



# Planning & Zoning Board Regular Meeting

## Agenda

**June 3, 2025 @ 6:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

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

### assistance & appeals

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

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

### please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Selection of Chair and Vice Chair**
- 3. Consent Agenda**
  - a. Approve the minutes of May 6, 2025. 1 minute
- 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 5. Public Hearings (Public participation and comment on these matters must be in person.)**
  - a. SPR #25-06. Request of Stephen Williams for: Approval to construct a covered pergola, totaling 672 square feet, located on Lake Berry, at 657 Balmoral Road, zoned R-1AAA. 10 minutes
  - b. SPR #25-05. Request of David and Nancy Witter for: Modification to previous lakefront approval, to allow up to a 7ft-tall solid vinyl fence with a 30ft lakefront setback, located at 2250 Venetian Way, zoned R-1AA. 5 minutes
  - c. ANNEX #25-04/CPA #25-03/RZ #25-03. Request of Cory Kroeger to: 5 minutes
    - Annex approximately 0.50 acres of real property located at 874 Jackson Avenue;
    - Establish Commercial Future Land Use on the annexed property and to indicate the annexation on the other maps within the Comprehensive Plan; and
    - Establish Commercial (C-3) zoning on the annexed property.
  - d. CPA #25-04/RZ #25-04. Request of Benjamin Partners, LTD to: 5 minutes
    - Amend the Future Land Use designation of 1101 Lewis Drive from Low Density Residential to Orange County Planned Development; and
    - Amend the zoning designation of 1101 Lewis Drive from Low Density Residential (R-2) to Orange County Planned Development (OC PD).
  - e. RZ #25-02/SUB #25-01. Request of David Rasmussen to: Rezone the property at 2260 Hawick Lane from single-family (R-1A) to low-density residential (R-2) and subdivide the property into three 50-foot-wide 30 minutes



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lots that meet the minimum lot sizes to build three single-family homes.

- |    |                                                                                                                                                                                                                                                                                                                                                                           |            |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| f. | ZTA #25-02. Request of the City of Winter Park for: An Ordinance Amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-71 through 58-83 to add provisions relating to the adoption of updated design standards for the Central Business District/West New England Avenue, Morse Boulevard, And the Orange Avenue Overlay District. | 30 minutes |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|

**6. Action Items**

**7. Non-Action Items**

**8. Staff Updates**

**9. Board Comments**

**10. Upcoming Agenda Items**

**11. Adjournment**



## Planning & Zoning Board

# agenda item 3.a

**item type**

Consent Agenda

**meeting date**

June 3, 2025

**prepared by**

Mary Bush, Administrative Coordinator III

**approved by****subject**

Approve the minutes of May 6, 2025.

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

1. Draft Planning & Zoning Board Regular Meeting Minutes



# Planning & Zoning Board Regular Meeting Minutes

**May 6, 2025 at 6:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Alex Stringfellow, David Bornstein, Jason Johnson, Bill Segal, Charles Steinberg, Michael Dick

## **Absent**

None

## **Staff Present**

Director of Planning and Zoning Allison McGillis, Senior Planner/Zoning Official John Harbilas, Planner I Corrinna Lundgren, Administrative Coordinator Mary Bush

### **1. Call to Order**

Chairman Bornstein called the meeting to order at 5:59 p.m.

### **2. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**

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

### **3. Consent Agenda**

- a. Approve the minutes of April 1, 2025.

Motion by Jason Johnson, seconded by Alex Stringfellow, to approve the April 1, 2025 meeting minutes.

The motion carried unanimously by a 6-0 vote.

### **4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. RP #25-02. Request of Z Properties for the Allen Trovillion's Addition to Winter Park Replat, located along Palmetto Avenue between Harmon Avenue and Cypress Avenue.

Mrs. McGillis provided a summary of the item. She noted that the properties are near the city's new Seven Oaks Park, just south of the Orange Avenue corridor along Palmetto Avenue. She explained that there are several different existing property lines with buildings spanning over them, so the property owner wanted to combine them all

into one property to clean up all the haphazard property lines. Mrs. McGillis also explained that the replat had been reviewed by the city's attorney and all the necessary departments within the city and Orange County.

Staff recommendation was for approval.

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

**Motion made by Bill Segal, seconded by Alex Stringfellow, to approve the Allen Trovillion's Addition to Winter Park Replat, located along Palmetto Avenue between Harmon Avenue and Cypress Avenue.**

**The motion carried unanimously by a 6-0 vote.**

b. ANNEX #25-03/CPA #25-02/RZ #25-02. Request of Toren Veigle to:

- Annex approximately 0.31 acres of real property located at 687 Harold Avenue along with approximately 0.2 acres of right-of-way of Harold Avenue adjacent to the property to be annexed; and
- Establish Commercial Future Land Use on the annexed property and to indicate the annexation on the other maps within the Comprehensive Plan; and
- Establish Commercial (C-3) zoning on the annexed property.

Mrs. McGillis provided a summary of the item. She noted that it is the only property on Harold Avenue on the western block that is not within the city limits. She then reviewed the existing zoning and future land use surrounding the property and indicated that there is a little bit of industrial to the south of it and commercial surrounding the rest of it. So, it has the same commercial zoning and future land use in Orange County. Mrs. McGillis then noted that there had been an additional building on the dirt patch at the rear of the main building that previously burned down. She indicated that the applicant would eventually be submitting a permit to rebuild the structure. She further indicated that the structure would not meet the city's threshold for a conditional use requirement, so it would only need a building permit. She also reminded the Board that at this time they would only be considering approval of the annexation, the future land use and the commercial zoning on the property.

Staff recommendation was for approval.

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

**Motion made by Jason Johnson, seconded by Alex Stringfellow, to approve the annexation and establishment of Commercial Future Land Use and C-3 zoning at 687 Harold Avenue.**

**The motion carried unanimously by a 6-0 vote.**

- c. SUB #25-02. Request of Barefoot Brothers Construction for: Subdivision approval to split the property at 747 McIntyre Avenue (zoned R-2) into two lots. Each proposed lot would exceed the minimum size requirements of R-2 with 52 feet of lot width and 8,736 square feet of area.

Mrs. McGillis provided a summary of the item. She noted that the property is zoned R-2, which requires a minimum lot width of 50 feet. She then indicated that the proposed subdivision would create two 52-foot-wide lots, each with a total area of 8,736 square feet, thereby meeting the zoning requirements. Additionally, the remaining three feet of the existing 107-foot-wide property would be added to the adjacent property at 767 McIntyre Avenue, also owned by the applicant, to provide extra side yard space. Mrs. McGillis also indicated that the property is located within the College Quarter Historic District, and the existing home on the lot is classified as a contributing structure within the district. She then explained that before this subdivision request came before the Board, it was reviewed by the Historic Preservation Board for approval to demolish the existing home. The Board determined that the structure was not worth preserving and recommended it be considered non-contributing. They supported the demolition and favored redevelopment that would better reflect the architectural character of the historic district.

Mrs. McGillis then noted that the applicant intends to construct two new homes on the newly created lots. However, due to the location within the historic district, the architectural plans for these new homes will need to be approved by the Historic Preservation Board. During their review, the Historic Preservation Board expressed a preference for non-identical architectural designs and specifically stated they did not want to see mirror-image homes, as was initially proposed in the application package.

Staff recommendation was for approval.

Concern was raised by the Board regarding the potential delay in development of the second lot, and whether proper review would still occur if the lot were sold or left vacant for a period. Mrs. McGillis assured the Board that any future building permit applications for either lot would be flagged due to the property's location in the historic district. This would automatically trigger a review by the Historic Preservation Board, ensuring that no construction could proceed without their approval. Mrs. McGillis then explained that after the Board's approval, the matter would move to the City Commission for final approval. She also indicated that the applicant plans to build first

on the northern lot, while the southern lot, which features a tree that will be preserved for now, would remain undeveloped until a later time.

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

**Motion made by Alex Stringfellow, seconded by Bill Segal, for Subdivision approval to split the property at 747 McIntyre Avenue (zoned R-2) into two lots.**

**The motion carried unanimously by a 6-0 vote.**

- d. CU#25-02. Request of John and Gold Cohen Trust, for Conditional Use approval to develop a 6,956 square-foot auto parts retail store (Autozone), at 2684 Lee Road, zoned C-3.

Mr. Harbilas provided a summary of the item. He indicated that it was a proposal to redevelop the former Denny's restaurant site located next to the exit ramp on the south side of Lee Road. He added that the property, which is currently zoned C-3, is under new ownership, and the proposal involves demolishing the old Denny's building to construct a new AutoZone auto parts store. He noted that the surrounding area includes office and commercial uses, with similar C-3 zoning nearby. Mr. Harbilas then indicated that the proposed site plan closely resembles the layout of the former restaurant, with the new building positioned at the northeast corner of the lot and parking located at the rear. The dumpster and other service-related elements will also be placed at the back of the site, away from the main road. He explained that the developer plans to introduce extensive landscaping around the building and along the site's perimeter, which was noted as a welcome improvement over the current condition. On the east side of the property, a new easement will be established to accommodate existing utilities, coordinated in partnership with the city's utility company. Mr. Harbilas also noted that there had been a previous discussion about the need for a new easement for a city welcome sign; however, it was determined that the existing right of way, which includes about 18 feet between the private property line and the curb, is sufficient, making an easement unnecessary. He went on to note that the new AutoZone building will be a standard, single-story structure with a primarily brick exterior. Design features include a brick water table and a section of scorched stucco behind the building's signage. The main entrance will face the parking lot on the south side, while a faux entrance will be created on the north side to provide architectural symmetry. He then outlined the recommended five conditions for approval of the project. The first condition requires that the material behind the wall sign be light-colored brick or cement panel. The second specifies that the water table must be constructed of cast stone, brick, or precast material matching the building's cornice. The third condition mandates that dumpster enclosures and ground signs match the materials of the main building. The fourth, requested by the fire department, limits store operating hours to no later than midnight and prohibits overnight parking. The

fifth and final condition, also requested by the fire department, bans vehicle maintenance services such as oil and fluid changes on site. Mr. Harbilas indicated that the applicant had agreed to all five conditions.

Staff recommendation was for approval with the following conditions:

- Façade materials behind the wall signage on all sides are to be a light-colored brick or textured cement panel.
- The decorative water table around building base to be made out of brick, cast stone, or painted precast colored to match the parapet cornice.
- Dumpster enclosures and ground signs shall be designed to mimic the material palette of the principal building.
- Store operating hours to be no later than midnight, with no overnight parking.
- Vehicle maintenance services, such as fluid and oil changes, are not permitted on site.

The Board expressed appreciation for the applicant's diverse landscape design but raised concerns about planting live oak trees under utility lines, noting their mature height could lead to future issues with power line clearance. The Board suggested considering an alternative tree, like a magnolia with seasonal color, in those areas. Additionally, the Board emphasized the importance of ensuring the entire landscape is 100% irrigated, including challenging areas like the west side drainage swale, to prevent plant loss due to lack of maintenance.

The applicant's engineer of record, Matt D'Angelo with CPH, LLC at 5601 Mariner Street, Tampa, FL 33609 addressed the Board. He provided the Board with color renderings of the project. The Board then inquired about the landscaping and onsite oil tank. Mr. D'Angelo informed the Board that the project would have an automatic irrigation system for landscaping. He also noted that there would be no oil changes done on the property, but they will offer oil recycling to the public.

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

**Motion made by Alex Stringfellow, seconded by Michael Dick, for Conditional Use approval to develop a 6,956 square-foot auto parts retail store (Autozone), at 2684 Lee Road, zoned C-3, with the following conditions:**

- **Façade materials behind the wall signage on all sides are to be a light-colored brick or textured cement panel.**
- **The decorative water table around building base to be made out of brick, cast stone, or painted precast colored to match the parapet cornice.**
- **Dumpster enclosures and ground signs shall be designed to mimic the**

**material palette of the principal building.**

- **Store operating hours to be no later than midnight, with no overnight parking.**
- **Vehicle maintenance services, such as fluid and oil changes, are not permitted on site.**
- **That Urban Forestry take a closer look at overhead power lines and placement of canopy trees.**

**The motion carried unanimously by a 6-0 vote.**

e. CPA #25-01/RZ #25-01. Request of the City of Winter Park to:

- Establish Single-Family Future Land Use on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road and to indicate the annexation on the other maps within the Comprehensive Plan; and
- Establish Single-Family (R-1AA) zoning on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road.

Mrs. McGillis provided a summary of the item. She explained that at the end of 2024, the city and Orange County entered into a joint planning agreement to memorialize the areas surrounding the city limits and within the city limits that the city desired to annex. One of the areas within the city limits is the Stonehurst enclave area, which is generally located east of Winter Park Road and north of Glenridge Way. Mrs. McGillis explained that after the joint planning agreement was approved, the city was given a timeline of nine months to eliminate the enclave. The city then entered into an interlocal agreement with Orange County that was recently approved in April of this year. The next step for the city was to establish single-family future land use and R-1AA zoning for the area, which is the same as the area had in Orange County but just the city's version.

Staff recommendation was for approval.

A brief discussion ensued regarding the reason why the properties had stayed outside the city limits for so long.

**Motion made by Jason Johnson, seconded by Alex Stringfellow, to approve the establishment of Single-Family Future Land Use and R-1AA zoning on the annexed properties.**



**The motion carried unanimously by a 6-0 vote.**

**5. Action Items**

**6. Non-Action Items**

**7. Staff Updates**

Mrs. McGillis noted that there would be a Board orientation on June 6th, a Board appreciation event on June 12th, and a Board Chair orientation on a date to be determined after the elections of Board chairs have been completed. She also noted that the Board members would receive invitations to these events.

**8. Board Comments**

**9. Upcoming Agenda Items**

**10. Adjournment**

The meeting adjourned at 6:33 p.m.

ATTEST:

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/s/ Mary Bush, Board Secretary



## Planning & Zoning Board

# agenda item 5.a

**item type**

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

**meeting date**

June 3, 2025

**prepared by**

Corinna Lundgren, Planner I

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

SPR #25-06. Request of Stephen Williams for: Approval to construct a covered pergola, totaling 672 square feet, located on Lake Berry, at 657 Balmoral Road, zoned R-1AAA.

**motion | recommendation**

Staff recommendation is for approval of the request.

**background**

The applicant, Stephen Williams, is requesting approval to construct a covered pergola, a total of 672 square feet, toward the lake, located at 657 Balmoral Road on Lake Berry. The property is zoned R-1AAA, and the unsubmerged portion of the property is 18,234 square feet in size. The proposed impervious lot coverage of 7,342 square feet equals 40% which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet in size is 35% of the lot area or 5,000 square feet, whichever is greater. The applicant is proposing a 672-square-foot pergola, totaling 4,757 square-feet, which equates to a FAR of 26%, and under the 6,381 allowable square footage, meeting this requirement.

**Lakefront Lot Review Criteria:****Tree Preservation**

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible.

All specimen trees on the lot are being preserved, and therefore, the applicant meets this requirement.

**View from the Lake**

The code direction is to minimize large stem walls, large swimming pool/patio walls, terraces, or retaining walls facing the lake. Generally, the policy does not permit such walls/swimming pool decks facing the lake in excess of three (3) feet in height.

No such component is being proposed as part of this request. The lot is relatively flat, and the applicant is not proposing a swimming pool or pool deck component.

### **View of Neighbors**

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors.

The existing structure has a lakefront setback of 102.5 feet. The average lakefront setback of the adjacent neighbors is 96 feet. The addition of the pergola in the rear of the home encroaches by about 16 feet towards the water line with a proposed lakefront setback of roughly 87 feet. Due to the curvature of the lake, the proposal is roughly in line with the neighbor to the West, who has a lakefront setback of 100 feet and slightly in front of the neighbor to the East, who has a lakefront setback of about 92 feet. Additionally, the lot and adjacent properties face largely to the southwest and are located on the northeastern corner of the lake, so no traditional view of the lake by the neighbor to the East is impeded despite the proposed location.

### **Stormwater Retention**

The Code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicant is proposing a large swale retention area of 50 cubic feet, meeting the required retention, along the waterfront.

### **Summary**

Overall, the plans meet the intent of the lakefront review criteria.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. 657 Balmoral Rd - Area Map
2. 657 Balmoral Rd - Aerial Map
3. 657 Balmoral Rd - Lakefront Table
4. 657 Balmoral Rd - Plan Set
5. 657 Balmoral Rd - Drainage Plan
6. 657 Balmoral Rd - Neighbor Viewshed









**Lakefront Site Plan Review: 657 Balmoral Road**

|                                                 | <b>R-1AAA<br/>Requirements</b> | <b>Existing</b>                                 | <b>Proposed</b>                                  |
|-------------------------------------------------|--------------------------------|-------------------------------------------------|--------------------------------------------------|
| <b>Zoning</b>                                   | N/A                            | R-1AAA                                          | R-1AAA                                           |
| <b>Future Land Use</b>                          | N/A                            | SFR                                             | SFR                                              |
| <b>Lot Width</b>                                | 150 ft.                        | 100 ft.                                         | 100 ft.                                          |
| <b>Lot Depth</b>                                | N/A                            | 214 ft. (avg.)                                  | 214 ft. (avg.)                                   |
| <b>Lot Area</b>                                 | 25,000 sf                      | 18,234 sf                                       | 18,234 sf                                        |
| <b>Floor Area Ratio</b>                         | 5,000 sf                       | 4,085 sf                                        | 4,757 sf                                         |
| <b>Impervious Lot Coverage</b>                  | 50% (9,117 sf)                 | 6,670 sf                                        | 40% (7,342 sf)                                   |
| <b>Front Setback</b>                            | 34.9 ft.                       | 349 ft.                                         | 32 ft.                                           |
| <b>Side Setbacks<br/>(1<sup>st</sup> floor)</b> | 15ft                           | <b>9.7 ft.</b> (east)<br><b>10.4 ft.</b> (west) | <b>10.6 ft.</b> (east)<br><b>24.8 ft.</b> (west) |
| <b>Lakefront Setbacks</b>                       | 96 ft. (avg.)                  | <b>102.5 ft.</b>                                | <b>86.9 ft.</b>                                  |



# WILLIAMS RESIDENCE COVERED PERGOLA

657 BALMORAL RD WINTER PARK,  
FL 32789

## DRAWING INDEX

A1 - COVER SHEET & SITE PLAN  
A2 - PLANS & ELEVATION  
S1 - PERGOLA DETAILS

### 1. Building Codes

- A. All construction shall conform with the 2023 (8th Edition) Florida building code - Residential
- B. In addition, all construction shall conform with the governing local building code or local jurisdictional requirements.

## GENERAL NOTES

- It is the intent of the Designer that this work be in conformance with all requirements of the building authorities having jurisdiction over this type of construction and occupancy. All contractors shall do their work in conformance with all applicable codes and regulations.
- The contractor shall verify all conditions and conditions at the job site prior to commencing work. Contractor shall report all discrepancies in the drawing and existing conditions to the Designer prior to commencing work.
- Contractor shall supply, locate and build in the work all inserts, anchors, angles, plates, openings, sleeves, hangers, slab depressions, and pitches as may be required to attach and accommodate other work.
- These documents, as instruments of service, are the property of the Designer and may not be used or reproduced without expressed written consent of the Designer.
- All details and sections shown on the drawings are intended to be typical and shall be constructed to apply to any similar situation elsewhere in the work except where a different detail is shown.
- Subsurface soil condition, information is not available. Foundations are designed for a 2000 PSF soil bearing capacity. Contractor shall report any differing conditions to the Designer prior to commencing work.
- Contractor will incorporate all necessary local/state/federal building, fire and handicap codes into the design and base proposal for a complete turn-key project.
- Project shall be turned over to tenant in clean condition with all trash and debris removed from site, all windows and glass clean, all lots clean, all horizontal surfaces dusted and cleaned, and all toilet and plumbing fixtures clean and in good working order.
- Contractor shall haul all rubbish from site on a regular basis. Do not allow to accumulate.
- Contractor to obtain all permits and to pay all fees and taxes.
- Protection of wood decay to meet the requirements of the Florida Building Code (2023) Residential.
- A designated locations for storage of construction material and equipment shall be determined by owner and identified at the preconstruction meeting.
- Contractor personnel are confined to areas of building necessary for completing the work. Free access to all parts of the building is not allowed. All contractor tool boxes, containers, etc., are subject to owner's inspection.
- Contractor is responsible for scheduling delivery, receiving, unloading, uncrating, storing, setting in place, and protecting from damage all new equipment furnished by the contractor. This shall also apply to items furnished to owner by the contractor.
- Trusses, girders and beam tie downs are sized per uplift requirements. Any question as to size, type or value of a nail, strap or clip should be verified by structural engineer.
- Contractor to provide site address per section Florida Building Code (2023) Residential.

### I.S.R. ANALYSIS

SITE AREA 18,234 SF

### EXISTING SITE PLAN

RESIDENCE 4,085 SF  
DRIVE/PATHS 2,585 SF  
TOTAL IMP. 6,670 SF  
I.S.R. 0.36

### I.S.R. ANALYSIS

SITE AREA 18,234 SF

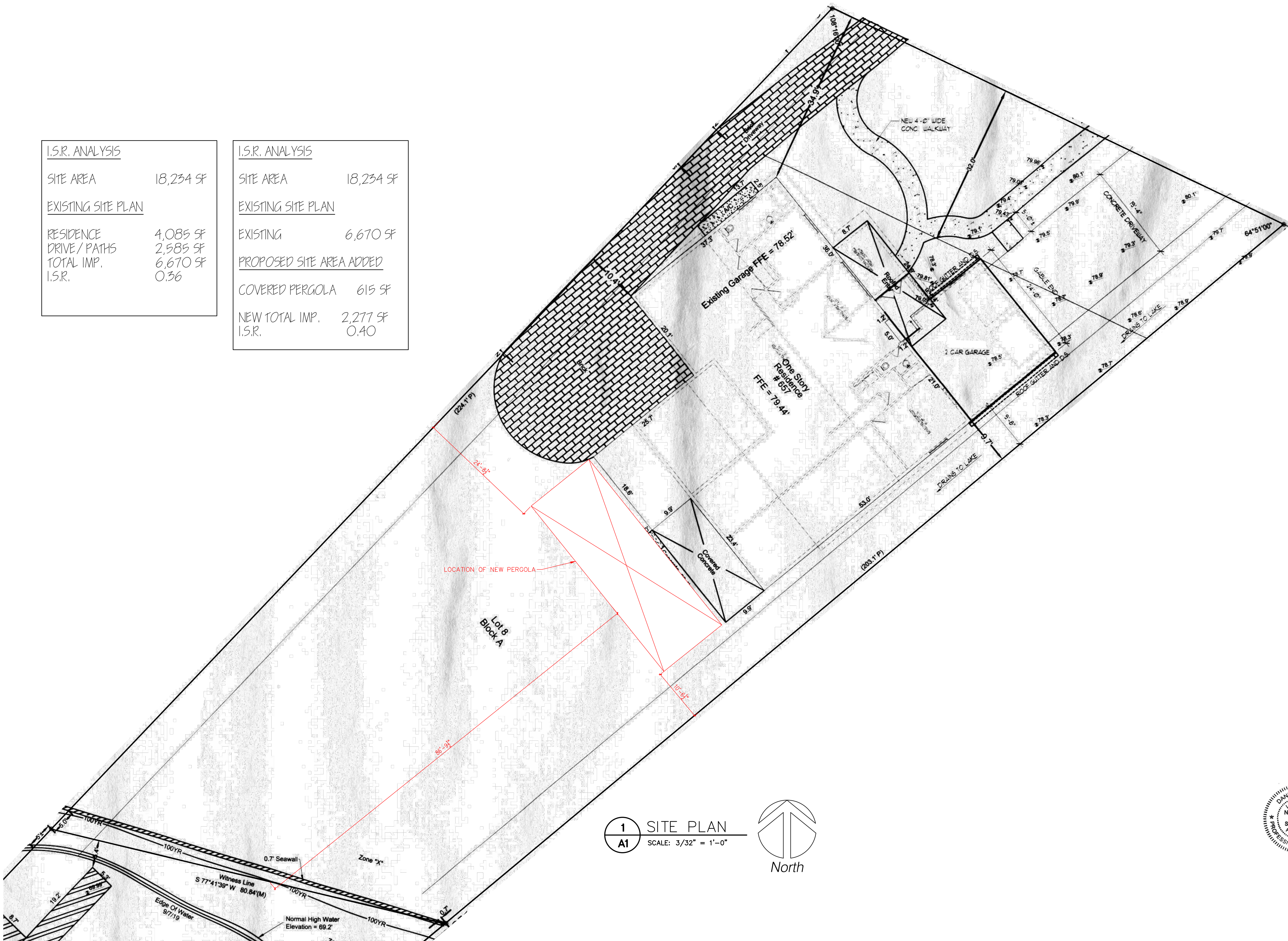
### EXISTING SITE PLAN

EXISTING 6,670 SF

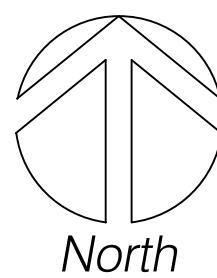
### PROPOSED SITE AREA ADDED

COVERED PERGOLA 615 SF

NEW TOTAL IMP. 2,277 SF  
I.S.R. 0.40



1 SITE PLAN  
A1 SCALE: 3/32" = 1'-0"



**alba**  
ENGINEERING  
DANIEL SOUTER, P.E.  
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**LOPEZ DESIGN STUDIO**  
LOPEZ DESIGN STUDIO, LLC  
(407) 921-6507

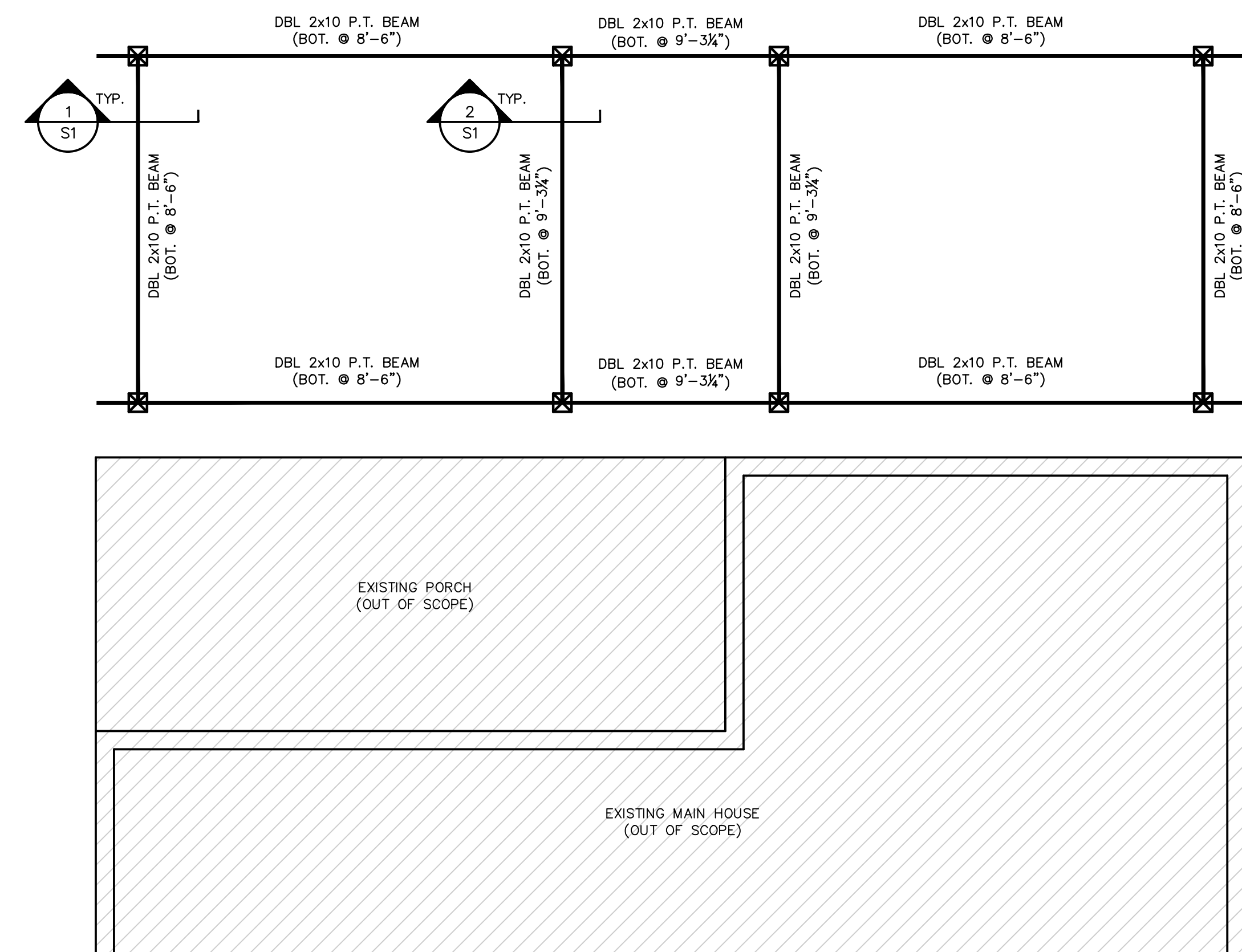
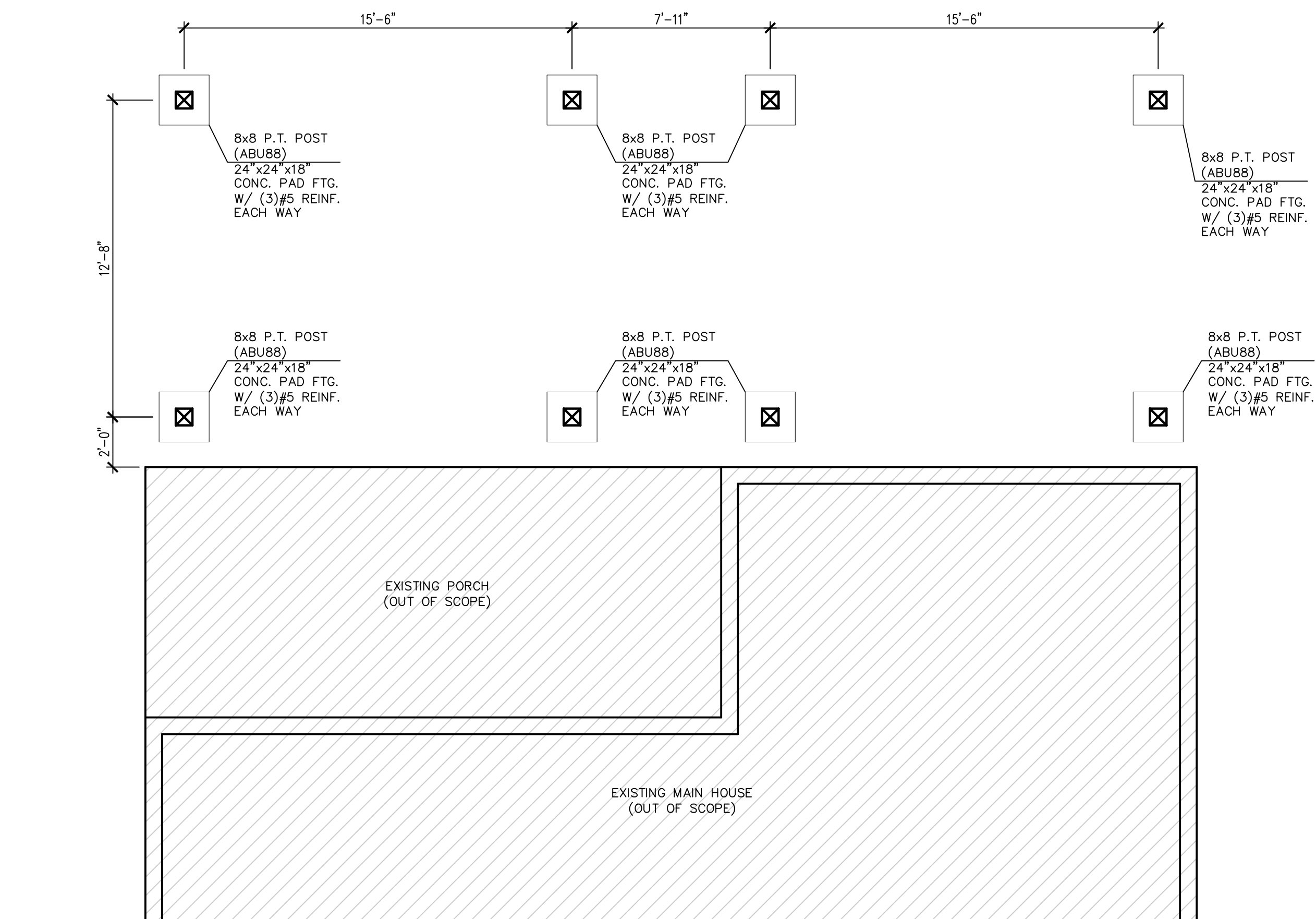
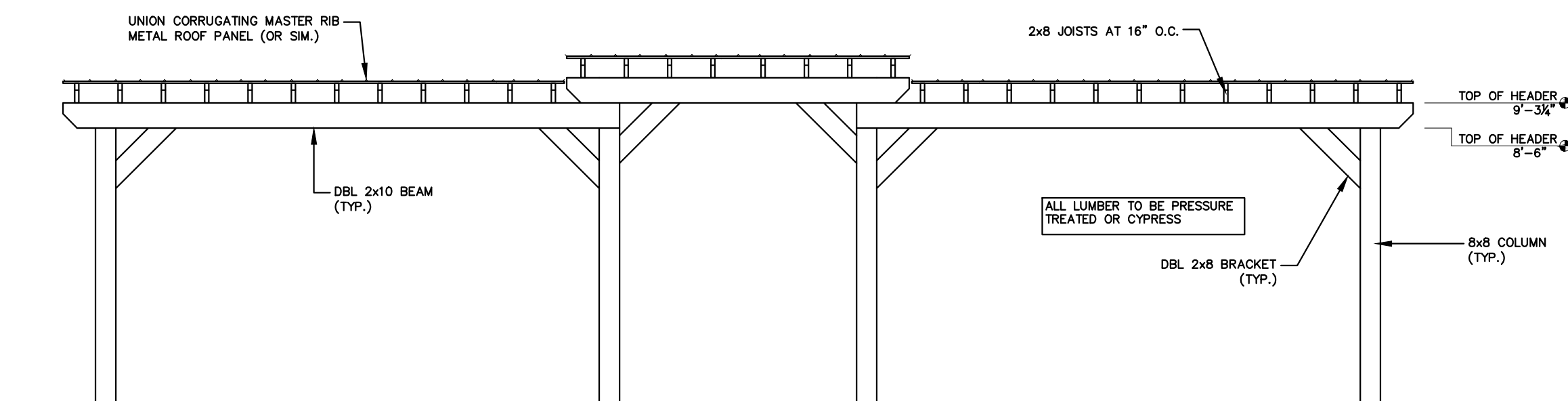
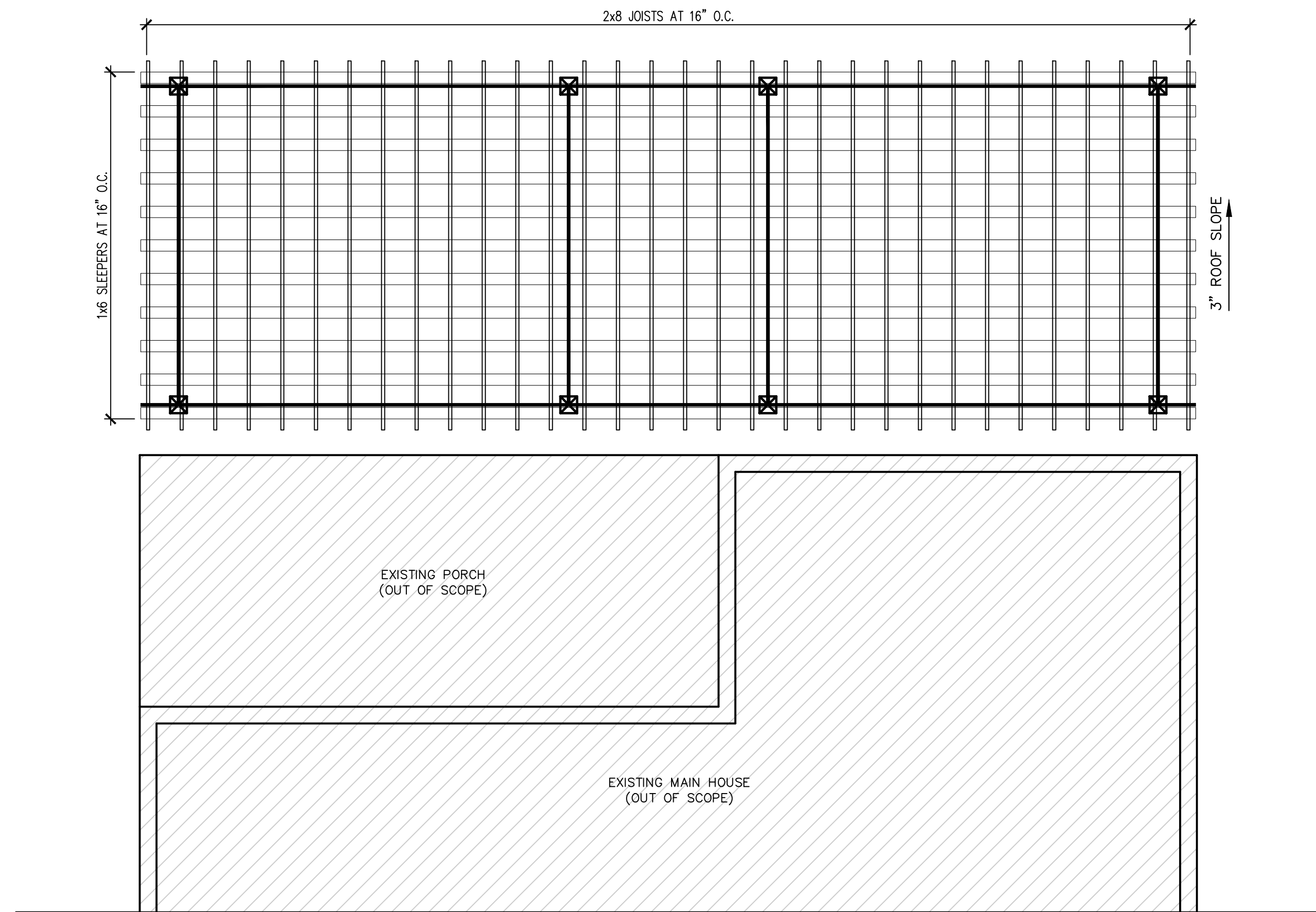
WILLIAMS RES. - COV'D. PERGOLA  
657 BALMORAL RD  
WINTER PARK, FL 32789  
COVER SHEET & SITE PLAN

DRAWN: ELL  
DATE: 04.07.25  
CHKD: DS

LICENSE NUMBER:  
DANIEL SOUTER, P.E.  
#63901  
This item has been digitally signed and sealed by Daniel Souter, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies 2025.04.17 16:30:10-04:00

SHEET NUMBER:  
**A1**



[illegible]

**alba**  
**ENGINEERING**

C.A. #30556  
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WILLIAMS RES. - COV'D, PERGOLA  
657 BALMORAL RD  
WINTER PARK, FL 32789  
**PLANS & ELEVATION**

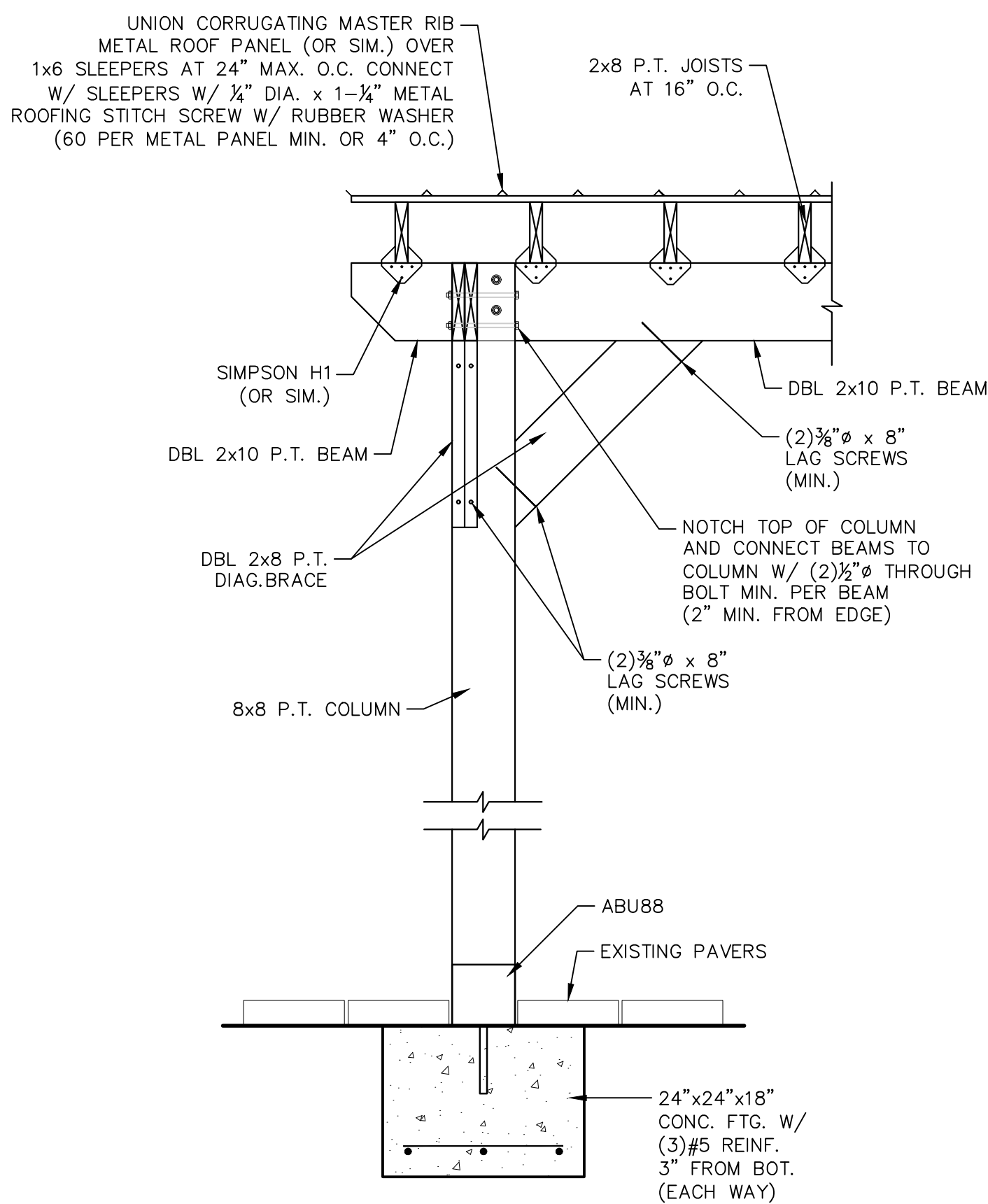
DRAWN: ELL  
DATE: 04.07.25  
CHKD: DS

LICENSE NUMBER:  
DANIEL SOUTER, P.E.  
#63901

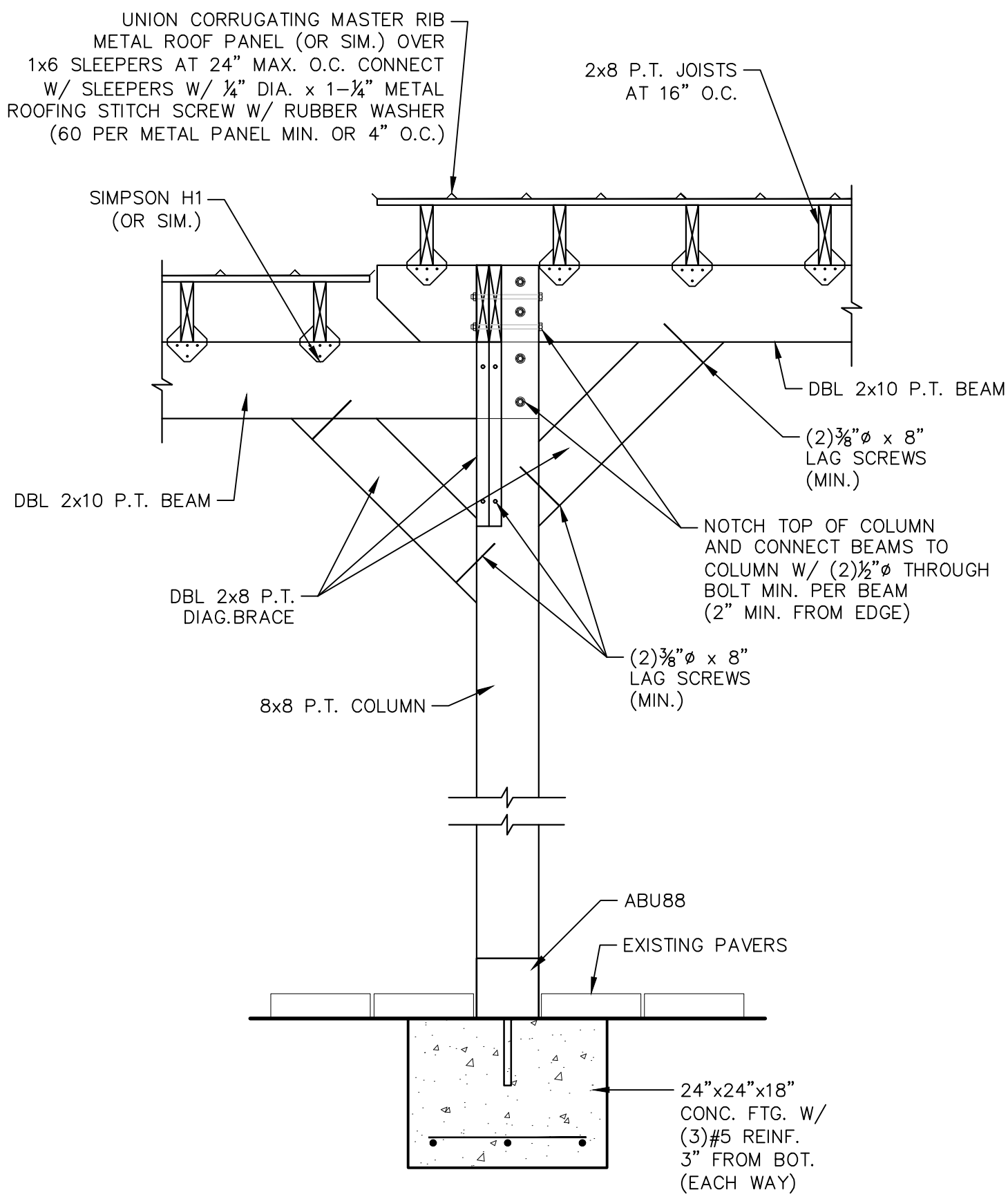
SHEET NUMBER:

**A2**

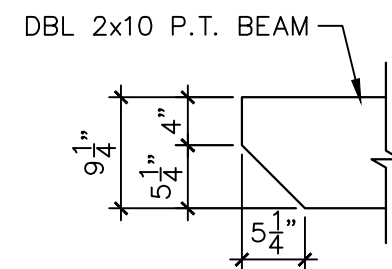




**1** TYP. COVERED PERGOLA END COLUMN DETAIL  
**S1** SCALE: NTS



**2** TYP. COVERED PERGOLA MIDDLE COLUMN DETAIL  
**S1** SCALE: NTS



**3** BEAM END DETAIL  
**S1** SCALE: NTS



# WILLIAMS RESIDENCE COVERED PERGOLA

657 BALMORAL RD WINTER PARK,  
FL 32789

## DRAWING INDEX

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### 1. Building Codes

- A. All construction shall conform with the 2023 (8th Edition) Florida building code - Residential
- B. In addition, all construction shall conform with the governing local building code or local jurisdictional requirements.

## GENERAL NOTES

- It is the intent of the Designer that this work be in conformance with all requirements of the building authorities having jurisdiction over this type of construction and occupancy. All contractors shall do their work in conformance with all applicable codes and regulations.
- The contractor shall verify all conditions and conditions at the job site prior to commencing work. Contractor shall report all discrepancies in the drawing and existing conditions to the Designer prior to commencing work.
- Contractor shall supply, locate and build in the work all inserts, anchors, angles, plates, openings, sleeves, hangers, slab depressions, and pitches as may be required to attach and accommodate other work.
- These documents, as instruments of service, are the property of the Designer and may not be used or reproduced without expressed written consent of the Designer.
- All details and sections shown on the drawings are intended to be typical and shall be constructed to apply to any similar situation elsewhere in the work except where a different detail is shown.
- Subsurface soil condition, information is not available. Foundations are designed for a 2000 PSF soil bearing capacity. Contractor shall report any differing conditions to the Designer prior to commencing work.
- Contractor will incorporate all necessary local/state/federal building, fire and handicap codes into the design and base proposal for a complete turn-key project.
- Project shall be turned over to tenant in clean condition with all trash and debris removed from site, all windows and glass clean, all lots clean, all horizontal surfaces dusted and cleaned, and all toilet and plumbing fixtures clean and in good working order.
- Contractor shall haul all rubbish from site on a regular basis. Do not allow to accumulate.
- Contractor to obtain all permits and to pay all fees and taxes.
- Protection of wood decay to meet the requirements of the Florida Building Code (2023) Residential.
- A designated locations for storage of construction material and equipment shall be determined by owner and identified at the preconstruction meeting.
- Contractor personnel are confined to areas of building necessary for completing the work. Free access to all parts of the building is not allowed. All contractor tool boxes, containers, etc., are subject to owner's inspection.
- Contractor is responsible for scheduling delivery, receiving, unloading, uncrating, storing, setting in place, and protecting from damage all new equipment furnished by the contractor. This shall also apply to items furnished to owner by the contractor.
- Trusses, girders and beam tie downs are sized per uplift requirements. Any question as to size, type or value of a nail, strap or clip should be verified by structural engineer.
- Contractor to provide site address per section Florida Building Code (2023) Residential.

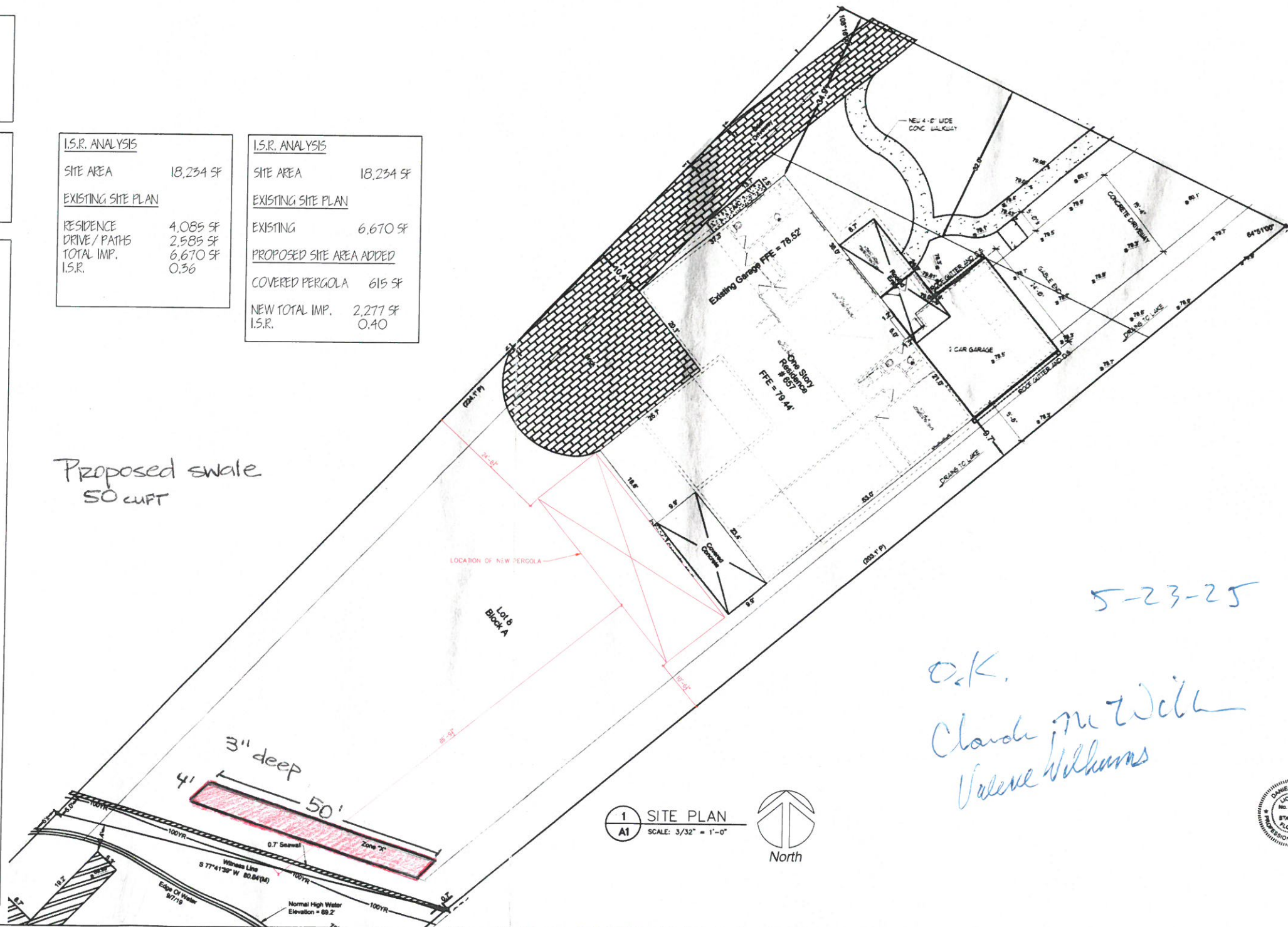
### I.S.R. ANALYSIS

SITE AREA 18,234 SF  
EXISTING SITE PLAN  
RESIDENCE 4,085 SF  
DRIVE/PATHS 2,585 SF  
TOTAL IMP. 6,670 SF  
I.S.R. 0.36

### I.S.R. ANALYSIS

SITE AREA 18,234 SF  
EXISTING SITE PLAN  
EXISTING 6,670 SF  
PROPOSED SITE AREA ADDED  
COVERED PERGOLA 615 SF  
NEW TOTAL IMP. 2,277 SF  
I.S.R. 0.40

Proposed swale  
50' x 3"



ISSUED FOR

DATE

**alba**  
ENGINEERING  
DANIEL SOUTER, P.E.  
P.E. # 63901  
P.O. BOX 94774  
ORLANDO, FL 32894  
PHONE (407) 427-4896

**LOPEZ DESIGN STUDIO, LLC**  
LOPEZ DESIGN STUDIO, LLC  
(407) 921-6507

WILLIAMS RES. - COV'D. PERGOLA  
657 BALMORAL RD  
WINTER PARK, FL 32789  
COVER SHEET & SITE PLAN

DRAWN: ELL  
DATE: 04.07.25  
CHKD: DS

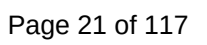
LICENSE NUMBER:  
DANIEL SOUTER, P.E.  
#63901

This item has been digitally signed and sealed by Daniel Souler, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies 2025.04.17 16:30:10-04'00'

SHEET NUMBER:

**A1**









## Planning & Zoning Board

# agenda item 5.b

**item type**

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

**meeting date**

June 3, 2025

**prepared by**

John Harbilas, Senior Planner

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

SPR #25-05. Request of David and Nancy Witter for: Modification to previous lakefront approval, to allow up to a 7ft-tall solid vinyl fence with a 30ft lakefront setback, located at 2250 Venetian Way, zoned R-1AA.

**motion | recommendation**

Staff recommendation is for approval.

**background**

On June 11, 2024, the applicant received approval for a new 4,622-square-foot, single-family home, which met all zoning requirements. Given the narrow depth of the lot, an aluminum picket fence was proposed along the sides of the property, within 75ft of the canal, as required by Code. The original house had a solid fence that ran down to the end of the pool deck, approximately 30ft from the canal, which provided privacy among the adjacent neighbors.

Now, after beginning the project, and discussing further with the neighbors, there is mutual interest in retaining the fence privacy that was previously in place. The request is to use white vinyl fencing, up to the same 30ft setback from the canal. As part of the new home construction and grading, retaining walls are proposed along the property lines to help retain stormwater on site. Once the new fence is added, the overall height would exceed the 6ft allowed by Code, so they are seeking an allowance of up to 7ft to account for the retaining walls. Since this is materially different than what was approved by the Board previously, the Code requires that this site plan modification be reviewed again.

Overall, the plans, meet the mutual interest of the owners and the neighbors, while providing the Code required pool safety barrier.

**alternatives | other considerations**

## **fiscal impact**

### **attachments**

1. 5-1-25 Lot Grading Plan
2. Elevations with Fence
3. Neighbor Letter (Zeledon) - Signed
4. Neighbor Letter (Kelley Family Trust) - Signed

LOT 8, BLOCK H, MAITLAND SHORES, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK S, PAGE 68, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

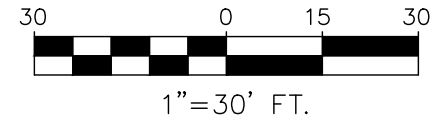
ALSO: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK H, MAITLAND SHORES, FIRST ADDITION, AS RECORDED IN PLAT BOOK S, PAGE 68, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN SOUTH 26 DEGREES 59 MINUTES WEST 10 FEET, THENCE NORTH 63 DEGREES 01 MINUTES WEST PARALLEL WITH THE SOUTHWESTERLY BOUNDARY OF SAID LOT 8, BLOCK "H", MAITLAND SHORES, FIRST ADDITION, 150 FEET TO A POINT IN THE WATERS OF A CANAL, THENCE WITH THE WATERS OF SAID CANAL NORTHWESTERLY 10 FEET TO A POINT WHICH IS NORTH 63 DEGREES 01 MINUTES WEST 150 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 63 DEGREES 01 MINUTES EAST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 8, BLOCK "H" 150 FEET TO THE POINT OF BEGINNING.

1" OVER IMPERVIOUS  
5,550 S.F. TOTAL IMPERVIOUS

TOTAL REQUIRED IS 463 CF

POND 1: IRREGULAR 8" DEEP 482 C.F.

GROSS AREA OF PROPERTY: 11,580 S.F.  
GROSS AREA OF HOUSE: 4,632 S.F.  
GROSS AREA OF LOT COVERAGE: 5,550 S.F.  
GROSS AREA OF IMPERVIOUS SURFACES: 5,550 S.F.



CERTIFICATE OF AUTHORIZATION NUMBER 6886  
STEVE MELLICH P.E. NO. 38733

**MELlich-BLENDEN ENGINEERING, INC.**  
P.O. BOX 545

Steve L  
Mellich

Digitally signed by  
Steve L Mellich  
Date: 2025.05.01  
2:03:34 -04'00'

DRAWN \_\_\_\_\_ SLM \_\_\_\_\_  
DESIGNED \_\_\_\_\_ SLM \_\_\_\_\_  
CHECKED \_\_\_\_\_ SLM \_\_\_\_\_  
DATE 7-30-24 \_\_\_\_\_

2250 VENETIAN WAY

LULU GRADING PLAN

**SCALE**  
**1" = 30'**

PROJECT NO.  
11-018

**SHEET**  
**1 OF 1**

STEVE L. MELLICH STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NUMBER 38733. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEVE L. MELLICH, P.E. ON THE DATE SHOWN USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.





Front Elevation

SCALE 1/4" = 1'-0"



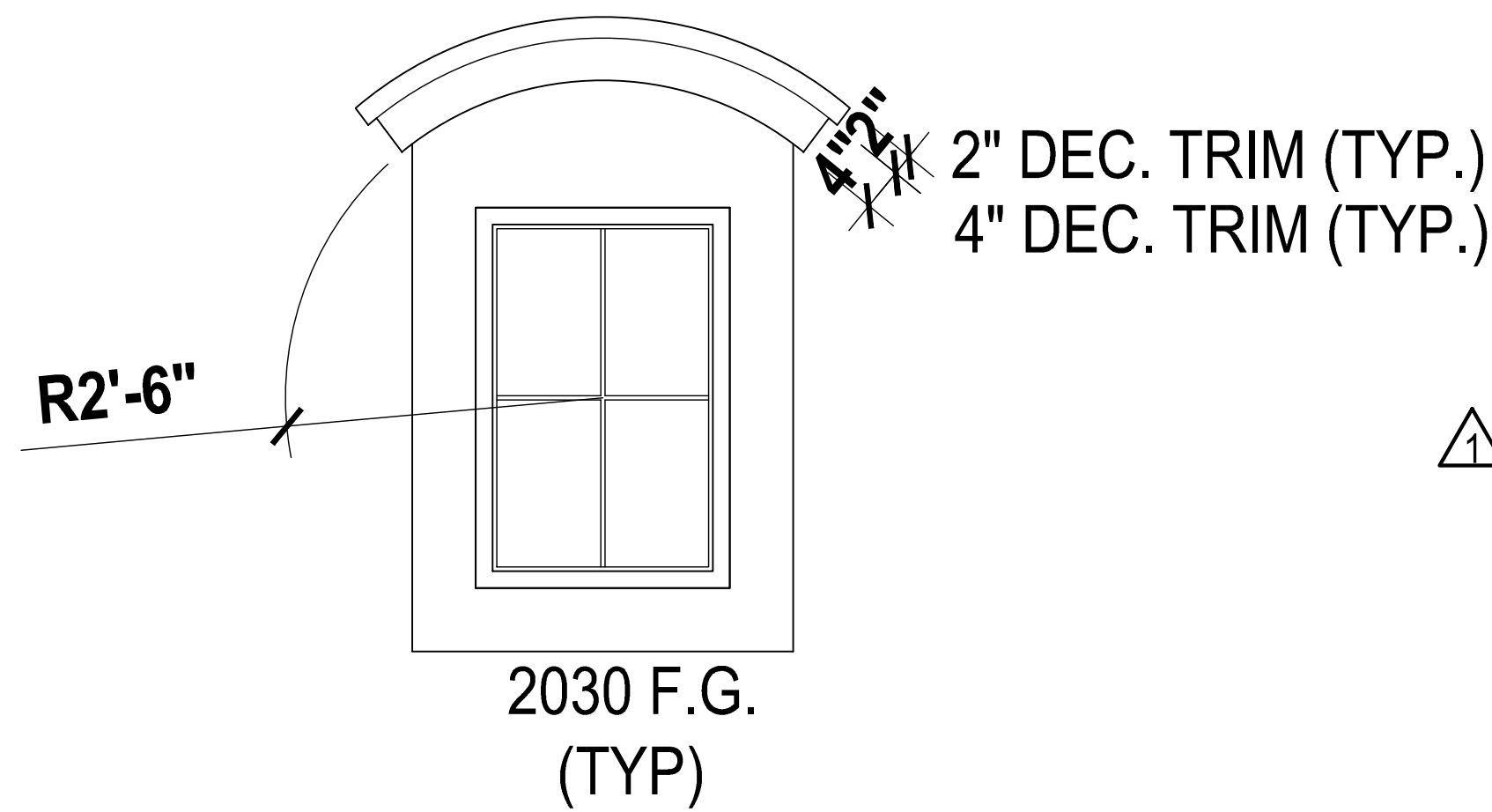
Front Window

SCALE 1/4" = 1'-0"



Left Elevation

SCALE 1/4" = 1'-0"



Dormer Detail

SCALE 3/4" = 1'-0"

| ATTIC VENT CALC'S.                                         |                |
|------------------------------------------------------------|----------------|
| VENT CALCULATIONS:                                         |                |
| FIRST FLOOR ROOF AREA:                                     | 1,563 SQ. FT.  |
| AV VOLUME = (1,563/300) = 5.21 SQ. FT. / 2 = 2.605 SQ. FT. |                |
| 2,605 x 144 = 375.12 SQ. IN.                               |                |
| 375.12 SQ. IN. / 98.75" = 3.79                             |                |
| AV REQUIRED:                                               | 4 VENTS NEEDED |
| SECOND FLOOR ROOF AREA:                                    | 2,198 SQ. FT.  |
| AV VOLUME = (2,198/300) = 7.32 SQ. FT. / 2 = 3.66 SQ. FT.  |                |
| 3,66 x 144 = 527.52 SQ. IN.                                |                |
| 527.52 SQ. IN. / 98.75" = 5.34                             |                |
| AV REQUIRED:                                               | 6 VENTS NEEDED |



Right Elevation

SCALE 1/4" = 1'-0"



Rear Elevation

SCALE 1/4" = 1'-0"



May 01, 2025

John Zeledon  
2240 Venetian Way  
Winter Park, FL 32789

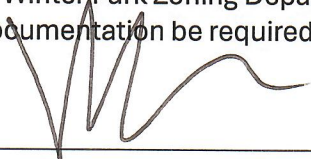
Re: Approval for a 72" privacy fence on top of a 6" retaining wall with a 30ft setback from the OHW line at 2250 Venetian Way

I, John Zeldon, the owner of the property located at 2240 Venetian Way Winter Park, FL 32789, neighboring property to David A. & Nancy K. Witter at 2250 Venetian Way Winter Park, FL 32789 confirm that I have been informed and support our neighbor's request to install a 72" privacy fence on top of a 6" retaining wall with a 30ft setback from the OHW line opposed to the 75ft setback.

The reason for this request is to provide adequate privacy between our two properties' viewpoints due to a grading height difference. Also, a 75ft privacy fence setback from the OHW line would start at the side of our homes and not provide any privacy for our pool areas. I understand that the privacy fence could possibly limit the view of the canal from our property to theirs and agree to the 30ft setback request.

I fully understand the details of the request, have reviewed the submitted grading site plan submitted with the application, and have no objections to the privacy fence height or setback request. I believe this adjustment will not negatively impact neighboring properties, including mine.

I am providing this letter to indicate my consent to the proposed changes for submission to the City of Winter Park Zoning Department Lakefront Review Board. Should any further clarification or documentation be required, I am happy to assist.

  
\_\_\_\_\_  
John Zeledon (property owner)

5/5/25  
\_\_\_\_\_  
Date

May 01, 2025

Kalley Family Trust  
Steven & Pilar Kalley  
2300 Venetian Way  
Winter Park, FL 32789

Re: Approval for a 72" privacy fence on top of a 6" retaining wall with a 30ft setback from the OHW line at 2250 Venetian Way

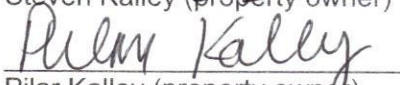
We, Steven & Pilar Kalley, the owners of the property located at 2300 Venetian Way Winter Park, FL 32789, neighboring property to David A. & Nancy K. Witter at 2250 Venetian Way Winter Park, FL 32789 confirm that we have been informed and support our neighbor's request to install a 72" privacy fence measured from the top of the 6" retaining wall with a 30ft setback from the OHW line opposed to the 75ft setback.

The reason for this request is to provide adequate privacy between the two properties' viewpoints due to a grading height difference. Also, a 75ft privacy fence setback from the OHW line would start at the side of their home and not provide any privacy for their pool area. We understand that the privacy fence could possibly limit the view of the canal from our property to theirs and agree to the 30ft setback request.

We fully understand the details of the request and have no objections to the privacy fence height or setback request. We believe this adjustment will not negatively impact the neighboring properties, including ours.

We are providing this letter to indicate our consent to the proposed changes for submission to the City of Winter Park Zoning Department Lakefront Review Board. Should any further clarification or documentation be required, we are happy to assist.

  
Steven Kalley (property owner)

  
Pilar Kalley (property owner)

5/4/25  
Date

5/4/25  
Date





## Planning & Zoning Board

# agenda item 5.c

**item type**

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

**meeting date**

June 3, 2025

**prepared by**

Nicholas Lewis, Planner II

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

ANNEX #25-04/CPA #25-03/RZ #25-03. Request of Cory Kroeger to:

- Annex approximately 0.50 acres of real property located at 874 Jackson Avenue;
- Establish Commercial Future Land Use on the annexed property and to indicate the annexation on the other maps within the Comprehensive Plan; and
- Establish Commercial (C-3) zoning on the annexed property.

**motion | recommendation**

Staff recommendation is for approval.

**background**

The property owner, Cory Kroeger, has submitted a request for voluntary annexation of the property located at 874 Jackson Avenue, from unincorporated Orange County into the City of Winter Park. As part of the annexation process, the City must assign both a Future Land Use designation and zoning classification to the property.

Currently, the property carries a Commercial Future Land Use designation and is zoned Commercial (C-3) under Orange County's jurisdiction. Upon annexation, the City intends to apply its own Commercial Future Land Use designation and C-3 zoning to maintain consistency.

This site is located within the Annexation Reserve Area #3 as outlined in the City's Comprehensive Plan, and it falls within the Joint Planning Area shared by the City and Orange County. This strategic area supports intergovernmental coordination and the annexation of unincorporated enclaves such as this property, which is surrounded by Winter Park.

Regarding redevelopment, the site is currently undeveloped and being used for the storage of commercial vehicles. The owner intends to sell the parcel, and the new owners intend to continue the existing use.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. 874 Jackson Ave - Annex Map
2. 874 Jackson Ave - Legal Description
3. 874 Jackson Ave - Survey
4. 874 Jackson Ave - Annexation Application





**SKETCH OF DESCRIPTION**  
**DORIS PARK, PLAT BOOK S, PAGE 116**  
**874 JACKSON AVENUE**

A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

**DESCRIPTION**

A PORTION OF LOT 5, BLOCK "B", LOTS 6, 7, BLOCK "B" AND A 25.00 FOOT WIDE DRAINAGE EASEMENT, PER THE PLAT OF DORIS PARK, RECORDED IN PLAT BOOK S, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SITUATED WITHIN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT 25.00 FOOT DRAINAGE EASEMENT PER SAID PLAT OF DORIS PARK; THENCE ALONG THE WEST LINE OF LAWDALE THIRD ADDITION, RECORDED IN PLAT BOOK L, PAGE 95 RUN SOUTH 01°02'37" EAST A DISTANCE OF 160.61 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 90°00'00" WEST A DISTANCE OF 135.61 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JACKSON AVENUE (JULIAN AVENUE) PER SAID PLAT OF DORIS PARK; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES AND DISTANCES: (1) NORTH 01°02'37" WEST A DISTANCE OF 144.11 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 343.38 FEET, A CENTRAL ANGLE OF 2°45'18", AND A CHORD DISTANCE OF 16.51 FEET WHICH BEARS NORTH 02°25'16" WEST; (2) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 16.51 FEET TO A POINT OF NON-TANGENCY WITH A LINE, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID 25.00 FOOT WIDE DRAINAGE EASEMENT PER SAID DORIS PARK; THENCE ALONG SAID NORTH LINE RUN NORTH 90°00'00" EAST A DISTANCE OF 136.01 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 21,778 SQUARE FEET OR 0.500 ACRES, MORE OR LESS

**SURVEYOR'S NOTES**

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT FULL OR COMPLETE WITHOUT BOTH BEING PRESENT.
5. BEARINGS SHOWN HEREON ARE BASED ON WEST RIGHT-OF-WAY LINE OF JACKSON AVENUE, WHICH BEARS S01°02'37"E, PER ASSUMED DATUM.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.  
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

**SKETCH OF DESCRIPTION**  
**DORIS PARK, PLAT BOOK S, PAGE 116**  
**874 JACKSON AVENUE**  
A PORTION OF  
SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST

ORANGE COUNTY, FLORIDA

|                              |         |            |      |
|------------------------------|---------|------------|------|
| JOB NO.: 220829              | DATE    | REVISIONS  | TECH |
| SCALE: 1"= 50'               | 4/23/25 | REV. LEGAL | CF   |
| FIELD DATE: N/A              | .       | .          | .    |
| FIELD BY: N/A                | .       | .          | .    |
| DRAWN BY: CF                 | .       | .          | .    |
| APPROVED BY: EGT             | .       | .          | .    |
| DRAWING FILE #               | .       | .          | .    |
| 220829 - 874 JACKSON AVE LOT | .       | .          | .    |
| RECONFIGURATION SOD          | .       | .          | .    |
| 4-23-25.DWG                  | .       | .          | .    |



**AMERICAN SURVEYING  
& MAPPING, INC.**

**NDDS NATIONAL DUE  
DILIGENCE SERVICES**  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979

LB#6393 nationalduediligenceservices.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by E Glenn Turner  
DN: cn=E Glenn Turner, o=American Surveying  
& Mapping, ou=Professional Land Surveyor,  
email=glturner@asmcorporate.com, c=US  
Date: 2025.04.23 11:27:11 -0400  
Adobe Acrobat version: 2020.005.30763

E. GLENN TURNER, PSM #5643

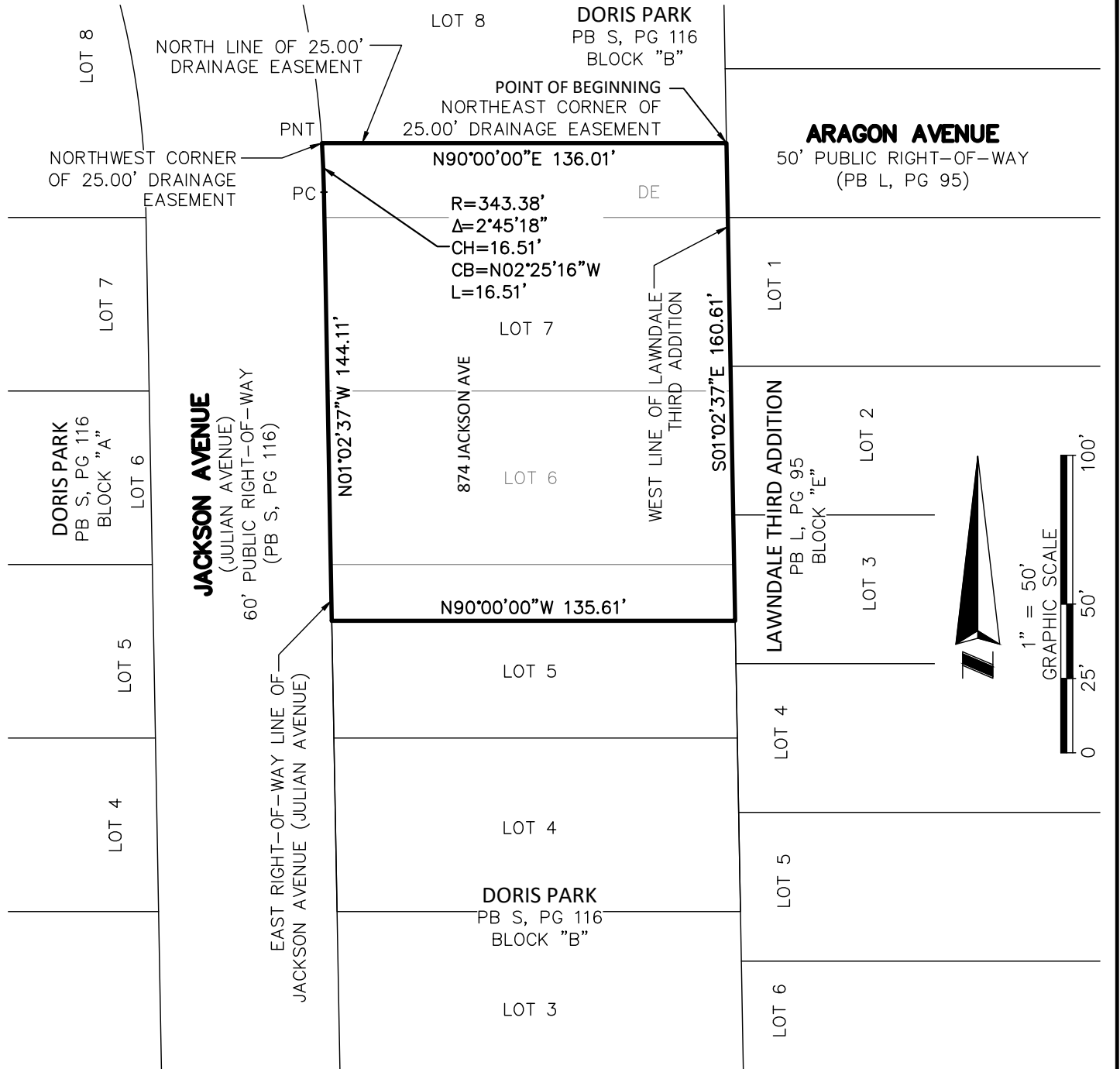
DATE:

# SKETCH OF DESCRIPTION

DORIS PARK, PLAT BOOK S, PAGE 116

874 JACKSON AVENUE

A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST



SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.  
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

## LEGEND AND ABBREVIATIONS

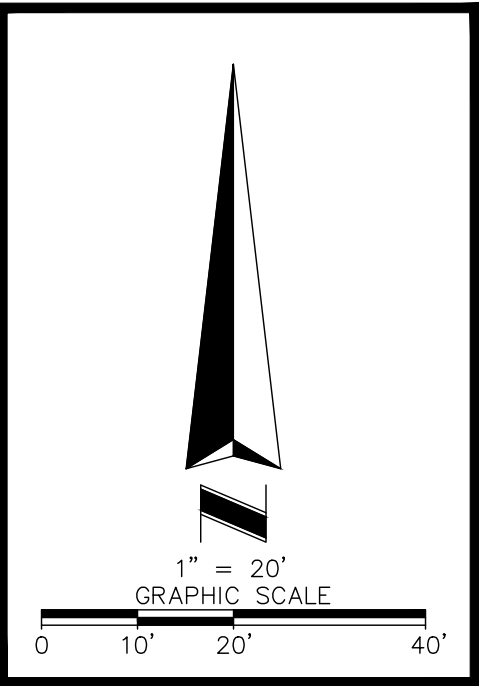
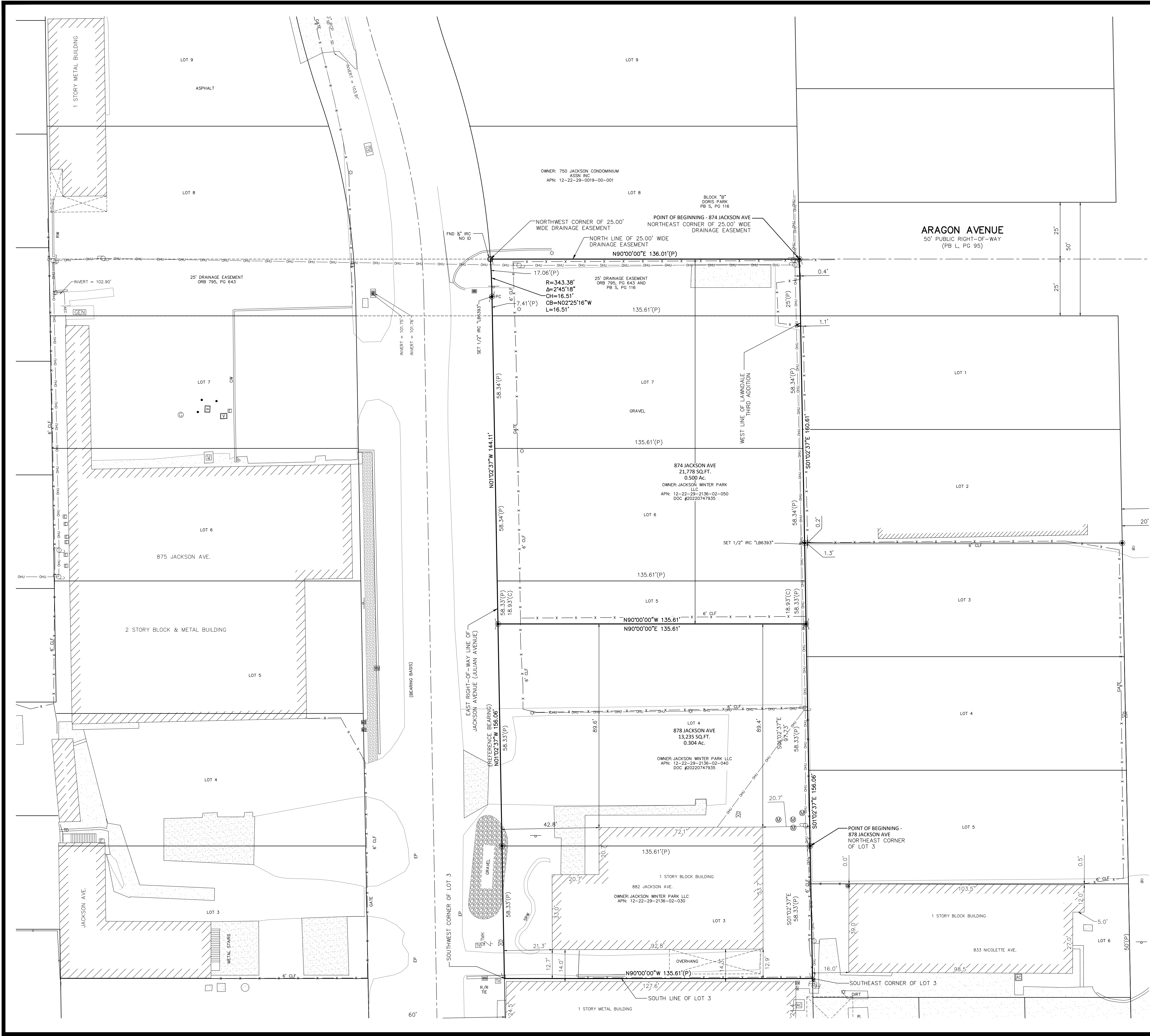
|     |                                    |
|-----|------------------------------------|
| LB  | = LICENSED BUSINESS                |
| PB  | = PLAT BOOK                        |
| PG  | = PAGE                             |
| PSM | = PROFESSIONAL SURVEYOR AND MAPPER |
| R   | = RADIUS                           |
| Δ   | = CENTRAL ANGLE (DELTA)            |
| CH  | = CHORD DISTANCE                   |
| CB  | = CHORD BEARING                    |
| L   | = ARC LENGTH                       |

**ASM** **AMERICAN SURVEYING & MAPPING, INC.**

**NDDS** **NATIONAL DUE DILIGENCE SERVICES**  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

LB#6393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979





**PARENT PARCEL LEGAL DESCRIPTION:**

LOTS 4, 5, 6, 7, AND A 25 FOOT WIDE DRAINAGE EASEMENT PER THE PLAT OF DORIS PARK, RECORDED IN PLAT BOOK S, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**LEGAL DESCRIPTION 874 JACKSON AVE:**

A PORTION OF LOT 5, BLOCK "B", LOTS 6, 7, BLOCK "B" AND A 25.00 FOOT WIDE DRAINAGE EASEMENT, PER THE PLAT OF DORIS PARK, RECORDED IN PLAT BOOK S, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SITUATED WITHIN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT 25.00 FOOT DRAINAGE EASEMENT PER SAID PLAT OF DORIS PARK; THENCE ALONG THE WEST LINE OF LAWNDALE THIRD ADDITION, RECORDED IN PLAT BOOK L, PAGE 95 RUN SOUTH 01°02'37" EAST A DISTANCE OF 160.61 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 90°00'00" WEST A DISTANCE OF 135.61 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JACKSON AVENUE (JULIAN AVENUE) PER SAID PLAT OF DORIS PARK; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES AND DISTANCES: (1) NORTH 01°02'37" WEST A DISTANCE OF 144.11 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 343.38 FEET, A CENTRAL ANGLE OF 2°45'18", AND A CHORD DISTANCE OF 16.51 FEET WHICH BEARS NORTH 02°25'16" WEST; (2) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 16.51 FEET TO A POINT OF NON-TANGENCY WITH A LINE, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID 25.00 FOOT WIDE DRAINAGE EASEMENT PER SAID DORIS PARK; THENCE ALONG SAID NORTH LINE RUN NORTH 90°00'00" EAST A DISTANCE OF 136.01 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 21,778 SQUARE FEET OR 0.500 ACRES, MORE OR LESS

**LEGAL DESCRIPTION 878 JACKSON AVE:**

LOTS 3 AND 4, BLOCK "B" AND A PORTION OF LOT 5, BLOCK "B", PER THE PLAT OF DORIS PARK, RECORDED IN PLAT BOOK S, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT OF DORIS PARK; THENCE ALONG THE EAST LINE OF SAID LOT 3, ALSO BEING THE WEST LINE OF LAWNDALE THIRD ADDITION, RECORDED IN PLAT BOOK L, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA RUN SOUTH 01°02'37" EAST A DISTANCE OF 58.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 RUN NORTH 90°00'00" WEST A DISTANCE OF 135.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF JACKSON AVENUE (JULIAN AVENUE) PER SAID PLAT OF DORIS PARK; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN NORTH 01°02'37" WEST A DISTANCE OF 156.06 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 90°00'00" EAST A DISTANCE OF 135.61 FEET TO A POINT ON AFORESAID WEST LINE OF LAWNDALE THIRD ADDITION; THENCE ALONG SAID WEST LINE RUN SOUTH 01°02'37" EAST A DISTANCE OF 97.73 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 21,160 SQUARE FEET OR 0.486 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON WEST RIGHT-OF-WAY LINE OF JACKSON AVENUE, WHICH BEARS S01°02'37"E, PER ASSUMED DATUM..
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON INSPECTION AND LOCATION OF ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- BUILDING TIES SHOULD NOT BE USED TO RE-ESTABLISH BOUNDARY LINES.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND, NOR WAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR BY THE CLIENT.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
- NO REVISIONS MAY BE MADE TO THIS BOUNDARY WITHOUT THE WRITTEN, EXPRESSED CONSENT OF THE SIGNING SURVEYOR.
- ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**UNDERGROUND UTILITIES**

UNDERGROUND UTILITIES ARE NOT SHOWN. NO SUB-SURFACE EXCAVATION OR EXPLORATION WAS PERFORMED FOR THE PURPOSE OF PREPARING THIS SURVEY. ONLY VISIBLE SURFACE EVIDENCE OF UTILITIES IS SHOWN.

**FLOOD INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120179 0255 F (MAP NO. 120560255F), WHICH BEARS AN EFFECTIVE DATE OF 9/25/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**LEGEND AND ABBREVIATIONS**

|                                  |                            |
|----------------------------------|----------------------------|
| CONCRETE SURFACE                 | ELECTRIC BOXES/STRUCTURES  |
| BRICK PAVERS                     | UTILITY POL.               |
| GRAVEL                           | GUY ANCHOR                 |
| CHAIN LINK FENCE                 | LIGHT POLE                 |
| EDGE OF PAVEMENT                 | AIR CONDITIONER            |
| IRON ROD                         | AIR CONDITIONER FOUND      |
| IRON ROD WITH CAP                | SANITARY VALVE             |
| LICENSED BUSINESS AREA           | IRRIGATION CONTROL VALVE   |
| LANDSCAPED AREA                  | BACK FLOW PREVENTER        |
| OFFICIAL RECORDS BOOK            | WATER METER                |
| PLAT BOOK                        | UNKNOWN MANHOLE            |
| POINT OF CURVE                   | TELEPHONE RISER            |
| PAGE(S)                          | TELEPHONE UTILITY MARKER   |
| POINT OF REVERSE CURVE           | CABLE MARKER               |
| PROFESSIONAL SURVEYOR AND MAPPER | CABLE VAULT                |
| POINT OF TANGENCY                | FIBER OPTIC UTILITY MARKER |
| RETAINING WALL                   | UTILITY VAULT              |
| REINFORCED CONCRETE PIPE         | BOLLARD                    |
| STONE RETAINING WALL             |                            |
| RECOVERED MONUMENT AS NOTED      | RECOVERED MAGNAIL AS NOTED |

**SHEET 1  
OF 1**

I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPER IN CHAPTER 5J-17, FLORIDA STATUTES.



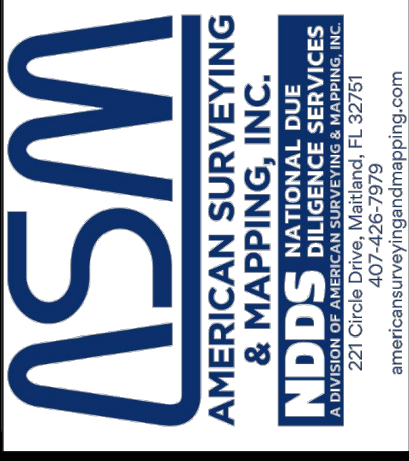
E. GLEN TURNER PSM #5643  
DATE

| DATE     | REVISIONS  | TECH | CF |
|----------|------------|------|----|
| 04/23/25 | REV. LEGAL |      |    |
|          |            |      |    |
|          |            |      |    |
|          |            |      |    |
|          |            |      |    |
|          |            |      |    |
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|          |            |      |    |
|          |            |      |    |
|          |            |      |    |

**BOUNDARY SURVEY OF  
LINE RECONFIGURATION  
874 & 878 JACKSON AVE  
SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST**

**WINTER PARK, FLORIDA**

**ORANGE COUNTY**



|                      |                      |
|----------------------|----------------------|
| JOB NO.: 220829      | SCALE: 1" = 20'      |
| FIELD DATE: 10/04/22 | FIELD BY: AD         |
| DRAWN BY: JLS/CF     | APPROVED BY: EOT     |
| DRAWING FILE #       | 220829 - JACKSON AVE |
| PARCELS BOUNDARY     | PARVEY 04-23-25.DWG  |
| SURVEY 04-23-25.DWG  |                      |



PETITION FOR VOLUNTARY ANNEXATION

To the City Commission of the City of Winter Park, Florida:

The undersigned hereby petitions for voluntary annexation by the City of Winter Park, Florida of the property described herein, in accordance with Article VIII, Section 2(c) of the Constitution of the State of Florida and Florida Statute 171.044, and represents and states as follows:

I

The petitioner is the owner of record of the property which is the subject of this petition.

II

The property which is the subject of this petition lies wholly within the boundaries of Orange County, Florida.

III

No part of the property which is the subject of this petition lies within the corporate limits of any incorporated municipality.

IV

The property which is the subject of this petition is described as follows:

874 Jackson Ave Winter Park, FL 32789  
Orange County Parcel ID #12-22-29-2136-02-050  
See Attached Legal Description

By:

Cory Kroeger  
Name of Petitioner

Signature

750 Jackson Ave Suite 104  
Address

Winter Park FL 32789

407-402-8581

407 696-3088

Telephone

STATE OF FLORIDA

COUNTY OF ORANGE

BEFORE ME appeared Cory Kroeger, who,

Being first duly sworn, deposes and says that he resides at 750 Jackson Ave Suite 104

Winter Park, City of Winter Park, and the

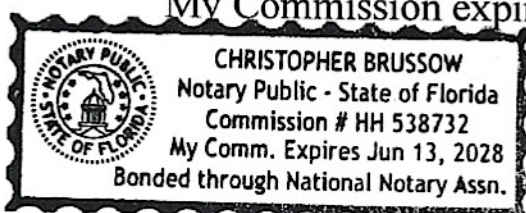
County and State above names; that he signed the foregoing petition as petitioner for the voluntary annexation by the City of Winter Park, Florida of the property described therein; and that the representations and statements contained in the foregoing petition are true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

Sworn to and Subscribed  
before me this 29 day  
of April, 200  
2025

Notary Public

My Commission expires: June 13, 2028



Emily Frazee  
Witness Emily Frazee

Mary Kroeger  
Witness Mary Kroeger



## Planning & Zoning Board

# agenda item 5.d

### item type

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

### meeting date

June 3, 2025

### prepared by

Allison McGillis, Director of Planning and Zoning

### approved by

Allison McGillis, Director of Planning and Zoning

### subject

CPA #25-04/RZ #25-04. Request of Benjamin Partners, LTD to:

- Amend the Future Land Use designation of 1101 Lewis Drive from Low Density Residential to Orange County Planned Development; and
- Amend the zoning designation of 1101 Lewis Drive from Low Density Residential (R-2) to Orange County Planned Development (OC PD).

### motion | recommendation

Staff recommendation is for approval.

### background

This public hearing is to re-designate 1101 Lewis Drive, which was recently purchased by the master developer of the Ravaudage Planned Development, from Low Density Residential (R-2) zoning and Low Density Residential Future Land Use to Orange County Planned Development (OC PD) zoning and Future Land Use. The Comprehensive Plan provides via Policy 1-M-6 (below) that when out-parcels are added to the Ravaudage development, they may be granted the same Future Land Use and zoning designations as the entire project.

**Policy 1-M-6: Future Enclave & Out-Parcel Additions to the Ravaudage Planned Development.** Any future acquisitions and additions to the Ravaudage PD of enclave or out-parcel properties may, at the discretion of the City, be added to the Ravaudage PD and regulated by the Orange County PD Code and the Development Order terms and conditions pertaining to the Ravaudage PD.

The City does not have a Planned Development Future Land Use designation or Planned Development (PD) zoning that approximates the Orange County PD designations. In the Ravaudage Annexation Agreement and the Comprehensive Plan, the use of the Orange County land use designations is provided for.



This property at 1101 Lewis Drive is a single lot that has 50 feet of frontage along Lewis Drive and has a lot area of 6,597 square feet. The maximum residential unit density for Ravaudage is 14.76 dwelling units per acre, and the maximum commercial density (or floor area ratio) is 100%. Thus, adding this property to the PD boundary, results in two (2) additional units and 6,597 square feet of added commercial entitlements.

In accordance with the Comprehensive Plan, these two ordinances would change the Low Density Residential Future Land Use designation and corresponding R-2 zoning to Orange County Planned Development Future Land Use and the corresponding Orange County Planned Development (OC PD) zoning.

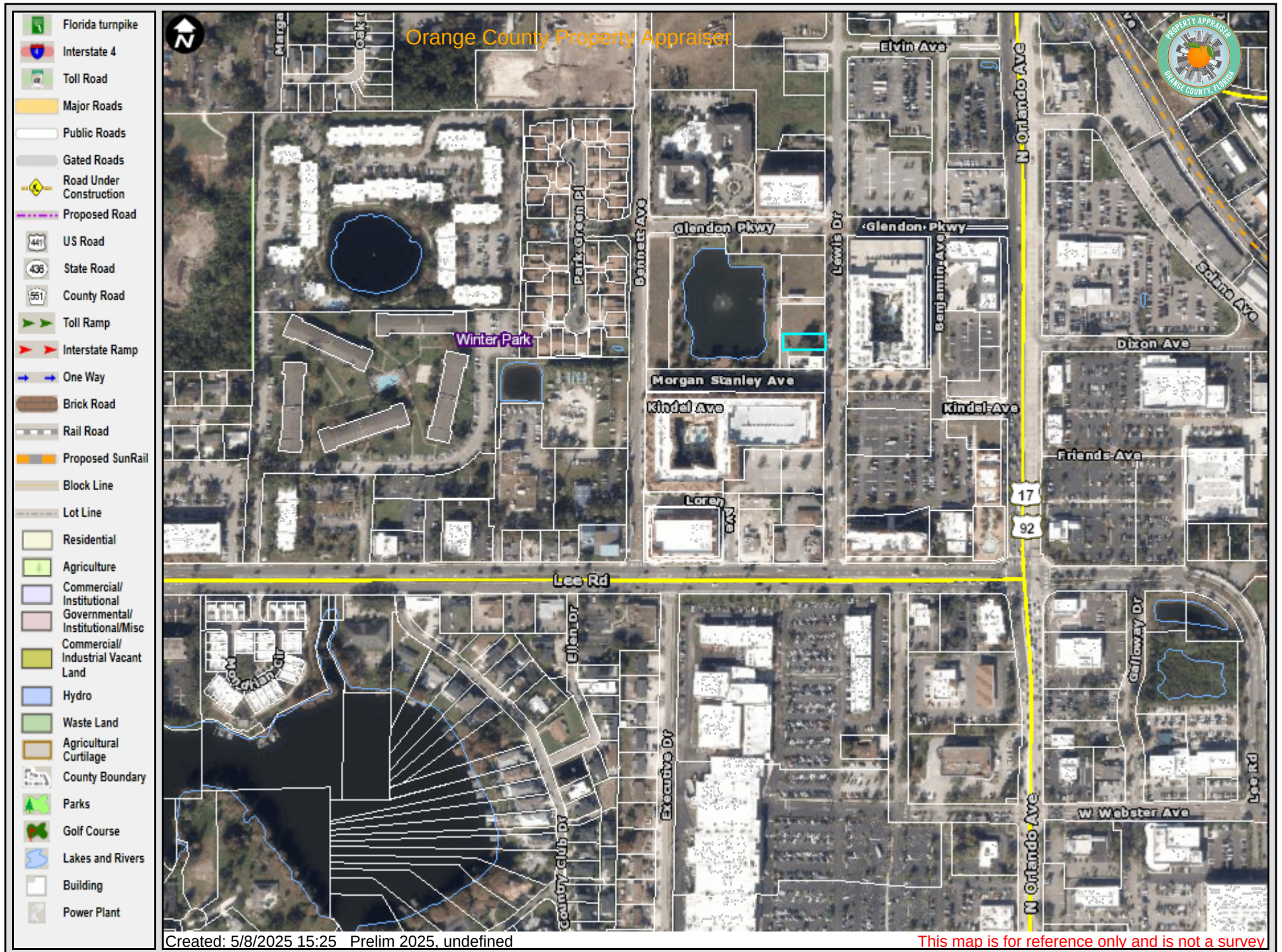
In terms of remaining units, with the addition of this property, Ravaudage has entitlements for 683 market-rate units and 56 affordable housing units. Of the 683 units, 546 have been constructed and 36 have been approved for development but not permitted, leaving 101 units remaining. Of the 56 units, only one has been approved for but not permitted.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

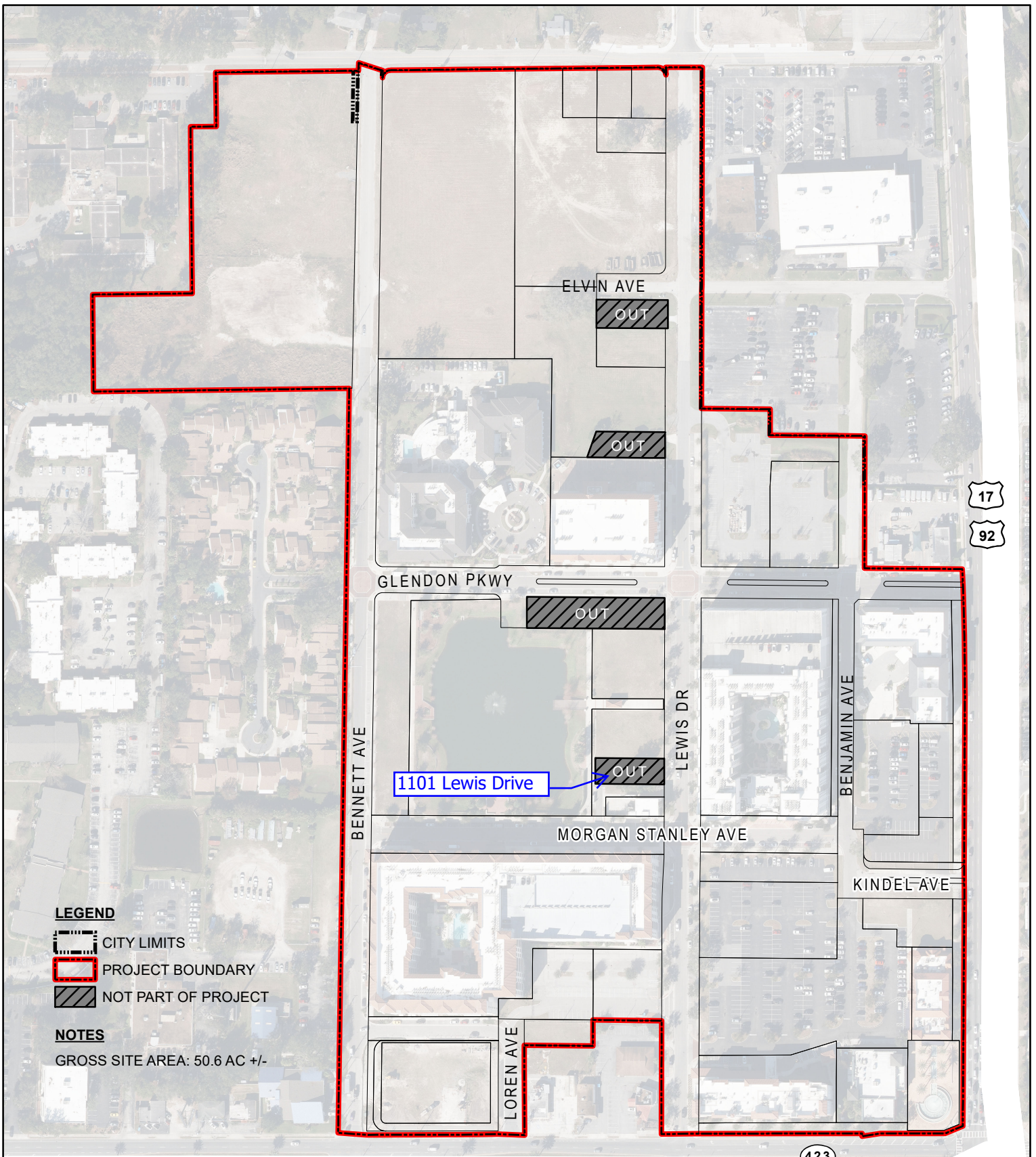
1. Location Map Aerial
2. Aerial Map
3. 1101 Lewis Drive - Ravaudage Map











#### LEGEND

- CITY LIMITS
- PROJECT BOUNDARY
- NOT PART OF PROJECT

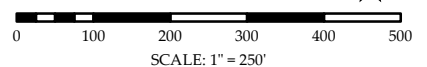
#### NOTES

GROSS SITE AREA: 50.6 AC +/-



## RAVAUDAGE LAND USE PLAN WINTER PARK, FLORIDA

SHEET A-1  
PROJECT LOCATION





## Planning & Zoning Board

# agenda item 5.e

**item type**

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

**meeting date**

June 3, 2025

**prepared by**

Allison McGillis, Director of Planning and Zoning

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

RZ #25-02/SUB #25-01. Request of David Rasmussen to: Rezone the property at 2260 Hawick Lane from single-family (R-1A) to low-density residential (R-2) and subdivide the property into three 50-foot-wide lots that meet the minimum lot sizes to build three single-family homes.

**motion | recommendation**

Staff recommendation is for approval with the following conditions:

- Preservation of the four front-yard oak trees and the 32-inch oak in the rear of the eastern lot; and the removal of the damaged 42-inch oak tree in the right-of-way in accordance with code requirements.
- Each new parcel must include its own individual lift station and a separate force main discharge line, with individual utility taps installed at the right-of-way.

**background**

The applicant is requesting to rezone the property located at 2260 Hawick Lane from Single-Family Residential (R-1A) to Low-Density Residential (R-2) and subdivide the existing 150-foot-wide lot into three 50-foot-wide properties, each meeting the minimum lot width and area requirements of the R-2 zoning district. The applicant intends to construct three single-family homes on these newly created lots.

**Comprehensive Plan Consistency and Compatibility**

This rezoning request is consistent with the property's Future Land Use designation of Office. However, the proposed single-family residential use is more compatible with the surrounding neighborhood context than office development. Two adjacent properties to the west on Hawick Lane have already been rezoned to R-2 and O-2, while several properties to the south and southwest along Narin Drive are also zoned R-2. The subject property, at 150 feet in width, is nearly three times the width of the three lots located directly to the east, which range from approximately 50 to 60 feet in width. The proposed 50-foot-wide lots are similar in scale and character to these neighboring properties, providing an appropriate transition from the

more intensive office and townhome uses to the west toward the lower-density single-family homes to the east.

### **Tree Preservation**

The City's Urban Forestry Superintendent has conducted a tree assessment on the property and identified four oak trees located in the front yard and one 32-inch oak tree at the rear of the easternmost proposed lot that are to be preserved. Staff is recommending a condition of approval to ensure the preservation of these trees. Additionally, there is a 42-inch oak tree located within the right-of-way at the front of the lot that has a significant structural break. Due to its condition, this tree may be removed with the appropriate tree removal permit and must be mitigated according to the city's tree protection code.

### **Utilities**

The existing single-family home on the property is currently served by a septic system, which will be decommissioned and removed as part of the redevelopment. Public sanitary sewer is available along Hawick Lane to the west of the site. The three new homes will be connected to the city's sanitary sewer system. While the plans show one lift station, each new parcel will be required to have an individual and separate lift station, along with a dedicated discharge force main and separate utility taps for each water meter at the right-of-way. Staff is recommending a condition of such.

### **Community Meeting**

The applicant held a community meeting on April 15th. There was no one from the public in attendance at the community meeting. However, the applicant received two emails and one phone call regarding the project. The applicant has provided a summary of the emails/phone calls and a copy of the notice attached.

### **Summary**

Overall, the proposed rezoning and redevelopment are compatible with the surrounding neighborhood in both use and scale. The project does not request any variances and will incorporate modern stormwater management systems designed to retain stormwater on-site. Additionally, the removal of the septic system and connection to the city's sewer infrastructure will enhance environmental and public health outcomes. Staff recommends approval of this rezoning/lot split request, subject to the following conditions: preservation of the four front-yard oak trees and the 32-inch oak in the rear of the eastern lot; and the removal of the damaged 42-inch oak tree in the right-of-way in accordance with code requirements. Each new parcel must include its own individual lift station and a separate force main discharge line, with individual utility taps installed at the right-of-way.

## **alternatives | other considerations**

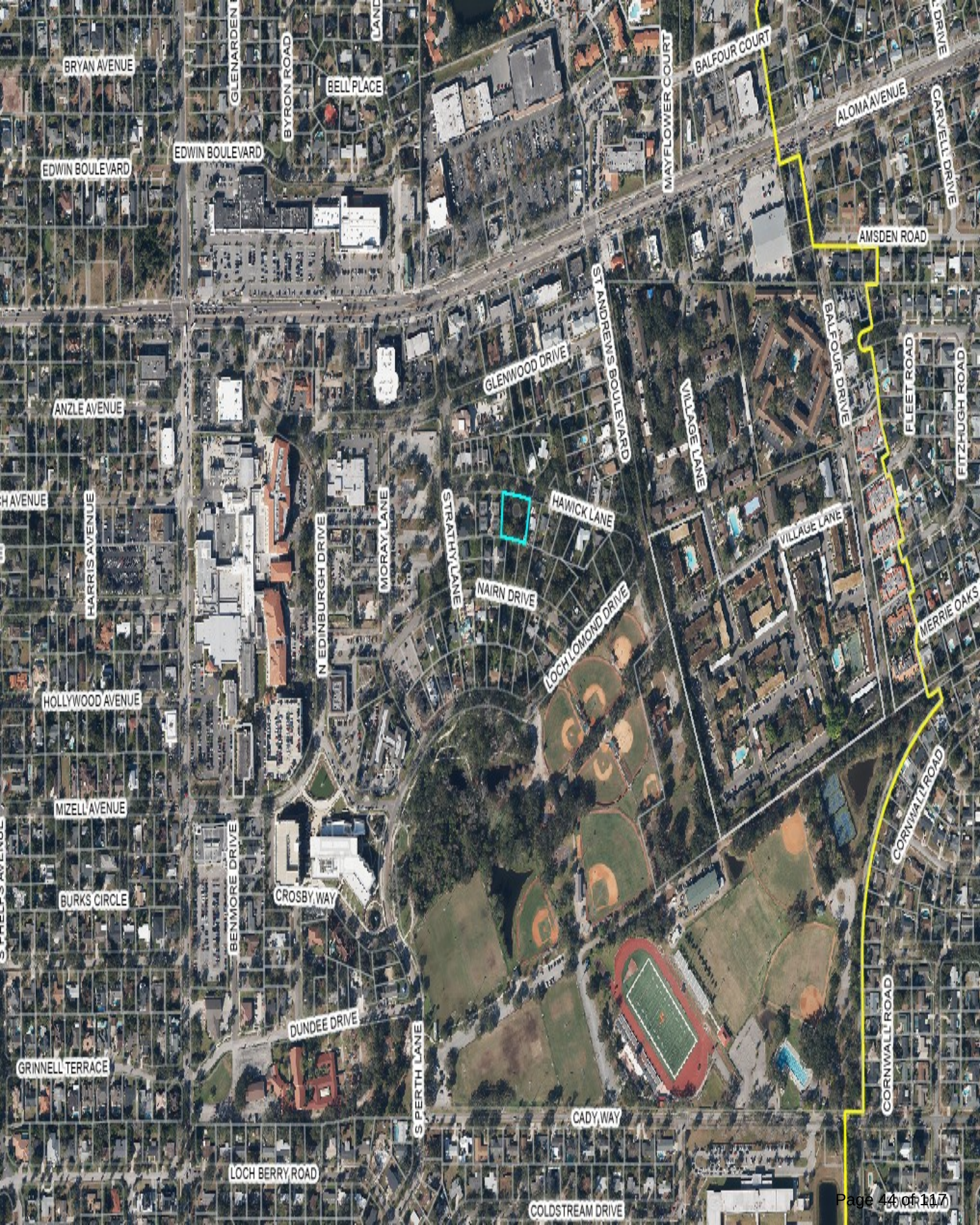
## **fiscal impact**



## **attachments**

1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. 2260 Hawick Survey
6. 2260Hawick\_C1\_Concept\_2.18
7. 2260 Hawick Tree Analysis
8. 20250224 2260 Hawick pre-permit Survey UF markup w recs
9. Signed\_Certification of Mailing 2260
10. Emails and phone call for 2260 Hawick
11. Example House #1
12. Example House #2
13. Example House #3
14. Example House #4





BRYAN AVENUE

GLENARDEN

BELL PLACE

BYRON ROAD

LAND

EDWIN BOULEVARD

EDWIN BOULEVARD

MAYFLOWER COURT

BALFOUR COURT

ALOMA AVENUE

CARVELL DRIVE

AMSDEN ROAD

ANZLE AVENUE

GLENWOOD DRIVE

ST ANDREW'S BOULEVARD

VILLAGE LANE

BALFOUR DRIVE

FLEET ROAD

FITZ-HUGH ROAD

H AVENUE

HARRIS AVENUE

N EDINBURGH DRIVE

MORAY LANE

STRATHY LANE

HAWICK LANE

NAIRN DRIVE

LOCH LOMOND DRIVE

VILLAGE LANE

MERRIE OAKS

HOLLYWOOD AVENUE

MIZELL AVENUE

BURKS CIRCLE

BENMORE DRIVE

CROSBY WAY

DUNDEE DRIVE

GRINNELL TERRACE

S PERTH LANE

LOCH BERRY ROAD

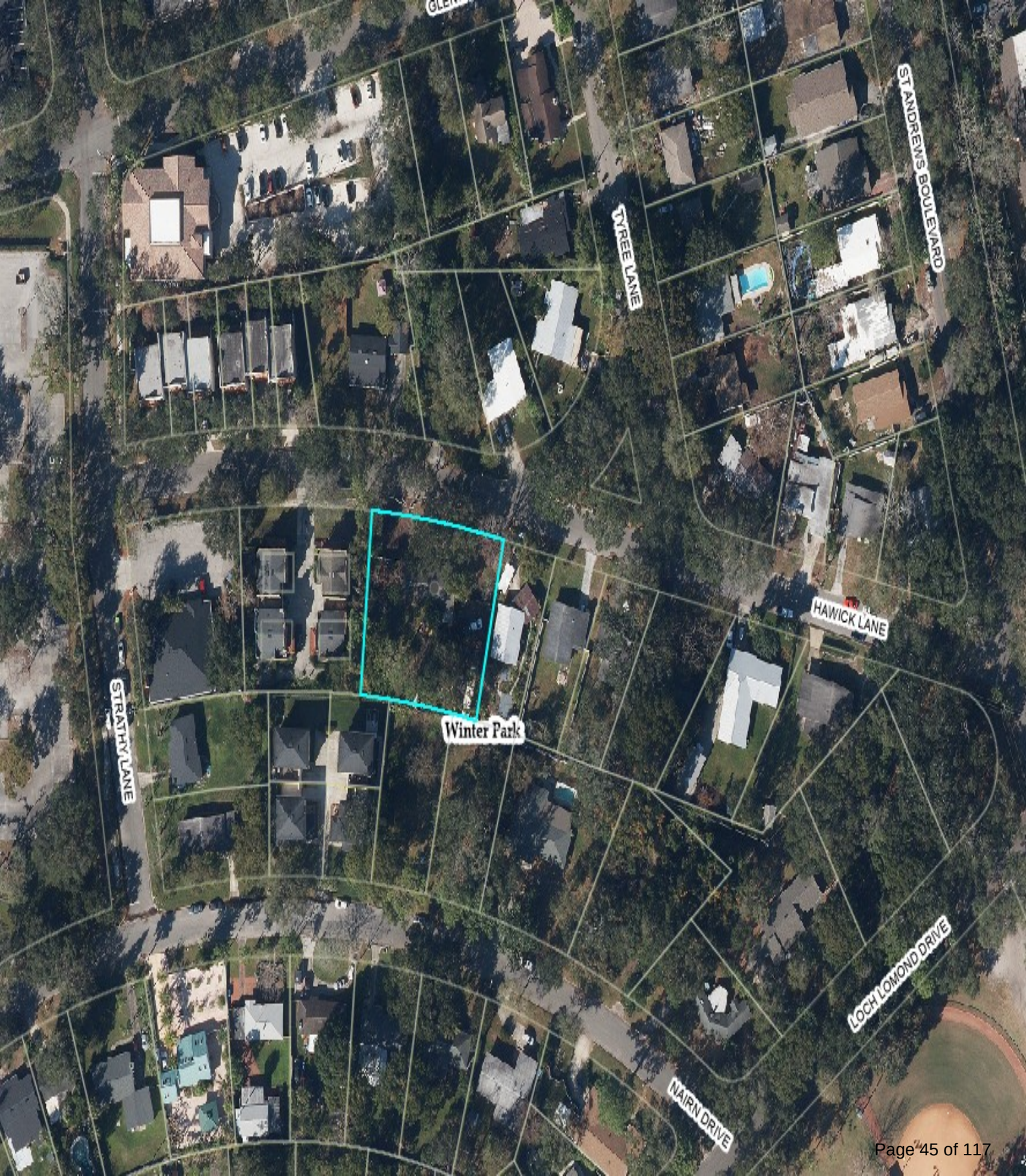
CADY WAY

COLDSTREAM DRIVE

CORNWALL ROAD

CORNWALL ROAD







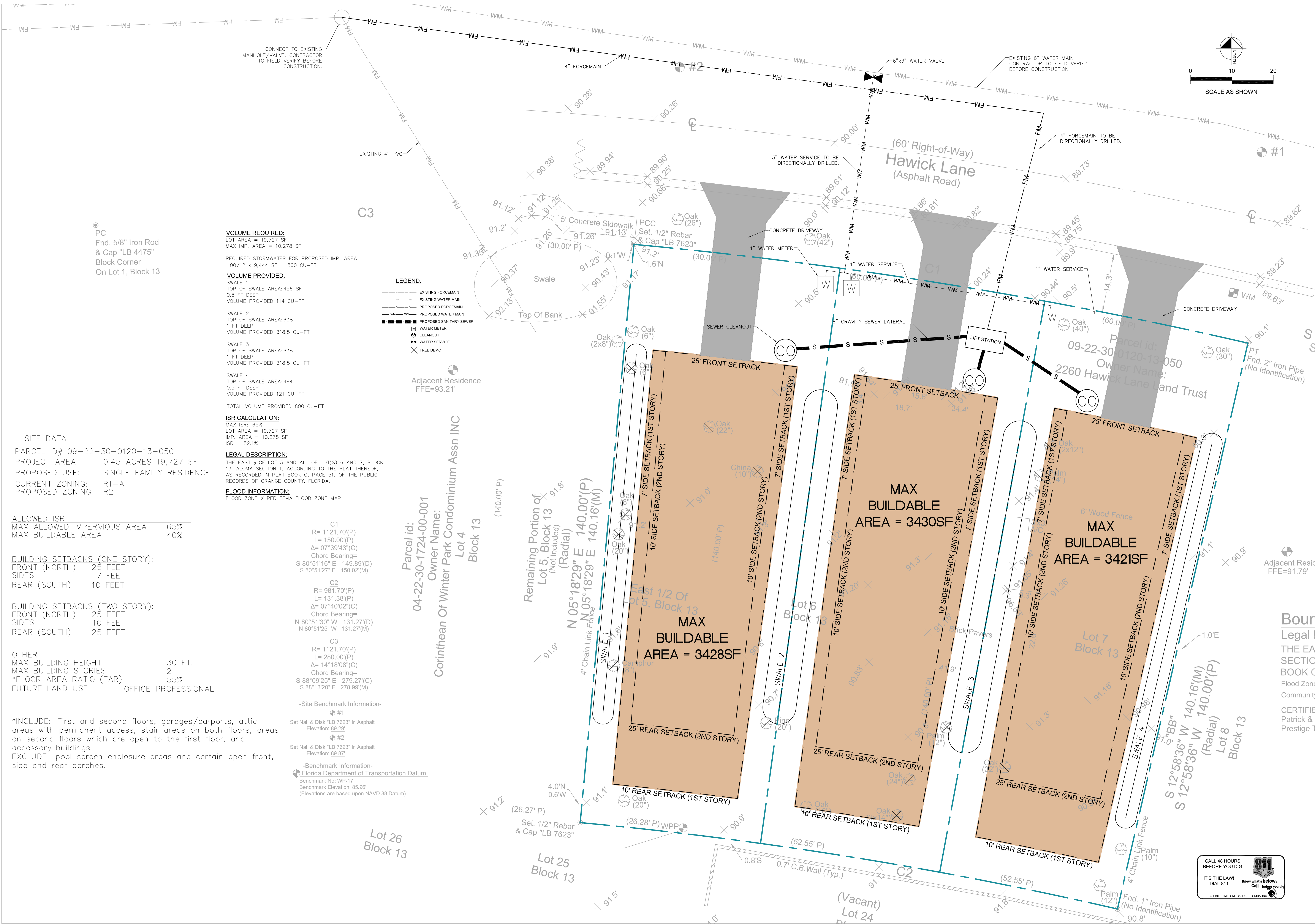












©  
PC  
Fnd. 5/8" Iron Rod  
& Cap "LB 4475"  
Block Corner  
On Lot 1, Block 13

**VOLUME REQUIRED:**  
LOT AREA = 19,727 SF  
MAX IMP. AREA = 10,278 SF  
REQUIRED STORMWATER FOR PROPOSED IMP. AREA  
1.00/12 x 9,444 SF = 860 CU-FT

**VOLUME PROVIDED:**  
SWALE 1  
TOP OF SWALE AREA: 456 SF  
0.5 FT DEEP  
VOLUME PROVIDED 114 CU-FT

SWALE 2  
TOP OF SWALE AREA: 638  
1 FT DEEP  
VOLUME PROVIDED 318.5 CU-FT

SWALE 3  
TOP OF SWALE AREA: 638  
1 FT DEEP  
VOLUME PROVIDED 318.5 CU-FT

SWALE 4  
TOP OF SWALE AREA: 484  
0.5 FT DEEP  
VOLUME PROVIDED 121 CU-FT

TOTAL VOLUME PROVIDED 800 CU-FT

**ISR CALCULATION:**  
MAX ISR: 65%  
LOT AREA = 19,727 SF  
IMP. AREA = 10,278 SF  
ISR = 52.1%

**LEGAL DESCRIPTION:**  
THE EAST 1/2 OF LOT 5 AND ALL OF LOT(S) 6 AND 7, BLOCK 13, ALOMA SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 0, PAGE 51, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**FLOOD INFORMATION:**  
FLOOD ZONE X PER FEMA FLOOD ZONE MAP

**LEGEND:**  
--- EXISTING FORCEMAIN  
--- EXISTING WATER MAIN  
--- PROPOSED FORCEMAIN  
--- PROPOSED WATER MAIN  
--- PROPOSED SANITARY SEWER  
[Symbol] WATER METER  
[Symbol] CLEANOUT  
[Symbol] WATER SERVICE  
[Symbol] TREE DEMO

Parcel id: 04-22-30-1724-00-001  
Owner Name: Corinthean Of Winter Park Condominium Assn INC  
Lot 4  
Block 13

C1  
R= 1121.70'(P)  
L= 150.00'(P)  
Δ= 07°39'43"(C)  
Chord Bearing=  
S 80°51'16" E 149.89'(D)  
S 80°51'27" E 150.02'(M)

C2  
R= 981.70'(P)  
L= 131.38'(P)  
Δ= 07°40'02"(C)  
Chord Bearing=  
N 80°51'30" W 131.27'(D)  
N 80°51'25" W 131.27'(M)

C3  
R= 1121.70'(P)  
L= 280.00'(P)  
Δ= 14°18'08"(C)  
Chord Bearing=  
S 88°09'25" E 279.27'(C)  
S 88°13'20" E 278.99'(M)

-Site Benchmark Information-

#1  
Set Nail & Disk "LB 7623" In Asphalt  
Elevation: 89.29'  
#2  
Set Nail & Disk "LB 7623" In Asphalt  
Elevation: 89.87'

-Benchmark Information-  
Florida Department of Transportation Datum  
Benchmark No: WP-17  
Benchmark Elevation: 85.96'  
(Elevations are based upon NAVD 88 Datum)

**SITE DATA**

PARCEL ID# 09-22-30-0120-13-050  
PROJECT AREA: 0.45 ACRES 19,727 SF  
PROPOSED USE: SINGLE FAMILY RESIDENCE  
CURRENT ZONING: R1-A  
PROPOSED ZONING: R2

**ALLOWED ISR**

MAX ALLOWED IMPERVIOUS AREA 65%  
MAX BUILDABLE AREA 40%

**BUILDING SETBACKS (ONE STORY):**

FRONT (NORTH) 25 FEET  
SIDES 7 FEET  
REAR (SOUTH) 10 FEET

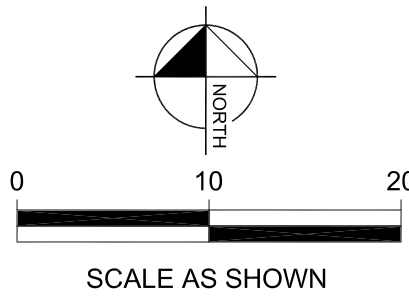
**BUILDING SETBACKS (TWO STORY):**

FRONT (NORTH) 25 FEET  
SIDES 10 FEET  
REAR (SOUTH) 25 FEET

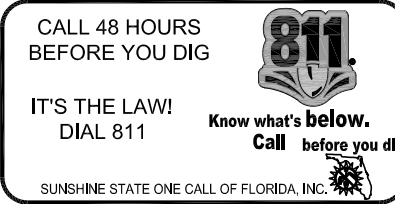
**OTHER**

MAX BUILDING HEIGHT 30 FT.  
MAX BUILDING STORIES 2  
\*FLOOR AREA RATIO (FAR) 55%  
FUTURE LAND USE OFFICE PROFESSIONAL

\*INCLUDE: First and second floors, garages/carports, attic areas with permanent access, stair areas on both floors, areas on second floors which are open to the first floor, and accessory buildings.  
EXCLUDE: pool screen enclosure areas and certain open front, side and rear porches.



SCALE AS SHOWN



|                                                                                         |                   |                |                   |                                                                                                      |                          |                    |
|-----------------------------------------------------------------------------------------|-------------------|----------------|-------------------|------------------------------------------------------------------------------------------------------|--------------------------|--------------------|
| DESIGN ENGINEER:<br>GREGORY T. CHATELAIN, P.E.<br>FLORIDA REGISTRATION NUMBER:<br>90573 | DESIGNED BY<br>CC | DRAWN BY<br>CC | CHECKED BY<br>GTC | DATE<br>2/25                                                                                         | PROJECT NO.<br>30-25-100 | SHEET NUMBER<br>C1 |
| CONCEPT                                                                                 |                   |                |                   | RESIDENTIAL LOT SPLIT CONCEPT<br>2260 HAWICK LN<br>WINTER PARK, FL 32792<br>ORANGE COUNTY<br>FLORIDA |                          |                    |
| CHATELAIN<br>ENGINEERING                                                                |                   |                |                   | BY<br>DATE                                                                                           |                          |                    |
| REVISIONS                                                                               |                   |                |                   | No.                                                                                                  |                          |                    |





1/31/2025

David Rasmussen  
3777 N John Young Pkwy  
Orlando Florida

RE: 2260 Hawick Lane, Winter Park, Florida Tree Analysis

Dear Mr. Rasmussen

The following is an analysis of the existing trees located within the boundaries of 2260 Hawick Lane. Although the Live Oaks on the property appear viable on the outside Tree Number Two is a clear demonstration of what you can expect in the near future for the other remaining oaks. You may be able to delay the enviable by trimming back the branches and putting bands on the trees below the crooks, but soundings indicate that there may be hollow spaces around the crooks where they will split during a wind storm. For safety reasons my recommendation would be remove them. I have included a map showing the tree locations and ID and a table showing the tree DBH, Type, and Condition.

Please call if you have any questions.

Sincerely,

*Steven Lumbert*

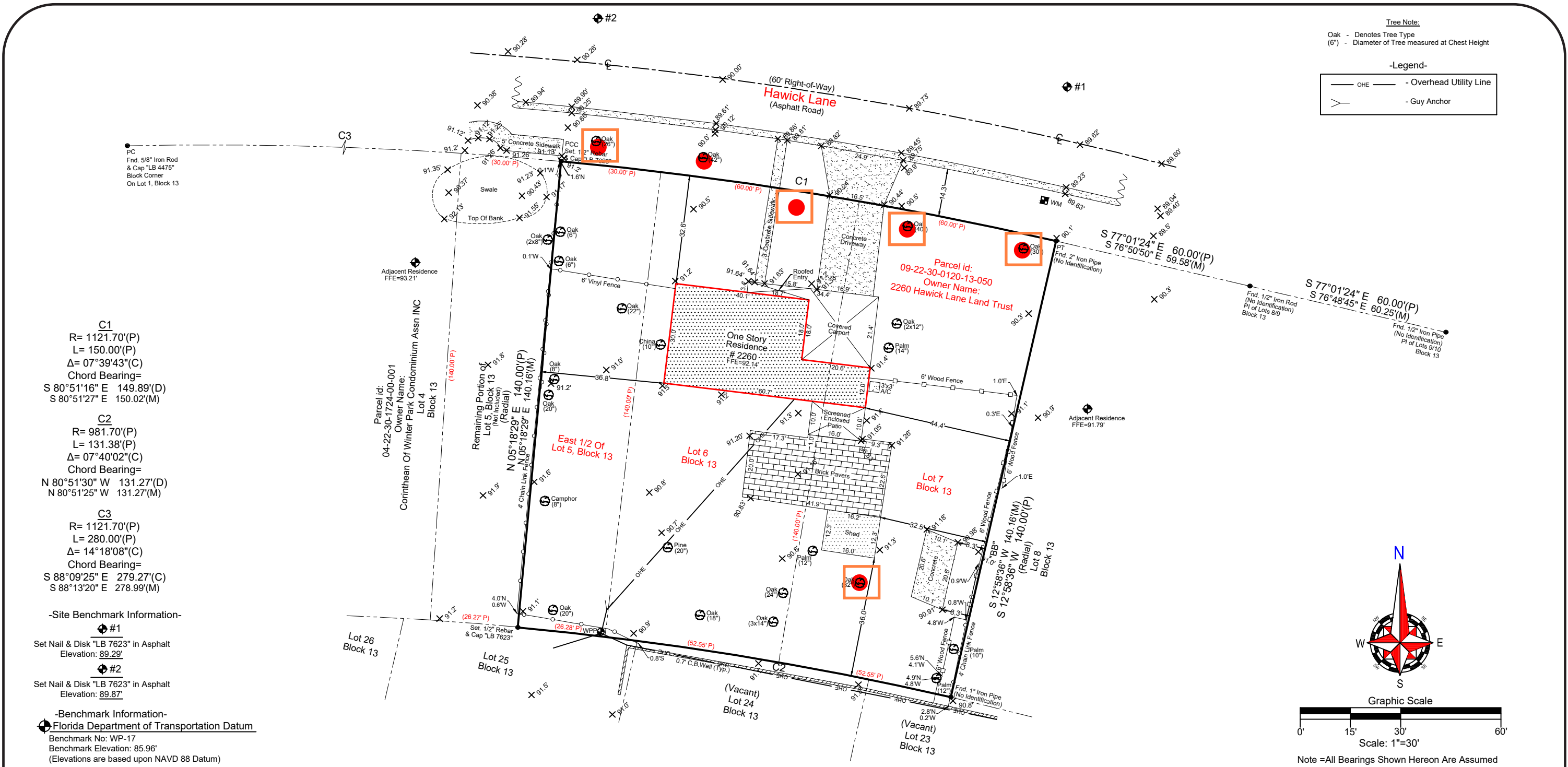
Steven H Lumbert

Principal Geologist/Ecologist  
Lumbert Environmental  
406 SW Burnett Lane  
Lake City, FL 32024  
407 504 9255





| 2260 Hawick Tree Analysis |          |               |             |                                                                                  |  |
|---------------------------|----------|---------------|-------------|----------------------------------------------------------------------------------|--|
| ID                        | Inch DBH | TYPE          | Condition   |                                                                                  |  |
| 1                         | 21       | Oak           | Good        |                                                                                  |  |
| 2                         | 34       | Oak           | Compromised | Branch split at crook. Remove                                                    |  |
| 3                         | 37       | Oak           | Compromised | Hollow soundings around crook. Heavy Maintenance to make Safe. Remove            |  |
| 4                         | 41       | Oak           | Compromised | Hollow soundings around crook. Heavy Maintenance to make Safe. Remove            |  |
| 5                         | 25       | Sweet Gum     | Fair        |                                                                                  |  |
| 6                         | 12       | Oak           | Fair        |                                                                                  |  |
|                           | 12       | Oak           | Fair        |                                                                                  |  |
| 7                         | 14       | Cabbage       | Fair        |                                                                                  |  |
| 8                         | 32       | Oak           | Compromised | Hollow soundings around crook. Heavy Maintenance to make Safe. Remove            |  |
| 9                         | 12       | Palm          | Fair        |                                                                                  |  |
| 10                        |          | Pine          | Remove      | Dead: Remove                                                                     |  |
| 11                        |          | Strangler Fig | Remove      | Nusiance: Remove                                                                 |  |
| 12                        |          | Strangler Fig | Remove      | Nusiance: Remove                                                                 |  |
| 13                        | 14       | Oak           | Fair        |                                                                                  |  |
|                           | 14       | Oak           | Fair        |                                                                                  |  |
|                           | 14       | Oak           | Fair        |                                                                                  |  |
| 14                        | 20       | Oak           | Fair        |                                                                                  |  |
| 15                        | 12       | Cabbage       | Fair        |                                                                                  |  |
| 16                        | 10       | Cabbage       | Fair        |                                                                                  |  |
| 17                        |          | Camphor       | Remove      | Exotic: Remove                                                                   |  |
| 18                        | 20       | Oak           | Fair        |                                                                                  |  |
| 19                        | 8        | Oak           | Fair        |                                                                                  |  |
| 20                        |          | Ear Pod       | Remove      | Exotic: Remove                                                                   |  |
| 21                        | 21       | Oak           | Fair        |                                                                                  |  |
| 22                        | 6        | Oak           | Fair        |                                                                                  |  |
| 23                        | 6        | Oak           | Fair        |                                                                                  |  |
|                           | 8        | Oak           | Fair        |                                                                                  |  |
|                           | 8        | Oak           | Fair        |                                                                                  |  |
|                           |          |               |             |                                                                                  |  |
| Total                     | 401      |               |             | Total DBH before removing compromised trees (144 inches)<br>401-144 = 257 inches |  |



# BOUNDARY & TOPOGRAPHIC SURVEY

**Legal Description:**  
THE EAST 1/2 OF LOT 5 AND ALL OF LOT(S) 6 AND 7, BLOCK 13, ALOMA SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGE 51, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**Flood Information:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 2009-09-25.

**CERTIFIED TO:**  
DAVID RASMUSSEN



2260 HAWICK LANE, WINTER PARK, FLORIDA 32792

|                                                |                                       |
|------------------------------------------------|---------------------------------------|
| Field Date: 6/8/2024                           | Date Completed: 06/12/24              |
| Drawn By: S.T.                                 | File Number: IS-131149                |
| <b>-Legend-</b>                                |                                       |
| C - Calculated                                 | PC - Point of Curvature               |
| CB - Centerline                                | Pg - Page                             |
| CM - Concrete Block                            | PI - Point of Intersection            |
| CM - Concrete Monument                         | P.O.B. - Point of Beginning           |
| Conc. - Concrete                               | P.O.L. - Point on Line                |
| D - Description                                | PP - Power Pole                       |
| DE - Drainage Easement                         | PRM - Permanent Reference Monument    |
| Esmt. - Easement                               | PT - Point of Tangency                |
| F.E.M.A. - Federal Emergency Management Agency | R - Radius                            |
| FFE - Finished Floor Elevation                 | Rad. - Radial                         |
| Fnd. - Found                                   | R&C - Rebar & Cap                     |
| IP - Iron Pipe                                 | Rec. - Recovered                      |
| L - Length (Arc)                               | Rfd. - Roofed                         |
| M - Measured                                   | Set. - Set 1/2" Rebar & Cap "LB 7623" |
| N&D - Nail & Disk                              | Typ. - Typical                        |
| N.R. - Non-Radial                              | UE - Utility Easement                 |
| ORB - Official Records Book                    | WM - Water Meter                      |
| P - Plat                                       | Δ - Delta (Central Angle)             |
| P.B. - Plat Book                               | -O- - Chain Link Fence                |
| -□- - Wood Fence                               |                                       |

**-NOTES-**  
>Survey is Based upon the Legal Description Supplied by Client.  
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.  
>Subject to any Easements and/or Restrictions of Record.  
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".  
>Building Ties are NOT to be used to reconstruct Property Lines.  
>Fence Ownership is NOT determined.  
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.  
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.  
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

**-POINTS OF INTEREST-**  
NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

*Patrick K. Ireland*  
PATRICK K. IRELAND  
NO. 6637  
STATE OF FLORIDA  
PROFESSIONAL LAND SURVEYOR & MAPLE

PATRICK IRELAND 6637  
This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyors Seal.

**Ireland & Associates Surveying, Inc.**  
800 Currency Circle | Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366 Fax-407.320.8165



## **Certification of Community Engagement Notice Mailing**

I, David Rasmussen, as the applicant and representative for the proposed 2260 Hawick Lane Rezoning Project, hereby certify that on this 31st day of March, 2025, a true and correct copy of the "Community Engagement Meeting Notice," marked Exhibit "A", attached hereto and incorporated herein by reference, was mailed to those referenced in Exhibit "B" in accordance with the requirements set forth in the City of Winter Park, Chapter 58, Article III, Planning and Zoning, Section 58-89(c)(2).

I further certify that the addresses shown in Exhibit "B" represent the true addresses of the owners of record of property located within 500 feet of 2260 Hawick Lane, Winter Park, FL 32789, as determined by the City of Winter Park.

By: \_\_\_\_\_



Date: \_\_\_\_\_

4/2/25

**Signature of Applicant/ Representative**

Exhibit "A"

# Community Engagement Meeting Notice

**March 24, 2025**

Dear Neighbors,

We are writing to invite you to a community engagement meeting to discuss the upcoming improvement and rezoning of 2260 Hawick Lane, Winter Park, Florida 32789 as applied for with the City of Winter Park Planning and Zoning Department.

## **Community Engagement Meeting Details:**

- **Date:** April 15, 2025
- **Time:** 9:00a.m. – 10:00a.m.
- **Location:** First Congregational Church of Winter Park  
225 S Interlachen Ave, Winter Park, FL 32789

**Attendees Entrance:**  
**Through Fellowship Hall Facing New England Avenue**

## **Agenda:**

To present and encourage neighbors an opportunity to discuss any concerns related to the proposed rezoning of the property located at 2260 Hawick Lane from single-family (R-1A) to low-density residential (R-2) and subdivide the property into three (3) 50-foot-wide lots that meet the minimum lot sizes to build three (3) single-family homes.

## **City of Winter Park Meeting Details:**

- **Date:** June 03, 2025      Planning & Zoning Meeting
- **Date:** June 25, 2025      1<sup>st</sup> Reading at City Commission
- **Date:** July 09, 2025      2<sup>nd</sup> Reading at City Commission

## **Contact Information:**

**David Rasmussen**  
**Post Office Box 947869, Maitland, FL 32794**  
**321-262-9596 (Michael Rasmussen)**  
**David\_winterpark@yahoo.com**



# Exhibit "B"

D. Rasmussen  
2260 Hawick Lane Land Trust  
Post Office Box 948427  
Maitland FL 32794-8427

2340 GLENWOOD DRIVE LLC  
VIRDI MONJIT  
1461 SUNSET DR  
WINTER PARK, FL 32789

ADVENTIST HEALTH  
SYSTEM/SUNBELT INC  
600 E ROLLINS ST  
ORLANDO, FL 32803

ALDK4 LLC  
3067 CECELIA DR  
FOREST CITY, FL 32703

ARNETT TERESA R  
105 WHITECAPS CIR  
MAITLAND, FL 32751

BAKER DEBORAH L  
BAKER CHRISTY L  
202 TYREE LN  
WINTER PARK, FL 32792

BARRETO FELIPE SILVA  
MINOGA RENATA  
2225 LOCH LOMOND DR  
WINTER PARK, FL 32792

BASTERRECHEA HUGO R  
730 GILBERT RD  
WINTER PARK, FL 32792

BLANCO BASILIO M LIFE ESTATE  
BLANCO LAUDELINA J LIFE ESTATE  
PO BOX 560458  
ORLANDO, FL 32856

CADY WAY COTTAGES LLC  
123 E MORSE BLVD  
WINTER PARK, FL 32789

CAMPOS DANIEL  
CAMPOS CHRISTIAN  
2272 NAIRN DR  
WINTER PARK, FL 32792

CARVALHO RUFINO STEFANY B  
2245 NAIRN DR  
WINTER PARK, FL 32792

CITY CORE HOLDINGS LLC  
2408 FORFARSHIRE DR  
WINTER PARK, FL 32792

COCO PLATS LLC  
300 OCEAN FOREST DR  
SAINT AUGUSTINE, FL 32080

CONISKI HELEN J TR  
2292 HAWICK LN  
WINTER PARK, FL 32792

CORINTHEAN OF WINTER PARK  
CONDOMINIUM ASSN INC  
14 S BUMBY AVE  
ORLANDO, FL 32803

COUCH ALEX RAY  
COUCH NICOLE MEE YOUNG  
2271 NAIRN DR  
WINTER PARK, FL 32792

CUSIMANO ASHLEY MARIE  
CUSIMANO JOSEPH GUY  
211 SAINT ANDREWS BLVD  
WINTER PARK, FL 32792

EDGAR J STEWART  
2266 NAIRN DR  
WINTER PARK, FL 32792

FITSIMONES TIMOTHY FRANCIS  
FITSIMONES ROBIN LESLIE  
1200 HARDING ST  
WINTER PARK, FL 32789

FPV LLC  
1211 WOODMERE DR  
WINTER PARK, FL 32789

GIMENEZ CHONA MARIE ALBURO  
GIMENEZ NOVY ALMODIEL  
2120 NAIRN DR  
WINTER PARK, FL 32792

GOULDER JANICE MARIE  
2254 NAIRN DR  
WINTER PARK, FL 32792

GRABE RICHARD G  
GRABE WINNONA M  
2211 LOCH LOMOND DR  
WINTER PARK, FL 32792

GREENROSE PROPERTIES LLC  
2606 PARK PLACE DR  
WINTER PARK, FL 32789

GRELLIA HARRY  
LAPOINTE COREY J  
2131 LOCH LOMOND DR  
WINTER PARK, FL 32792

HALL RICHARD FREDERICK  
HALL ELIZABETH MABEL  
2211 HAWICK LN  
WINTER PARK, FL 32792

HESSIAN ALEXANDER LLC  
807 W MORSE BLVD STE 105  
WINTER PARK, FL 32789

HR ACQUISITION I CORP  
PO BOX 92129  
SOUTHLAKE, TX 76092

J MINE PROPERTIES LLC  
2405 W PRINCETON ST UNIT 2  
ORLANDO, FL 32804

JERRY A MENTER TRUST  
2305 HAWICK LN  
WINTER PARK, FL 32792

KARAM ALFREDO JESUS LIFE  
ESTATE  
REM: ADRIAN KARAM  
2251 NAIRN DR  
WINTER PARK, FL 32792

KHAN RIZWAN  
7572 WANDERING WAY  
ORLANDO, FL 32836

KHOURY FAMILY TRUST  
3406 LINDA VISTA TER  
FALLBROOK, CA 92028

KO-AM REALTY L L C  
2225 GLENWOOD DR  
WINTER PARK, FL 32792

KOHN ELIANE JAMMAL  
2238 HAWICK LN  
WINTER PARK, FL 32792

LENTZ DAVID P  
WILLIAMS DAVID W  
1003 BIRKDALE TRL  
WINTER SPRINGS, FL 32708

LINDA J MURPHY TRUST  
9919 NW 240TH TER  
ALACHUA, FL 32615

LOPEZ MAURICIO BERRIZBEITIA  
GONZALEZ SILVIA E AZUAJE  
2272 HAWICK LN  
WINTER PARK, FL 32792  
MARZLOCK DAWN MARIE LIFE ESTATE  
REM: JUSTIN DAVID TIMOTHY  
MARZLOCK  
2223 LOCH LOMOND DR  
WINTER PARK, FL 32792

MADSEN SARAH E  
2280 HAWICK LN  
WINTER PARK, FL 32792

MANDELL JEFF  
2203 HAWICK LN  
WINTER PARK, FL 32792

MCILRATH REVOCABLE TRUST  
2240 NAIRN DR  
WINTER PARK, FL 32792

MILTON PAUL H  
207 SAINT ANDREWS BLVD  
WINTER PARK, FL 32792

MOORE ROBERT L LIFE ESTATE  
MOORE DARLA M LIFE ESTATE  
2313 HAWICK LN  
WINTER PARK, FL 32792

NARRAIDOO CECILIA V  
209 SAINT ANDREWS BLVD  
WINTER PARK, FL 32792

NATIONAL BANK OF COMMERCE  
PO BOX 1287  
ORANGEBURG, SC 29116

NIEVES MAIDA  
2270 HAWICK LN  
WINTER PARK, FL 32792

NORDMAN RICHARD  
215 SAINT ANDREWS BLVD  
WINTER PARK, FL 32792

PEDOTA MARIA EUGENIA  
2241 NAIRN DR  
WINTER PARK, FL 32792

PFALZ ANDREW  
2255 LOCH LOMOND DR  
WINTER PARK, FL 32792

PRUITT FRANK C  
PRUITT CINDY J  
1774 TAYLOR AVE  
WINTER PARK, FL 32789

PURSWANI TERRENCE  
2205 HAWICK LN  
WINTER PARK, FL 32792

RASMUSSEN DAVID R  
1460 HOLTS GROVE CIR  
WINTER PARK, FL 32789

READ ALEXANDER  
1910 ENGLEWOOD RD  
WINTER PARK, FL 32789

RHOADES DONNA  
2303 HAWICK LN  
WINTER PARK, FL 32792

ROEN HAL LOUIS  
ROEN MARGARET T  
2209 HAWICK LN  
WINTER PARK, FL 32792

ROSSI REAL ESTATE HOLDINGS LLC  
1243 PRESERVE POINT DR  
WINTER PARK, FL 32789

ROY BRUNO  
ROY LOUISE  
2311 LOCH LOMOND DR  
WINTER PARK, FL 32792

SAAAJ ENTERPRISES LLC  
780 PINETREE RD  
WINTER PARK, FL 32789



SAAAJ ENTERPRISES LLC  
1560 CARDINAL CT  
WINTER PARK, FL 32789

STRATHY LLC  
218 STRATHY LN  
WINTER PARK, FL 32792

THOMPSON LAYNE  
DINATALE MATTHEW  
2140 NAIRN DR  
WINTER PARK, FL 32792

TRANS AM SFE II LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN, TX 78746

WILLIAMS DAVID  
209 TYREE LN  
WINTER PARK, FL 32792

YAO YUSHENG  
XU MIN  
2207 HAWICK LN  
WINTER PARK, FL 32792

SHORKEY JAMES E  
SHORKEY MARIA  
205 SAINT ANDREWS BLVD  
WINTER PARK, FL 32792

STUART SCOTT A  
333 CORNWALL RD  
WINTER PARK, FL 32792

TOTINO GIUSEPPE  
ACUNA PIZARRO ISABEL  
ALEJANDRA  
2255 NAIRN DR  
WINTER PARK, FL 32792

WALKER GEOFFREY  
205 TYREE LN  
WINTER PARK, FL 32792

WILLIAMS DAVID  
209 TYREE LN  
WINTER PARK, FL 32792

ZURAWSKI GREGORY J  
2200 NAIRN DR  
WINTER PARK, FL 32792

STEVENSON REYES AIMEE  
MICHELLE  
REYES MICHAEL JOSEPH  
213 ST ANDREWS BLVD  
WINTER PARK, FL 32792

TENUTO JOHN P LIFE ESTATE  
REM: KRISTINE L ANDERS  
2221 LOCH LOMOND DR  
WINTER PARK, FL 32792

TRABOLD FREDERICK W III  
2227 LOCH LOMOND DR  
WINTER PARK, FL 32792

WATKINS JOHN  
2250 NAIRN DR  
WINTER PARK, FL 32792

WILLIS TAYLOR  
204 TYREE LN  
WINTER PARK, FL 32792

17

77 provided  
76 Mailed -

16 total

**Email #1 about 2260 Hawick**

On Apr 9, 2025, at 7:04 AM, Scott A. Stuart <[SAS Stuart@kcgcorp.com](mailto:SAS Stuart@kcgcorp.com)> wrote:

David / Michael, good morning,

My name is Scott Stuart, I am the owner of 2231 Hawick across the street from your 2260 property.

I am aware of your rezoning application and received the letter regarding the Community engagement meeting for Tuesday morning 4/15.

I had previously emailed Allison McGillis at WP Planning and mentioned no objection to the application. But that meeting was postponed in anticipation of the community meeting of course.

I was curious if your plan was to sell the three lots individually or do you intend to sell the three as one package. Or perhaps you are developing yourself?

Is there a plan already for what type of houses you have in mind? Single story / two story ? any renderings perhaps?

If you have any details that you can share with me, I would be most grateful as I am considering a future scenario of demo / rebuild on my property as well.

Thanks very much and good luck with your project!

Scott

321-662-7449

**Our reply:**

Good morning Scott ,

At this time we have no further development plans for the property other than preparing the site for rezoning

We will soon demolish the existing structure and grade the site level

Soon the 3 lots will be offered for sale as a package,,,,, almost certainly the homes will be 2 level,

Best,



David

**Scott's reply:**

Very good, thanks for the info. One more question, not sure if you have investigated this far but I assume you will abandon existing septic...

Is there a city force main for new sewer you can tap into or will you have to run a new gravity line / with a new lift station for your three lots?

Thanks!

Scott

**Our reply:**

Hello Scott,

First look is that we will be installing a new private lift station onsite, and force main to existing manhole on North side of Hawick

This plan could change with further investigation.

---

**Email #2 about 2260 Hawick**

Good Morning,

My name is Hugo and I am the owner of 2221 Hawick Lane. Received the mail regarding the meeting and although I am unable to make it, I wanted to let you know I agree with your move to rezone the lot into smaller lots for developments. Just wanted to let you know I agree with the move and have no reason to object.

Cheers,

Hugo Basterrechea  
904-312-3421

**Our reply:**

Received,

Thank you Hugo, you can follow the rezone process thru the City of WP development department.

In the event you have any further questions , feel free to contact me.

Best,

David

---

### **Phone call for Hawick**

Michael Rasmussen fielded the phone call. The lady on the phone did not say her name but said she was a neighbor in the area. She asked the following questions:

- 1) What is at the property now?  
-Michael answered that there is a single family house that is soon to be demolished
- 2) What is going to go on the property?  
Michael answered that the proposed development would most likely be 3 single family detached house.
- 3) Will each house have their own driveway?  
Michael answered that as the proposed plans showed now, Yes each house would have there own driveway. Michael also mentioned to her that we are just land seller, not builders.
- 4) Are you guys the owners of the property between this subject property on Nairn.  
Michael answered "No"





















## Planning & Zoning Board

# agenda item 5.f

**item type**

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

**meeting date**

June 3, 2025

**prepared by**

Allison McGillis, Director of Planning and Zoning

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

ZTA #25-02. Request of the City of Winter Park for: An Ordinance Amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-71 through 58-83 to add provisions relating to the adoption of updated design standards for the Central Business District/West New England Avenue, Morse Boulevard, And the Orange Avenue Overlay District.

**motion | recommendation**

Staff and Design Guidelines Ad-Hoc Committee recommendation is for approval.

**background**

The proposed Ordinance amends Chapter 58 of the Winter Park Land Development Code to formally adopt updated architectural design standards for properties located within the Central Business District designated area (including portions of Hannibal Square), along with the Morse Boulevard designated area, and the Orange Avenue Overlay (OAO) District. These standards are the result of a collaborative effort by the Design Guidelines Ad-Hoc Committee, Planning and Zoning staff, and the city's Urban Design Advisor, Alex Stringfellow. The goal of this initiative is to preserve the historic and pedestrian-friendly character of Winter Park while promoting thoughtful, high-quality design. The new standards provide specific and enforceable requirements for façade composition, material usage, fenestration, building massing, architectural style, and frontage types, ensuring that new development and renovations are contextually compatible and aesthetically appropriate.

These updated Design Standards will apply to all new construction and exterior renovations, including building façades, awnings, and signage, within the designated areas. To obtain a building permit, applicants must submit detailed elevation drawings, material specifications, a design narrative, and other supporting documentation demonstrating compliance with the adopted standards. All applicable projects will be reviewed by the Planning and Zoning Department in coordination with the city's Urban Design Advisor. Staff may approve, conditionally approve, or deny an application based on conformity with the design standards. Applicants have the right to appeal departmental decisions to the Planning and Zoning Board, which serves as the final decision-making authority for such appeals unless further land

development approvals are required.

For projects that exceed conditional use thresholds, additional requirements apply. These larger or more impactful proposals must undergo a comprehensive public review process, including appearances before the Planning and Zoning Board and final approval by the City Commission. These projects must also provide 3D architectural renderings, context studies, and design intent materials to demonstrate compatibility with Winter Park's character and surroundings. These updated Design Standards support the City's broader goals of urban beautification, architectural continuity, and sustainable growth.

## **alternatives | other considerations**

### **fiscal impact**

### **attachments**

1. Winter Park Design Standards 5.13.25\_reduced
2. Ord.\_Design Standards - 2025\_updated 5.27



# DESIGN STANDARDS

Winter Park, Florida

Last Updated: 5.13.2025





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## Introduction

This section provides the intent and background of the design standards provided herein.

The City of Winter Park, through its Planning Department, is working with private property owners in a cooperative effort to preserve and enhance the character and appearance of its Districts and Corridors. This effort is part of a larger program through the City's Beautification Network to establish Winter Park as "The Most Beautiful Urban Village in the South."

The design standards contained within this document apply to the exterior facades of buildings and are required of those properties in the general boundaries shown on the maps on the following pages. The standards address such things as the storefront facades, building massing and components, frontage types, awnings, canopies, building color and materials.

**Purpose of the Standards.** The standards are based on the positive features of the existing buildings. Their purpose is to ensure compatibility with the neighborhood, and to stimulate creative design solutions while promoting a sense of relatedness among properties. They are also aimed at enhancing the appearance of buildings by promoting a compatible architectural style and facade of each individual building while maintaining the eclectic mix of architectural styles and appearances among different buildings in the downtown area. These standards are also intended as a protection against unsightly, incompatible or outlandish architectural styles or colors that are solely intended to attract attention and visibility rather than conforming to and enhancing the character of the established areas.

*"So long as each architect and each client thinks only of his own building, how individual and how noticeable he can make it, little progress in the total effect can be expected. Architects should be trained to think first of how their building will take its place in the picture already existing. The harmony, the unity which binds the buildings together and welds the whole into a picture, is so much the most important consideration that it should take precedence. Within the limits of this enclosing unity there is plenty of scope for variety, without resorting to that type which destroys all harmony by its blatant shouting."*

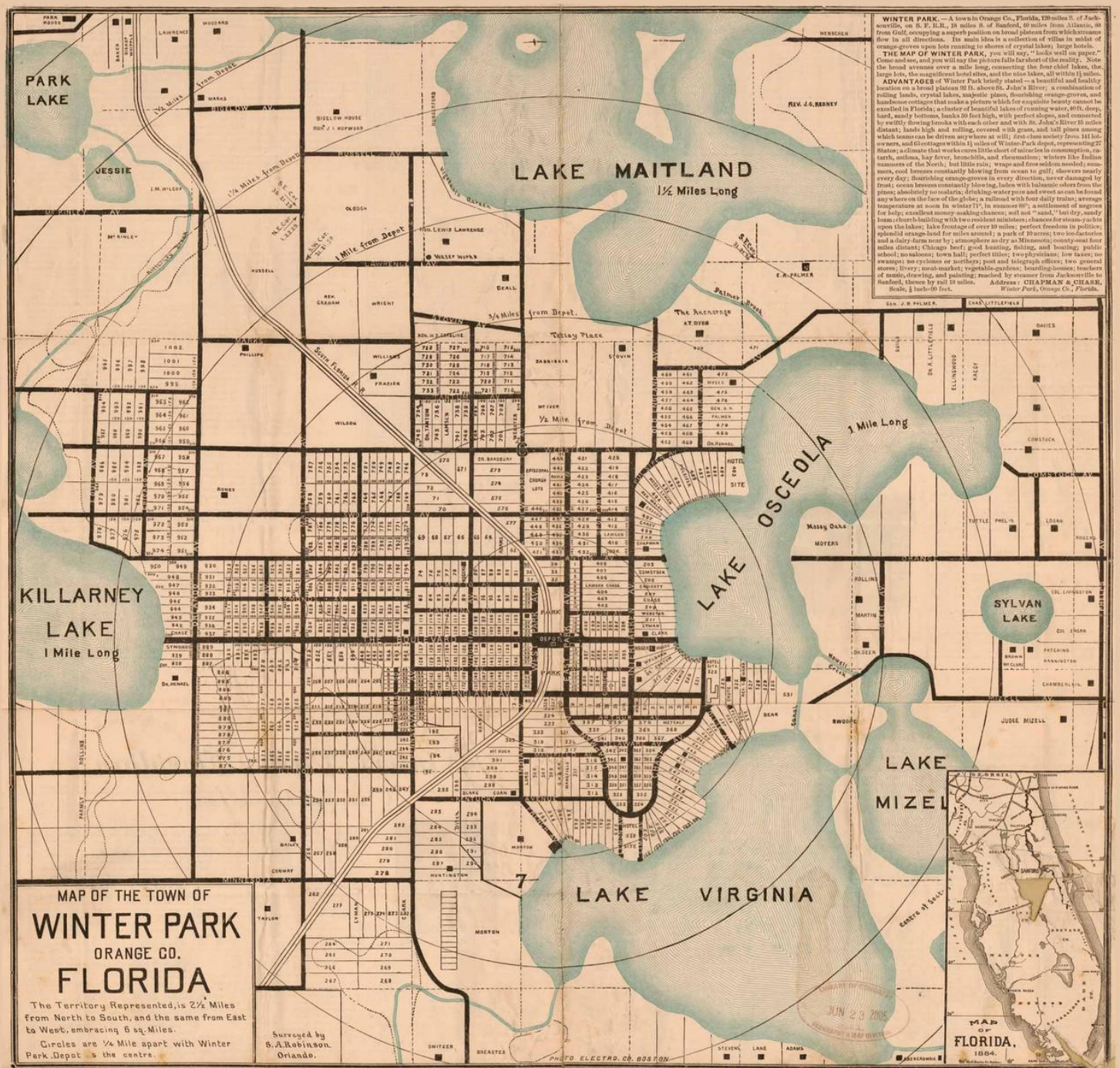
~Raymond Unwin in *Towns & Town-Making Principles*,  
1909





## Introduction: Historic Walkability

The historical map included below demonstrates how the original design of Winter Park focuses on a grid pattern of streets that are compact and walkable. In addition to the street grid, the City is designed around the original train depot and a distance radius is included in this map that radiates out from the depot and Central Park. Density and intensity of development were directly related to these radii, which in modern planning practice are used to define “walk-sheds”. For example a ¼ mile radius indicates a 5 minute walk shed. Originally, many of the roadways were intended to terminate into the surrounding lakes in order to preserve lakeviews as a public amenity. Modern day New York Avenue was also designated as West Park Avenue indicating a desire to frame Central Park with a traditional Main Street development on both sides of the park. This design element would be consistent with the defining feature of a “central park”. Later the introduction of Orange Avenue and Fairbanks Ave helped address growing traffic congestion but introduced new physical barriers within the original 6 square miles of historic Winter Park. Coupled with the widening of Orlando Avenue over time, a safe and comfortable walking distance in Winter Park has largely been reduced to the ¼ mile to ½ mile radius. This framework is important in understanding that Winter Park has always been intended to be experienced at the pedestrian scale. As such, building design and architecture must reflect the pedestrian experience.





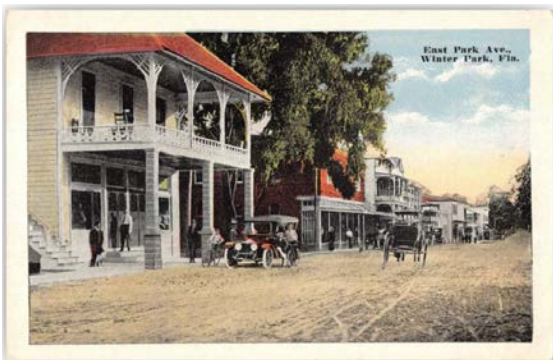
## Introduction

This section provides the intent and background of the design standards provided herein.



**Conservation of Design.** The history of Winter Park is rich in culture, arts and craftsmanship. With its meandering chain of lakes, stately oaks, and historic charm, it has long been a place where natural beauty and architectural excellence are abundant. Founded in the late 19th century as a winter retreat for affluent Northerners, the city quickly became renowned for its Mediterranean Revival and Colonial Revival architecture, which blend harmoniously with the lush landscape. Walking through its historic neighborhoods, experiencing its ancient Oak trees, and driving its brick streets, one can feel the deep sense of place that emerges from the preservation of these timeless designs.

The concept of "Conservation of Design" in Winter Park is more than just protecting old structures; it's about nurturing the soul of the community by guiding future development to reflect the city's historic fabric. This philosophy fosters a dialogue between past and present, ensuring that new designs pay homage to the city's cultural legacy. By encouraging architecture that is both innovative and respectful of Winter Park's historical roots, the city is able to evolve in a way that continues its cultural story. The design standards within this document, are intended to protect Winter Park's history, but also forge a path to make history through compatible urban design and architecture.



*Park Avenue during Art Festival, Winter Park, Florida*



## Section 1: Architectural Styles

These styles reflect and summarize the range of architectural expression that occurs within the established boundaries. There are six (6) broad categories of architectural styles in this section. These architectural styles can be applied with a degree of flexibility. These architectural styles represent only a small portion of the architectural vocabulary appropriate for development within Winter Park. Additional architectural styles and/or individual building precedents beyond the scope of these standards may also be acceptable, provided an architectural narrative and design intent board is provided as described in this document. Some example images shown are larger in scale than the zoning code may permit, these images are intended to demonstrate architectural style, not adherence to zoning requirements.

### 1.1 Contemporary Mediterranean.

- a. **Origins and Influences:** Combines the formal elegance of Italian Renaissance with elements of Mediterranean Revival, highlighting classical Roman and coastal Mediterranean traditions.
- b. **Key Characteristics:**
  - i. *Roofing:* Low-pitched or hipped roofs with terra-cotta or red barrel tiles.
  - ii. *Walls:* Stucco or stonework, often in light, warm tones.
  - iii. *Windows and Doors:* Symmetrical designs with pediments or arches; sometimes accented with decorative ironwork.
  - iv. *Details:* Columns and pilasters in Tuscan, Ionic, or Corinthian orders, alongside carved stone or tile details.
  - v. *Spaces:* Formal loggias, balconies, and structured courtyards.
- c. **Overall Aesthetic:** Grand, symmetrical, and proportionate, with a balance of classical formality and coastal charm.
- d. **Regional Use:** Ideal for urban settings, resorts, and grand residences in warm climates. Found in Florida, California, and Mediterranean-inspired communities globally.





## Section 1: Architectural Styles

### 1.2 Spanish Revival

- a. **Origins and Influences:** Merges Spanish Colonial simplicity with the eclectic and romantic elements of Spanish Eclectic, drawing on Moorish, Mexican, and regional Spanish traditions.
- b. **Key Characteristics:**
  - i. *Roofing:* Red tile roofs with irregular and curving lines.
  - ii. *Walls:* Stucco exteriors in earthy or white tones, with thick adobe or stone walls where applicable.
  - iii. *Windows and Doors:* Arched doorways and windows, often asymmetrical, with decorative ironwork and vibrant tile surrounds.
  - iv. *Details:* Central courtyards, recessed windows, and irregular massing. Emphasis on vibrant tilework, wood detailing, and ornamental motifs.
- c. **Overall Aesthetic:** Warm, inviting, and detailed, with a romantic, informal charm.
- d. **Regional Use:**
  - i. Common in the American Southwest, California, Florida and warm climates. Frequently used for residential designs, mission-style buildings, and public architecture with a romantic Spanish influence.





## Section 1: Architectural Styles

### 1.3 Main Street Americana

- a. **Origins and Influences:** Rooted in the organic growth of small-town America, this style blends practical and modest elements from various architectural traditions, emphasizing functionality and charm over uniformity.
- b. **Key Characteristics:**
  - i. *Roofing:* A mix of flat roofs with parapets, low-pitched gables, and occasional decorative rooflines.
  - ii. *Walls:* Brick, wood siding, or stucco facades, often accented with painted signs or light trim detailing.
  - iii. *Windows and Doors:* Large storefront windows with transoms on the ground floor; upper floors typically feature simpler double-hung or casement windows. Doors are often recessed or centrally located, with minimal decorative elements.
  - iv. *Details:* Cornices, simple trim, and awnings or canopies. Variations in individual buildings provide character while maintaining a cohesive streetscape.
- c. **Overall Aesthetic:** Eclectic, inviting, and human-scaled, balancing charm with practicality.
- d. **Regional Use:** Common in historic downtown areas and small towns across the U.S., particularly in revitalized districts for mixed-use purposes.





## Section 1: Architectural Styles



### 1.4 Industrial / Chicago Style / Adaptive Reuse

- a. **Origins and Influences:** Developed in the late 19th and early 20th centuries, this style emerged from the industrial and commercial architecture of urban centers like Chicago. It prioritizes functionality, structural expression, and efficient material use. Adaptive reuse revitalizes these utilitarian structures by transforming them into modern mixed-use spaces while preserving their industrial heritage.
- b. **Key Characteristics:**
  - i. **Roofing:** Predominantly flat roofs, often with large, open rooftop spaces adapted for modern use.
  - ii. **Materials:** Exposed brick walls, steel beams, and concrete elements showcase the rugged, utilitarian origins of the style.
  - iii. **Windows:** Large, multi-pane or steel-framed windows maximize natural light and highlight the connection between interior and exterior spaces.
  - iv. **Details:** Utilitarian features such as factory-style doors, industrial hardware, and minimalist finishes reflect the building's industrial roots.
- c. **Overall Aesthetic:** Raw, functional, and stylish, combining rugged historical elements with modern simplicity. This style juxtaposes aged materials with contemporary finishes to create spaces that are both practical and visually striking.
- d. **Regional Use:** Initially prominent in cities with significant industrial histories, such as Chicago, New York, and Detroit. Today, it is globally popular in urban revitalization projects, often found in mixed-use developments, loft apartments, offices, and cultural venues.





## Section 1: Architectural Styles



### 1.5 Art Deco

- a. **Origins and Influences:** Emerging in the 1920s and 1930s, Art Deco draws inspiration from industrialization, ancient cultures, and the Machine Age. It emphasizes modernity, luxury, and geometric design.
- b. **Key Characteristics:**
  - i. *Roofing:* Flat or stepped roofs, often adorned with decorative parapets or spire-like elements for visual emphasis.
  - ii. *Walls:* Smooth stucco, concrete, or stone exteriors, often accented with bold geometric patterns, vertical grooves, or ornamental details.
  - iii. *Windows and Doors:* Symmetrical or ribbon-style windows with metal frames; doors often feature bold frames, or stylized motifs like sunbursts or chevrons.
  - iv. *Details:* Geometric ornamentation, including zigzags, chevrons, and stylized floral or animal motifs. Polished metals, intricate grillwork, and terrazzo flooring are common.
- c. **Overall Aesthetic:** Sleek, dynamic, and bold, Art Deco balances clean lines with decorative richness, creating an impression of glamour and innovation.
- d. **Regional Use:** Prominent in urban centers like New York, Miami, and Chicago, often seen in theaters, skyscrapers, public buildings, and historic districts undergoing revitalization. Today, it remains a defining feature of 20th-century modernist design worldwide.





## Section 1: Architectural Styles



### 1.6 Modern and Mid-Century Modern

- a. **Origins and Influences:** Modern architecture emerged at the end of the 19th century from revolutions in technology, engineering, and building materials, and from a desire to break away from historical architectural styles and invent something that was purely functional and new. Form follows function: buildings are designed primarily to serve their intended purpose with minimal unnecessary details.
- b. **Key Characteristics:**
  - i. **Roofing:** Flat roofs are a defining feature of modern architecture, contributing to a sleek or geometric appearance.
  - ii. **Walls:** Concrete, steel, and glass are commonly used in modern architecture.
  - iii. **Windows and Doors:** Large windows and strategic design maximize the use of natural light.
  - iv. **Details:** The "less is more" approach minimizes unnecessary elements and focuses on essential design components.
- c. **Overall Aesthetic:** Modern architecture prioritizes clean, straight lines and smooth surfaces, avoiding excessive ornamentation.
- d. **Regional Use:** Modern architecture is centered in major cities like New York, Los Angeles, and Chicago. Prominent examples of modern architecture in the United States include the Guggenheim Museum, the Seagram Building, the Farnsworth House, the Eames House, the Kaufmann Desert House, and the Gropius House.



## Contemporary Architecture

### 1.7 Contemporary Architecture

- a. **Origins and Influences:** Contemporary architecture is not tied to a specific time period but rather reflects the design trends, technologies, and social values of the present moment. Because contemporary architecture is constantly changing, it resists rigid definition and instead represents an ongoing exploration of form, function, and materiality.
- b. **Key Characteristics:**
  - i. **Roofing:** Varies widely—can include flat, sloped, or green roofs depending on the design intent and environmental considerations.
  - ii. **Walls:** A diverse mix of materials including steel, glass, wood, concrete, recycled content, and innovative composites; emphasis is often on texture, sustainability, and contrast.
  - iii. **Windows and Doors:** Often expansive, with a focus on blurring interior and exterior spaces and enhancing natural light.
  - iv. **Details:** Asymmetry, unconventional forms, and cutting-edge technologies are embraced. Ornamentation may be subtle or boldly experimental, depending on the narrative of the project.
- c. **Overall Aesthetic:** Contemporary architecture emphasizes innovation, openness, and adaptability. It can range from minimalist to sculptural, but always seeks to reflect the spirit of the time and place.





## Figure 1.1 Inspirational Imagery

The following images are intended to provide examples of appropriate design.



Arches and ornamentation are used to invoke a sense of architectural style in a building that is otherwise "square".



In this image the ground floor transparency is higher than the upper floors, the shutter and awning colors are coordinated and the interior courtyard creates a meaning articulation in the building.



Awnings or roof overhangs with brackets create a pedestrian scale in architecture.



The building on the left ties the horizontal expression line into a balcony feature and suggests arched columns in the framing of its windows and doors. On the right, the one story building combines ornate pilasters, bracketed overhangs and a pitched roof accent which allows for a taller one-story building to feel less imposing.



Multiple buildings with a diversity of materials, awning colors, and decorative lighting can feel "cohesive" when the height and scale of such elements is coordinated.

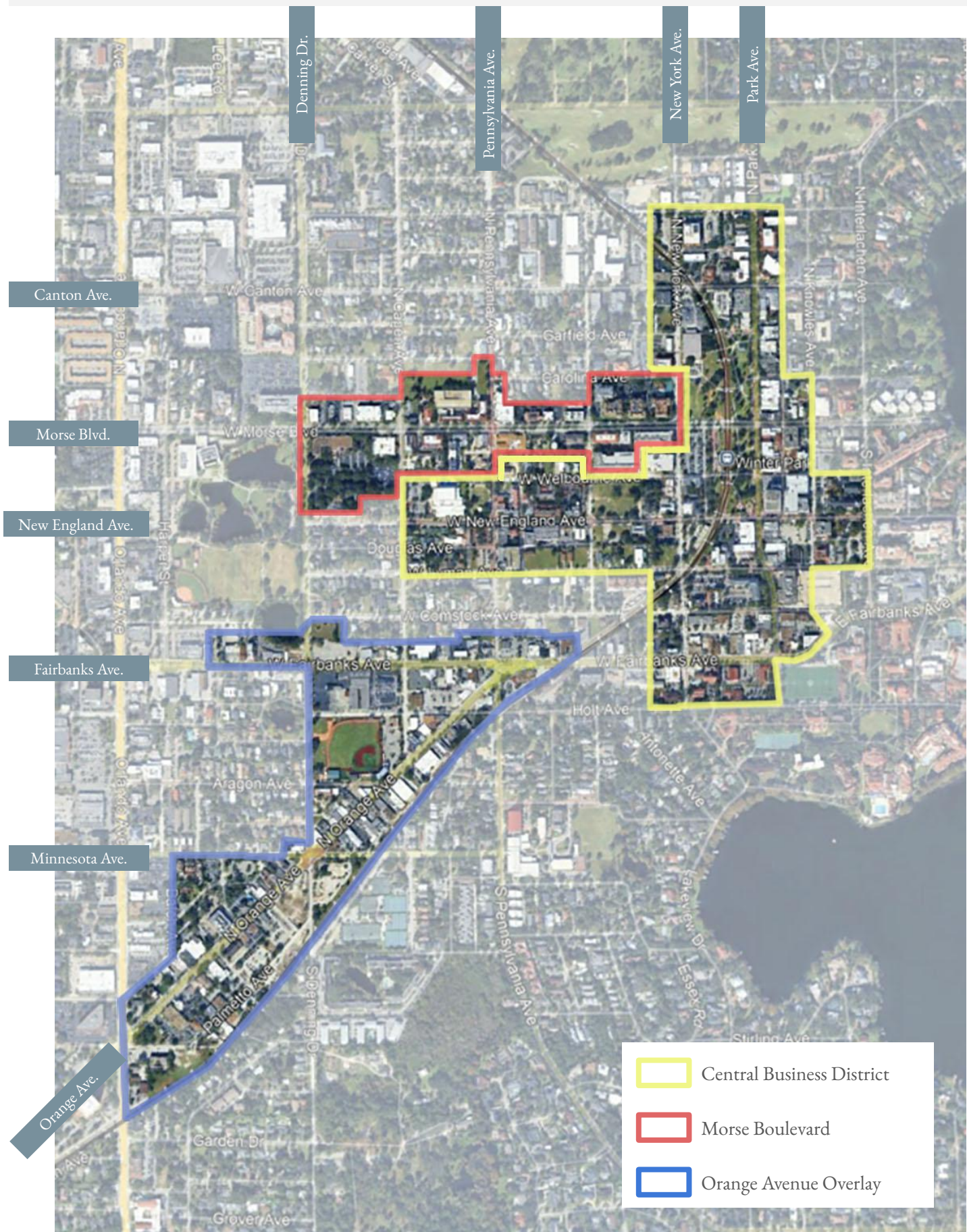
Cantilevered porches can add depth to a facade. A "heavier" base material on the first floor can emphasize pedestrian scale and allow for a more pronounced horizontal expression line.





## Figure M. Area Boundaries

This section provides the intent and background of the design standards provided herein.





**Table 1 Area Specific Recommendations & Requirements**

|                                  | Central Business District                                                                                                                                                                                                   | Morse Boulevard | Orange Avenue Overlay |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|
| RECOMMENDED DESIGN BY CONTEXT    |                                                                                                                                                                                                                             |                 |                       |
| ARCHITECTURAL STYLES             |                                                                                                                                                                                                                             |                 |                       |
| Contemporary Mediterranean       | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Spanish Revival                  | ✓                                                                                                                                                                                                                           | ✓               |                       |
| Main Street Americana            | ✓                                                                                                                                                                                                                           |                 | ✓                     |
| Industrial / Chicago Style       | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Art Deco                         | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Modern / Mid Century             |                                                                                                                                                                                                                             |                 | ✓                     |
| Contemporary                     |                                                                                                                                                                                                                             |                 | ✓                     |
| FRONTAGE TYPES                   |                                                                                                                                                                                                                             |                 |                       |
| Terrace                          | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Forecourt                        | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Stoop                            | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Storefront                       | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Gallery                          | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Arcade                           | ✓                                                                                                                                                                                                                           | ✓               |                       |
| MATERIALS                        |                                                                                                                                                                                                                             |                 |                       |
| Stone                            | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Brick                            | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Stucco                           | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| Siding                           | ✓                                                                                                                                                                                                                           | ✓               | ✓                     |
| SUMMARY OF REQUIREMENTS          |                                                                                                                                                                                                                             |                 |                       |
| MASSING & COMPOSITION            |                                                                                                                                                                                                                             |                 |                       |
| Horizontal Building Articulation | Buildings shall articulate every 36 linear feet a minimum of 2 feet.                                                                                                                                                        |                 |                       |
| First Floor Transparency         | Minimum 50% between 2’ and 10’ above grade                                                                                                                                                                                  |                 |                       |
| Upper Floor Transparency         | Minimum 25% with a Maximum of 50%, measured between finished floor to the top plate (may be multiple stories). In no case shall the upper floors have more square footage of transparency per floor than the first floor.   |                 |                       |
| Glazing Requirement              | Glazing shall be limited to 60% of any facade measured as total glazing divided by total gross facade square footage. In no case shall the upper floors have more square footage of glazing per floor than the first floor. |                 |                       |
| Entry Requirements               | Entry Doors shall be recessed                                                                                                                                                                                               |                 | N/A                   |
| FENESTRATION                     |                                                                                                                                                                                                                             |                 |                       |
| Proportion of Opening            | All openings must be vertically proportioned with a minimum ratio of 1.4:1 (vertical to horizontal), or broken down into vertically proportioned sections with a minimum ratio of 1.4:1 (vertical to horizontal).           |                 |                       |
| Bulkheads                        | Required height of 1’4” except where an accordion door, pocketing door or movable glass door is proposed.                                                                                                                   |                 | N/A                   |
| Maximum Window Square Footage    | Max square footage for an individual glazing panel is forty (40) square feet                                                                                                                                                |                 |                       |
| ELEMENTS AND DETAILS             |                                                                                                                                                                                                                             |                 |                       |
| Awnings & Canopies               | Awnings shall be canvas or metal                                                                                                                                                                                            |                 | N/A                   |
| Balconies                        | Balconies shall be cantilevered and shall extend a minimum of one foot (1’) from the face of the building                                                                                                                   |                 | N/A                   |

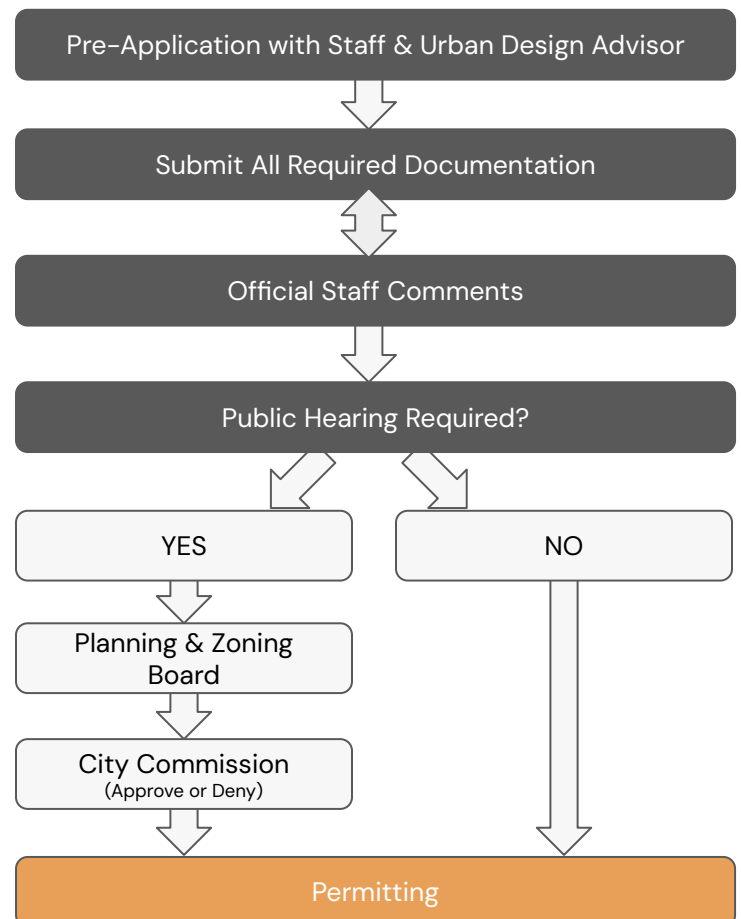


## Section 2: Process & Administration

1. **Applicability.** These standards are applicable to all properties within the boundaries described in Figure M.
2. **Conditional Uses.** All [conditional uses](#) subject to these provisions are required to provide the documents detailed in this section for staff and Urban Design Advisor review prior to the scheduling of any public hearing.
3. **New Construction.** Before a building permit may be issued for any new construction, approval from the Planning and Zoning Department, based on compliance with these standards, is required.
4. **Renovations and Remodels.** Prior to issuance of a building permit, an approval is required by the Planning and Zoning Department of the facade construction, or renovation and/or remodeling including awnings and signs. For any building renovations or remodeling, the applicability of these regulations is limited to the extent that the proposed changes are expressly governed by these standards. For instance, a renovation limited to a storefront wall must comply with the criteria specifically established for storefront walls under these regulations.
5. **Interpretation in the Application of these Standards.** The Commission retains discretion to apply these standards when evaluating the “compatibility” of conditional uses in other areas of the City.
6. **Conflicts with Existing Code.** To the extent these standards conflict with existing code, the more restrictive code requirements shall apply.

### ✓ Required Documents

- ❑ **Conceptual Plan, drawn to scale, with all required information detailed in this section.**
- ❑ **2D Elevations, in color, drawn to scale, for all sides of the building.**
- ❑ **3D Rendering of Building at pedestrian scale for all sides of the building.**
- ❑ **Proposed Frontage Type(s) of the building(s).**
- ❑ **Architectural Narrative.** The applicant, at a minimum, shall name their architectural style (which may blend multiple styles) and provide the defining characteristics of their proposed style. Defining characteristics shall include fenestration details, building detailing (roof, balconies/porches, coverings/awnings, column style, exterior materials, etc.) The applicant should provide a rationale for why their architectural style should be considered compatible with Winter Park and the buildings adjacent to their project.
- ❑ **Design Intent Board (Mood Board).** The applicant shall provide a sheet of colored images depicting the design intent for the building. Refer to Materials, Textures and Colors section.
- ❑ **Open Spaces, Landscape and Furnishings.** The applicant shall provide intent for furnishings, walking paths, landscaping palette and hardscape intent for any proposed or code required Open Space.





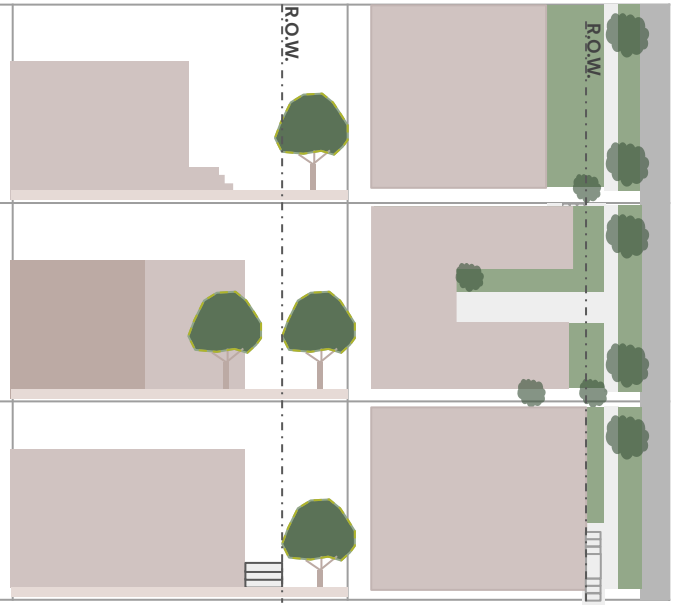
### Section 3: Permitted Frontage Types

#### Section View

#### Plan View

All buildings shall adhere to one or more of the following frontage types.

**Terrace:** a frontage where the building is set back from the property line by an elevated terrace. This buffers residential use from busy sidewalks and protects the private yard from public encroachment. Terraces in non-residential development shall be a minimum of 8 feet deep.



**Forecourt:** a frontage wherein a portion of the building is close to the property line and the central portion is set back. The forecourt created can be suitable for vehicular drop-offs as well. Forecourts should be used in conjunction with other frontage types.

**Stoop:** a frontage wherein the facade is aligned close to the property line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.



Forecourt with storefront frontage type



Stoop with outdoor seating.



Terrace with recessed entry



### Section 3: Permitted Frontage Types (cont.)

Section View

Plan View

All buildings shall adhere to one or more of the following frontage types.

**Storefront:** a frontage wherein the facade is aligned close to the property line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial transparency on the sidewalk level and an awning that may overlap the sidewalk to within 2 feet of the curb. A minimum 5' clear space is required for cafe seating.



**Gallery:** a frontage wherein the facade is aligned close to the property line with an attached column-supported cover or a lightweight colonnade overhanging the sidewalk. This type is conventional for retail use. The gallery shall be no less than 8 feet wide.

**Arcade:** a colonnade supporting habitable space that overlaps the Sidewalk, while the facade at sidewalk level remains at or behind the frontage line. This type is conventional for retail use. The arcade shall be no less than 8 feet wide.



Storefront with bulkhead, awnings and appropriate transparency



Gallery with a forecourt and cafe seating



Gallery with enhanced hardscape.





## Section 4: Massing: Base, Middle and Top

This section will provide standards for the design and development of new buildings (or for substantial improvement of existing buildings) in order to preserve and enhance the visual aesthetics and compatibility with existing buildings, and allow for a positive pedestrian experience throughout Winter Park, specific design standards relating to various building types are required.



### Cornice (Top)

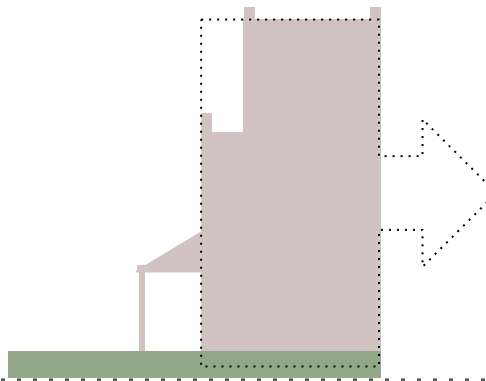
Parapet, Roof, Attic, HVAC, and other utilities

### Upper Facade (Middle)

### Lower Facade (Base)

Foundation, Ground Floor

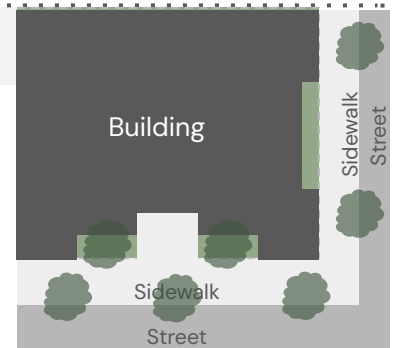
**Streetscape** – Sidewalk, tree planters, vehicular lanes



The primary inhabited area may span multiple floors. Window openings, architectural projections and doors shall demonstrate symmetrical spacing when providing building elevations for City review. Secondary setbacks may be required per the land development code.

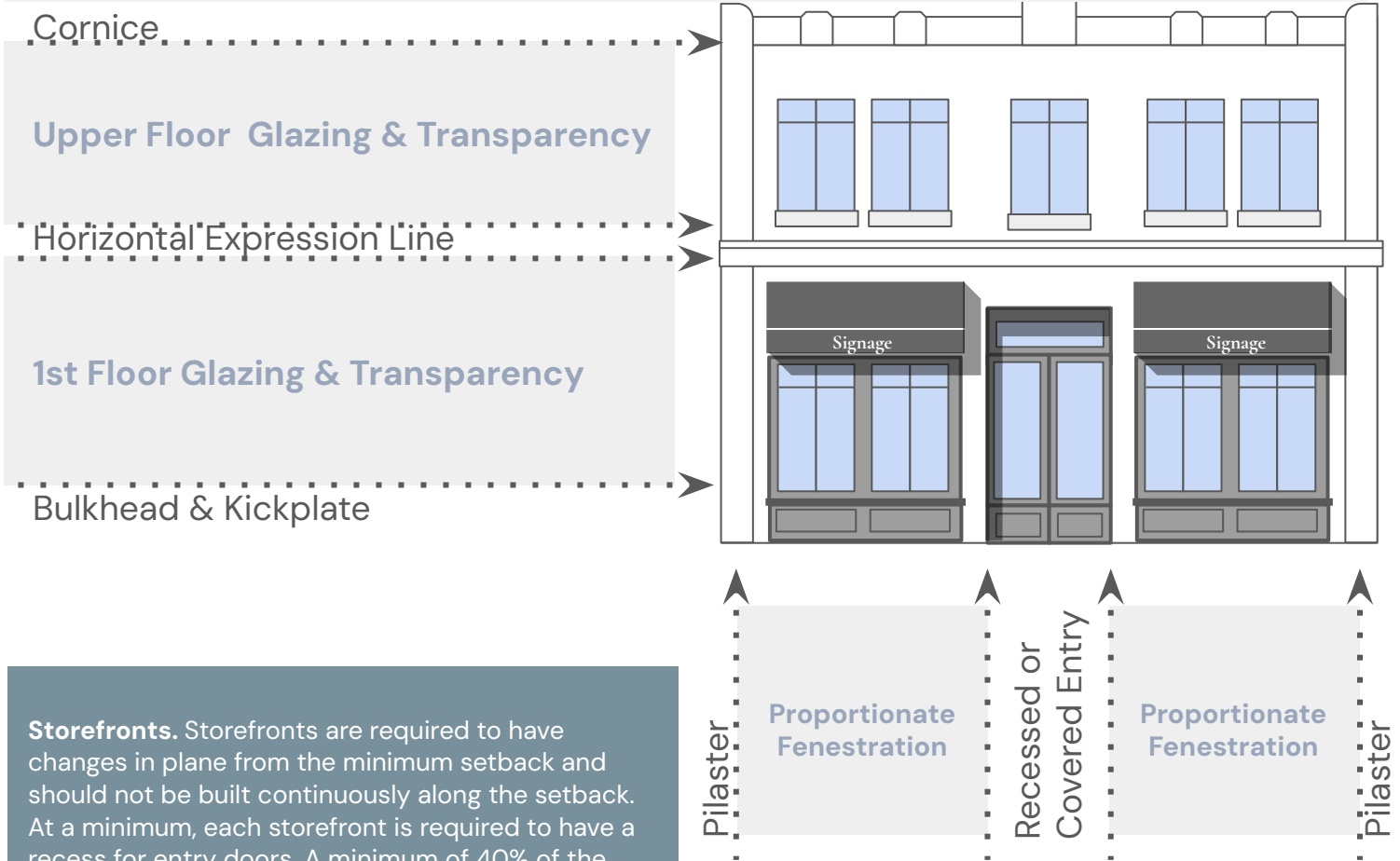
## Building Articulation

Buildings shall articulate every 36' along any public frontage. The articulation shall be a minimum of 2'. For buildings 3 stories or taller, the upper floor articulation shall differ from the first floor at least once per public frontage.



## Section 5: Composition & Fenestration

Building composition and fenestration dictates much of the aesthetics and function of a building. These elements define rhythm and pattern while also establishing the balance and proportion.



**Storefronts.** Storefronts are required to have changes in plane from the minimum setback and should not be built continuously along the setback. At a minimum, each storefront is required to have a recess for entry doors. A minimum of 40% of the width of the storefront (maximum of 80%) must be recessed a minimum of one foot (1'-0") from the minimum setback.

**Proportion and Scale of Openings** All openings must be vertically proportioned with a minimum ratio of 1.4:1 (vertical to horizontal), or broken down into vertically proportioned sections with a minimum ratio of 1.4:1 (vertical to horizontal).



Height = 1.4

Ratio=1.4:1

Width = 1

| Element                  | Requirement                                                                                                                                                                                                               |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1st Floor Transparency   | Minimum 50% between 2' and 10' above grade                                                                                                                                                                                |
| Upper Floor Transparency | Minimum 25% with a Maximum of 40%, measured between finished floor to the top plate (may be multiple stories). In no case shall the upper floors have more square footage of transparency per floor than the first floor. |
| Entry                    | Entry shall be recessed, covered with an awning or both.                                                                                                                                                                  |



## Section 5: Composition & Fenestration

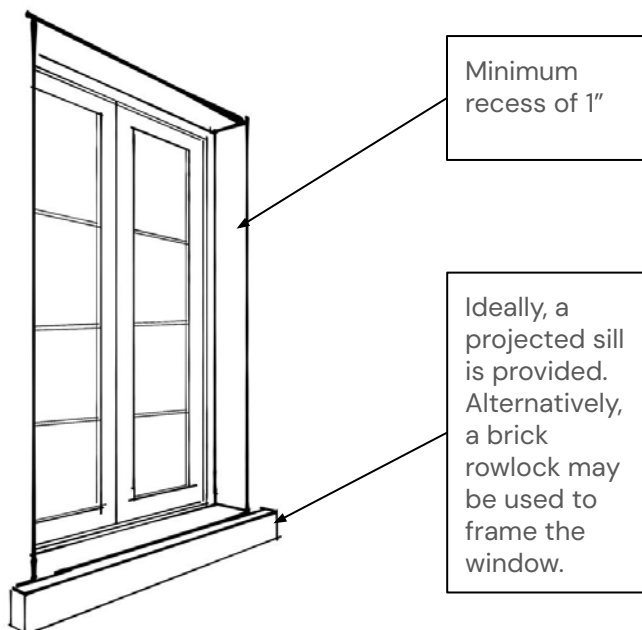
This section will provide standards for the design and placement of windows and doors. As a point of reference, the scale of the Central Business Districts of Winter Park is one of its defining characteristics. Only a few of the buildings are over two stories in height. The openings, including doors, windows and storefronts shall respect the human scale. Eaves are low, upper floor windows are typically small and there is a high level of detail at the pedestrian scale. The proportions of the buildings are based on the human form and each building or facade must be treated as a consistent whole. New storefronts must respect historical proportions and their scale must be consistent with historic patterns in the downtown.

### 5.1 Windows

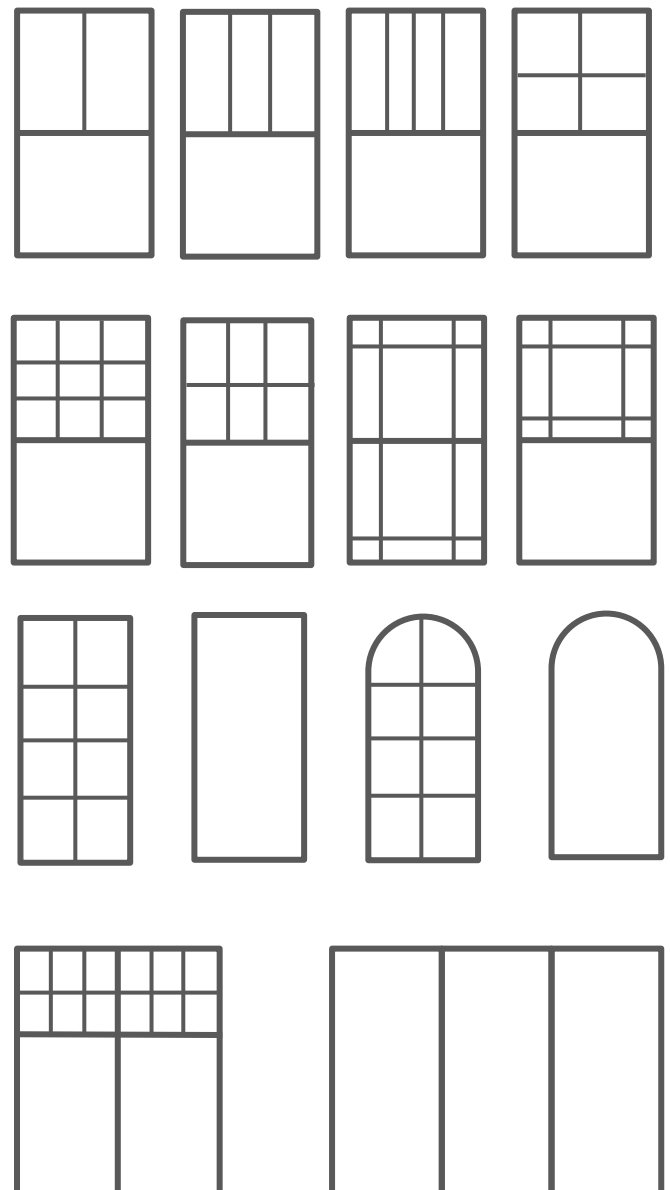
**Configuration.** The maximum square footage that is allowed per individual glazing panel is **forty (40)** square feet. Transom lights above the show windows and above doors are permitted. A bulkhead wall or landscaped area under show windows, with a minimum vertical dimension of twelve inches, in a contrasting material to the storefront is required. Frameless glazing, and etched glass are prohibited. All windows shall be recessed at least 1" behind the finished wall. Glass blocks shall not count towards transparency requirements.

**Materials.** Wood, steel and aluminum window frames are acceptable. Aluminum window frames are acceptable only if they have relief and articulation in the frame section.

**Figure 5.1.** Recessed Window Diagram



**Figure 5.2** Window and Door Glazing Divisions



## Section 5: Composition & Fenestration

### 5.2 Storefront Walls

**Configuration.** Facades shall provide variation in twenty to thirty-six foot intervals to reflect the rhythm of historical building patterns and traditional storefronts. Variations in storefront walls, such as changes in material, texture and/or color are required for walls over twenty feet (20'-0") long and at every 20'-0" to 36'-0" interval for the full linear length of the facade. At each end of the storefront, the system must cleanly abut and terminate into a pilaster or similar structural feature with a minimum horizontal dimension of one foot six inches (1'-6"). A bulkhead not less than 1'-4" in height shall be provided at the base of all storefront walls. Accordion doors, pocketing doors and movable glass doors are exempt from the bulkhead requirement.

**Materials.** The bulkhead shall be stone, masonry, or wood frame.

### 5.3 Doors

**Configuration.** Single leaf or double leaf swinging doors are required. Where possible, doors should be recessed from the perimeter wall. The maximum height of doors is eight feet (8'-0").

**Materials.** Wood doors, wood and glass doors and steel and glass doors are acceptable. Aluminum and glass doors are acceptable provided they have relief and articulation in the frame section. Security gates, grills and sliding doors are not permitted.

Figure 5.3 Storefront Window Divisions

\* Muntins shall be applied to the exterior glazing surface.

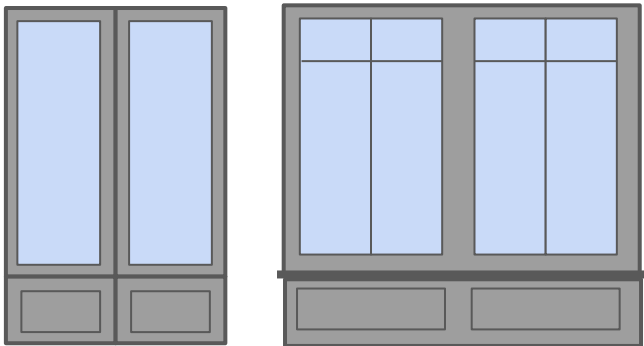
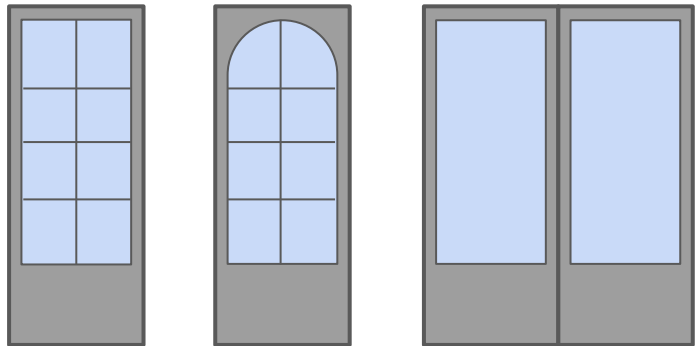


Figure 5.4 Doors

\* Muntins shall be applied to the exterior glazing surface.





## Section 6: Elements and Details

### 6.1 Awnings, Canopies and Pedestrian Coverings

**Configuration.** Awnings, canopies, balconies, or other approved pedestrian coverings shall be required for all buildings fronting Park Avenue, New England Avenue, and Orange Avenue. Awnings and canopies serving outdoor seating at restaurants shall project a minimum of eight feet (8') from the principal building façade; provided, however, that the Planning and Zoning Department may, upon demonstration of site- or building-specific conditions, approve a projection of lesser or greater depth, so long as no projection violates applicable building or fire code requirements.

All other buildings shall provide a covering—such as awnings, canopies, or second-floor balconies—with a minimum depth of three feet (3'). A lesser depth, or omission of this requirement, may be approved by the Planning and Zoning Department if site or building-specific conditions or constraints warrant such an exception. In all cases, awnings shall not obscure the horizontal expression line or extend into the second-story façade.

**Materials.** Awnings shall be canvas or metal. Signage and lettering shall be limited to the valence of the awning.

Figure 6.1 Awnings and Canopies



An example of compatible awnings/canopies.

Figure 6.1 Prohibited Awnings and Canopies



Avoid large signage or lettering on the main body of the awning.





## Section 6: Elements and Details

### 6.2 Balconies

**Configuration.** Balconies shall be cantilevered from the facade of the building. Balcony structural supports shall not extend to the ground, however, structural brackets or tie back rods are permitted. Balconies shall extend a minimum of one foot from the face of the building and a maximum of three and a half feet into the setback or rights-of-way. Materials, including railings, should complement the facade of the building.

**Materials.** Balconies shall be metal, masonry or wood.



### 6.3 Cornices and Parapets

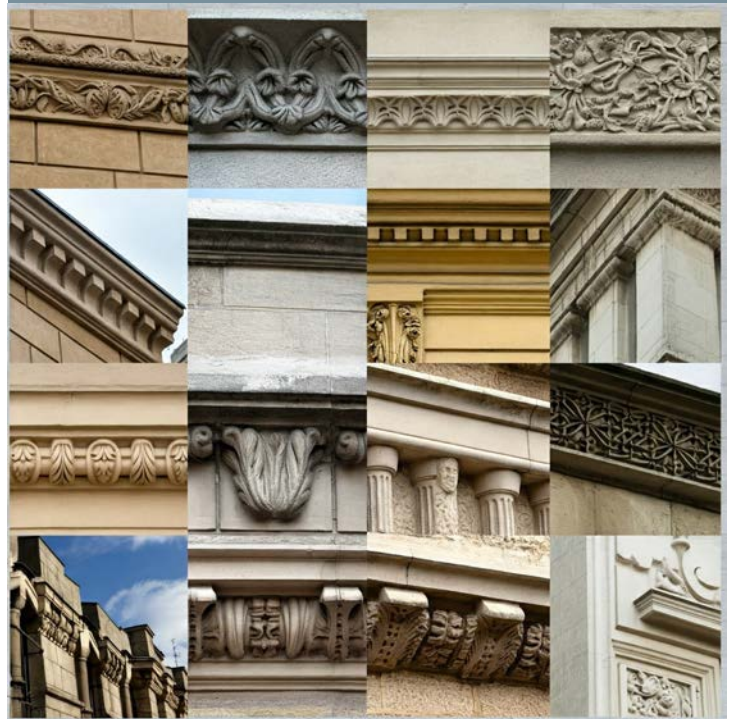
Cornices and parapets are important character defining elements of historic buildings and are usually associated with a particular architectural style. Historic commercial buildings typically have a cornice at the top of the building and often to signify an upper level floor. Parapets finish the top of a wall shielding flat roofs and rooftop mechanical equipment systems from view; both also provide building decoration. A cornice or parapet may be constructed from a variety of materials, including stone, brick, cast masonry, stucco, terra-cotta, wood or metal. Their different configurations, details, materials and colors all enrich the character of a building facade.

Original cornice and frieze elements should be preserved and maintained. Removal of these results in a blank, unfinished look.

In cases where the original cornice or parapet is missing, the installation of a new cornice or parapet, based on physical or pictorial evidence of the original design, is encouraged.

If no historical, physical and/or pictorial evidence exists for a particular building, new cornices may be of a design that is compatible in style, size, scale, and materials.

Figure ##. Cornices & Parapets





## Elements and Details

### 6.4 Ornamentation

Ornamentation may be used to achieve a specific architectural style and may include:



**Quoins** – Stones or bricks that accentuate the corners of buildings.



**Pediments** – Triangular gables above entrances or windows, common in classical architecture.



**Dentils** – Small, tooth-like blocks found in moldings, particularly under cornices.



**Moldings** – Trim elements such as crown, chair rail, or base moldings.



**Friezes** – Decorative horizontal bands, often with relief sculptures or patterns.

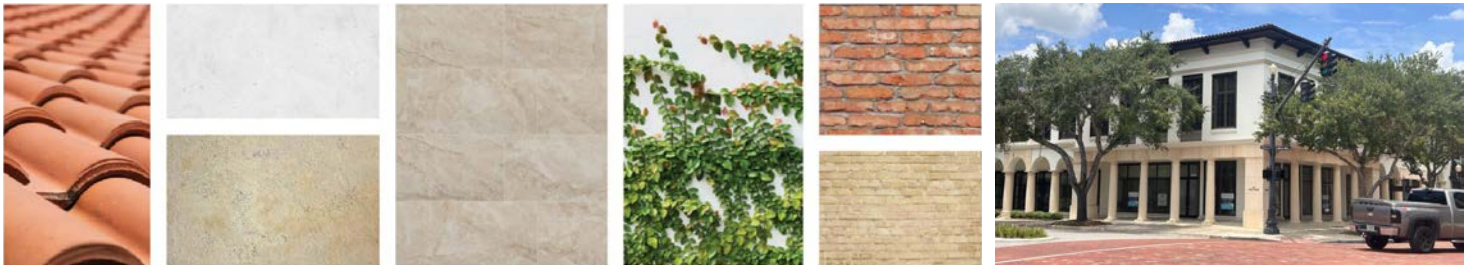
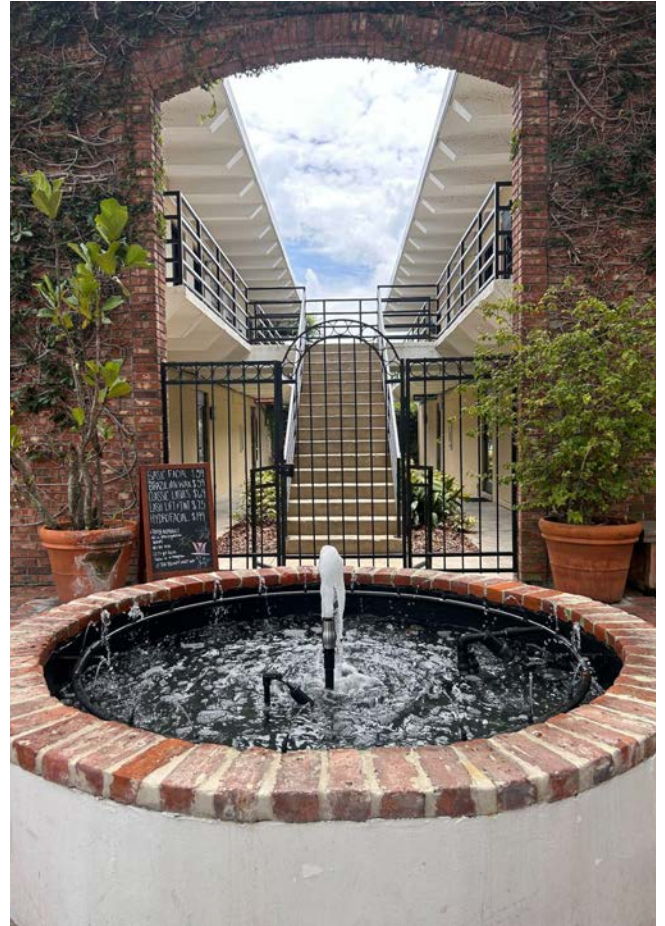


**Brackets and Corbels** – Decorative supports under eaves or ledges, often carved or shaped.



## Section 7: Materials, Texture and Color

1. **Intent.** To ensure the architectural design achieves a cohesive aesthetic, this section establishes requirements for materials, texture, and color. These elements should work together harmoniously to enhance the overall visual identity, durability, and context of the project.
2. **Materials.** All applicants shall provide a description and imagery for:
  - a. Primary Materials (e.g. brick, stucco, wood, fiber cement or stone),
  - b. Secondary Materials (e.g. glass, decorative stone, or roof tile).
  - c. Fixtures and Frames (e.g. light fixtures, window frame, or building signage)
3. **Texture.** All applicants shall provide a description and imagery for their proposed surface variation (e.g. smooth stucco with rough stone accents).
4. **Color.** Proposed building colors shall be shown on building renderings and provided as part of the submittal.
5. **Lighting.** Exterior building lighting is encouraged to be a warm color temperature (i.e. 2700K or less).





## Section 8: Definitions

### 8.1 Graphics

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics. Further tables shall control graphics.

### 8.2 Defined Terms

The following terms shall have the following meanings.

**Awning.** Mounted to a building and extends over doors, windows or patios to provide shelter from the sun and rain. Awnings may be of different materials, such as fabric or metal.

**Balcony.** An open air cantilevered structure.

**Bulkhead.** For the purposes of this document, a bulkhead shall be defined as the wall or portion of wall supporting a store front window.

**Chevron.** A figure, pattern, or object having the shape of a V or an inverted V.

**Colonnade.** A row of columns supporting a roof, an entablature, or arcade.

**Cornice.** A cornice is an ornamental molding or projection that runs along the top of a building or structure.

**Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements. The front facade is any building face adjacent to the front property line.

**Fenestration.** The arrangement, proportioning, and design of windows and doors in a building

**Frontage.** The linear footage of property abutting a dedicated street or highway as measured along a lot or parcel of land. The length of the property line of any one parcel along a street on which it borders. For businesses in shopping centers it shall be measured along the front face of that portion of the building occupied by the business.

**Glazing.** Glazing encompasses the glass components on a building, including windows, doors, and any fixed glass openings regardless of tint or treatments.

**Loggia.** A gallery or room with one or more open sides, especially one that forms part of a house and has one side open to the garden.

**Parapet.** Parapets finish the top of a wall shielding flat roofs and rooftop mechanical equipment systems from view while also providing building decoration.

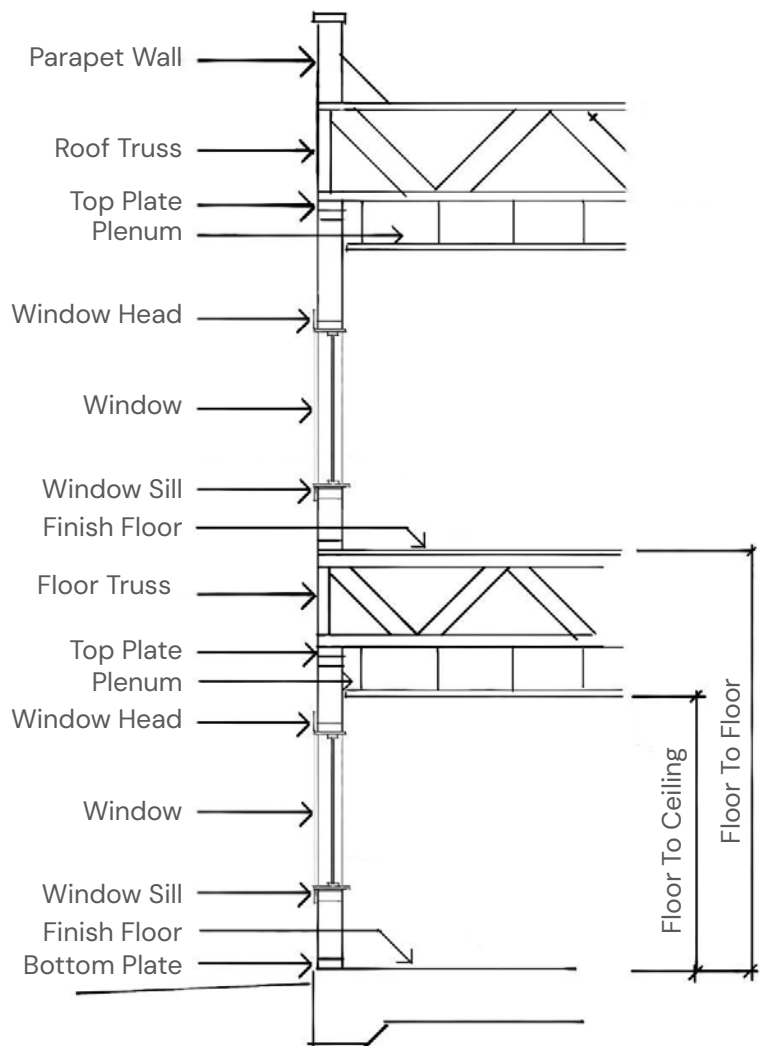
**Pediment.** The triangular upper part of the front of a building in classical style, typically surmounting a portico of columns.

**Top Plate.** A top plate is a horizontal framing member at the top of a stud wall that supports the roof structure or floor above. See Figure 8.1.

**Transom.** A horizontal crossbar in a window, over a door, or between a door and a window or fanlight above it.

**Transparency.** Clear, non-reflective glass that provides unobstructed views into interior spaces; mirrored, heavily tinted, frosted, or spandrel glass is not considered transparent.

Figure 8.1 Wall Framing Diagram







# STRINGFELLOW

PLANNING & DESIGN



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA  
AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE",  
ARTICLE III, "ZONING REGULATIONS" SUBSECTION 58-  
71 THROUGH 58-83 SO AS TO ADD PROVISIONS  
RELATING TO THE ADOPTION OF UPDATED DESIGN  
STANDARDS FOR THE CENTRAL BUSINESS  
DISTRICT/WEST NEW ENGLAND AVENUE, MORSE  
BOULEVARD, AND THE ORANGE AVENUE OVERLAY  
DISTRICT PROVIDING FOR CONFLICTS, CODIFICATION,  
SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Winter Park City Commission created the Winter Park Design Guidelines Ad Hoc Committee to review and recommend appropriate changes to the existing architectural design guidelines for the Central Business District/West New England Avenue, Morse Boulevard designated area, and Orange Avenue Overlay District areas; and

**WHEREAS**, the Winter Park Design Guidelines Ad Hoc Committee has reviewed and recommended adoption of the proposed City of Winter Park Design Standards having held an advertised public hearing on April 14, 2025, and rendered its recommendations to the Winter Park Planning and Zoning Board, who are the designated Local Planning Agency, and subsequently to the City Commission; and

**WHEREAS**, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed City of Winter Park Design Standards document and the proposed amendments to the Zoning Regulations portion of the Land Development Code implementing the City of Winter Park Design Standards document having held an advertised public hearing on May 6, 2025, and rendered its recommendations to the City Commission; and

**WHEREAS**, the Winter Park City Commission has reviewed the proposed amendments to the Zoning Regulations portion of the Land Development Code and held advertised public hearings on May 28, 2025, and on June 11, 2025; and

**WHEREAS**, the portions of Chapter 58, Land Development Code, Article III, Zoning Regulations that are to be amended and modified as described in each section and amended to read as shown herein where words with single underlined type shall constitute additions to the original text and ~~strike through~~ shall constitute deletions to the original text.

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

**SECTION 1.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-71 "General provisions for residential zoning districts", Subsection (mm) in the "Zoning" Article of the Land Development Code to read as follows:

(mm) Design Standards for the Central Business District/West New England Avenue, the Morse Boulevard designated area, and the Orange Avenue Overlay District.

(1) The following provisions shall apply to any construction, renovation, or remodeling of any exterior façade for buildings within the indicated subareas below:

(a) Central Business District/West New England Avenue. The Central Business District/West New England Avenue area is defined in Figure M: Area Boundaries map of the City of Winter Park Design Standards.

(b) Morse Boulevard. The Morse Boulevard designated area is defined as those properties fronting Morse Boulevard between New York Avenue and Denning Drive and additionally the properties in the blocks bounded by Morse Boulevard, Denning Drive, Canton Avenue and Harper Street, further defined in Figure M: Area Boundaries map of the City of Winter Park Design Standards.

(c) Orange Avenue Overlay District. The Orange Avenue Overlay District is defined as represented on Future Land Use Map FLUM-1-25, further defined in Figure M: Area Boundaries map of the City of Winter Park Design Standards.

(2) The Planning and Zoning Department shall review any proposed construction, renovation, or remodeling of any exterior façade for buildings within the indicated subareas specified in subsection (1) above for compliance with the specifications set forth in the City of Winter Park Design Standards document. This review shall take place prior to the issuance of a building permit. Building elevation drawings and other plans shall be submitted with sufficient detail to indicate the building materials, composition, color, and any other necessary details, so that the visual appearance of the resultant work is readily apparent.

(3) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building façade, regardless of whether the scope of work requires a building permit.

(4) A determination by the Planning and Zoning Department shall either be approval, approval with conditions, or denial. Any applicant for building facade approval may elect to appeal a determination of the Planning and Zoning Department to the Planning and Zoning Board for their consideration.



**SECTION 2.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-72 "Office (O-1) district", Subsection (h) in the "Zoning" Article of the Land Development Code to read as follows:

~~(h) Morse Boulevard design guidelines.~~

- ~~(1) The Morse Boulevard designated area is defined as those properties fronting Morse Boulevard between New York Avenue and Denning Drive and additionally the properties in the blocks bounded by Morse Boulevard, Denning Drive, Canton Avenue and Harper Street.~~
- ~~(2) In addition to the other requirements and regulations of the O-1 zoning district and prior to the issuance of a building permit for the construction, renovation or remodeling of any building or building exterior facade fronting on a street within the Morse Boulevard designated area, an applicant is required to obtain approval of the plans by the planning department.~~
- ~~(3) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~
- ~~(4) Building elevation drawings and other plans shall be submitted with sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~
- ~~(5) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning board for review as outlined below.~~
- ~~(6) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning board for their consideration.~~
- ~~(7) Decisions by the planning department and/or the planning and zoning board shall be made based on the conformance of plans and application materials to the Morse Boulevard design guidelines and criteria adopted by the city commission.~~
- ~~(8) The decision of the planning and zoning board shall be the final decision of the city, except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning board shall be a recommendation with the final decision made by the city commission.~~

**SECTION 3.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-73 "Office (O-2) district", Subsections (h) and (i) in the "Zoning" Article of the Land Development Code to read as follows:

~~(h) — *Central business district area façade review.*~~

- ~~(1) — In addition to the other requirements and regulations of the O-2 zoning district, and prior to the issuance of a building permit for the construction, renovation or remodeling of any building exterior façade fronting on a street within the central business district, an applicant is required to obtain approval of the plans by the planning department.~~
- ~~(2) — For purposes of this subsection, replacements, renovations or changes to canopies or awning and to signage on walls, canopies or awnings shall be considered remodeling of the building façade.~~
- ~~(3) — Building elevation drawings and other plans shall be submitted with sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~
- ~~(4) — The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning commission for review as outlined below.~~
- ~~(5) — The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning commission for their consideration.~~
- ~~(6) — Decisions by the planning department and/or the planning and zoning commission shall be made based on the conformance of plans and application materials to design guidelines and criteria adopted by the city commission.~~
- ~~(7) — The decision of the planning and zoning commission shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning commission shall be a recommendation with the final decision made by the city commission.~~

~~(i) — *Morse Boulevard design guidelines.*~~

- ~~(1) — The Morse Boulevard designated area is defined as those properties fronting Morse Boulevard between New York Avenue and Denning Drive and additionally the properties in the blocks bounded by Morse Boulevard, Denning Drive, Canton Avenue and Harper Street.~~



- ~~(2) In addition to the other requirements and regulations of the O-2 zoning district, and prior to the issuance of a building permit for the construction, renovation or remodeling of any building or building exterior facade fronting on a street within the Morse Boulevard designated area, an applicant is required to obtain approval of the plans by the planning department.~~
- ~~(3) Building elevation drawings and other plans shall be submitted with sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~
- ~~(4) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~
- ~~(5) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning commission for review as outlined below.~~
- ~~(6) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning commission for their consideration.~~
- ~~(7) Decisions by the planning department and/or the planning and zoning commission shall be made based on the conformance of plans and application materials to the Morse Boulevard design guidelines and criteria adopted by the city commission.~~
- ~~(8) The decision of the planning and zoning commission shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning commission shall be a recommendation with the final decision made by the city commission.~~

**SECTION 4.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-74 "Commercial (C-1) district", Subsection (j) in the "Zoning" Article of the Land Development Code to read as follows:

~~(j) *Morse Boulevard design guidelines.*~~

- ~~(1) The Morse Boulevard designated area is defined as those properties fronting Morse Boulevard between New York Avenue and Denning Drive and additionally the properties in the blocks bounded by Morse Boulevard, Denning Drive, Canton Avenue and Harper Street.~~

- ~~(2) In addition to the other requirements and regulations of the C-1 zoning district and prior to the issuance of a building permit for the construction, renovation or remodeling of any building or building exterior facade fronting on a street within the Morse Boulevard designated area, an applicant is required to obtain approval of the plans by the planning department.~~
- ~~(3) Building elevation drawings and other plans shall be submitted with sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~
- ~~(4) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~
- ~~(5) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning commission for review as outlined below.~~
- ~~(6) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning commission for their consideration.~~
- ~~(7) Decisions by the planning department and/or the planning and zoning commission shall be made based on the conformance of plans and application materials to the Morse Boulevard design guidelines and criteria adopted by the city commission.~~
- ~~(8) The decision of the planning and zoning commission shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning commission shall be a recommendation with the final decision made by the city commission.~~

**SECTION 5.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-75 "Central business district (CBD)", Subsections (l) and (m) in the "Zoning" Article of the Land Development Code to read as follows:

~~(l) *Central business district area façade review.*~~

- ~~(1) In addition to the other requirements and regulations of the CBD zoning district, and prior to the issuance of a building permit for the construction, renovation or remodeling of any building exterior facade, an approval by the~~



~~planning department for the building facade construction, renovation or remodeling is required.~~

- ~~(2) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~
- ~~(3) Building elevation drawings and other plans shall be submitted with sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~
- ~~(4) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning board for review as outlined below.~~
- ~~(5) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning board for their consideration.~~
- ~~(6) Decisions by the planning department and/or the planning and zoning board shall be made based on the conformance of plans and application materials to design guidelines and criteria adopted by the city commission.~~
- ~~(7) The decision of the planning and zoning board shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning board shall be a recommendation with the final decision made by the city commission.~~

~~(m) *Morse Boulevard design guidelines.*~~

- ~~(1) The Morse Boulevard designated area is defined as those properties fronting Morse Boulevard between New York Avenue and Denning Drive and additionally the properties in the blocks bounded by Morse Boulevard, Denning Drive, Canton Avenue and Harper Street.~~
- ~~(2) In addition to the other requirements and regulations of the CBD zoning district and prior to the issuance of a building permit for the construction, renovation or remodeling of any building or building exterior facade fronting on a street within the Morse Boulevard designated area, an applicant is required to obtain approval of the plans by the planning department.~~
- ~~(3) Building elevation drawings and other plans shall be submitted with sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~

- ~~(4) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~
- ~~(5) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning board for review as outlined below.~~
- ~~(6) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning board for their consideration.~~
- ~~(7) Decisions by the planning department and/or the planning and zoning board shall be made based on the conformance of plans and application materials to the Morse Boulevard design guidelines and criteria adopted by the city commission.~~
- ~~(8) The decision of the planning and zoning board shall be the final decision of the city except, where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning board shall be a recommendation with the final decision made by the city commission.~~

**SECTION 6.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-76 "Commercial (C-3) district", Subsections (h) and (i) in the "Zoning" Article of the Land Development Code to read as follows:

~~(h) *Central business district area façade review.*~~

- ~~(1) In addition to the other requirements and regulations of the C-3 zoning district, and prior to the issuance of a building permit for the construction, renovation or remodeling of any building exterior facade fronting on a street within the central business district, an applicant is required to obtain approval of the plans by the planning department.~~
- ~~(2) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~
- ~~(3) Building elevation drawings and other plans shall be submitted with sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~



- ~~(4) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning commission for review as outlined below.~~
- ~~(5) The planning department's decision shall be either an approval, an approval with conditions or a denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning commission for their consideration.~~
- ~~(6) Decisions by the planning department and/or the planning and zoning commission shall be made based on the conformance of plans and application materials to design guidelines and criteria adopted by the city commission.~~
- ~~(7) The decision of the planning and zoning commission shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning commission shall be a recommendation, with the final decision made by the city commission.~~
- ~~(i) *Morse Boulevard design guidelines.*~~
  - ~~(1) The Morse Boulevard designated area is defined as those properties fronting Morse Boulevard between New York Avenue and Denning Drive and additionally the properties in the blocks bounded by Morse Boulevard, Denning Drive, Canton Avenue and Harper Street.~~
  - ~~(2) In addition to the other requirements and regulations of the C-3 zoning district and prior to the issuance of a building permit for the construction, renovation or remodeling of any building or building exterior facade fronting on a street within the Morse Boulevard designated area, an applicant is required to obtain approval by the planning department.~~
  - ~~(3) Building elevation drawings and other plans shall be submitted of sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~
  - ~~(4) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~
  - ~~(5) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning commission for review as outlined below.~~

- ~~(6) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning commission for their consideration.~~
- ~~(7) Decisions by the planning department and/or the planning and zoning commission shall be made based on the conformance of plans and application materials to the Morse Boulevard design guidelines and criteria adopted by the city commission.~~
- ~~(8) The decision of the planning and zoning commission shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning commission shall be a recommendation with the final decision made by the city commission.~~

**SECTION 7.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-77 "Commercial (C-3A) district", Subsections (k) and (g) in the "Zoning" Article of the Land Development Code to read as follows:

~~(k) *Central business district area facade review.*~~

- ~~(1) In addition to the other requirements and regulations of the C-3A zoning district, and prior to the issuance of a building permit for the construction, renovation or remodeling of any building exterior facade fronting on a street within the central business district, an applicant is required to obtain approval of the plans by the planning department.~~
- ~~(2) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~
- ~~(3) Building elevation drawings and other plans shall be submitted with sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~
- ~~(4) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning commission for review as outlined below.~~
- ~~(5) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning commission for their consideration.~~



- ~~(6) Decisions by the planning department and/or the planning and zoning commission shall be made based on the conformance of plans and application materials to design guidelines and criteria adopted by the city commission.~~
- ~~(7) The decision of the planning and zoning commission shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning commission shall be a recommendation with the final decision made by the city commission.~~
- ~~(g) *Morse Boulevard design guidelines.*~~
- ~~(1) The Morse Boulevard designated area is defined as those properties fronting Morse Boulevard between New York Avenue and Denning Drive and additionally the properties in the blocks bounded by Morse Boulevard, Denning Drive, Canton Avenue and Harper Street.~~
- ~~(2) In addition to the other requirements and regulations of the C-3A zoning district and prior to the issuance of a building permit for the construction, renovation or remodeling of any building or building exterior facade fronting on a street within the Morse Boulevard designated area, an applicant is required to obtain approval of the plans by the planning department.~~
- ~~(3) Building elevation drawings and other plans shall be submitted of sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~
- ~~(4) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~
- ~~(5) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning commission for review as outlined below.~~
- ~~(6) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning commission for their consideration.~~
- ~~(7) Decisions by the planning department and/or the planning and zoning commission shall be made based on the conformance of plans and application materials to the Morse Boulevard design guidelines and criteria adopted by the city commission.~~

- ~~(8) The decision of the planning and zoning commission shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning commission shall be a recommendation with the final decision made by the city commission.~~

**SECTION 8.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-79 "Public and quasi-public (PQP) district", Subsections (h) and (i) in the "Zoning" Article of the Land Development Code to read as follows:

~~(h) *Central business district area façade review.*~~

- ~~(1) In addition to the other requirements and regulations of the PQP zoning district, and prior to the issuance of a building permit for the construction, renovation or remodeling of any building exterior facade, an applicant is required to obtain approval of the plans by the planning department.~~

- ~~(2) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~

- ~~(3) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning commission for review as outlined below.~~

- ~~(4) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning commission for their consideration.~~

- ~~(5) Decisions by the planning department and/or the planning and zoning commission shall be made based on the conformance of plans and application materials to design guidelines and criteria adopted by the city commission.~~

- ~~(6) The decision of the planning and zoning commission shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning commission shall be a recommendation with the final decision made by the city commission.~~

~~(i) *Morse Boulevard design guidelines.*~~

- ~~(1) The Morse Boulevard designated area is defined as those properties fronting Morse Boulevard between New York Avenue and Denning Drive and~~



~~additionally the properties in the blocks bounded by Morse Boulevard, Denning Drive, Canton Avenue and Harper Street.~~

- ~~(2) In addition to the other requirements and regulations of the PQP zoning district and prior to the issuance of a building permit for the construction, renovation or remodeling of any building or building exterior facade fronting on a street within the Morse Boulevard designated area, an applicant is required to obtain approval of the plans by the planning department.~~
- ~~(3) Building elevation drawings and other plans shall be submitted of sufficient detail to indicate the building materials, composition, color, etc., so that the visual appearance of the resultant work is readily apparent.~~
- ~~(4) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building facade.~~
- ~~(5) The planning department shall render a decision on all applications for building permits for building facade construction, renovation or remodeling. The decision of the planning department shall be made within ten working days, excluding holidays, of the receipt of a complete set of plans and application materials, unless referred to the planning and zoning commission for review as outlined below.~~
- ~~(6) The planning department's decision shall be either an approval, an approval with conditions or denial. Any applicant for building facade approval may elect to appeal a decision of the planning department to the planning and zoning commission for their consideration.~~
- ~~(7) Decisions by the planning department and/or the planning and zoning commission shall be made based on the conformance of plans and application materials to the Morse Boulevard design guidelines and criteria adopted by the city commission.~~
- ~~(8) The decision of the planning and zoning commission shall be the final decision of the city except where a building project also requires conditional use or other land development approval by the city commission. In that case, the decision of the planning and zoning commission shall be a recommendation with the final decision made by the city commission.~~

**SECTION 9.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-83 "Orange Avenue Overlay District (OAO)", Subsections (j-v) in the "Zoning" Article of the Land Development Code to read as follows:

- (j) *Architectural standards.* Development within all subareas defined later in this section shall meet the following architectural standards.

\*\*\*

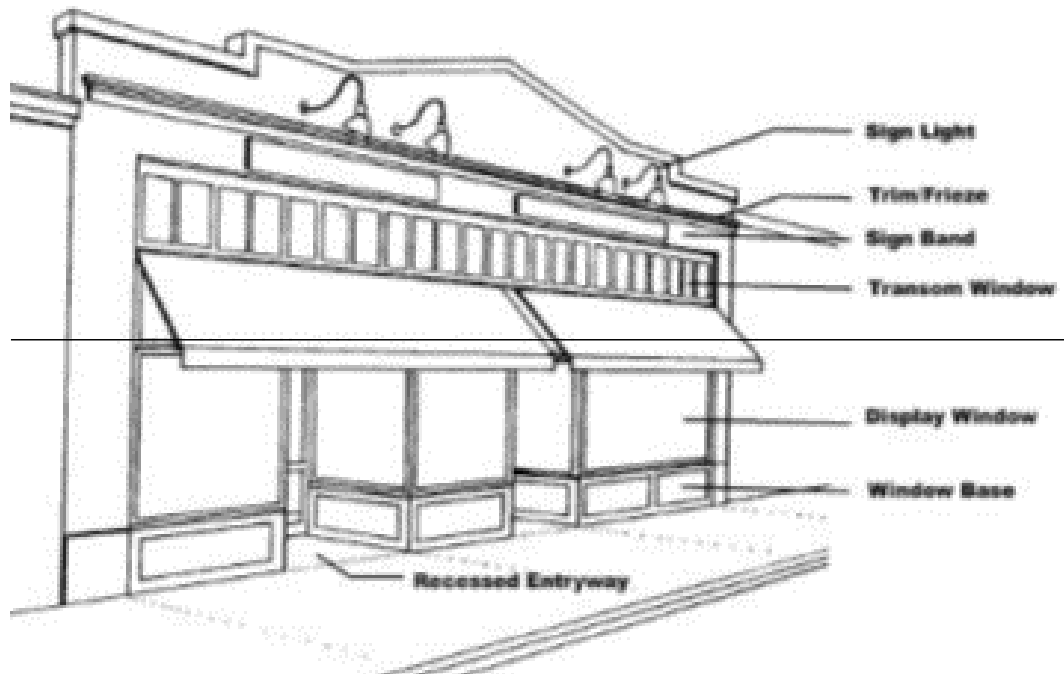
2. *Setbacks/stepbacks.* ... Rear building setbacks/stepbacks as defined herein shall not be required for properties abutting the railroad right-of-way. However, ~~these rear facades shall provide articulation offset four feet, material change, window, entryway or other breakup of the building façade 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. Existing buildings meeting these standards that are remodeled shall be required to meet architectural façade standards.~~
  - i. ~~All facades of buildings with a gross floor area of 10,000 square feet or more shall be required to incorporate at least three 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 30 feet, either horizontally or vertically.~~
  - ii. ~~All facades of buildings with a gross floor area of less than 10,000 square feet shall be required to incorporate at least two 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 25 feet, either horizontally or vertically.~~
    - A. ~~Expression of a vertical architectural treatment with a minimum width of 12 inches.~~
    - B. ~~Building stepbacks, offsets or projections, a minimum of four feet in depth.~~
    - C. ~~Texture and/or material change.~~
    - D. ~~Architectural banding.~~
    - E. ~~Pattern change.~~
    - F. ~~Other treatment that, in the opinion of the planning and transportation director after review by the Orange Avenue Overlay Appearance Review Advisory Board, meets the intent of this subsection.~~
  - iii. ~~No building shall exceed more than 200 feet for buildings or 300 feet for parking structures of horizontal length on any street-facing frontage. Additionally, breaks between buildings of at least 20 feet, shall be provided.~~



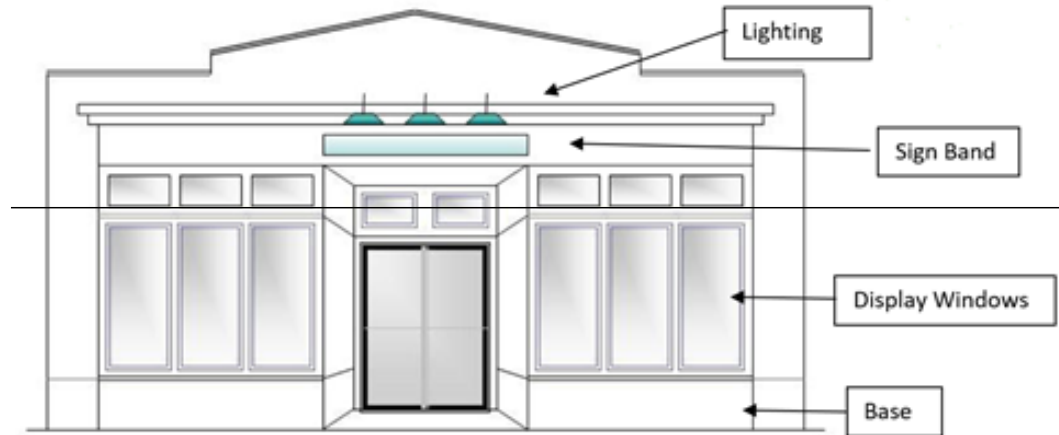
### Commercial Façade Treatment Example 1:



### 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 percent of any front façade. Detailing is encouraged to enhance the façade.~~

5. ~~Glazing requirements.~~ The first 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 percent 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 percent minimum glass on the first story. The first story 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:

- i. ~~Awnings for a building façade shall be of compatible color, look, shape, and height;~~



ii. ~~Awnings shall provide vertical clearance of no less than eight feet above sidewalks; and~~

iii. ~~Awnings are not allowed to hang over vehicular traffic ways.~~

73. *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 percent of the building roof area or 15 percent 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 may be permitted to exceed the roof heights specified in that subarea, on a limited basis upon approval of the planning and zoning board and city commission, based on a finding that said features are compatible with adjacent projects.~~

94. *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 six 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 projects, new development projects and Conditional Use requests within the OAO shall undergo appearance review.

~~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 director of planning, the planning and zoning board and the city commission for consideration in rendering a decision on the proposed conditional use or building permit sought for the proposed development.~~

~~External elevations of new and renovated buildings of over 10,000 sq ft gross building area visible from the public realm shall provide context drawing to scale, showing the surrounding buildings, trees and other significant features that inform the scale, showing the scale, materiality and form of the proposed structure. The drawings shall also depict parking areas, parking structures and any other site improvements. External elevations of new and renovated buildings of under 10,000 sq ft gross building area visible from the public realm shall provide a detailed architecturally rendered façade for review by the Orange Avenue Overlay appearance review advisory board.~~

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~~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 comp plan 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. *Public hearings for conditional uses.* Prior to approval, there shall be an advertised public hearing before the local planning agency (planning and zoning board) and at least two public hearings conducted before the city commission and city-wide notice given for a conditional use application for a project within the OAO that has any of the following: (i) a land area of more than 80,000 square feet, (ii) a building of more than 35,000 square feet, or (iii) more than 25 residential units. For projects between 10,000 square feet and 35,000 square feet requiring conditional use approval (and notice as defined in the Code), there shall be at least one public hearing before the local planning agency (planning and zoning board) and two public hearings before the city commission.~~

~~m~~l. *Meaningful open space requirements.*

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

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~~o~~n. *Sidewalk design and utilization.*

~~p~~o. *Display of merchandise outside of commercial buildings.*

~~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~~p. *Stormwater management.*

~~s~~q. *Orange Avenue Overlay District subareas and standards for development.*

~~t~~r. *Orange Avenue Overlay District development enhancements/bonuses.*

~~u~~s. *Definitions.*

vt. *Vested rights.*

**SECTION 10.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-84 "General provisions for non-residential zoning districts", Subsections (hh) and (jj) in the "Zoning" Article of the Land Development Code to read as follows:

(hh) General provisions for development proposed in conformance with the Live Local Act of Florida Statutes.

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~~(5) *Orange avenue overlay district (OAO).* Projects within the Orange Avenue overlay district must meet the applicable architectural requirements of the OAO and will be subject to review by Orange Avenue overlay appearance review advisory board. The city may deny a project that receives a recommendation of denial or fails to meet the conditions of a recommendation for approval from the Orange Avenue overlay appearance review advisory board.~~

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~~(jj) *Design Standards for the Central Business District/West New England Avenue, the Morse Boulevard designated area, and the Orange Avenue Overlay District.*~~

~~(1) *The following provisions shall apply to any construction, renovation, or remodeling of any exterior façade for buildings within the indicated subareas below:*~~

~~(a) *Central Business District/West New England Avenue.* The Central Business District/West New England Avenue area is defined in Figure M: Area Boundaries map of the City of Winter Park Design Standards.~~

~~(b) *Morse Boulevard.* The Morse Boulevard designated area is defined as those properties fronting Morse Boulevard between New York Avenue and Denning Drive and additionally the properties in the blocks bounded by Morse Boulevard, Denning Drive, Canton Avenue and Harper Street, further defined in Figure M: Area Boundaries map of the City of Winter Park Design Standards.~~

~~(c) *Orange Avenue Overlay District.* The Orange Avenue Overlay District is defined as represented on Future Land Use Map FLUM-1-25, further defined in Figure M: Area Boundaries map of the City of Winter Park Design Standards.~~

~~(2) *The Planning and Zoning Department shall review any proposed construction, renovation, or remodeling of any exterior façade for buildings within the*~~



indicated subareas in subsection (1) above for compliance with the specifications set forth in the City of Winter Park Design Standards document. This review shall take place prior to the issuance of a building permit. Building elevation drawings and other plans shall be submitted with sufficient detail to indicate the building materials, composition, color, and any other necessary details, so that the visual appearance of the resultant work is readily apparent.

(3) For purposes of this subsection, replacements, renovations or changes to canopies or awnings and to signage on walls, canopies or awnings shall be considered remodeling of the building façade, regardless of whether the scope of work requires a building permit.

(4) A determination by the Planning and Zoning Department shall either be approval, approval with conditions, or denial. Any applicant for building facade approval may elect to appeal a determination of the Planning and Zoning Department to the Planning and Zoning Board for their consideration.

**SECTION 11. ADOPTION OF DESIGN STANDARDS.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended to adopt the City of Winter Park Design Standards document attached to this Ordinance as **Exhibit "1"**. All references in Chapter 58, Article III "Zoning" of the Code of Ordinances to "the City of Winter Park Design Standards" or "City of Winter Park Design Standards document", or any figure or map therein shall mean that document attached as **Exhibit "1"** to this Ordinance.

**SECTION 12. 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 13. CODIFICATION.** It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance, Sections 1 through 10, shall become and be made a part of the Code of Ordinances of the City of Winter Park, Florida, and not Sections 11 through 14;

**SECTION 14. CONFLICTS.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 15. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

**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 \_\_\_\_\_, 2025.

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Sheila DeCiccio, Mayor

ATTEST:

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City Clerk