



Planning and Zoning Board Regular Meeting

Agenda

October 3, 2023 @ 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/ 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. Consent Agenda**

- a. Approve the minutes of September 5, 2023. 1 minute

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. SPR #23-10. Request of Michael Schaefer. 10 minutes
- b. SPR #23-11. Request of Charles Clayton. 10 minutes
- c. Request of Metro Winter Park, LLC: for Conditional Use approval for a two-story, 55-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave. 30 minutes
- d. Request of the City of Winter Park for: An Ordinance of the City of Winter Park, Florida amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-84 "General provisions for non-residential zoning districts", to provide definitions and submittal and reporting requirements and other provisions for certification and implementation of development pursuant to the Live Local Act of Florida Statutes. 15 minutes
- e. Request of the City of Winter Park for: An ordinance of the City of Winter Park, Florida, amending the Comprehensive Plan and Chapter 58 "Land Development Code" Article I, "Comprehensive Plan" so as to adopt a new Comprehensive Plan, goals, objectives and policies document, substituting for the current 2017 Comprehensive Plan adopted on April 24, 2017 together with all subsequent amendments thereto; providing for transmittal; providing for codification, severability, conflicts and an effective date. 15 minutes

5. Action Items**6. Non-Action Items****7. Staff Updates****8. Board Comments****9. Upcoming Agenda Items**

10. Adjournment



Planning and Zoning Board

agenda item

item type

Consent Agenda

meeting date

October 3, 2023

prepared by

Mary Bush, Administrative Coordinator III

approved by

Mary Bush, Administrative Coordinator III

subject

Approve the minutes of September 5, 2023.

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

1. PZ September 5, 2023 Draft Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

September 5, 2023 at 6:00 p.m.

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

Present

Present: Jim Fitch, David Bornstein, Vashon Sarkisian, Michael Spencer, and Warren Lindsey. Absent: Melissa Vickers and Alex Stringfellow. Also Present: City Attorney Dan Langley. Staff: Director of Planning & Zoning Jeff Briggs, Planner I Corinna Lundgren, and Recording Secretary Mary Bush.

(1) Call to Order

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

(2) Consent Agenda

Approval of Minutes:

Motion made by Jim Fitch, seconded by Warren Lindsey to approve the August 1, 2023 meeting minutes.

Motion carried unanimously with a 5-0 vote.

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

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

(4) Public Hearings

- CU #23-04. Request of Metro Winter Park, LLC: for Conditional Use approval for a two-story, 55-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave.

Mr. Briggs explained to the Board that the applicant and staff had asked to have the item tabled until the October 3, 2023 Planning & Zoning regular meeting.

The Board asked if there was any information that Mr. Briggs wanted to share about the item prior to the next meeting. Mr. Briggs then briefly discussed some of the proposed changes that the applicant had made to the request since the last Planning & Zoning Board meeting on August 1, 2023. He also noted that he had emailed the Board the applicant's revised site plan that shows their proposed transition to single-family homes along the frontage of Capen Avenue.

Motion made by Alex Stringfellow, seconded by Warren Lindsey, to table the request of Metro Winter Park, LLC for Conditional Use approval for a two-story, 58-unit multi-family project on the properties at 821 & 831 W. Swoope Ave. and 800, 810 & 830 W. Webster Ave to the October 3, 2023 Planning & Zoning Board meeting.

Motion carried unanimously with a 5-0 vote.

- COMP #23-01. Request of the City of Winter Park: Adoption of the Comprehensive Plan update for Chapters 4 through 10.

Mr. Briggs provided the Board a brief summary of the request. He noted that the City's Comprehensive Plan is required to be updated every seven years and the last update was in 2017. He added that the citywide notice for the Planning & Zoning Board and City Commission hearings for the Comprehensive Plan update had been mailed out to all of the households within the city. He then briefly discussed the process of adopting the ordinance. He went to discuss the various updates to the chapters/elements for Public Facilities; Conservation;

Recreation and Open Space; Capital Improvements; Public School Facilities; Intergovernmental Coordination and Private Property Rights. Mr. Briggs noted that at the October 3, 2023 Planning & Zoning Board meeting chapters regarding Future Land Use, Transportation, and Housing would be considered for adoption.

Staff recommendation was for approval.

The Board inquired about the status of the previous Tree Farm subdivision request from the July 13, 2023 Planning & Zoning Board meeting. The Board also asked that staff look into the wordsmithing that was discussed at the Planning & Zoning Board's last work session and apply it to the updates as requested.

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

Motion made by Michael Spencer, seconded by Vashon Sarkisian, for approval to adopt the Comprehensive Plan update for Chapters 4 through 10.

Motion carried unanimously with a 5-0 vote.

(5) Action Items

No action items.

(6) Non-Action Items

No non-action items.

(7) Staff Updates

No staff updates.

(8) Board Comments

The Board inquired as to whether or not the City's storm water provisions would be revised to address issues that have been brought up in the previous Planning & Zoning Board hearings. Brief discussion ensued and Mr. Briggs noted that the topic would be added to the next Planning & Zoning Board meeting agenda for discussion.

(9) Upcoming Agenda Items

There was no discussion on upcoming agenda items.

(11) Adjournment

Meeting adjourned at 6:23 p.m.

/s/ Recording Secretary Mary Bush



Planning and Zoning Board

agenda item

item type

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

meeting date

October 3, 2023

prepared by

Nicholas Lewis, Planner II

approved by

Jeffrey Briggs, Director of Planning and Zoning

subject

SPR #23-10. Request of Michael Schaefer.

motion | recommendation

Staff recommendation is for approval subject to the following conditions: (1) That the removal of the one cypress tree be fully mitigated through the City's Urban Forestry Department; and (2) That a 6-foot vinyl gate with hedges facing the lakefront side of the fence be placed so as the driveway cannot be viewed from the lakefront.

background

The applicant and homeowner, Mike Schaefer, is requesting approval to construct a new, two-story, 2,248 square-foot, single-family home at 2207 Kindel Avenue on Lake Bell. The property is zoned R-1A and the unsubmerged portion of the property is 10,386 square feet in size. The proposed impervious lot coverage of 3,872 square feet is 37% of the total lot, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties less than 12,500 square feet in size is 40% of the lot area. The applicant is proposing a 2,248 square-foot home which equates to a FAR of 22%, well under this requirement.

The applicant's proposal includes a 4-foot encroachment into the front setback, putting the proposal roughly in line with the existing homes on either side. It also includes a slight encroachment into the lakefront setback. The average lakefront setback is 52-feet and the proposal requests 50-feet. There is one additional request for a 38-foot sidewall segment in lieu of the maximum of 36-feet to make room for the side-entry, three-car garage.

Lakefront Lake 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. There are nine cypress trees located in the rear of the property. The applicant is requesting to remove one cypress tree. Based on the

recommendation of the City's Urban Forestry Department, the applicant will fully mitigate the tree's removal via the City Tree Ordinance.

Views from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision. The lot is very flat and no such component is being proposed with the request. Additionally, the applicant is not proposing a swimming pool.

The code also directs the prevention of views of vehicles from the lake. Staff has proposed, and the applicant has agreed to, a condition that a vinyl fence with plantings facing the lakefront along the rear of the driveway to avoid any views of the driveway from the lakefront.

Views of the 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 proposal requests a lakefront setback of 50-feet, whereas the lakefront setback average is 52-feet. However, because of the curvature of the lake, one of the neighboring properties is closer to the water and the other is much further away. Therefore, despite being ahead of the average, the actual result is that the home is proposed in line with the neighboring property to the West. Although the proposal is in front of the neighboring property to the East, there is an existing landscape buffer across the lakefront portion of the shared lot line which already minimizes views towards the subject property from the neighbor to the East.

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 applicants are proposing two swale retention areas on the property and a small berm located across the lakefront to help the eight remaining cypress trees with their natural retention to meet the required stormwater storage.

Summary

Overall, the plans, in conjunction with the conditions of approval, meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements, except the front and lakefront setbacks, as well as the one sidewall for the garage. But the proposed front setback is in line with the two neighbors and the lakefront setback is in line with the West neighbor. The request for the 38-foot sidewall segment also makes sense to make room for the three-car garage.

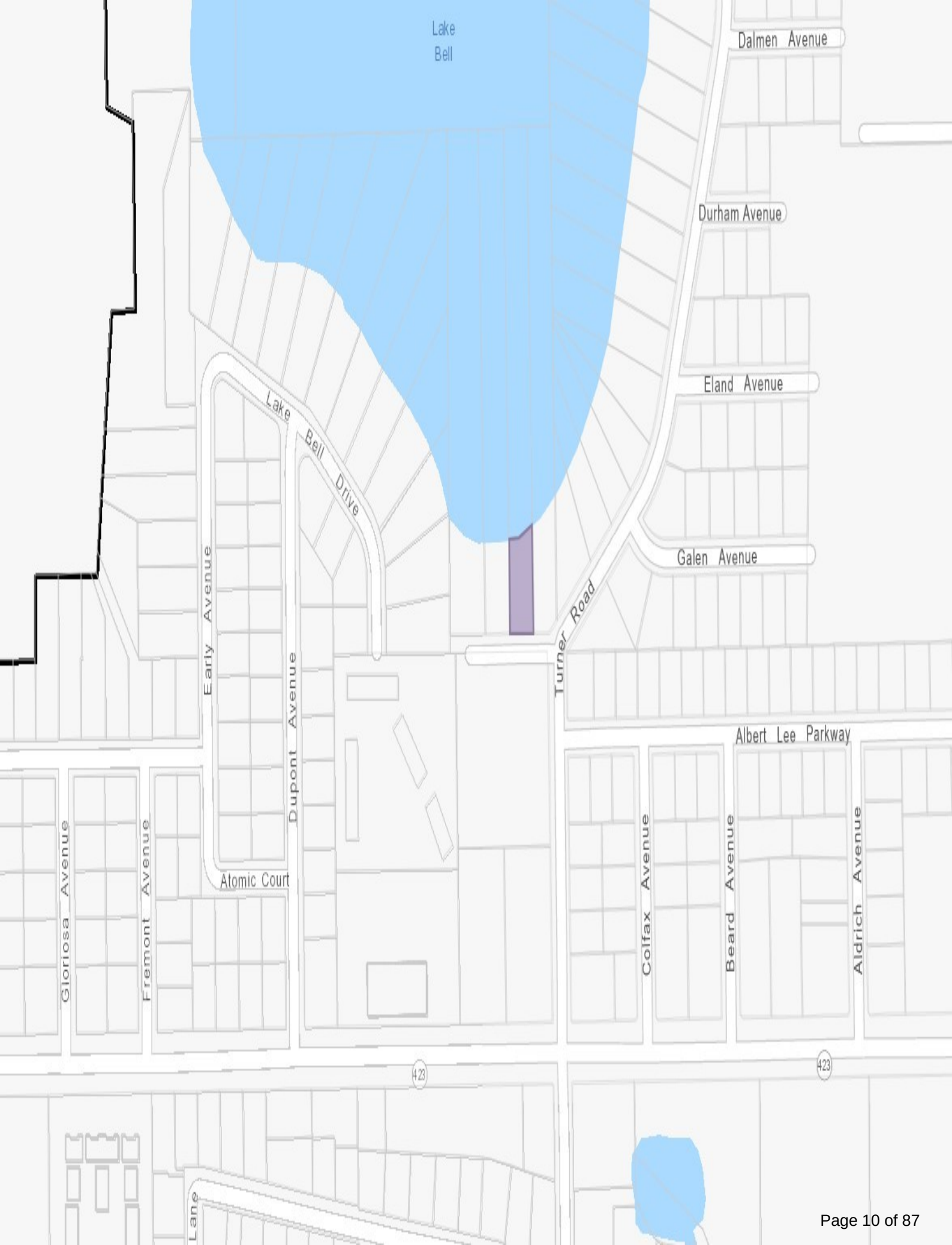
strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. 2207 Kindel Ave - Area Map
2. 2207 Kindel Ave - Aerial Map
3. 2207 Kindel Ave - Lakefront Table
4. 2207 Kindel Ave - Survey
5. 2207 Kindel Ave - Site Plan
6. 2207 Kindel Ave - Plan Set
7. IMG-1878
8. IMG-1879
9. IMG-1880



Lake
Bell

Dalmen Avenue

Durham Avenue

Eland Avenue

Galen Avenue

Turner Road

Albert Lee Parkway

Colfax Avenue

Beard Avenue

Aldrich Avenue

Gloriosa Avenue

Fremont Avenue

Early Avenue

Dupont Avenue

Atomic Court

Lake
Bell
Drive

Lane

423

423



KINDEL AVENUE

Winter Park

Lakefront Site Plan Review: 2207 Kindel Avenue

	R-1A Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	75 ft.	75 ft.	75 ft.
Lot Depth	N/A	130.8 ft. (avg.)	130.8 ft. (avg.)
Lot Area	8,500 sf	10,386 sf	10,386 sf
Floor Area Ratio	40% (4,154 sf)	18% (1,837 sf)	22% (2,248 sf)
Impervious Lot Coverage	50% (5,193 sf)	-	37% (3,872 sf)
Front Setback	29.1 ft.	29.1 ft.	25.3 ft.
Side Setbacks (1st floor/2nd floor)	11 ft./15 ft.	7.2 ft./N/A	11 ft./15 ft.
Lakefront Setbacks	52 ft. (avg.)	57.7 ft.	50 ft.

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

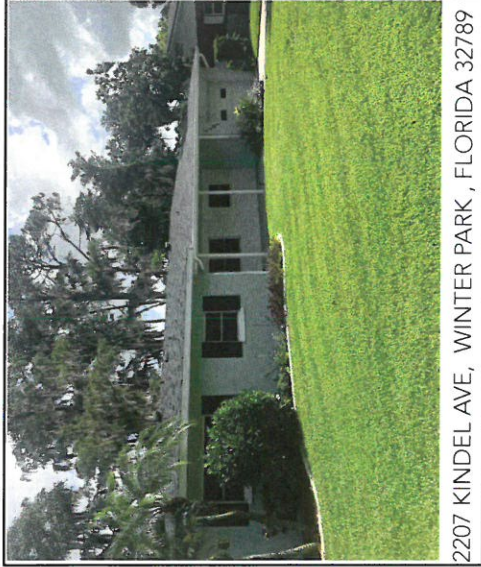
LOT 3, ALBERT LEE RIDGE ANNEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE, X500, X (WITH A BASE FLOOD ELEVATION OF 91.4). THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 09-25-2009.

CERTIFIED TO:

MICHAEL ROBERT SCHAEFER



2207 KINDEL AVE, WINTER PARK, FLORIDA 32789

OHE - Overhead Electric
WPP - Wooden Power Pole

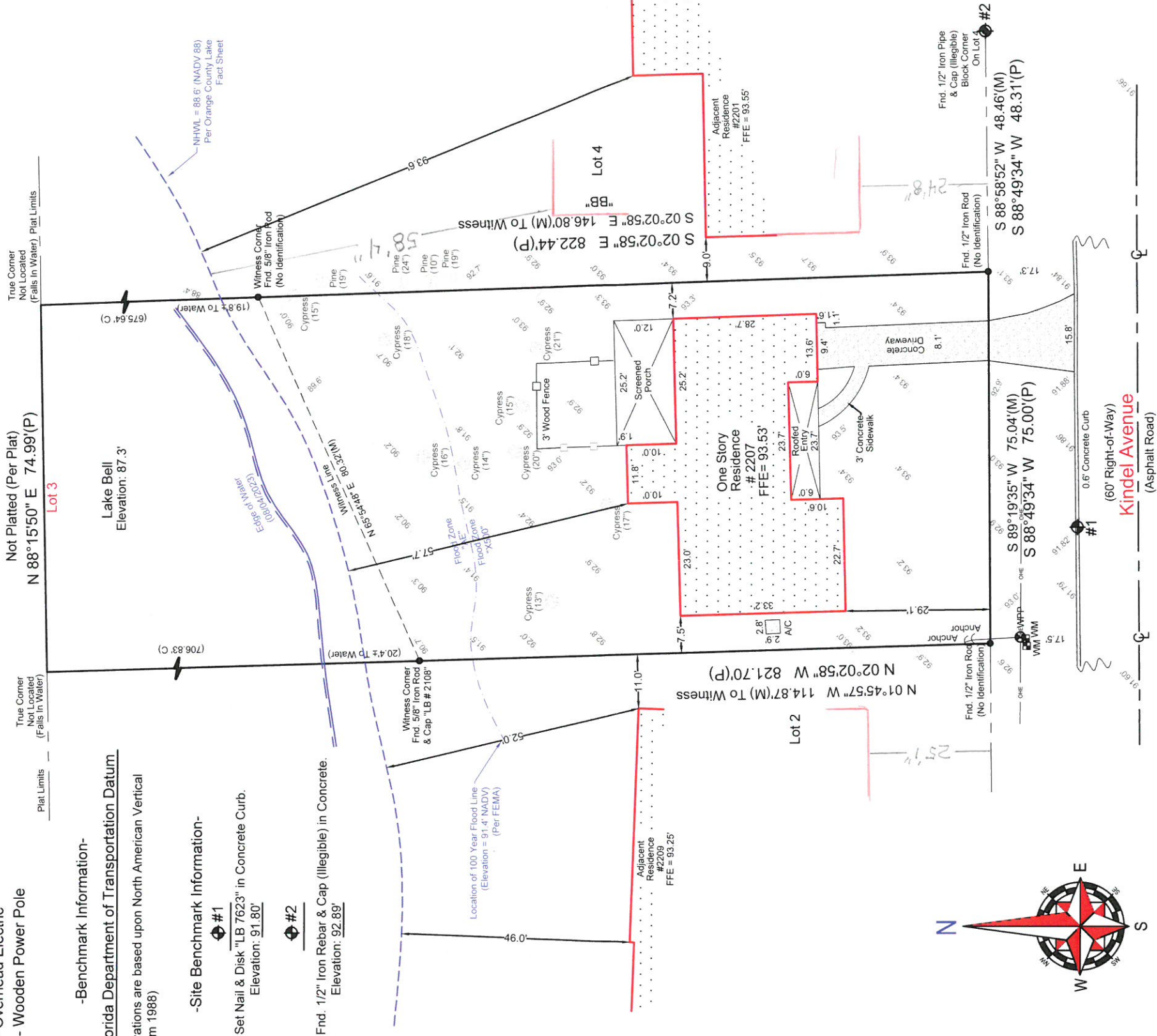
-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-

#1
Set Nail & Disk "LB 7623" in Concrete Curb.
Elevation: 91.80'

#2
Fnd. 1/2" Iron Rebar & Cap (Illegible) in Concrete.
Elevation: 92.89'



Revision: Topographic Survey - 09/07/23 - HP
Revision - 08/04/23 - CTH

Field Date: 9/6/2023
Drawn By: H.P.

Date Completed: 09/07/23
File Number: IS-120371 TOPO2

-Legend-	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
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F.E.M.A.	- Federal Emergency Management Agency
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Rfd.	- Roofed
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Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
—O—	- Chain Link 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.
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NONE VISIBLE

-POINTS OF INTEREST-

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 Standards 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 IRELAND 6637 LB: 7623
This survey is intended ONLY for the use of said certified parties.
This survey is NOT valid without signature and embossed seal of Surveyor 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

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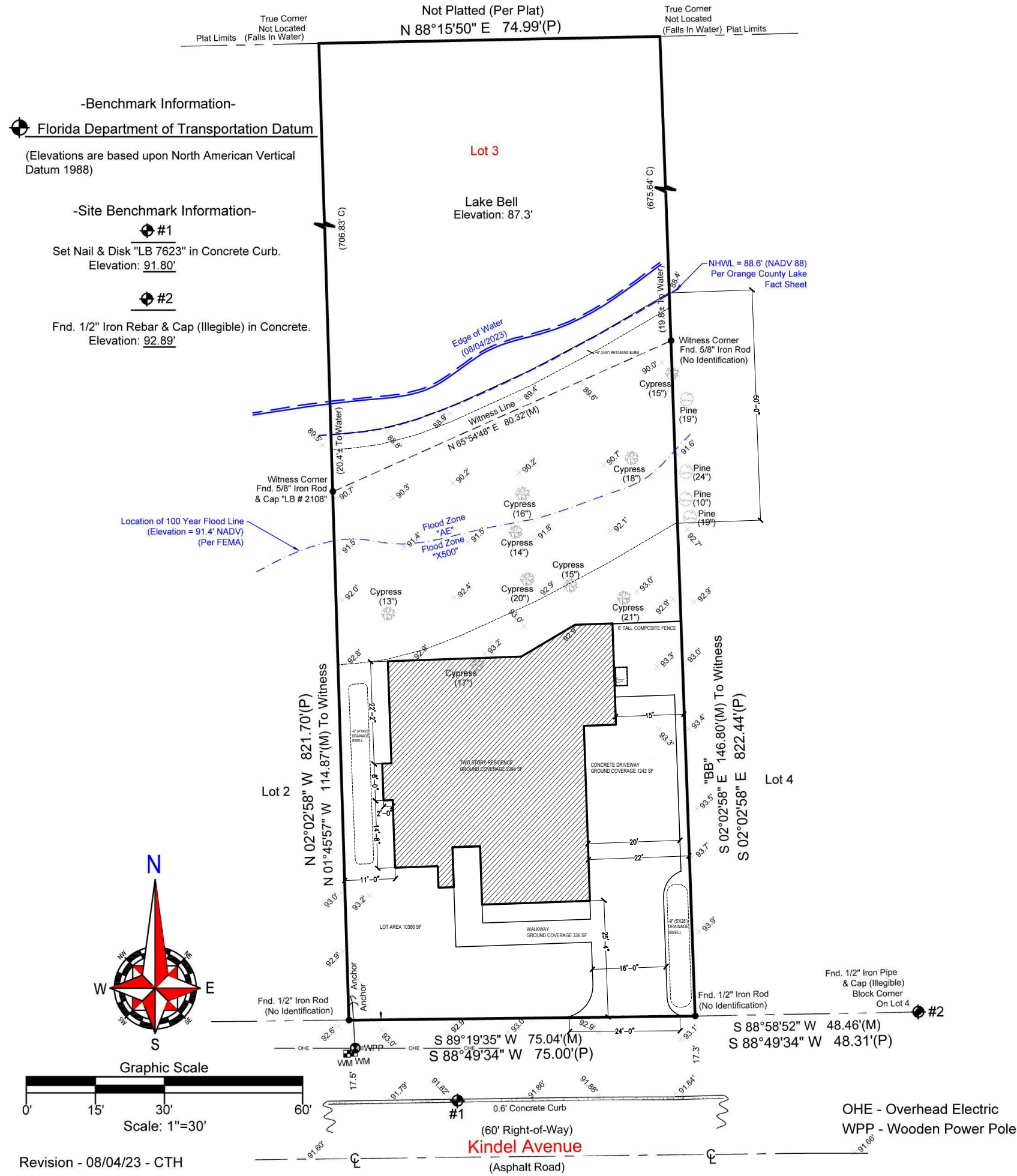
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CERTIFIED TO:

MICHAEL ROBERT SCHAEFER



2207 KINDEL AVE, WINTER PARK, FLORIDA 32789



Field Date: 8/4/2023 Date Completed: 08/08/23
Drawn By: .P. File Number: IS-120371 TOPO

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Patrick K. Ireland

PATRICK IRELAND 6637 LB: 7623
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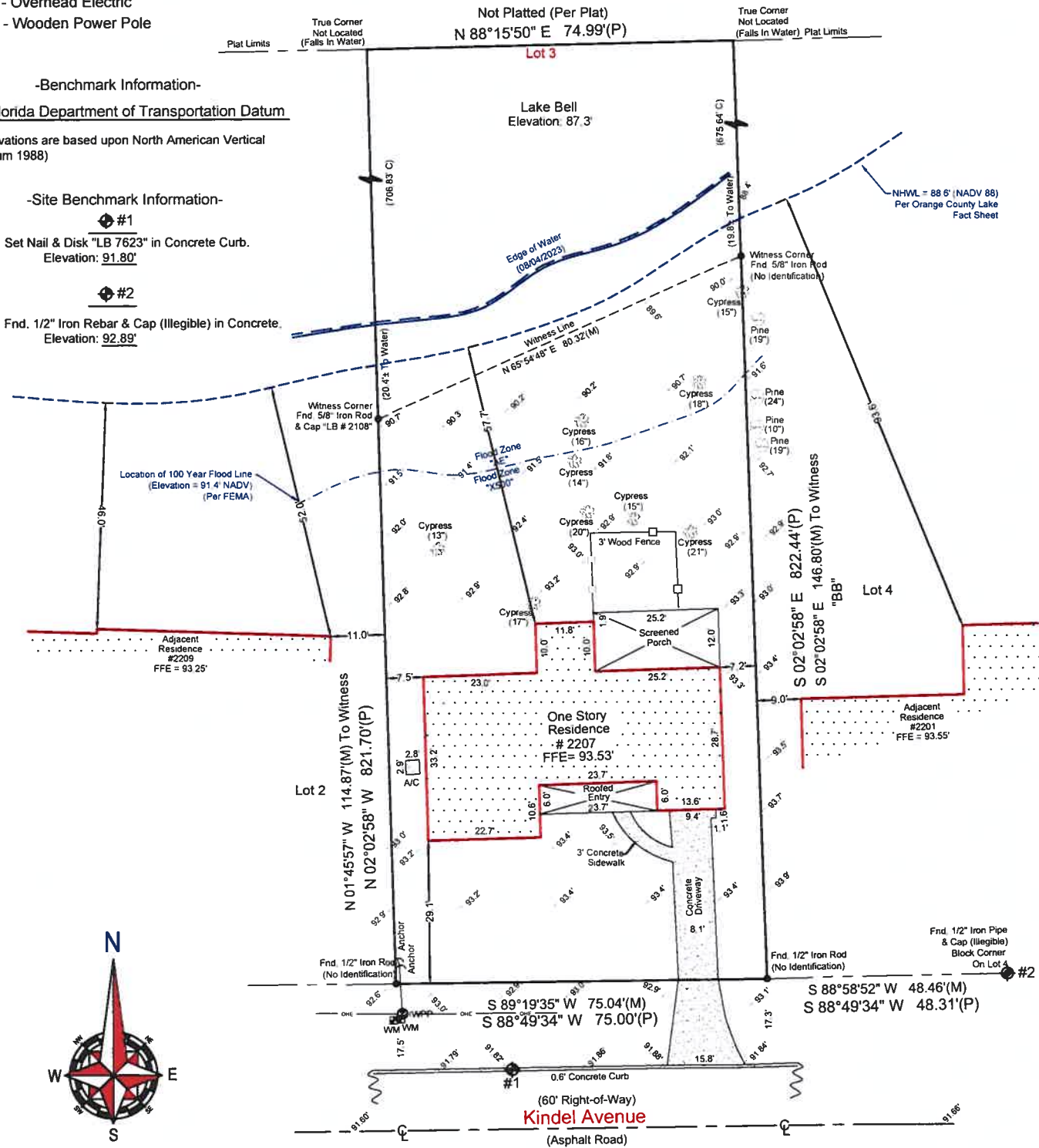
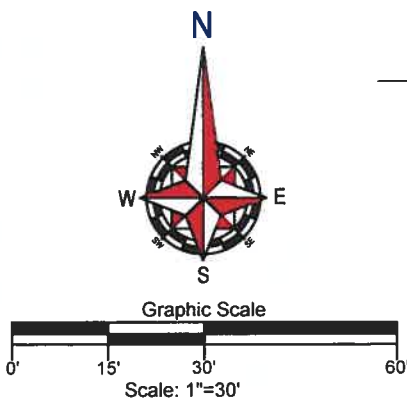


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NONE VISIBLE

-POINTS OF INTEREST-

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 Standards 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
STATE OF FLORIDA
LAND SURVEYOR
NO. 6637
PATRICK K. Ireland
PATRICK IRELAND 6637 LB: 7623
This survey is intended ONLY for the use of said certified parties.
This survey is NOT valid without signature and notations with Surveyor Seal.

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LEGAL DESCRIPTION:

FLOOD INFORMATION:

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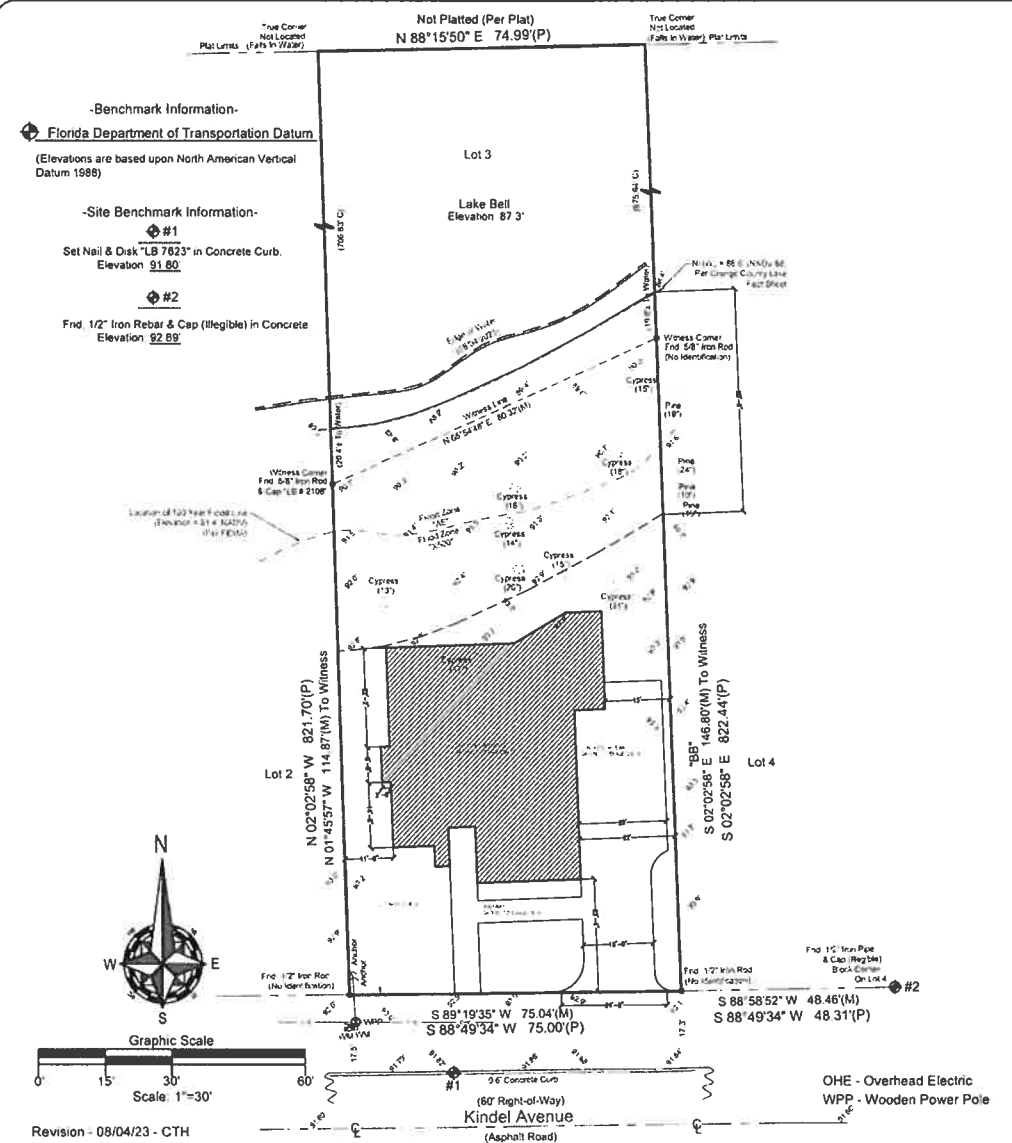


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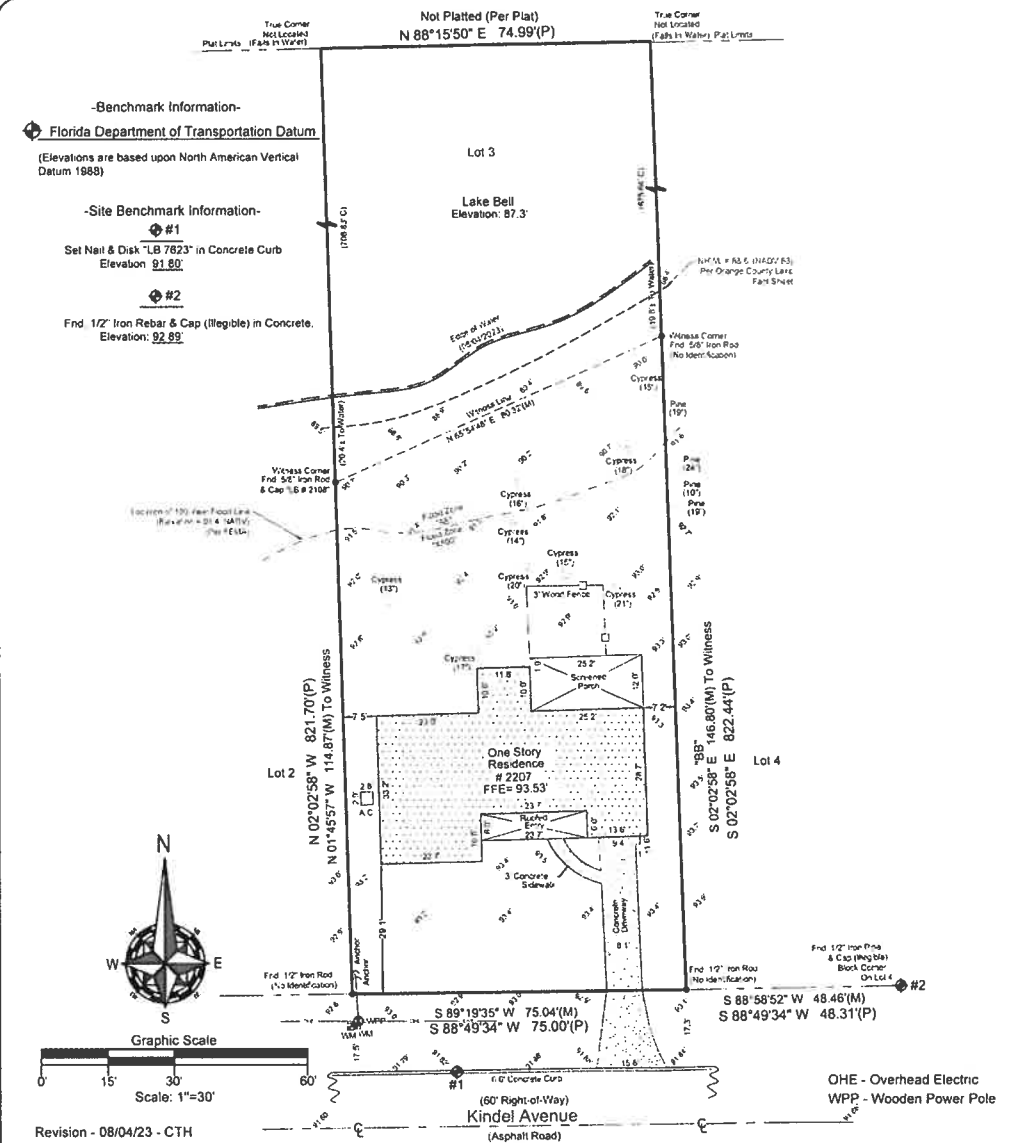
CERTIFIED TO:

MICHAEL ROBERT SCHAEFER



Field Date: 8/19/23	Date Completed: 08/09/23	NOIES	I hereby Certify that this Boundary Survey of the above Deeds does Represent in Truth and Conform to the Best of my Knowledge and Belief as recently Surveyed by my Direction on the Date Shown. Based on Information furnished to me by the Noted and Confirmed Parties and the Records for Land Surveying in the State of Florida in accordance with Chapter 357.152 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes
Drawn By: P	File Number: S 123231 TOPC	Survey is based upon the Legal Description Study and by Client. Allowing Properties Deeds have NO been Re-recorded for Gaps, Overlap and in Part. Subject to any Amendments and Real Locations.	
		Review by a Surveyor is required and based upon the Law Derived with this Building Lines are NOT to be used to reconstruct Property Lines. Fee Consideration is NOT determined.	
		Property Owners, Undergo to see the Law and the Records have NOT been visited UNLESS otherwise noted.	
		Sept Tanks and/or the related locations are approximate and MUST be verified by appropriate Utility Location companies.	
		Use of this Survey in any respect other than intended Without written permission Will be at the User's Sole Risk and Without Liability to the Surveyor. Neither a Member will be considered to give A/R Rights or Any Rights to Anybody other than those in said Cert.	
		POINTS OF INTEREST:	
		NON-VISIBLE	

PROPOSED



Field Date: 8-4-2023	Date Completed: 06/08/23	NOTES:	I hereby Certify that the Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as Properly Taken upon My Direction on the Date Shown. Based on Information furnished to Me as Noted and Confirmed by the State of Florida for Land Surveying in the State of Florida in accordance with Chapter 351-07.05 Florida Administrative Codes, Pursuant to Section 477.027 Florida Statutes.
Drawn By: P	File Number: IS-22071 TOPO		
-Legend-			
C V CM Conc DE ELEM FEE I L M N&D OHB P R T	- Calculated - Centerline - Concrete Block - Concrete Monument - Conc. - Description - Drainage Easement - Easement - Federal Emergency Management Agency - Filled Foot - Iron Pipe - Length (Ac) - Measured - Nail & Disk - Non-Road - Official Records Book - Plot - Plat Book - Wood Fence	PC - Point of Curvature Pg - Page P.I. - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency R - Radius Rad - Road R&C - Right-of-Way & Cap Rec - Recovered Rfd - Railroad S - Set Set S' Rehab & Rebar Type UE - Utility Easement WN - Water Meter W & D - Water (Swamp) Area CO - Chain Link Fence	*Survey is based upon the Legal Description Supplied by Client *Adjoining Owners or Deeds have NOT been Researched for Record Overlaps and/or Matters *Subject to any Easements and/or Restrictions of Record *Bear no responsibility hereon. It is assumed and Based upon the Line Described with a "B" *Boundary Lines are NOT to be used to reconstruct Property lines *Fee Ownership is NOT determined *Road Encroachments, Underpasses and/or Structures have NOT been located unless otherwise noted *Typical Ties and/or Drained Locations are approximate and MUST be verified by appropriate utility locations on location *View of the Survey for Purposes other than Intended W/ the Written Verification Will be at the User's Sole Risk and Will not Qualify as the Surveyor Holding Themself Out to be Constructed to Give All Rights or Benefits to Anyone Other than a Plotted Contined
		POINTS OF INTEREST	
		NONE VISIBLE	

EXISTING SURVEY

THE PROPOSED WORK 2207 KINDEL AVENUE IN WINTER PARK INVOLVES THE DEMOLITION OF AN EXISTING HOUSE AND THE CONSTRUCTION OF A NEW 2-STORY, 2248 SF RESIDENCE. THE EXISTING SEPTIC TANK AND DRAIN FIELD WILL BE UTILIZED.

THE WORK WILL BE COMPLETED ACCORDING TO LOCAL AND GOVERNING BUILDING CODES (8TH EDITION 2023 FLORIDA BUILDING CODE) AND ALL NECESSARY GOVERNING AGENCIES WILL BE NOTIFIED SHOULD THERE BE ANY CHANGE IN THE SCOPE OF WORK OR THE PROGRESS OF CONSTRUCTION.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH DOCUMENTS RECEIVED AND ACCEPT THE PREMISES AS FOUND. OWNER ASSUMES NO RESPONSIBILITY FOR THE CONDITION OF THE EXISTING SITE
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO LOCATION. THE OWNER AND ARCHITECT ARE TO BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING THE WORK. DISCREPANCIES BETWEEN PARTS OF THE CONSTRUCTION DOCUMENTS ARE NOT INTENDED AND SHOULD BE CLARIFIED BY THE CONTRACTOR TO THE ARCHITECT AND OWNER PRIOR TO COMMENCING WORK
3. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE CODES AND THE LOCAL REGULATIONS AND RESTRICTIONS. ALL CONTRACTORS MUST COMPLY WITH THE CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKSMANSHIP WHICH SHALL APEAR WITHIN ONE (1) YEAR FROM OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER COMPLETION AND ACCEPTANCE OF THE WORK UNDER THE AGREEMENT
6. CONTRACTOR TO CLEAN WORK AREAS ON A DAILY BASIS AS TO NOT ACCUMULATE DEBRIS
7. CONTRACTOR SHALL NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS
8. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKSMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. INSTRUCTIONS AND RECOMMENDATIONS, MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOKS
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OR WORKERS AND OCCUPANTS AT ALL TIMES
10. ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS
ARC FAULT PROTECTION WILL BE PROVIDED AS REQ'D PER SECTION E3902.16 OF THE 2020 NEW YORK STATE CODE
11. LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED
12. ALL EXTERIOR TRIM, MOLDINGS AND CASINGS SHALL MATCH EXISTING UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL COORDINATE ALL SUB CONTRACTORS ON THE PREMISES. THIS INCLUDES SCHEDULING, COORDINATION AND MONITORING
14. THE ARCHITECT AND OWNER WILL REVIEW ALL SHOP DRAWINGS, WHERE REQUIRED, AND FINISH SAMPLES
15. FOR CONSTRUCTION DETAILS NOT SHOWN, REFER TO THE MANUFACTURERS STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS
16. CODES
 1. ALL BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES WILL FOLLOW THE 2023 8TH EDITION OF FLORIDA
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. THE ARCHITECT WHOSE SEAL APPEARS ON THIS DOCUMENT, IS RESPONSIBLE FOR THE DESIGN INTEGRITY OF THIS PROJECT. ONLY A DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER PROFESSIONALS' SHOP DRAWINGS, CONTRACTORS' BUILDING METHODS, AND THESE SIGNED AND SEALED DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE SIGNING PROFESSIONAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

PROJECT CONTACTS

ARCHITECT
DORDEVIC ARCHITECTURE
CONTACT PERSON TOMAS DORDEVIC
119 PONDFIELD ROAD NO 156
BRONXVILLE NY 10708
PHONE 212 362 7332
EMAIL TOMAS@DORDEVIC.COM

DRAWING LIST

A00.00	COVER SHEET
A01.00	PROPOSED FLOOR PLANS
A06.00	EXTERIOR ELEVATIONS
A06.02	EXTERIOR ELEVATIONS

AREA TABULATIONS

FIRST FLOOR LIVING	1262	
GARAGE		885
FRONT WALK		76
SECOND FLOOR LIVING	986	
TOTAL LIVING AREA	2248	

COVERAGE CALCS

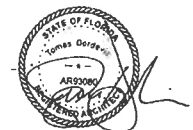
	AREA SF	%
HOUSE	2294	
DRIVEWAY	1242	
FRONT WALK	336	
LOT AREA	10386	
TOTAL IMPERVIOUS	3872	37%
TOTAL PERVIOUS	6514	63%

www.dordevic.com
email: info@dordevic.com

dordevic
architecture + construction
new york boston orlando

PH: 212.362.7332

TOMAS DORDEVIC
FLORIDA REGISTERED
ARCHITECT # AR 93080



AUGUST 2023

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CONSENT FROM THE AUTHOR

REVISION INFORMATION	DATE
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1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

SCHAEFER
RESIDENCE

- 2207 KINDEL AVENUE
WINTER PARK,
FLORIDA 32789

— Drawing Title
SCOPE OF WORK
GENERAL NOTES
PROJECT CONTACTS
DRAWING LIST
AREA TABULATIONS
SURVEY

— Drawn by Thomas Dordovic AIA INCARB LEED

PAGE

A00.00



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REVISION INFORMATION DATE

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- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

**SCHAEFER
RESIDENCE**

2207 KINDEL AVENUE
WINTER PARK,
FLORIDA 32789

Drawing Title
FRONT ELEVATION
REAR ELEVATION

Drawn By: Tomas Dordevic AIA, NCARB, LEED

PAGE

A06.00



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REVISION INFORMATION DATE

- 1.
- 2.
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- 9.
- 10.

**SCHAEFER
RESIDENCE**

2207 KINDEL AVENUE
WINTER PARK,
FLORIDA 32789

Drawing Title
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

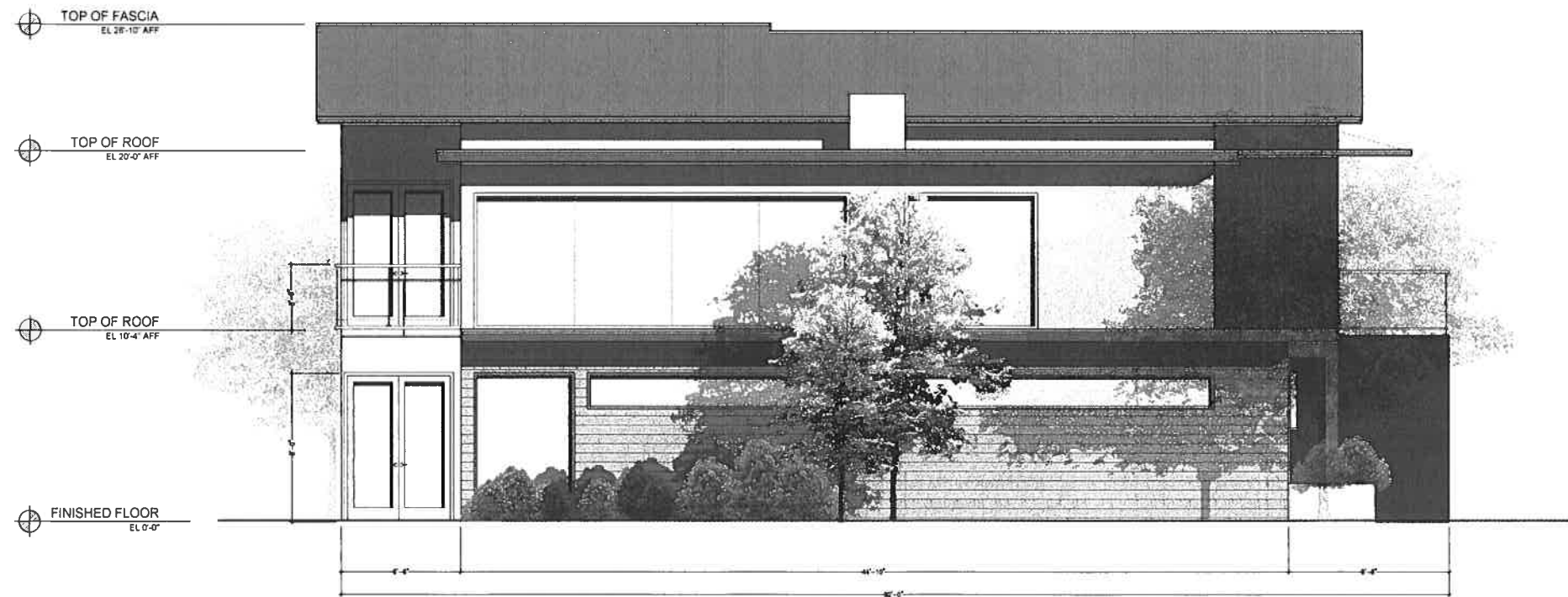
Drawn by: Tomas Dordevic, AIA, NCARB, LEED

PAGE



1

PROPOSED RIGHT SIDE ELEVATION
SCALE $\frac{1}{4}'' = 1'-0''$



2

PROPOSED LEFT SIDE ELEVATION
SCALE $\frac{1}{4}'' = 1'-0''$









Planning and Zoning Board

agenda item

item type

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

meeting date

October 3, 2023

prepared by

Nicholas Lewis, Planner II

approved by

Jeffrey Briggs, Director of Planning and Zoning

subject

SPR #23-11. Request of Charles Clayton.

motion | recommendation

Staff recommendation is for approval subject to the following condition: (1) That the front yard landscape and hardscape calculations be broken down diagrammatically to ensure the 50% front yard landscape requirement is met.

background

The applicant, Charlie Clayton of Charles Clayton Construction, is requesting approval to construct a new, two-story, single-family home at 1214 N. Park Avenue on Lake Maitland. The property is zoned R-1AAA and the unsubmerged portion of the property is 18,401 square feet in size. The proposed impervious lot coverage of 8,466 square feet is 47% of the total lot, 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 6,433 square-foot home which equates to a FAR of 34.9%, meeting this requirement.

Because of the lot constraints in the rear of the property, the applicant's proposal includes a 7-foot encroachment into the front setback to set the proposed home in line with the neighbor to the east. The required front setback would be that of the existing structure, 32.3-feet. The proposed front setback is 25-feet at its closest point (east side) and 50-feet from the water across the street.

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. There are multiple cypress trees in the rear of the lot. The applicant is not requesting to remove any of these existing trees.

Views from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision. The lot is very flat and no such component is being proposed with this request.

Views of the 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 proposal is requesting a lakefront setback to the structure of 55-feet, meeting the lakefront setback average. The swimming pool and pool deck meet the 50-foot minimum as well. The lakefront setback of the existing structure is currently less than the required setback, ranging from 40 to 50-feet. Staff does not believe that the proposal, which meets the requirement and retracts further into the lot than the existing structure, does not affect the traditional view of either neighbor.

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 three swale retention areas on the property and a small berm located across the lakefront to help the existing cypress trees with their natural retention, to meet the required stormwater storage. The swale locations are proposed to be a minimum of 9-foot setback from any of the specimen trees.

Summary

Overall, the plans, in conjunction with the conditions of approval, meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements, except the front setback. But the proposed front setback is in line with the neighbor to the east, which has a similar lot depth to the subject parcel.

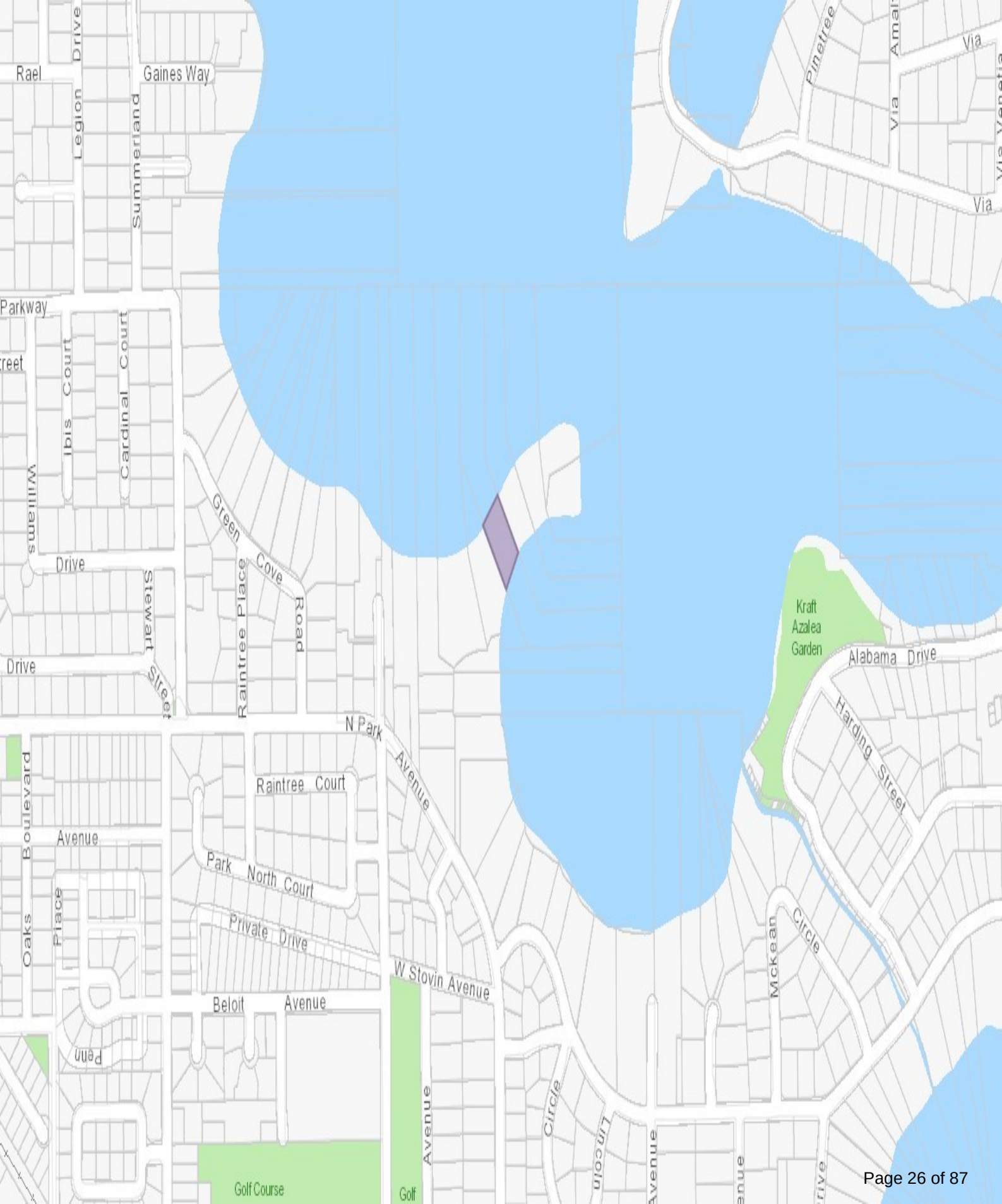
strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. 1214 N Park Ave - Area Map
2. 1214 N Park Ave - Aerial Map
3. 1214 N Park Ave - Lakefront Table
4. 1214 N Park Ave - Survey
5. 1214 N Park Ave - Landscape Plan
6. 1214 N Park Ave - Plan Set





Orange County

Lake
Maitland

Lakefront Site Plan Review: 1214 N. Park Avenue

	R-1AAA Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	150 ft.	120 ft.	120 ft.
Lot Depth	N/A	144 ft. (avg.)	144 ft. (avg.)
Lot Area	25,000 sf	18,401 sf	18,401 sf
Floor Area Ratio	35% (6,440 sf)	30% (5,474 sf)	35% (6,433 sf)
Impervious Lot Coverage	50% (9,201 sf)	-	46% (8,466 sf)
Front Setback	32.3 ft.	32.3 ft.	25 ft.
Side Setbacks (1st floor/2nd floor)	18 ft./24 ft.	10 ft./10 ft.	18 ft./24 ft.
Lakefront Setbacks	55 ft. (avg.)	40 ft.	55 ft.

\\SERVER\Projects\Twelve Oaks\dwg\LOT 6-1214 Parking.dwg

SURVEYOR'S NOTES:

- The lands as shown hereon lie within Section 06, Township 22 S., Range 30 E., Orange County, Florida.
- This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
- Underground improvements or underground foundations have not been located except as noted.
- This survey does not reflect or determine ownership.
- All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
- No title data has been provided to this surveyor unless otherwise noted.
- Bearings shown hereon are assumed relative to the west property line of lot 6, said bearing being N10°44'15"W (per plat).
- According to the Federal Insurance Rate Map, this property lies in Zone "X" shaded and Zone "AE", Community Panel number 12095C0255 F, Dated: 9/25/2009. LOMR case number 13-04-7033P.
- Elevations shown hereon are based on City of Orlando benchmarks relative to NAVD 88.

DESCRIPTION:

FROM THE SOUTHWEST CORNER OF LOT 6, TWELVE OAKS, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 00°15'32" EAST 93.26 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6; THENCE NORTH 10°44'15" WEST 485.00 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6; THENCE NORTH 00°30'04" EAST 20.04 FEET ALONG THE SAID WEST BOUNDARY OF LOT 6 FOR THE POINT OF BEGINNING, SAID POINT BEING ON A LINE PARALLEL WITH AND 120.00 FEET SOUTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY BOUNDARY OF SAID LOT 6; THENCE SOUTH 34°56'18" EAST 712.67 FEET ALONG THE SAID PARALLEL LINE TO THE SOUTH BOUNDARY OF SAID LOT 6; THENCE RUN EASTERLY, NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE BOUNDARY OF SAID LOT 6 WITH THE FOLLOWING COURSES AND DISTANCES: NORTH 89°58'12" EAST 571 FEET MORE OR LESS; THENCE NORTH 111 FEET MORE OR LESS; THENCE SOUTH 89°58'12" WEST 502 FEET MORE OR LESS; THENCE NORTH 34°56'18" WEST 585.05 FEET; THENCE NORTH 00°30'04" EAST 518 FEET MORE OR LESS; THENCE WEST 142 FEET MORE OR LESS; THENCE SOUTH 00°30'04" WEST 524 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINS: 4.85 ACRES MORE OR LESS.

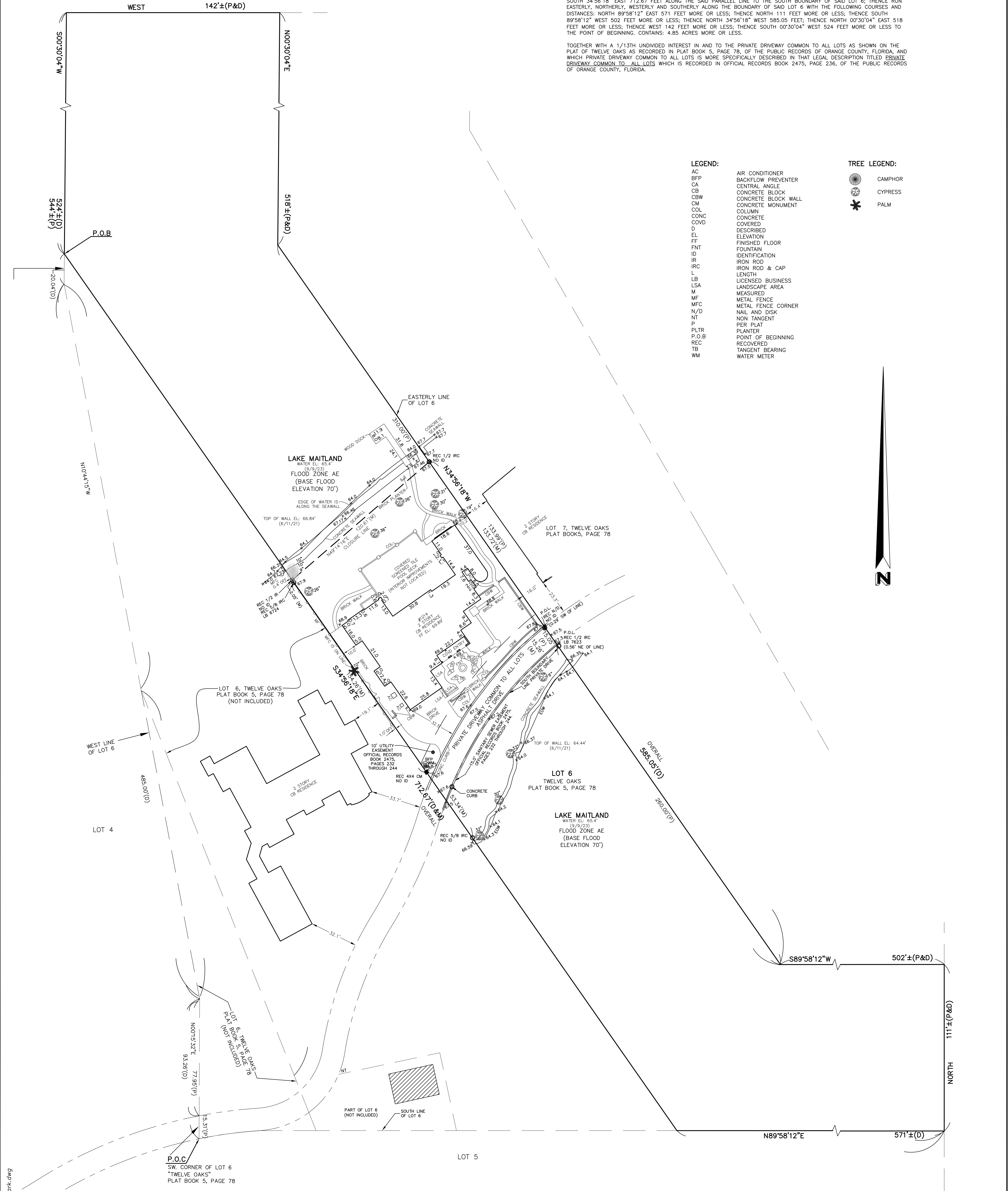
TOGETHER WITH A 1/13TH UNDIVIDED INTEREST IN AND TO THE PRIVATE DRIVEWAY COMMON TO ALL LOTS AS SHOWN ON THE PLAT OF TWELVE OAKS AS RECORDED IN PLAT BOOK 5, PAGE 78, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND WHICH PRIVATE DRIVEWAY COMMON TO ALL LOTS IS MORE SPECIFICALLY DESCRIBED IN THAT LEGAL DESCRIPTION TITLED PRIVATE DRIVEWAY COMMON TO ALL LOTS WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2475, PAGE 236, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGEND:

- AC AIR CONDITIONER
- BFP BACKFLOW PREVENTER
- CA CENTRAL ANGLE
- CB CONCRETE BLOCK
- CBW CONCRETE BLOCK WALL
- CM CONCRETE MONUMENT
- COL COLUMN
- CONC CONCRETE
- COVD COVERED
- D DESCRIBED
- EL ELEVATION
- FF FINISHED FLOOR
- FNT FOUNTAIN
- ID IDENTIFICATION
- IR IRON ROD
- IRC IRON ROD & CAP
- L LENGTH
- LB LICENSED BUSINESS
- LSA LANDSCAPE AREA
- M MEASURED
- MF METAL FENCE
- MFC METAL FENCE CORNER
- N/D NAIL AND DISK
- NT NON TANGENT
- P PER PLAT
- PLTR PLANTER
- P.O.B POINT OF BEGINNING
- REC RECOVERED
- TB TANGENT BEARING
- WM WATER METER

TREE LEGEND:

- CAMPHOR
- CYPRESS
- PALM



REVISIONS		SPECIFIC PURPOSE SURVEY OF 1214 N. PARK AVENUE WINTER PARK, FL 32789
Rev. RECERTIFICATION	Date: 9/9/23	
Rev. ELEVATIONS	Date: 6/11/21	
Rev. SEAWALL AND TREE UPDATE	Date: 5/26/21	
Rev. RECERTIFICATION	Date: 03/17/21	
THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		HLSM, LLC Henrich-Luke-Swaggerty-Menard Professional Surveyors & Mappers Licensed Business No. 7278
Job No: N-423	No. LS5625	
Field Date: 12/14/20	Drawn By: JJR	
Field By: ME/BK	Scale: 1"=30'	
William F. Menard Professional Surveyor & Mapper Florida Registration #5625		302 Live Oaks Boulevard Casselberry, Florida 32707 P. (407) 647-7546
Survey@HLSM.US		

LOT SIZE	16,933 SF (+/-)
EXISTING IMPERVIOUS AREA	N/A SF (+/-)
ALLOWED= 16,933 SF x 50%	8,466 SF
PROPOSED IMPERVIOUS AREA	8,446 SF (49.86%)
ALLOWED SETBACK FROM WATER= 5,433 x0.5%	271 SF (+/-)
PROPOSED AREA FOR SETBACK	207 SF

EX. FRONT AREA	4,563 (+/-)
REQUIRED 4,563 x 50%	2,281 SF
PROPOSED LANDSCAPE	2,452 SF (53.78%)

8,446 SF TOTAL IMPERVIOUS x .0833	703 CU. FT. NEEDED
	719 CU. FT. PROVIDED

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	NOVA IN GROUND LIGHT	57
	PATH LIGHT FIXTURE	5
	POOL LIGHT	1
	TOTAL	63

216 S Park Ave #2.
Winter Park, FL 32789

PHONE
(407) 622-0111

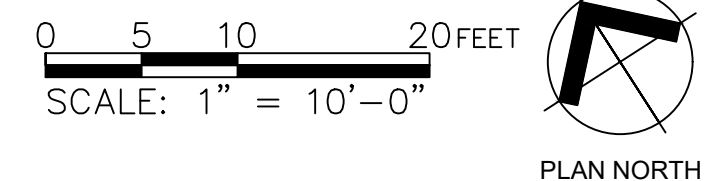
EMAIL
contactus@signaturelandscapescontractors.com

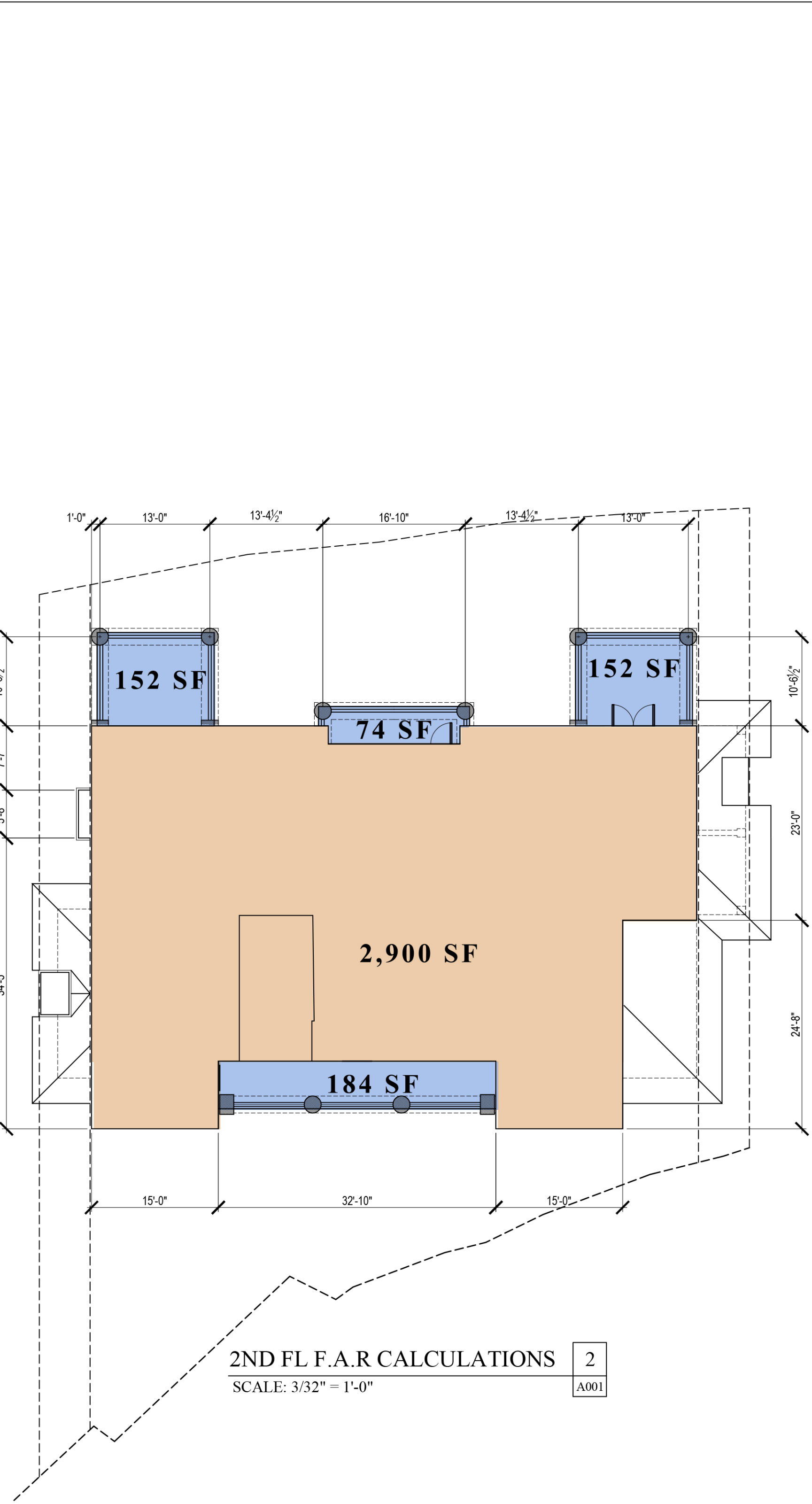
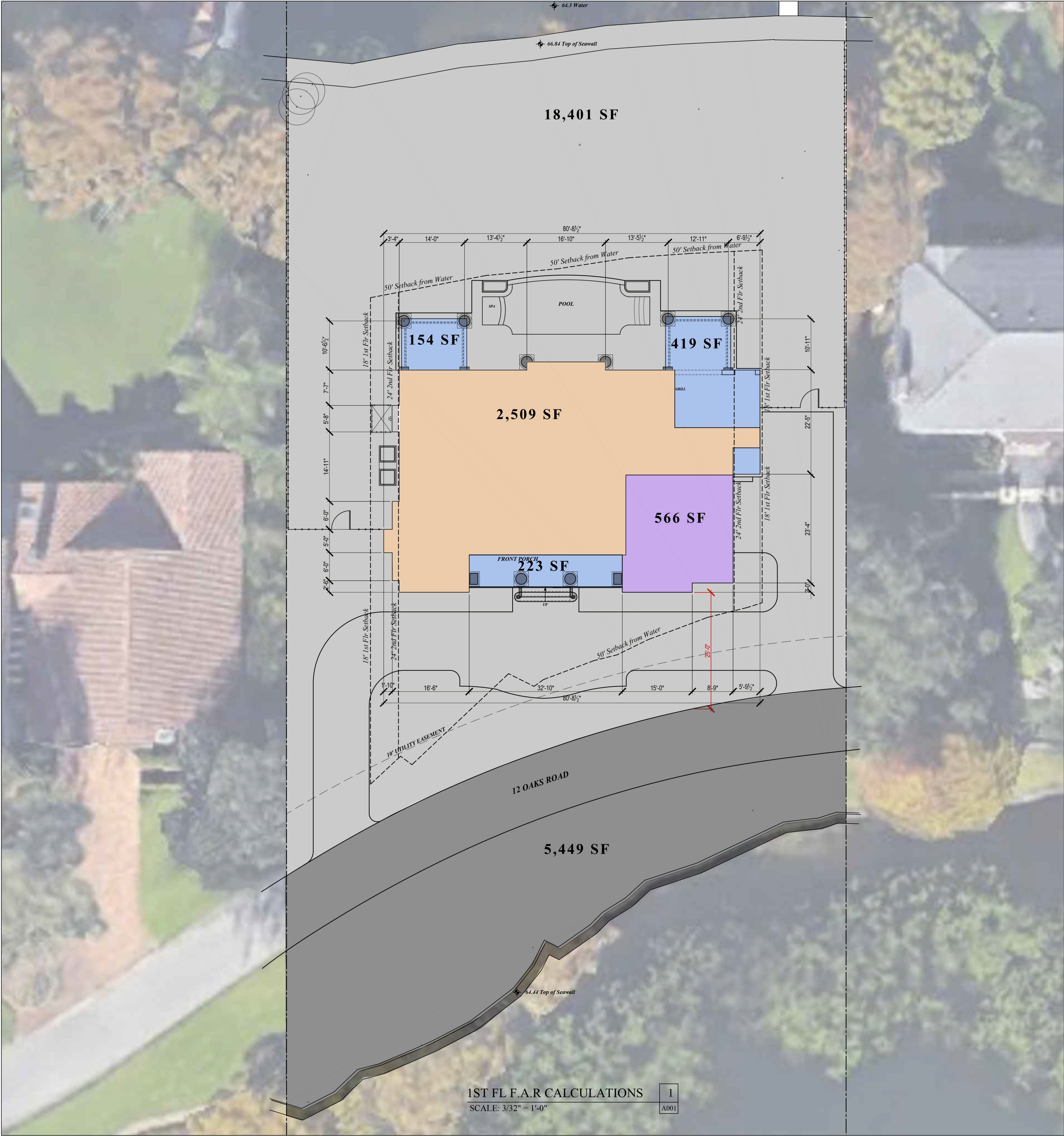
ONLINE
www.signaturelandscapescontractors.com

1214 N Park Ave.
Winter Park, FL

[illegible]

Client Name	Katie Morgan
Date	09.25.2023
Drawn by	GB & SMS
Checked by	AS & IT
1	
Scale	1" = 10'-0"





F.A.R. CALCULATIONS	
FIRST LVA: 2,509 SF	
SECOND LVA 2,650 +150 (STAIR SF) = 2,900 SF	
GARAGE: 566 SF	
SUBTOTAL = 5,975 SF	
FIRST FLOOR PORCHES: 796 SF	
SECOND FLOOR BALCONIES & PORCHES: 562 SF	
SUBTOTAL = 1,358 SF	
TOTAL: 5,975 SF + 1,358 SF = 7,333 SF - 900 PORCH CREDIT = 6,433 SF	
LOT AREA: 18,401 SF x .35 = 6,440 SF (MAX. F.A.R. ALLOWED)	
LOT AREA NOT INCLUDED: 5,449 SF	

Architect:



ARCHITECT

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Architect Contact Information & Seal:

GEOFFREY MOUEN
Architect

1114 Croton Place
Celebration, Florida 34747
P 407.403.6453
M 407.361.7849
geoffrey@gmarchitects.com
www.gmarchitects.com

FL #

Project:

BENZEL
RESIDENCE
1214 North Park Ave.
Winter Park, FL

Area Calculations:

Issue:

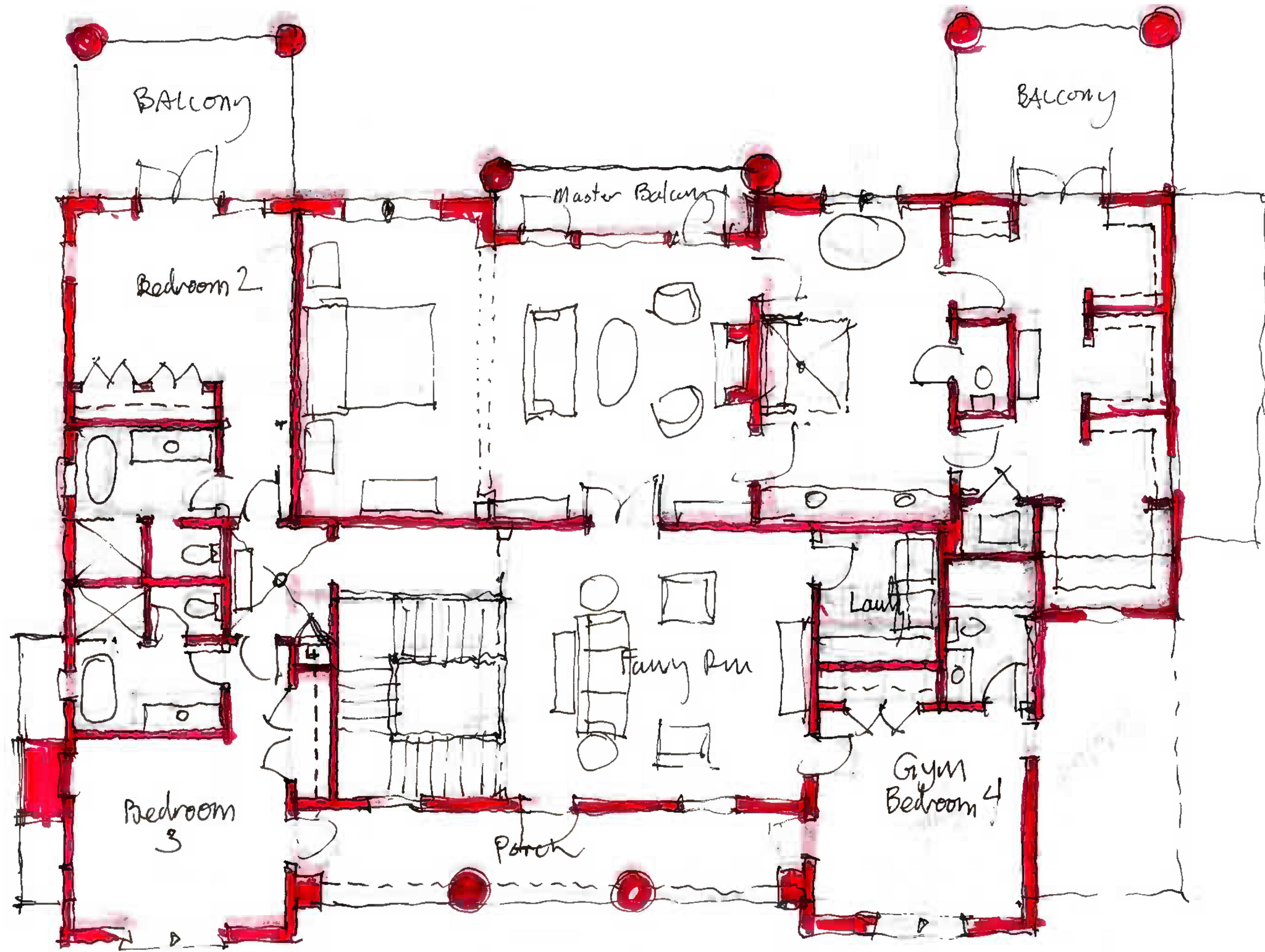
1	Elevation Studies.....	04-05-2023
2	Floor Plan Updates.....	04-18-2023
3	100% SD.....	04-21-2023
4	100% SD Floor Plan Update.....	05-11-2023
5	SD Updated FPs per New Setback.....	06-19-2023
6	SD Updated FPs & Elev. per New Setback.....	06-23-2023
7	FPs & Elev. per New Setback to Struc. Eng.....	07-05-2023
8	Structural Coord. Set.....	07-08-2023
9	Lakesite Reivew. Set.....	07-24-2023
10	5% CD / Structural Coord. Set.....	07-28-2023
11	F.A.R. Calculations per New Lot Area.....	09-06-2023
12		

Drawing:

F.A.R
CALCULATIONS

Sheet:

A001



ARCHITECT

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geoffrey@gmarchitects.com
www.gmarchitects.com

FL #

Project:

**BENZEL
RESIDENCE**
1214 North Park Ave.
Winter Park, FL

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Issue:

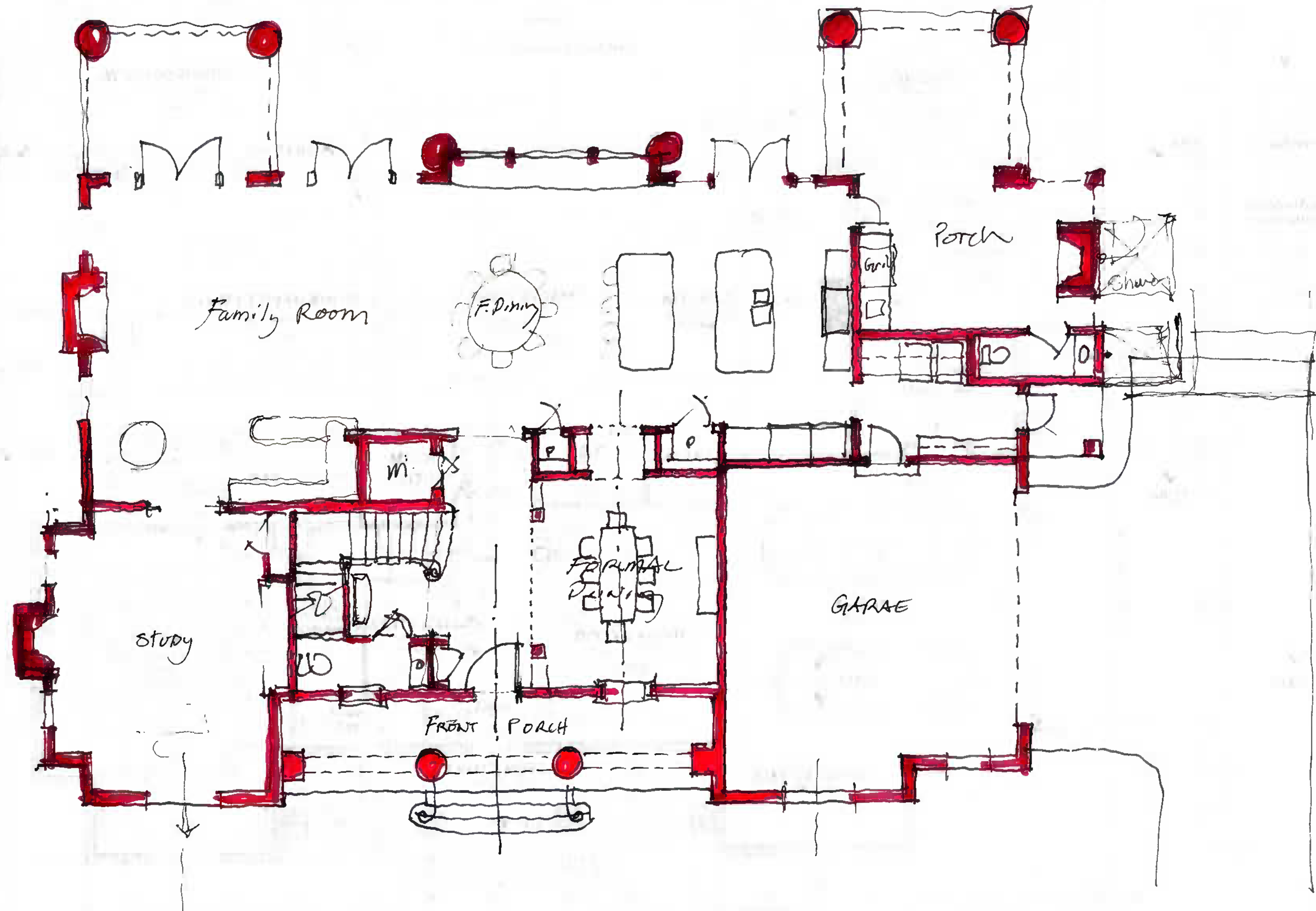
1 Elevation Studies.....	04-05-2023
2 Floor Plan Updates.....	04-18-2023
3 100% SD.....	04-21-2023
4 100% SD Floor Plan Update.....	05-11-2023
5 SD Updated FPs per New Setback.....	06-19-2023
6 SD Updated FPs & Elev. per New Setback.....	06-23-2023
7 FPs & Elev. per New Setback to Struc. Eng.....	07-05-2023
8 Structural Coord. Set.....	07-08-2023
9 Lakesite Review. Set.....	07-24-2023
10 85% CD / Structural Coord. Set.....	07-28-2023
11 F.A.R. Calculations per New Lot Area.....	09-06-2023
12	

Drawing:

**SECOND
FLOOR PLAN**

Sheet:

A102



FIRST FLOOR PLAN
NTS
GMA 9/6/23



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design.

GEOFFREY MOUEN, ARCHITECT assumes no liability
for any construction built from this plan. It is the
responsibility of the contractor or builder to verify all
dimensions prior to proceeding with construction, to verify
compliance with the local building codes, and to verify the
load bearing capacity of the soil at the building site.
Foundation shown in these drawings assumes a minimum
soil load bearing capacity of 2,000 pounds per sq. foot at
the site.

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M 407.361.7849
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www.gmarchitects.com FL #

Project:

**BENZEL
RESIDENCE**
1214 North Park Ave.
Winter Park, FL

Area Calculations:

Issue:

1 Elevation Studies.....	04-05-2023
2 Floor Plan Updates.....	04-18-2023
3 100% SD.....	04-21-2023
4 100% SD Floor Plan Update.....	05-11-2023
5 SD Updated FPs per New Setback.....	06-19-2023
6 SD Updated FPs & Elev. per New Setback.....	06-23-2023
7 FPs & Elev. per New Setback to Struc. Eng.....	07-05-2023
8 Structural Coord. Set.....	07-08-2023
9 Lakesite Review. Set.....	07-24-2023
10 5% CD / Structural Coord. Set.....	07-28-2023
11 F.A.R. Calculations per New Lot Area.....	09-06-2023
12	

Drawing:

**FIRST
FLOOR PLAN**

Sheet:

A101

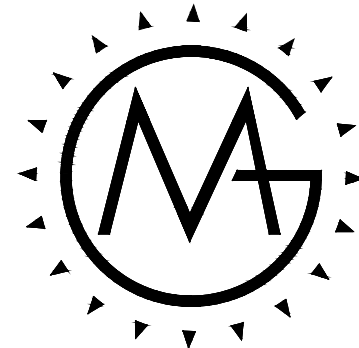


1 FRONT ELEVATION
A300 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A300 SCALE: 1/4" = 1'-0"

Architect:



ARCHITECT

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FL #

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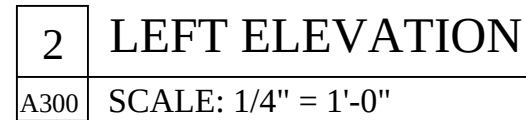
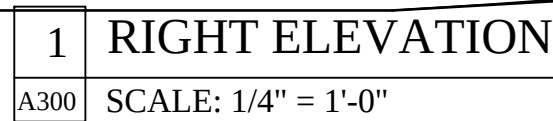
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12	

Drawing:

ELEVATIONS

Sheet:

A300



Page 35 of 87



Planning and Zoning Board

agenda item

item type

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

meeting date

October 3, 2023

prepared by

Jeffrey Briggs, Director of Planning and Zoning

approved by

Jeffrey Briggs, Director of Planning and Zoning

subject

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

motion | recommendation

Staff recommendation is for approval, subject to the suggested conditions of approval:

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

background

The Conditional Use portion of this request was tabled at the request of the applicant in order to respond to the concerns voiced at the August 1st P&Z meeting. Those issues were adequate separation for preservation of live oaks, compatibility with the adjacent single-family neighborhood via single-unit buildings along Capen Avenue with architectural diversity and sufficiency of storm water retention given the special flood hazard location of the project.

The staff is pleased to report that these issues have been resolved subject to conditions of approval. 1. The site plan has been modified to provide a 20-foot setback separation, as requested, for all project construction in order to provide adequate separation in order to preserve the three major interior live oak trees. 2. There have been modifications to the

storm water retention plans to create two new surface swale retention areas in order to achieve 3 inches of storm water retention versus the code requirement for 2 inches in recognition of the special flood hazard area that this project will contribute to. 3. There also have been changes to address the single-family orientation of the project along Capen Avenue, including architectural diversity.

Background Details

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

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

Project Details

The plans submitted detail the demolition of the existing church sanctuary building and the proposed redevelopment of the unified 4.51-acre property via the site plan layout, parking and circulation, stormwater, landscaping and architectural details provided in their application for the proposed 55-unit townhome complex. Generally, the project conforms to the land development code requirements for this R-3 zoned property.

Given that this is a large 4.51-acre site, the development statistics are significant in size and scale. The 55 townhouses are all mostly 3-bedroom units of 2,219 sq. ft. per unit, inclusive of two-car garages for each unit. The three-story building units are 2,333 sq. ft. each. The single-family units along Capen Avenue would average 3,039 sq. ft. Cumulatively, this is a project of 122,000 square feet of building floor space. The impervious coverage will be 135,247 sq. ft. or 3.1 acres of buildings, drives, parking, etc. Parking is within two-car garages for each unit and exterior guest parking spaces.

Conditional Use Approval

The City Code requires that for projects over 10,000 sq. ft., a property owner cannot rely just upon meeting the code as the sole determinant of the ability to proceed. Instead, these projects require an additional Conditional Use approval to be granted that assesses the context and appropriateness of the project, the project impacts, and the compatibility of the project.

In order for there to be equitable treatment of all conditional use requests, there are standards for approval of conditional uses that are outlined in Section 58-090 (j). Generally, the project now meets the 12 standards outlined in that section subject to conformance to staff's conditions of approval.

Conditional Use Standards Discussed at the August 1st Meeting

Compatibility: Conditional Use standard #5 states "that the building size, floor area ratio, height and mass are compatible with the zoning code requirements and "consistent with the scale and character of the immediate neighborhood" This proposed site plan and building configuration is not "consistent with the scale and character of the immediate neighborhood". To the west of this site, there are two single family homes and also three significant multi-family apartment projects, including the 24 units of 'The Oaks' operated by the Center for Independent Living, the 52 units of Tranquil Terrace operated by the Winter Park Housing

Authority and the 180 units of the Village Park senior housing. Based on that orientation, these 58-units would be compatible. However, to the north, east, or south of the proposed project, the scale and character of that immediate neighborhood is exclusively one-story single-family homes. Webster Avenue is entirely single-family residential. Capen Avenue is entirely single-family residential. This 55-unit multi-family townhome project is not consistent with the scale and character of the immediate neighborhood in those directions.

From a statistical analysis, the incompatibility is further demonstrated. Defining the "immediate neighborhood", as a 500-foot radius (the same as is done for zoning notices), reveals that 84% of the properties in that immediate neighborhood are single-family residential. Looking not just at parcel numbers but at the percentage of land use (because apartments cover more land), the statistical analysis reveals that 61% of the immediate neighborhood is single family residential.

When this project was first submitted to P&Z, it had six duplex townhouse buildings along the Capen Avenue frontage. The project now has seven individual single-family buildings on approximately 44-foot wide 'lots'. There is a new storm water retention area on the corner occupying 65 feet of the frontage.

These seven single family units will mimic a single-family orientation if they have architectural diversity, as is typical of the city's single-family neighborhoods. They do not share the front setbacks, side setbacks or distance between buildings that characterize single-family neighborhoods. All seven are two stories, with the same building width and same square footage. That makes architectural diversity even more important and thus the condition of approval recommended to insure such diversity. The standards for conditional use approval to achieve compatibility require single family diversity on this 18% of the project site, as staff's condition of approval will require.

Storm Water Retention: Conditional Use standard #12 states that "the proposed use does not create through....stormwater runoff, any conditions that....negatively impact ...the surrounding neighborhood". In order to maximize the density yield for this project, all 3.1 acres of impervious surfaces are proposed to be accommodated for stormwater retention via an underground storm water exfiltration system and now two newly added surface swale areas.

Those combined retention systems will now hold 3.0 inches of rainfall. This will help limit the overflow downstream that flows to an area of special flood hazard.

Parking and Traffic Safety

At the August P&Z meeting, concerns were raised about the adequacy of on-site parking and the impact of the design upon off-site on-street parking. Parking on-site in multi-family projects is especially challenging because there is no way to force owners/renters to park in their two-car garages, instead of filling the garage partly or entirely with 'stuff'. Sometimes it is something as innocent as the residents owning bicycles and it is a choice of bicycles or a car in that space because the garage is too small and there is no location in the unit floor plan (other than to devote a bedroom to bicycle parking). As a result, the residents park outside in the visitor spaces or on the adjacent streets. You can't force residents to park in the garage unless there is absolutely no other alternative. As a result, where permitted, the City can expect to see many of these resident cars parked on Capen and Callahan Avenues.

The P&Z Board heard a resident speak with concern about losing on-street parking on Swoope Avenue. A portion of those on-street spaces will need to be removed for traffic safety given the turning movements into and out of this apartment complex on Swoope Avenue. The same scenario exists for the driveway onto Webster Avenue. The current on-street parking

eliminates the visibility needed to safely make right or left-hand turns, so most of that on-street parking on the south side of Webster Avenue has to be removed.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

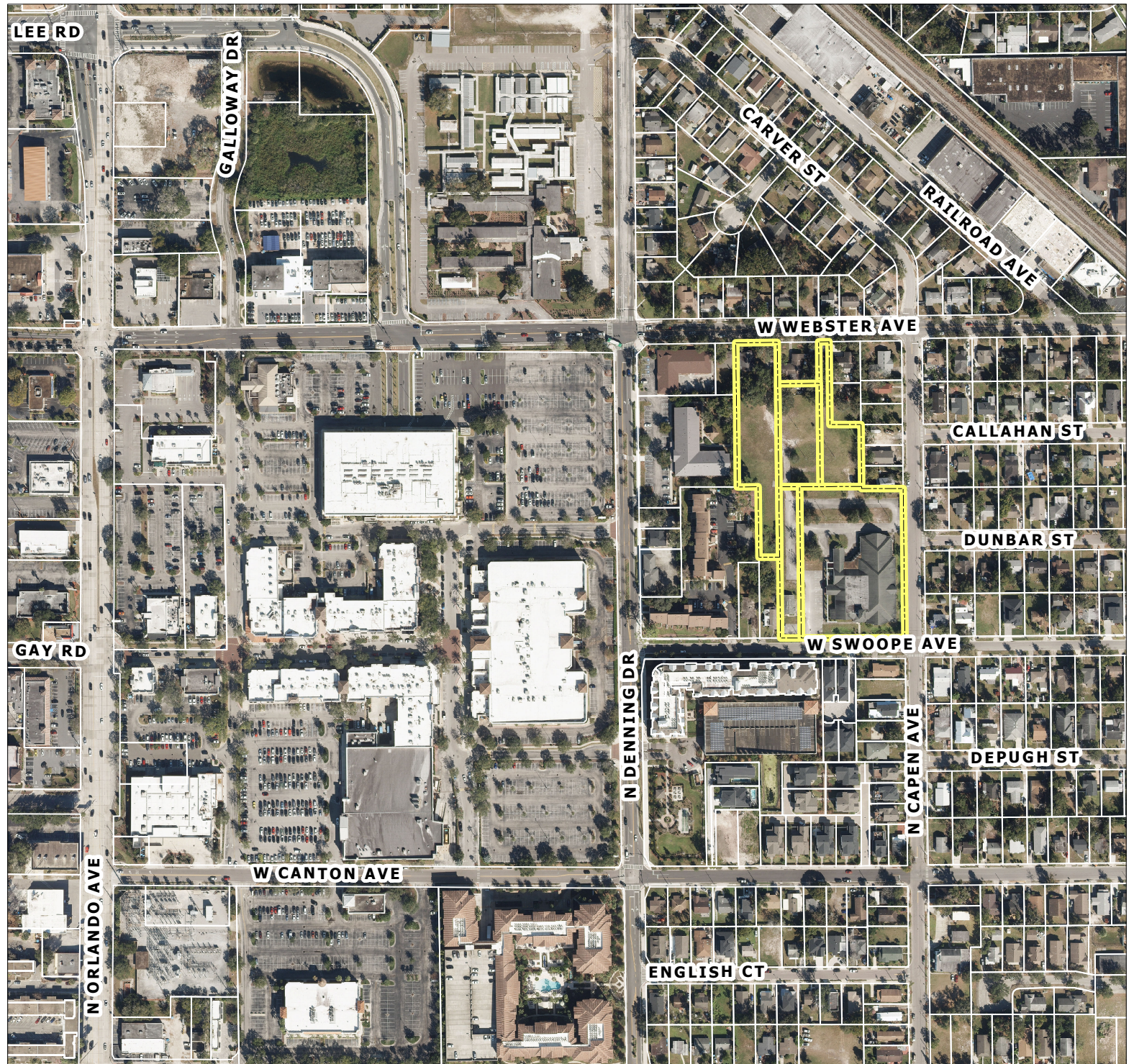
1. Map and Aerial
2. Zoomed-Out Aerial
3. Winter Park Commons Development Plans_October



CONDITIONAL USE REQUEST

Winter Park Commons Swoope & Webster

City of Winter Park
Florida

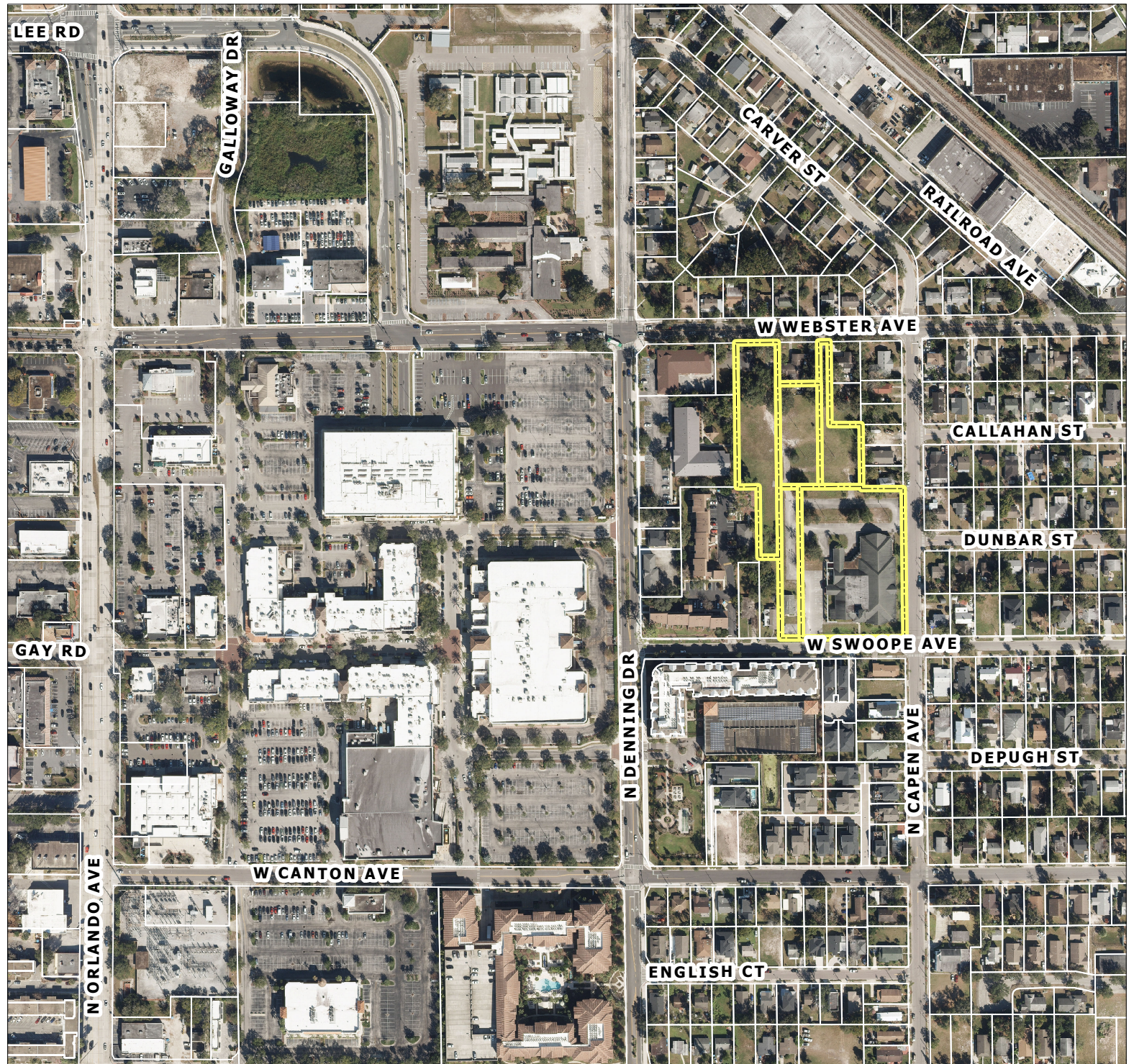


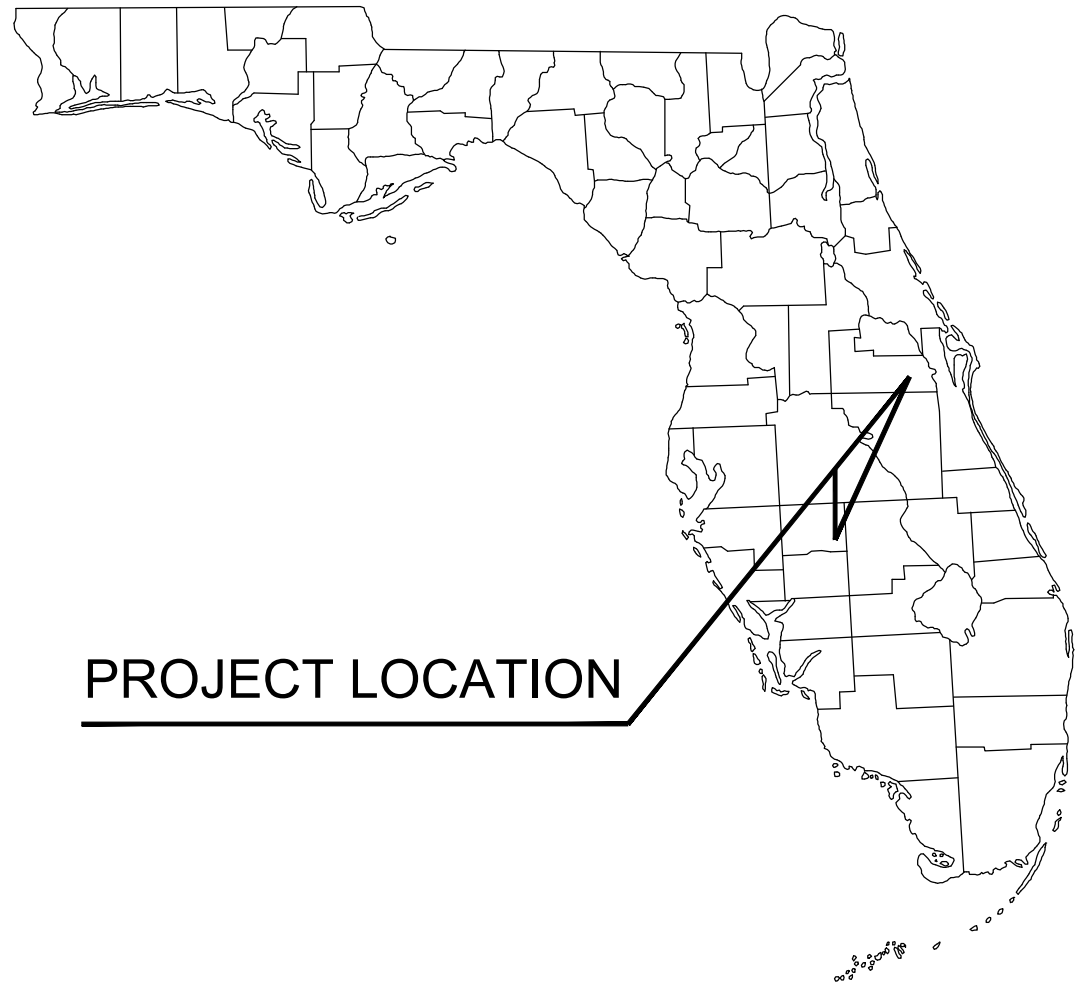


CONDITIONAL USE REQUEST

Winter Park Commons Swoope & Webster

City of Winter Park
Florida



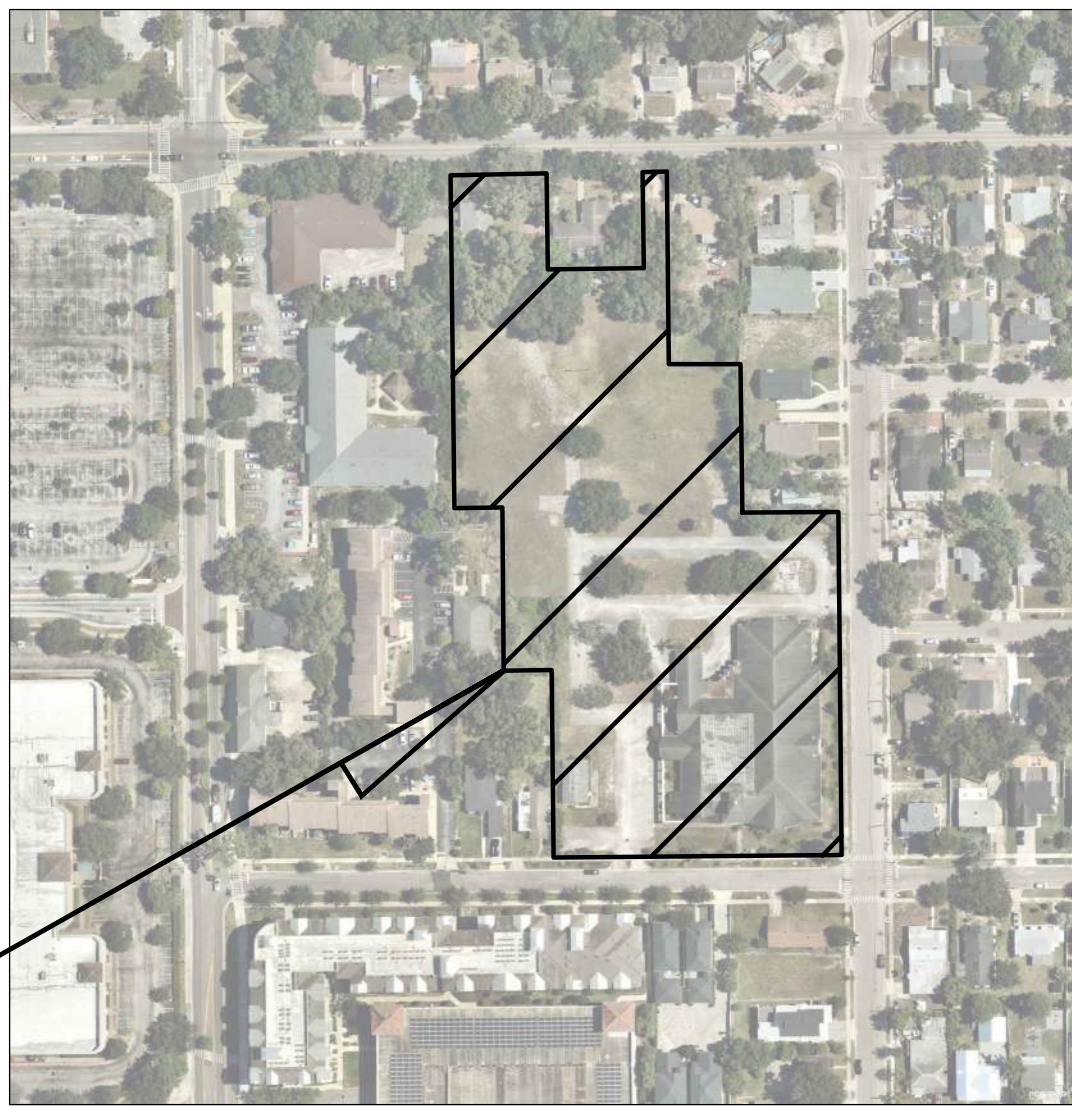


PROJECT LOCATION

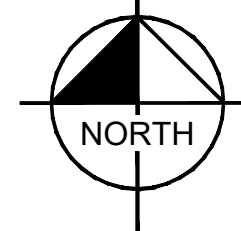
DEVELOPMENT PLANS FOR WINTER PARK COMMONS

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

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



AERIAL PHOTOGRAPH
SCALE: 1" = 200'



LEGAL DESCRIPTION

(PER TITLE COMMITMENT # 2037-4339277)
PARCEL ONE:
LOT 2, BLOCK B, CAPEN'S ADDITION TO WINTER PARK (LESS THE EAST 75 FEET OF THE NORTH 100 FEET OF THE SAID LOT 2), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE NORTH 5 FEET THEREOF, AND ALSO LESS THE SOUTH 100 FEET OF THE NORTH 205 FEET OF THE EAST 75 FEET OF LOT 2, BLOCK B, CAPEN'S ADDITION TO WINTER PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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

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

CONTAINING 4.51 ACRES OF LAND, MORE OR LESS.

PROJECT TEAM

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METRO WINTER PARK, LLC
2730 SW 3RD AVE, SUITE 601
MIAMI, FL 33129
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EMAIL: cortiz@prodesa.us

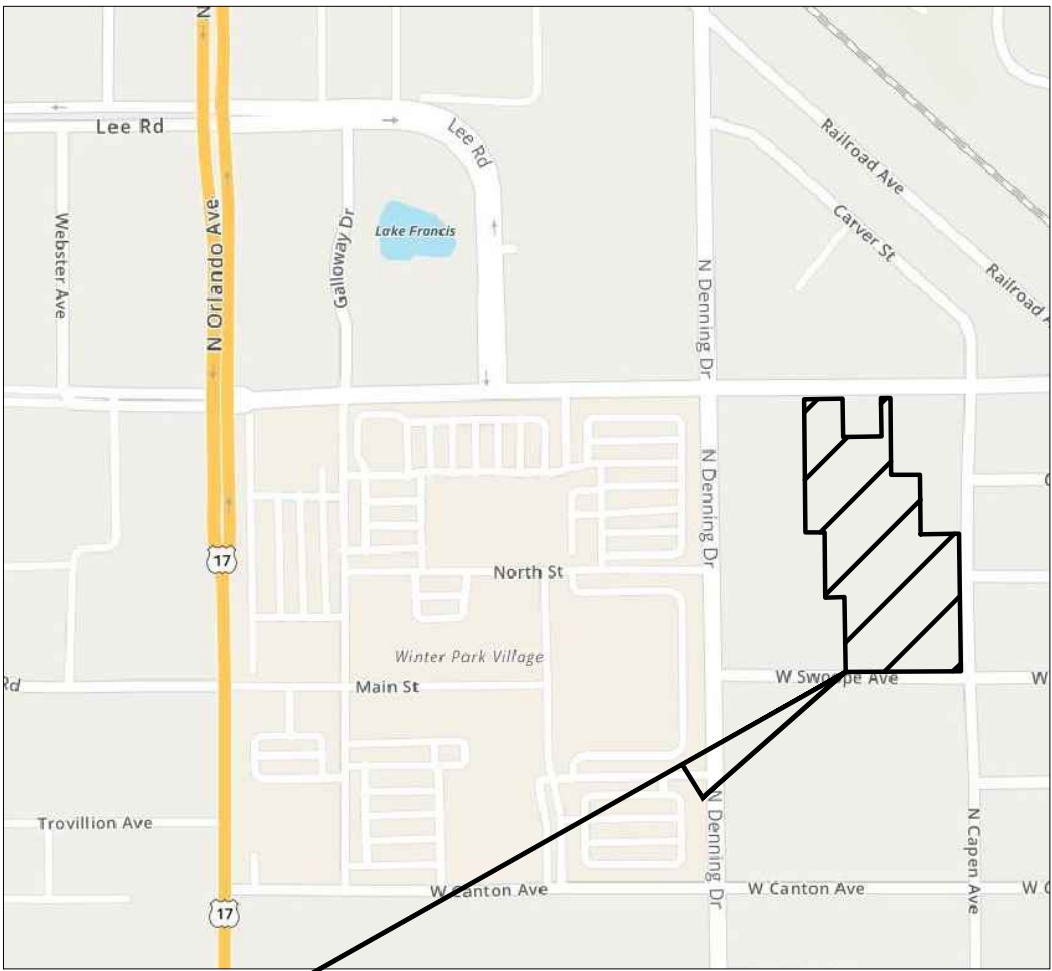
CIVIL ENGINEER
KIMLEY HORN AND ASSOCIATES
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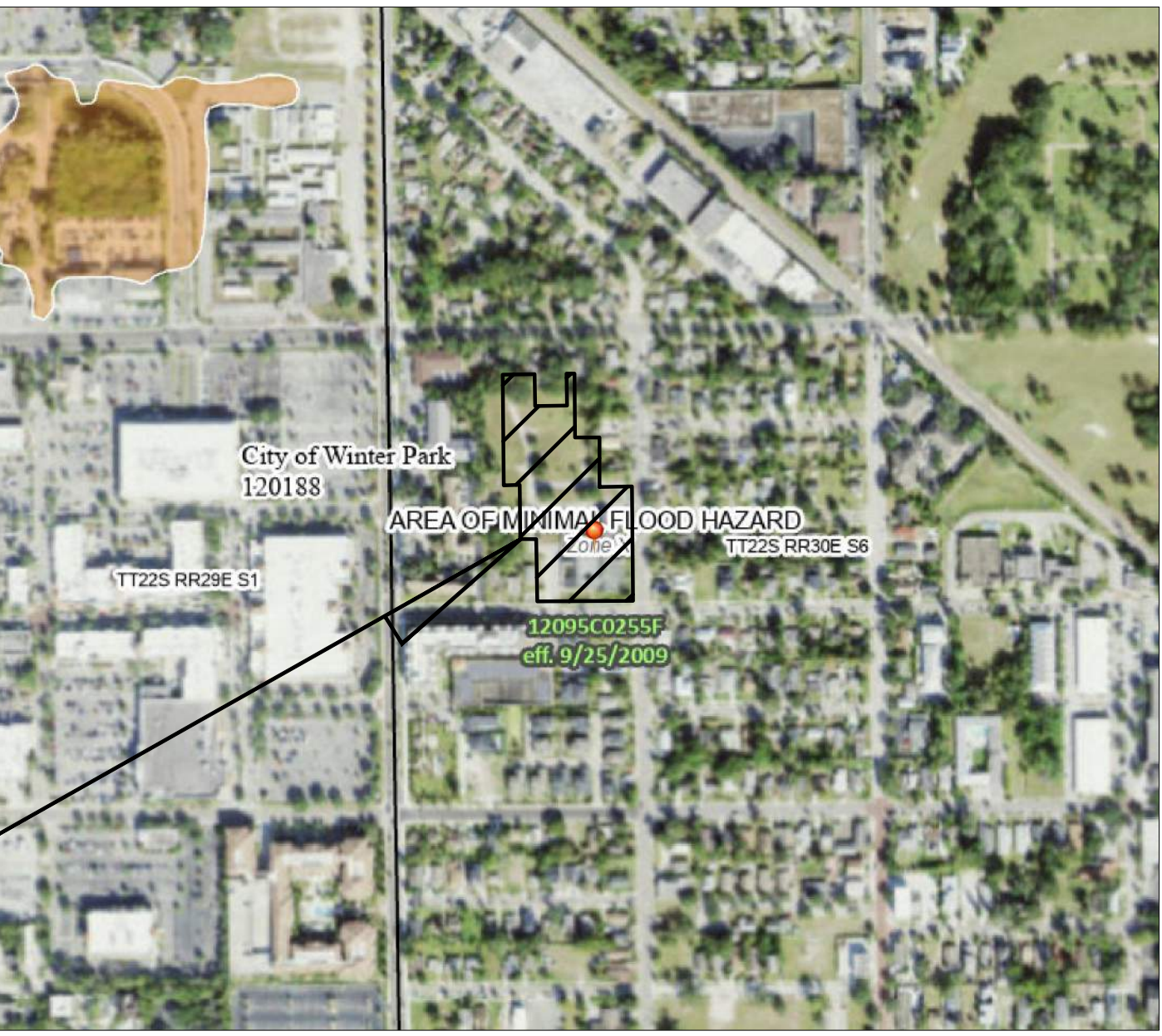
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ORLANDO, FL 32804
CONTACT: BRIAN W. JORY, P.E.
PHONE: 407-342-1443

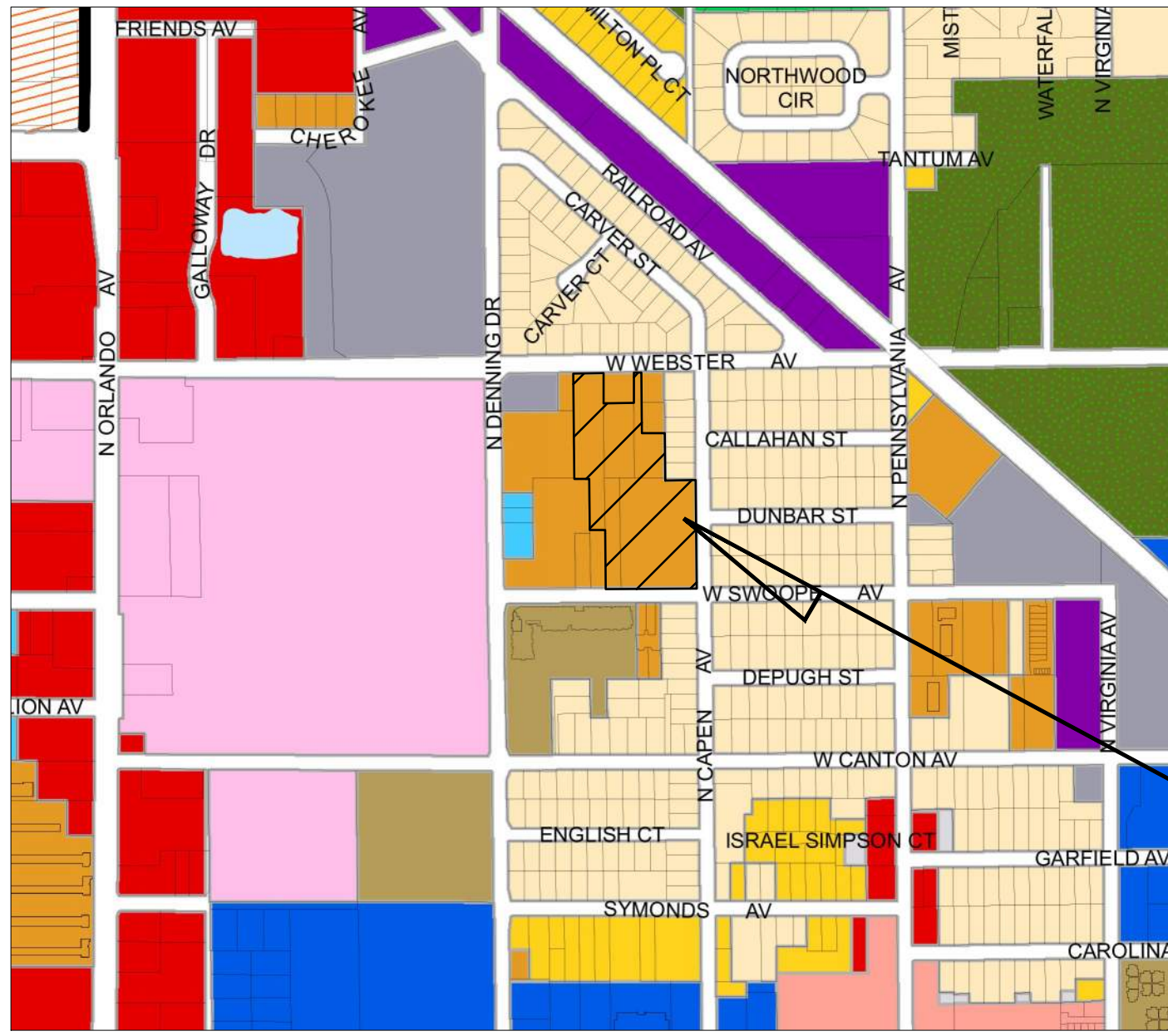
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SECTION 6, TOWNSHIP 22S, RANGE 30E
LOCATION MAP
SCALE: 1" = 500'



FEMA MAP
SCALE: 1" = 500'



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

SHEET INDEX

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

PREPARED BY
Kimley»Horn

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Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM CA 00000696

JEFFREY R. SWISHER, P.E.,
FL. P.E. NO. 60275

WINTER PARK COMMONS
AUGUST 22, 2023
ENGINEER'S PROJECT No. 249301000
REVISIONS:

NO.	DESCRIPTION	DATE	BY

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

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

LEGAL DESCRIPTION (PER TITLE COMMITMENT # 2037-4339277)

PARCEL ONE:

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

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VICINITY MAP
NO SCALE

SURVEYOR'S NOTES

- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR PRODESA. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83. NOS ADJUSTMENT OF 2011. THE NORTH RIGHT-OF-WAY LINE OF W SWOOPE AVENUE BEARS S89°33'00"W.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS A TOTAL OF 4.626 ACRES OF LAND, MORE OR LESS.
- THE PLAT OF CAPEN'S ADDITION TO WINTER PARK AS RECORDED IN PLAT BOOK A, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WAS USED IN THE PREPARATION OF THIS SURVEY.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12095C025SF, REVISED SEPTEMBER 25, 2009.
- THERE ARE 11 REGULAR STRIPED PARKING SPACES AND 10 STRIPED HANDICAPPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
- ACCORDING TO THE ORANGE COUNTY PROPERTY APPRAISER, THE SUBJECT PROPERTY IS ZONED R-3. A ZONING REPORT CONTAINING BUILDING SETBACK AND HEIGHT RESTRICTIONS WAS NOT PROVIDED TO THE SURVEYOR.
- AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK THIS SURVEY IS BASED ON IS DESCRIBED AS FOLLOWS: 2" ORANGE COUNTY BRASS DISK (STAMPED BM L-651-003), PUBLISHED ELEVATION = 90.129 FEET. SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.
- TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 2037-4339277, WITH AN EFFECTIVE DATE OF MAY 21, 2019. THE FOLLOWING SCHEDULE B-II ITEMS (ALL RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA) ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 9: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CAPEN'S ADDITION TO WINTER PARK, RECORDED IN PLAT BOOK A, PAGE 95
 - AFFECT THE SUBJECT PROPERTY AND ARE DEPICTED GRAPHICALLY ON THE SURVEY
 - ITEM 10: RESERVATION CONTAINED IN DEED RECORDED IN DEED BOOK 561, PAGE 88
 - RESERVATION FOR STATE ROAD RIGHT OF WAY AFFECTING THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN LOT 9, BLOCK B, CAPEN'S ADDITION TO WINTER PARK, IS BLANKET IN NATURE AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 11: EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2999, PAGE 956
 - AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY
 - ITEM 12: DISTRIBUTION EASEMENT AGREEMENT IN OFFICIAL RECORDS BOOK 3255, PAGE 1619 AND IRREVOCABLE ASSIGNMENT OF WASEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 8045, PAGE 4770
 - AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY

LEGEND

●	FOUND IRON ROD & CAP	⚡	WOOD POWER POLE	—X—	FENCE LINE
⊙	FOUND IRON PIPE	*	LIGHT POLE	—OHU—	OVERHEAD UTILITY LINE
○	SET 5/8" IRON ROD & CAP "LB 6846"	⊕	ELECTRIC TRANSFORMER	O.R.	OFFICIAL RECORDS BOOK
△	SET NAIL & DISK "LB 6846"	⊞	ELECTRIC BOX	P.B.	PLAT BOOK
⊞	CATCH BASIN	⊞	TELEPHONE PEDESTAL	P.G.	PAGE
⊞	MITERED END SECTION	⊞	CABLE TELEVISION RISER	DOC#	DOCUMENT NUMBER
⊞	CURB INLET	⊞	WIRE PULL BOX	R/W	RIGHT OF WAY
⊞	CLEANOUT	⊞	UTILITY MARKER	PSM	PROFESSIONAL SURVEYOR & MAPPER
⊞	WATER METER	⊞	VAULT	LB	LICENSED BUSINESS
⊞	WATER VALVE	⊞	SIGN	A/C	AIR CONDITIONING
⊞	BACKFLOW PREVENTER	⊞	MAILBOX	BFP	BACKFLOW PREVENTER
⊞	IRRIGATION CONTROL VALVE	⊞	TITLE COMMITMENT EXCEPTION NUMBER	CLF	CHAIN LINK FENCE
⊞	FIRE HYDRANT	⊞	HANDICAPPED PARKING SPACE	CMP	CORRUGATED METAL PIPE
⊞	STORM MANHOLE	⊞	BENCHMARK/FINISHED FLOOR	INV	INVERT
⊞	SANITARY MANHOLE	⊞	STORM PIPE	⊞97.0	SPOT ELEVATION - GROUND SHOT
⊞	CAMPOR TREE	⊞	SANITARY SEWER PIPE	⊞97.33	SPOT ELEVATION - HARD SURFACE
⊞	PALM TREE	⊞	OAK TREE	RCP	REINFORCED CONCRETE PIPE
⊞	UNKNOWN TREE	⊞	MAGNOLIA TREE	PVC	POLYVINYL CHLORIDE PIPE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°07'12"E	25.00'
L2	S89°59'30"E	75.07'
L3	N00°49'19"W	49.78'
L4	N89°14'31"E	100.11'
L5	S00°36'08"E	50.10'
L6	S89°25'27"W	99.92'
L7	S89°22'02"W	49.99'
L8	S89°22'03"W	50.00'

SURVEYOR'S CERTIFICATION

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

ALTA/NSPS LAND TITLE SURVEY

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

FOR
PRODESA

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-6666
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

TO METRO EDGE, INC., A FLORIDA CORPORATION;
PRODESA; MAYER & HARBERT, P.A. AND FIRST
AMERICAN TITLE INSURANCE COMPANY;
THIS SURVEY, WHICH IS BASED ON PLAT
MADE IN ACCORDANCE WITH THE MINIMUM
STANDARDS FOR ALTA/NSPS SURVEYS,
ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
IS HEREBY CERTIFIED TO BE TRUE AND
CORRECT. FIELD WORK WAS COMPLETED ON JULY 10,
2019.

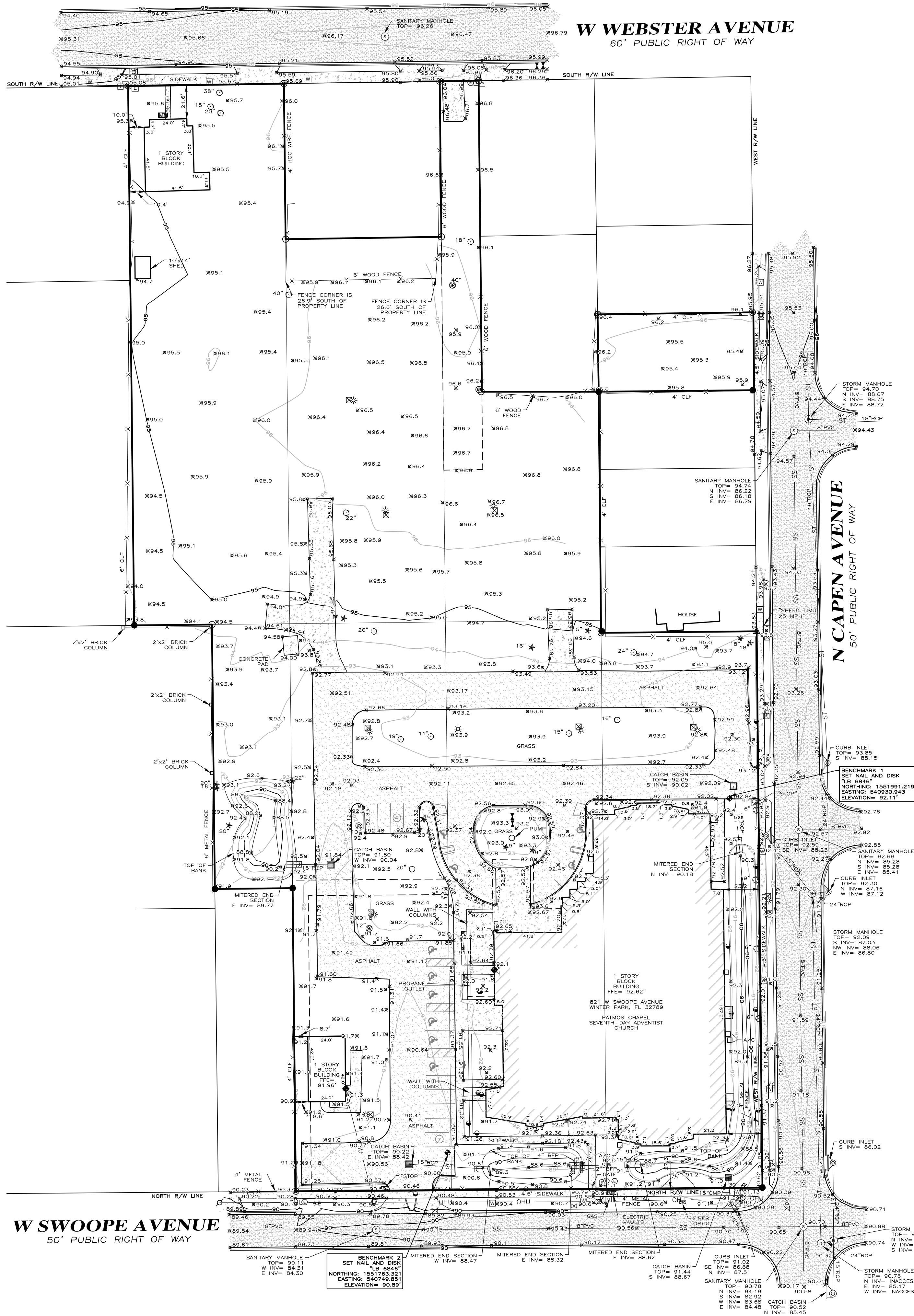
DATE: 7/10/2019
Michael Baerhold
PSM 5575

REVISIONS:
29 JUL 2019: REVISED CERTIFICATION
15 DEC 2022: ADDED TOPOGRAPHY

DATE OF DRAWING: 10 JUL 2019
MANAGER: MAB
PROJECT NUMBER: 1002-19001
FIELD BOOK NUMBER: LE 1326, 1675

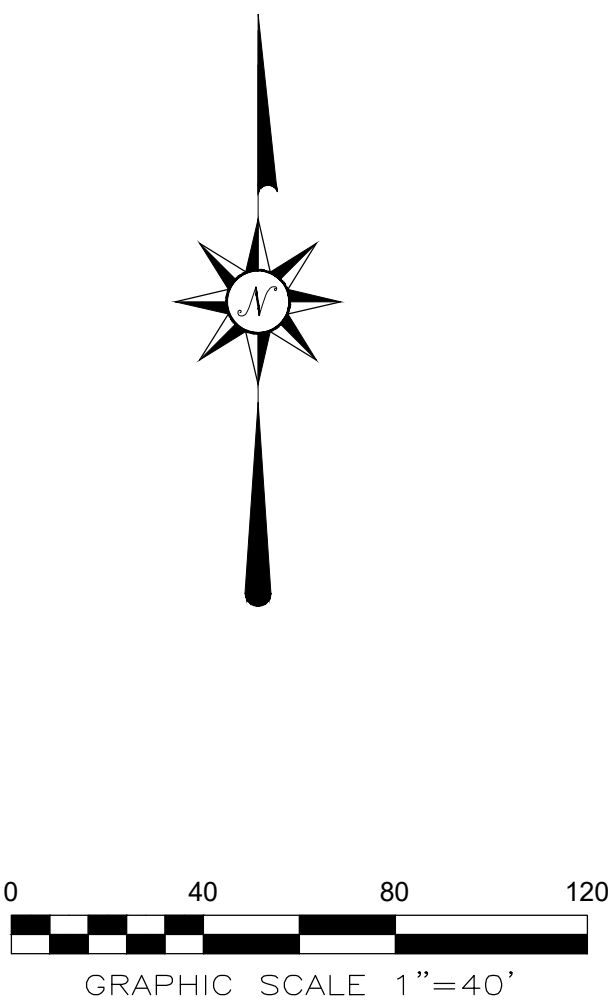
LAST FIELD WORK: 7 DEC 2022
CREW CHIEF(S): RWE
COMPUTER FILE: 1002001ALTA2.DWG
SCALE: 1" = 40' SHEET 1 OF 2

DATE: 7/10/2019
Michael Baerhold
PSM 5575



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

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



LEGEND			
●	FOUND IRON ROD & CAP	—X—	FENCE LINE
⊙	FOUND IRON PIPE	—OHU—	OVERHEAD UTILITY LINE
○	SET 5/8" IRON ROD & CAP "LB 6846"	O.R.	OFFICIAL RECORDS BOOK
△	SET NAIL & DISK "LB 6846"	P.B.	PLAT BOOK
□	CATCH BASIN	PG.	PAGE
▭	MITERED END SECTION	DOC#	DOCUMENT NUMBER
⌒	CURB INLET	R/W	RIGHT OF WAY
⌒	CLEANOUT	PSM	PROFESSIONAL SURVEYOR & MAPPER
⌒	WATER METER	LB	LICENSED BUSINESS
⌒	WATER VALVE	A/C	AIR CONDITIONING
⌒	BACKFLOW PREVENTER	BFP	BACKFLOW PREVENTER
⌒	IRRIGATION CONTROL VALVE	CLF	CHAIN LINK FENCE
⌒	FIRE HYDRANT	CMP	CORRUGATED METAL PIPE
⌒	STORM MANHOLE	INV	INVERT
⌒	SANITARY MANHOLE	⊙97.0	SPOT ELEVATION - GROUND SHOT
⌒	CAMPFIRE TREE	⊙97.33	SPOT ELEVATION - HARD SURFACE
⌒	PALM TREE	RCP	REINFORCED CONCRETE PIPE
⌒	UNKNOWN TREE	PVC	POLYVINYL CHLORIDE PIPE
⌒	WOOD POWER POLE		
⌒	LIGHT POLE		
⌒	ELECTRIC TRANSFORMER		
⌒	ELECTRIC BOX		
⌒	TELEPHONE PEDESTAL		
⌒	CABLE TELEVISION RISER		
⌒	WIRE PULL BOX		
⌒	UTILITY MARKER		
⌒	VAULT		
⌒	SIGN		
⌒	MAILBOX		
⌒	TITLE COMMITMENT EXCEPTION NUMBER		
⌒	HANDICAPPED PARKING SPACE		
⌒	BENCHMARK/FINISHED FLOOR		
⌒	STORM PIPE		
⌒	SANITARY SEWER PIPE		
⌒	OAK TREE		
⌒	MAGNOLIA TREE		

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

ALTA/NSPS LAND TITLE SURVEY

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

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE (407) 351-6730
FAX (407) 351-6731
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

REVISIONS:

29 JUL 2019: REVISED CERTIFICATION

15 DEC 2022: ADDED TOPOGRAPHY

DATE OF DRAWING: 10 JUL 2019
MANAGER: MAB
PROJECT NUMBER: 1002-19001
FIELD BOOK NUMBER: LE 1326, 1675

LAST FIELD WORK: 7 DEC 2022
CREW CHIEF(S): RWE
COMPUTER FILE: 1002001ALTA2.DWG
SCALE: 1" = 40' SHEET 2 OF 2

W.SWOOP AVENUE

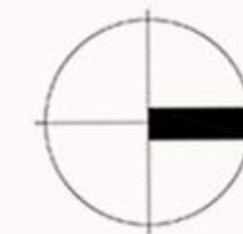
N. CAPEN AVENUE

WEBSTER AVENUE



SITE PLAN

SCALE: 1" = 30'-0"



SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13386 WILLIAM P. PLATTS AR 13282
670 NORTH ORLANDO AVENUE, SUITE 1001 WINTER PARK, FL 32789
TEL: (407) 846-2771 FAX: (407) 846-2771
WWW.SLOCUMPLATTS.COM

SITE PLAN

WINTER PARK COMMONS

WILLIAM P. PLATTS AR 13282

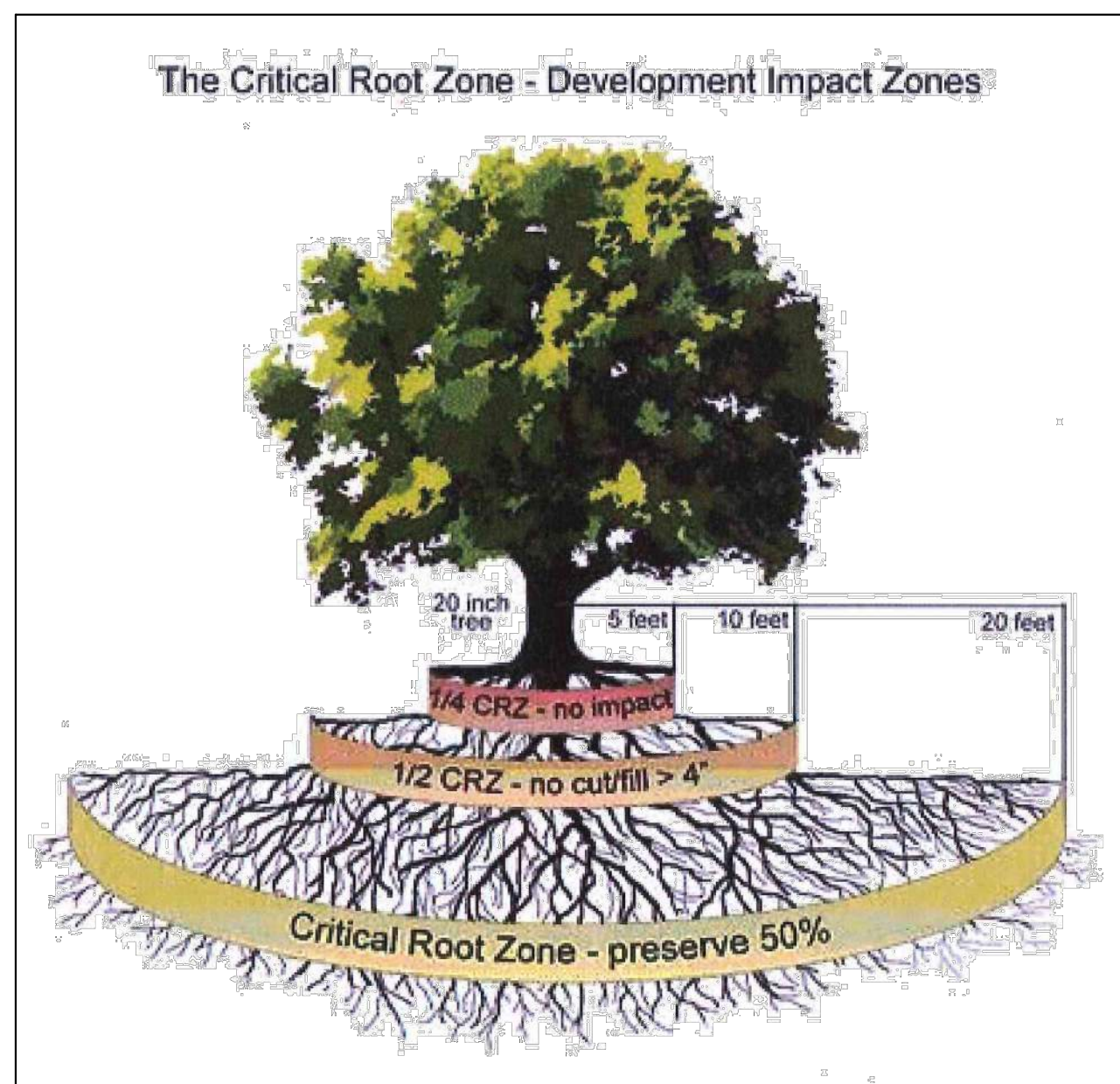
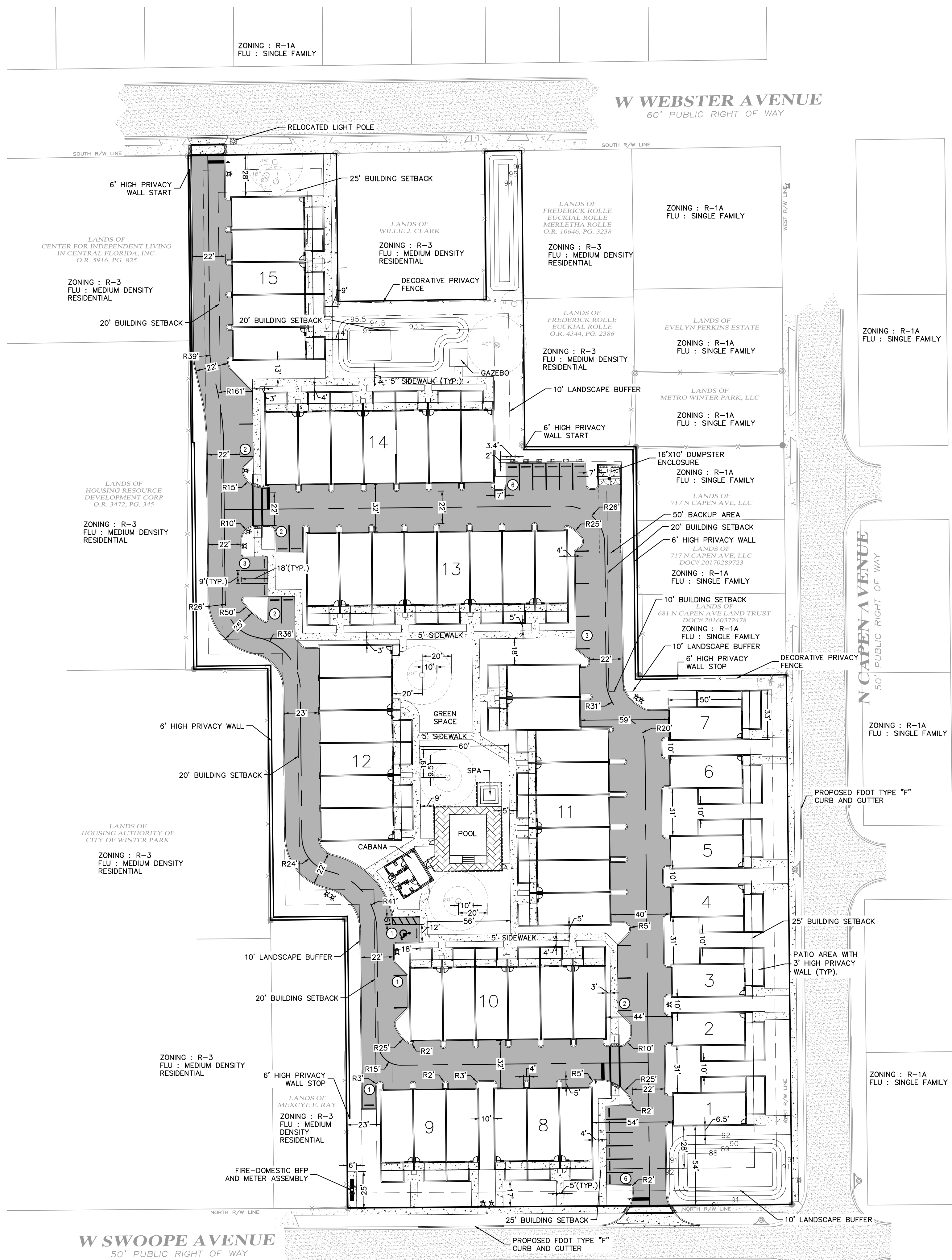
FLORIDA

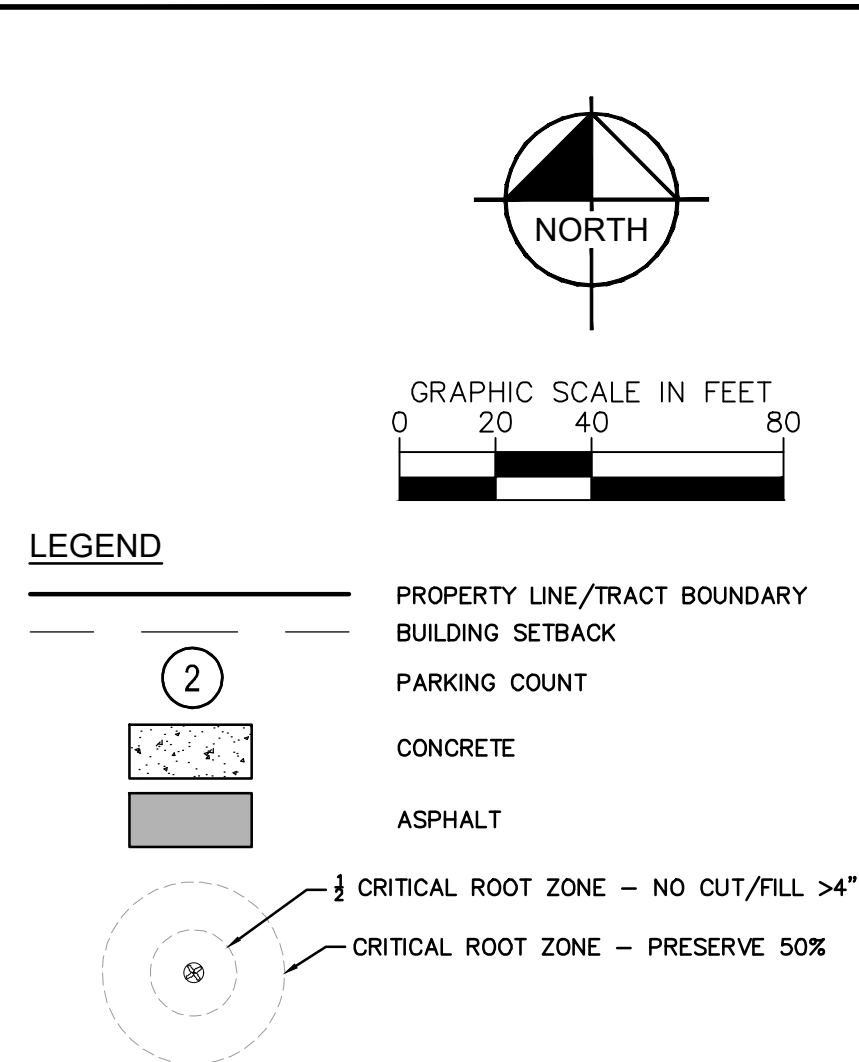
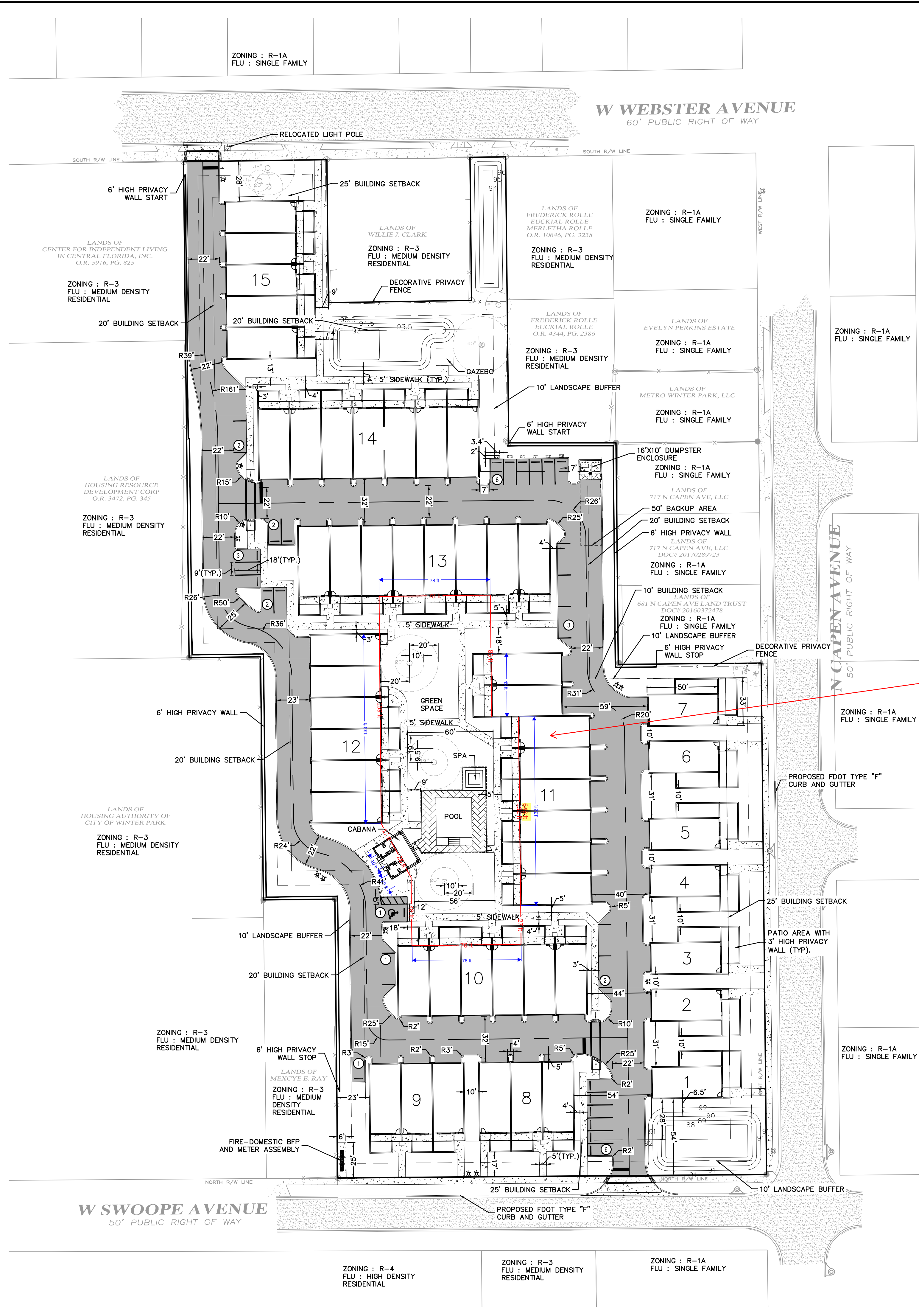
DRAWN
CAD
CHECKED
WFP
DATE
09-21-23
SCALE
AS NOTED
JOB NO.
20-031
SHEET

A1.1

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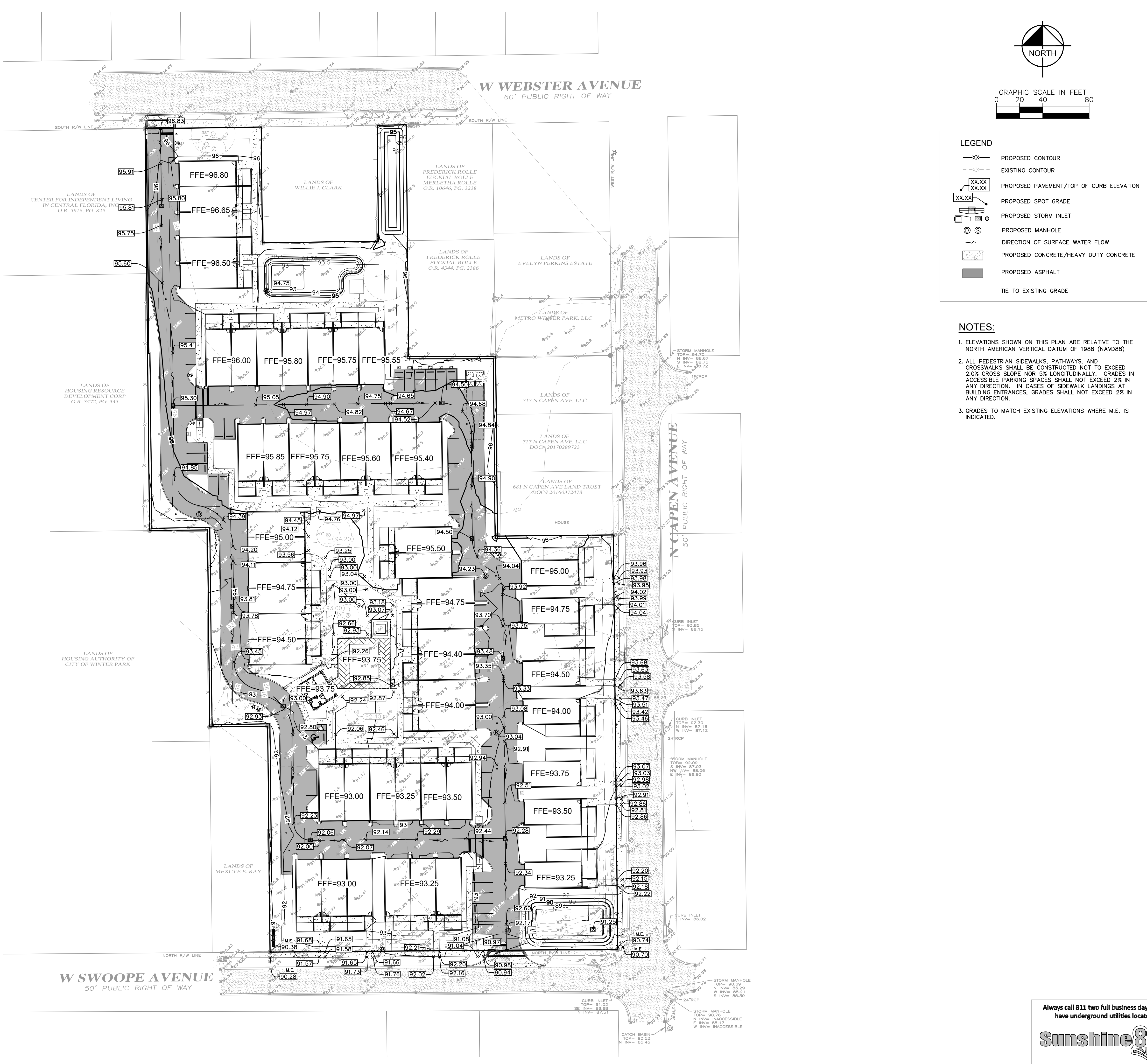
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TOTAL GREEN PARK PERIMETER (Viewed from the street)	= 648 FT
TOTAL GREEN PARK PERIMETER BLOCKED BY BUILDINGS	= 484 FT
PERCENTAGE BLOCKED BY BUILDINGS	74.7%

	SHEET NUMBER	CITY OF WINTER PARK FLORIDA	GREEN PARK PERIMETER CHECK	KHA PROJECT 249301000 DATE 09/19/2023 SCALE AS SHOWN DESIGNED BY VNT DRAWN BY VNT CHECKED BY JRS	LICENSED PROFESSIONAL <u>JEFFREY R. SWISHER, P.E.</u> DATE FLORIDA LICENSE NUMBER 60275 DATE:	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No.	Revisions	Date	By
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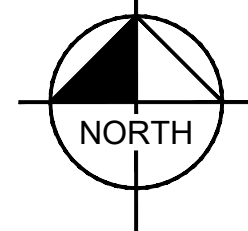
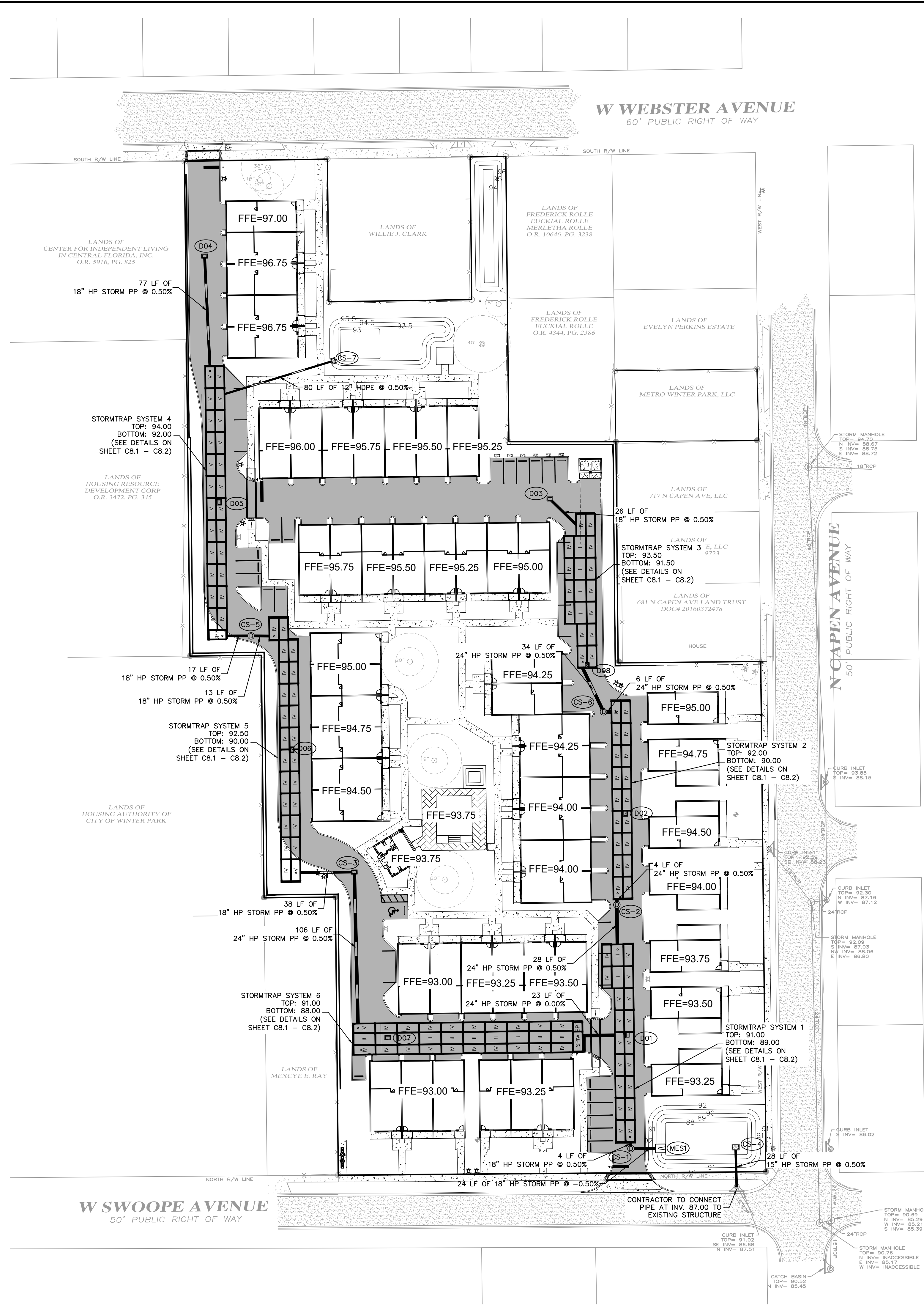
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SHEET NUMBER C5.0		WINTER PARK COMMONS		OVERALL GRADING PLAN		KHA PROJECT 249301000		LICENSED PROFESSIONAL		Kimley»»Horn			
						DATE 09/19/2023		JEFFREY R. SWISHER, P.E.		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM			
						SCALE AS SHOWN		FLORIDA LICENSE NUMBER 60275					
						DESIGNED BY VNT							
						DRAWN BY VNT							
						CHECKED BY JRS		DATE:					
		CITY OF WINTER PARK		FLORIDA								No.	
												REVISIONS	
												DATE	
												BY	

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





GRAPHIC SCALE IN FEET



A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into four equal segments, each representing 20 feet. The segments are colored black, white, black, and white from left to right.

LEGEND

-  PROPOSED STORM PIPE
 PROPOSED STORM INLET
 PROPOSED STORM MANHOLE

NOTES:

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

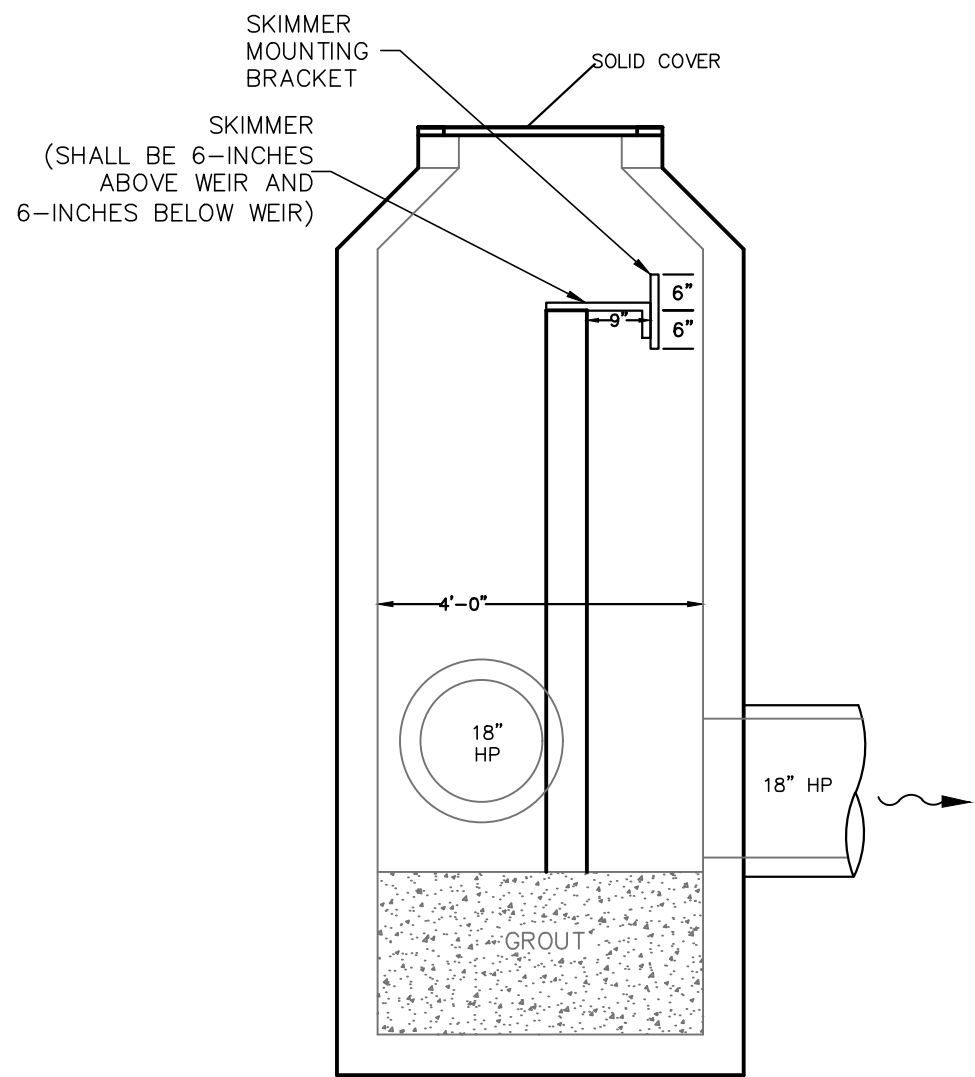
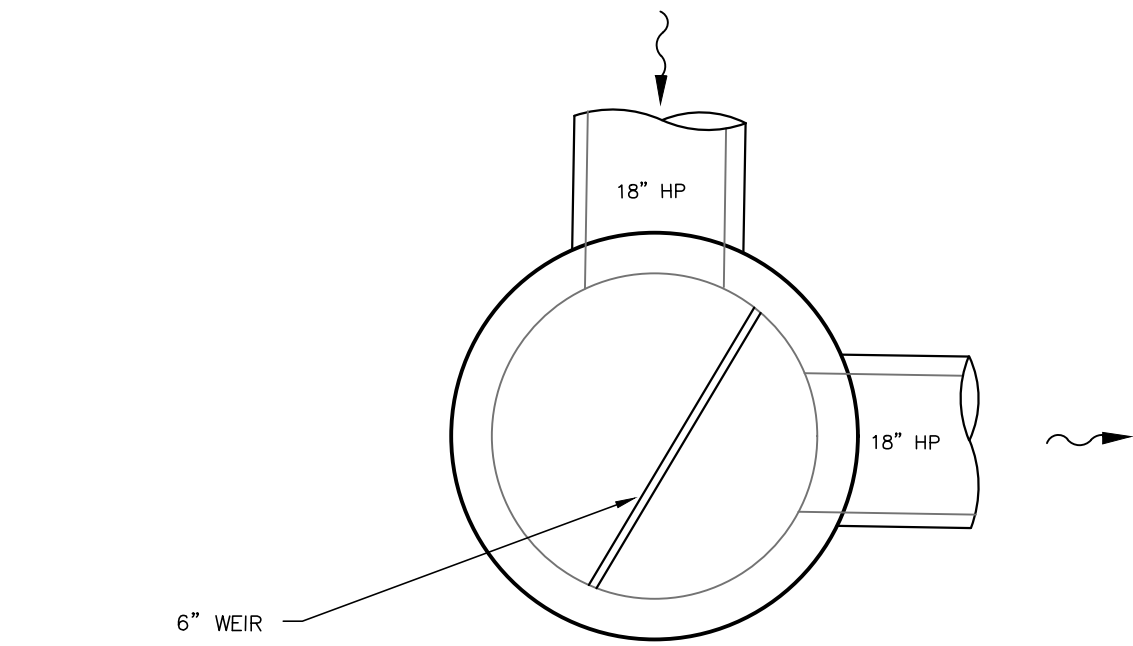
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CS-1	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 92.11 N. INV IN: 88.98 E. INV IN: 88.12
CS-2	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 SEE SHEET C6.1 FOR DETAILS TOP: 93.04 N. INV IN: 89.98 S. INV OUT: 89.14
CS-3	TYPE "C" INLET PER FDOT INDEX #425-052 SEE SHEET C6.1 FOR DETAILS TOP: 93.01 W. INV IN: 89.81 S. INV OUT: 88.53
CS-4	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 91.25 S. INV OUT: 87.14
CS-5	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 94.24 W. INV IN: 91.91 E. INV OUT: 90.06
CS-6	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 94.23 NW. INV IN: 91.33 E. INV OUT: 90.03
CS-7	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 94.75 SW. INV OUT: 92.40
D01	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 92.28
D02	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 93.48
D03	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 94.76 SE. INV OUT: 91.63
D04	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 95.80 S. INV OUT: 92.38
D05	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 95.30
D06	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 93.82
D07	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 92.07
D08	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 94.51
MES1	MITERED END SECTION PER FDOT INDEX #430-021 TOP: 89.63 W. INV OUT: 88.00

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



SHEET NUMBER C6.0	WINTER PARK COMMONS	CITY OF WINTER PARK FLORIDA	OVERALL DRAINAGE PLAN	KMA PROJECT 249301000	LICENSED PROFESSIONAL	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
				DATE: 09/19/2023	JEFFREY R. SWISHER, P.E.	
				SCALE AS SHOWN	FLORIDA LICENSE NUMBER 60275	
				DESIGNED BY VNT		
				DRAWN BY VNT		
				CHECKED BY JRS	DATE: 09/19/2023	
No.	REVISIONS	DATE	BY			

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TOP OF INLET ELEV. 92.11

TOP OF SKIMMER ELEV. 91.25

TOP OF WEIR ELEV. 90.75

BOTTOM OF SKIMMER ELEV. 90.25

N. INV IN ELEV. 88.98

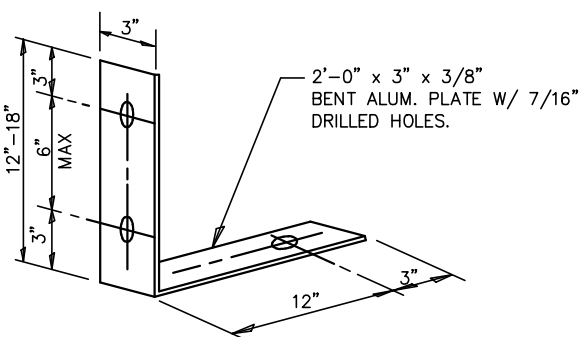
E. INV OUT ELEV. 88.12

BOTTOM OF GROUT ELEV. 86.12

CONTROL STRUCTURE "1" DETAIL

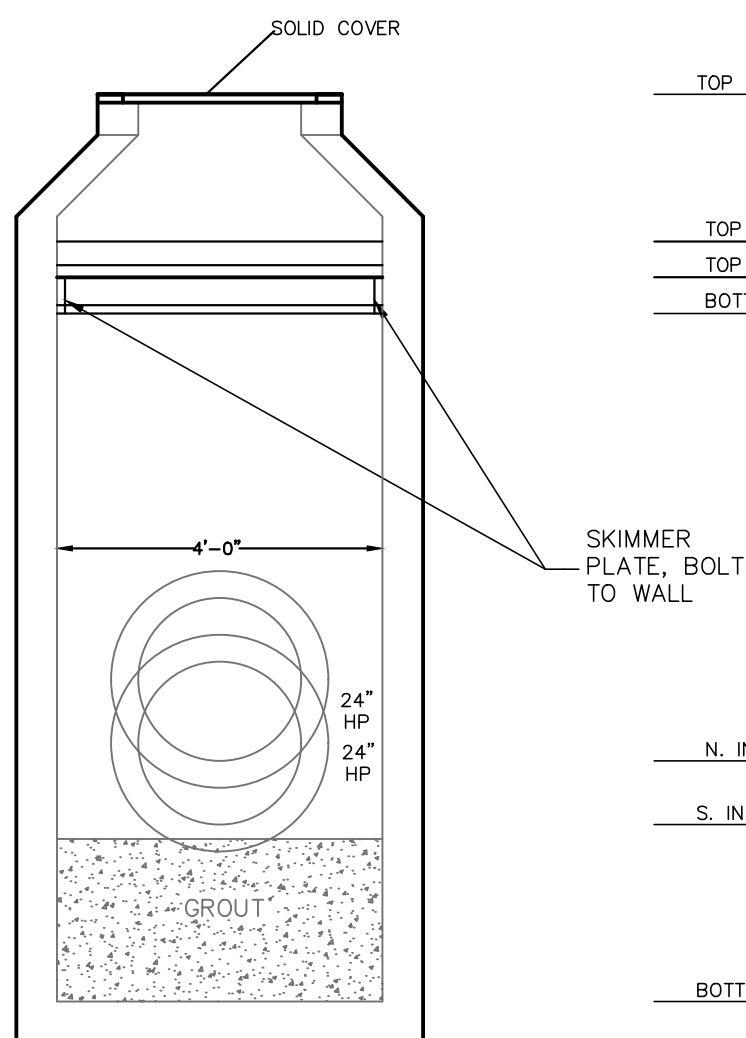
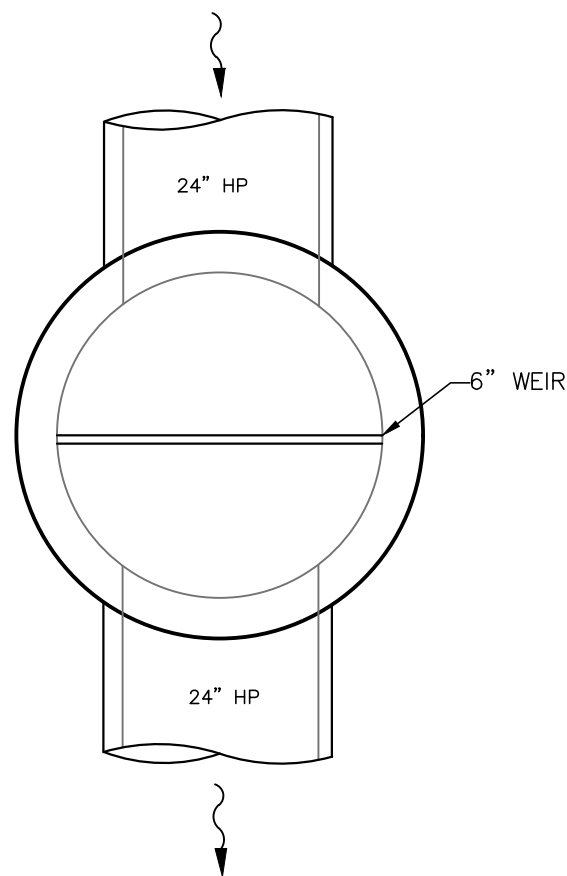
USE TYPE "P7" MANHOLE N.T.S.

FDOT INDEX NO. 425--001, 425--010



NOTE :
1. FASTEN SKIMMER BLADE TO MOUNTING STRAP W/3/8" GALV. BOLTS & FASTNERS.
2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x4" EXPAN. ANCHOR BOLT & FASTNERS.

SKIMMER MOUNTING BRACKET



TOP OF INLET ELEV. 92.87

TOP OF SKIMMER ELEV. 92.25

TOP OF WEIR ELEV. 91.75

BOTTOM OF SKIMMER ELEV. 91.25

N. INV IN ELEV. 89.98

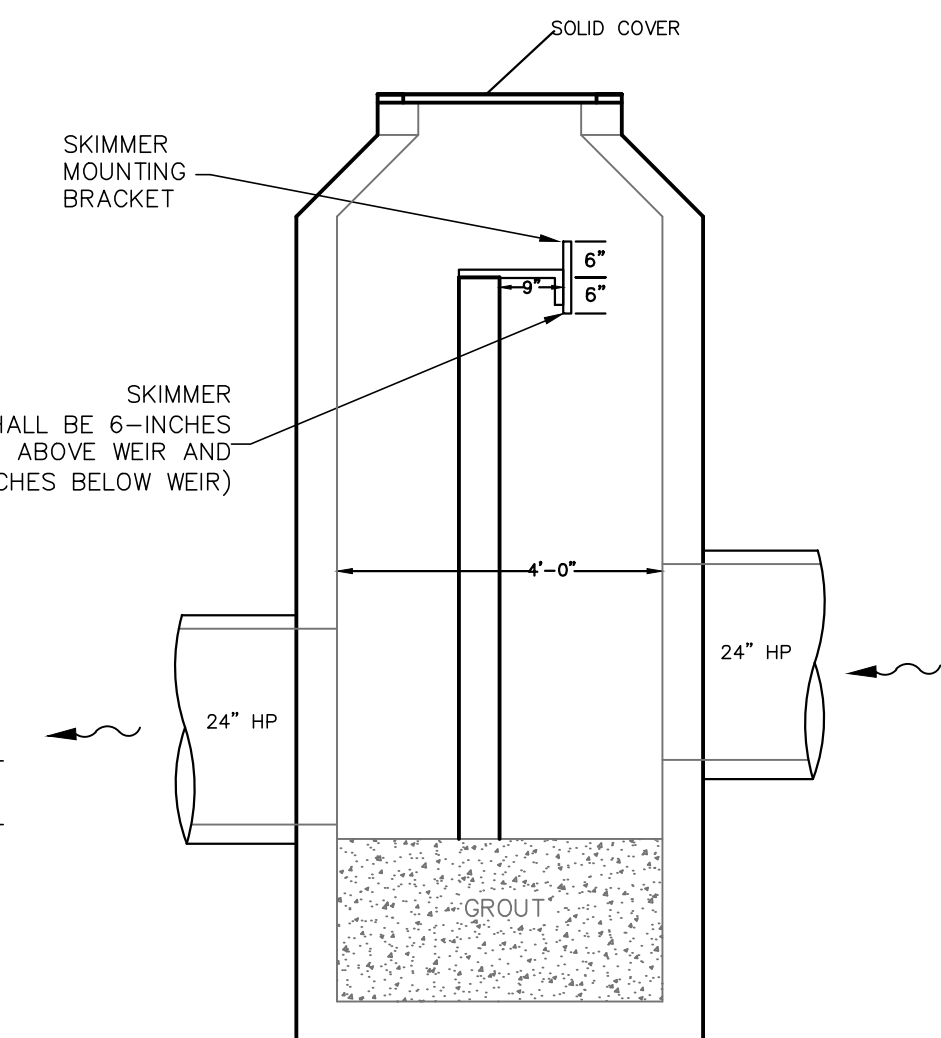
S. INV OUT ELEV. 89.14

BOTTOM OF GROUT ELEV. 87.14

CONTROL STRUCTURE "2" DETAIL

USE TYPE "P7" MANHOLE N.T.S.

FDOT INDEX NO. 425--001, 425--010



TOP OF INLET ELEV. 92.87

TOP OF SKIMMER ELEV. 92.25

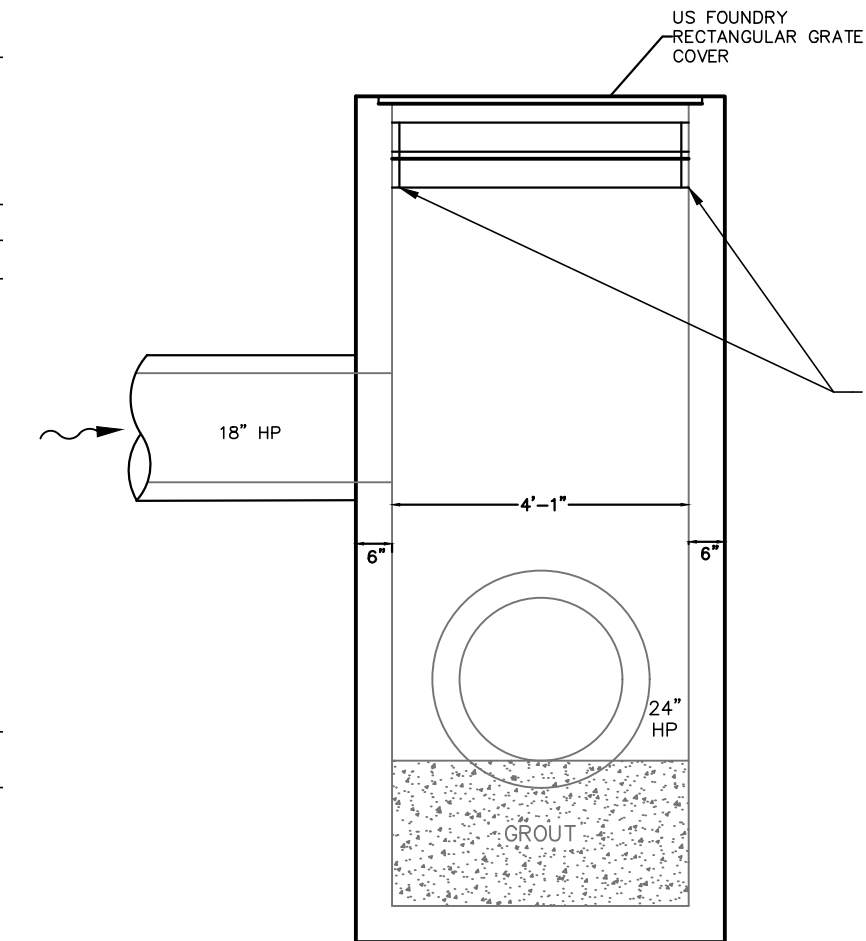
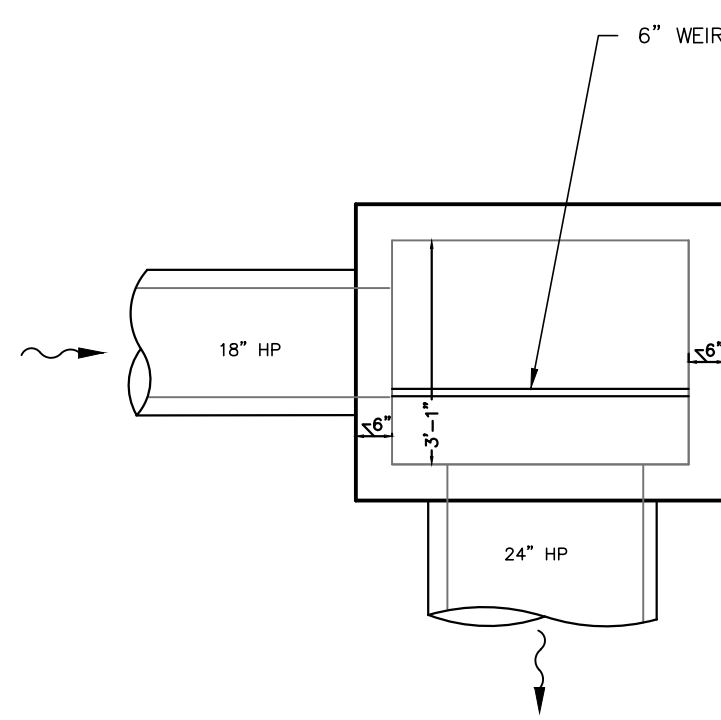
TOP OF WEIR ELEV. 91.75

BOTTOM OF SKIMMER ELEV. 91.25

N. INV IN ELEV. 89.98

S. INV OUT ELEV. 89.14

BOTTOM OF GROUT ELEV. 87.14



TOP OF INLET ELEV. 93.01

TOP OF SKIMMER ELEV. 92.75

TOP OF WEIR ELEV. 92.25

BOTTOM OF SKIMMER ELEV. 91.75

W. INV IN ELEV. 89.81

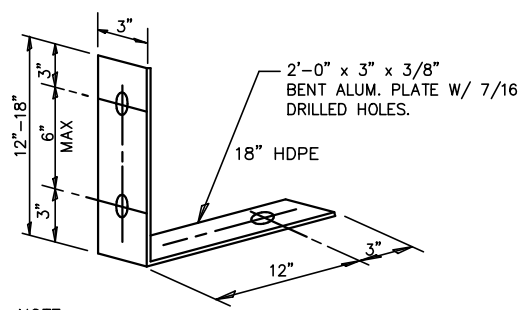
S. INV OUT ELEV. 88.53

BOTTOM OF GROUT ELEV. 86.53

CONTROL STRUCTURE "3" DETAIL

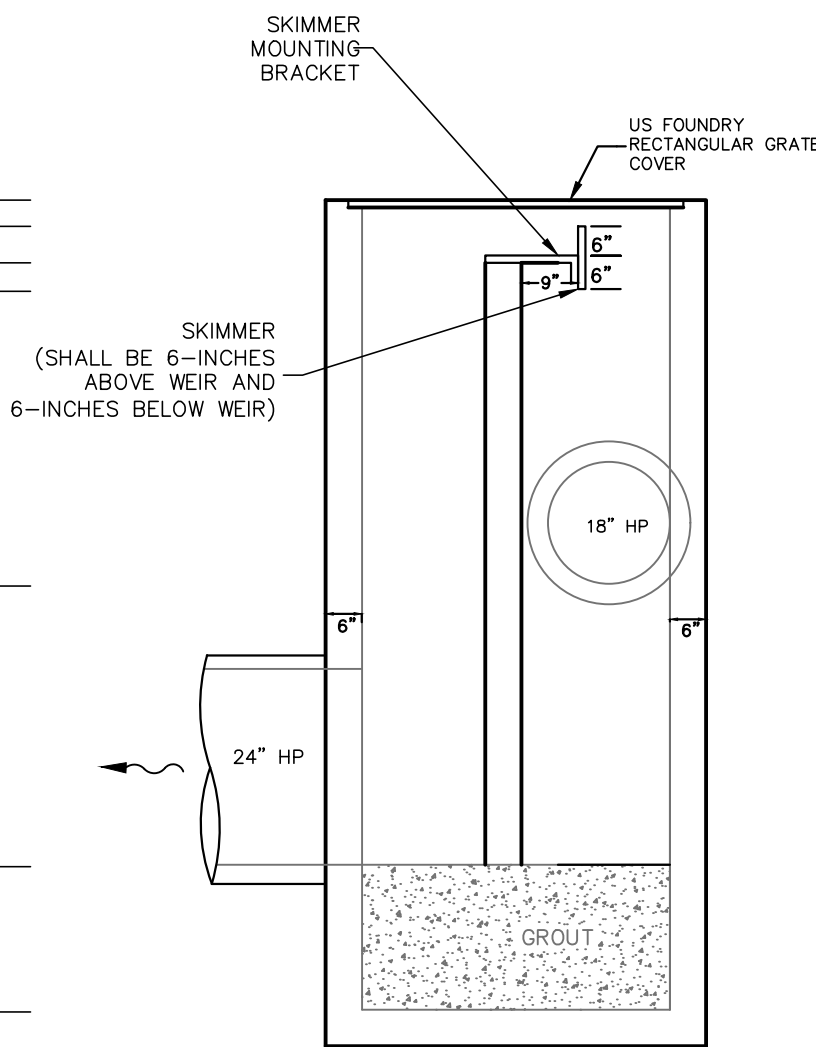
USE TYPE "D" DITCH BOTTOM INLET N.T.S.

FDOT INDEX NO. 425--052



NOTE :
1. FASTEN SKIMMER BLADE TO MOUNTING STRAP W/3/8" GALV. BOLTS & FASTNERS.
2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x4" EXPAN. ANCHOR BOLT & FASTNERS.

SKIMMER MOUNTING BRACKET



TOP OF INLET ELEV. 93.01

TOP OF SKIMMER ELEV. 92.75

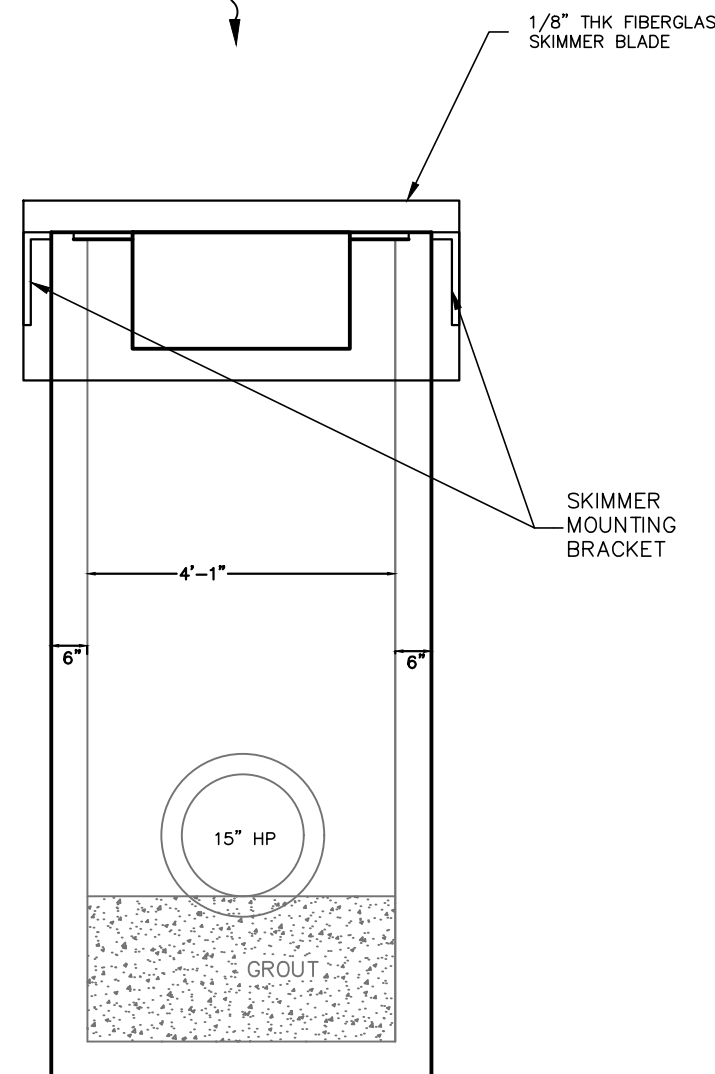
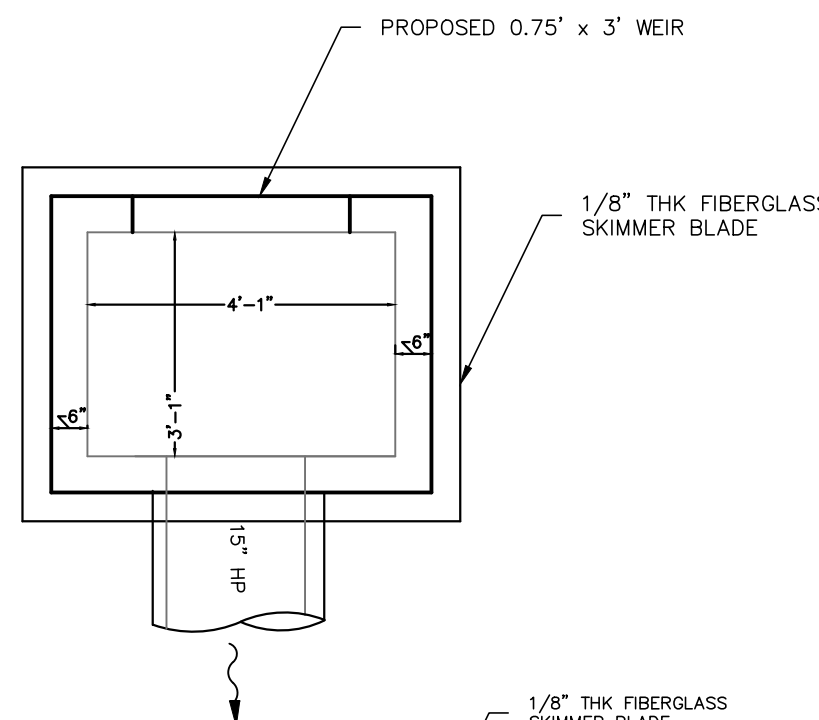
TOP OF WEIR ELEV. 92.25

BOTTOM OF SKIMMER ELEV. 91.75

W. INV IN ELEV. 89.81

S. INV OUT ELEV. 88.53

BOTTOM OF GROUT ELEV. 86.53



TOP OF SKIMMER ELEV. 91.75

TOP OF INLET ELEV. 91.25

BOTTOM OF WEIR ELEV. 90.50

BOTTOM OF SKIMMER ELEV. 90.00

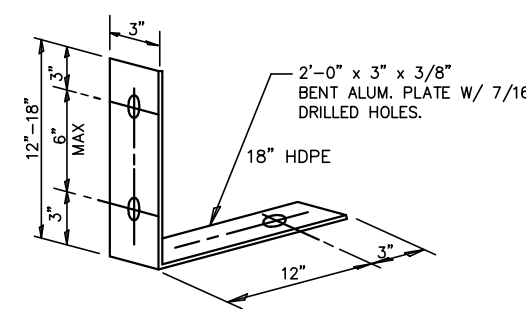
S. INV OUT ELEV. 87.14

BOTTOM OF GROUT ELEV. 85.14

CONTROL STRUCTURE "4" DETAIL

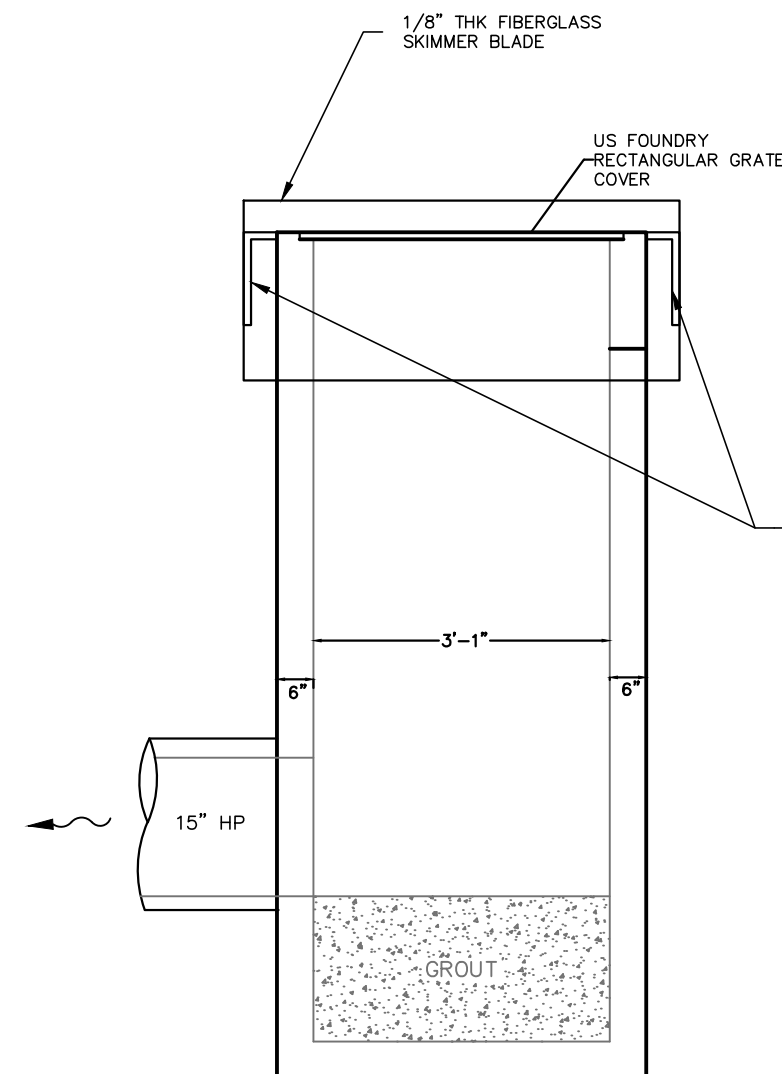
USE TYPE "D" DITCH BOTTOM INLET N.T.S.

FDOT INDEX NO. 425--052



NOTE :
1. FASTEN SKIMMER BLADE TO MOUNTING STRAP W/3/8" GALV. BOLTS & FASTNERS.
2. FASTEN MOUNTING BRACKETS TO STRUCTURE W/3/8"x4" EXPAN. ANCHOR BOLT & FASTNERS.

SKIMMER MOUNTING BRACKET



TOP OF SKIMMER ELEV. 91.75

TOP OF INLET ELEV. 91.25

BOTTOM OF WEIR ELEV. 90.50

BOTTOM OF SKIMMER ELEV. 90.00

S. INV OUT ELEV. 87.14

BOTTOM OF GROUT ELEV. 85.14

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

Sunshine811.com

REVISIONS	No.	DATE	BY

Kimley»Horn

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL	JEFFREY R. SWISHER, P.E.
KHA PROJECT 249.301000	DATE 09/19/2023
SCALE AS SHOWN	DESIGNED BY VNT
DRAWN BY VNT	CHECKED BY JRS
	DATE: 09/19/2023

CONTROL STRUCTURE DETAILS

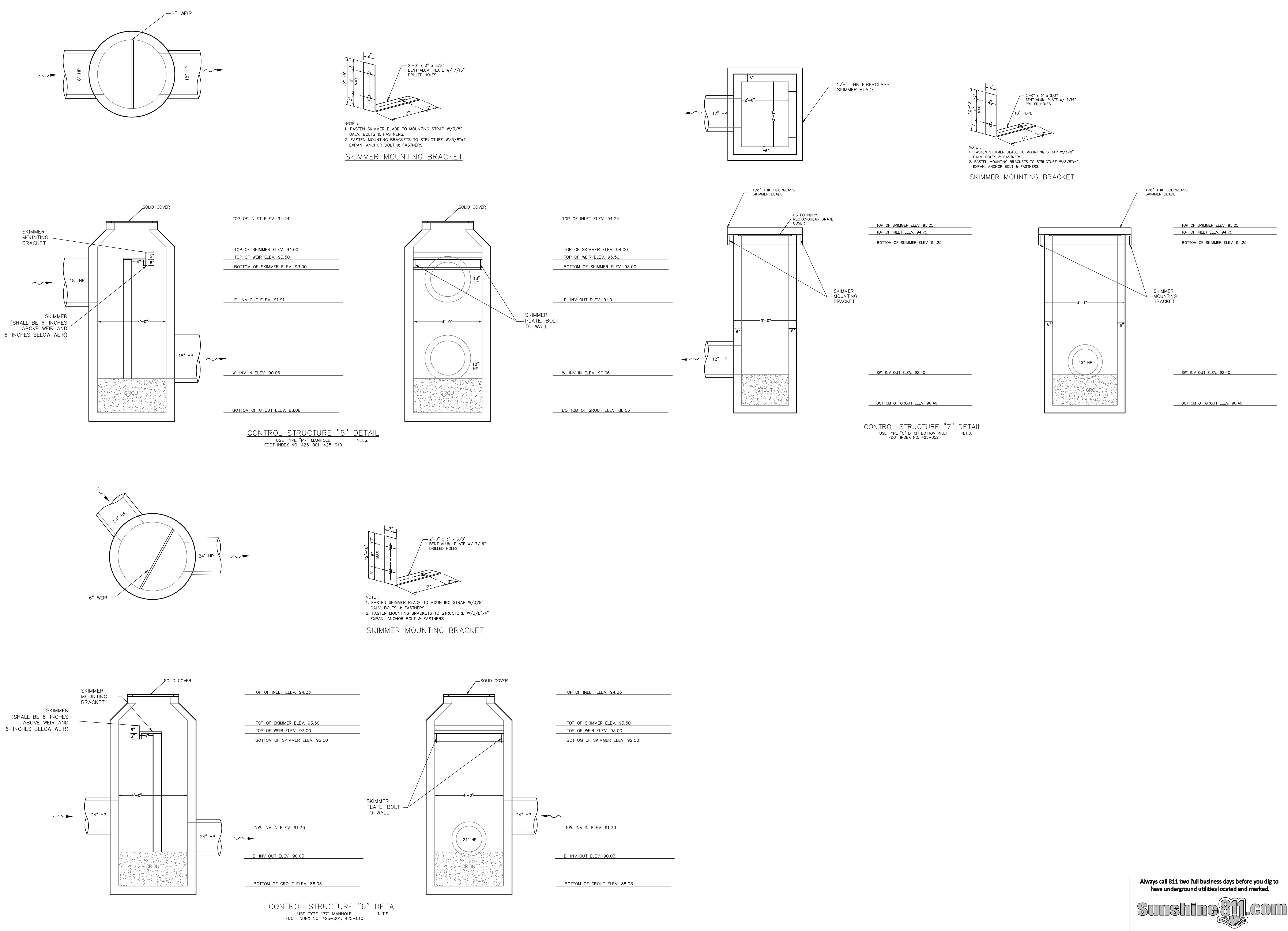
WINTER PARK COMMONS

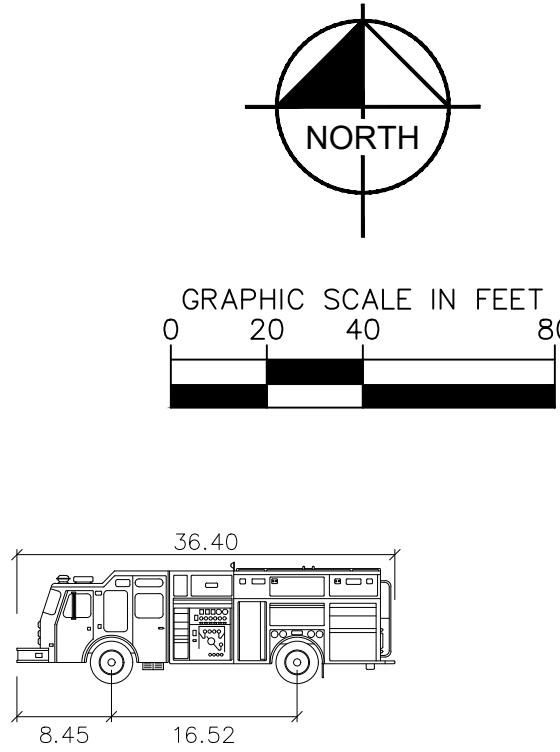
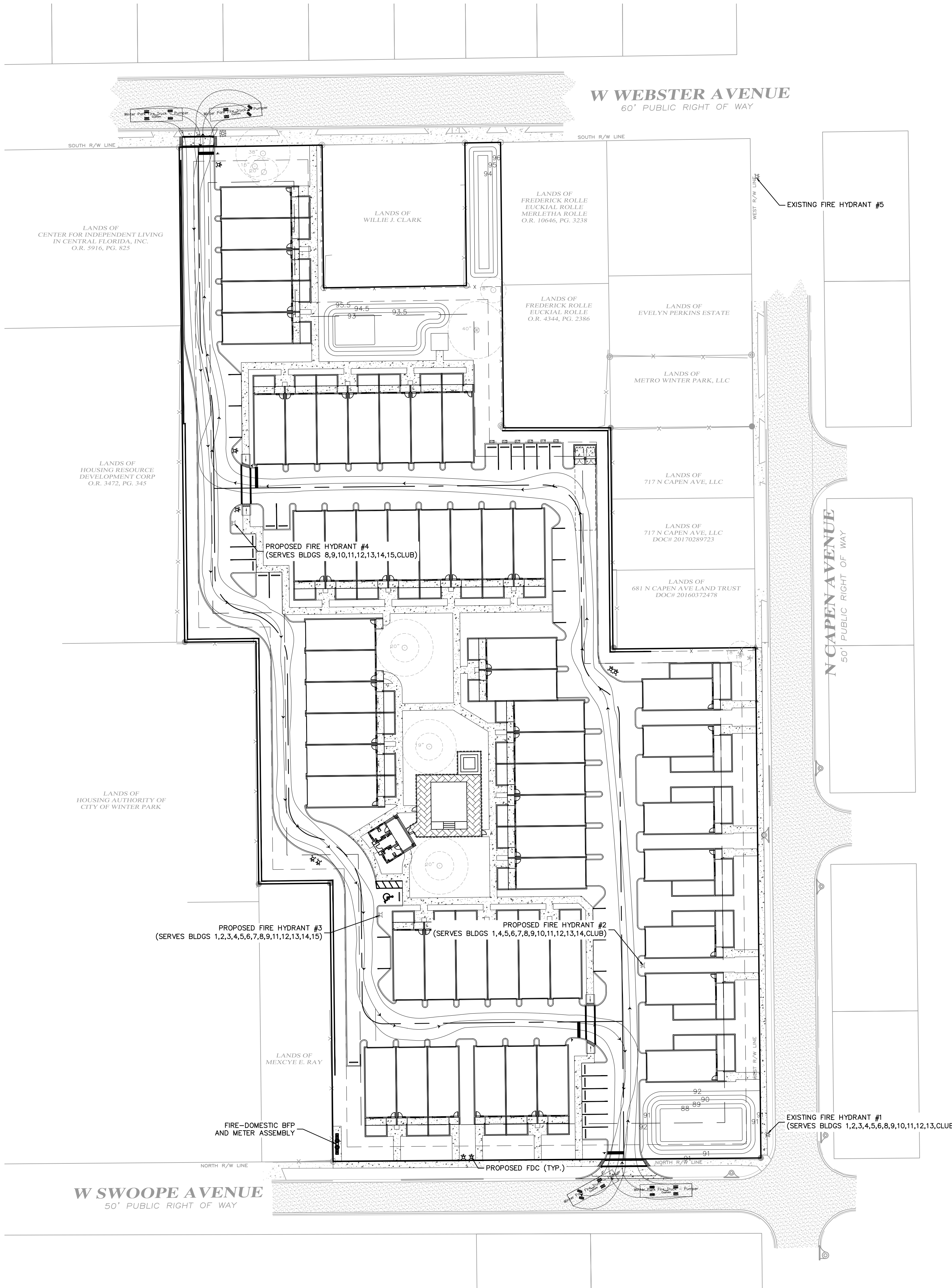
FLORIDA

CITY OF WINTER PARK

SHEET NUMBER C6.1

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```

Winter Park Fire Truck - Pumpers
                                feet
Width                           : 9.00
Track                           : 6.91
Lock to Lock Time               : 6.0
Steering Angle                  : 45.0

```

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

Sunshine811.com

WINTER PARK COMMONS

CITY OF WINTER PARK

FIRE PROTECTION PLAN

KHA PROJECT
249.301000

DATE 09/19/2023

SCALE AS SHOWN

RAWIN BY	VN

LICENSED PROFESSIONAL

JEFFREY R. SWISHER, P.E.

LICENSE NUMBER
80275

ATT:

Kimley»»Horn

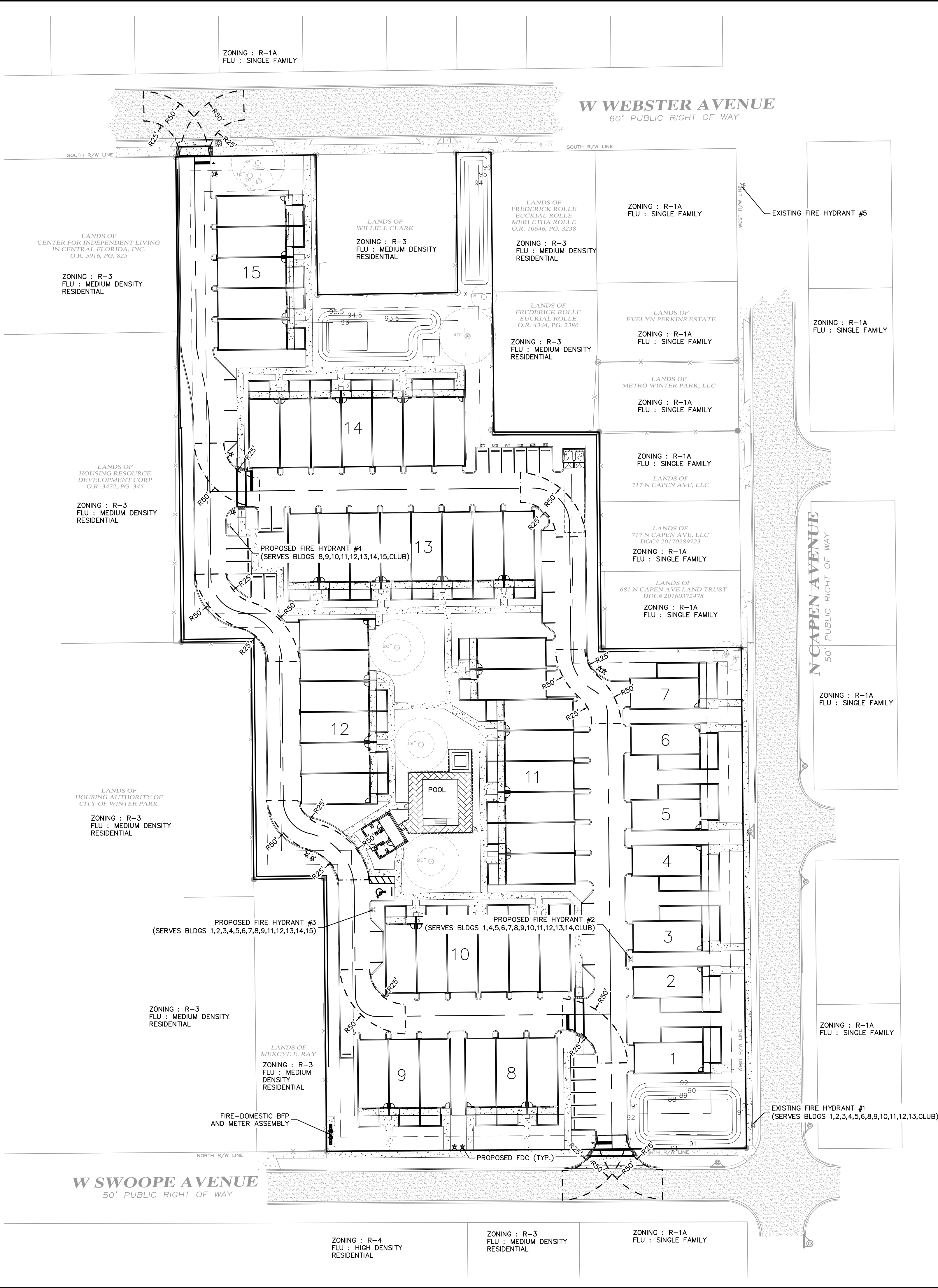
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89 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511

WWW.KIMIFY-HORN.COM REGISTRY NO. 35106

REVISIONS

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



WINTER PARK COMMONS		FIRE TRUCK TURN RADII		KHA PROJECT 249.301000		LICENSED PROFESSIONAL		Kimley»Horn	
CITY OF WINTER PARK		FLORIDA		DATE 09/19/2023		JEFFREY R. SWISHER, P.E.		© 2023 KIMLEY-HORN AND ASSOCIATES, INC.	
SHEET NUMBER C7.2		SCALE AS SHOWN		DESIGNED BY VNT		FLORIDA LICENSE NUMBER 60275		189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801	
		CHECKED BY JRS		DATE: _____				PHONE: 407-898-1511	
								WWW.KIMLEY-HORN.COM	
								REGISTRY NO. 35106	
								REVISIONS	
								BY	
								DATE	

STRUCTURAL DESIGN LOADING CRITERIA

LIVE LOADING: AASHTO HS-20 HIGHWAY LOADING

GROUND WATER TABLE: BELOW INVERT OF SYSTEM

SOL BEARING PRESSURE: 2000 PSF

SOL DENSITY: 120 PCF

EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE: 35 PSF / FT.

EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE: 80 PSF / FT. (IF WATER TABLE PRESENT)

APPLICABLE CODES: ASTM D857
ACI-318

BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION

WATER STORAGE PROV: CUBIC FEET

UNIT HEADROOM: UNIT QUANTITY: TOTAL PIECES

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET / OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.

2. COVER RANGE: MIN 0.50' MAX 2.00' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.

3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.

4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

STORMTRAP SYSTEM ELEVATION TABLE

STORMTRAP SYSTEM	DETAILS
SYSTEM 1	ALLOWABLE MAX GRADE=95.50 ALLOWABLE MIN GRADE=92.00 INSIDE HEIGHT=91.00 H/WL=91.00 SINGLETRAP HEIGHT=2' SYSTEM INVERT=89.00
SYSTEM 2	ALLOWABLE MAX GRADE=96.50 ALLOWABLE MIN GRADE=93.00 INSIDE HEIGHT=92.00 H/WL=92.00 SINGLETRAP HEIGHT=2' SYSTEM INVERT=90.00
SYSTEM 3	ALLOWABLE MAX GRADE=98.00 ALLOWABLE MIN GRADE=94.50 INSIDE HEIGHT=93.50 H/WL=93.50 SINGLETRAP HEIGHT=2' SYSTEM INVERT=91.50

STORMTRAP SYSTEM ELEVATION TABLE

STORMTRAP SYSTEM	DETAILS
SYSTEM 4	ALLOWABLE MAX GRADE=98.50 ALLOWABLE MIN GRADE=95.00 INSIDE HEIGHT=94.00 H/WL=94.00 SINGLETRAP HEIGHT=2' SYSTEM INVERT=92.00
SYSTEM 5	ALLOWABLE MAX GRADE=97.00 ALLOWABLE MIN GRADE=93.50 INSIDE HEIGHT=92.50 H/WL=92.50 SINGLETRAP HEIGHT=2'-6" SYSTEM INVERT=90.00
SYSTEM 6	ALLOWABLE MAX GRADE=95.50 ALLOWABLE MIN GRADE=92.00 INSIDE HEIGHT=91.00 H/WL=91.00 SINGLETRAP HEIGHT=3' SYSTEM INVERT=88.00

STORMTRAP SYSTEM ELEVATION TABLE

STORMTRAP SYSTEM	DETAILS
SYSTEM 1	ALLOWABLE MAX GRADE=95.50 ALLOWABLE MIN GRADE=92.00 INSIDE HEIGHT=91.00 H/WL=91.00 SINGLETRAP HEIGHT=2' SYSTEM INVERT=89.00
SYSTEM 2	ALLOWABLE MAX GRADE=96.50 ALLOWABLE MIN GRADE=93.00 INSIDE HEIGHT=92.00 H/WL=92.00 SINGLETRAP HEIGHT=2' SYSTEM INVERT=90.00
SYSTEM 3	ALLOWABLE MAX GRADE=98.00 ALLOWABLE MIN GRADE=94.50 INSIDE HEIGHT=93.50 H/WL=93.50 SINGLETRAP HEIGHT=2' SYSTEM INVERT=91.50

STORMTRAP SYSTEM ELEVATION TABLE

STORMTRAP SYSTEM	DETAILS
SYSTEM 4	ALLOWABLE MAX GRADE=98.50 ALLOWABLE MIN GRADE=95.00 INSIDE HEIGHT=94.00 H/WL=94.00 SINGLETRAP HEIGHT=2' SYSTEM INVERT=92.00
SYSTEM 5	ALLOWABLE MAX GRADE=97.00 ALLOWABLE MIN GRADE=93.50 INSIDE HEIGHT=92.50 H/WL=92.50 SINGLETRAP HEIGHT=2'-6" SYSTEM INVERT=90.00
SYSTEM 6	ALLOWABLE MAX GRADE=95.50 ALLOWABLE MIN GRADE=92.00 INSIDE HEIGHT=91.00 H/WL=91.00 SINGLETRAP HEIGHT=3' SYSTEM INVERT=88.00

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STORMTRAP SYSTEM ELEVATION TABLE

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SYSTEM 5	ALLOWABLE MAX GRADE=97.00 ALLOWABLE MIN GRADE=93.50 INSIDE HEIGHT=92.50 H/WL=92.50 SINGLETRAP HEIGHT=2'-6" SYSTEM INVERT=90.00
SYSTEM 6	ALLOWABLE MAX GRADE=95.50 ALLOWABLE MIN GRADE=92.00 INSIDE HEIGHT=91.00 H/WL=91.00 SINGLETRAP HEIGHT=3' SYSTEM INVERT=88.00

STORMTRAP SYSTEM ELEVATION TABLE

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SYSTEM 1	ALLOWABLE MAX GRADE=95.50 ALLOWABLE MIN GRADE=92.00 INSIDE HEIGHT=91.00 H/WL=91.00 SINGLETRAP HEIGHT=2' SYSTEM INVERT=89.00
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STORMTRAP SYSTEM ELEVATION TABLE

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STORMTRAP SYSTEM ELEVATION TABLE

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STORMTRAP SYSTEM ELEVATION TABLE

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SYSTEM 5	ALLOWABLE MAX GRADE=97.00 ALLOWABLE MIN GRADE=93.50 INSIDE HEIGHT=92.50 H/WL=92.50 SINGLETRAP HEIGHT=2'-6" SYSTEM INVERT=90.00
SYSTEM 6	ALLOWABLE MAX GRADE=95.50 ALLOWABLE MIN GRADE=9

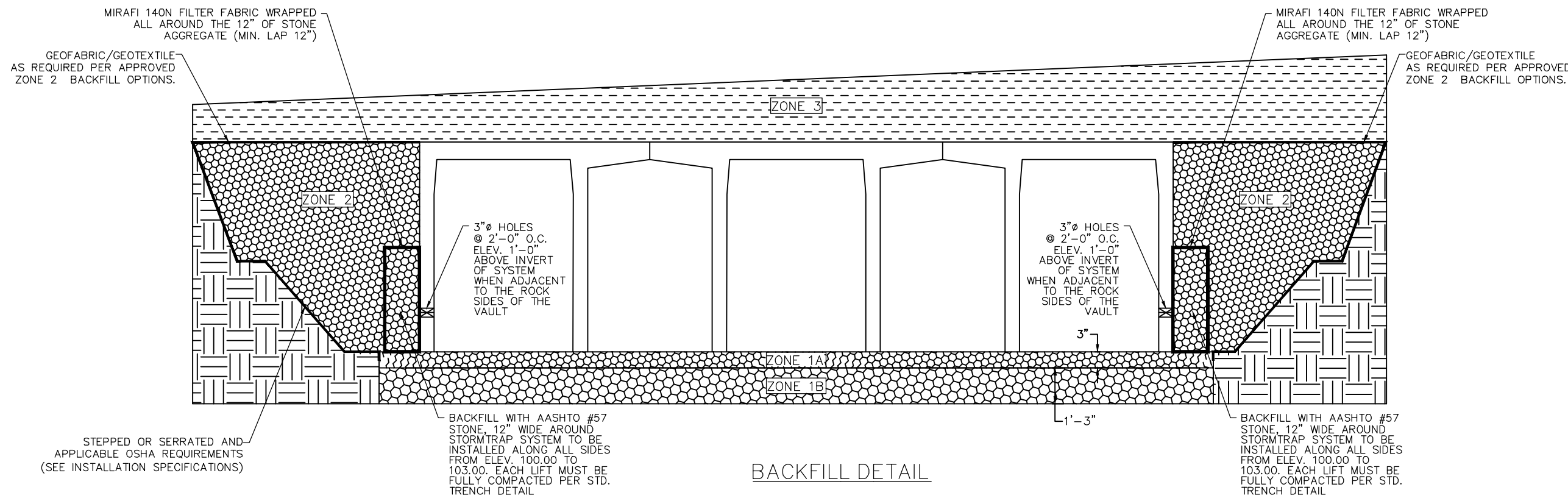
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WINTER PARK COMMONS CITY OF WINTER PARK FLORIDA		STORM TRAP DETAILS		KHA PROJECT 249301000 DATE 09/19/2023 SCALE DESIGNED BY ### DRAWN BY ### CHECKED BY JRS		LICENSED PROFESSIONAL JEFFREY R. SWISHER, P.E. FLORIDA LICENSE NUMBER 60275 09/19/2023		Kimley»»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		No. REVISIONS DATE BY	
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ZONE CHART		
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1 A	FOUNDATION AGGREGATE	#5 (#7) STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 1 B	FOUNDATION AGGREGATE	#7 STONE AGGREGATE (SEE NOTE 5 FOR DESCRIPTION)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (OW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

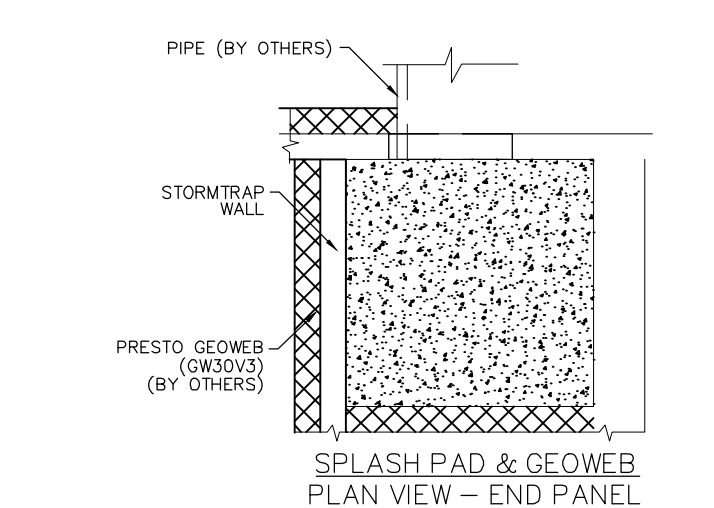
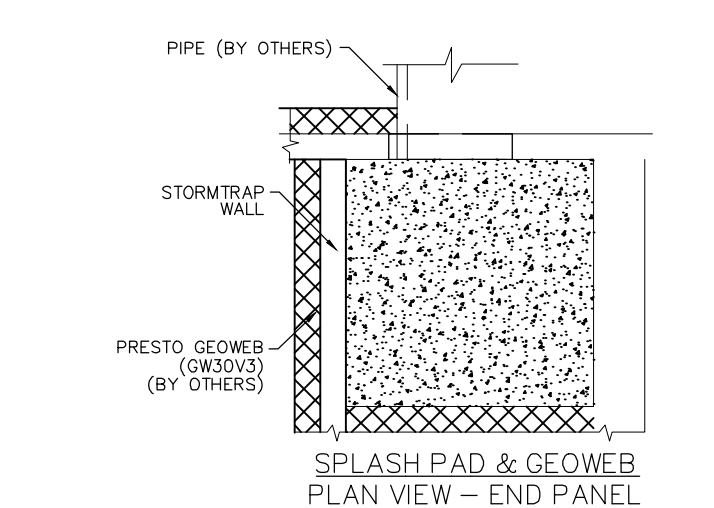
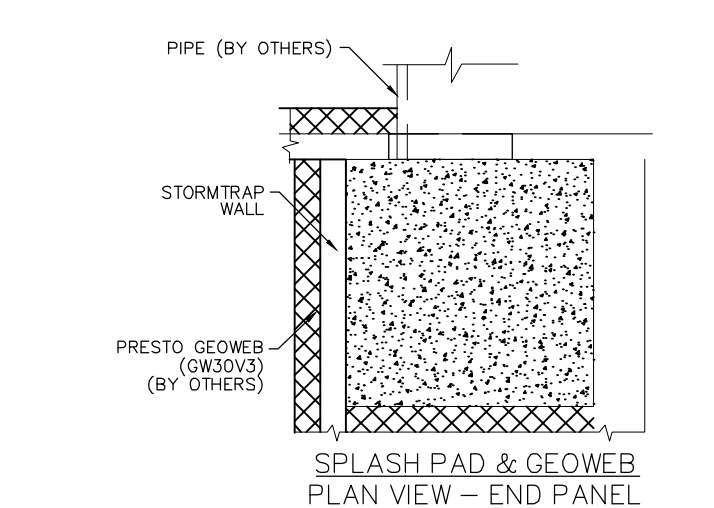
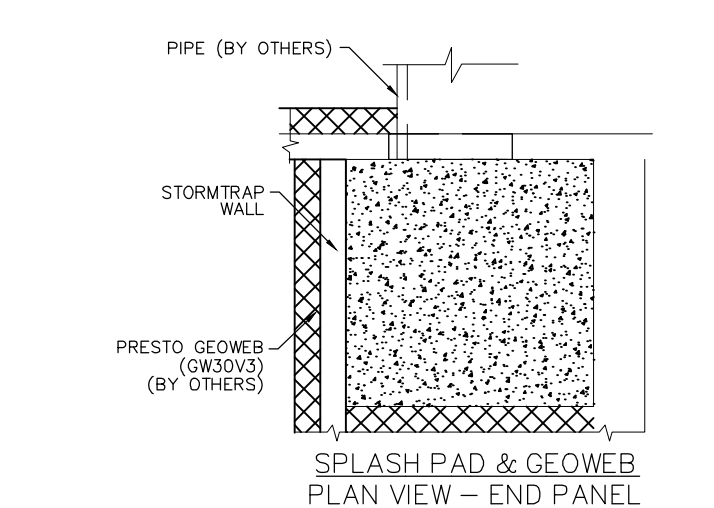
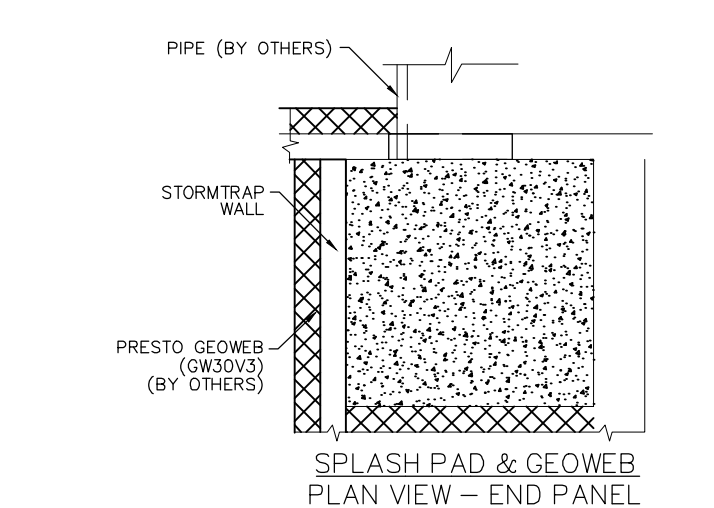
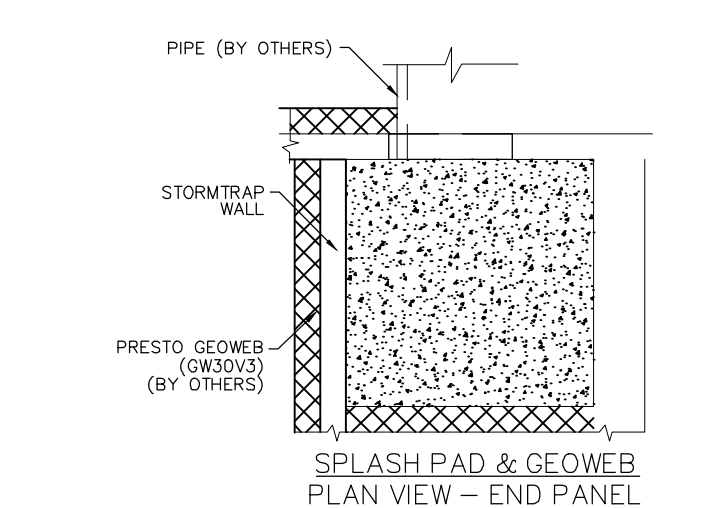
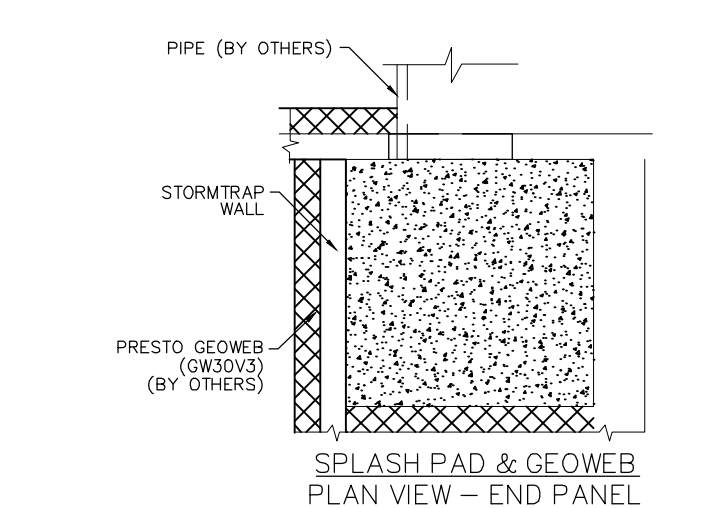
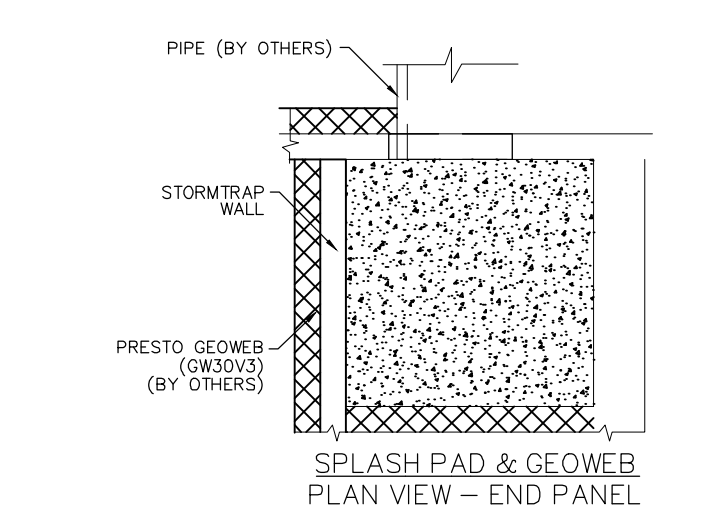
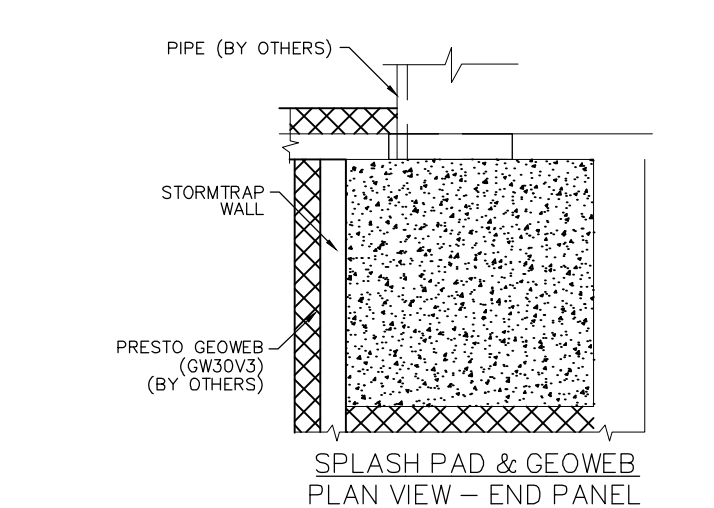
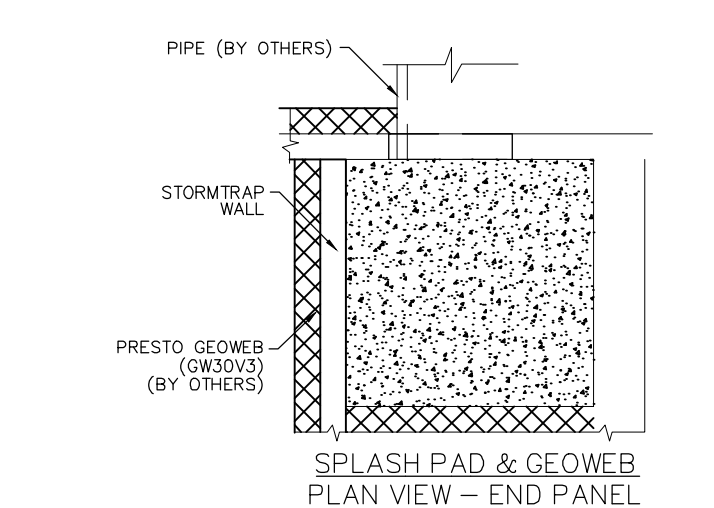
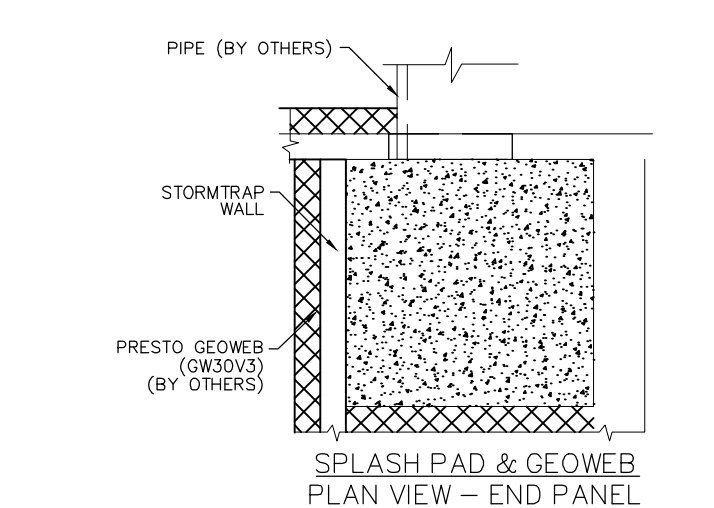
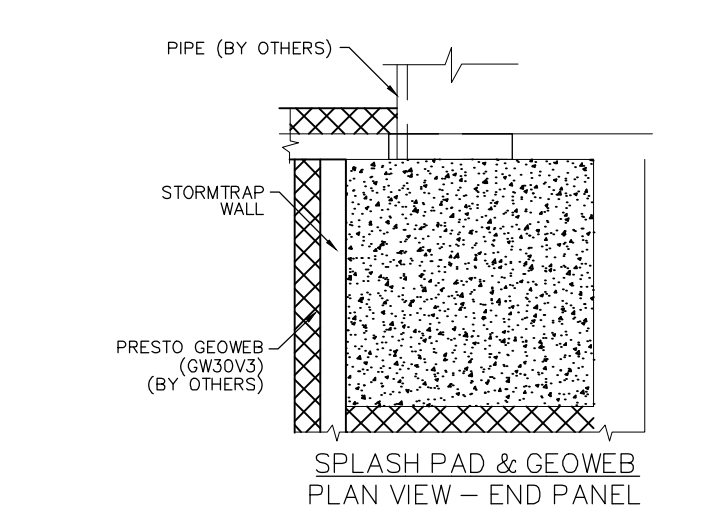
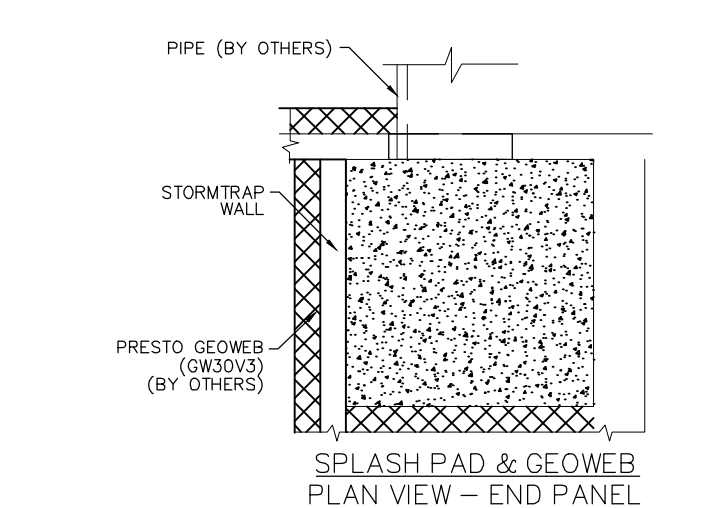
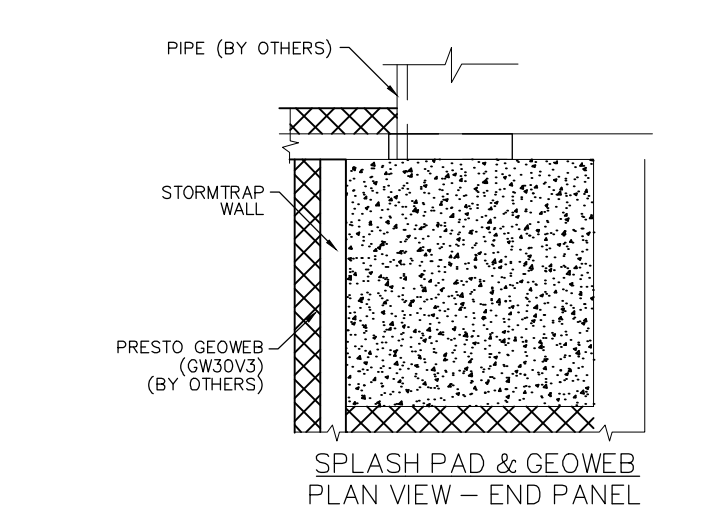
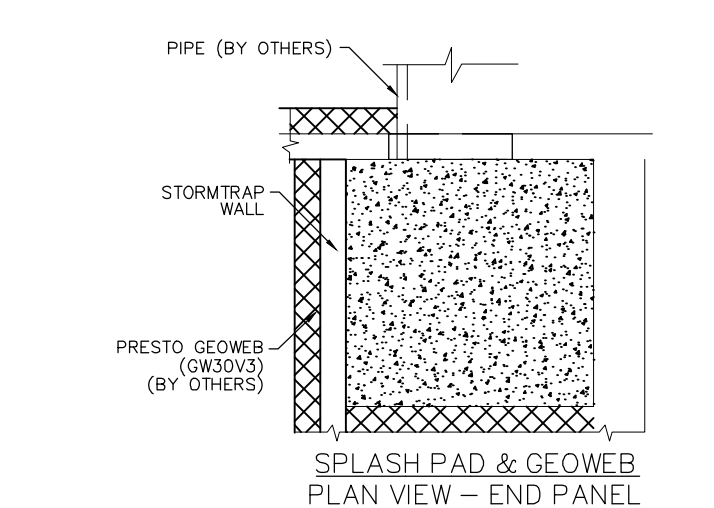
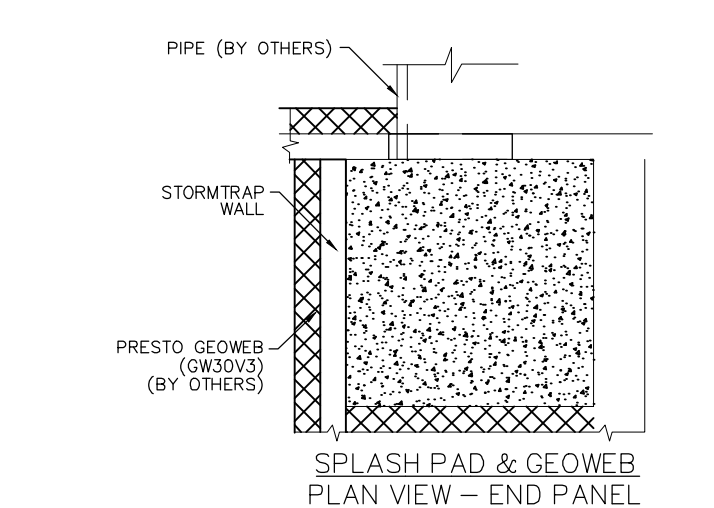
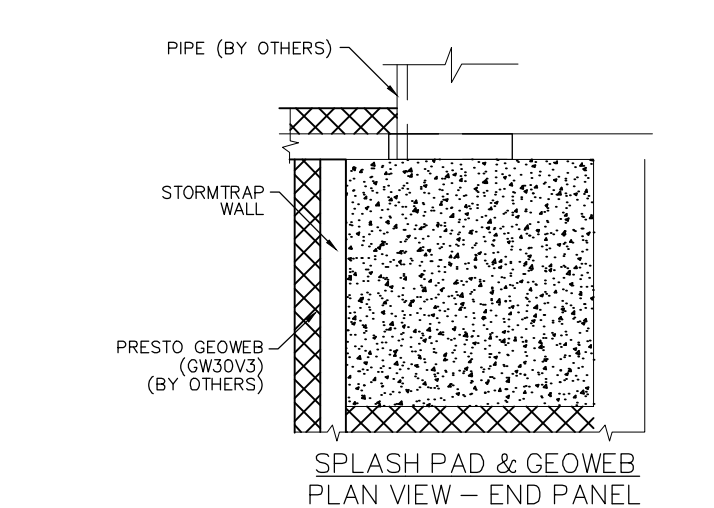
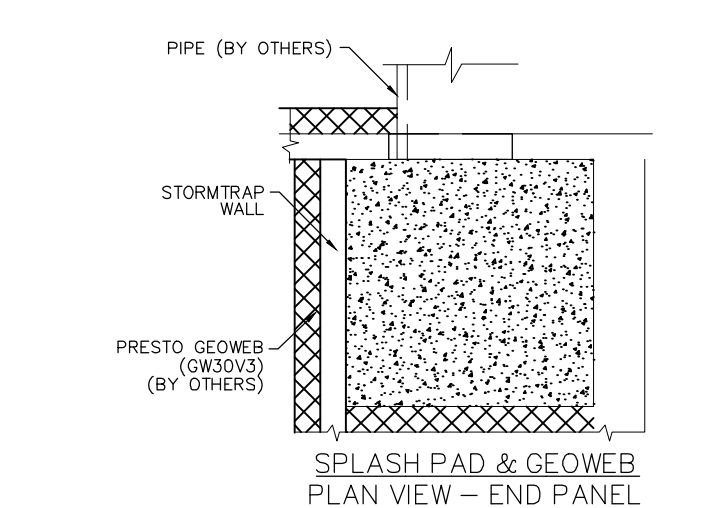
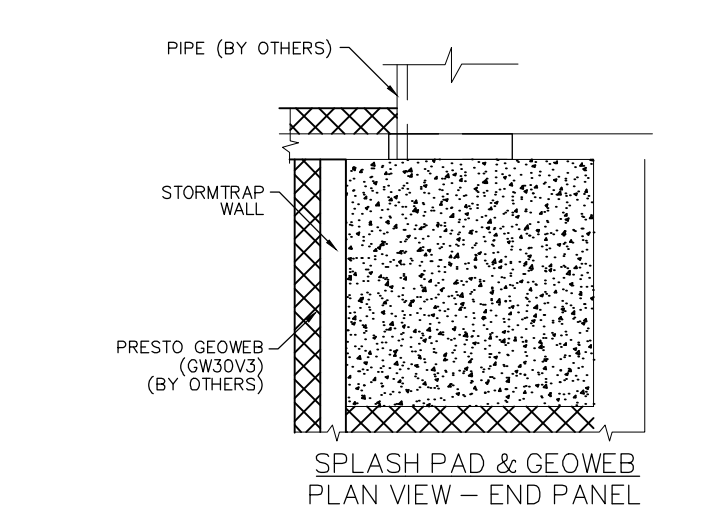
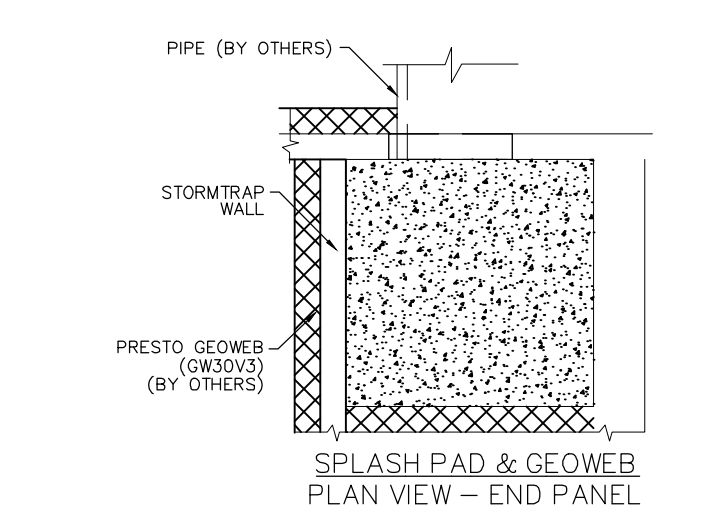
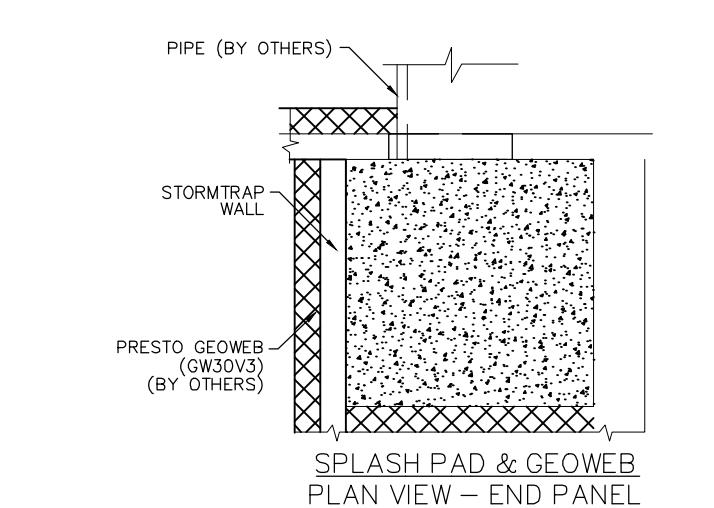
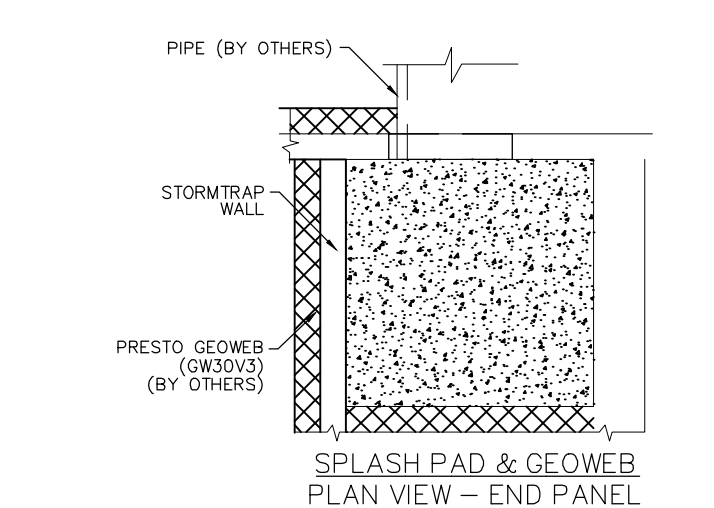
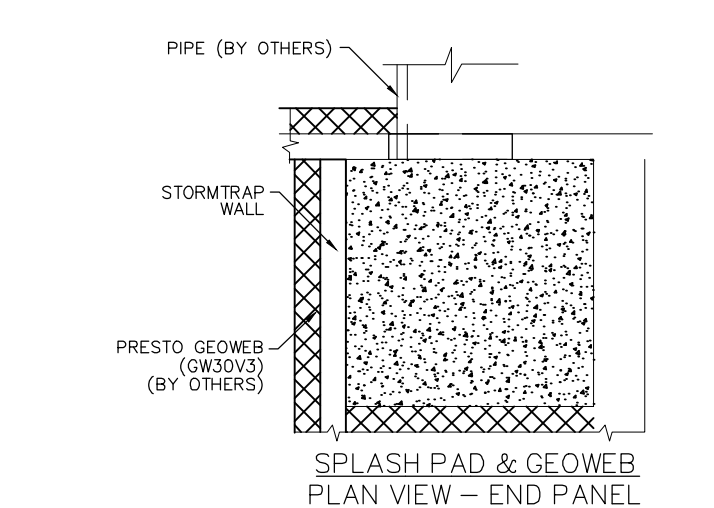
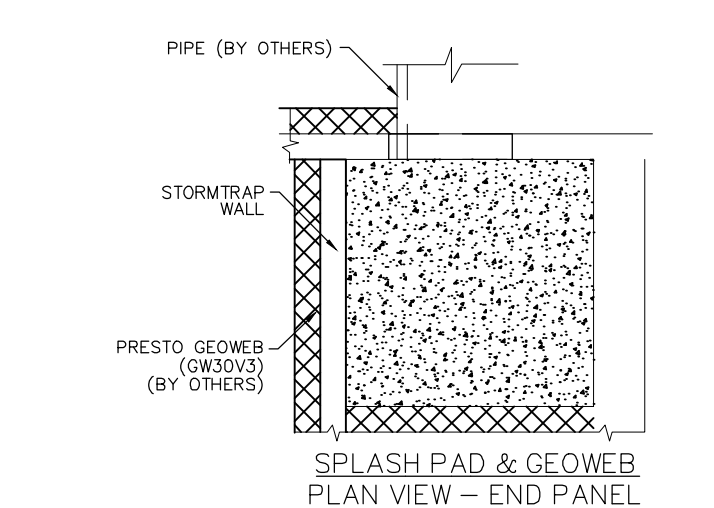
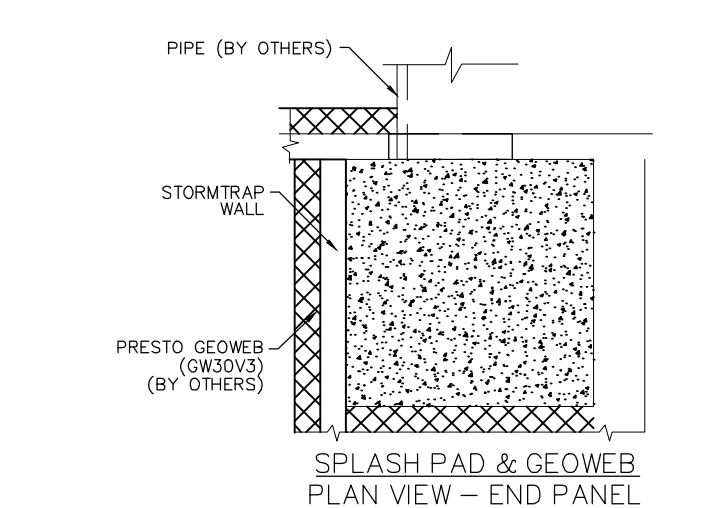
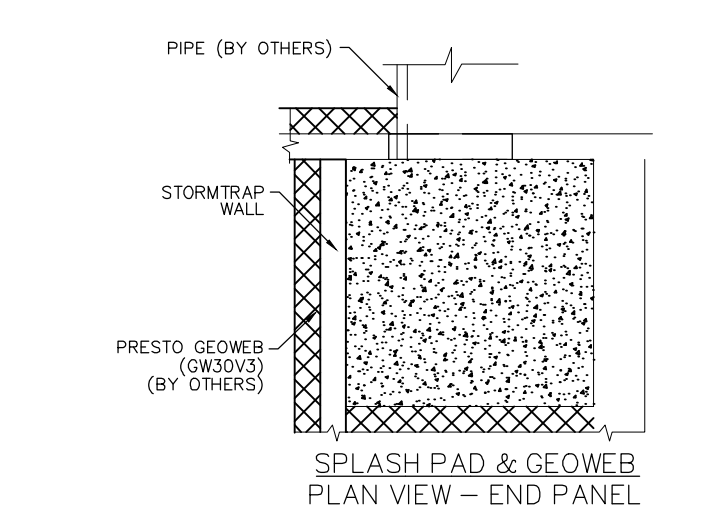
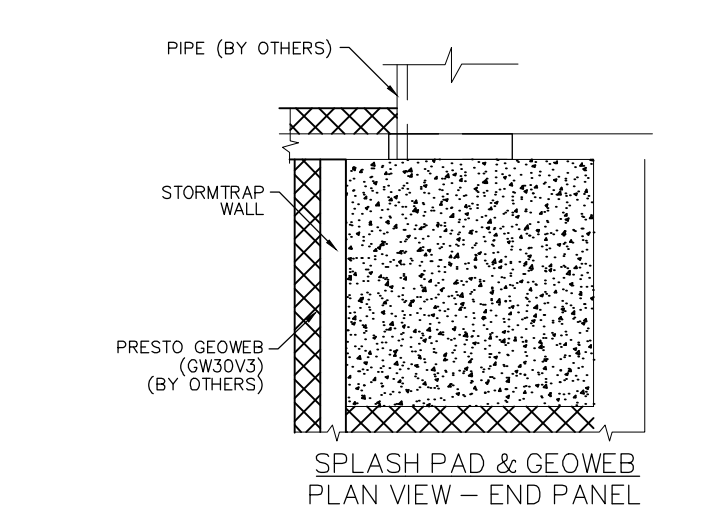
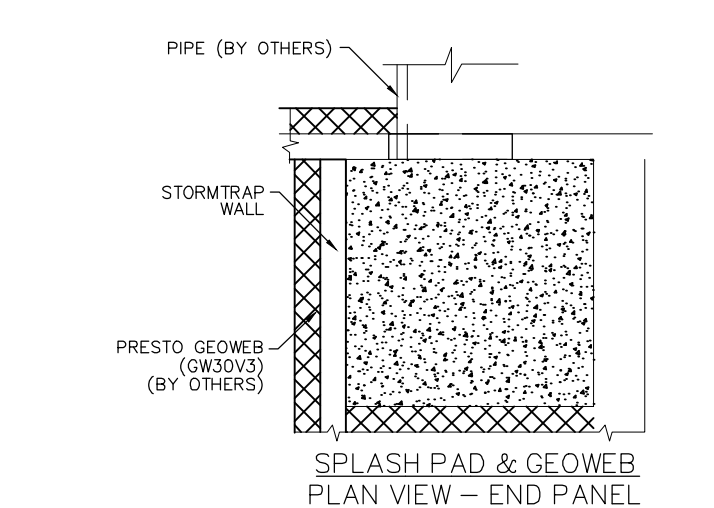
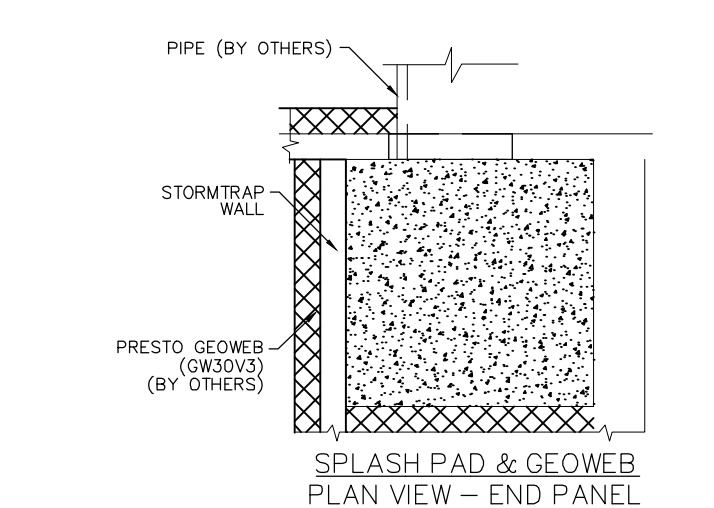
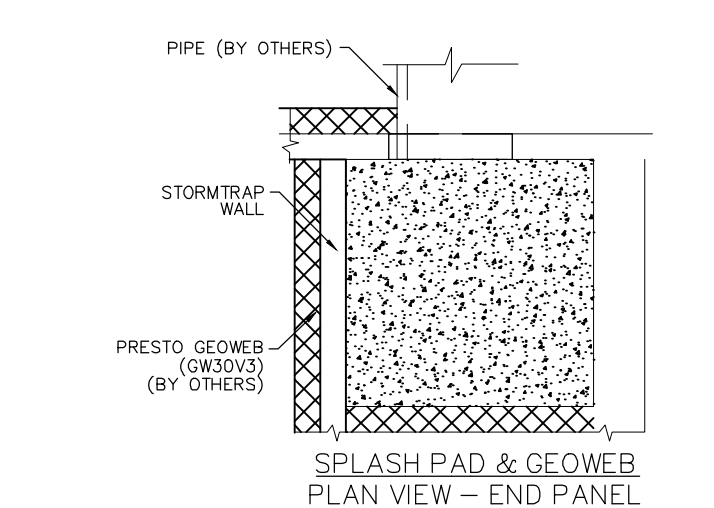
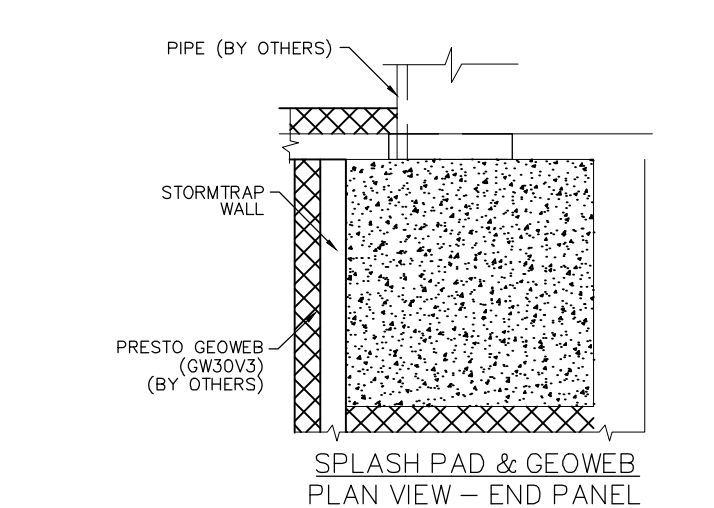
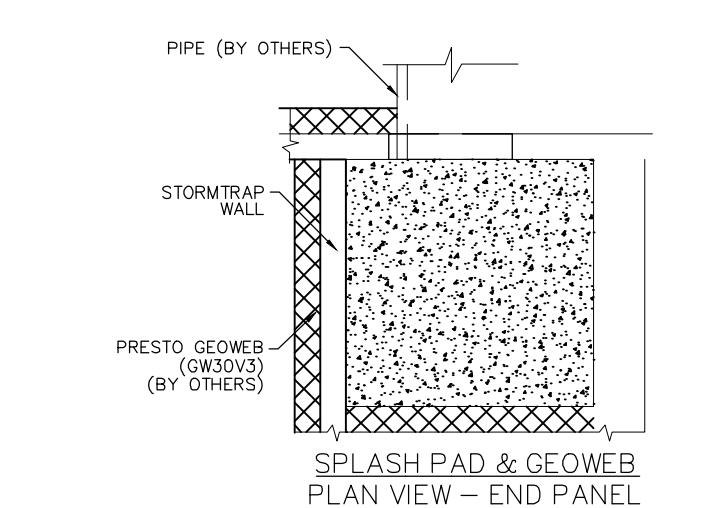
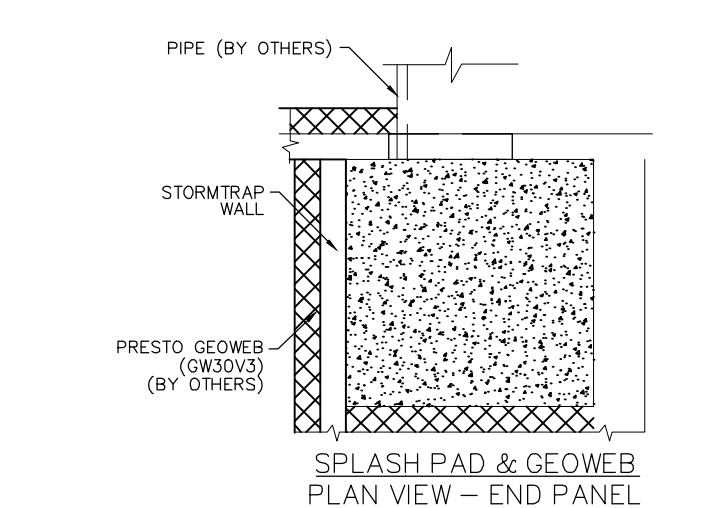
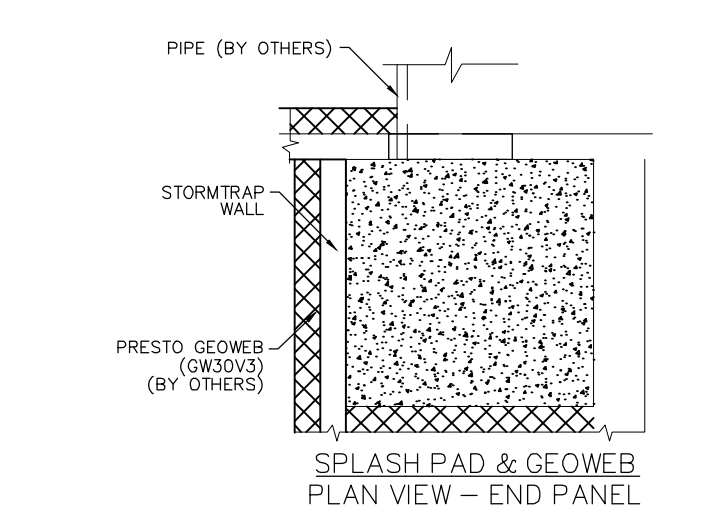
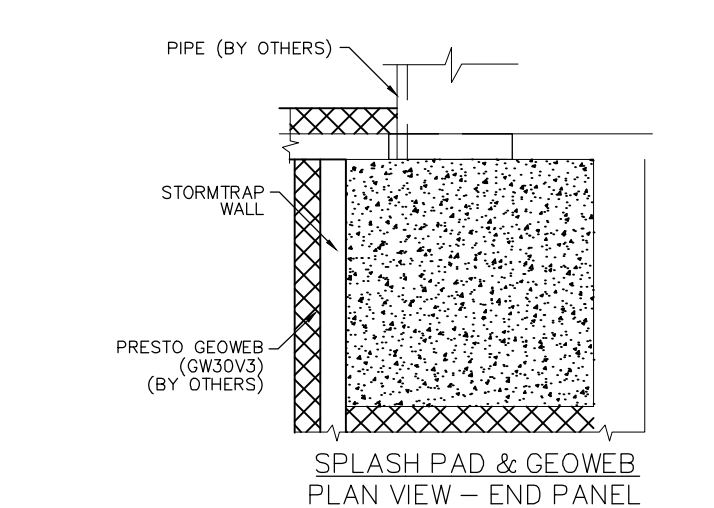
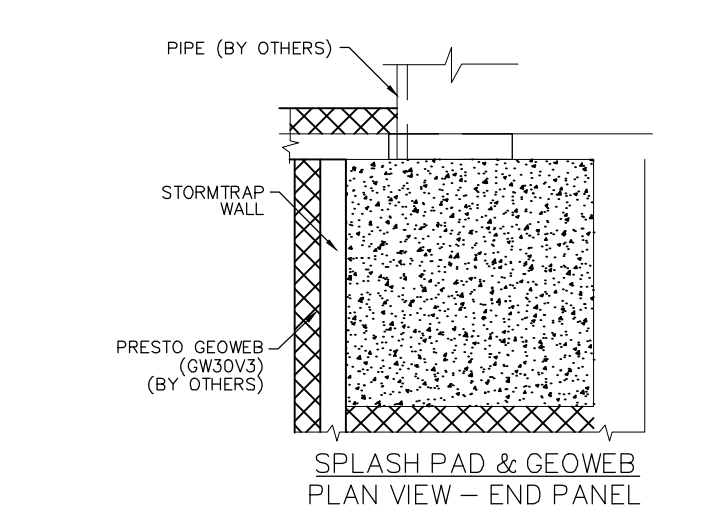
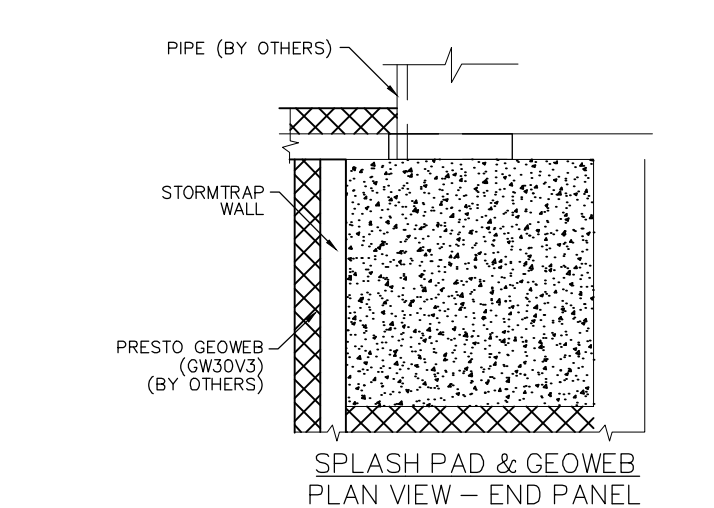
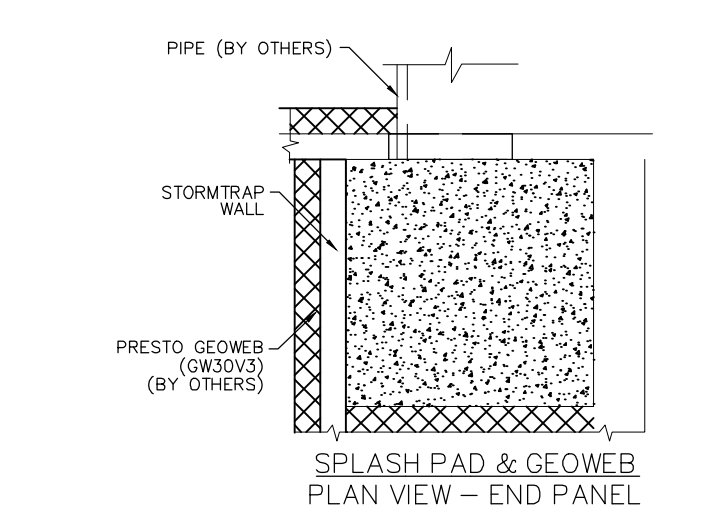
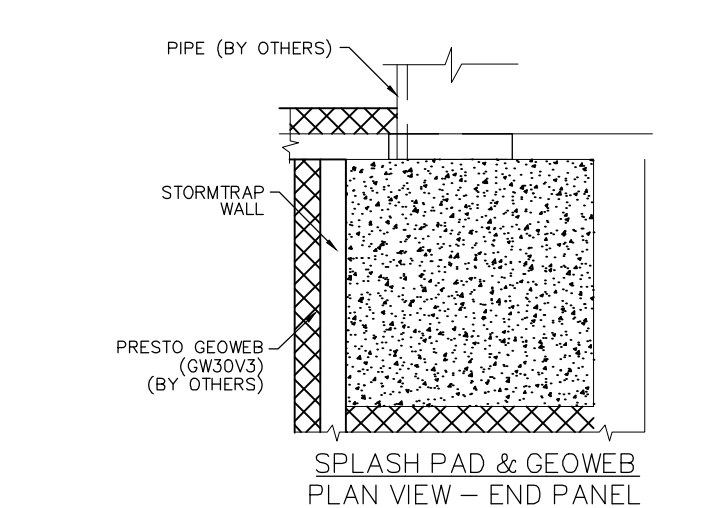
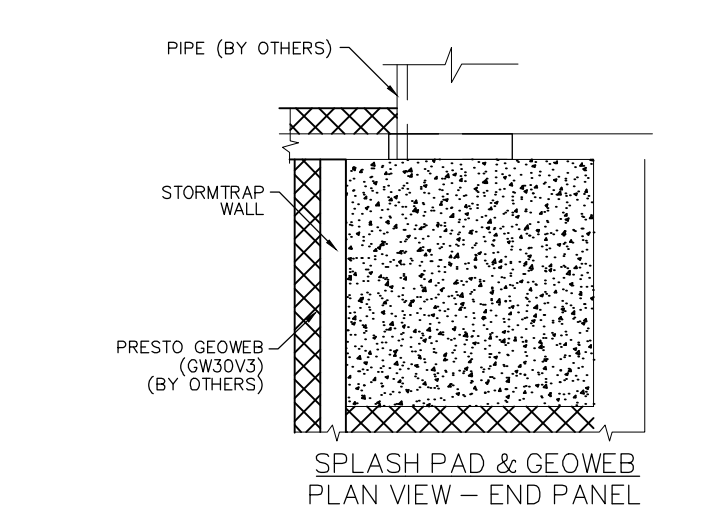
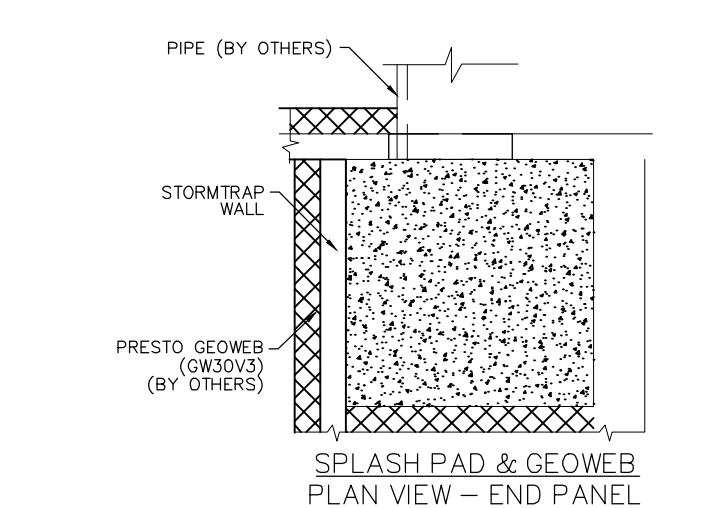
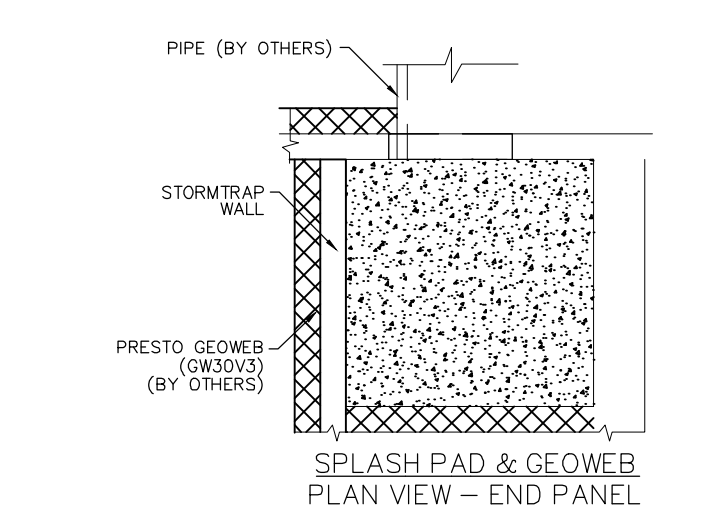
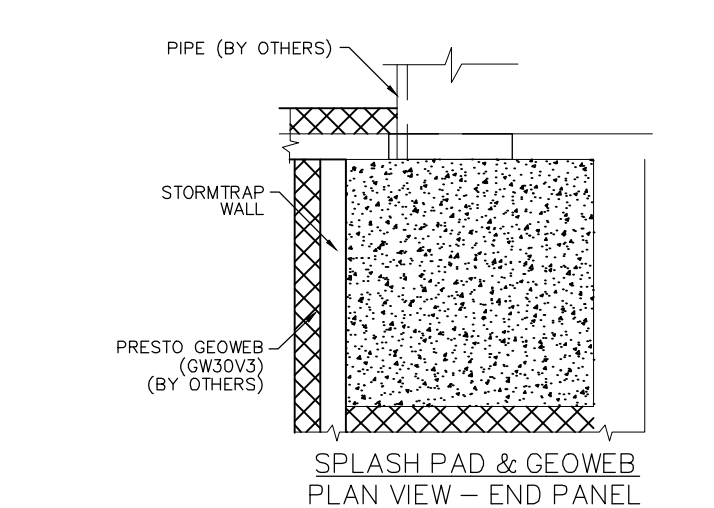
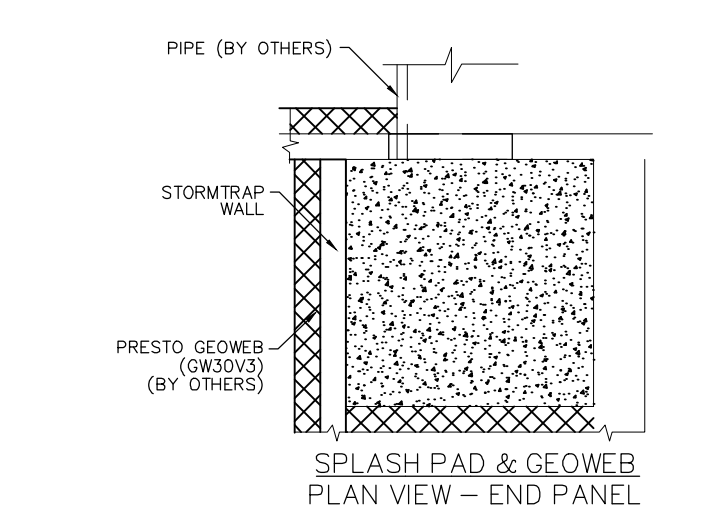
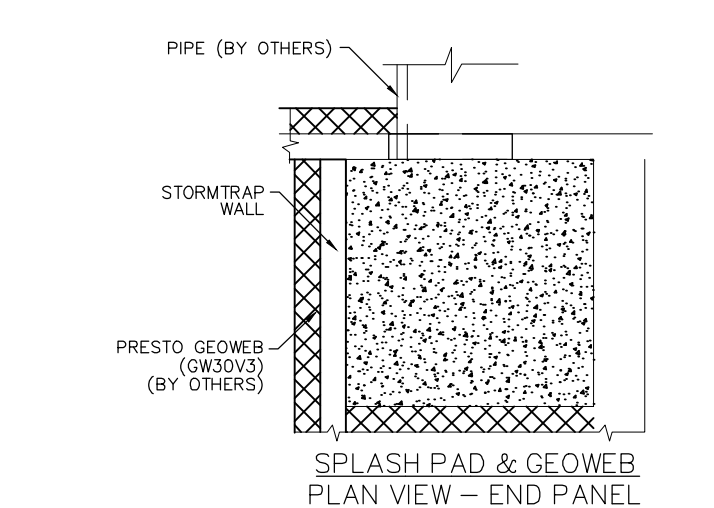
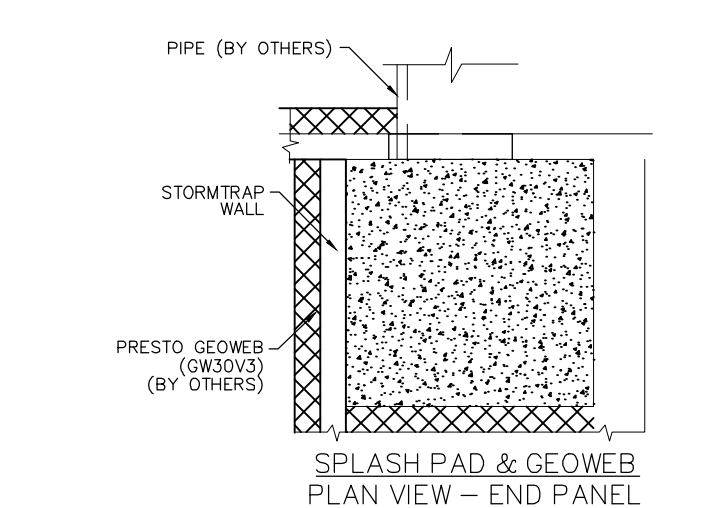
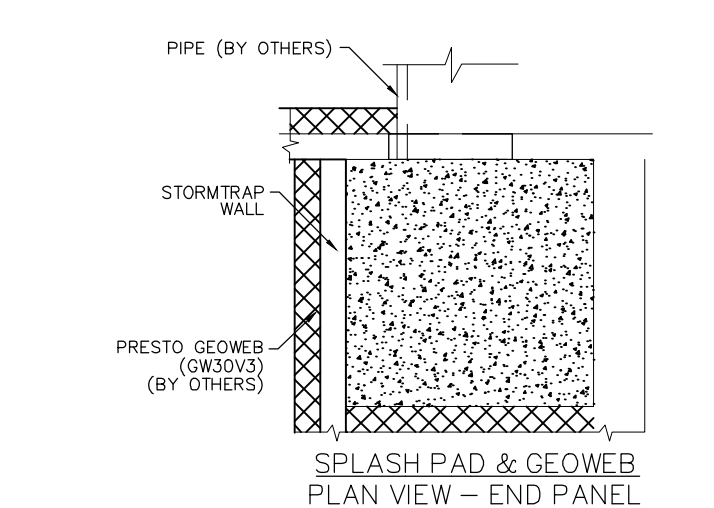
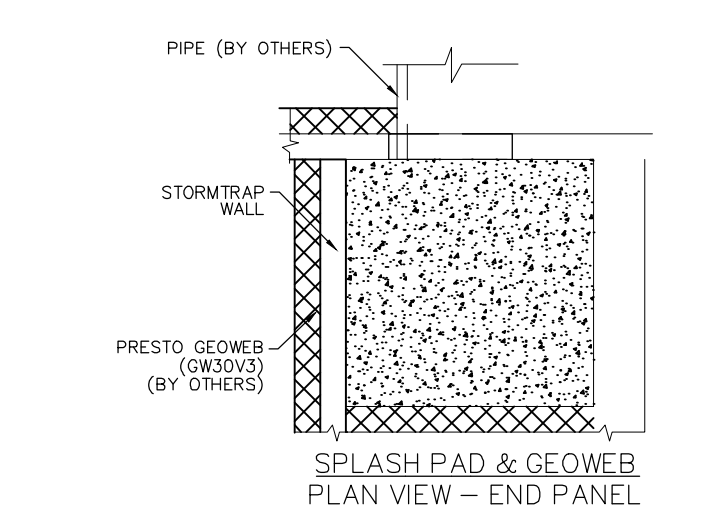
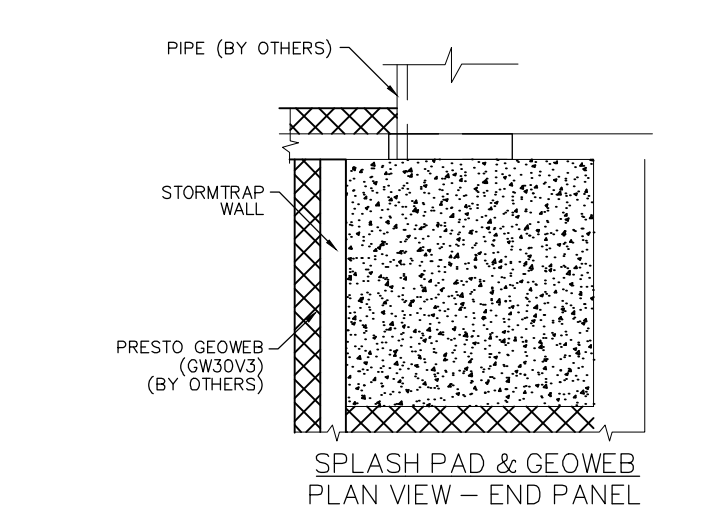
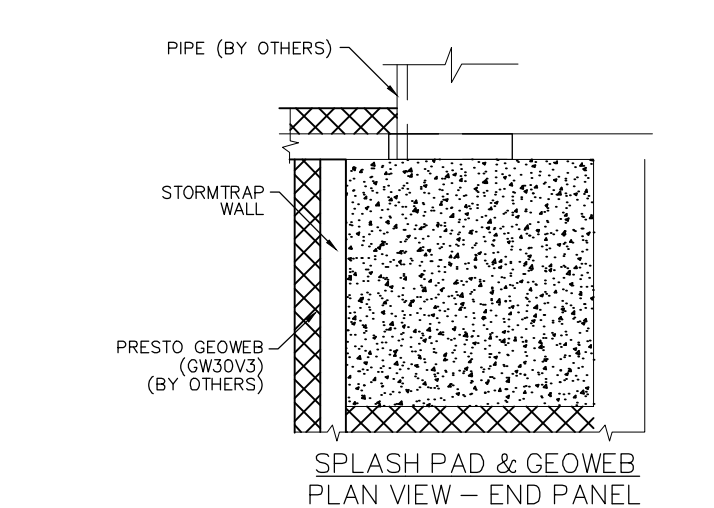
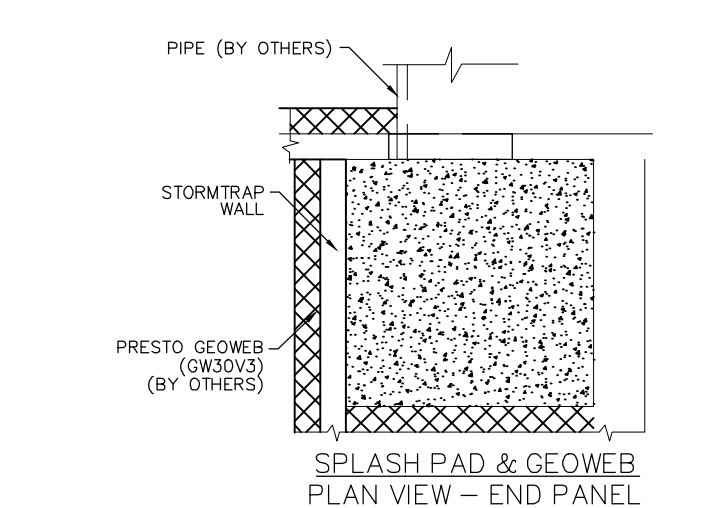
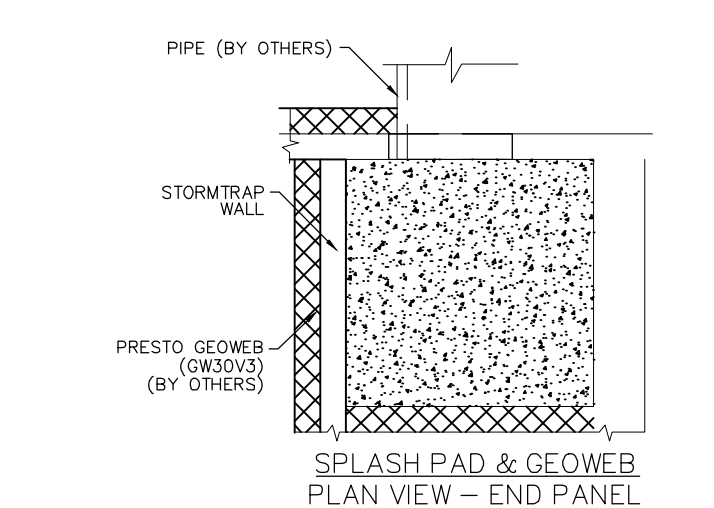
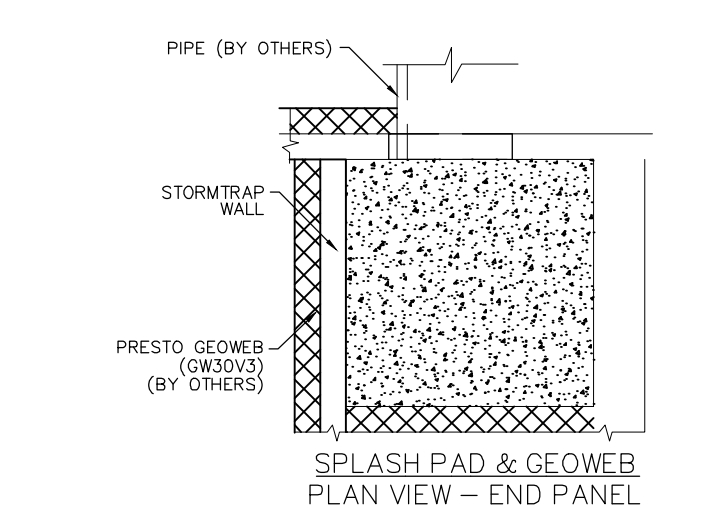
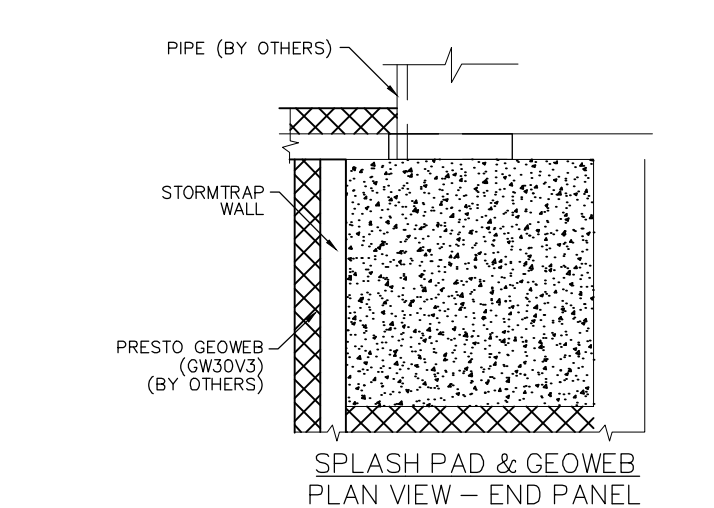
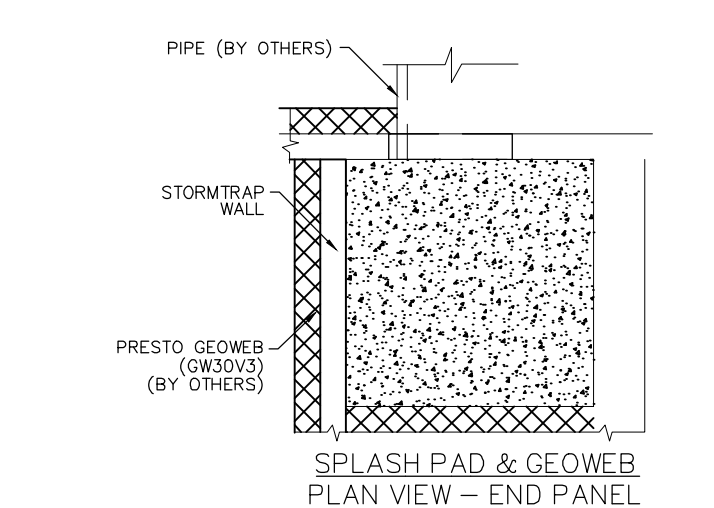
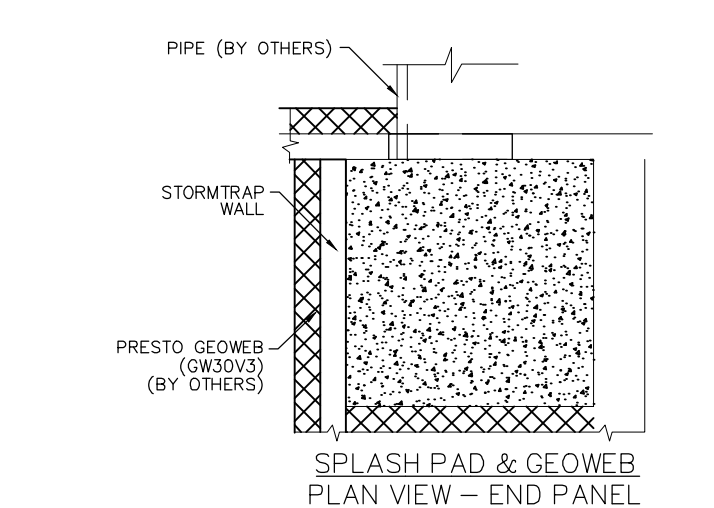
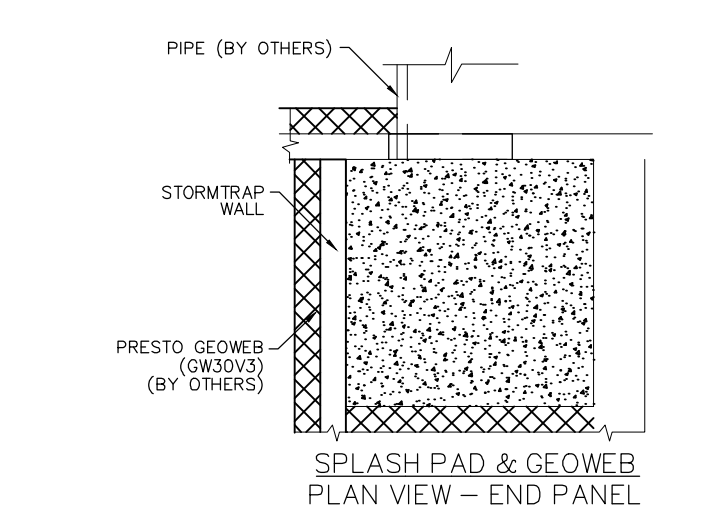
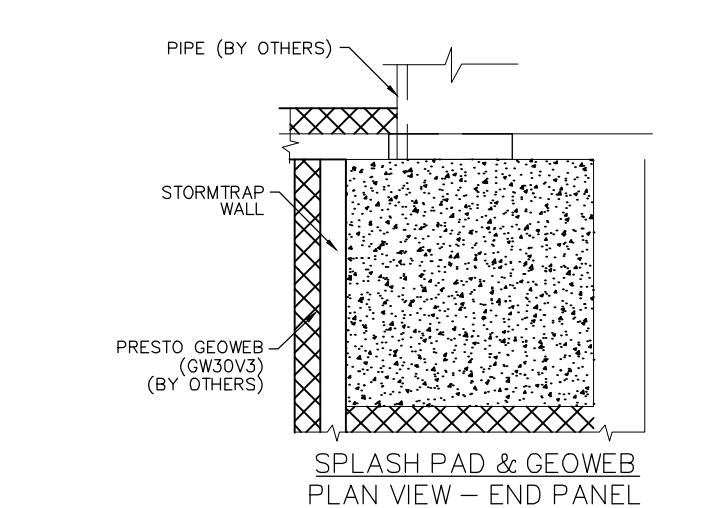
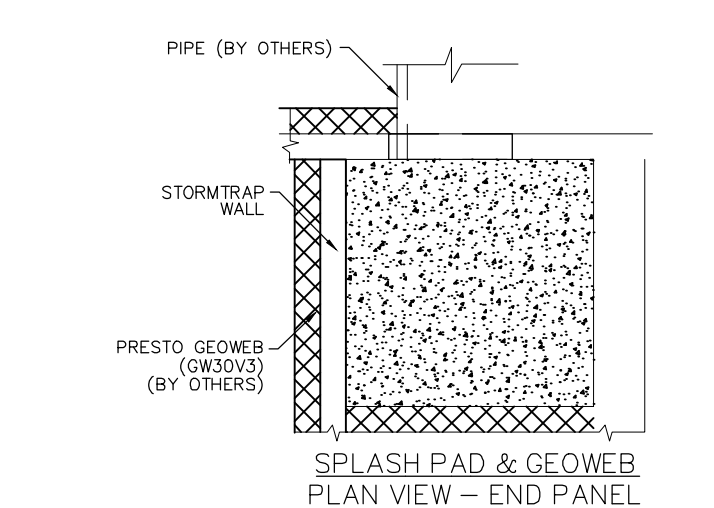
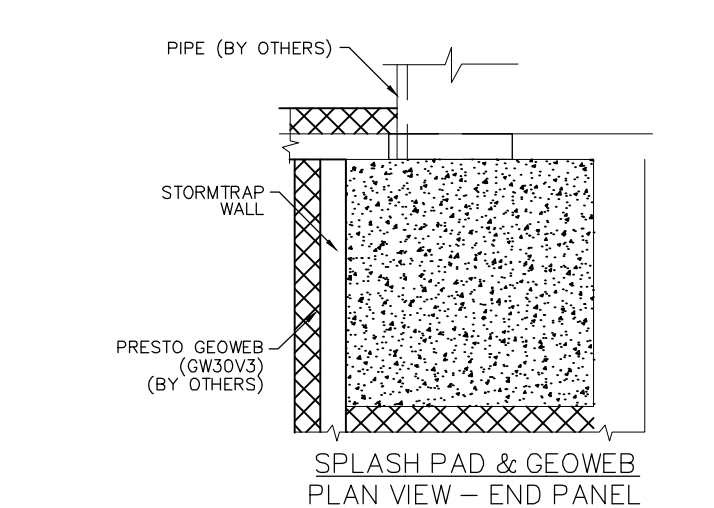
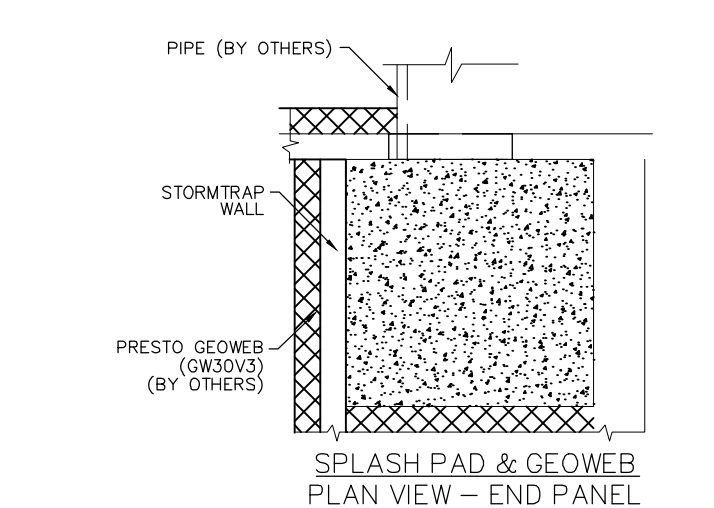
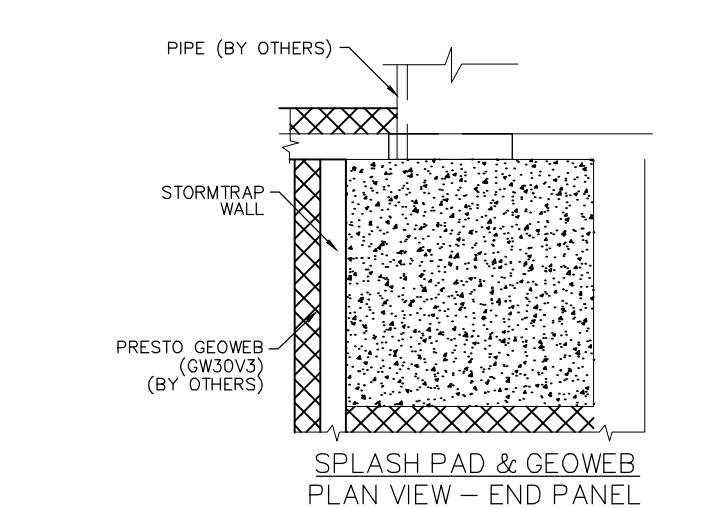
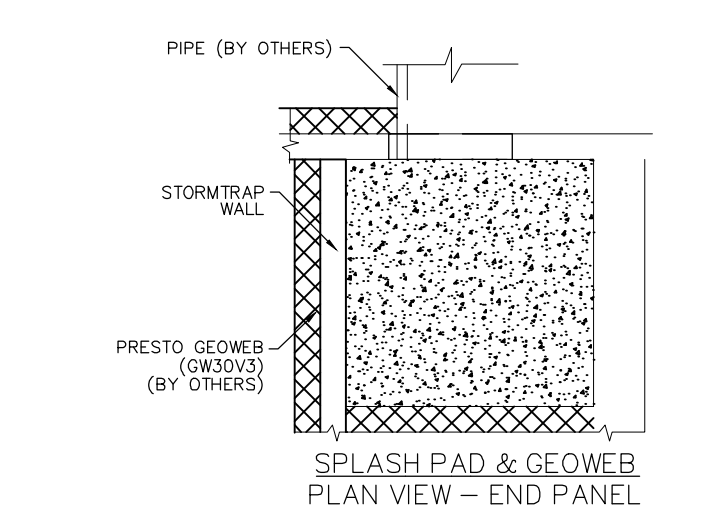
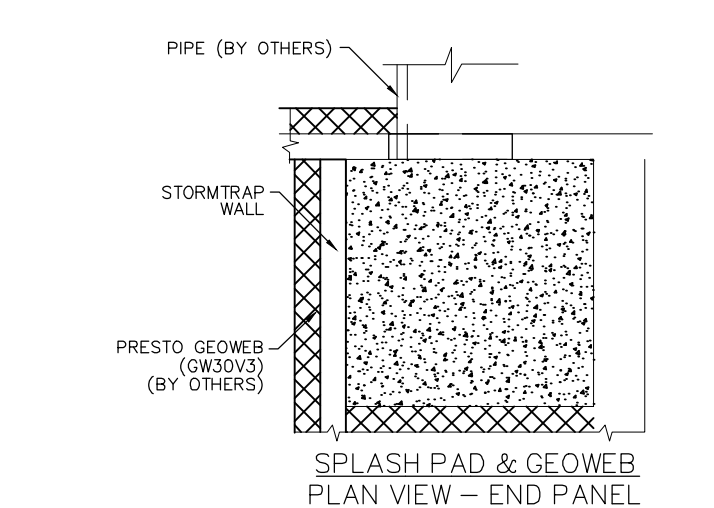
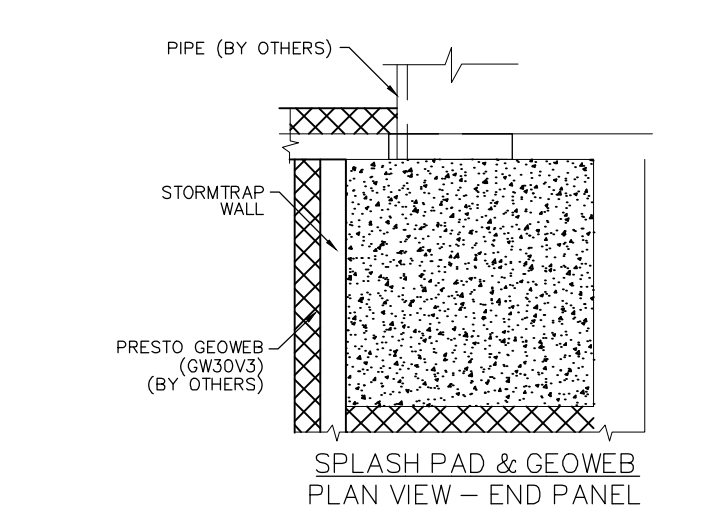
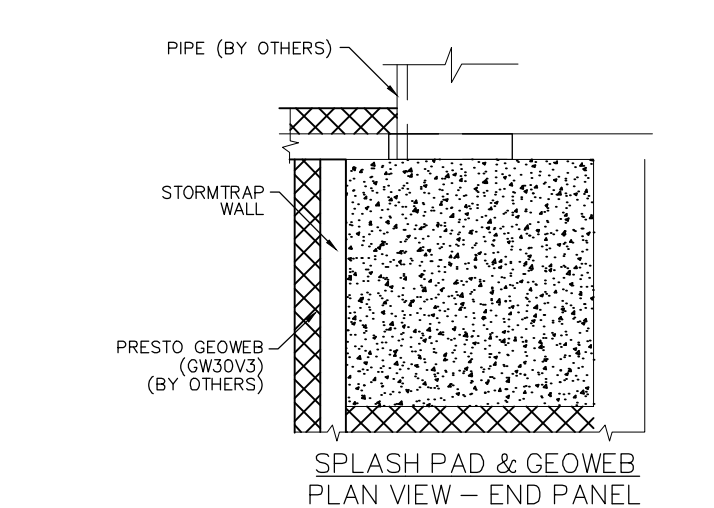
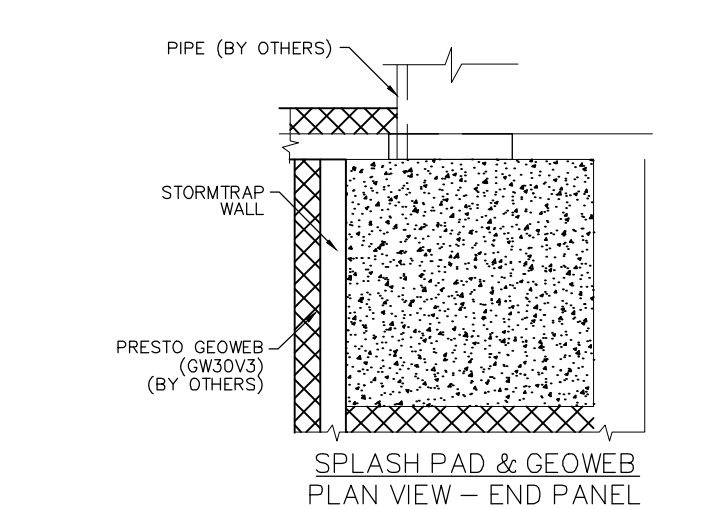
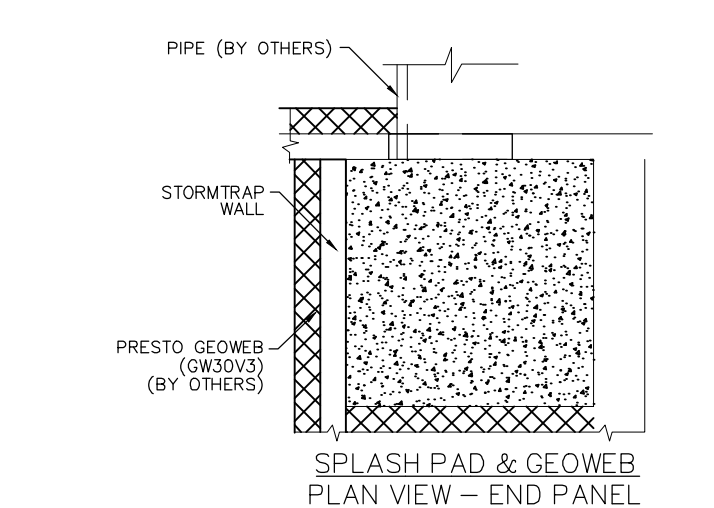
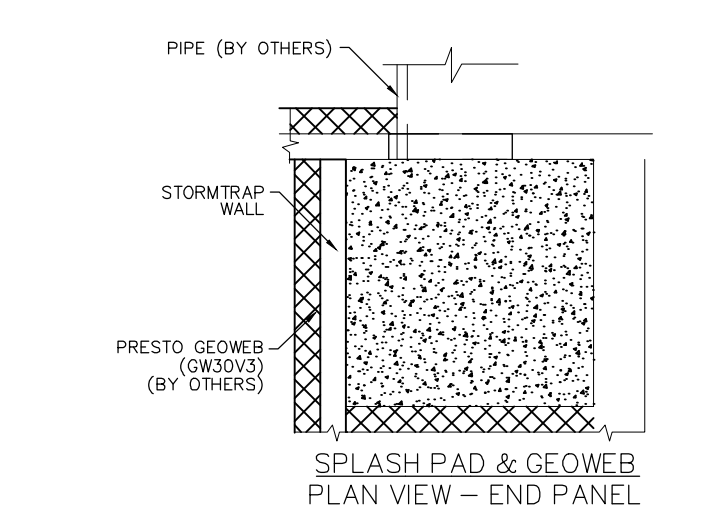
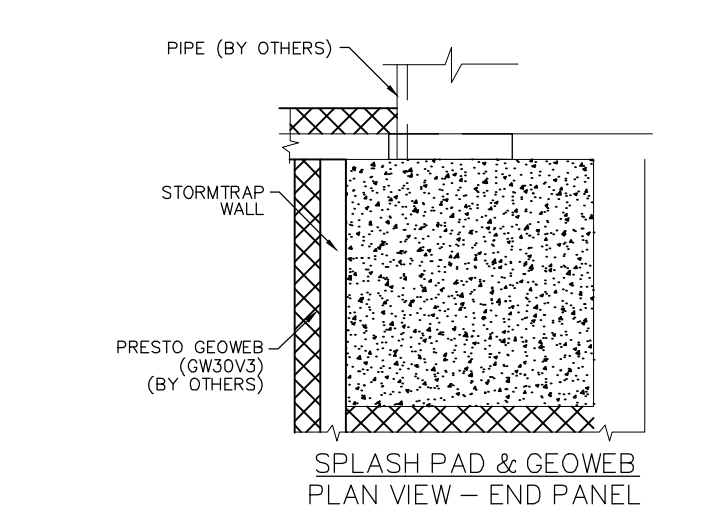
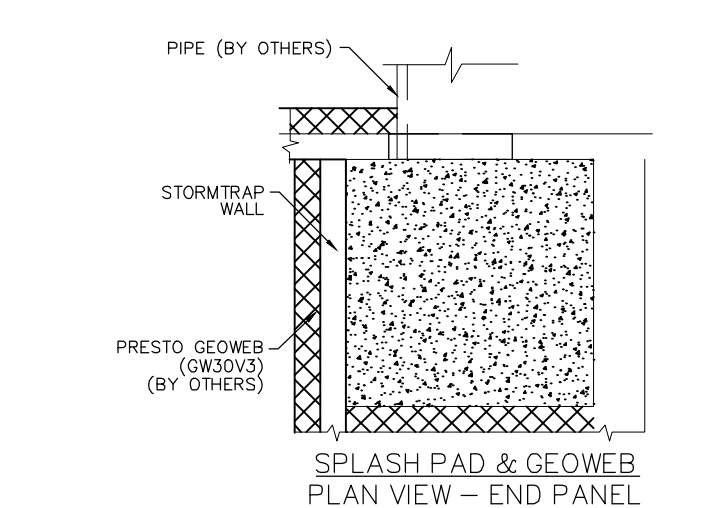
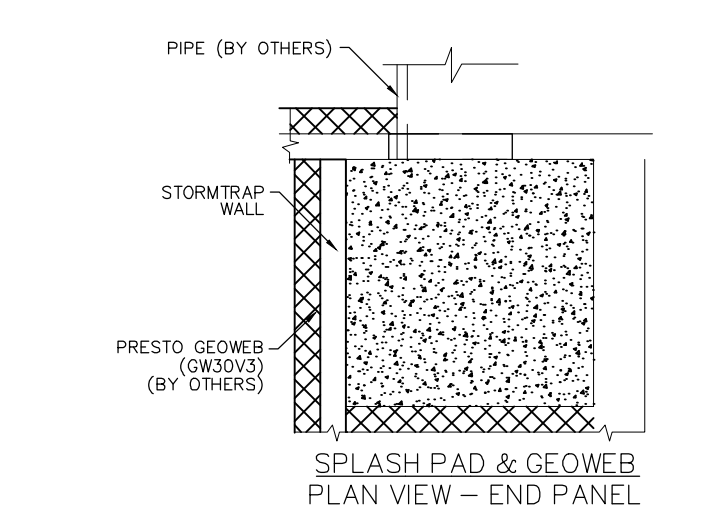
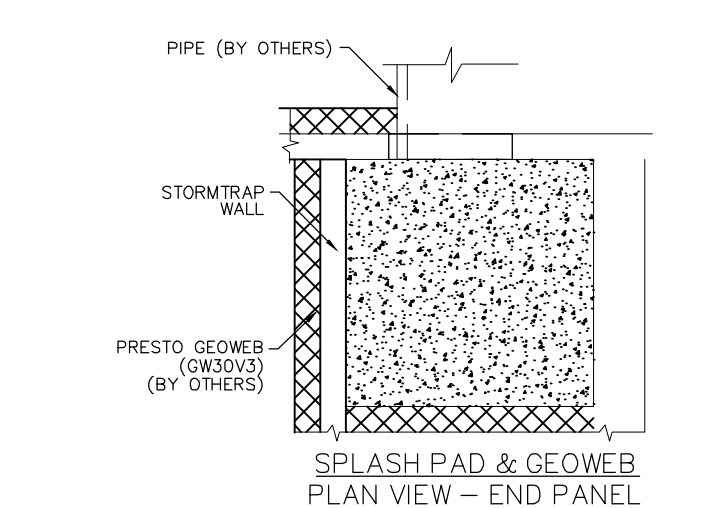
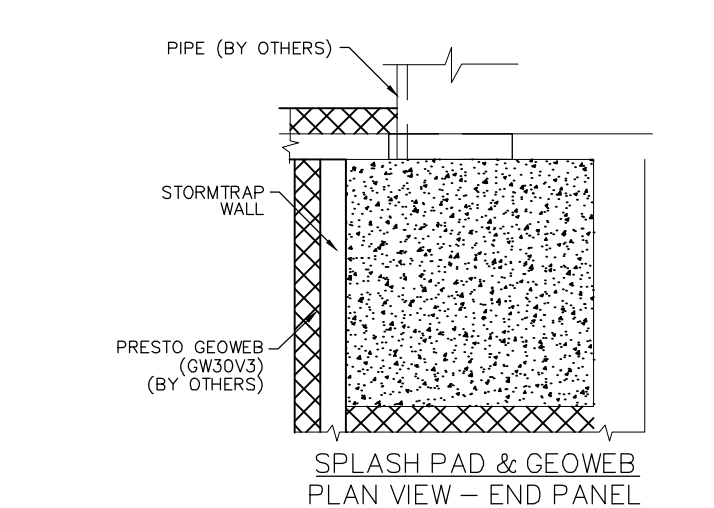
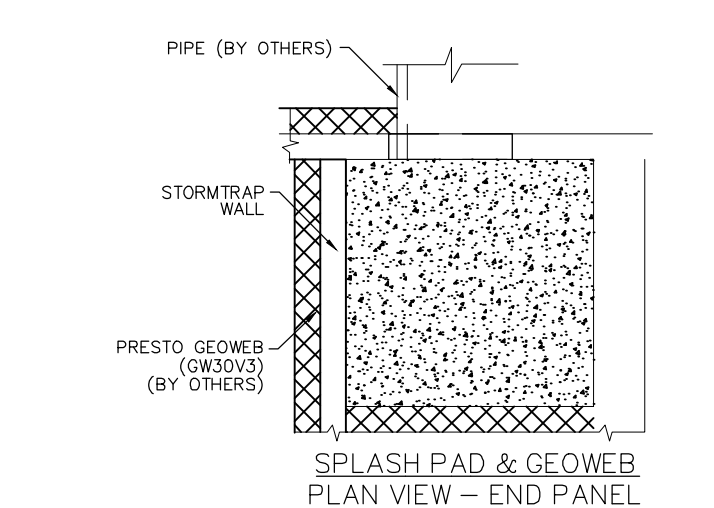
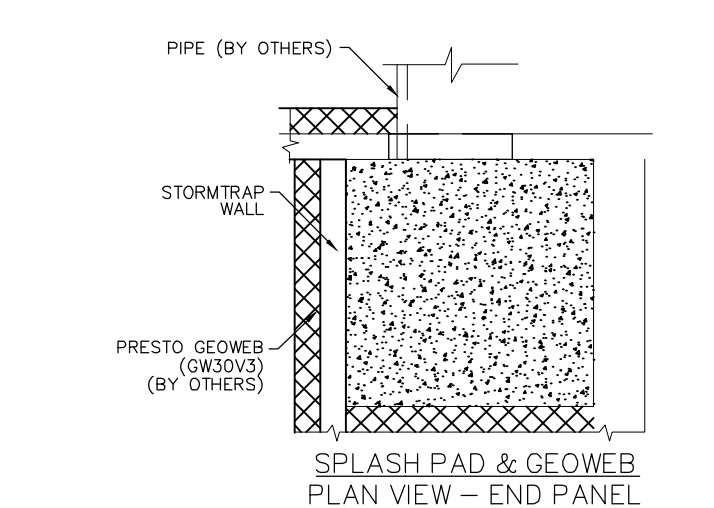
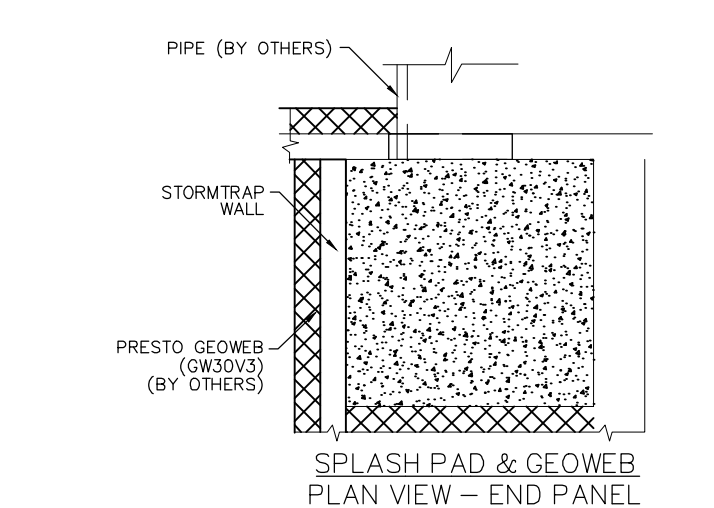
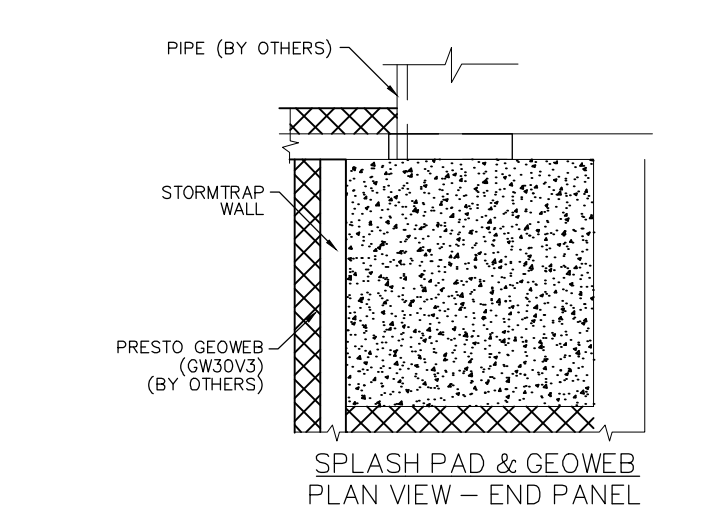
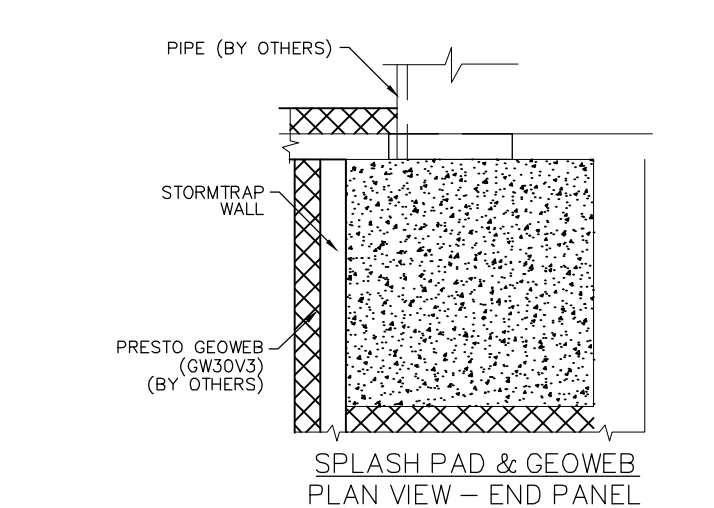
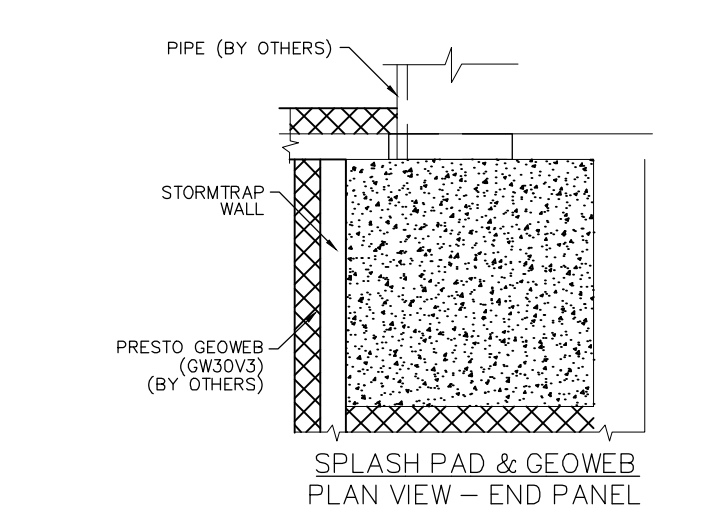
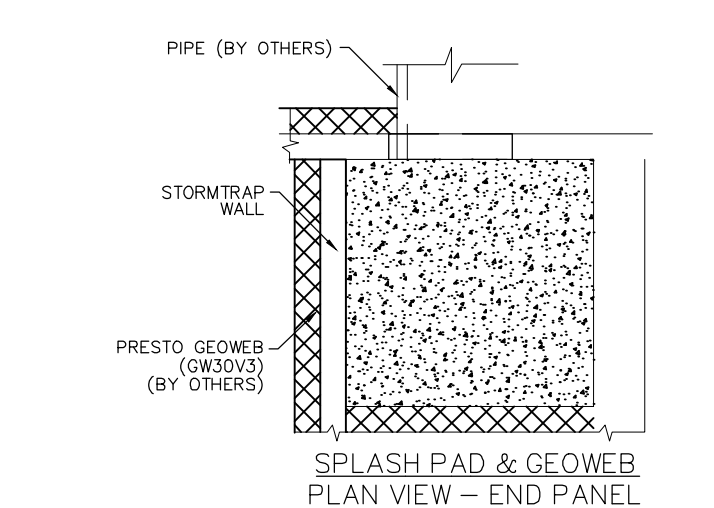
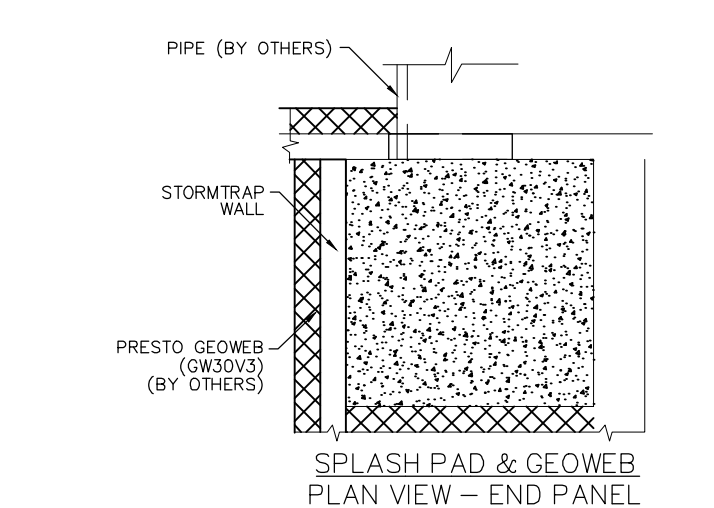
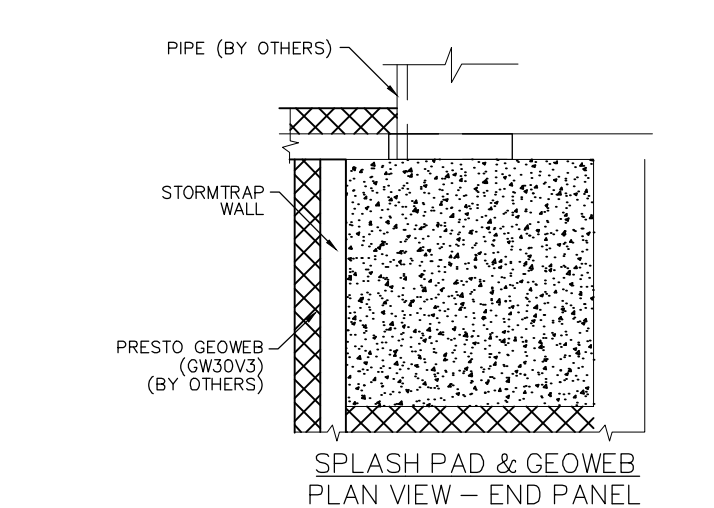
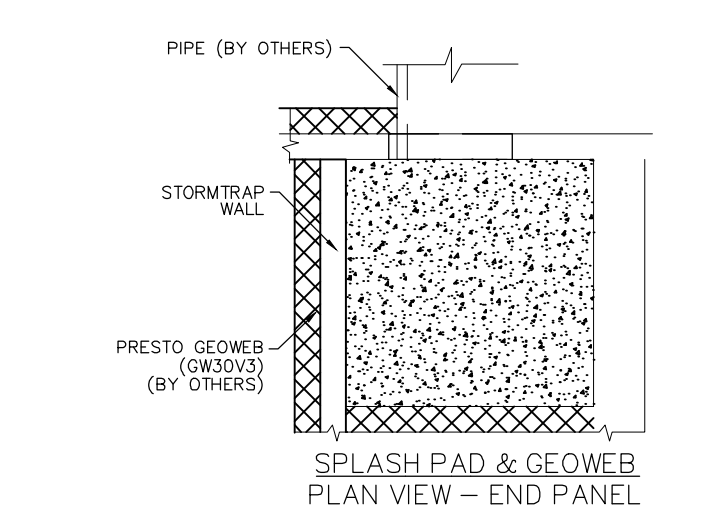
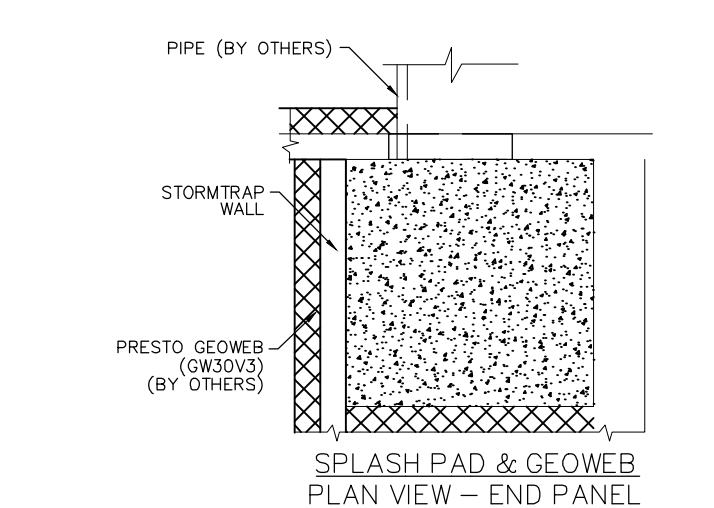
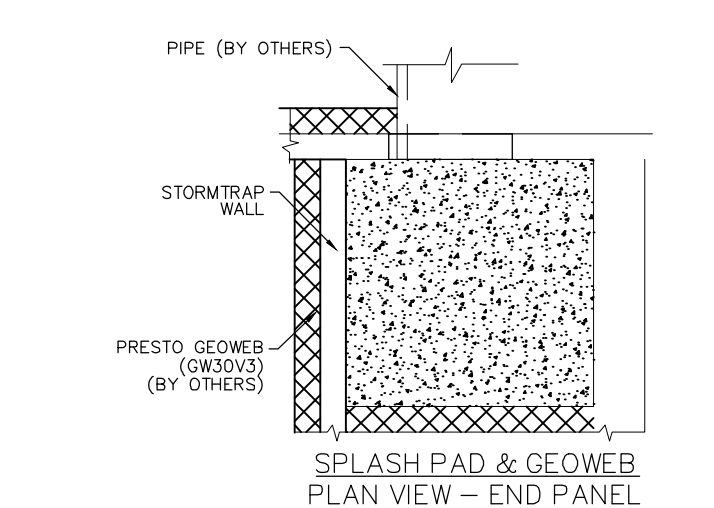
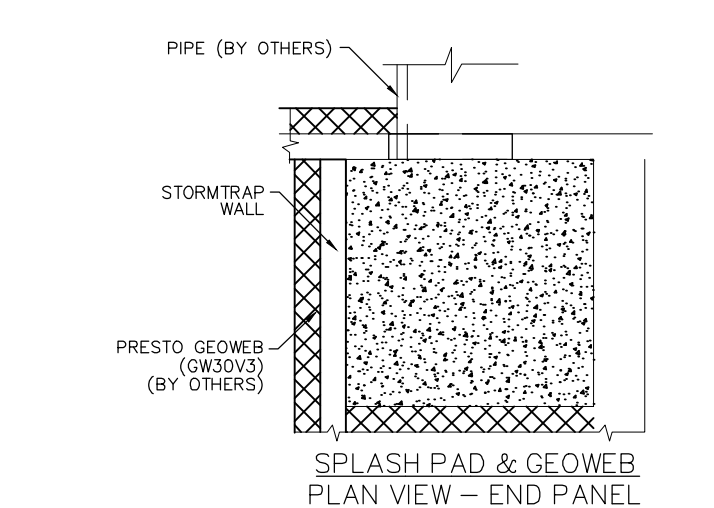
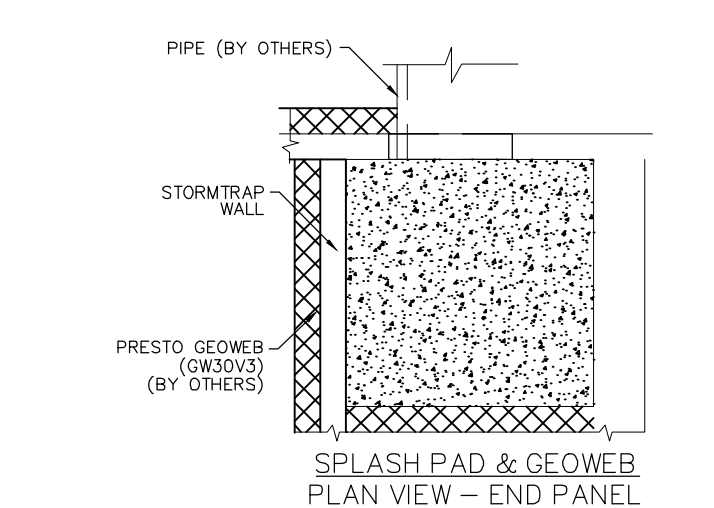
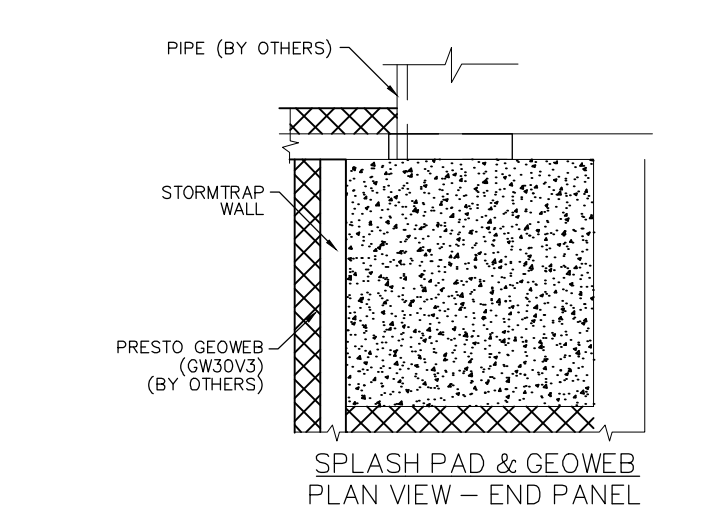
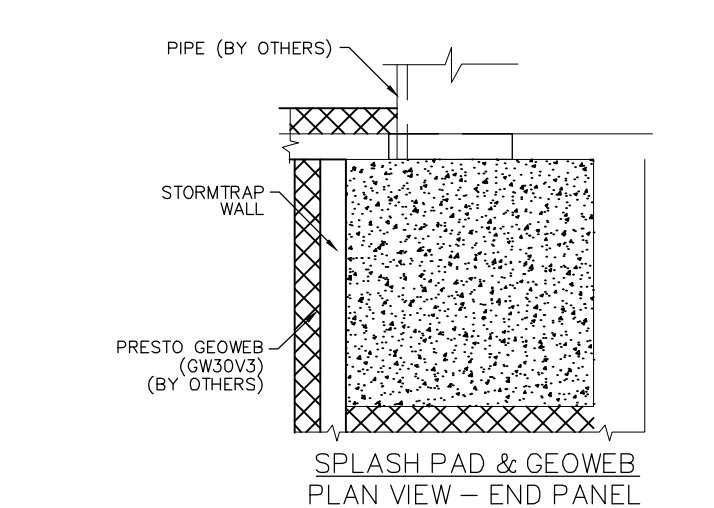
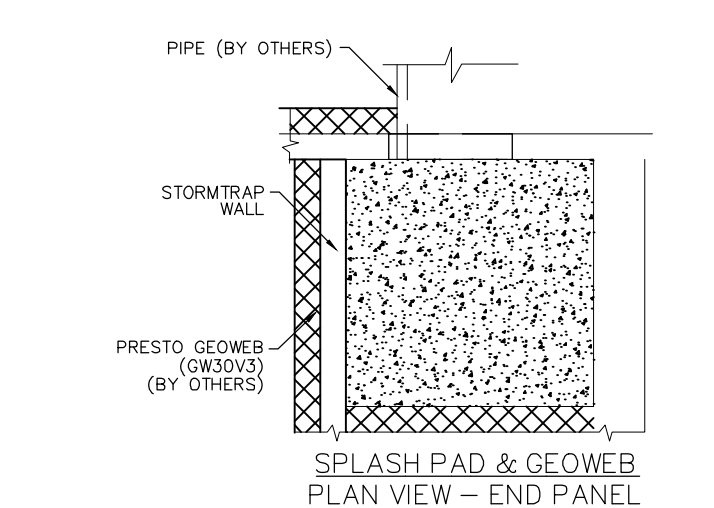
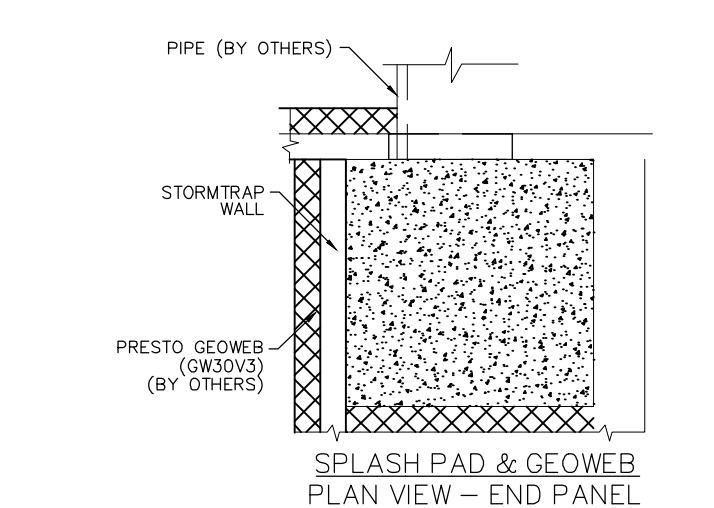
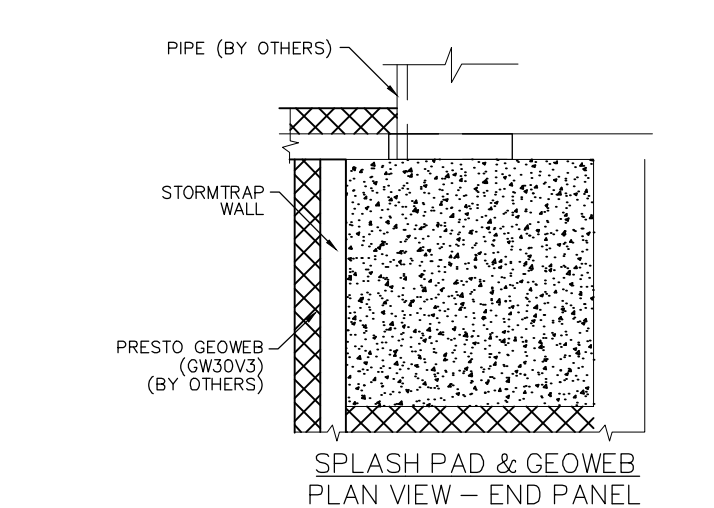
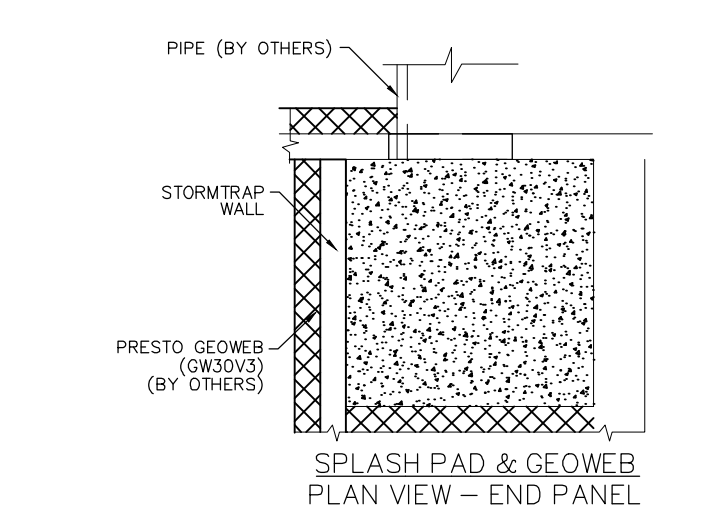
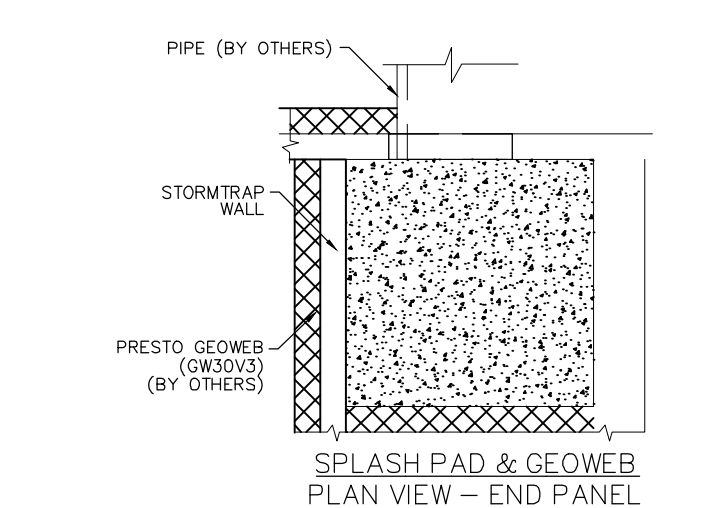
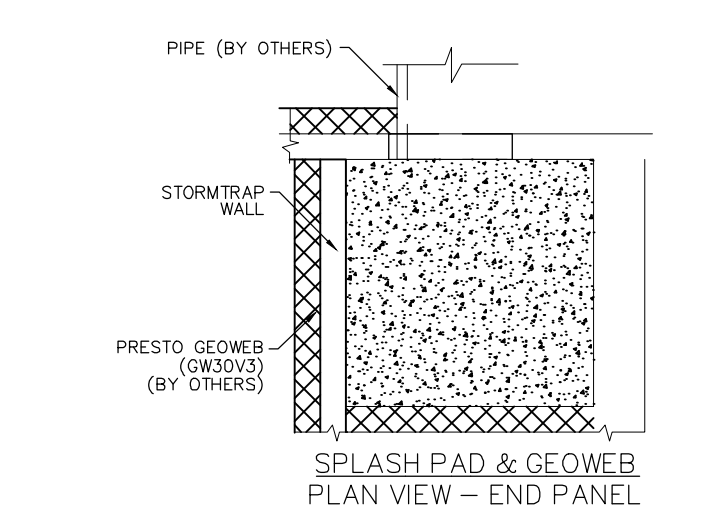
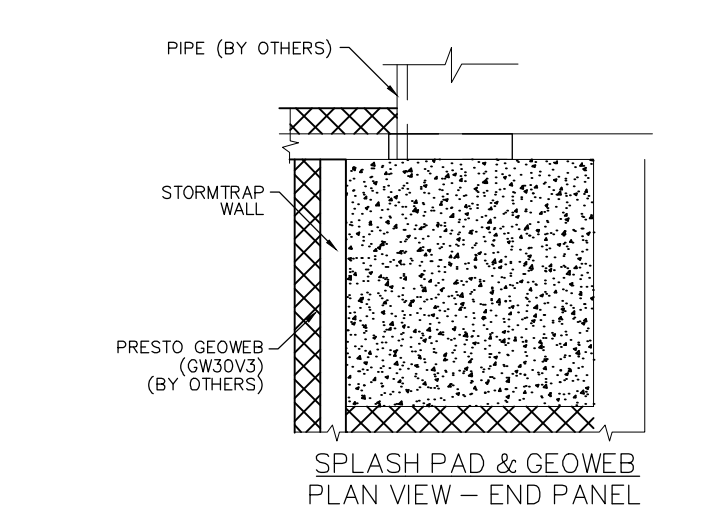
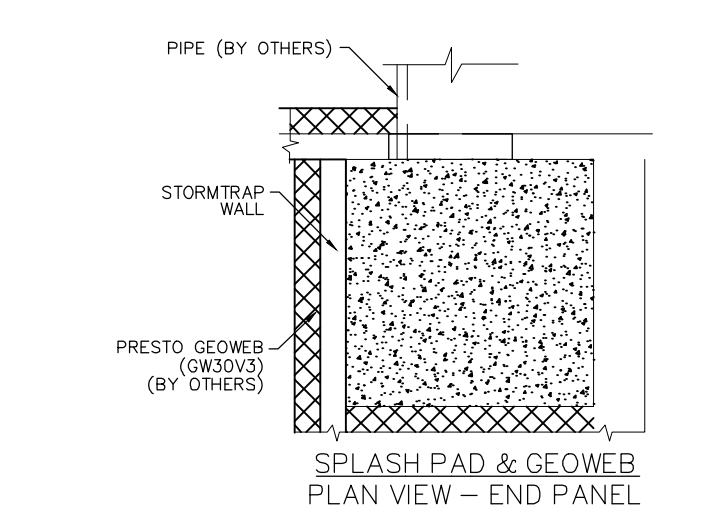
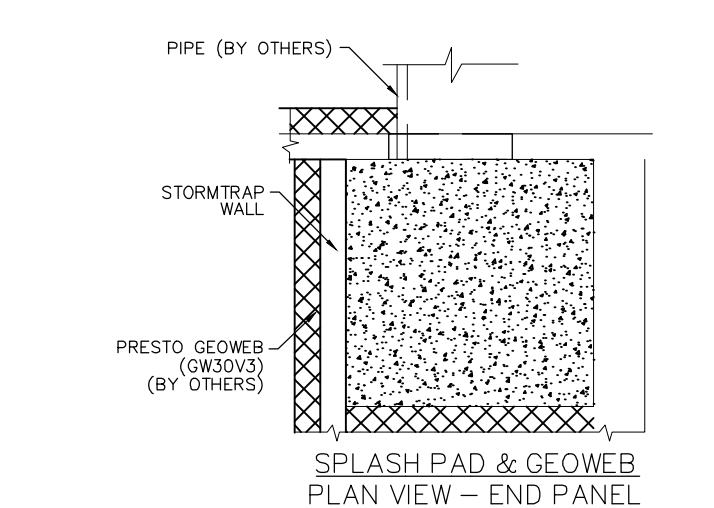
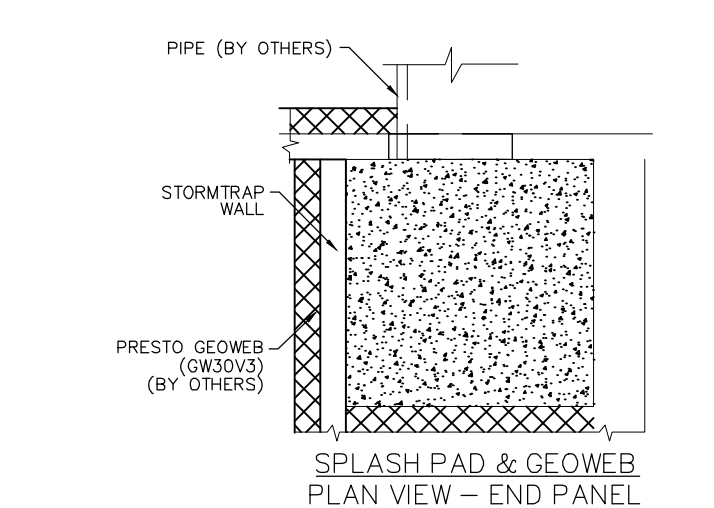
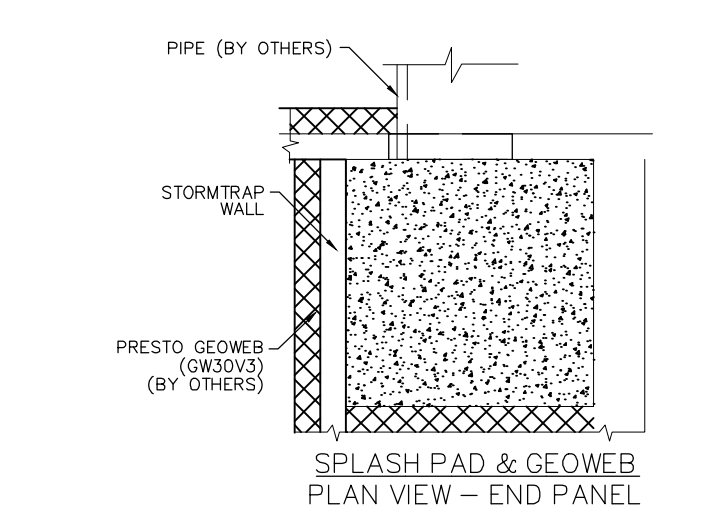
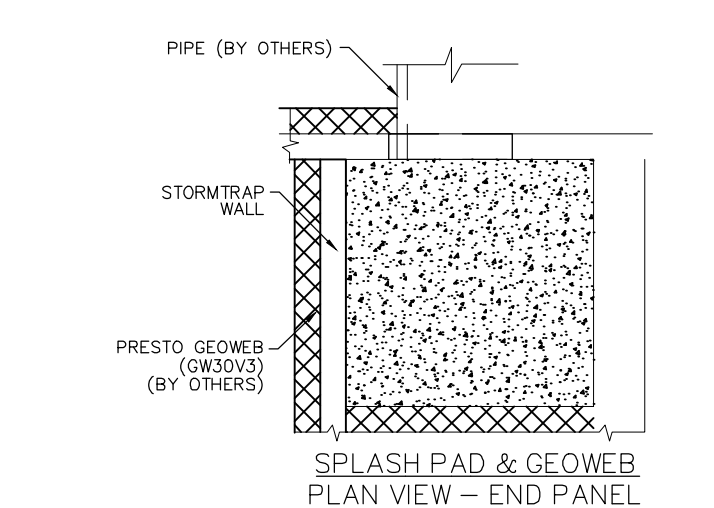
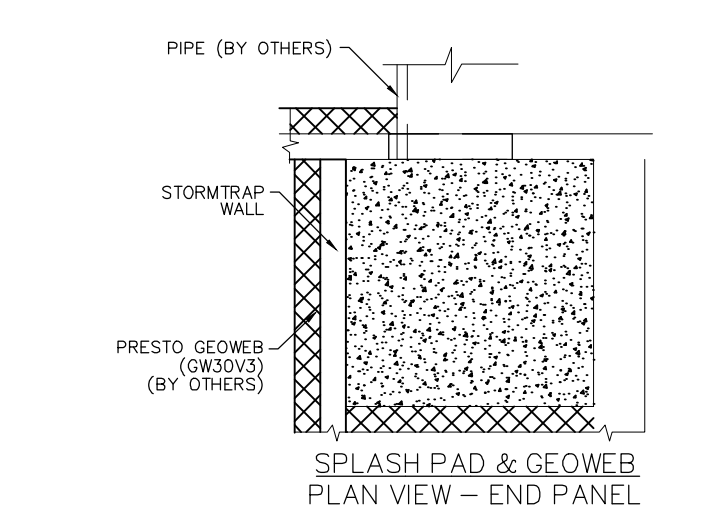
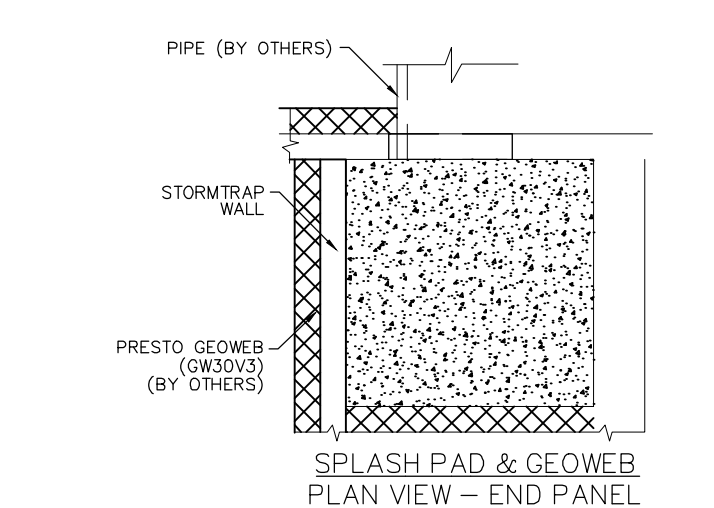
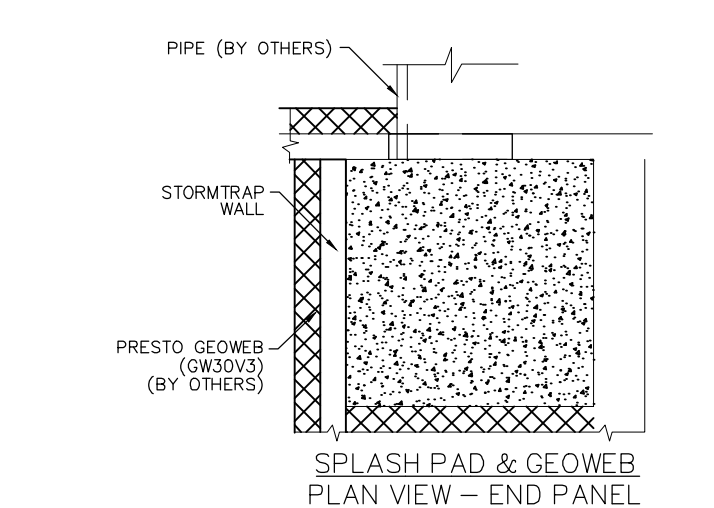
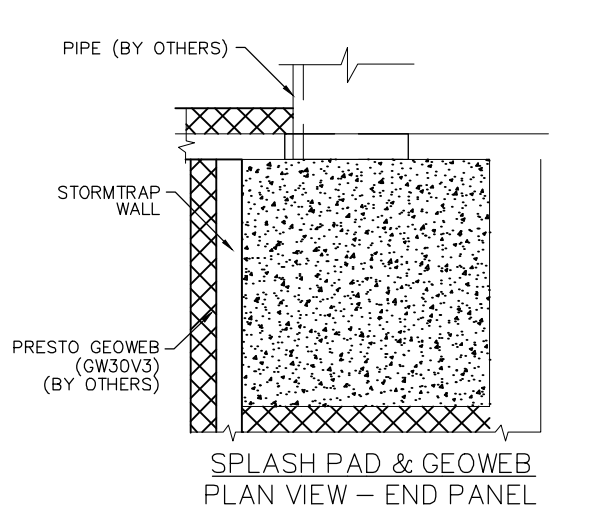
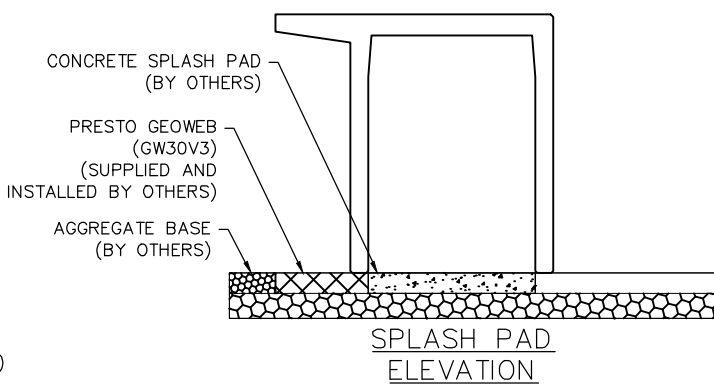
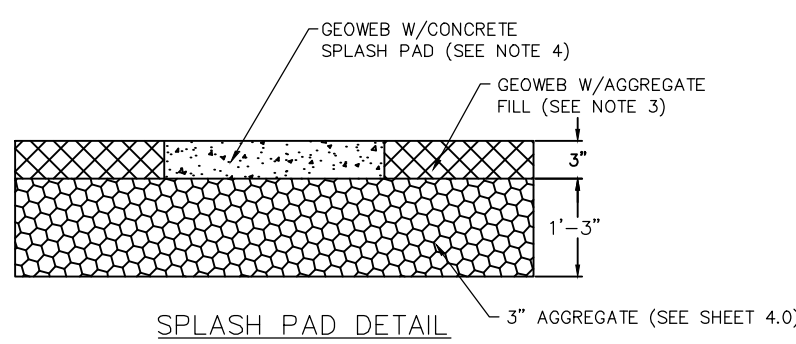
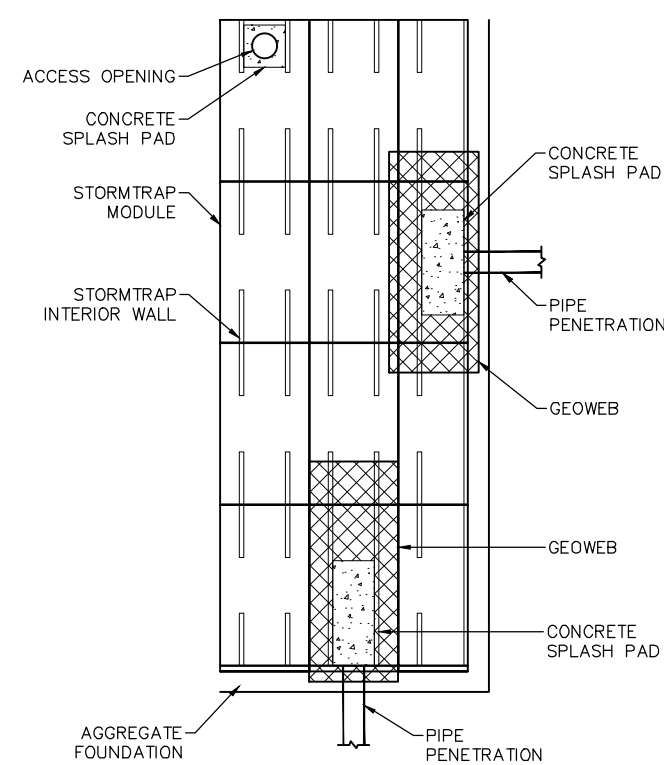
APPROVED ZONE 2 BACKFILL OPTIONS	
OPTION	REMARKS
3" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SEIVE WITH OR TO 5% PASSING THE #8 SEIVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #57) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SEIVE AND LESS THAN 5% PASSING #200 SEIVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SEIVE WITH OR TO 5% PASSING THE #8 SEIVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PAD	STONE AGGREGATE 100% PASSING THE 1-1/2" SEIVE WITH LESS THAN 12% PASSING THE #200 SEIVE (ASTM SIZE #487). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION

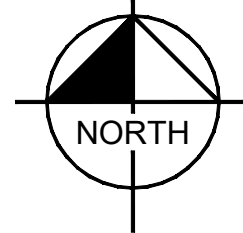
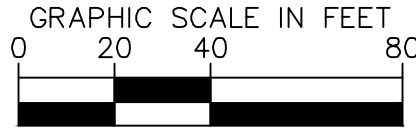
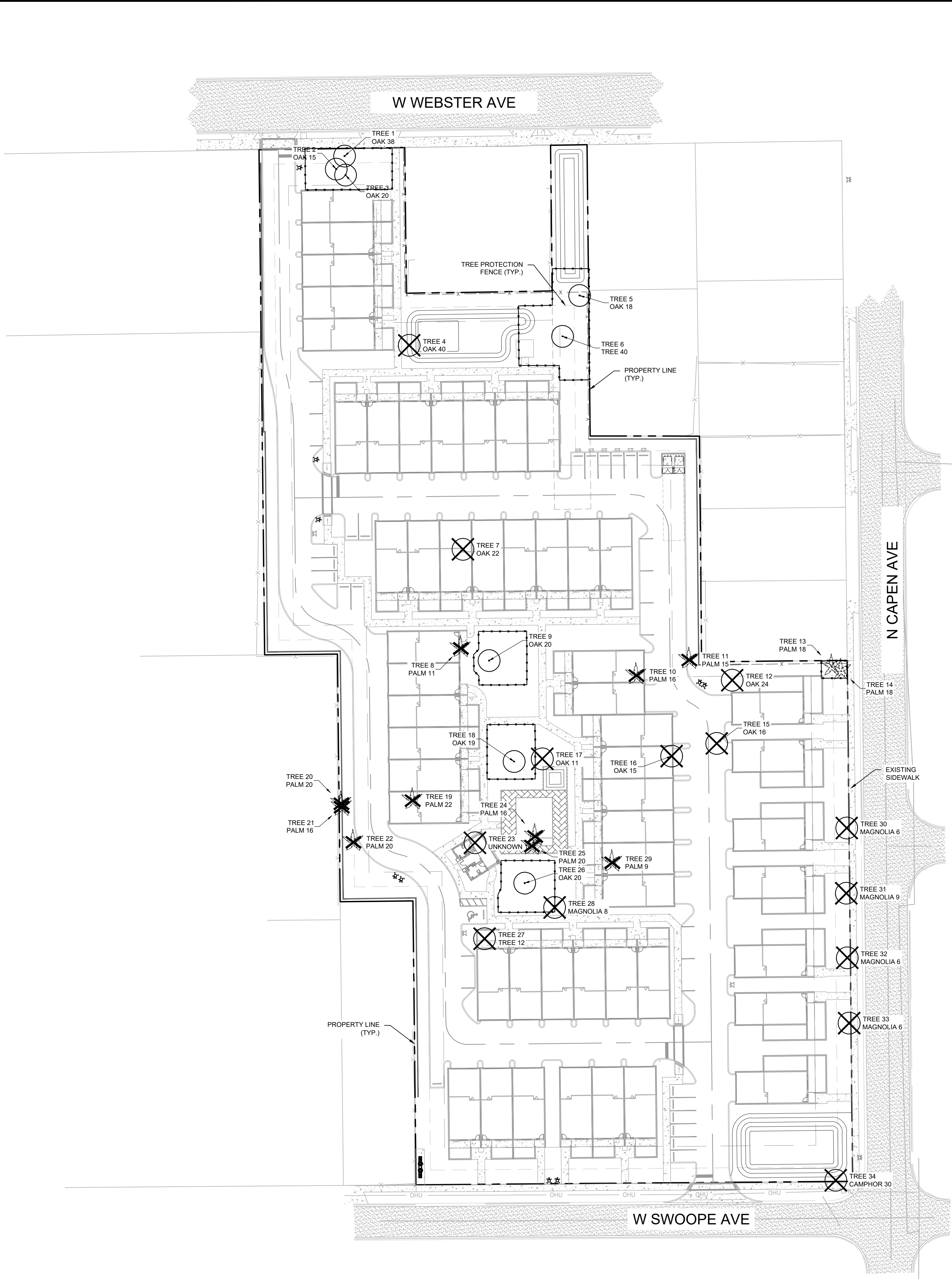


NOTES:

1. THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (GW30V3). THE GEOWEB NOMINAL DIMENSIONS SHALL BE 9'-FT x 25'-FT.
2. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP MODULES.
3. THE GEOWEB INFILL MATERIAL SHALL BE #5 AGGREGATE.
4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
5. THE GEOWEB EDGE SHALL BE INSTALLED 1'-FT BEYOND THE OUTER PERIMETER OF THE STORMTRAP SYSTEM.
6. THE GEOWEB LONGITUDINAL DIMENSION (25'-FT) SHALL BE INSTALLED PARALLEL TO THE STORMTRAP LEGS.
7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
8. REFER TO SPLASH PAD LAYOUT FOR CONCRETE SPLASH PAD DIMENSIONS.
9. IF ANY PRODUCT OTHER THAN PRESTO GEOWEB IS TO BE INSTALLED, THE PRODUCT MANUFACTURER IS REQUIRED TO SUBMIT A LETTER STATING THAT THE PRODUCT IS EQUAL OR BETTER THEN PRESTO GEOWEB, BOTH IN PERFORMANCE AND IN STRUCTURAL CAPACITY.
10. ALL GEOWEB AND SPLASH PADS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
11. A CONCRETE SPLASH PAD IS REQUIRED AT ANY ACCESS OPENING THAT HAS AN OPEN GRATE FOR DRAINAGE. THE CONCRETE SPLASH PAD SHALL EXTEND BETWEEN THE UNIT LEG WALLS AND 3'-0" FROM THE CENTERLINE OF THE OPENING ON BOTH SIDES UNLESS SPECIFIED OTHERWISE ON THE SPLASH PAD LAYOUT. GEOWEB IS NOT REQUIRED UNDER ACCESS OPENINGS.

SPLASH PAD CONFIGURATION





TREE MITIGATION GRAPHIC LEGEND

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

TREE MITIGATION

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

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

WINTER PARK COMMONS

CITY OF WINTER PARK

SHEET NUMBER L0.50

FLORIDA

TREE MITIGATION PLAN

SCALE: 09/19/2023
DESIGNED BY: AJG
DRAWN BY: AJG
CHECKED BY: MTF

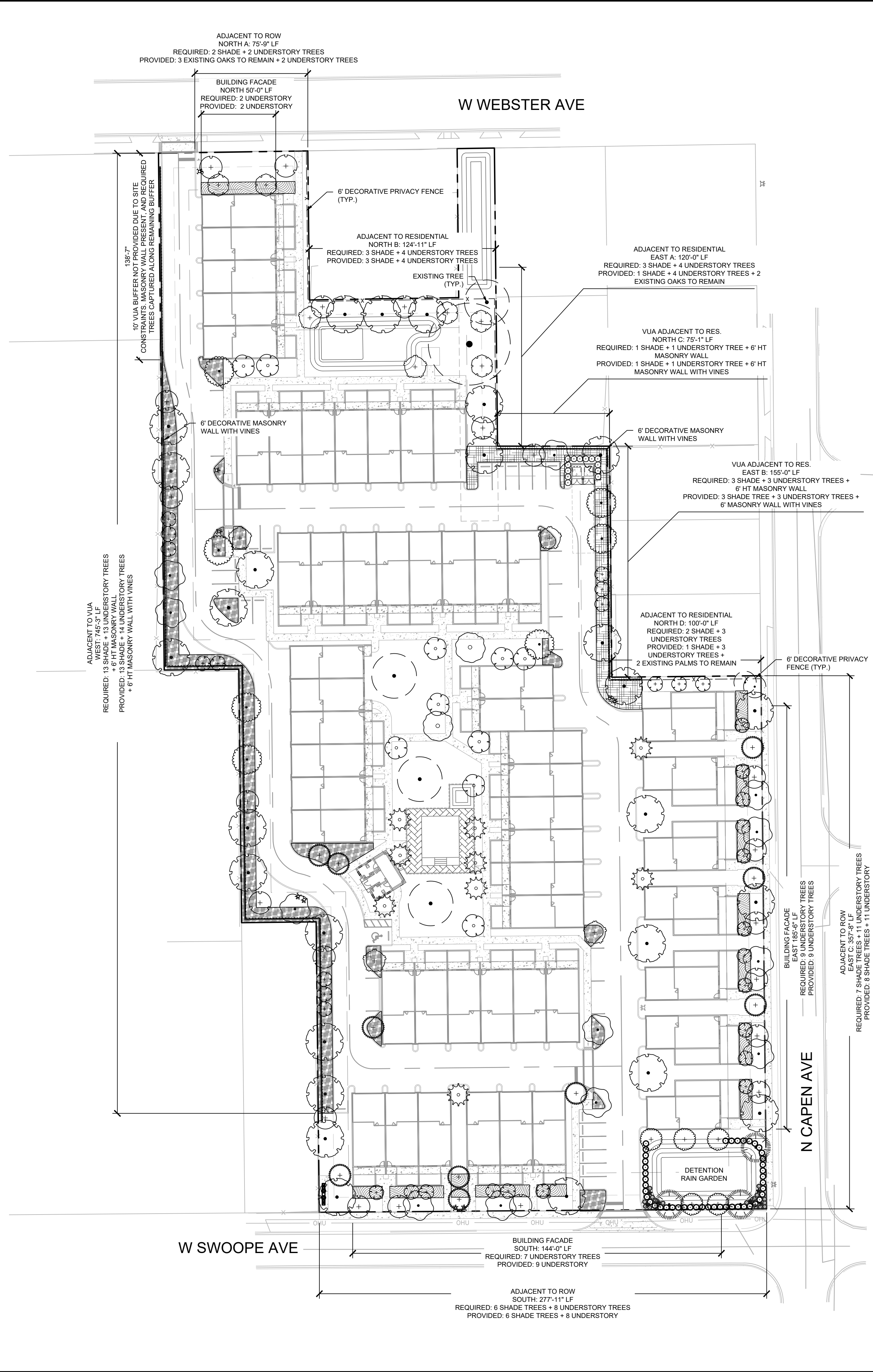
MATTHEW T. FRANKO, PLA
FLORIDA LICENSE NUMBER
9/22/2023

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

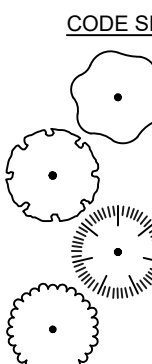
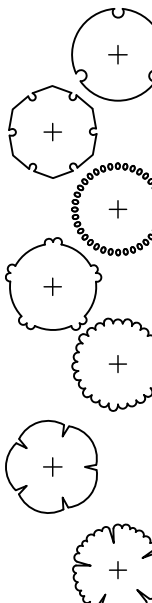
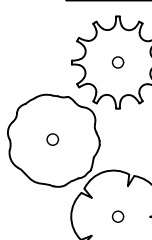
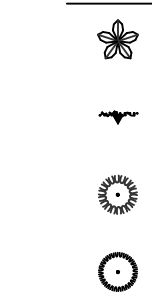
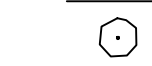
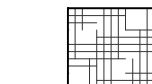
REVISIONS

DATE

BY



PLANT SCHEDULE

CODE SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AF	12	ACER RUBRUM 'FLORIDA FLAME' SINGLE LEADER, STRAIGHT, FL #1	FLORIDA FLAME RED MAPLE	FG	3" CAL MIN	12' HT MIN
	QV	23	QUERCUS VIRGINIANA SINGLE LEADER, STRAIGHT, FL #1	SOUTHERN LIVE OAK	FG	3" CAL MIN	12' HT MIN
	TD	3	TAXODIUM DISTICHUM STRAIGHT, SINGLE-LEADER, FL #1	BALD CYPRESS	FG	3" CAL MIN	12' HT MIN
	UA	7	ULMUS ALATA SINGLE LEADER, STRAIGHT, FL #1	WINGED ELM	FG	3" CAL MIN	12' HT MIN
CODE UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	CC	18	CERCIS CANADENSIS SINGLE LEADER, STRAIGHT, FL #1	EASTERN REDBUD	FG	2.5" CAL MIN	10' - 12' HT. MIN.
	CF	5	CORNUS FLORIDA SINGLE LEADER, STRAIGHT, FL #1	FLOWERING DOGWOOD	FG	2.5" CAL MIN	8' - 10' HT. MIN.
	ED	13	ELAEOCARPUS DECIPENS SINGLE LEADER, STRAIGHT, FL #1	JAPANESE BLUEBERRY TREE	FG	2.5" CAL MIN	10' - 12' HT. MIN.
	LI	6	LAGERSTROEMIA INDICA SINGLE LEADER, STRAIGHT, FL #1	GRAPE MYRTLE	FG	2.5" CAL MIN	8' - 10' HT. MIN.
	MF	5	MYRCIANTHES FRAGRANS STRAIGHT, SINGLE-LEADER, FL #1, 4' CT MIN	SIMPSON'S STOPPER	FG	2.5" CAL MIN	8' - 10' HT. MIN.
	ML	23	MAGNOLIA GRANDIFLORA 'LITTLE GEM' SINGLE LEADER, STRAIGHT, FL #1, FULL TO BASE	LITTLE GEM DWARF SOUTHERN MAGNOLIA	FG	1" CAL MIN	6' HT MIN
	VS	6	VITEX AGNUS-CASTUS 'SHOAL CREEK' FL #1	SHOAL CREEK CHASTE TREE	FG	1" CAL MIN	6' HT MIN
	PROPOSED ENHANCED TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	EP	14	PALM		FG	-	12' CT MIN
	ES	2	SHADE TREE		FG	3" CAL MIN	12' HT MIN
	EU	10	UNDERSTORY TREE		FG	1" CAL MIN	6' HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	CQ	6	CRINUM AGUSTUM 'QUEEN EMMA' FULL, LOW-BRANCHED, HEAVY FL #1	QUEEN EMMA CRINUM LILY	7 GAL	SEE PLAN	48" HT MIN
	LC	489	LONICERA SEMPERVIRENS FULL	TRUMPET HONEYSUCKLE	6" POT	24" OC	24" SPRD. MIN.
	MC	16	MUHLENBERGIA CAPILLARIS FULL, FL #1	PINK MUHLY GRASS	3 GAL	36" OC	30" FULL
	TF	37	TRIPSACUM DACTYLOIDES FULL, FL #1	FAKAHATCHEE GRASS	3 GAL	48" OC	36" FULL
SCREENING SHRUB	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	PM	13	PODOCARPUS MACROPHYLLUS FULL	YEW PODOCARPUS	7 GAL	48" OC	72" HT MIN
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	BF	3,077 SF	BUILDING FACADE LANDSCAPE 50% OF PLANTS TO BE INSTALLED AT 12" HT MIN AND REACH 24" HT MIN		-	12" HT MIN	
	VUA	11,316 SF	VUA LANDSCAPE		-		

CONCEPT PLANT LIST

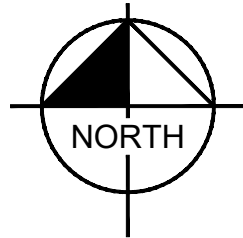
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RED MAPLE
WINGED ELM

UNDERSTORY TREES
CHASTE TREE
CREPE MYRTLE
EASTERN REDBUD
FLYING DOGWOOD
JAPANESE BLUEBERRY
LITTLE GEM MAGNOLIA

PALMS
SABAL PALM
CHINESE FAN PALM
DIOONE

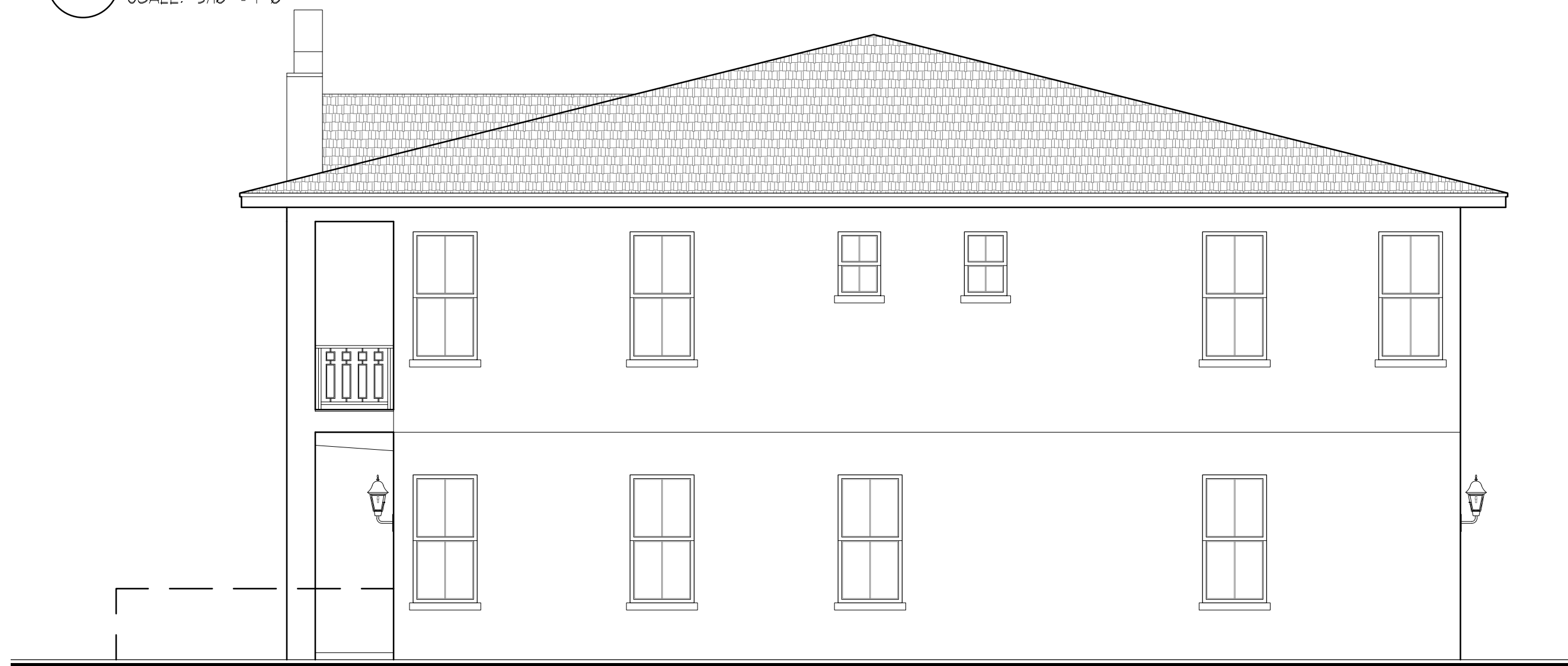
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BOXWOOD
FIREBUSH
INDIA PEA BAWTHORN
IXORA
LOREPOTALIS
PODOPHYLLUM
SHEFFELERA
SELOU
SWEET VIBURNUM
WALNUT
YELLOW ANISE

GROUNDCOVERS
AFRICAN IRIS
AGAPANATHUS
ASIATIC JASMINE
BULBUL
COONTIE
DWARF MORNING GLORY
FORAL FERN
LIROPE
MONDO GRASS
MULEY GRASS
SHOE PLANT
SOCIETY FLOWER
SUNSHINE MIMOSA
SWORD FERN
WAX FERN
XANADU PHLOENDRON

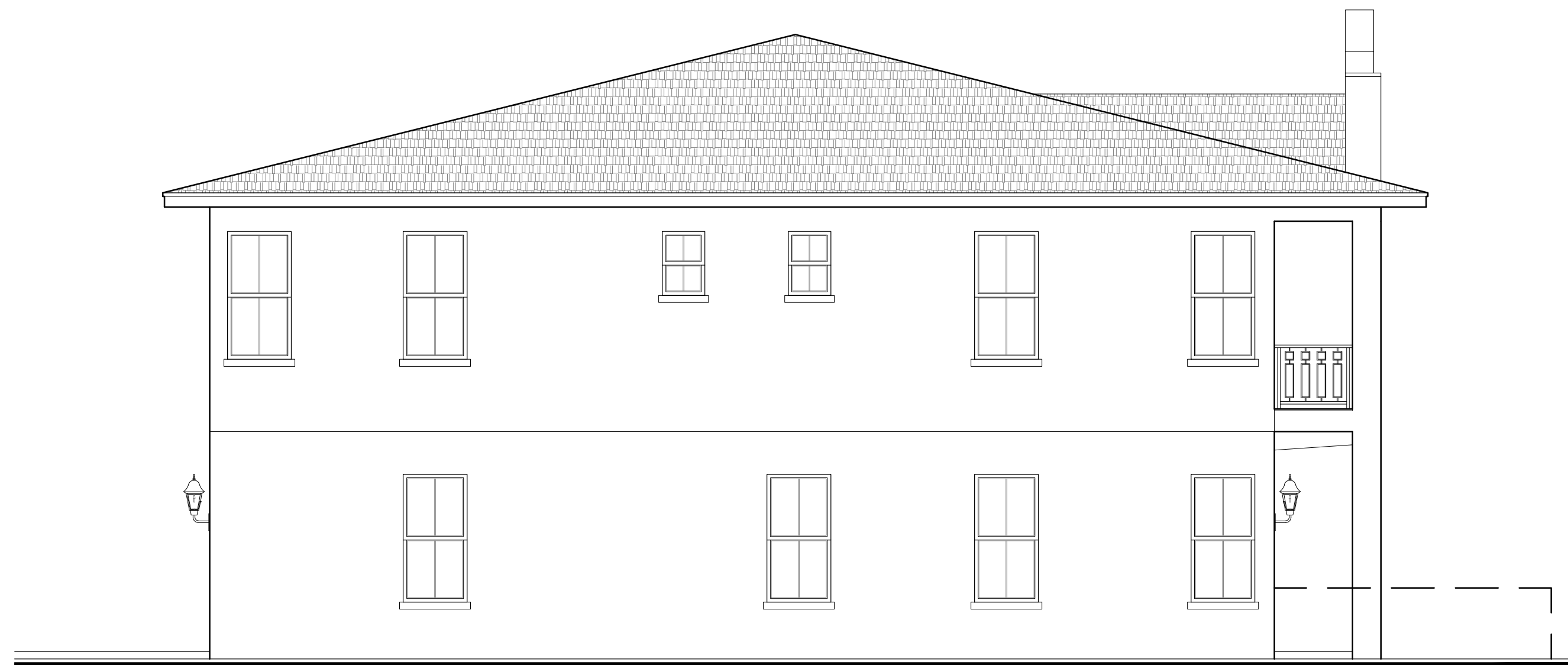
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2 TRIPLEX - RIGHT SIDE ELEVATION - (TYPE C)
SCALE: 3/16" = 1'-0"



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



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

REVISIONS	

SLOCUM PLATTS
ARCHITECTS, P.A.

RANDALL J. SLOCUM AR 13390 WILLIAM F. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL: (407) 645-3017 FAX (407) 645-2771
WWW.SLOCUMPLATTS.COM

SP

EXTERIOR ELEVATIONS - TRIPLEX
WINTER PARK COMMONS

FLORIDA

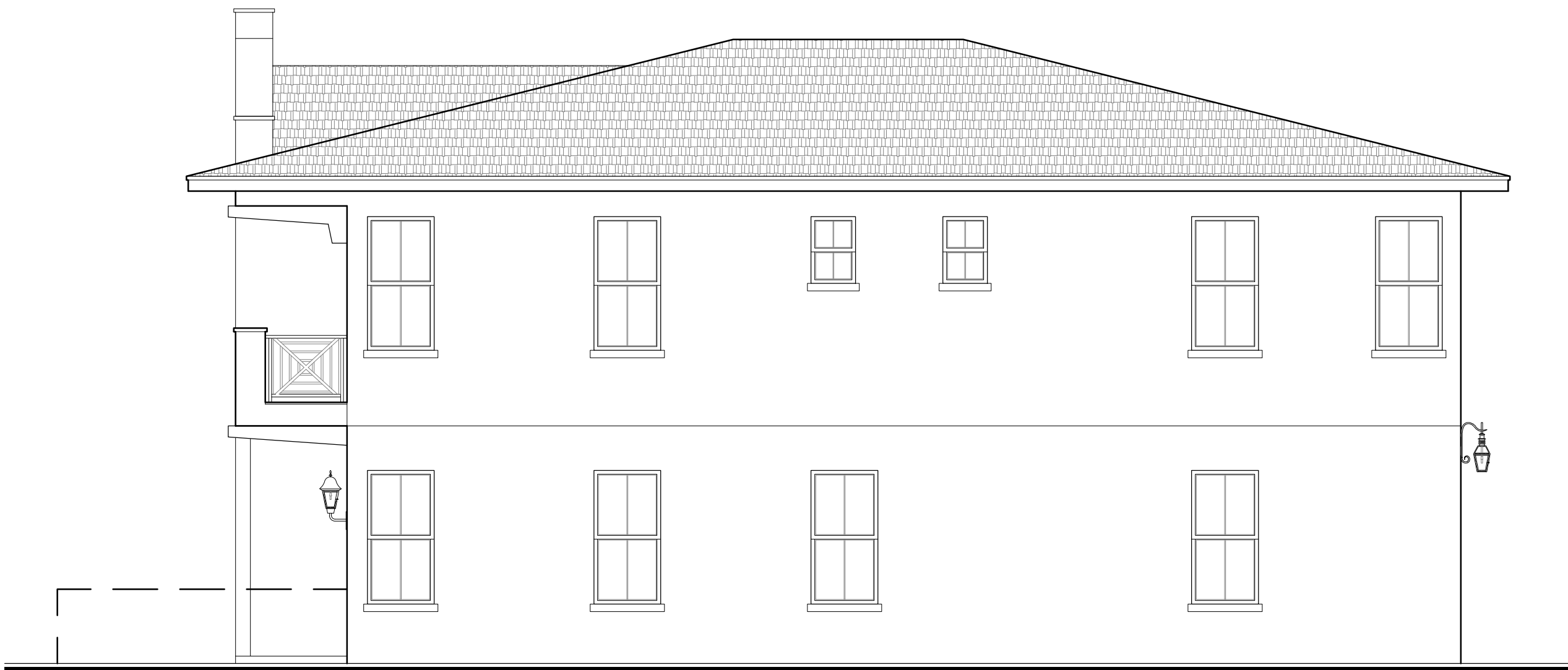
WILLIAM F. PLATTS AR262

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20-031
SHEET

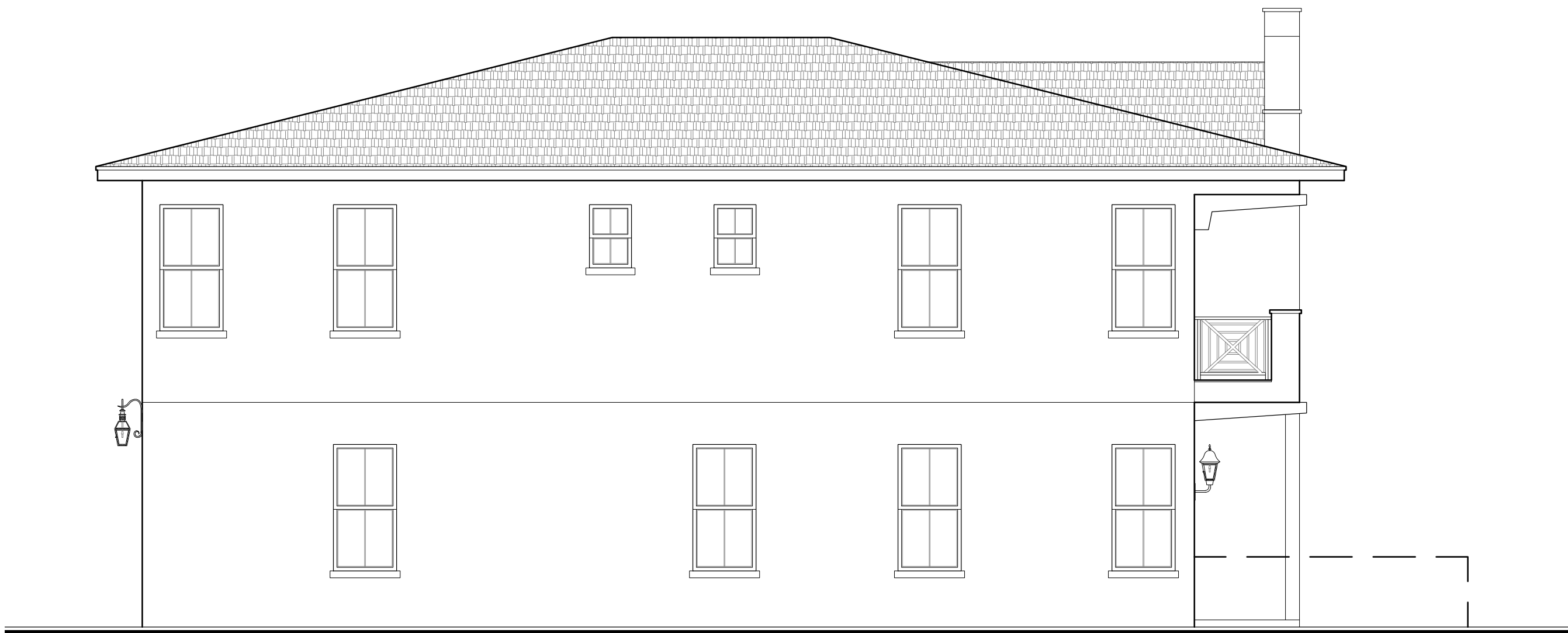
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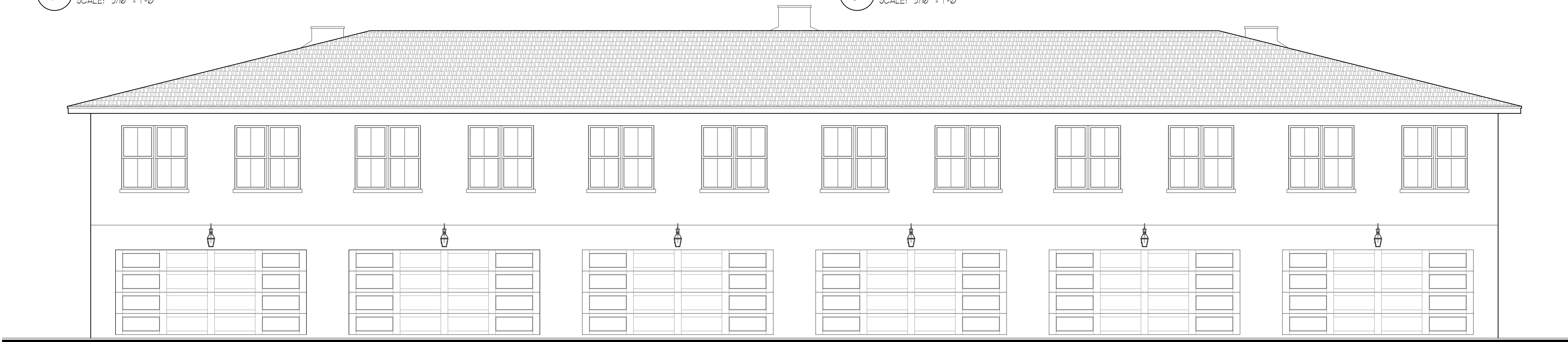
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3 SIXPLEX - LEFT SIDE ELEVATION - (TYPE E)
SCALE: 3/16" = 1'-0"



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

REVISIONS	

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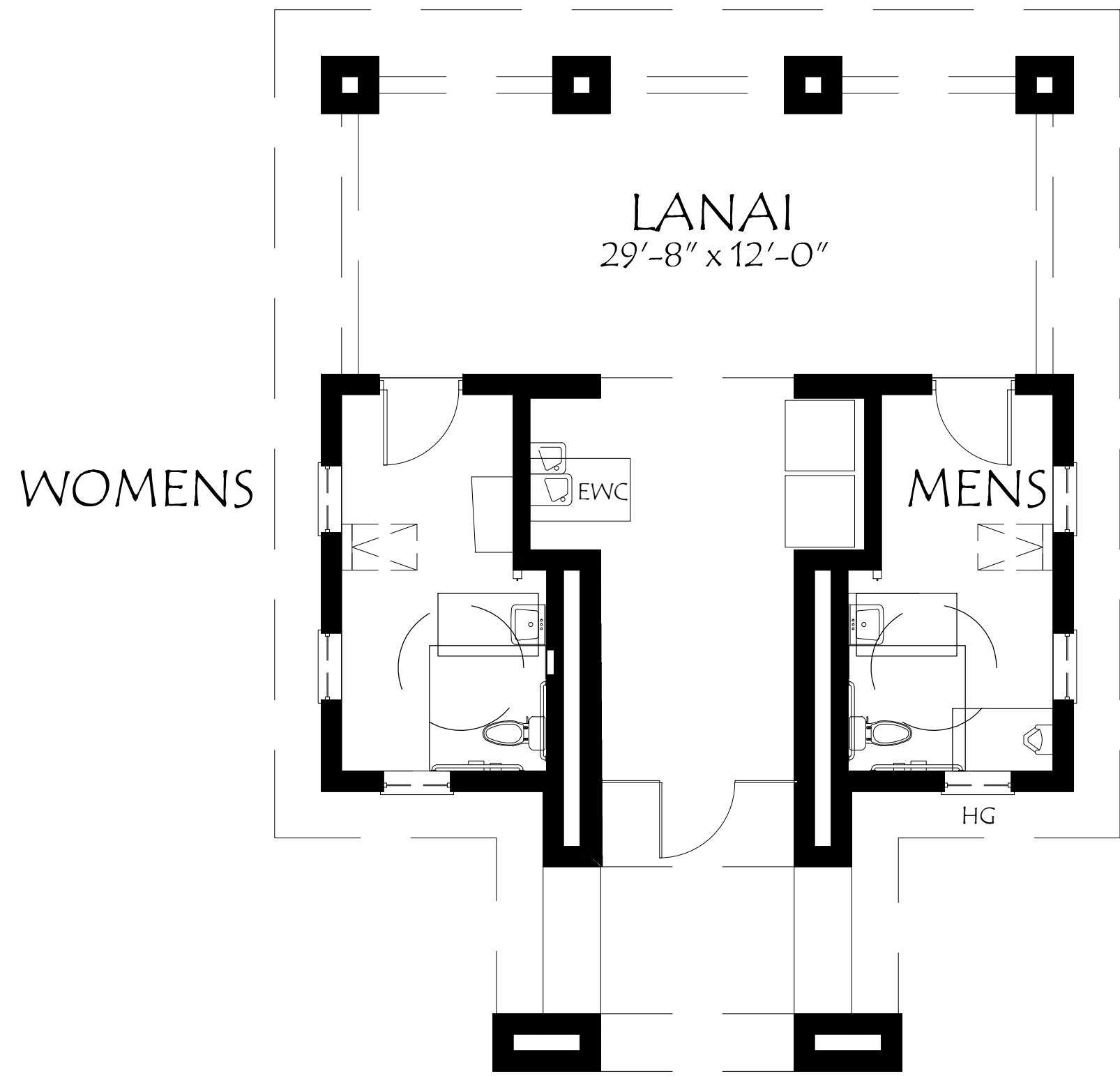
EXTERIOR ELEVATIONS

WINTER PARK COMMONS

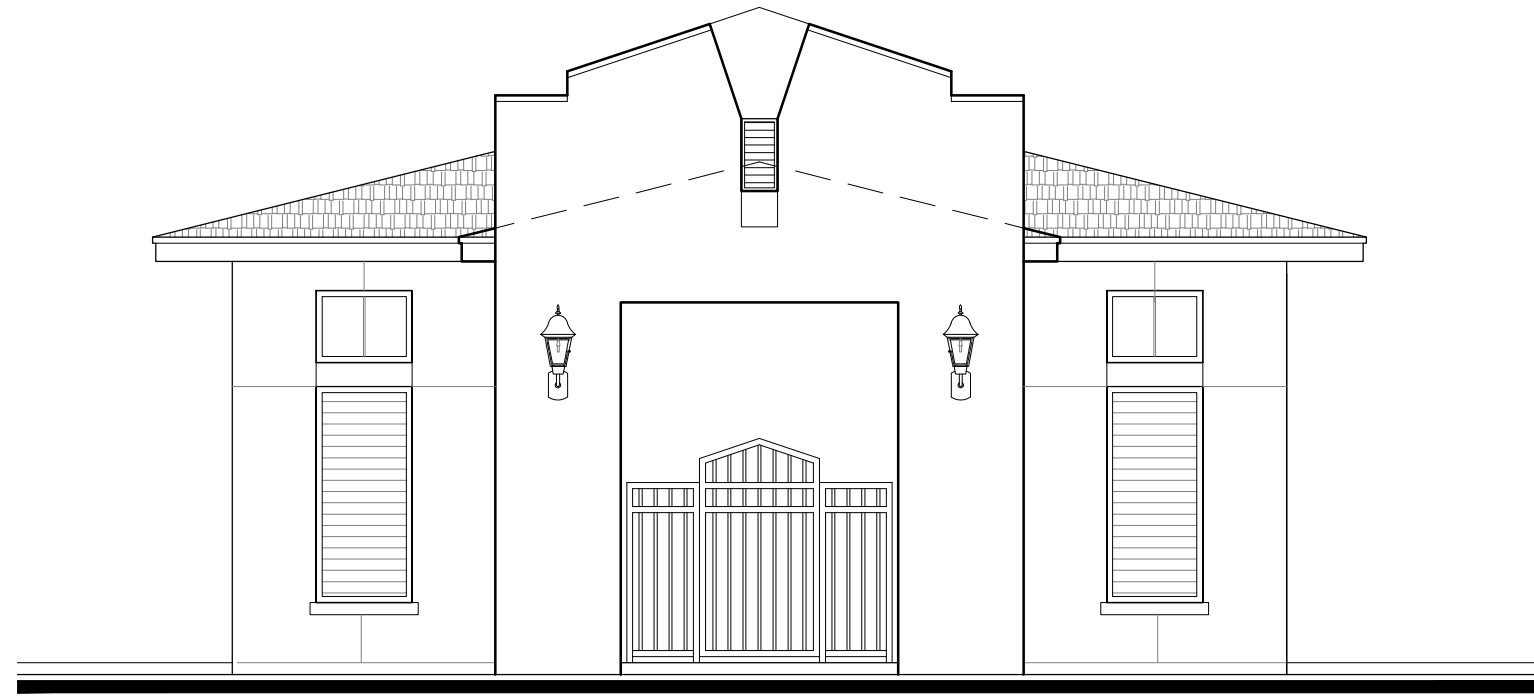
FLORIDA

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20-031
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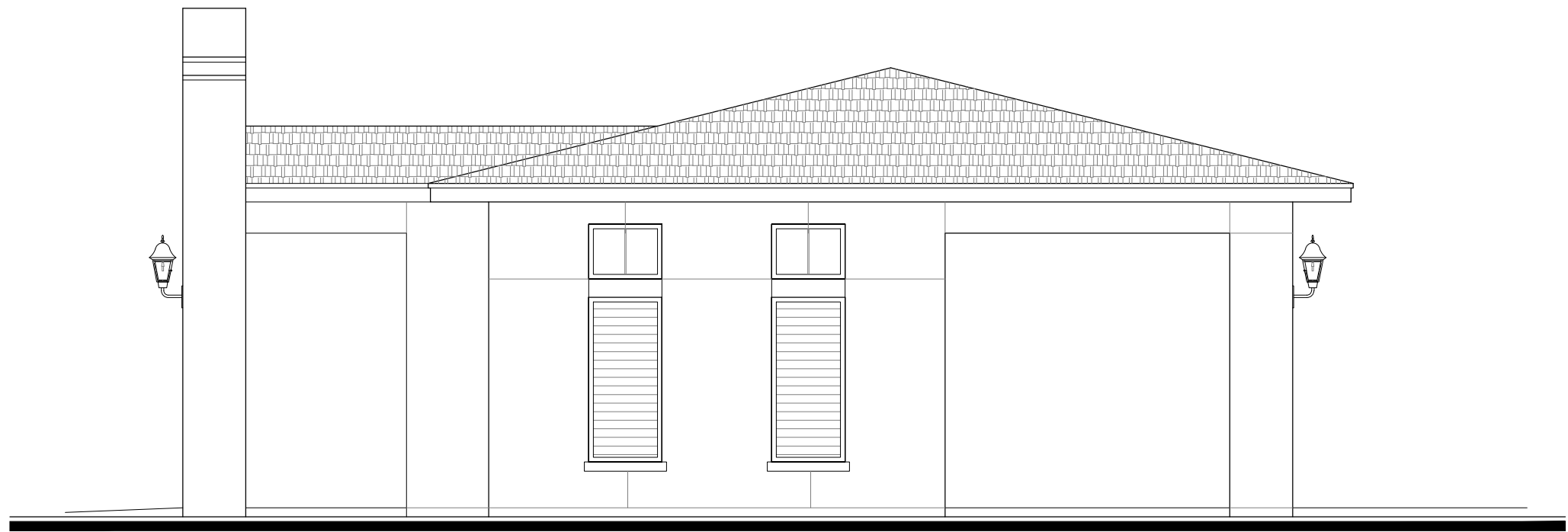
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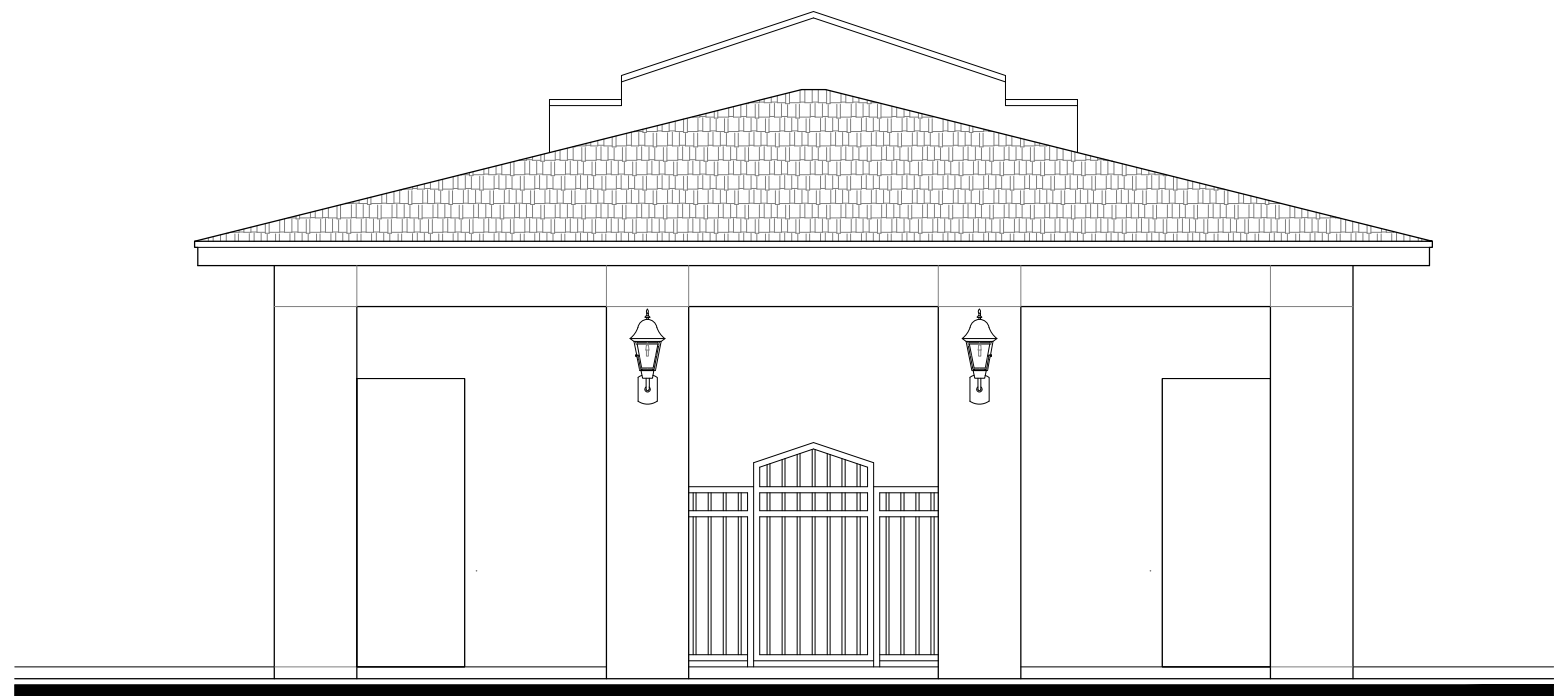
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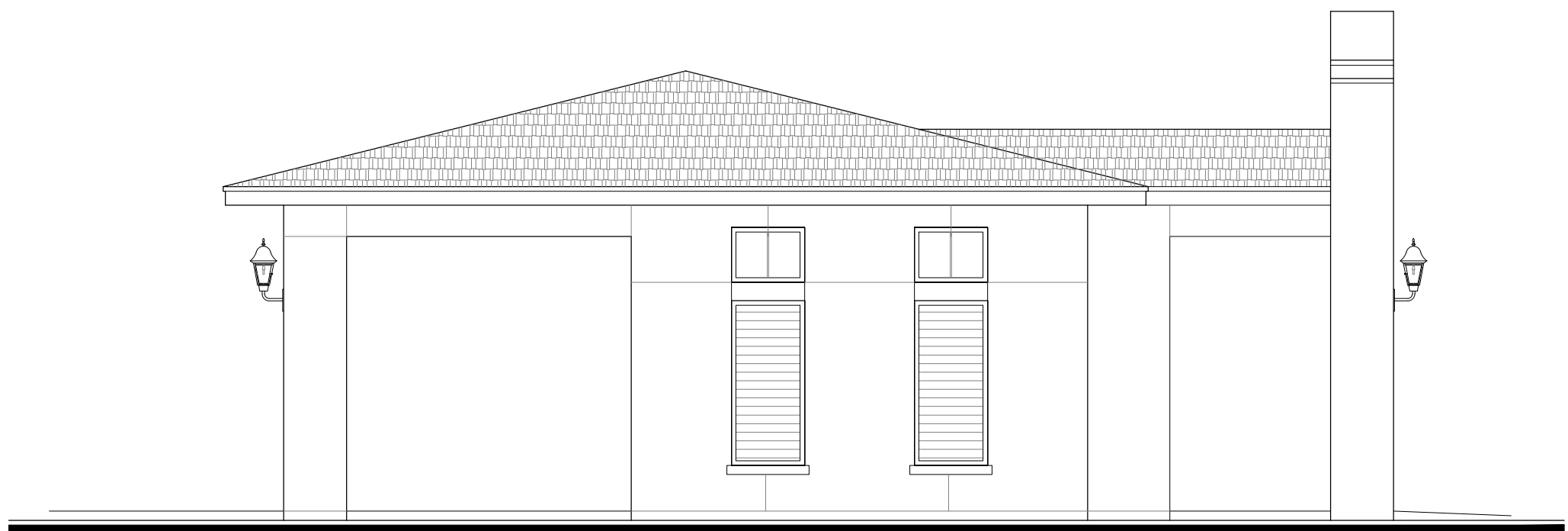
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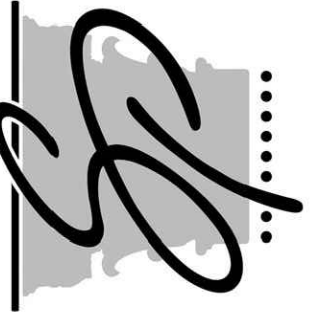
4 CABANA REAR ELEVATION
SCALE: 3/16" = 1'-0"



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

REVISIONS	

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WILLIAM F. PLATTS AR13262

EXTERIOR ELEVATIONS - CABANA
WINTER PARK COMMONS
FLORIDA

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20-031
SHEET

A6.5



FRONT ELEVATION

THREE STORY TOWNHOME ELEVATIONS - BLDG. 12
WINTER PARK COMMONS

20-031

SCALE: 3/32" = 1'-0"

08.22.2023



LEFT SIDE ELEVATION

THREE STORY TOWNHOME ELEVATIONS – BLDG. 12
WINTER PARK COMMONS

20-031

SCALE: 3/32" = 1'-0"

08.22.2023





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



Planning and Zoning Board

agenda item

item type

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

meeting date

October 3, 2023

prepared by

Jeffrey Briggs, Director of Planning and Zoning

approved by

Jeffrey Briggs, Director of Planning and Zoning

subject

Request of the City of Winter Park for: An Ordinance of the City of Winter Park, Florida amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-84 "General provisions for non-residential zoning districts", to provide definitions and submittal and reporting requirements and other provisions for certification and implementation of development pursuant to the Live Local Act of Florida Statutes.

motion | recommendation

Staff recommendation is for approval

background

Effective July 1, 2023 the Florida Legislature amended State Statutes to enact a Live Local Act in order to promote the construction of affordable housing. There are some facets of the Act that are positive, including the express approval of inclusionary housing ordinances that can require affordable housing as a component of housing projects in certain circumstances. However, there are certain terms in the Act that are not defined as to their meaning in the Act and other local zoning over-rides that are of concern in the Act.

In particular, the Act overrides local zoning regulations for any housing project, if that project includes a minimum of 40% of the units as affordable housing. In that case:

1. "A municipality must authorize multi-family and mixed-use residential as allowable uses in any area zoned for commercial, industrial or mixed use if at least 40% of the residential units are, for a period of 30 years, affordable as defined in S. 420.004. A municipality may not require a zoning or land use change, special exception, conditional use or comprehensive plan amendment for the building height, zoning and densities authorized under this section.
2. "A municipality may not restrict the density authorized by this section below the highest density on any land in the municipality where residential development is allowed."
3. "A municipality may not restrict the height below the highest currently allowed height for a commercial or residential development located within 1 mile of the proposed development or 3 stories."
4. "A proposed development must be administratively approved if the development satisfies

the municipality's land development regulations for multi-family developments in areas zoned for such, with the exceptions of densities and height."

The first purpose of this Ordinance is to provide definitions as to terms used in the Act that are otherwise not defined in order to avoid legal debates between developers and the City as to the meaning of such terms. The City needs to be proactive in defining such terms as the City understands their meaning to be.

The second purpose of this Ordinance is to provide an application and certification process with submittal requirements in order to certify that the proposed housing development does provide such affordable housing as required, submits commitment to do such, and provides such information or reporting requirements during the operation of the housing development.

Otherwise, under the Act, one can declare that they are providing affordable housing but never demonstrate how they are doing such at any time during the initial approval process, during construction or operation for the 30 years required. There also are no penalties within the Act for non-compliance.

Most cities in Florida are enacting similar ordinances as proposed by staff. We have borrowed liberally from the regulations adopted by the City of Tampa.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. Live Local Implementation Ordinance_City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" SECTION 58-84 "GENERAL PROVISIONS FOR NON-RESIDENTIAL ZONING DISTRICTS", TO PROVIDE DEFINITIONS AND SUBMITTAL AND REPORTING REQUIREMENTS AND OTHER PROVISIONS FOR CERTIFICATION AND IMPLEMENTATION OF DEVELOPMENT PURSUANT TO THE LIVE LOCAL ACT, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park deems it necessary for the general welfare of the City to amend the City of Winter Park Land Development Code as set forth in this Ordinance in order to provide certification standards and implementation criteria for development proposed in conformance with the Live Local Act of Florida Statutes;

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

WHEREAS, the City Commission hereby finds that the land development regulations adopted herein are consistent with the Comprehensive Plan;

NOW THEREFORE, BE IT ENACTED by the City Commission of the City of Winter Park, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-84 "General provisions for non-residential zoning districts" is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-84. General provisions for non-residential zoning districts.

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

- (a) **Definitions.** For the purposes of this subsection, the following definitions are provided for terminology not defined in Florida Statutes with respect to implementation consistent with the Winter Park Land Development Code:

Allowed as used in Fla Stat. 166.0415 shall mean as allowed under the provisions of the city land development code at the time of a proposal is submitted for development subject to Fla Stat. 166.0415 and shall not mean as allowed historically back in time previous to the present.

Commercial as used in Fla. Stat. 166.0415 shall mean only the commercial zoning districts of the city which are only properties zoned C-1, C-3, C-3A and PD-OC as used in Ravaudage, and no other zoning district.

Height within one mile as used in Fla Stat. 166.0415 shall mean one mile as can be traveled by human beings along the public streets of the city within the normal permitted lanes of travel from the center point of the proposed development site and shall not mean a straight-line distance as a bird might be able to travel.

Highest allowed density as used in Fla Stat. 166.0415 shall mean 17 units per acre as this is the highest residential density currently allowed and is expressed in units per acre and shall not mean density as used elsewhere in Chapter 166 Fla Stat. when referring to intensity terminology applied to floor area ratio.

Highest currently allowed height as used in Fla Stat. 166.0415 shall only mean such height allowed by right within the municipality and not heights allowed if such height would require conditional use approval under the city land development code based upon the size in square footage of the project proposed project under the Live Local Act.

Industrial as used in Fla Stat 166.0415 shall mean only the industrial I-1 zoning district of the city and no other zoning district.

Mixed Use as used in Fla Sta. 166,0415 shall not apply in the City, as no mixed use zoning district exists within the city.

- (b) **Process for Approval.** The approval process for a qualifying development located within an eligible zoning district, shall include payment of a fee, and if application is not made by the owner of record, then a contract or agreement to purchase (that permits black-out of the financial purchase details) but is clear as to dates of effectiveness and due diligence periods, an application on a form provided by the city, site development plans, and affidavit of commitment to City of Winter Park's Affordable Housing standards for income qualification, monitoring, and inspection during the full minimum 30 years of operation including acknowledgement of the auditing requirements for eligibility of all tenants living within the designated affordable housing units in order to establish compliance with the provisions of the Live Local Act and penalties for non-compliance as further outlined below. Upon application, the city shall complete a sufficiency review of the materials submitted and provide a response that the application is complete or specifically what items are still required at a date sixty (60) days after submittal. The applicant shall then provide the items that are required for the sufficiency review which shall then begin another sufficiency review period that shall be completed at a date sixty (60) days following re-submittal and so on until a complete application is provided. A contract to purchase must be in full force and effect during the sufficiency and review periods established within this Section. If any due diligence period or other contract matter expires within such time periods, then the city shall not begin or complete the sufficiency review or application review.

- (c) **Minimum Requirements.** The minimum requirements for certification of compliance with the Live Local Act are as follows:

Site Development Plan which includes the following:

1. Scale, date, and north arrow.
2. Legal Description of the property.
3. Site Data Table including gross square footage of the site and project, total impervious coverage and principal setbacks.
4. Dimensioned location, size, height and use of all proposed structures.
5. Project units, number of affordable units per area median income, and affordability period.
6. Label uses of adjacent parcels.
7. Location, dimension and method of buffering from adjacent uses.
8. Location and method of screening of refuse stations, storage areas and off-street parking and loading areas.
9. Method of stormwater retention.
10. Location, size and total amount of greenspace.
11. Tree table with tree retention and applicable mitigation.
12. The location, width, pavement type, right-of-way name and other related appurtenances of all public rights-of-way adjoining, traversing or proximate to the site.
13. Location and dimensions of proposed project ingress/egress, parking and service areas, including typical parking space dimensions.
14. Vehicle Use Area buffering adjacent to rights of way.
15. Southern Florida Building Code definitions for types of construction proposed and existing.
16. Proposed means of vehicular and pedestrian access from the site(s) within the development to adjacent streets and/or alleys, showing all existing and proposed curb cuts and sidewalks.
17. Building Elevations (4-sided) for each proposed building.
18. Commitment to complete a transportation study prior to issuance of the building permit.
19. Any other information required under the specific site plan districts pertaining to this article or which may be required, when commensurate with the intent and purpose of this Code, by city reviewing staff.
20. An affidavit confirming a 30-year commitment to provide affordable housing

and monetary cap on all rent charges including any and all other fees as may be assessed to the occupants of units deemed to be affordable, such that all rents and fees shall not exceed 30% of the gross revenue of all occupants of affordable units; affidavit attesting to agreement and acceptance as to the annual audit requirements by a certified public accounting firm attesting to satisfaction of the such income and total rental fees and affidavit attesting to agreement and understanding that violations of such commitments shall be subject to a fine of no less than \$5,000.00 per day for each violation determined by the annual audit and for each day the annual audit is not received by the city after March 1st of every year and affidavit agreement that any such fines shall constitute a lien on said property if not paid to the city within 60 days of receipt of the audit by the city by March 1st of every year and agreement to reimburse the city for any legal expenses in the enforcement of these provisions.

21. A statement indicating the petitioners' commitment to comply with specific chapters of the City Code applicable to the project (i.e., tree and landscaping, fire, etc.) at the time of permitting.
 22. Compliance with all land development regulations applicable to the zoning district in which the project is proposed, except only as otherwise preempted by the Live Local Act with respect to height.
- (d) **Project Narrative.** Application shall contain a narrative which demonstrates compliance with section 166.04151(7)(a)-(g), Florida Statutes.
- (e) **Affidavit of Commitment and Restrictive Covenants.** As a condition of approval and prior to any site or building permits for the project being requested or obtained, the applicant (and the property owner, if different from the applicant) must execute and have recorded in the public records of Orange County, Florida, an Affidavit of Commitment and Restrictive Covenants. Such Affidavit of Commitment and Restrictive Covenants shall: (i) have terms acceptable to the city, (ii) run with and be binding upon the land for no less than thirty (30) years from the issuance of a certificate of occupancy for the last principal structure of the project (iii) be enforceable by the city; (iv) detail the affordable housing and project conditions and restrictions required by this section, the Live Local Act and on the approval of the project; (v) provide for monitoring, and compliance requirements; and (vi) provide for the city's enforcement remedies. Mortgage holders will be required to execute and record a subordination of their lien interest to such Affidavit of Commitment and Restrictive Covenants prior to or simultaneously with the recording of the Affidavit of Commitment and Restrictive Covenants. The city will provide the monitoring and compliance forms upon submittal of the application, deemed complete and sufficient.
- (f) **Equivalent Treatment of all Dwelling Unit Requirements.** As a condition of approval prior to any site or building permits for the project being requested or obtained, such project must demonstrate and commit that all affordable

dwelling units and market rate dwelling units shall be located within the same structure. all common areas and amenities shall be accessible and available to all residents (both affordable and market rate dwelling units). access to the required affordable dwelling units shall be provided through the same principal entrance(s) utilized by all other dwelling units in the development. in addition, the sizes and number of bedrooms in the affordable dwelling units shall be proportional to the square footage and number of bedrooms in the market rate dwelling units (e.g., for number of bedrooms, if 25 percent of the market rate dwelling units consist of two bedrooms, then 25 percent of the affordable dwelling units shall also have two bedrooms.

- (g) **Agent Authorization.** An affidavit with the property owner's notarized authorization.
- (h) **Timeframe for Review and Issuance of Approval:** Upon receipt of a complete application, the city will complete its review and provide a response sixty (60) days from receipt of such materials as required by this subsection.
- (i) **Fee:** The fee for a qualifying development will be \$2642.00 plus \$111/acre or portion thereof or as otherwise amended within the adopted Fee Schedule from time to time by the City Commission at public hearing.
- (j) **Duration of Approval:** An approval received through this process shall be effective for three (3) months from the date of approval. The application process and certification of compliance with the live local act shall begin again if a building permit has not been issued by the city within six (6) months of an approval under this section.

SECTION 2. CODIFICATION. Section 1 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

SECTION 3. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 4. CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

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

By: _____
Mayor Phil Anderson

ATTEST:

By: _____
Rene Cranis, City Clerk



Planning and Zoning Board

agenda item

item type

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

meeting date

October 3, 2023

prepared by

Jeffrey Briggs, Director of Planning and Zoning

approved by

Jeffrey Briggs, Director of Planning and Zoning

subject

Request of the City of Winter Park for: An ordinance of the City of Winter Park, Florida, amending the Comprehensive Plan and Chapter 58 "Land Development Code" Article I, "Comprehensive Plan" so as to adopt a new Comprehensive Plan, goals, objectives and policies document, substituting for the current 2017 Comprehensive Plan adopted on April 24, 2017 together with all subsequent amendments thereto; providing for transmittal; providing for codification, severability, conflicts and an effective date.

motion | recommendation

Staff recommendation is for approval

background

The City's Comprehensive Plan was last adopted in 2017 and every seven years, the City must revise and update the Comprehensive Plan. The deadline for Winter Park is adoption by February 2024. There are very few changes that the staff is recommending, but given the passage of time, there are some polices that need to be added or modified to reflect current thinking and priorities.

This public hearing by P&Z on October 3, 2023 is for a recommendation on the first three of the ten required chapters or elements. They are Future Land Use, Transportation and Housing. Attached is a list of the changes recommended to these three elements. If you wish to read the full elements with these changes indicated, then they can be found at: cityofwinterpark.org/comp-plan

At the September 5th P&Z meeting there was a motion to "accept" the proposed changes to the Public Facilities, Conservation, Recreation and Open Space, Capital Improvements, Public School Facilities, Intergovernmental Coordination and Private Property Rights. The action now requested for P&Z is a motion to "approve" the changes for all ten required chapters or elements for the updated Comprehensive Plan.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. List of Changes Ch 1-3

List of Comprehensive Plan GOP Changes

Chapter 1 Future Land Use

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

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

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

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

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

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

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

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

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

less than 12,500 sf and 0.35 (35%) for properties over 12,500 sf with a 0.03 (3%) allowance for attic areas upon satisfaction of meeting design incentives and shall include the floor area of above grade, attached and unattached garages.

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

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

Policy 1-2.4.3: Central Business District (CBD). This land use designation includes area generally within the Central Business District and the Hannibal Square Neighborhood Commercial District. This future land use category permits ~~the~~ retail business, restaurant, professional office and residential uses up to a density of 17 units per acre that are permitted within the historic downtown core of Winter Park. Properties with this land use classification are zoned C-2. However, this future land use designation cannot be categorized as commercial or mixed use because the unique provisions contained in the land development code such as vertical zoning and the existence of much of this future land use being within a National Register historic District. This designation differs from the other commercial, office or planned development designations in terms of the land use policies for this area which strive to maintain and enhance pedestrian orientation, preserve the scale of the historic premiere retail areas, enhance the eclectic mix of architectural styles, preserve and maintain the mix of retail, office and residential uses, preserve the open space vistas and non-commercialization of historic Central Park and the predominance of small distinctive specialty shops. ~~The maximum mix of residential unit areas within any building shall be included on upper floors and shall not exceed fifty (50%) percent of the total building area, with the residences confined to the upper floors.~~

Policy 1-2.4.4: Maintain the Character & Scale of the CBD. The City shall maintain the character and scale of the Central Business District (CBD), including the Park Avenue Corridor and the Hannibal Square Neighborhood ~~Commercial~~ District by requiring that developments in these

areas consider pedestrian scale the orientation of the buildings to the streets, eclectic mix and use of architectural styles and vistas to Central Park and other open spaces.

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

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

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

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

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

densities and intensities permitted by the underlying zoning until such time as the City makes such a formal future land use amendment.

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

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

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

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

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

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

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

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

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

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

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

Policy 1-G-11: Improvements at Rollins College & other Educational, Non-Profit or Other Institutional Entities to Avoid Adverse Impacts on Surrounding Residential Areas
Improvements or expansions to the buildings and facilities of Rollins College and other educational, non-profit or other institutional entities shall conform to existing Comprehensive Plan policies, including but not limited to the Future Land Use Map as well as Winter Park zoning regulations and standards and shall not negatively impact the surrounding residential areas. Within the Rollins College campus of 1000 Holt Avenue south of Fairbanks Avenue, there shall be permitted a floor area ratio of up to 100% in order to provide for on-campus parking structures, as may be approved by the City Commission.

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

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

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

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

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

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

Policy 1-K-2: Plan to Convert the City's Tree Farm into a Park Site & Encourage its Funding or Alternate Development The City shall plan to convert the City's Tree Farm into a park site as conditions and financial opportunities permit or the City shall consider alternate development proposals with the proceeds from such a property sale funding the acquisition of park lands in locations more readily usable by city residents. The City shall strive to provide funding to implement the land conversion process, including development of the park site.

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

~~such project as one of the conditions for conditional use approval, if approved. Any such agreement will provide credits for any multi-modal transportation impact fees that are ultimately paid by the development project.~~

Chapter 2 Transportation

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

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

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

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

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

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

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

Policy 2-1.1.7: Support the Development of a Regional Trails System The City will coordinate with MetroPlan Orlando, the Cities of Orlando and Maitland, and Counties of Orange and

Seminole, to identify, program, and fund pedestrian and multiuse trails within the City limits as part of a regional trails system. ~~In particular, bicycle facilities in the City shall connect to regional facilities, including connections between the Dinky Line Trail and trails within Mead Gardens, and the Cady Way Trail and the Cross Seminole Trail. The proposed trail systems within the City limits are identified in the Transportation Master Plan.~~

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

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

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

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

- Pedestrian ~~Level of Traffic Stress~~OS Standard ~~LOS-CLTS 2~~
- Bicycle ~~Level of Traffic Stress~~OS Standard ~~LOS-CLTS 2~~
- Transit ~~Level of Service~~OS Standard LOS D
- Roadway ~~Level of Service~~OS Standard LOS E

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

Bicycle Level of Service Thresholds			
FUNCTIONAL CLASSIFICATION	PAVED SHOULDER/BICYCLE LANE/ TRAIL COVERAGE/SHARROW		
	LOS-C*	LOS-D	LOS-E

Arterials & Collectors	85% to 100%	50% to 84%	0% to 49%
Local Roadways	0% to 100%	N/A	N/A

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

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

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

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

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

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

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

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

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

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

GOAL 2-3: PURSUIT OF TECHNOLOGY & INNOVATION

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

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

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

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

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

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

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

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

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

Chapter 3

Housing

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

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

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

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

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

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

Policy 3.2.0.6 Implementation of the Live Local Act. The City shall implement the provisions of the Live Local Act pursuant to Florida Statute 166.04151 and shall provide criteria and standards for certification of compliance with the Act in order to foster implementation of the Live Local Act legislation.

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

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