixed-Use:* Mixed-use development combines two or more types of land use into a building or set of buildings that are physically and functionally integrated and mutually supporting. This can be some combination of residential, commercial, industrial, office, institutional, or other land uses. The form of mixed-use development can be vertical or horizontal. Vertical mixed-use occurs when different uses inhabit the same building and sit atop one another, such as residential or office uses over ground floor retail. Horizontal mixed-use occurs when uses are placed next to each other, such as an apartment building that is adjacent to offices, restaurants, or retail shops. Mixed-use areas often create the main street/downtown, activity center, or commercial corridor of a local community, district, or neighborhood. They frequently involve stacking uses – residential or office above retail, for example, in low or midrise buildings, but are predominately made up of a variety of individual buildings arranged around streets and around public squares or other open spaces.
- (n) *Multi-Generational Play Area:* Instead of focusing exclusively on children, these playgrounds broaden their scope to include equipment, activities and amenities for those older than age 12— and perhaps significantly older—so that anyone who visits the playground, regardless of age or ability, can find something there they enjoy.
- (o) *Multi-Modal Transportation:* This concept is that all modes of transportation should have equality and there shouldn't be the typical hierarchy where private automobiles have more opportunities at the cost of pedestrians, cyclists, public transportation users and handicapped persons.
- (p) *Overlay District:* An area where certain additional requirements are mapped upon an underlying zoning district(s). The district

modifies or supplements the underlying zoning regulations and allows for flexibility in design and the ability to apply more area specific requirements including, but not limited to, architecture, height, setbacks, use, open space, landscaping, historic preservation, floor area ratio, parking, public improvements, access, stormwater, etc. In the instance of conflicting requirements, the stricter shall apply.

- (q) *Percentage-Based Development Enhancement*: In exchange for the ability to obtain additional development entitlements above those currently allowed by the underlying zoning. Subject to approval by the City Commission, certain public improvements and area-wide solutions will be required by those who develop or redevelop properties and the requirements for Development Enhancement Bonuses must be met. Subject to approval by the City Commission, property owners or developers may propose use of any combination of the Development Enhancement Menu to earn their way up to the Maximum Achievable Floor Area Ratio.
- (r) *Pervious Area*: A pervious surface is a surface that allows the percolation of water into the underlying soil. Pervious surfaces include grass, mulched groundcover, planted areas, vegetated roofs, permeable paving as well as porches and decks erected on pier foundations that maintain the covered lot surface's water permeability.
- (s) *Placemaking*: As both an overarching idea and a hands-on approach for improving a neighborhood, city, or region, placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public and private realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well-being.
- (t) *Public Improvements*: Any drainage facility, roadway, parkway, pedestrian way, off-street parking area, lot improvements, sidewalk, bike lane, park, public facility, pedestrian crossing, boulevard or other facility which benefits the public.
- (u) *Residential Density*: Measured in dwelling units per gross acre. Maximum densities determine the number of apartment, townhome, condominium or other multifamily units allowed.

- (v) *Walkability*: A measure of how well streets are designed to incorporate pedestrian scale elements and to create equal access for pedestrians. A walkable area has health, environmental, and economic benefits. It keeps pedestrians interested, safe and engaged with the built environment around them. With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well-being.
- (w) *Workforce Housing*: A dwelling unit, with regard to a unit for sale, which costs less than 120 percent of the median price of the single-family homes sold the previous year in the Orange County metropolitan area; and with regard to a unit for rent, one which rents monthly for less than 120 percent of the median monthly cost of similar sized units for the previous year in the Orange County metropolitan area, and for which the purchaser's or renter's income or combined family income does not exceed 120 percent of the median family income for the Orange County metropolitan area.

v. Vested Rights.

(1) In order to not adversely affect development projects that are actively in the process of being developed for which expenditures have been made in reliance upon the previously existing land development regulations prior to the effective date of this Section as evidenced by such development project's site and building floor plans and/or conditional use having been received and approved by the City prior to the effective date of this Section, the City will allow such development projects to proceed subject to compliance with the underlying zoning and future land use of the property and other applicable land development regulations and conditions of approval existing prior to the adoption of this Section without the need to comply with the development standards of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies for which this Section implements. Provided however, a conditional use approval or other development order that has been approved by the City which subsequently expires, whether prior to or after adoption of this Section, does not create a vested right to develop a property without compliance with this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements.

(2) For development projects that may otherwise satisfy the applicable legal standard for the provisions of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 (and its corresponding Objectives and Policies which this Section implements) creating an inordinate burden on an existing use of real property or a vested right to a specific use of real property, a property owner may apply for a vested rights determination by the City Commission to allow development of a property subject to the underlying

zoning and future land use of the property and other applicable land development regulations existing prior to the adoption of this Section without compliance with the development standards of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements. The Director of Planning and Transportation is authorized to develop a vested rights determination application, the minimum submittal requirements for such application and a reasonable fee associated with the review and processing of such application. The property owner requesting a vested rights development under this subsection has the burden of proof to show that the property owner has a vested right to develop its real property without being subject to the provisions of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements. The City Commission will conduct a quasi-judicial public hearing on the vested rights determination request to consider whether to approve or disapprove the property owner's request for a vested rights determination. If the City Commission approves the vested rights determination, the applicable property will be able to develop subject to compliance with the underlying zoning and future land use of the property and other applicable land development regulations existing prior to the adoption of this Section without compliance with or benefitting (including benefitting from any increased densities or intensities allowed by the OAO) from the development standards of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements.

SECTION 2. Repeal. Ordinance 3166-20 and Ordinance 3167-20 were rescinded and repealed prior to such ordinances effective dates and were never a part of or incorporated into the Comprehensive Plan or land development regulations. Therefore, in no event shall any development project have any vesting status pursuant to the provisions of Ordinance 3166-20 or Ordinance 3167-20. This Ordinance further confirms and readopts the repeal of Ordinance 3167-20.

SECTION 3. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 4. Conflicts. To the extent any provision or provisions of this Ordinance conflict with the provision or provisions of other Ordinances, the provisions of this Ordinance control.

SECTION 5. Codification. Section 1 of this Ordinance shall be codified and made a part of the City of Winter Park Land Development Code, and the sections and subsections of this Ordinance may be renumbered or relettered to accomplish this intention. The word "Ordinance" may be changed to "Section," "Article," or other appropriate word. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 6. Effective Date. This Ordinance shall become effective upon the comprehensive plan amendments establishing the Orange Avenue Overlay

District goals, objectives and policies as provided for under Ordinance _____ become effective. If Ordinance _____ does not become effective, then this Ordinance is not effective and shall not become part of the City's land development regulations.

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 _____, 2021.

Mayor Phil Anderson

Attest:

City Clerk

OAo Timeline – Updated June 18, 2021

Public Notice Dates are Subject to Change Based on Commission Input

Meeting/Milestone Date	Meeting/Milestone Details
June 24, 2021	OAo Work Session – Progress Point & OAo Entitlements
June 29, 2021	Joint Work Session between City Commission and P&Z Board
July 15, 2021	OAo Work Session – Mobility/Impact Fee discussion
July 29, 2021	OAo Work Session – Wrap up for Public Hearings
August 11, 2021	Draft of Citywide Notice sent to Communications
August 13, 2021	Communications sends Citywide Notice final proof to outside printing company to print 17,500 notices to send to all households within the city limits <i>(takes at least 2 weeks to complete the printing & mailing)</i>
September 1, 2021	Citywide Notice for OAo public hearing arrives in homes <i>(must be at least 30 days prior to any public hearings)</i>
October 5, 2021	P&Z Public Hearing on OAo Ordinances
October 27, 2021	City Commission 1 st Public Hearing on OAo Ordinances
October 28, 2021	Transmittal of Comprehensive Plan Ordinance to State Agencies <i>(we have 10 days to complete this step)</i>
November 30, 2021	State Agencies review comments due
December 8, 2021	2 nd Reading of OAo Ordinances <i>(may need to move this date to second Commission of the month if several comments are received or for changes in State agency review timeline)</i>

Existing Zoning Entitlements

O-1	
Front Setback	standard is 10' or 15' on Orlando Ave or 10' on N side of Fairbanks or 20' on S Side of Fairbanks
Side Setback	standard is 5' unless shares property line with residential, then 15'
Rear Setback	30'
Max Impervious Coverage	85%
Max Building Height	3 stories on Orange/Fairbanks and 4 stories on Orlando Ave
Open Space Requirements	None
Max Floor Area Ratio	45% unless residential is included, then 60%

O-2	
Front Setback	10'
Side Setback	standard is 5' unless shares property line with residential, then 15'
Rear Setback	30'
Max Impervious Coverage	85%
Max Building Height	3 stories
Open Space Requirements	None
Max Floor Area Ratio	45% unless residential is included, then 60%

C-3	
Front Setback	standard is 10' or 15' on Orlando Ave or the average of the block if approved by Commission
Side Setback	standard is 5' unless shares property line with residential, then 15'
Rear Setback	standard is 30' unless shares property line with residential, then 35'
Max Impervious Coverage	85%
Max Building Height	3 stories on Orange/Fairbanks and 4 stories on Orlando Ave
Open Space Requirements	None
Max Floor Area Ratio	45% unless residential is included, then 60%

I-1	
Front Setback	15'
Side Setback	standard is 5' unless shares property line with residential, then 30'
Rear Setback	30' or 0' if shares property line with railroad ROW
Max Impervious Coverage	85%
Max Building Height	3 stories on Orange/Fairbanks and 4 stories on Orlando Ave

Open Space Requirements	None
Max Floor Area Ratio	45% unless property is utilized for warehouse/storage, then 100%

R-1A	
Front Setback	average of properties on the block
Side Setback	depends on lot width
Rear Setback	depends on lot depth
Max Impervious Coverage	50% if two-story, 60% if one-story
Max Building Height	2 stories
Open Space Requirements	None
Max Floor Area Ratio	33% to 38% depending on property size & setbacks

R-3	
Front Setback	25'
Side Setback	10' to 20' depending on use
Rear Setback	10' to 20' for first floor depending on use & 25' for second floor
Max Impervious Coverage	60% to 70% depending on use
Max Building Height	2 to 3 stories
Open Space Requirements	None
Max Floor Area Ratio	75% for 2 stories and 110% for 3 stories

PR	
Front Setback	10'
Side Setback	standard is 10' unless shares property line with residential, then 20'
Rear Setback	standard is 20' unless shares property line with residential, then 35'
Max Impervious Coverage	N/A
Max Building Height	2 stories
Open Space Requirements	N/A
Max Floor Area Ratio	10% for passive recreation & 20% for active recreation

PL	
Front Setback	N/A
Side Setback	N/A
Rear Setback	N/A
Max Impervious Coverage	85%
Max Building Height	N/A

Open Space Requirements	N/A
Max Floor Area Ratio	N/A

OA0 Entitlements

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage

Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Subarea A

Maximum front setback is 0 feet, but must allow for at least a 17-foot wide sidewalk along Orange Avenue. Fairbanks Avenue and Orlando Avenue and other streets in the OAO shall each be designed to provide for a 10-foot wide sidewalk with a minimum 5-foot landscape buffer on the back of curb.

0'

10'

85%

2 Stories for any properties abutting Orange Avenue and Minnesota Avenue, and 3 stories for all other properties within the subarea

45% unless residential is included, then 60%

25% for each property or project over 2 acres in size

C-3, O-1, O-2, R-3, PL

Subarea B

25 feet within 100 feet of the Fairbanks and Denning intersection, otherwise front setback is 20 feet. Front setbacks must allow for at least a 10-footwide sidewalk and 5-foot landscape buffer area on the back of curb along Fairbanks Avenue

0'

35' & 3rd floor requires an additional 10-foot setback from the front and rear setbacks

85%

2 stories when property line is shared with residential use or zoning. Structures on parcels not having a common boundary with residential may increase to 3 stories if the 3rd floor is set back an additional 10 feet from front and rear setback lines

45% unless residential is included, then 60%

25% for each property or project over 2 acres in size

C-3, R-1A

Subarea C

0 front setback along Orange Avenue, Denning Drive, or Palmetto Avenue, except front setbacks on Orange must allow for at least a 17-foot wide sidewalk and setbacks on Denning and Palmetto must allow for a 10-foot wide sidewalk and 5-foot landscape buffer on back of curb.

0'

0'

75%

2 Stories or 35 feet (including any awnings or shade structures) for Commercial Structures and Parking garage shall be allowed up to 4 levels including the rooftop deck
25% unless project includes a parking garage, then bonus FAR for parking garage is 65%, for a total of 90%
25% for each property or project over 2 acres in size
O-1

Subarea D

Minimum 50 feet along Orlando Avenue. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area on the back of curb along Orlando Avenue and Palmetto Avenue. 0 feet along Orange Avenue except front setbacks must allow for at least a 17-foot wide sidewalk.
0'
35'
75%
5 stories
60% or 100% with Development Enhancement Menu
25% for each property or project over 2 acres in size
O-1, I-1

Subarea E

0 front setback along Orange Avenue, except front setbacks must allow for at least a 17-foot wide sidewalk and 5-foot landscape buffer at back of curb. All other street frontages must allow for a 10-foot sidewalk and 5-foot landscape buffer at back of curb.
5'
20' or if abutting residential, shall be a minimum of 35 feet or equal to building height, whichever is greater.
85%
2 stories
25% unless project includes a parking garage, then 90%
25% for each property or project over 2 acres in size
O-1, C-3, PL

Subarea F	
Front Setback	20' and Orange Avenue setbacks must allow for at least 17-foot wide sidewalk and 5-foot landscape buffer area on the back of curb. Setbacks on Capen Avenue, Aragon Avenue and Denning Drive must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area on the back of curb.
Side Setback	20'
Rear Setback	20'
Max Impervious Coverage	50%
Max Building Height	2 stories
Max Floor Area Ratio	20%
Open Space Requirements	25% for each property or project over 2 acres in size
Underlying Zoning Districts	PR

Subarea G	
Front Setback	25' and setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area along Fairbanks Avenue.
Side Setback	5'
Rear Setback	10'
Max Impervious Coverage	85%
Max Building Height	3 stories
Max Floor Area Ratio	45%
Open Space Requirements	25% for each property or project over 2 acres in size
Underlying Zoning Districts	O-1, C-3

Subarea H	
Front Setback	N/A
Side Setback	N/A
Rear Setback	N/A
Max Impervious Coverage	N/A

Max Building Height	N/A
Max Floor Area Ratio	0%
Open Space Requirements	N/A
Underlying Zoning Districts	PR

Subarea I	
Front Setback	Orange Avenue 0 front setback, except front setbacks must allow for at least a 17-foot wide sidewalk. On Denning Drive and Minnesota Avenue setbacks must allow for at least a 10-ft wide setback and a 5-ft planting strip back of curb.
Side Setback	0'
Rear Setback	0'
Max Impervious Coverage	75%
Max Building Height	3 stories
Max Floor Area Ratio	45% or 60% with residential, and 100% with Development Enhancement Menu
Open Space Requirements	25% for each property or project over 2 acres in size
Underlying Zoning Districts	O-1

Subarea J	
Front Setback	35 feet from the back of sidewalk on Fairbanks Avenue. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area at the back of curb along Fairbanks Avenue. On Holt Avenue, Denning Drive and Capen Avenue setbacks must allow for at least a 10-ft wide sidewalk and a 5-ft planting strip back of curb.
Side Setback	0'
Rear Setback	0'
Max Impervious Coverage	75%
Max Building Height	3 stories fronting on Fairbanks Avenue and Denning Drive. 4 Stories when setback 80 feet from Fairbanks Avenue and Denning Drive. 4 stories fronting on Holt and Capen Avenues.
Max Floor Area Ratio	60% and 100% with Development Enhancement Menu
Open Space Requirements	25% for each property or project over 2 acres in size
Underlying Zoning Districts	C-3

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage

Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Max Floor Area Ratio
Open Space Requirements
Underlying Zoning Districts

OA0 Subarea Entitlements

Subarea A
Maximum front setback is 0 feet, but must allow for at least a 17-foot wide sidewalk along Orange Avenue. Fairbanks Avenue and Orlando Avenue and other streets in the OA0 shall each be designed to provide for a 10-foot wide sidewalk with a minimum 5-foot landscape buffer on the back of curb.
0'
10'
85%
2 Stories for any properties abutting Orange Avenue and Minnesota Avenue, and 3 stories for all other properties within the subarea
45% unless residential is included, then 60%
25% for each property or project over 2 acres in size
C-3, O-1, O-2, R-3, PL

Subarea B
25 feet within 100 feet of the Fairbanks and Denning intersection, otherwise front setback is 20 feet. Front setbacks must allow for at least a 10-footwide sidewalk and 5-foot landscape buffer area on the back of curb along Fairbanks Avenue
0'
35' & 3rd floor requires an additional 10-foot setback from the front and rear setbacks
85%
2 stories when property line is shared with residential use or zoning. Structures on parcels not having a common boundary with residential may increase to 3 stories if the 3rd floor is set back an additional 10 feet from front and rear setback lines
45% unless residential is included, then 60%
25% for each property or project over 2 acres in size
C-3, R-1A

Subarea C
0 front setback along Orange Avenue, Denning Drive, or Palmetto Avenue, except front setbacks on Orange must allow for at least a 17-foot wide sidewalk and setbacks on Denning and Palmetto must allow for a 10-foot wide sidewalk and 5-foot landscape buffer on back of curb.
0'
0'
75%
2 Stories or 35 feet (including any awnings or shade structures) for Commercial Structures and Parking garage shall be allowed up to 4-levels including the rooftop deck
25% unless project includes a parking garage, then bonus FAR for parking garage is 65%, for a total of 90%
25% for each property or project over 2 acres in size
O-1

Subarea D

Minimum 50 feet along Orlando Avenue. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area on the back of curb along Orlando Avenue and Palmetto Avenue. 0 feet along Orange Avenue except front setbacks must allow for at least a 17-foot wide sidewalk.

0'

35'

75%

5 stories

60% or 100% with Development Enhancement Menu

25% for each property or project over 2 acres in size

O-1, I-1

Subarea E

0 front setback along Orange Avenue, except front setbacks must allow for at least a 17-foot wide sidewalk and 5-foot landscape buffer at back of curb. All other street frontages must allow for a 10-foot sidewalk and 5-foot landscape buffer at back of curb.

5'

20' or if abutting residential, shall be a minimum of 35 feet or equal to building height, whichever is greater.

85%

2 stories

45% unless project includes a parking garage, then 60%

25% for each property or project over 2 acres in size

O-1, C-3, PL

Subarea F

20' and Orange Avenue setbacks must allow for at least 17-foot wide sidewalk and 5-foot landscape buffer area on the back of curb. Setbacks on Capen Avenue, Aragon Avenue and Denning Drive must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area on the back of curb.

20'

20'

50%

2 stories

20%

25% for each property or project over 2 acres in size

PR

Subarea G

25' and setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area along Fairbanks Avenue.

5'

10'

85%

3 stories
45%
25% for each property or project over 2 acres in size
O-1, C-3

Subarea H
N/A
N/A
N/A
N/A
N/A
0%
N/A
PR

Subarea I
Orange Avenue 0 front setback, except front setbacks must allow for at least a 17-foot wide sidewalk. On Denning Drive and Minnesota Avenue setbacks must allow for at least a 10-ft wide setback and a 5-ft planting strip back of curb.
0'
0'
75%
3 stories
45% or 60% with residential, and 100% with Development Enhancement Menu
25% for each property or project over 2 acres in size
O-1

Subarea J
35 feet from the back of sidewalk on Fairbanks Avenue. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area at the back of curb along Fairbanks Avenue. On Holt Avenue, Denning Drive and Capen Avenue setbacks must allow for at least a 10-ft wide sidewalk and a 5-ft planting strip back of curb.
0'
0'
75%
3 stories fronting on Fairbanks Avenue and Denning Drive. 4 Stories when setback 80 feet from Fairbanks Avenue and Denning Drive. 4 stories fronting on Holt and Capen Avenues.
60% and 100% with Development Enhancement Menu
25% for each property or project over 2 acres in size
C-3

Underlying Zor

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Open Space Requirements
Max Floor Area Ratio

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Open Space Requirements
Max Floor Area Ratio

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Open Space Requirements
Max Floor Area Ratio

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Open Space Requirements
Max Floor Area Ratio

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Open Space Requirements
Max Floor Area Ratio

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Open Space Requirements
Max Floor Area Ratio

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage

Max Building Height
Open Space Requirements
Max Floor Area Ratio

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Open Space Requirements
Max Floor Area Ratio

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Open Space Requirements
Max Floor Area Ratio

Front Setback
Side Setback
Rear Setback
Max Impervious Coverage
Max Building Height
Open Space Requirements
Max Floor Area Ratio

ing District with Highest Entitlements

C-3
standard is 10' or 15' on Orlando Ave or the average of the block if approved by Commission
standard is 5' unless shares property line with residential, then 15'
standard is 30' unless shares property line with residential, then 35'
85%
3 stories on Orange/Fairbanks and 4 stories on Orlando Ave
None
45% unless residential is included, then 60%

C-3
standard is 10' or 15' on Orlando Ave or the average of the block if approved by Commission
standard is 5' unless shares property line with residential, then 15'
standard is 30' unless shares property line with residential, then 35'
85%
3 stories on Orange/Fairbanks and 4 stories on Orlando Ave
None
45% unless residential is included, then 60%

O-1
standard is 10' or 15' on Orlando Ave or 10' on N side of Fairbanks or 20' on S Side of Fairbanks
standard is 5' unless shares property line with residential, then 15'
30'
85%
3 stories on Orange/Fairbanks and 4 stories on Orlando Ave
None
45% unless residential is included, then 60%

I-1
15'
standard is 5' unless shares property line with residential, then 30'
30' or 0' if shares property line with railroad ROW
85%
3 stories on Orange/Fairbanks and 4 stories on Orlando Ave
None
45% unless property is utilized for warehouse/storage, then 100%

C-3
standard is 10' or 15' on Orlando Ave or the average of the block if approved by Commission
standard is 5' unless shares property line with residential, then 15'
standard is 30' unless shares property line with residential, then 35'
85%
3 stories on Orange/Fairbanks and 4 stories on Orlando Ave
None
45% unless residential is included, then 60%

PR
10'
standard is 10' unless shares property line with residential, then 20'
standard is 20' unless shares property line with residential, then 35'
N/A
2 stories
N/A
10% for passive recreation & 20% for active recreation

C-3
standard is 10' or 15' on Orlando Ave or the average of the block if approved by Commission
standard is 5' unless shares property line with residential, then 15'
standard is 30' unless shares property line with residential, then 35'
85%

3 stories on Orange/Fairbanks and 4 stories on Orlando Ave
None
45% unless residential is included, then 60%

PR
10'
standard is 10' unless shares property line with residential, then 20'
standard is 20' unless shares property line with residential, then 35'
N/A
2 stories
N/A
10% for passive recreation & 20% for active recreation

O-1
standard is 10' or 15' on Orlando Ave or 10' on N side of Fairbanks or 20' on S Side of Fairbanks
standard is 5' unless shares property line with residential, then 15'
30'
85%
3 stories on Orange/Fairbanks and 4 stories on Orlando Ave
None
45% unless residential is included, then 60%

C-3
standard is 10' or 15' on Orlando Ave or the average of the block if approved by Commission
standard is 5' unless shares property line with residential, then 15'
standard is 30' unless shares property line with residential, then 35'
85%
3 stories on Orange/Fairbanks and 4 stories on Orlando Ave
None
45% unless residential is included, then 60%