



city commission agenda

January 13, 2020
3:30 PM
Commission
Chambers

mayor & commissioners

seat 1
Gregory Seidel

seat 2
Sarah Sprinkel

Mayor
Steve Leary

seat 3
Carolyn Cooper

seat 4
Todd Weaver

welcome

Welcome to the City of Winter Park City Commission meeting. The agenda for regularly scheduled Commission meetings is posted in City Hall the Tuesday before the meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at cityofwinterpark.org.

meeting procedures

Persons desiring to address the Commission MUST fill out and provide the the City Clerk a yellow "Request to Speak" form located by the door. After being recognized by the Mayor, persons are asked to come forward and speak from the podium, state their name and address, and direct all remarks to the Commission as a body and not to individual members of the Commission, staff or audience.

Citizen comments at 5 p.m. and each section of the agenda where public comment is allowed are limited to three (3) minutes. The yellow light indicator will remind you that you have one (1) minute left. Large groups are asked to name a spokesperson. The period of time is for comments and not for questions directed to the Commission or staff for immediate answer. Questions directed to the City Commission will be referred to staff and should be answered by staff within a reasonable period of time following the date of the meeting. Order and decorum will be preserved at all meetings. Personal, impertinent or slanderous remarks are not permitted. Thank you for participating in your city government.

agenda

*times are projected and
subject to change

1. Meeting Called to Order

2. Invocation

**Peter Moore, Division Director, Office of
Management and Budget**

Pledge of Allegiance

3. Approval of Agenda

4. Mayor's Report

- a. **Appointment of Michael Dively to the
Transportation Advisory Board (alternate)**

1 minute

- b. Appointment of John Miller to Code Compliance Board (alternate)** 1 minute

5. City Manager's Report

- a. 90-day Report** 5 minutes

6. City Attorney's Report

7. Non-Action Items

8. Citizen Comments | 5 p.m. or soon thereafter

(if the meeting ends earlier than 5:00 p.m., the citizen comments will be at the end of the meeting)
(Three (3) minutes are allowed for each speaker)

9. Consent Agenda

- a. Approve the minutes of December 9, 2019** 1 minute

- b. Approve the following purchase:** 1 minute

1. Dobbs Equipment: John Deere 410SL 4x4 Backhoe Loader & 330G Skid Steer Loader replacing units 4450 & 4998, respectively; \$151,352.25.

- c. Approve the following contract items:** 1 minute

1. Thomson Reuters: Renewal of CLEAR online investigative services subscription (3-year renewal term); \$15,541.
2. Advanced Demolition: Award of IFB-21-2019 and Notice to Proceed with the Demolition of Progress Point; \$89,765.
3. Gerhartz & Associates: Amendment to renew RFQ-16-2012 – Continuing Contract for GIS Services; Not to exceed \$175,000.

- d. Approve the following piggyback agreements:** 1 minute

1. Office Depot: OMNIA Partners/City of Tamarac contract #19-12R – Office Supplies, Products & Related Services; Total expenditure under the contract not to exceed \$75,000 per year.
2. Granite Inliner: City of Casselberry contract #RFP-2019-0467 – Sanitary Sewer, Manhole & Lift Station Wet Well Rehabilitation; FY20 expenditure under the contract not to exceed \$725,000.
3. ABM Industry Groups: Pasco County IFB-TB-16-131 – Ongoing & As-Needed Janitorial Services & Equipment; Total expenditure under the contract not to exceed \$525,000 per year.

4. Shaw Industries: Sourcewell contract #080819
– Flooring Materials with Related Supplies & Services; FY20 expenditure under the contract not to exceed \$100,000.

e. Public Emergency Management Transportation Letter of Agreement 5 minutes

10. Action Items Requiring Discussion

a. Final Approval of Canopy Project 90 minutes

11. Public Hearings

a. Resolution providing authorizations to Orange County Canvassing Board for March 17, 2020 election 5 minutes

b. Request of the Edyth Bush Charitable Foundation for: 20 minutes

- Conditional Use approval to demolish their existing 3-story building and rebuild a new 3-story 19,602 square foot building at 199 East Welbourne Avenue, zoned C-2.

c. Request of Lundev Homes for: 10 minutes

- Subdivision approval to split the property at 1666 Chestnut Avenue into two single-family lots. No variances are requested.

d. Request of the City of Winter Park for: 180 minutes

- Ordinance - Amending Chapter 58 "Land Development Code" Article I, "Comprehensive Plan" to adopt new goals, objectives and policies of the future land use element to establish the Orange Avenue Overlay District. (1)
- Ordinance - Amending Chapter 58 "Land Development Code" Article III, "Zoning" to adopt a new zoning district Section 58-83 Overlay Districts (OD). (1)

12. City Commission Reports

Appeals and Assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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)

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



city commission **agenda item**

item type	Invocation	meeting date	1/13/2020
prepared by	Assistant City Manager	approved by	
board approval	final vote		
strategic objective			

subject

Peter Moore, Division Director, Office of Management and Budget

motion / recommendation

background

alternatives / other considerations

fiscal impact



city commission **agenda item**

item type	Mayor's Report	meeting date	1/13/2020
prepared by	Assistant City Manager	approved by	
board approval	final vote		
strategic objective			

subject

Appointment of Michael Dively to the Transportation Advisory Board (alternate)

motion / recommendation

background

alternatives / other considerations

fiscal impact



city commission **agenda item**

item type	Mayor's Report	meeting date	1/13/2020
prepared by	City Clerk	approved by	
board approval	final vote		
strategic objective			

subject

Appointment of John Miller to Code Compliance Board (alternate)

motion / recommendation

background

alternatives / other considerations

fiscal impact



city commission **agenda item**

item type	City Manager's Report	meeting date	1/13/2020
prepared by	Assistant City Manager	approved by	
board approval	final vote		
strategic objective			

subject

90-day Report

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

Description

90-day report

Upload Date

1/7/2020

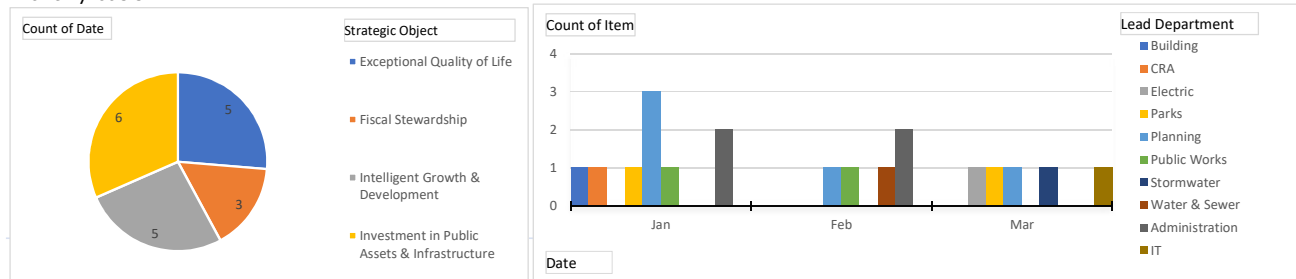
Type

Backup Material



90-Day Report

This outline provides a timetable for issues and items that are planned to come before the commission over the next three months as well as the status of initiatives that do not have any determined completion date. These are estimates and will be updated on a monthly basis.



Upcoming Commission Items

	Item Department	Item Date
Exceptional Quality of Life		
Canopy Project		
The final approval is on the January 13th agenda.	Public Works	Jan
Commission Decorum		
Request to schedule a work session regarding this topic.	Administration	Feb
New Vehicle Purchase		
Approval for the Building Department to purchase up to 5 fully electric Nissan Leaf's as well as additional charging stations, to promote sustainability. Restricted building reserves will be used for the purchase.	Building	Jan
Public Art for I-4		
Review and approve recommendations from the Public Art Advisory Board for a public art display as part of a grant from FDOT for the I-4 Ultimate Project.	Administration	Feb
Tree Preservation and Landscape Ordinance Revisions		
Staff working on finalization of ordinance language. Ordinance was introduced to PRAB on November 22nd with no action taken and request for additional time to review and possible work session for detailed explanation by staff. PRAB work session will be scheduled for December to review ordinance in detail. Tree Ordinance will be presented to Planning and Zoning in early January and be presented to commission at the January 27th meeting.	Parks	Jan
Fiscal Stewardship		
Charter Review Advisory Committee		
Information regarding the 11 ballot questions adopted in November are available on the City's website beginning in January. The voters will decide on the charter amendments on March 17th.	Administration	Jan
CIP Plan Review		
Discuss, plan, and prioritize CRA projects and funding at CRA Agency meeting on Jan 27th, at 2pm.	CRA	Jan
Parks Maintenance & Swoope Site		
The Parks Master Plan includes the accommodation of parks maintenance storage on the old Swoope Water Plant site. Staff will bring recommendations from EDAB regarding the construction of the facility and use of the site.	Parks	Mar
Intelligent Growth & Development		
Demolition of Progress Point		
Approval for notice to proceed with demolition of the old structure on Progress Point.	Planning	Jan
Orange Avenue Overlay Steering Committee		
On Commission agenda for consideration Jan 13th. The Planning and Zoning Board held a public hearing on the Orange Avenue Overlay District on December 3, 2019. They voted 7-0 to approve the project.		
On December 18, 2019 staff held a public information meeting in the lobby of the Gateway Plaza building at 1202 Orlando Ave for property owners within the Orange Avenue Overlay area. Notice was sent to all property owners within the Overlay District and open to the public.		
On December 21, 2019, staff held a booth at the Winter Park Farmers' Market to be available to discuss the Orange Avenue Overlay District with anyone who has questions, concerns, or suggestions.	Planning	Jan

Planning Public Hearings		
Edyth Bush expansion. Conditional Use approval to demolish their existing 3-story building and rebuild a new 3-story 19,602 square foot building at 199 East Welbourne Avenue, zoned C-2.		
Lundev Homes. Subdivision approval to split the property at 1666 Chestnut Avenue into two single-family lots. No variances are requested		
Subdivision of 694 N. New York Ave (vacant condev property) into 10 single family lots in lieu of previous approved project of 16, 3-story townhouses.		
Conditional use approval of Starbucks at 2615 Lee Road. Rollins Innovation Triangle.	Planning	Jan
Hotel at Penn. Project	Planning	Feb
Redevelopment of the "ranch mall" property at 415 S. Orlando Avenue for 24,000 square feet of new commercial	Planning	Mar
Investment in Public Assets & Infrastructure		
City Fiber Network		
Contract for buildout of the City's private fiber network in response to ITN may be ready for approval in March. Master design and inventory of existing assets is currently being finalized.	IT	Mar
Fairbanks Transmission		
End of May 2020 is the estimated completion date for the Fairbanks project from Duke transmission contractors. Poles are scheduled to be removed 30 days after the completion by transmission contractors.	Electric	Mar
Post Office Acquisition		
USPS has provided a Letter of Intent to the city for review. Staff is working with the city attorney on review. Will go to Commission on Jan 27th.	Administration	Jan
Roadwork		
Realignment of Bennett and Executive Dr.	Public Works	Feb
Seminole County Ditch Drainage Improvement		
The hydraulic model has been updated. Seminole County is reviewing the improvement alternatives and will provide the City feedback regarding participation and phasing over a 5 year capital improvement plan. Attorneys are preparing interlocal agreement.	Stormwater	Mar
Sewer Capacity		
Purchase of additional sewer capacity at Altamonte Springs.	Water & Sewer	Feb

Additional Items of City Interest

	Item Department
Exceptional Quality of Life	
MLK Park Plan	
City has contracted professional services through Dix-Hite to conduct review of MLK master plan, assessment of neighborhood connectivity with MLK Park and Library/Event Center, and provide suitable options for replacement of Shady Park spray feature. CRA has ability to address some improvements at this site with potential funding as part of CRA CIP.	Parks
Investment in Public Assets & Infrastructure	
17/92 Corridor Modeling	
Staff is currently working with FDOT Arterial Team to assess needs and scope for model development and funding needs. CRA has reserved funds for this project. FDOT hopes to have 60% plans designed by Feb 2020. The city will work with FDOT on design and other associated improvements such as coordinating of utility undergrounding, landscaping, and water & sewer improvements, over the next couple months. The corridor traffic modeling effort is underway with data collection.	CRA
Electric Undergrounding	
Miles of Undergrounding performed Project G: 4.1 miles 82% complete. Project H: 2.5 miles 80% complete. Walnut/Chestnut at Phelps, part of Project I: 70% complete. 0.1 miles 80% complete TOTAL so far for FY 2020: 1.1 miles	Electric
Lakemont Avenue	
Scope to be determined. Work to be tentatively performed by new transportation planner position in conjunction with the Public Works and Planning Departments.	Public Works
Lakes Health Analysis	
The Natural resources division of Parks (where lakes management now resides) along with Public Works are preparing a presentation detailing historic and existing lake water quality along with previously implemented improvement projects and proposed future projects for information and discussion. It will illustrate excellent, good and impaired water quality criteria and where the City lakes rank accordingly.	Parks
Quiet Zones	
Railroad street crossing safety improvements construction is completed. NO TRAIN HORN signs are being installed. Quiet Zones implementation is expected January 2020.	Public Works



city commission **agenda item**

item type	Consent Agenda	meeting date	1/13/2020
prepared by	Assistant City Manager	approved by	
board approval	final vote		
strategic objective			

subject

Approve the minutes of December 9, 2019

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

Description

Minutes of December 9, 2019

Upload Date

1/6/2020

Type

Backup Material



City Commission Regular Meeting Minutes

December 9, 2019 at 3:30 p.m.

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

Present

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Todd Weaver

City Manager Randy Knight
City Attorney Kurt Ardaman
City Clerk Rene Cranis

1. Meeting called to order

Mayor Steve Leary called the meeting of the Winter Park City Commission to order at 3:40 p.m.

2. Invocation and Pledge of Allegiance

Finance Director Wes Hamil provided the invocation followed by the Pledge of Allegiance.

3. Approval of Agenda

Motion to approve the agenda made by Commissioner Sprinkel; seconded by Commissioner Seidel and carried unanimously with a 5-0 vote.

4. Mayor's Report

a. Presentation - Valencia College Peace and Justice Institute

Rachel Allen, Director of Valencia College Peace and Justice Institute, thanked the Commission for their support of Peace Day in the Park on September 29th and showed a video of event. Jen Benner, teaching artist at Outreach Orlando, reviewed its goals and programs and presented artwork "Hands of Peace" to the City.

b. Board Appointments

Motion to reappoint Kip Marchman and Pitt Warner to the Civil Service Board made by Mayor Leary; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.

5. City Manager's Report

Mr. Knight stated that staff has scheduled a CRA Agency meeting for January 27th at 2:00 p.m.

Mr. Knight stated that Commissioner Cooper has requested additional work sessions on the Orange Avenue Overlay District on Tuesday, Thursday, and Friday, December 10, 12 and 13 and Monday through Friday except Wednesday the week of December 16th. Commissioner Cooper stated that she would like to have a casual conversation with commissioners and to gain answers to questions.

Commissioner Weaver stated he will attend. Mayor Leary said he will meet individually with staff. Commissioner Seidel said he is available but not Fridays. Commissioner Sprinkel stated she is unable to attend and suggested that additional work sessions be scheduled after the work session on December 17th if needed as she feels this will involve significant staff time. Mayor Leary agreed. Discussion followed on the need for the additional work sessions.

Motion to re-advertise and postpone the first public hearing on the Orange Avenue Overlay scheduled for January 13, 2020 made by Commissioner Cooper.

Commissioner Seidel commended city staff and the committee on their work but feels more information is needed in order to understand and gain the unanimous support of the Commission. He said there are many positive aspects to the overlay that the public needs to be aware of.

Mayor Leary stated he would not recognize the motion as he feels it is inappropriate to change meeting dates at this stage in this process and because the meeting has been publicly noticed.

Commissioner Seidel advised that the FDOT website highlights railroad crossing safety and includes a photograph of the Fairbanks Avenue crossing. He pointed out that Quiet Zones will be in place in January.

Commissioner Seidel commented on the 17-92 corridor traffic modeling and asked if this is under contract. Mr. Knight stated the procurement division is working on the contract. In response to comments by Commissioner Weaver, Mr. Knight stated he will send a copy of the scope of the study to Commission.

6. City Attorney's Report

No report.

7. Non-Action Items

8. Citizen Comments

Taken after Item 11, Public Hearings.

9. Consent Agenda

- a. Approve the minutes of November 25, 2019
- b. Approve the extension of Conservation Easement for the Genius Preserve
- c. Approve the following piggyback agreements:
 1. Motorola Solutions: State of Florida contract #43190000-18-NASPO-ACS-1 - Public Safety Communication Equipment, Phase 1: Radios, Consoles, Antennas & Repeaters; not to exceed \$178,000.
 2. CDW-G: Sourcewell contract #081419-CDW - Technology Catalog Solutions; not to exceed \$500,000.
 3. Pace Concrete: Extension of City of Eustis contract #007-15 - Concrete Sidewalk, Curb & Gutter; not to exceed \$300,000.
- d. Approve the following contract items:
 1. Thales Consulting: CAFR-Online Software Subscription (6-year initial term); \$13,000 for year 1 and \$4,000 for each subsequent year.
 2. Lewis Outdoor Solutions: Amendment to renew IFB-7-2017 - Landscape Maintenance for City of Winter Park Facilities; not to exceed \$260,000.
- e. Approve the following purchase:
 1. Musco Sports Lighting: LED lighting upgrade at Ward Park baseball fields 4 & 5; \$227,500.

Motion to approve the Consent Agenda made by Commissioner Cooper and seconded by Commissioner Weaver. There were no public comments. Motion carried unanimously with a 5-0 vote.

10. Action Items requiring Discussion

a. Splash, Float, Swim Initiative.

Parks and Recreation Director Jason Seeley reviewed the background of this initiative to ensure elementary school children have access to swimming lessons and water safety. He reviewed sponsorships, cost, plans and goals. Staff is recommending that proceeds from the Dinner on the Avenue event be used to fund this initiative and also increasing the cost per table from \$125 to \$175 to provide for a projected net revenue of approximately \$6,000 to go toward this initiative.

Motion to approve the initiative made by Commissioner Sprinkel; seconded by Commissioner Cooper.

Mr. Seeley responded to questions regarding the Winter Park schools, targeted outreach to home school students, and opportunities and challenges to provide bussing.

Michael Dively spoke in support of this initiative and thanked the commission and city staff for their support.

Motion carried unanimously with a 5-0 vote.

b. Agreement for the realignment of Bennett Avenue with Executive Drive at Lee Road.

Planning and Community Development Director Bronce Stephenson provided the history of this agreement regarding the realignment and although progress has been made, an additional 90 days is needed to finalize the agreement and plans.

Mayor Leary excused himself from meeting 4:30. Vice-Mayor Seidel presided over the meeting.

Public Works Director Troy Attaway stated that preliminary alignments have been developed and presented and that the developer's transportation engineer had prepared plans for the intersection without the realignment. The 90-day extension will allow for finalizing the agreement and the plans. He responded to questions regarding alignment.

Motion to approve the extension and bring the agreement back to the Commission for approval made by Commissioner Sprinkel and seconded by Commissioner Cooper.

Mayor Leary returned at 4:35.

Discussion followed on the need to develop a specific plan for the intersection and identify each party's responsibilities and cost of the improvements.

Dan Bellows, applicant, representing Benjamin Partners, provided the background the initial development order and subsequent amendments. He showed a diagram of the intersection and stated that he feels traffic issues are caused from traffic from outside the area not from Rauvadage and that Executive Drive and Gay Road cannot handle the traffic. He said a meeting is scheduled in January to get more information. He advised that FDOT will not give a warrant at this time. Discussion ensued on traffic modeling and generation.

There were no public comments.

Upon a roll call vote to approve the extension, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weaver voted yes. Motion carried unanimously with a 5-0 vote.

Mayor Leary resumed presiding over the meeting.

11. Public Hearings

a. Request of the Sydgan Corp. for:

Conditional Use approval to add a third story onto the existing two-story garage and guest house building to the rear of the three-story building at 411 West New England Avenue, zoned C-2. (2nd hearing)

Motion to approve the conditional use request made by Commissioner Sprinkel; seconded by Commissioner Seidel.

There were no public comments made.

In response to questions by Commissioner Weaver, Dan Bellows, applicant, stated that the third floor living space is over the garage and will be connected to his house at the third floor level. Commissioner Weaver read a letter from Mr. Bellows' attorney to the Mayor and Commissioners requesting an amendment to the C-2 zoning regulations to allow short-term rental of Mr. Bellows' property which is zoned C-2. Mr. Bellows stated he did not receive a response to the letter but the letter is not related to this request. Mr. Bellows stated he received a notice of violation from Code Enforcement for allowing short-term rental of his guest house for Airbnb.

Commissioner Weaver expressed his opposition to this request as approving it would be aiding and abetting by the Commission.

Motion to deny the conditional use request by Commissioner Weaver; seconded by Commissioner Cooper.

Attorney Ardaman advised that the application is for conditional use approval and the Commission should vote for approval or denial based on the criteria in the City Code and that code violations are a matter for Code Enforcement.

Commissioner Cooper asked for the criteria to consider conditional use. She asked Mr. Bellows for the intended use. Mr. Bellows stated he intends to modify the space but it will not be rented. He explained that he does have an existing guest house which had been rented but will not rent it if it is not permitted.

Attorney Ardaman read the criteria for considering conditional use.

Motion made by Commissioner Cooper to amend the motion for approval to prohibit the applicant from using the property for any short-term rental; seconded by Commissioner Weaver.

Senior Planner Allison McGillis stated that this cannot be used as Airbnb.

Upon a roll call vote on the amendment to the main motion, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weaver voted no. Motion failed with a 0-5 vote.

Upon a roll call vote on the motion to deny the conditional use request, Commissioner Weaver voted yes and Mayor Leary and Commissioners Seidel, Sprinkel and Cooper voted no. Motion failed with a 1-4 vote.

Upon a roll call vote on the motion to approve the conditional use request, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weaver voted yes. Motion carried unanimously with a 5-0 vote.

- b. ORDINANCE 3160-19 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING REGULATIONS" SECTION 58-84 "GENERAL PROVISIONS FOR NONRESIDENTIAL ZONING DISTRICTS" AND CHAPTER 10 "ALCOHOLIC BEVERAGES" SECTION 10-33 "HOURS DURING WHICH SALES, CONSUMPTION AND SERVICE ARE PROHIBITED" SO AS TO ESTABLISH UNIFORM HOURS OF SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES ON NEW ENGLAND AVENUE AS CURRENTLY ARE IN PLACE CITY-WIDE. Second Reading

ORDINANCE 3161-19 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 62, "OFFENSES AND MISCELLANEOUS PROVISIONS" WITHIN DIVISION 2, "NOISE AND DISTURBANCE CONTROL", SECTION 62-98, PROVIDING FOR THE SAME NOISE CONTROLS THAT EXIST WITH THE CENTRAL BUSINESS DISTRICT TO ALSO APPLY WITH THE HANNIBAL SQUARE NEIGHBORHOOD COMMERCIAL DISTRICT AND TO CLARIFY EXISTING LANGUAGE; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. Second Reading

A simultaneous public hearing was held on these ordinances.

Attorney Ardaman read the ordinances by title.

Motion to adopt the ordinances on second reading made by Commissioner Sprinkel and seconded by Mayor Leary.

Motion to amend the ordinance relating to sale of alcoholic beverages to include only the storefronts on New England between Virginia and Pennsylvania made by Commissioner Weaver.

Planning Manager Jeff Briggs explained the area approved on first reading. Commissioner Weaver clarified that his motion would delete properties fronting on Pennsylvania. He stated that any new restaurants outside the area could request approval for extended hours.

Motion seconded by Commissioner Cooper.

Mr. Briggs advised that a restaurant that moves into the former Dexter's location would be prohibited from having live entertainment that can be heard from across the street after 10:00 p.m. He confirmed that restaurants need a special permit from the city to serve alcohol after 11:00 p.m. which is enforced by the city.

Dan Bellows, TGG, LLC and Garment Ltd., spoke in opposition to the amendment to reduce the area approved on first reading as it does not give equal treatment to restaurants in the area.

Sally Flynn, 1400 Highland Road, spoke in favor of excluding the area on Pennsylvania.

Senior Planner Allison McGillis showed the area covered by alcohol beverage ordinance. Discussion ensued on the area included and addressing issues that may or may not arise regarding noise and protection for neighborhood.

Upon a roll call vote on the amendment, Commissioner Cooper and Weaver voted yes and Mayor Leary and Commissioners Seidel and Sprinkel voted no. Motion failed with a 2-3 vote.

Upon a roll call vote on the Ordinance 3161-19 (noise control), Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weaver voted yes. Motion carried unanimously with a 5-0 vote.

Upon a roll call vote on the Ordinance 3160-19 (alcoholic beverages), Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weaver voted yes. Motion carried unanimously with a 5-0 vote.

8. Citizen Comments

There were no public comments.

12. City Commission Reports:

Commissioner Seidel

- Asked if there has been any interest in the building on the Progress Point property. Mr. Knight replied no requests have been received regarding the use of the building. Mr. Stephenson stated the Orange Avenue Overlay Steering Committee unanimously recommended the building be demolished. He suggested developing a park on portion of the property with a city-built parking garage to help current businesses. Mayor Leary suggested that this is an opportunity to develop an RFP for a redevelopment project with certain requirements including open space and public use. Commissioner Seidel spoke in favor of designating a portion for open space and selling the remaining portion.
- Asked that the city move forward with traffic modeling.
- Suggested that anyone with questions or comments on the Orange Avenue Overlay contact Bronze Stephenson to get clarification on OAO. He said he is looking forward to seeing what is necessary to get unanimous approval.

Commissioner Sprinkel

- Announced that Orange County Public School's 150th anniversary celebration is this week
- Commented on directional signs and asked that staff determine the need for these signs as they create clutter. Mayor Leary agreed and asked staff to remove unneeded directional signs.
- Suggested that the city look at ways to make Aloma Avenue safer for pedestrians.
- Advised that breakfast with Rollins is coming up soon.

- Said she and her granddaughter enjoyed the Peace Day in the Park event.
- Expressed her distress regarding the actions on City Manager's evaluation and encouraged staff to develop a numerical ranking evaluation and process.
- Expressed her displeasure with reversing positions/approval on matters and said she feels applicants have an expectation that the same decision will be made on second reading.

Commissioner Cooper

- Commented on the City Manager's evaluation stating that she felt uncomfortable after the meeting.
- Advised that the conservation easement was extended to preserve property owned by Genius Foundation.
- Thanked city staff and the residents for their participation and attendance at meetings.
- Addressed the Orange Avenue Overlay District stating she is not pleased with level of density/intensity and the entitlements and feels there should be maximum density throughout the district. She expressed a need for a traffic study and spoke in favor of a city-owned parking garage and green space on the Progress Point property with a walking promenade from Progress Point.

Commissioner Weaver

- Spoke in favor of traffic modeling before moving forward with the Orange Avenue Overlay District. He agreed with Commissioner Cooper on the need for a transportation study and intersection modification.
- Supported designating a portion of the Progress Point property as parkland and selling the remaining portion.
- Commended Commissioner Sprinkel on the Splash, Float and Swim Initiative.
- Agreed with Commissioner Sprinkel regarding pedestrian safety and suggested that the city take advantage of any opportunity to improve pedestrian safety on Aloma
- Commended Planning Manager Jeff Briggs and the Historic Preservation Board on their actions to help to preserve the Waddell House on Aloma Avenue.
- Stated that Palm and Pinewood cemeteries will hold a wreath placing ceremony for Veterans on Saturday.
- Reminded everyone of the Boat Parade on Saturday.

Mayor Leary

- Thanked the Chamber of Commerce and city staff for their support and coordination of holiday events.
- Thanked city staff for their work on the Orange Avenue Overlay and stated he has received many compliments on the process and Planning and Zoning Board.
- Expressed his appreciation the efforts of Jeff Briggs and John Skofield to preserve Waddell House. Mr. Stephenson stated that they received a letter from the owner stating their intent to restore the house and that city should receive architectural drawings this week.
- Mayor Leary asked for work session to discuss on commission protocol, procedures and actions in public meetings. Approved by consensus.
- Wished everyone Merry Christmas and Happy Holidays.

The meeting adjourned at 6:05 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Rene Cranis, CMC



city commission agenda item

item type	Consent Agenda	meeting date	1/13/2020
prepared by	Purchasing	approved by	
board approval	final vote		
strategic objective	Fiscal Stewardship		

subject

Approve the following purchase:

1. Dobbs Equipment: John Deere 410SL 4x4 Backhoe Loader & 330G Skid Steer Loader replacing units 4450 & 4998, respectively; \$151,352.25.

motion / recommendation

Commission approve item as presented.

background

To be purchased utilizing Florida Sheriffs Association contract #FSA19-VEH17.0.

alternatives / other considerations

N/A

fiscal impact

Total expenditure included in approved budget.

ATTACHMENTS:

Description	Upload Date	Type
\$75k+ Purchases	1/3/2020	Cover Memo



city commission agenda item

item type	Purchases over \$75,000	meeting date	January 13, 2020
prepared by department division	Procurement Division	approved by	☒ City Manager ☐ City Attorney ☐ N/A
board approval	☐ yes ☐ no ☒ N/A		final vote

Purchases over \$75,000

	vendor	item background	fiscal impact	motion recommendation
1.	Dobbs Equipment	John Deere 410SL 4x4 Backhoe Loader & 330G Skid Steer Loader replacing units 4450 & 4998, respectively	Total expenditure included in approved budget. Amount: \$151,352.25	Commission approve the purchase.
To be purchased utilizing Florida Sheriffs Association contract FSA19-VEH17.0.				



city commission agenda item

item type	Consent Agenda	meeting date	1/13/2020
prepared by	Purchasing	approved by	
board approval	final vote		
strategic objective	Fiscal Stewardship		

subject

Approve the following contract items:

1. Thomson Reuters: Renewal of CLEAR online investigative services subscription (3-year renewal term); \$15,541.
2. Advanced Demolition: Award of IFB-21-2019 and Notice to Proceed with the Demolition of Progress Point; \$89,765.
3. Gerhartz & Associates: Amendment to renew RFQ-16-2012 – Continuing Contract for GIS Services; Not to exceed \$175,000.

motion / recommendation

Commission approve items as presented.

background

Items 2 & 3: Formal solicitations were issued to award these contracts.

alternatives / other considerations

N/A

fiscal impact

Item 1: Total expenditure under the renewal term shall be \$15,541.

Item 2: Total expenditure included in approved budget.

Item 3: Total expenditure under the contract term not to exceed \$175,000.

ATTACHMENTS:

Description

Contracts

Upload Date

1/6/2020

Type

Cover Memo



city commission agenda item

item type	Contracts	meeting date	January 13, 2020
prepared by department division	Procurement Division	approved by	☒ City Manager ☐ City Attorney ☐ N/A
board approval	☐ yes ☐ no ☒ N/A		final vote

Contracts

	vendor(s)	item background	fiscal impact	motion recommendation
1.	Thomson Reuters	Renewal of CLEAR online investigative services subscription (3-year renewal term)	Total expenditure included in approved budget. Amount: \$15,541	Commission approve the amendment and authorize the Mayor to execute.
2.	Advanced Demolition	Award of IFB-21-2019 and Notice to Proceed with the Demolition of Progress Point	Total expenditure included in approved budget. Amount: \$89,765	Commission approve the agreement and notice to proceed, and authorize the Mayor to execute.
3.	Gerhartz & Associates	Amendment to renew RFQ-16-2012 – Continuing Contract for GIS Services	Total expenditure under the renewal term not to exceed \$175,000.	Commission approve the amendment and authorize the Mayor to execute.



city commission agenda item

item type	Consent Agenda	meeting date	1/13/2020
prepared by	Purchasing	approved by	
board approval	final vote		
strategic objective	Fiscal Stewardship		

subject

Approve the following piggyback agreements:

1. Office Depot: OMNIA Partners/City of Tamarac contract #19-12R – Office Supplies, Products & Related Services; Total expenditure under the contract not to exceed \$75,000 per year.
2. Granite Inliner: City of Casselberry contract #RFP-2019-0467 – Sanitary Sewer, Manhole & Lift Station Wet Well Rehabilitation; FY20 expenditure under the contract not to exceed \$725,000.
3. ABM Industry Groups: Pasco County IFB-TB-16-131 – Ongoing & As-Needed Janitorial Services & Equipment; Total expenditure under the contract not to exceed \$525,000 per year.
4. Shaw Industries: Sourcewell contract #080819 – Flooring Materials with Related Supplies & Services; FY20 expenditure under the contract not to exceed \$100,000.

motion / recommendation

Commission approve items as presented.

background

Formal solicitations were issued by the originating agencies to award these contracts.

alternatives / other considerations

N/A

fiscal impact

Item 1: Total expenditure under the contract not to exceed \$75,000 per year.

Item 2: FY20 expenditure under the contract not to exceed \$725,000.

Item 3: Total expenditure under the contract not to exceed \$525,000 per year.

Item 4: FY20 expenditure under the contract not to exceed \$100,000.

ATTACHMENTS:

Description

Piggyback Agreements

Upload Date

1/3/2020

Type

Cover Memo



city commission agenda item

item type	Piggyback Agreements	meeting date	January 13, 2020
prepared by department division	Procurement Division	approved by	☒ City Manager ☐ City Attorney ☐ N/A
board approval	☐ yes ☐ no ☒ N/A		final vote

Piggyback Agreements

	vendor(s)	item background	fiscal impact	motion recommendation
1.	Office Depot	OMNIA Partners/City of Tamarac contract #19-12R – Office Supplies, Products & Related Services	Total expenditure under the contract not to exceed \$75,000 per year.	Commission approve the piggyback and authorize the Mayor to execute.
Initial contract term shall remain in effect through 10/13/2023.				
2.	Granite Inliner	City of Casselberry contract #RFP-2019-0467 – Sanitary Sewer, Manhole & Lift Station Wet Well Rehabilitation	FY20 expenditure under the contract not to exceed \$725,000.	Commission approve the piggyback and authorize the Mayor to execute.
Initial contract term shall remain in effect through 6/9/2022.				
3.	ABM Industry Groups	Pasco County IFB-TB-16-131 – Ongoing & As-Needed Janitorial Services & Equipment	Total expenditure under the contract not to exceed \$525,000 per year.	Commission approve the piggyback and authorize the Mayor to execute.
4.	Shaw Industries	Sourcwell contract #080819 – Flooring Materials with Related Supplies & Services	FY20 expenditure under the contract not to exceed \$100,000.	Commission approve the piggyback and authorize the Mayor to execute.
Initial contract term shall remain in effect through 10/10/2023.				



city commission agenda item

item type	Consent Agenda	meeting date	1/13/2020
prepared by	Finance	approved by	City Manager
board approval	N/A final vote		
strategic objective	Fiscal Stewardship		

subject

Public Emergency Management Transportation Letter of Agreement

motion / recommendation

Approve the Public Emergency Medical Transportation Letter of Agreement between City of Winter Park and the State of Florida.

background

Whenever the City provides an emergency medical transport to a patient covered by Medicaid, it receives funding for a portion of the transport cost from the State of Florida since Winter Park is an eligible Public Emergency Medical Transportation (PEMT) entity.

In order to continue to be a PEMT entity, Winter Park must remit \$27,007.35 to the State to be used for the PEMT program. This amount is the City's prorated portion of the total projected Medicaid payments to PEMT entities for the fiscal year ended June 30, 2020. The projected net benefit to Winter Park from being in the program is \$43,086.99.

The Agreement mentions a deadline of October 31, 2019 but that has been extended to January 31, 2020.

alternatives / other considerations

Discontinue participating in the PEMT program and forfeit a projected \$43,086.99 in reimbursement for emergency medical transport services the City will be providing.

fiscal impact

The City's projected receipts from the PEMT program are \$70,094.34. After deducting the required payment of \$27,007.35, the net benefit to Winter Park is \$43,086.99.

ATTACHMENTS:

Description

Letter of Agreement

Upload Date

1/8/2020

Type

Backup Material

Public Emergency Medical Transportation Letter of Agreement

THIS LETTER OF AGREEMENT (LOA) is made and entered into in duplicate on the _____ day of _____ 2020, by and between Winter Park on behalf of Winter Park Fire-Rescue, and the State of Florida, **Agency for Health Care Administration** (the "Agency"), for good and valuable consideration, the receipt and sufficiency of which is acknowledged.

DEFINITIONS

"Intergovernmental Transfers (IGTs)" means transfers of funds from a non-Medicaid governmental entity (e.g., counties, hospital taxing districts, providers operated by state or local government) to the Medicaid agency. IGTs must be compliant with 42 CFR Part 433 Subpart B.

"Medicaid" means the medical assistance program authorized by Title XIX of the Social Security Act, 42 U.S.C. §§ 1396 et seq., and regulations thereunder, as administered in Florida by the Agency.

"Public Emergency Medical Transportation (PEMT)," pursuant to the General Appropriation Act, Laws of Florida 2019-115, is the program that provides supplemental payments for eligible Public Emergency Medical Transportation (PEMT) entities that meet specified requirements and provide emergency medical transportation services to Medicaid beneficiaries.

A. GENERAL PROVISIONS

1. Per Senate Bill 2500, the General Appropriations Act of State Fiscal Year 2019-2020, passed by the 2019 Florida Legislature, Winter Park and the Agency agree that Winter Park will remit IGT funds to the Agency in an amount not to exceed the total of \$27,007.35. Winter Park and the Agency have agreed that these IGT funds will only be used for the PEMT program.
2. Winter Park will return the signed LOA to the Agency.
3. Winter Park will pay IGT funds to the Agency in an amount not to exceed the total of \$27,007.35. Winter Park will transfer payments to the Agency in the following manner:
 - a. Per Florida Statute 409.908, annual payments for the months of July 2019 thru June 2020 are due to the Agency no later than October 31, 2019 unless an alternative plan is specifically approved by the agency.
 - b. The Agency will bill Winter Park when payment is due.
4. Winter Park and the Agency agree that the Agency will maintain necessary records and supporting documentation applicable to health services covered by this LOA in accordance with public records laws and established retention schedules.

a. AUDITS AND RECORDS

- i. Winter Park agrees to maintain books, records, and documents (including electronic storage media) pertinent to performance under this LOA in accordance

with generally accepted accounting procedures and practices, which sufficiently and properly reflect all revenues and expenditures of funds provided.

- ii. Winter Park agrees to assure that these records shall be subject at all reasonable times to inspection, review, or audit by state personnel and other personnel duly authorized by the Agency, as well as by federal personnel.
- iii. Winter Park agrees to comply with public record laws as outlined in section 119.0701, Florida Statutes.

b. RETENTION OF RECORDS

- i. The Winter Park agrees to retain all financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to performance under this LOA for a period of six (6) years after termination of this LOA, or if an audit has been initiated and audit findings have not been resolved at the end of six (6) years, the records shall be retained until resolution of the audit findings.
- ii. Persons duly authorized by the Agency and federal auditors shall have full access to and the right to examine any of said records and documents.
- iii. The rights of access in this section must not be limited to the required retention period but shall last as long as the records are retained.

c. MONITORING

- i. Winter Park agrees to permit persons duly authorized by the Agency to inspect any records, papers, and documents of the Winter Park which are relevant to this LOA.

d. ASSIGNMENT AND SUBCONTRACTS

- i. The Winter Park agrees to neither assign the responsibility of this LOA to another party nor subcontract for any of the work contemplated under this LOA without prior written approval of the Agency. No such approval by the Agency of any assignment or subcontract shall be deemed in any event or in any manner to provide for the incurrence of any obligation of the Agency in addition to the total dollar amount agreed upon in this LOA. All such assignments or subcontracts shall be subject to the conditions of this LOA and to any conditions of approval that the Agency shall deem necessary.
5. This LOA may only be amended upon written agreement signed by both parties. The Winter Park and the Agency agree that any modifications to this LOA shall be in the same form, namely the exchange of signed copies of a revised LOA.
6. Winter Park confirms that there are no pre-arranged agreements (contractual or otherwise) between the respective counties, taxing districts, and/or the providers to re-direct any portion of these aforementioned supplemental payments in order to satisfy non-Medicaid, non-uninsured, and non-underinsured activities.
7. Winter Park agrees the following provision shall be included in any agreements between Winter Park and local providers where IGT funding is provided pursuant to this LOA.

Funding provided in this agreement shall be prioritized so that designated IGT funding shall first be used to fund the Medicaid program and used secondarily for other purposes.

8. This LOA covers the period of July 1, 2019 through June 30, 2020 and shall be terminated June 30, 2020.
9. This LOA may be executed in multiple counterparts, each of which shall constitute an original, and each of which shall be fully binding on any party signing at least one counterpart.

PEMT Local Intergovernmental Transfers	
Program / Amount	State Fiscal Year 2019-2020
Minimum Fee Schedule/MCO IGTs	\$27,007.35
Total Funding	\$27,007.35

IN WITNESS WHEREOF, the parties have caused this page Letter of Agreement to be executed by their undersigned officials as duly authorized.

Winter Park

**STATE OF FLORIDA, AGENCY FOR
HEALTH CARE ADMINISTRATION**

SIGNED
BY: _____

NAME: _____

TITLE: _____

DATE: _____

SIGNED
BY: _____

NAME: _____

TITLE: _____

DATE: _____



city commission agenda item

item type	Action Items Requiring Discussion	meeting date	1/13/2020
prepared by	City Manager	approved by	City Manager, City Attorney
board approval	N/A final vote		
strategic objective	Investment in Public Assets and Infrastructure		

subject

Final Approval of Canopy Project

motion / recommendation

Approve final design, Guaranteed Maximum Price (GMP) and funding strategy.

background

The Canopy project, which consists of a new library and new events center, was approved by the voters in March of 2016. The approval came in the form of a bond referendum for bonds not to exceed \$30,000,000. It was also anticipated that there would be a fundraising effort to raise approximately \$2,500,000.

In April 2017, after a public process, the design team of Adjaye Associates and HuntonBrady was selected to design the project. Also after a public process, Pizzuti was selected as the Owner's Rep and Brasfield & Gorrie was selected as the Construction Manager at Risk.

In November 2017 the conceptual design was approved by the Commission. That design included some add alternates which added to the scope of the project. These included a porte cochere, a roof top venue on the events center, an outdoor amphitheater, and a raked auditorium in the library.

In April 2018 the Schematic Design and Renderings were approved by the Commission, which included some new add alternates to add extra parking above code to the overall project.

On September 24, 2018 the Commission gave Conditional Use approval of the project by a vote of 4-1. The project at that point with all of the add alternates was projected to cost \$40,484,917.

On July 22, 2019 the CRA approved funding for the project that included a requirement that all onsite parking be pervious. This raised the project target budget from the \$40,484,917 to \$41,167,865.

We are now at the final stage. The construction drawings have been submitted for permitting and this item is before the Commission for final approval.

Attached you will find several documents to assist in the decision making process: They are as follows: Cost Management Log, Financial Summary Sheet, Schedule of Outside Contributions by Commitment Year, the GMP Proposal from Brasfield & Gorrie and a Schedule of Soft Costs and Non-construction Costs. Attached are some select renderings of the project and there is a link on the city's website to the entire set of construction documents which are too voluminous to include in the packet.

The Cost Management Log shows the all-in costs based upon the construction drawings. It shows the bid cost of the project and cost modification items that the project team investigated to bring the bid cost back to the target budget. The items in the accepted column are ones staff believes can be taken without significantly impacting quality or operations. The ones in the rejected column are ones staff feels would impact the project in either design quality, material quality or operations. With all of the items in the accepted column the project is \$19k under the target budget. Upon review of these items the commission can reject any of the items accepted by staff or accept any of the items rejected by staff. The team will be prepared at the meeting to modify the GMP amount based upon those decisions.

The Financial Summary Sheet provides the details of the sources and uses for the project. The city currently has \$38,975,282 to fund the project. This is made up of \$27.9M in proceeds from bonds, \$1.5M in interest earned on those proceeds, \$6M in Orange County Tourist Development Tax Grant, \$2.2M in outside fundraising and \$1.4M from the CRA. This exhibit also provides options to cover the current gap (\$2,173,566) between the amount available and the project costs. Staff has provided approximately \$8 million worth of options to cover this amount. If the commission chooses to add any of the staff recommended changes back to the project, the additional cost can be covered from these options also. If the commission chooses to issue the remaining \$2M in bonds it will add a debt service millage of 0.0278 mills to the tax bill or \$2.78 per year for every 100,000 of taxable assessed value.

The Schedule of Outside Contributions to Canopy by Commitment Year shows the anticipated cash inflow for the project from outside sources. Based upon the scheduled completion date of August 2021 the city will have to front approximately \$6.4 million in FY 21. \$3.1 million of that would be paid back in FY 22, \$120k in FY 23, \$3.1 million in FY 24 and the remaining \$7k in FY 25. The city has adequate reserves on hand to front this money without impacting operations.

The attached GMP Proposal from Brasfield & Gorrie (B&G) provides the GMP number that is up for approval at this meeting. This is the price of the construction portion of the project. The GMP based upon the staff accepted changes to the construction drawings is \$33,505,169. This document also includes the B&G version of the cash management log, a schedule of values, the list of design to allowances, inclusions/exclusions, and the project timeline.

As presented, there is an owners contingency of \$588,321 in the budget.

The GMP is based upon the project beginning immediately. Our plan is to begin the de-mucking as soon as the approval takes place and B&G will mobilize once the de-mucking is complete. Delays to starting the project is estimated to cost approximately \$167,500 per month. In addition the subcontractor pricing is locked in based upon a scheduled January/February project start date. Any delay beyond that could subject the project to a change in commodity costs and/or the loss of subcontractors due to other project schedules.

There is a link to the entire set of construction documents on the city website under the Canopy button on the home page. This set does not reflect the changes that will result from the cost reduction items accepted on the Cost Management Log. The plans will be modified to reflect the changes accepted/rejected by the Commission on January 13th.

alternatives / other considerations

fiscal impact

Discussed above and throughout the attachments.

ATTACHMENTS:

Description	Upload Date	Type
Cost Management Log	1/7/2020	Backup Material
Financial Summary Sheet	1/7/2020	Backup Material
Schedule of Outside Contributions by Commitment Year	1/7/2020	Backup Material
GMP Proposal Brasfield Gorrie	1/7/2020	Backup Material
Soft Costs and Non Construction Costs	1/7/2020	Backup Material
Select Renderings	1/7/2020	Backup Material

**Winter Park Canopy Project
Cost Management Log
6-Jan-20**

DESCRIPTION		BID COST	ACCEPTED	REJECTED	STAFF COMMENTS
	BASE CONSTRUCTION DOCUMENTS VALUE PER B&G 12/10/19	\$ 35,463,760			See Note below.
	SOFT COSTS AND NON-CONSTRUCTION COSTS PER PIZZUTI	\$ 7,609,596			
	Total	\$ 43,073,356			
	BID ALTERNATES ASKED FOR BY COMMISSION/STAFF:				
BB-1.00	PARALLEL PARKING ALONG HARPER	\$ 129,697	\$ 129,697		Staff believes these spaces are important to have.
BB-2.00	ADDITIONAL 28 SPACES ON SITE BY POND	\$ 183,750		\$ 183,750	Would require filling in pond on west side and digging out more in other locations. This can always be added later if needed.
	COST SAVING ALTERNATES				
A-7.00	REVERSE GLAZING SYSTEM TO STANDARD INSTALLATION BY WTG	\$ (46,721)		\$ (46,721)	This would have a big impact on the way the light reacts to the glass. Important to the design architect.
A-9.00	PROVIDE STANDARD FINISH ON ALL VERTICAL CONCRETE	\$ (331,043)	\$ (281,043)	\$ (50,000)	The proposed enhanced accent finish would have required a lot more ongoing maintenance. \$50k left to use that finish in strategic locations only.
A-10.00	OWNER TO PERFORM DEMUCKING SCOPE OF WORK IN LIEU OF B&G	\$ (311,838)	\$ (311,838)		\$199,957 moved out of GMP to city side of budget for self performance
	DELETE RIGID INCLUSIONS	\$ (238,119)	\$ (238,119)		Part of demucking above
	DEMUCKING ADD TO CITY BUDGET		\$ 199,957		City Budget for demucking
A-12.00	ELIMINATE PRECAST BENCH AROUND PLINTH AND INSTALL MORE TRADITIONAL TYPE BENCHES	\$ (155,235)	\$ (105,235)	\$ (50,000)	While the precast bench is a nice design feature it also raised concerns from the building department and risk management as a potential fall hazard.
A-13.00	REPLACE SLOT DRAIN AT PERIMETER OF LIBRARY & EVENT CENTER WITH AN INLET SYSTEM	\$ (26,219)	\$ (26,219)		Functions the same and is out of sight either way.
A-16.00	REMOVE SITE FURNISHINGS FROM B&G BUDGET AND HAVE OWNER PROVIDE DIRECTLY	\$ (60,000)	\$ (60,000)		The entire \$60k will come out of the B&G budget and \$30k will be moved to the city side of the budget to acquire site furnishings.
	SITE FURNISHINGS ADD TO CITY BUDGET		\$ 30,000		See above
A-18.00A	DELETE PERVIOUS PAVERS AND PROVIDE ASPHALT	\$ (682,948)		\$ (682,948)	CRA funding was provided for this item.
A-22.00	PROVIDE AWI CERTIFICATION AND LABELS FOR ALL MILLWORK PRODUCTS	\$ 54,709		\$ 54,709	Only needed if going for Leed Certification

A-24.00	REPLACE OCULUS WITH ROOFING AND EIFS	\$ (60,589)	\$ (60,589)		This is a decorative design feature in the porte cochere that serves no operational purpose. Staff feels this one is worth taking.
A-27.00	REDUCE POND RESHAPING SCOPE OF WORK	\$ (92,779)	\$ (92,779)		
A-29.00	PROVIDE ALTERNATE PAVER MATERIAL	\$ (7,331)		\$ (7,331)	Savings not enough to change what was specified.
A-30.00	DELETE THE SKYLIGHT AND FILL IN STRUCTURE	\$ (26,698)		\$ (26,698)	Deleting the skylight would also reduce the natural light at the stairwell.
A-32.00	PROVIDE ALTERNATE LIGHT FIXTURE PACKAGE	\$ (76,592)	\$ (76,592)		The design team believes we can replace the specified lighting with lighting that still meets the design intent but cost less.
A-33.00	ELIMINATE THE EXTRUDED ALUMINUM SPECIAL PROFILE AT THE PORTALS	\$ (43,767)	\$ (43,767)		This an aluminum framing at the entrances to the buildings that were for looks only. The team believes it will still look great without them.
A-35.00	DELETE THE DYE FROM THE FLOOR POLISHING SCOPE	\$ (3,873)		\$ (3,873)	Savings not worth the sacrifice in look.
A-36.00	DELETE THE ALUMINUM AND GLASS FOLDING PANEL SYSTEM AT THE COMPUTER LAB AND MAKER SPACE	\$ (50,879)		\$ (50,879)	This would have an operational impact on the use of those spaces.
A-37.00	REVISED ALL GLASS STOREFRONT SYSTEM AND PROVIDE ALUMINUM FRAME STOREFRONTS SIMILAR TO KAWNEER TRI-FAB 500	\$ (72,161)		\$ (72,161)	The team believes this would have a significant impact on the look of these walls so staff rejected this reduction.
A-38.00	PROVIDE CARPET TILE AT THE SECOND LEVEL OF THE LIBRARY IN LIEU OF POLISHED CONCRETE	\$ (25,166)		\$ (25,166)	This would not only have an impact on the design intent, it would be an ongoing maintenance issue.
A-39.00	DELETE MOTORIZED RETRACTABLE ACOUSTIC BANNERS IN MEETING ROOM AND TEEN/TWEEN ROOM	\$ (82,993)	\$ (42,993)	\$ (40,000)	We left \$40k in to install a non-motorized visual separation between teen/tweens
A-40.00	DELETE RULON AND PROVIDE PAINTED GYP BOARD ABOVE BOOK SHELVING NICHES AT THE 2ND LEVEL OF THE LIBRARY	\$ (15,428)		\$ (15,428)	Would have a significant impact on the quality of the space. Also, Rulon adds an acoustic benefit.
A-41.00	DELETE RULON AND PROVIDED TECTUM AT THE MEETING ROOM 1.133 IN THE LIBRARY	\$ (50,879)		\$ (50,879)	Would have a significant impact on the quality of the space. Also, Rulon adds an acoustic benefit.
A-43.00	DELETE THE STEEL PLATE GUARDRAIL AND PROVIDE PAINTED GYP BOARD WITH A WOOD CAP AT THE 2ND LEVEL OPENING	\$ (16,276)		\$ (16,276)	Rejected due to durability reasons.
A-47.00	REDUCE QUANTITY OF FIXTURE TYPE TS (IN-GRADE UPLIGHTS) ALONG THE PERIMETER OF THE LIBRARY BY HALF	\$ (21,883)		\$ (21,883)	This would impact the lighting of the building which is a signature of the design architect.
A-48.00	REDUCE QUANTITY OF FIXTURE TYPE TV (IN-BENCH UPLIGHTS) ALONG THE PERIMETER OF THE PLINTH BY HALF	\$ (5,471)		\$ (5,471)	Savings not enough to offset loss of function.
A-50.00	REMOVE EITHER SF OR TG FIXTURES FROM MONUMENT SIGN	\$ (3,283)		\$ (3,283)	Savings not enough to offset loss of function.
A-52.00	REDUCE FOOD SERVICE ALLOWANCE BASED UPON QUOTES	\$ (45,874)	\$ (45,874)		This is on the non B&G side of the budget. Based upon our quotes we can reduce the kitchen budget by this amount.
A-55.00	WAIVE OR HAVE WATER/SEWER FUND PAY CAPACITY FEES	\$ (150,000)	\$ (150,000)		Per the City Attorney, the Commission can waive this fee.

Various	See Note below	\$ (749,114)	\$ (749,114)	See Note below
	TOTAL ACCEPTED		\$ (1,924,508)	
	TOTAL PENDING			
	TOTAL REJECTED		\$ (930,538)	
	BASE CONSTRUCTION AND SOFT COSTS LESS ACCEPTED ALTERNATES	\$ 43,073,356	\$41,148,848	
	TOTAL BUDGET - INCLUDING PERVIOUS PAVERS	\$ 41,167,865	\$41,167,865	
	VARIANCE TO TARGET	\$ 1,905,491	\$ (19,017)	

Guaranteed Maximum Price to Brasfield & Gorrie for construction	\$33,505,169
Soft Cost and other non-construction costs	\$ 7,413,722
City Budget for Self-perform items	\$ 229,957
	<u>\$41,148,848</u>

Note:

After the bids came in the entire project team met to discuss items that were in the bid documents that could be altered without significantly impacting quality, design, durability on ongoing operations. This document lists all of the items the team came up with for consideration. This line item was the easier items to accept from that list. The details that make up this list can be seen on the Brasfield & Gorrie Cost Management Log in their GMP document. The following items make up this line item: A-2.00, A-3.00, A-4.00, A-5.00, A-6.00, A-8.00, A-11.00, A-14.50, A-15.00, A-17.00, A-20.00, A-23.00, A-25.00, A-28.00, A-31.00, A-42.00 and A-51.00.

**Winter Park Canopy Project
Financial Summary Sheet
6-Jan-20**

Uses:

Target Construction Budget at previous approval	\$ 32,925,321
Cost of pervious pavers added with CRA funding	\$ 682,948
Soft Costs	<u>\$ 7,559,596</u>

Total Target Budget	\$ 41,167,865
---------------------	---------------

Variance to Target from Cost Management Log	<u>\$ (19,017)</u>
---	--------------------

Revised Target Budget	\$ 41,148,848
-----------------------	---------------

Sources:

Proceeds from bonds	\$ 27,904,666
Interest earnings on proceeds	\$ 1,500,000
Tourist Development Tax Grant	\$ 6,000,000
Fundraising	\$ 2,187,841
CRA	<u>\$ 1,382,775</u>

Total Proceeds	<u>\$ 38,975,282</u>
----------------	----------------------

Remaining cost to be covered	<u><u>\$ 2,173,566</u></u>
------------------------------	----------------------------

Potential Amount
Available

Options to cover shortfall

Issue remaining bonds	\$ 2,000,000
Additional CRA Funding	\$ 1,000,000
Choose Additional VE's from Rejected List	\$ 930,538
Additional Fundraising	\$ 500,000
Delay furnishings and put in future operating budgets	\$ 936,936
Reduce or Eliminate Contingency	\$ 588,321
Take out of Reserves	\$ 2,173,566

**Schedule of Outside Contributions to Canopy by Commitment Year
As of January 3, 2020**

	On Hand	Pledges	Year Pledge to be Fulfilled					
	12/31/2019		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Citizen Donations*	\$ 119,466	\$ 818,375	\$ 725,333	\$ 36,376	\$ 21,116	\$ 19,750	\$ 8,750	\$ 7,000
AdventHealth		\$ 500,000	\$ 100,000	\$100,000	\$ 100,000	\$100,000	\$ 100,000	
Edyth Bush Grant	\$ 500,000	\$ 250,000	\$ 250,000					
Orange County TDT**		\$ 6,000,000			\$3,000,000		\$3,000,000	
	\$ 619,466	\$ 7,568,375	\$1,075,333	\$136,376	\$3,121,116	\$119,750	\$3,108,750	\$ 7,000

* Net of fundraising costs

** Pending final County Commission approval 1/14/20



CONSTRUCTION DOCUMENTS GMP PROPOSAL
WINTER PARK LIBRARY AND EVENT CENTER
1.13.2020



CONTENTS

SECTION 1 | SCHEDULE OF VALUES

SECTION 2 | COST MANAGEMENT LOG

SECTION 3 | CLARIFICATIONS

SECTION 4 | SCHEDULE

SECTION 5 | DRAWING LOG



Schedule of Values

1

EXECUTIVE SUMMARY



WINTER PARK LIBRARY & EVENT CENTER

City of Winter Park
 Winter Park, FL
 Construction Documents 1/13/20

Project Breakdown		Current Budget 1.13.20
BUILDING CONSTRUCTION & SITEWORK:		
SITEWORK & HARDSCAPE		\$4,969,967
LIBRARY		\$14,149,496
EVENT CENTER		\$7,320,103
ROOFTOP VENUE		\$1,811,961
PORTE COCHERE		\$1,528,136
AMPHITHEATRE		\$860,784
SUBTOTAL		\$30,640,447
GENERAL REQUIREMENTS:		
GENERAL CONDITIONS		\$1,938,735
PRECONSTRUCTION		See Pizzuti Budget
PERMITS		\$0
CONTRACTOR INSURANCE & RISK MANAGEMENT		\$1,248,300
ESCALATION		\$0
FEE		\$1,575,760
ESTIMATING CONTINGENCY		\$0
CM CONTINGENCY		\$335,518
ANTICIPATED SALES TAX SAVINGS		(\$275,000)
TOTAL BUILDING & SITE CONSTRUCTION		\$35,463,760
Total Accepted VE Options (1.3.20)		(\$1,958,591)
REVISED TOTAL CONSTRUCTION VALUE		\$33,505,169

SCHEDULE OF VALUES | SITE & HARDSCAPE

WINTER PARK LIBRARY & EVENT CENTER

City of Winter Park

Winter Park, FL

Construction Documents 1/13/20

CSI		Item of Work	Current Budget 1.13.20
160	Temporary Measures		\$41,967
180	Cleanup & Dumpsters		\$26,971
190	Equipment & Hoisting		\$22,642
200	Building Demolition		By Owner
225	Site Demo & Clearing		\$97,068
229	Erosion Control		\$17,826
230	Earthwork & Grading/Pond Reshaping		\$695,211
231	Berms		\$0
232	Unsuitable Soils Removal / Demucking Allowance		\$180,000
240	Site Storm Drainage		\$200,176
245	Site Domestic & Fire Water		\$82,485
255	Site Sanitary Sewer		\$42,116
260	Site Gas		\$0
265	Paving & Curbs		\$144,859
267	Offsite Improvements and Parking Lots		\$0
268	Extend Existing Bridge Allowance		\$100,000
270	Concrete Hardscape		\$431,492
280	Pervious Pavers		\$1,059,214
282	Site Furnishings		\$100,601
285	Landscaping & Irrigation		\$502,350
291	Site Signage		\$23,275
283	Plinth Wall Concrete Bench		\$202,000
285	Auger Cast Pile for Concrete Retaining Wall		\$134,000
295	Rigid Inclusions		\$217,625
300	Plinth Wall		\$235,535
305	Architectural Precast		\$0
400	Dumpster Enclosure		\$35,225
500	Stair Railings		Included Above
700	Waterproofing		\$8,750
1020	Fabric Awning Structures - Not Included		\$0
1600	Site Lighting		\$368,579
1700	Technology		By Owner
	Subtotal		\$4,969,967
Totals			\$4,969,967

SCHEDULE OF VALUES | LIBRARY



WINTER PARK LIBRARY & EVENT CENTER

City of Winter Park

Winter Park, FL

Construction Documents 1/13/20

CSI	Item of Work	Current Budget 1.13.20	
180	Cleanup & Dumpsters	\$156,806	
190	Equipment & Hoisting	\$81,806	
220	Temporary Shoring	\$0	
300	Concrete Foundations	See Concrete	
300	Concrete Frame	\$1,475,033	
305	Architectural Precast	\$1,426,825	
400	Masonry	\$0	
500	Structural & Misc. Steel	\$2,098,878	
510	Circular Center Stair	\$341,377	
600	Rough Carpentry	\$21,515	
610	Millwork/Finish Carpentry	\$664,040	
700	Waterproofing/Caulking	\$127,261	
720	Spray Fireproofing/Intumscent Fireproofing	\$14,500	
740	Rooftop Screenwall Panels	\$86,520	
750	Roofing	\$391,000	
800	Doors/Frames/Hardware	\$85,092	
810	Revolving Glass Entry Doors - Not Included	\$0	
815	Fire Curtains/Smoke Evacuation Allowance - Not Included	\$0	
820	Exterior Glass & Glazing & Skylight	\$1,036,600	
830	Interior Glass & Glazing	\$181,000	
900	EIFS/Stucco	\$0	
920	Framing & Drywall	\$1,470,316	
930	Floor & Wall Tile	\$54,500	
950	Polished Concrete Floors	\$210,927	
960	Carpet	Included Above	
925	Acoustical Plaster/Spray Insulation	See Drywall	
970	Acoustical Ceilings	\$301,350	
990	Painting	\$71,725	
1000	Specialties	\$65,993	
1010	Art Hanging Display System	\$7,822	
1010	Signage	\$13,640	
1015	Operable Partition	\$74,700	
1020	Exterior Canopies	\$0	
1100	Install Owner Equipment - Not Included	\$0	
1110	Loading Dock Equipment - Not Included	\$0	
1140	Food Service Equipment - Not Included	By Owner	
1200	Window Blinds	\$0	
1400	Elevators	\$154,277	
1530	Fire Protection	\$123,950	
1540	Plumbing	\$425,960	
1550	HVAC	\$1,419,850	
1600	Electrical	\$1,566,233	
1700	Technology	By Owner	
	Subtotal	\$14,149,496	
Totals		\$14,149,496	

SCHEDULE OF VALUES | EVENT CENTER



WINTER PARK LIBRARY & EVENT CENTER

City of Winter Park

Winter Park, FL

Construction Documents 1/13/20

CSI		Item of Work	Current Budget 1.13.20
180	Cleanup & Dumpsters		\$59,582
190	Equipment & Hoisting		\$43,257
300	Concrete Foundations		See Concrete Frame
300	Concrete Frame		\$725,100
305	Architectural Precast		\$1,106,262
400	Masonry		\$0
500	Structural & Misc. Steel		\$1,230,599
510	Ornamental Metals		\$0
600	Rough Carpentry		\$3,332
610	Millwork/Finish Carpentry		\$402,992
700	Waterproofing/Caulking		\$14,643
701	Expansion Joints		\$0
720	Spray Fireproofing/Intumescent Fireproofing		\$0
740	Rooftop Metal Screenwall		\$21,260
750	Roofing		\$343,500
800	Doors/Frames/Hardware		\$34,188
810	Fire Doors/Smoke Evacuation Allowance - Not Included		\$0
820	Exterior Glass & Glazing		\$539,800
825	Revolving Glass Entry Doors - Not Included		\$0
830	Interior Glass & Glazing		\$18,400
900	EIFS/Stucco		\$0
920	Framing & Drywall		\$771,770
925	Acoustical Plaster/Spray Insulation		\$46,959
930	Floor & Wall Tile		\$38,000
931	Resinous Kitchen Floor		\$28,776
950	Polished Concrete Floors		\$45,536
960	Carpeting		\$0
970	Acoustical		\$67,600
990	Painting		\$45,100
1000	Specialties		\$48,626
1010	Signage		\$4,411
1020	Exterior Canopies		\$0
1030	Operable Partitions		\$0
1100	Install Owner Equipment - Not Included		\$0
1110	Loading Dock Equipment - Not Included		\$0
1140	Food Service Equipment		By Owner
1200	Window Treatments		\$0
1400	Elevators		\$0
1530	Fire Protection		\$43,000
1540	Plumbing		\$370,565
1550	HVAC		\$726,800
1600	Electrical		\$540,045
1700	Technology		By Owner
	Subtotal		\$7,320,103
Totals			\$7,320,103

SCHEDULE OF VALUES | PORTE COCHERE



WINTER PARK LIBRARY & EVENT CENTER

City of Winter Park

Winter Park, FL

Construction Documents 1/13/20

CSI		Item of Work	Current Budget 1.13.20
180	Cleanup & Dumpsters		\$21,160
190	Equipment & Hoisting		\$25,070
290	Hardscape		\$49,397
300	Concrete Frame		\$78,016
305	Architectural Precast		\$368,751
400	Masonry		\$0
500	Structural & Misc. Steel		\$443,972
510	Ornamental Metals		\$0
610	Millwork/Finish Carpentry		\$0
700	Waterproofing/Caulking		\$12,186
701	Expansion Joints		\$0
720	Spray Fireproofing/Intumescent Fireproofing		\$0
740	Metal Panels		\$8,450
750	Roofing		\$64,500
800	Doors/Frames/Hardware		\$0
810	Fire Doors/Smoke Evacuation Allowance - Not Included		\$0
820	Exterior Glass & Glazing		\$0
830	Interior Glass & Glazing		\$0
900	EIFS/Stucco		\$0
920	Framing & Drywall		\$300,715
925	Acoustical Plaster/Spray Insulation		\$0
970	Acoustical		\$0
990	Painting		\$0
1000	Specialties		\$0
1010	Signage		\$0
1020	Exterior Canopies (Oculus)		\$54,300
1530	Fire Protection		\$34,800
1540	Plumbing		\$27,460
1550	HVAC		\$0
1600	Electrical		\$39,359
	Subtotal		\$1,528,136
Totals			\$1,528,136

SCHEDULE OF VALUES | ROOFTOP VENUE



WINTER PARK LIBRARY & EVENT CENTER

City of Winter Park

Winter Park, FL

Construction Documents 1/13/20

CSI		Item of Work	Current Budget 1.13.20
180	Cleanup & Dumpsters		\$17,439
190	Equipment & Hoisting		\$7,732
290	Concrete Planters		\$98,031
296	Rooftop Plantings		\$61,840
300	Concrete Frame		\$39,665
305	Architectural Precast		\$0
400	Masonry		\$0
500	Structural & Misc. Steel		See Event Center
510	Ornamental Metals		\$0
515	Circular Stair		\$334,683
600	Rough Carpentry		\$2,477
610	Millwork/Finish Carpentry		See Event Center
700	Waterproofing/Caulking		\$3,500
720	Spray Fireproofing/Intumescent Fireproofing		\$0
740	Metal Panels		\$59,500
745	Pedestal Pavers		Included below
750	Roofing		See Event Center
800	Doors/Frames/Hardware		\$24,228
810	Fire Doors/Smoke Evacuation Allowance - Not Included		\$0
820	Exterior Glass & Glazing		\$126,000
830	Interior Glass & Glazing		\$27,050
900	EIFS/Stucco		\$0
920	Framing & Drywall		\$170,410
925	Acoustical Plaster/Spray Insulation		\$0
930	Floor & Wall Tile		See Event Center
931	Resinous Kitchen Floor		See Event Center
950	Polished Concrete Floors		See Event Center
960	Carpeting		\$0
970	Acoustical		See Event Center
990	Painting		\$0
1000	Specialties		\$3,000
1010	Signage		\$1,875
1020	Exterior Canopies		\$132,700
1030	Operable Partitions		\$0
1100	Install Owner Equipment - Not Included		\$0
1110	Loading Dock Equipment - Not Included		\$0
1140	Food Service Equipment		By Owner
1200	Window Treatments		\$11,104
1400	Elevators		\$112,093
1530	Fire Protection		\$41,550
1540	Plumbing		\$68,975
1550	HVAC		\$182,500
1600	Electrical		\$285,609
1700	Technology		By Owner
	Subtotal		\$1,811,961
Totals			\$1,811,961

SCHEDULE OF VALUES | AMPHITHEATRE



WINTER PARK LIBRARY & EVENT CENTER

City of Winter Park

Winter Park, FL

Construction Documents 1/13/20

CSI		Item of Work	Current Budget 1.13.20
180	Cleanup & Dumpsters		\$6,990
190	Equipment & Hoisting		\$22,685
215	Augercast Piles		\$134,000
230	Erosion Control, Dewatering & Pond Control		\$95,000
235	Earthwork & Grading		\$86,963
275	Site furnishings		See Site
280	Amphitheatre Steps & Landings		See Site
285	Hardscape		See Site
400	Landscaping & Irrigation		\$71,760
500	Concrete structure		\$223,002
510	Railings		\$136,850
700	Waterproofing/Caulking		See Site
1530	Fire Protection		\$0
1540	Plumbing		\$0
1550	HVAC		\$0
1600	Electrical		\$83,534
1700	Technology		By Owner
	Subtotal		\$860,784
Totals			\$860,784



2

Cost Management Log



Winter Park Library & Event Center
Winter Park, Florida
Construction Documents

Cost Management Log
January 13, 2020

LOWER NUMBER IS MOST CRITICAL TO PROJECT
1 Very Critical 2 Critical 3 Less Critical TO KEEP

Description	Estimated Add	Estimated Deduct	Accepted	Pending	Rejected	Comments / Status	Permanence (Can't be changed Day 2)	Aesthetic	Average Weight
Total Construction Documents Value 12/10/19	\$35,463,760								
BASE BID ALTERNATES									
BB-1.00	ADDITIONAL PARALLEL PARKING ON HARPER	\$129,697		\$129,697		PER L301 & L302			
BB-2.00	ADDITIONAL SPACES ON SITE - 28 ADDITIONAL SPACES	\$183,750			\$183,750	PER L301			
ADDITIONAL ALTERNATES									
A-1.00	PROVIDE DITTMER SCREENWALLS IN LIEU OF ACM	\$225,732			\$225,732				
A-2.00	CAST IN PLACE CONCRETE PLANTER WALLS IN LIEU OF GFRC AT THE ROOFTOP VENUE		(\$70,326)	(\$70,326)			3	3	3
A-3.00	PROVIDE CONCRETE BENCH AT THE BASE OF THE LIBRARY STAIR IN LIEU OF A WOOD FRAME AND GFRC CLADDING		(\$11,881)	(\$11,881)		TO MATCH THE SAME LOOK AT THE EVENT CENTER. FINAL NUMBER TO BE DETERMINED PENDING SUBCONTRACTOR INPUT	3	3	3
A-4.00	PROVIDE TRINITY TILE CATALINE (IN NERO OR GREY COLOR) IN LIEU OF NEMOTILE		(\$19,367)	(\$19,367)		PENDING APPROVAL FROM DESIGN TEAM. B&G HAS REQUESTED A CUT SHEET AND SAMPLE, WHICH WILL BE SENT TO THE OWNER AND DESIGN TEAM ASAP	3	3	3
A-5.00	PROVIDE ELECTRIC MIRROR BY MAJESTIC MIRROR IN LIEU OF THE SPECIFIED MIRROR		(\$10,295)	(\$10,295)		PENDING APPROVAL FROM DESIGN TEAM. B&G TO FORWARD CUT SHEET	3	3	3
A-6.00	DEDUCT TO USE GUARDIAN AND ELIMINATE 3/8 OUT BOARD LITE		(\$105,806)	(\$105,806)		INFORMATION FROM MANUFACTURER WAS SENT TO DESIGN TEAM AND APPROVED	3	3	3
A-7.00	DEDUCT FROM REVERSE GLAZING SYSTEM TO STANDARD INSTALLATION BY WTG		(\$46,721)		(\$46,721)				
A-8.00	ADDITIONAL TARGET ODP TAX SAVINGS TO MATCH OVERALL PROJECT BUDGET		(\$60,179)	(\$60,179)					
A-9.00	PROVIDE STANDARD FINISH ON ALL VERTICAL CONCRETE		(\$331,043)	(\$281,043)	(\$50,000)	REDUCES OVERALL SCHEDULE 1-MONTH. CONCRETE FINISH ON EXPOSED VERTICAL CONCRETE TO BE CLASS B WITH POINT AND PATCH ONLY. NOTE: VALUE ACCEPTED EXCLUDES A \$50,000 ALLOWANCE FOR SPECIAL FINISHES IN STRATEGIC LOCATIONS	1	2	1.5
A-10.00	OWNER TO PERFORM DEMUCKING SCOPE OF WORK IN LIEU OF B&G		(\$311,838)	(\$311,838)		REDUCES OVERALL SCHEDULE 1-MONTH. NOTE: SEE VALUE AT THE BOTTOM OF THIS SHEET FOR THE ADD IF THE CITY PERFORMS THIS SCOPE OF WORK. VALUE FOR THIS SCOPE COMES FROM THE CITY			
A-10.50	DELETE RIGID INCLUSIONS		(\$238,119)	(\$238,119)		PENDING ADDITIONAL INFORMATION FROM GEOTECH. NOTE: SEE VALUE AT THE BOTTOM OF THIS SHEET FOR THE ADD IF THE CITY PERFORMS THIS SCOPE OF WORK. VALUE FOR THIS SCOPE COMES FROM THE CITY.			
A-11.00	PROVIDE LULA ELEVATOR BY SAVARIA IN LIEU OF GARAVENTA		(\$15,209)	(\$15,209)			3	3	3
A-12.00	ELIMINATE PRECAST BENCH AROUND PLINTH - DEFER FOR FUTURE FUNDRAISING		(\$155,235)	(\$105,235)	(\$50,000)	ADDS BACK A \$125/LF FOR RAILINGS NOTE: ACCEPTED VALUE EXCLUDES A \$50,000 ALLOWANCE FOR AN ALTERNATE BENCH	2	1	1.5
A-13.00	ELIMINATE SLOT DRAIN AT PERIMETER OF LIBRARY & EVENT CENTER		(\$26,219)	(\$26,219)		PENDING APPROVAL FROM EOR	1	2	1.5
A-14.00	USE RIVER JACK STONE IN LIEU OF THE MEXICAN BEACH PEBBLE AT ALL DECORATIVE STONE LOCATIONS		(\$113,958)		(\$113,958)	NOTE: A-14.00 CAN'T BE TAKEN IN CONJUNCTION WITH A-14.50	3	1	2
A-14.50	REDUCE DEPTH OF <u>MEXICAN BEACH PEBBLE</u> ROCK FROM 6" TO 4"		(\$38,329)	(\$38,329)		NOTE: A-14.50 CAN'T BE TAKEN IN CONJUNCTION WITH A-14.00	3	3	3
A-15.00	REMOVE PLANTINGS FROM B&G SCOPE AT ROOFTOP PLANTERS (PLANTERS, WATERPROOFING AND DRAINAGE REMAIN)		(\$38,361)	(\$38,361)			3	3	3
A-16.00	REMOVE SITE FURNISHINGS FROM B&G BUDGET AND HAVE OWNER PROVIDE DIRECTLY		(\$60,000)	(\$60,000)					
A-17.00	LOW VOLTAGE POTENTIAL RECONCILIATION		(\$74,951)	(\$74,951)		FINAL NUMBER TO BE DETERMINED BASED ON NEEDS OF CITY			
A-18.00A	DELETE PERVIOUS PAVERS AND PROVIDE ASPHALT		(\$682,948)		(\$682,948)	NOTE: A-18.00A CAN'T BE TAKEN IN CONJUNCTION WITH A-18.00B. REJECTED BECAUSE WE HAVE ADDED \$682,948 TO FUNDING			
A-18.00B	DELETE PERVIOUS PAVERS FROM CURRENT BUDGET AND PERFORM THIS SCOPE OUTSIDE OF THE CONTRACT		(\$1,158,960)		(\$1,158,960)	NOTE: A-18.00B CAN'T BE TAKEN IN CONJUNCTION WITH A-18.00A	3	3	3



Winter Park Library & Event Center
Winter Park, Florida
Construction Documents

Cost Management Log
January 13, 2020

LOWER NUMBER IS MOST CRITICAL TO PROJECT
1 Very Critical 2 Critical 3 Less Critical TO KEEP

Description		Estimated Add	Estimated Deduct	Accepted	Pending	Rejected	Comments / Status	Permanence (Can't be changed Day 2)	Aesthetic	Average Weight
A-20.00	PROVIDE ALTERNATE AMPHITHEATRE AND SITE HANDRAILS		(\$40,320)	(\$40,320)			DESIGN TO ALLOWANCE OF 100K FOR SITE HANDRAILS AT AMPHITHEATRE	3	3	3
A-22.00	PROVIDE AWI CERTIFICATION AND LABELS FOR ALL MILLWORK PRODUCTS	\$54,709				\$54,709				
A-23.00	REMOVE BOOK DROP ALLOWANCE FROM B&G SCOPE		(\$16,413)	(\$6,413)			DESIGN TO ALLOWANCE OF \$10,000	3	3	3
A-24.00	REPLACE OCULUS WITH ROOFING AND EIFS		(\$60,589)	(\$60,589)				1	1	1
A-25.00	REMOVE COIL COATINGS AT RTU		(\$62,368)	(\$62,368)			EOR APPROVES THIS VE, THOUGH CITY WILL NEED TO MAKE FINAL DECISION. COIL COATING CAN INCREASE COIL LIFE			
A-26.00	REDUCE SUBBASE DEPTH AT PAVERS FROM (2) 8" LAYERS OF ROCK TO (2) 6" LAYERS OF ROCK		NA				DUE TO STORM REQUIREMENTS, WE ARE UNABLE TO REDUCE THE SUBBASE OF THE PAVERS	-	-	-
A-27.00	REDUCE POND RESHAPING SCOPE OF WORK (ALLOWANCE)		(\$92,779)	(\$92,779)			FINAL VALUE TO BE DETERMINED PENDING UPDATED DRAWINGS FROM DESIGN TEAM. THIS NUMBER ASSUMES THAT ONLY 5% OF CURRENTLY DRAWN POND RESHAPING IS REQUIRED FOR OUR PROJECT, AND THAT THE 28 PARKING SPACE ADD ALTERNATE IS NOT ACCEPTED	3	3	3
A-28.00	DELETE THE BRIDGE EXTENSION		(\$109,417)	(\$109,417)			IF POND RESHAPING DOES NOT HAPPEN, THE BRIDGE EXTENSION WILL NOT BE REQUIRED	3	3	3
A-29.00	PROVIDE ALTERNATE PAVER MATERIAL		(\$7,331)				FINAL NUMBER AND ALTERNATE PAVER SAMPLE PENDING ADDITIONAL INFORMATION FROM SUBCONTRACTOR MARKET. FINAL SAVINGS SHOULD BE GREATER THAN PROJECTED	3	3	3
A-30.00	DELETE THE SKYLIGHT AND FILL IN STRUCTURE		(\$26,698)			(\$26,698)		1	1	1
A-31.00	PROVIDE LEVEL 4 DRYWALL FINISH IN LIEU OF LEVEL 5		(\$19,695)	(\$19,695)				2	2	2
A-32.00	PROVIDE ALTERNATE LIGHT FIXTURE PACKAGE		(\$76,592)	(\$76,592)			SEE ATTACHED CUT SHEETS	1	2	1.5
A-33.00	ELIMINATE THE EXTRUDED ALUMINUM SPECIAL PROFILE AT THE PORTALS		(\$43,767)	(\$43,767)				3	1	2
A-34.00	PROVIDE ALTERNATE, NON-REMOVABLE, HANDRAIL AT AMPHITHEATER		SEE A-20				SEE CML A-20	3	3	3
A-35.00	DELETE THE DYE FROM THE FLOOR POLISHING SCOPE		(\$3,873)			(\$3,873)		1	1	1
A-36.00	DELETE THE ALUMINUM AND GLASS FOLDING PANEL SYSTEM AT THE COMPUTER LAB AND MAKER SPACE		(\$50,879)			(\$50,879)		3	3	3
A-37.00	REVISED ALL GLASS STOREFRONT SYSTEM AND PROVIDE ALUMINUM FRAME STOREFRONTS SIMILAR TO KAWNEER TRI-FAB 500		(\$72,161)			(\$72,161)	PENDING FINAL DESIGN AND FEEDBACK FROM SUBCONTRACTOR MARKET	3	1	2
A-38.00	PROVIDE CARPET TILE AT THE SECOND LEVEL OF THE LIBRARY IN LIEU OF POLISHED CONCRETE		(\$25,166)			(\$25,166)		3	1	2
A-39.00	DELETE MOTORIZED RETRACTABLE ACOUSTIC BANNERS IN MEETING ROOM AND TEEN/TWEEN ROOM		(\$82,993)	(\$42,993)		(\$40,000)	DELETES ALL (3) ACOUSTICAL BANNERS. NOTE: ACCEPTED VALUE KEEPS A \$40,000 ALLOWANCE TO INSTALL AN ALTERNATE BANNER	3	1	2
A-40.00	DELETE RULON AND PROVIDE PAINTED GYP BOARD ABOVE BOOK SHELVING NICHES AT THE 2ND LEVEL OF THE LIBRARY		(\$15,428)			(\$15,428)		1	1	1
A-41.00	DELETE RULON AND PROVIDED TECTUM AT THE MEETING ROOM 1.133 IN THE LIBRARY		(\$37,092)			(\$37,092)		1	1	1
A-42.00	DELETE RULON AND PROVIDE MDF AT STAIR 2.2.199, ELEVATOR ALCOVE 2.114, 2.299 AND ELEVATOR ALCOVE 2.214 IN EVENTS CENTER		(\$22,430)	(\$22,430)				1	1	1
A-43.00	DELETE THE STEEL PLATE GUARDRAIL AND PROVIDE PAINTED GYP BOARD WITH A WOOD CAP AT THE 2ND LEVEL OPENING		(\$16,276)			(\$16,276)		1	2	1.5
A-44.00	REMOVE CRESTON FROM EVENT CENTER WHILE MAINTAIN ZONES, DIMMING, AND SCENE CONTROLS		TBD				NEED TO SCHEDULE A MEETING BETWEEN EOR AND ELECTRICAL CONTRACTOR FOR FINAL COORDINATION TO MAKE THIS OPTION WORK	1	3	2



Winter Park Library & Event Center
 Winter Park, Florida
Construction Documents

Cost Management Log
 January 13, 2020

LOWER NUMBER IS MOST CRITICAL TO PROJECT
 1 Very Critical 2 Critical 3 Less Critical TO KEEP

Description		Estimated Add	Estimated Deduct	Accepted	Pending	Rejected	Comments / Status	Permanence (Can't be changed Day 2)	Aesthetic	Average Weight
A-45.00	CHANGE BENCH RECEPTACLES TO WALL MOUNTED STANDARD RECEPTACLES		NA			NA	NO COST SAVINGS ASSOCIATED WITH THIS OPTION	1	1	1
A-46.00	CHANGE LEVEL 2 IN SLAB FLOOR BOXES TO POKE-THR TYPE FLOOR POWER/DATA DEVICES		NA			NA	NO COST SAVINGS ASSOCIATED WITH THIS OPTION	2	2	2
A-47.00	REDUCE QUANTITY OF FIXTURE TYPE TS (IN-GRADE UPLIGHTS) ALONG THE PERIMETER OF THE LIBRARY BY HALF		(\$21,883)				REDUCE TOTAL QUANTITY OF TS LIGHTS BY 50%	1	3	2
A-48.00	REDUCE QUANTITY OF FIXTURE TYPE TV (IN-BENCH UPLIGHTS) ALONG THE PERIMETER OF THE PLINTH BY HALF		(\$5,471)				REDUCES QUANTITY BY 16 (EA)	1	1	1
A-49.00	PROVIDE ALUMINUM FOR FEEDERS GREATER THAN 100A - ALL BRANCH CIRCUITS TO BE COPPER		NA				MOST FEEDERS ARE ALREADY ALLOWED TO BE ALUMINUM. THE ONLY COPPER RUNS LEFT ARE TO TRANSFORMERS AND MECHANICAL EQUIPMENT THAT VIBRATE	.	.	.
A-50.00	REMOVE (9) TYPE SF FIXTURES FROM THE MONUMENT SIGNS		(\$3,283)					1	1	1
A-51.00	PERMIT MC FOR BRANCH CIRCUITS ON THE LOAD SIDE OF THE FIRST DEVICE IN EACH CIRCUIT. ALL HOMERUNS TO REMAIN IN HARD CONDUIT		(\$43,767)	(\$43,767)				3	3	3
A-51.50	ADD ALLOWANCE FOR PERFORATED PVC DRAIN AT THE RETAINING WALL	\$7,500			\$7,500		ALLOWANCE TO PROVIDE A PERFORATED PVC DRAIN PIPE AT THE PERIMETER OF THE BELVEDERE AT THE RETAINING WALL FOUNDATION	,	,	,
	Totals	\$593,887	(\$4,526,415)							
TOTAL ACCEPTED				(\$1,958,591)						
TOTAL PENDING					\$7,500					
TOTAL REJECTED						(\$1,925,969)				
Estimate										
TOTAL REVISED CONSTRUCTION BUDGET				\$33,505,169						
CONSTRUCTION BUDGET		\$33,608,269								
VARIANCE TO TARGET				(\$103,100)						
ADDITIONAL PROJECT ALTERNATES										
A-52.00	RECONCILE FOOD SERVICE ALLOWANCE WITH SUBCONTRACTORS QUOTES		(\$45,874)	(\$45,874)						
A-53.00	FURNITURE VE - REDUCTION IN QUANTITY OR CHANGE OF BRAND		(\$50,000)			(\$50,000)	TARGETED SAVINGS			
A-54.00	DEFER PERMIT FEES UNTIL WE ARE DRIED IN		(\$232,098)			(\$232,098)				
A-55.00	CAPACITY FEES (PER PIZZUTI CONVERSATION WITH CITY)		(\$150,000)	(\$150,000)						
A-56.00	CITY TO PERFORM DEMUCKING SCOPE OF WORK	\$199,957		\$199,957			FULL VALUE TAKEN FROM B&G SCOPE OF WORK (A-10; A-10.50). THE ADD VALUE IS FOR THE CITY TO PERFORM THIS SCOPE OF WORK. VALUE COMES FROM THE CITY OF WINTER PARK AND PROVIDES AN OVERALL PROJECT SAVINGS OF \$350,000			
A-57.00	CITY TO PROVIDE SITE FURNISHINGS	\$30,000		\$30,000			FULL VALUE TAKEN FROM B&G SCOPE OF WORK (A-16.00) - \$30,000 ALLOWANCE CARRIED FOR THE OVERALL PROJECT			
	POTENTIAL TOTAL PROJECT BUDGET SAVINGS	\$34,083					NOT INCLUDED IN THE CONSTRUCTION BUDGET			

Values above include contractors insurance, fee, and 1% contingency

The Value Analysis Items listed above have been provided to generate conversation and possible solutions for achieving the owner's desired project scope and budget, and should not be interpreted as engineered solutions. By acceptance of any item and prior to incorporating into the design, the Architect / Engineer of Record shall be solely responsible for verification of all design compatibility within the project including but not limited to life safety, code requirements, thermal and moisture protection, building functionality and program requirements. All pricing is subject to change pending final design



3

Clarifications

**Winter Park Library & Event Center
Winter Park, Florida**

**Construction Documents GMP Proposal
List of Clarifications & Pricing Assumptions**

January 13, 2020

DESIGN TO ALLOWANCES

The following amounts have been included in our price. All allowances are inclusive of material, tax, freight, storage, installation, equipment, and subcontractor mark-up unless noted otherwise.

Description	Amount
Anticipated ODP Sales Tax Savings	(\$275,000)
Guardrail at South Parking Lot	\$18,120
Soil Planting Mix	\$25,000
Exterior Book Drop Relocation	\$10,000
Vegetative Roof System (Excludes Plants)	\$23,479
Decorative Bollards S-105	\$14,630
Amphitheater and Site Handrails	\$100,000
Pond Reshaping	\$25,308
Perforated PVC Pipe at Belvedere Retaining Wall	\$7,500
Special Finish on Vertical Concrete (Locations selected must not impact schedule)	\$50,000
Tree Removal	\$10,000
Acoustic Banners in Teen/Tween Room	\$40,000
Alternate Bench at the Plinth	\$50,000

100 – General Requirements

1. We have based our GMP Proposal on the drawings and specifications dated 10-22-19 and Addendum #1 dated 11-19-19 as prepared by Adjaye Associates & Hunton Brady Architects.
2. All pricing in this proposal is based on market conditions as of January 2020 and assumes a notice to proceed will be issued by the end of February 2020.
3. The current pricing is based on an overall construction schedule of 18 months.

INCLUSIONS

1. Worker's compensation insurance
2. Builders risk insurance
3. General liability insurance
4. Subcontractor default insurance
5. Payment and performance bonds

EXCLUSIONS

1. Building permit fees
2. Survey or testing costs
3. 3rd party testing fees during demucking operations
4. Design fees
5. Fees for waterproofing or sound consultant
6. Cost for code required inspections (rebar, etc.)
7. Utility, impact or tap fees
8. Demo/removal/replacement/relocation of unknown existing utilities
9. Permanent trash compactors
10. FF & E materials
11. Network power feeds or conduit/concrete to transformers
12. Telephone and CATV service and manholes/pull-boxes
13. Third party window testing
14. Responsibility for design to meet local, state, and federal codes
15. Overhead power relocations if required
16. Seismic bracing for MEP and ceilings
17. Primary power and utility provided transformers
18. LEED design or construction
19. Acoustical consultant
20. Preconstruction costs (transferred to Pizzuti budget)

200 - SITEWORK

INCLUSIONS

1. Site clearing, utility and paving demolition
2. Grading and import fill to prepare the building pad and plinth for construction
3. Temporary dewatering as required
4. NPDES permits and inspections
5. Storm Water Pollution Prevention Plan
6. Silt fence and turbidity barriers
7. Parallel parking on Harper Street

EXCLUSIONS

1. Demucking / removal of unsuitable materials and replacement with clean fill – this scope of work is to be performed by others prior to B&G mobilization
2. Rigid inclusions/Soil Improvement
3. Soil mixing
4. 28 additional spaces at south parking lot (see alternates)
5. Permanent dewatering system at library basement
6. Removal of contaminated groundwater
7. Traffic light signalization
8. Slot drain at the perimeter of the library and events center
9. Milling and overlay of roads for utility tie-in
10. Utility Work shown outside project boundary and designated to be by others
11. FDOT permits
12. Sub slabs at plinth hardscape
13. Pond reshaping as shown on the grading plan. See allowances for value to minimally reshape pond per new storm requirements
14. Additional berm allowances. We assume all grading is per the grading plan
15. Lift station
16. Stormwater pretreatment or exfiltration
17. Retaining walls outside of the plinth
18. Test pits as mentioned in the geotech report
19. Tree relocation (by Owner)
20. Demolition or removal of existing electrical transformers or conductors

205 - DEMOLITION

INCLUSIONS

1. Site demolition & clearing for preparation for building & plinth pads
2. Existing asphalt paving demolition

EXCLUSIONS

1. Existing building demolition
2. Removal of existing building foundations, shallow or deep
3. Demolition of unknown existing utilities and structures
4. Asbestos abatement, studies or reports

210 - SPECIAL/DEEP FOUNDATIONS

INCLUSIONS

1. 53 ea 14" Auger cast piles 70 feet below grade beam at the south side of the plinth retaining wall only as shown on structural drawings

EXCLUSIONS

1. Augercast piles at the buildings
2. Steel driven piles
3. Soil stabilization or vibro replacement
4. Rigid inclusions

280 – HARDSCAPE/LANDSCAPE/SITE FEATURES

INCLUSIONS

1. Pervious concrete pavers in parking areas as shown
2. Allowance of \$25,000 to amend existing soil in place in lieu of specified planting soil mix at all planting beds and tree pits
3. A \$100,000 allowance for the amphitheater and site handrails
4. Mexican beach pebbles included as 4" depth in lieu of 6"
5. Precast bench around the plinth. \$50,000 allowance included for an alternate bench

EXCLUSIONS

1. Fountains
2. Steel edging between beds and sodded areas
3. Planting soil mix and/or compost in all planting beds and tree pits. See allowance above for soil amendments
4. Plant material at the rooftop venue
5. Concrete subslab for pavers
6. Precast planters
7. Site Furnishings – by Owner
8. Tree pit sumps

9. CU structural soil
10. Roadway and parking lot irrigation sleeves
11. Irrigation in areas included for Alternates "A" & "B". No irrigation design shown for these
12. Extending the existing bridge

300 - CONCRETE STRUCTURE

INCLUSIONS

1. Board form finish on exposed surfaces of all W-301 walls
2. Smooth finish on exposed surfaces of all W-302 walls
3. Concrete on metal deck at 2nd floor of Library, mechanical area of Library roof and roof of Event Center
4. High density foam with PIP concrete slab on top at areas shown on the event center roof per detail 8 & 9 on S712
5. Class C concrete finish in areas where not exposed
6. Cast in place planter walls at the rooftop venue in lieu of GRFC
7. Allowance of \$50,000 to provide a special concrete finish in strategic locations to be determined. This allowance assumes that selected locations will not impact the pour sequence and overall construction schedule.

EXCLUSIONS

1. Honey comb finish (use of form liner) on all building vertical surfaces (exterior and interior) including portals, bench backs and bench base
2. Bush hammered finish (use of form liner) on all exposed vertical plinth site walls and the raked auditorium walls
3. Concrete shear walls
4. Wet cure
5. Insulation under slab on grade
6. MMFX, epoxy, galvanized, stainless steel, and/or any other chemically treated reinforcing steel
7. Continuous perimeter drain at the retaining wall and building foundations referred to on structural details but not referenced in the civil drawings

305 – ARCHITECTURAL PRECAST

INCLUSIONS

1. Precast building façade by Gate Precast
2. Precast finish per sample provided by Gate Precast GPK #3410

EXCLUSIONS

1. GFRC at underside of Porte Cochere
2. GFRC planter walls at the rooftop venue
3. Polished or honed finish on precast
4. Form liners
5. Exposed aggregate on interior side of precast
6. Precast roof structure or dome ceiling
7. Insulated sandwich precast panels

400 – MASONRY & STONE

INCLUSIONS – N/A

EXCLUSIONS

1. Interior or exterior building masonry walls
2. Exterior brick or stone

500 - STRUCTURAL STEEL/METAL DECK/MISCELLANEOUS STEEL

INCLUSIONS

1. Structural steel supports for folding glazed doors and walls
2. All steel to receive one shop coat of standard red alkyd primer unless scheduled to receive fireproofing
3. Galvanized roof screen wall steel
4. Steel sump pit grate and frames in lieu of fiberglass
5. Level 2 AECS at interior exposed steel columns only
6. HSS 18x18x3/4 tube steel columns are fabricated from plate

EXCLUSIONS

1. Chemically blackened steel
2. Stair nosings
3. Glass railings
4. Steel support for retractable acoustic banners

510 - ORNAMENTAL METALS

INCLUSIONS

1. All 1-line steel railings and pipe rails to be painted black
2. All decorative steel plate panels to be painted black

EXCLUSIONS

1. Blackened steel

610 - MILLWORK & CARPENTRY

INCLUSIONS

1. Wood frame and substrates for Bookstore desk, (2) Help desks, and 2nd floor help desk, clad in GFRC
2. Allowance of \$10,000 for book drops
3. Solid surface trim at countertop overlooking the meeting room – A14/A871
4. Colored MDF panels with clear sealer

EXCLUSIONS

1. GFRC panels at Porte Cochere Ceiling
2. GFRC at the monumental stair landing in the Library. Landing included as cast in place concrete to match the Event Center
3. AWI Quality Certification Process – see CML

700 - WATERPROOFING/CAULKING

INCLUSIONS

1. Bentonite waterproofing at interior vertical face of site bench concrete wall
2. Underslab 10mil vapor barrier
3. EFIS at underside of Porte Cochere

EXCLUSIONS

1. Water repellent at concrete bench or wall
2. Drainage board at below grade bentonite waterproofing
3. Air & Vapor barrier at the precast
4. Custom caulk colors

750 – ROOFING/METAL PANELS

INCLUSIONS

1. Sarnafil 60 Mil PVC roof system with tapered insulation with an R-28 minimum value
2. Lightweight concrete roof insulation at the Events Center main roof
3. Walk-pads
4. Roof screenwall panels by PacClad in standard colors
5. Aluminum composite panels for canopy soffits by Reynobond in standard finish
6. Vegetative roof system allowance pending final coordination (excludes plant material)
7. Roofing and EIFS systems in lieu of oculus roof feature

EXCLUSIONS

1. Scuppers and downspouts
2. Bitumastic coating on metal panels

800 – DOORS/FRAMES/HARDWARE

INCLUSIONS

1. Auto entrance sliding doors in standard sizes (16'-0" max). The opening is currently shown as 17'-1.5", which is not currently tested

Exclusions

1. Custom sized sliding auto doors
2. Sound rating at wood veneer or glass doors
3. Folding fire doors, shutters or curtains

820 - GLASS & GLAZING

INCLUSIONS

1. WTG-900 SSG Curtainwall system with 2-coat finish
2. WTG-700 SSG Curtainwall system at roof top Café venue
3. Storefront doors with OHC closures and standard hardware
4. Automatic bi-parting doors with manufacturers standard hardware
5. WTG-900 SSG skylight with 1-5/16" standard low-e glazing
6. Non-impact, insulated glazing at all exterior windows
7. 1/4" outboard lite by Guardian in lieu of 3/8"

EXCLUSIONS

1. Structurally glazed systems at angled windows
2. Fire-rated glass and/or windows and doors
3. Operable windows
4. Extruded aluminum special profile at the portals
5. Field/Special testing
6. Smartglass
7. Photovoltaic skylight glazing
8. High performance paint finishes
9. Curved or radiused glazing
10. Backpainted glass

910 - METAL STUDS & DRYWALL

INCLUSIONS

1. Level 4 finish at exposed drywall
2. Wall type Z to have sheet vapor barrier in lieu of liquid applied

EXCLUSIONS

1. Excludes all spring-type sound isolation devices in ceilings
2. Welding of light gauge metal studs
3. High impact board

930 – INTERIOR FINISHES

INCLUSIONS

1. Polished concrete floors finish and color per finish legend
2. Polished finish for bench at perimeter of Library, excluding color
3. Floor protection for polished concrete
4. Epoxy grout per finish legend
5. Novawall for the stretched-fabric wall system
6. Rulon ceiling and wall panels as shown with AcousticBoard
7. Painting of perimeter steel columns
8. Trinity tile Cataline in lieu of Nemotile
9. MDF in lieu of Rulon at stair 2 2.199, elevator alcove 2.114, 2.299 and elevator alcove 2.214

EXCLUSIONS

1. Dye for polish concrete bench around perimeter of Library and Event Center, polished finish only
2. Polished concrete base
3. Polished concrete stairs, treads or risers
4. Painting any exterior concrete

1000 - SPECIALTIES

INCLUSIONS

1. Code required signage
2. Operable glass folding partition walls to have 37 STC glass wall rating
3. Corner guards in the 2nd floor kitchen of the Event Center and double action doors in the kitchen
4. Canopy at Porte Cochere and Event Center by Dittmer with 3 coat Kynar finish
5. Electric mirrors provided by Majestic Mirror

EXCLUSIONS

1. Installation of owner-furnished equipment and/or accessories
2. Rotating display wall
3. Motorized retractable acoustic banners in meeting rooms and teen/tween room. See allowances for banners in teen/tween room

1100 –EQUIPMENT

INCLUSIONS

N/A

EXCLUSIONS

1. Parking equipment
2. Loading dock equipment
3. Kitchen & food service equipment
4. Trash compacting equipment

1200 – FURNISHINGS

INCLUSIONS

1. Mechoshades at first floor Offices and second floor Junior Ballroom of the Event Center
2. U-rail art rail system by Stas

EXCLUSIONS

1. Furniture, fixtures & equipment
2. Auditorium seating
3. Window blinds

1400 - ELEVATORS

INCLUSIONS

1. Endura MRL hole-less hydraulic, machine-room-less elevator by Thyssenkrupp
2. (1) 3500# 150FPM endura A, and (1) 4500# 150 FPM endura B service elevator
3. Signals and call buttons to be manufacturer's standard
4. \$7,500 cab finish allowance in the Library, and \$10,000 cab finish allowance in the Event Center. Finished floor material not to exceed 2"
5. Service elevator clear under ceiling height of 9'-4" and overhead height is 14'-8" to bottom of beam. Cab/entrance doors are 8'-0" high
6. Door size for the 3500# is 3'-6" and 4'-0" for the 4500#
7. Column type included as swing return
8. (1) limited use limited application (LULA) elevator by Savaria

EXCLUSIONS

1. Recessed-type car control stations
2. Destination based system

1500 - FIRE PROTECTION

INCLUSIONS

1. Wet System designed per NFPA 13 specified occupancy hazard
2. Schedule 40 for pipes up to 2", and schedule 10 black steel for pipes 2.5" and larger
3. Dry pipe system at the Porte Cochre and 2nd level of the Event Center

EXCLUSIONS

1. Painting and/or labeling of sprinkler piping.
2. Tap and/or connection fee
3. Insulating and/or labeling sprinkler pipe above NFPA requirements
4. Ansul systems
5. Backflow preventer
6. Flex heads
7. Fire pump

1510 - PLUMBING

INCLUSIONS

1. Type K copper below grade for domestic water piping
2. Type L copper above grade for domestic water piping
3. PVC sanitary and storm piping below grade
4. Cast iron sanitary and storm piping above grade
5. One (1) 1,250 gallon grease trap
6. Gas piping from utility provided meter into the building

EXCLUSIONS

1. Water meters or sub-meters
2. Acoustical sealant, bearing pads, isolators, acoustical insulation or wrap at any piping
3. Insulation beyond code minimum requirements
4. Gas meter or bringing gas piping onto site. Gas meter and piping by gas company

1530 - HVAC

INCLUSIONS

1. Snaplock seam construction for all low pressure round ductwork
2. Vibration isolation curbs
3. Flangeless linear diffusers
4. Test and balance

EXCLUSIONS

1. Duct lagging
2. Smoke evacuation systems

3. Chilled water system
4. Coil coating at the RTU

1600 - ELECTRICAL

INCLUSIONS

1. Secondary feed from utility provided transformer to the buildings
2. Surge SPD
3. Minimum #8 wiring for all lighting circuits on sheet E001, and where specified
4. MC cable for branch circuits on the load side of the first device in each circuit
5. Alternate light fixture package

EXCLUSIONS

1. Solar panels or any solar/photovoltaic systems
2. Generators or automatic transfer switches
3. UPS
4. Primary power & transformers
5. Utility meters, fees and deposits
6. Distributed Antenna System (DAS)
7. Elevator card readers
8. AV systems and equipment
9. Walker duct
10. Smoke control system
11. Design build of the fire alarm system
12. Phone system equipment
13. Tele-entry system
14. Intercom system
15. Background music system
16. Sound system
17. Clock system
18. Security and access control
19. Code blue system
20. Power monitoring system
21. Wireless access points and antennas



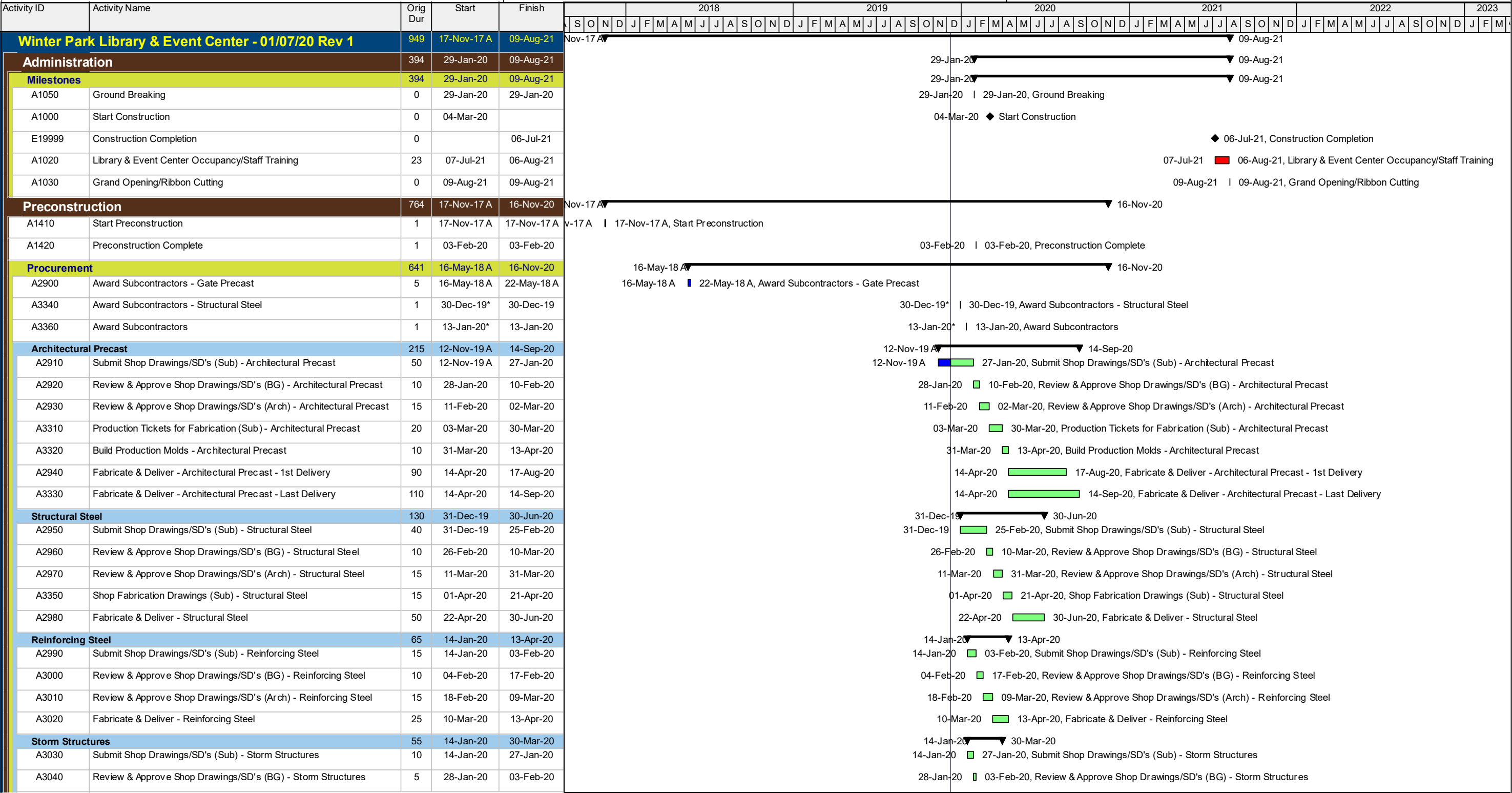
4

Schedule



Winter Park Library Event Center - 01/07/20 Rev 1

07-Jan-20 13:26



Remaining Level of Effort

Actual Level of Effort

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Summary

*Overall Project Schedule Owner

Project ID: 19589-JP-13a
Data Date: 10-Dec-19
Page 1 of 5



5

Drawing Log

DRAWING LOG

Date	12.10.2019		
Project Name	WINTER PARK LIBRARY AND EVENTS CENTER		
Owner	CITY OF WINTER PARK		
Drawing Stage	CONSTRUCTION DOCUMENTS		
Architect	HUNTON BRADY ARCHITECTS		
NUMBER	TITLE	DRAWING STAGE	DATE
VOLUME 1			
G001	COVER SHEET - VOLUME 1	ADDENDUM 1	11.19.2019
G011	DRAWING INDEX - VOLUME 1	ADDENDUM 1	11.19.2019
G100	PROJECT DATA	CONSTRUCTION DOCUMENTS	10.22.2019
G101	LIFE SAFETY PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
G110	LIFE SAFETY PLAN - 1ST LEVEL - OVERALL	CONSTRUCTION DOCUMENTS	10.22.2019
G111	LIFE SAFETY PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
G112	LIFE SAFETY PLAN - 1ST LEVEL - AREA 2 - EVENT CENTER	ADDENDUM 1	11.19.2019
G121	LIFE SAFETY PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
G122	LIFE SAFETY PLAN - 2ND LEVEL - AREA 2 - EVENT CENTER	ADDENDUM 1	11.19.2019
BS001	BOUNDARY & TOPOGRAPHIC SURVEY	CONSTRUCTION DOCUMENTS	10.22.2019
BS002	BOUNDARY & TOPOGRAPHIC SURVEY	CONSTRUCTION DOCUMENTS	10.22.2019
BS003	BOUNDARY & TOPOGRAPHIC SURVEY	CONSTRUCTION DOCUMENTS	10.22.2019
BS004	BOUNDARY & TOPOGRAPHIC SURVEY	CONSTRUCTION DOCUMENTS	10.22.2019
BS005	BOUNDARY & TOPOGRAPHIC SURVEY	CONSTRUCTION DOCUMENTS	10.22.2019
BS006	BOUNDARY & TOPOGRAPHIC SURVEY	CONSTRUCTION DOCUMENTS	10.22.2019
C000	COVER SHEET	CONSTRUCTION DOCUMENTS	10.22.2019
C001	GENERAL NOTES	CONSTRUCTION DOCUMENTS	10.22.2019
C011	EXISTING CONDITIONS PLAN	CONSTRUCTION DOCUMENTS	10.22.2019
C012	EROSION CONTROL - PHASE I	CONSTRUCTION DOCUMENTS	10.22.2019
C013	EROSION CONTROL - PHASE II	CONSTRUCTION DOCUMENTS	10.22.2019
C110	SITE PLAN	ADDENDUM 1	11.19.2019
C111	SITE PLAN - ALTERNATES	ADDENDUM 1	11.19.2019
C210	GRADING PLAN	ADDENDUM 1	11.19.2019
C310	STORMWATER PLAN	CONSTRUCTION DOCUMENTS	10.22.2019
C311	SLOT DRAIN LOCATIONS	CONSTRUCTION DOCUMENTS	10.22.2019
C410	UTILITY PLAN	ADDENDUM 1	11.19.2019
C510	EROSION CONTROL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
C520	SITE DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
C521	SITE DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
C530	STORMWATER DETAILS	ADDENDUM 1	11.19.2019
C531	STORMWATER DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
C540	UTILITY DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
C541	UTILITY DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
L001	ABBREVIATIONS, NOTES, AND SYMBOLS	ADDENDUM 1	11.19.2019
L011	TREE REMOVAL & PRESERVATION PLAN	ADDENDUM 1	11.19.2019
L100	OVERALL KEY PLAN	CONSTRUCTION DOCUMENTS	10.22.2019
L300	HARDSCAPE SCHEDULE AND REFERENCE IMAGES	ADDENDUM 1	11.19.2019
L301	HARDSCAPE PLAN	ADDENDUM 1	11.19.2019
L302	HARDSCAPE PLAN	ADDENDUM 1	11.19.2019
L303	HARDSCAPE ENLARGEMENT PLAN	ADDENDUM 1	11.19.2019
L401	HARDSCAPE DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
L402	HARDSCAPE DETAILS	ADDENDUM 1	11.19.2019
L403	HARDSCAPE DETAILS	ADDENDUM 1	11.19.2019
L404	HARDSCAPE DETAILS	ADDENDUM 1	11.19.2019
L700	LANDSCAPE SCHEDULE AND REFERENCE IMAGES	ADDENDUM 1	11.19.2019
L701	TREE PLANTING PLAN	ADDENDUM 1	11.19.2019
L702	TREE PLANTING PLAN	ADDENDUM 1	11.19.2019
L751	SHRUB PLANTING PLAN	ADDENDUM 1	11.19.2019
L752	SHRUB PLANTING PLAN	ADDENDUM 1	11.19.2019
L791	PLANTING DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
L801	IRRIGATION PLAN	CONSTRUCTION DOCUMENTS	10.22.2019
L802	IRRIGATION PLAN	CONSTRUCTION DOCUMENTS	10.22.2019

DRAWING LOG

Date	12.10.2019		
Project Name	WINTER PARK LIBRARY AND EVENTS CENTER		
Owner	CITY OF WINTER PARK		
Drawing Stage	CONSTRUCTION DOCUMENTS		
Architect	HUNTON BRADY ARCHITECTS		
NUMBER	TITLE	DRAWING STAGE	DATE
L803	IRRIGATION LEGEND, NOTES & DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
S001	ABBREVIATIONS SYMBOLS AND SHEET INDEX	CONSTRUCTION DOCUMENTS	10.22.2019
S002	STRUCTURAL GENERAL NOTES	CONSTRUCTION DOCUMENTS	10.22.2019
S003	STRUCTURAL GENERAL NOTES CONTINUED AND THRESHOLD INSPECTION	CONSTRUCTION DOCUMENTS	10.22.2019
S004	COMPONENT WIND CRITERIA	CONSTRUCTION DOCUMENTS	10.22.2019
S100	FOUNDATION PLAN - BASEMENT LEVEL - OVERALL	CONSTRUCTION DOCUMENTS	10.22.2019
S101	FOUNDATION / SLAB PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
S110	FOUNDATION / SLAB PLAN - 1ST LEVEL - OVERALL	CONSTRUCTION DOCUMENTS	10.22.2019
S111	FOUNDATION / SLAB - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
S112	FOUNDATION / SLAB - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
S113	FOUNDATION / FRAMING PLAN - 1ST LEVEL & ROOF FRAMING PLAN - AREA 3	ADDENDUM 1	11.19.2019
S120	FRAMING PLAN - 2ND LEVEL - OVERALL	CONSTRUCTION DOCUMENTS	10.22.2019
S121	FRAMING PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
S130	ROOF FRAMING PLAN - OVERALL	CONSTRUCTION DOCUMENTS	10.22.2019
S131	ROOF FRAMING PLAN - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
S132	ROOF FRAMING PLAN - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
S133	HIGH ROOF FRAMING PLAN - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
S501	ENLARGED PLANS	ADDENDUM 1	11.19.2019
S502	ENLARGED PLAN - CORNER COLUMN BASE LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
S503	ENLARGED PLAN - CORNER COLUMN BASE EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
S504	ENLARGED PLAN - CORNER COLUMN BASE PORTE COCHERE	CONSTRUCTION DOCUMENTS	10.22.2019
S601	EXTERIOR FRAMING ELEVATIONS - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
S602	EXTERIOR FRAMING ELEVATIONS - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
S603	EXTERIOR FRAMING ELEVATIONS - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
S604	EXTERIOR FRAMING ELEVATIONS - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
S605	EXTERIOR FRAMING ELEVATIONS - PORTE COCHERE	ADDENDUM 1	11.19.2019
S611	INTERIOR FRAMING ELEVATIONS - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
S612	INTERIOR FRAMING ELEVATIONS - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
S613	INTERIOR FRAMING ELEVATIONS - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
S701	FOUNDATION SECTIONS & DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
S702	FOUNDATION SECTIONS & DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
S711	FRAMING SECTIONS & DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
S712	FRAMING SECTIONS & DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
S713	FRAMING SECTIONS & DETAILS	ADDENDUM 1	11.19.2019
S714	FRAMING SECTIONS & DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
S715	FRAMING SECTIONS & DETAILS	ADDENDUM 1	11.19.2019
S716	FRAMING SECTIONS & DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
S717	FRAMING SECTIONS & DETAILS	ADDENDUM 1	11.19.2019
A001	ARCHITECTURAL NOTES AND SYMBOL LEGEND	CONSTRUCTION DOCUMENTS	10.22.2019
A011	ARCHITECTURAL SITE PLAN	ADDENDUM 1	11.19.2019
A101	FLOOR PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A110	FLOOR PLAN - 1ST LEVEL - OVERALL	CONSTRUCTION DOCUMENTS	10.22.2019
A111	FLOOR PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A112	FLOOR PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A113	FLOOR PLAN - 1ST LEVEL AND ROOF PLAN - AREA 3 - PORTE COCHERE	CONSTRUCTION DOCUMENTS	10.22.2019
A120	FLOOR PLAN - 2ND LEVEL - OVERALL	CONSTRUCTION DOCUMENTS	10.22.2019
A121	FLOOR PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A121F	FIRE RATING PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A122	FLOOR PLAN - 2ND LEVEL AND ROOF - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A122F	FIRE RATING PLAN - 2ND LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A130	ROOF PLAN - OVERALL	CONSTRUCTION DOCUMENTS	10.22.2019
A131	ROOF PLAN - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A132	HIGH ROOF PLAN - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019

DRAWING LOG

Date	12.10.2019		
Project Name	WINTER PARK LIBRARY AND EVENTS CENTER		
Owner	CITY OF WINTER PARK		
Drawing Stage	CONSTRUCTION DOCUMENTS		
Architect	HUNTON BRADY ARCHITECTS		
NUMBER	TITLE	DRAWING STAGE	DATE
A201	EXTERIOR ELEVATIONS - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A202	EXTERIOR ELEVATIONS - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
A203	EXTERIOR ELEVATIONS - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A204	EXTERIOR ELEVATIONS - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A205	EXTERIOR ELEVATIONS - AREA 3 - PORTE COCHERE	CONSTRUCTION DOCUMENTS	10.22.2019
A206	ENLARGED EXTERIOR ELEVATIONS	CONSTRUCTION DOCUMENTS	10.22.2019
A207	EXTERIOR 3D VIEWS - OVERALL	CONSTRUCTION DOCUMENTS	10.22.2019
A208	EXTERIOR 3D VIEWS - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
A209	EXTERIOR 3D VIEWS - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
A210	EXTERIOR 3D VIEWS - AREA 3 - PORTE COCHERE	CONSTRUCTION DOCUMENTS	10.22.2019
A211	EXTERIOR GLAZED OPENING TYPES - LIBRARY	ADDENDUM 1	11.19.2019
A212	EXTERIOR GLAZED OPENING TYPES - LIBRARY	ADDENDUM 1	11.19.2019
A213	EXTERIOR GLAZED OPENING TYPES - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
A214	EXTERIOR GLAZED OPENING TYPES - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
A221	BUILDING SECTIONS - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
A222	BUILDING SECTIONS - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
A223	BUILDING SECTIONS - AREA 3 - PORTE COCHERE	CONSTRUCTION DOCUMENTS	10.22.2019
A231	EXTERIOR WALL SECTIONS - LIBRARY	ADDENDUM 1	11.19.2019
A232	EXTERIOR WALL SECTIONS - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
A233	EXTERIOR WALL SECTIONS - LIBRARY	ADDENDUM 1	11.19.2019
A234	EXTERIOR WALL SECTIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A235	EXTERIOR WALL SECTIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A236	EXTERIOR WALL SECTIONS - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
A237	EXTERIOR WALL SECTIONS - PORTE COCHERE	ADDENDUM 1	11.19.2019
A241	EXTERIOR SECTION DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
A242	EXTERIOR SECTION & PLAN DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
A243	EXTERIOR SECTION DETAILS - LIBRARY AND EVENTS CENTER	ADDENDUM 1	11.19.2019
A244	EXTERIOR SECTION DETAILS - LIBRARY AND EVENTS CENTER	ADDENDUM 1	11.19.2019
A245	EXTERIOR SECTION DETAILS - LIBRARY AND EVENTS CENTER	ADDENDUM 1	11.19.2019
A246	EXTERIOR SECTION DETAILS - LIBRARY AND EVENTS CENTER	ADDENDUM 1	11.19.2019
A247	EXTERIOR SECTION DETAILS - LIBRARY AND EVENTS CENTER	ADDENDUM 1	11.19.2019
A248	EXTERIOR SECTION DETAILS - PORTE COCHERE	CONSTRUCTION DOCUMENTS	10.22.2019
A251	EXTERIOR PLAN DETAILS - LIBRARY AND EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
A252	EXTERIOR PLAN DETAILS - LIBRARY AND EVENTS CENTER	ADDENDUM 1	11.19.2019
A253	EXTERIOR PLAN DETAILS - PORTE COCHERE	CONSTRUCTION DOCUMENTS	10.22.2019
A301	ENLARGED ELEVATOR PLANS AND SECTIONS	CONSTRUCTION DOCUMENTS	10.22.2019
A311	ELEVATOR SECTION AND DETAILS	ADDENDUM 1	11.19.2019
A321	ENLARGED STAIR 1 PLANS AND SECTIONS - LIBRARY	ADDENDUM 1	11.19.2019
A322	ENLARGED STAIRS 2-4 PLANS AND SECTIONS - LIBRARY	ADDENDUM 1	11.19.2019
A331	ENLARGED STAIR 2 PLANS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A332	ENLARGED STAIR 2 SECTIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A333	ENLARGED STAIR 2 SECTIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A334	ENLARGED STAIR 1 PLANS AND SECTIONS - EVENT CENTER	ADDENDUM 1	11.19.2019
A341	STAIR DETAILS - TYPICAL	CONSTRUCTION DOCUMENTS	10.22.2019
A342	STAIR DETAILS - DECORATIVE	ADDENDUM 1	11.19.2019
A501	REFLECTED CEILING PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
A511	REFLECTED CEILING PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A512	REFLECTED CEILING PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A513	REFLECTED CEILING PLAN - 1ST LEVEL - AREA 3 - PORTE COCHERE	ADDENDUM 1	11.19.2019
A521	REFLECTED CEILING PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A522	REFLECTED CEILING PLAN - 2ND LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A600	FINISH LEGEND AND NOTES	ADDENDUM 1	11.19.2019
A601	FINISH PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019

DRAWING LOG

Date	12.10.2019		
Project Name	WINTER PARK LIBRARY AND EVENTS CENTER		
Owner	CITY OF WINTER PARK		
Drawing Stage	CONSTRUCTION DOCUMENTS		
Architect	HUNTON BRADY ARCHITECTS		
NUMBER	TITLE	DRAWING STAGE	DATE
A611	FINISH PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A612	FINISH PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A621	FINISH PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A622	FINISH PLAN - 2ND LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A801	ENLARGED PLAN - 1ST LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
A802	ENLARGED PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A803	ENLARGED PLAN - 1ST LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
A804	ENLARGED PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A805	ENLARGED PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
A806	ENLARGED PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A807	ENLARGED PLANS - 1ST LEVEL - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
A808	ENLARGED PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A809	ENLARGED PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A810	ENLARGED PLANS - 2ND LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A811	ENLARGED PLANS - TOILET ROOMS - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
A812	ENLARGED PLANS - TOILET ROOMS - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
A821	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A822	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A823	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A824	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A825	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A826	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A827	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A828	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A829	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A830	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A831	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A832	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A833	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A834	INTERIOR ELEVATIONS - LIBRARY	ADDENDUM 1	11.19.2019
A835	INTERIOR ELEVATIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A836	INTERIOR ELEVATIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A837	INTERIOR ELEVATIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A838	INTERIOR ELEVATIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A839	INTERIOR ELEVATIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A840	INTERIOR ELEVATIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A841	INTERIOR ELEVATIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A842	INTERIOR ELEVATIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A843	INTERIOR ELEVATIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A851	INTERIOR 3D VIEWS	CONSTRUCTION DOCUMENTS	10.22.2019
A861	INTERIOR WALL SECTIONS - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
A862	INTERIOR WALL SECTIONS - LIBRARY	ADDENDUM 1	11.19.2019
A863	INTERIOR WALL SECTIONS - LIBRARY	ADDENDUM 1	11.19.2019
A864	INTERIOR WALL SECTIONS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A865	INTERIOR WALL SECTIONS - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
A871	INTERIOR SECTION DETAILS - LIBRARY	ADDENDUM 1	11.19.2019
A872	INTERIOR SECTION DETAILS - LIBRARY	ADDENDUM 1	11.19.2019
A873	INTERIOR SECTION DETAILS - LIBRARY	ADDENDUM 1	11.19.2019
A874	INTERIOR SECTION DETAILS - LIBRARY	ADDENDUM 1	11.19.2019
A875	INTERIOR SECTION DETAILS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A876	INTERIOR SECTION DETAILS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A881	INTERIOR PLAN DETAILS - LIBRARY	ADDENDUM 1	11.19.2019
A882	INTERIOR PLAN DETAILS - LIBRARY	ADDENDUM 1	11.19.2019

DRAWING LOG

Date	12.10.2019		
Project Name	WINTER PARK LIBRARY AND EVENTS CENTER		
Owner	CITY OF WINTER PARK		
Drawing Stage	CONSTRUCTION DOCUMENTS		
Architect	HUNTON BRADY ARCHITECTS		
NUMBER	TITLE	DRAWING STAGE	DATE
A883	INTERIOR PLAN DETAILS - EVENTS CENTER	ADDENDUM 1	11.19.2019
A884	INTERIOR PLAN DETAILS - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
A891	CASEWORK ENLARGED PLANS AND ELEVATIONS	ADDENDUM 1	11.19.2019
A892	CASEWORK ENLARGED PLANS AND ELEVATIONS	ADDENDUM 1	11.19.2019
A893	CASEWORK DETAILS	ADDENDUM 1	11.19.2019
A894	CASEWORK DETAILS	ADDENDUM 1	11.19.2019
A901	DOOR LEGEND	ADDENDUM 1	11.19.2019
A902	DOOR DETAILS	ADDENDUM 1	11.19.2019
A903	DOOR SCHEDULES	ADDENDUM 1	11.19.2019
A911	INTERIOR GLAZED OPENING TYPES	ADDENDUM 1	11.19.2019
A921	INTERIOR PARTITION TYPES	ADDENDUM 1	11.19.2019
A931	FIRE-RESISTANCE ASSEMBLIES	CONSTRUCTION DOCUMENTS	10.22.2019
A932	FIRE-RESISTANCE ASSEMBLIES	CONSTRUCTION DOCUMENTS	10.22.2019
A933	FIRE-RESISTANCE ASSEMBLIES	CONSTRUCTION DOCUMENTS	10.22.2019
A934	FIRE-RESISTANCE ASSEMBLIES	CONSTRUCTION DOCUMENTS	10.22.2019
A935	FIRE-RESISTANCE DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
A941	TYPICAL MOUNTING HEIGHTS AND LAYOUTS	CONSTRUCTION DOCUMENTS	10.22.2019
A951	MASTER KEYNOTE LEGEND	ADDENDUM 1	11.19.2019
IF100	FURNITURE LEGEND	ADDENDUM 1	11.19.2019
IF101	FURNITURE SCHEDULE	CONSTRUCTION DOCUMENTS	10.22.2019
IF110	FURNITURE PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
IF111	FURNITURE PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
IF112	FURNITURE PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
IF121	FURNITURE PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
IF122	FURNITURE PLAN - 2ND LEVEL - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
IF131	FURNITURE PLAN - ALTERNATE LAYOUTS	CONSTRUCTION DOCUMENTS	10.22.2019
IF200	BOOK SHELVING LEGEND & DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
IF201	BOOK SHELVING DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
IF211	BOOK SHELVING PLAN - 1ST LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
IF221	BOOK SHELVING PLAN - 2ND LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
VOLUME 2			
G002	COVER SHEET - VOLUME 2	ADDENDUM 1	11.19.2019
G012	DRAWING INDEX - VOLUME 2	ADDENDUM 1	11.19.2019
F001	FIRE PROTECTION SYMBOLS, LEGEND, NOTES AND INDEX	CONSTRUCTION DOCUMENTS	10.22.2019
F101	FIRE PROTECTION PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
F111	FIRE PROTECTION PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
F112	FIRE PROTECTION PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
F113	FIRE PROTECTION PLAN - 1ST LEVEL - AREA 3 - PORTE COCHERE	CONSTRUCTION DOCUMENTS	10.22.2019
F121	FIRE PROTECTION PLAN - 2ND LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
F122	FIRE PROTECTION PLAN - 2ND LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
F301	FIRE PROTECTION SECTIONS	ADDENDUM 1	11.19.2019
F701	FIRE PROTECTION DETAILS	ADDENDUM 1	11.19.2019
P001	PLUMBING SYMBOLS, LEGENDS, NOTES AND INDEX	ADDENDUM 1	11.19.2019
P011	PLUMBING SITE PLAN	CONSTRUCTION DOCUMENTS	10.22.2019
P101	PLUMBING PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
P111	PLUMBING PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
P112	PLUMBING PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
P113	PLUMBING PLAN - 1ST LEVEL AND ROOF - AREA 3 - PORTE COCHERE	CONSTRUCTION DOCUMENTS	10.22.2019
P121	PLUMBING PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
P122	PLUMBING PLAN - 2ND LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
P131	PLUMBING ROOF PLAN - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
P132	PLUMBING HIGH ROOF PLAN - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019

DRAWING LOG

Date	12.10.2019		
Project Name	WINTER PARK LIBRARY AND EVENTS CENTER		
Owner	CITY OF WINTER PARK		
Drawing Stage	CONSTRUCTION DOCUMENTS		
Architect	HUNTON BRADY ARCHITECTS		
NUMBER	TITLE	DRAWING STAGE	DATE
P501	PLUMBING ENLARGED PLANS	ADDENDUM 1	11.19.2019
P502	PLUMBING ENLARGED PLANS	CONSTRUCTION DOCUMENTS	10.22.2019
P503	PLUMBING ENLARGED PLANS	CONSTRUCTION DOCUMENTS	10.22.2019
P601	PLUMBING RISERS	ADDENDUM 1	11.19.2019
P602	PLUMBING RISERS	CONSTRUCTION DOCUMENTS	10.22.2019
P603	PLUMBING RISERS	CONSTRUCTION DOCUMENTS	10.22.2019
P604	PLUMBING RISERS	CONSTRUCTION DOCUMENTS	10.22.2019
P605	PLUMBING RISERS	ADDENDUM 1	11.19.2019
P606	PLUMBING RISERS	ADDENDUM 1	11.19.2019
P701	PLUMBING DETAILS	ADDENDUM 1	11.19.2019
M001	MECHANICAL SYMBOLS, LEGENDS, GENERAL NOTES AND INDEX	CONSTRUCTION DOCUMENTS	10.22.2019
M002	COMMISSIONING AND KITCHEN NOTES	CONSTRUCTION DOCUMENTS	10.22.2019
M101	MECHANICAL PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
M111	MECHANICAL PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
M112	MECHANICAL PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
M121	MECHANICAL PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
M122	MECHANICAL PLAN - 2ND LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
M131	MECHANICAL PLAN - ROOF LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
M401	MECHANICAL SECTIONS & ENLARGED PLANS	CONSTRUCTION DOCUMENTS	10.22.2019
M501	KITCHEN CONSULTANT DRAWINGS	CONSTRUCTION DOCUMENTS	10.22.2019
M701	MECHANICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
M702	MECHANICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
M703	MECHANICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
M704	MECHANICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
M705	MECHANICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
M706	AHU COMPONENTS DIAGRAMS	CONSTRUCTION DOCUMENTS	10.22.2019
M707	AHU COMPONENTS DIAGRAMS	CONSTRUCTION DOCUMENTS	10.22.2019
M801	MECHANICAL SCHEDULES	ADDENDUM 1	11.19.2019
M802	MECHANICAL SCHEDULES	ADDENDUM 1	11.19.2019
M803	MECHANICAL SCHEDULES	ADDENDUM 1	11.19.2019
M901	MECHANICAL CONTROLS	ADDENDUM 1	11.19.2019
M902	MECHANICAL CONTROLS	CONSTRUCTION DOCUMENTS	10.22.2019
M903	MECHANICAL CONTROLS	ADDENDUM 1	11.19.2019
M904	MECHANICAL CONTROLS	CONSTRUCTION DOCUMENTS	10.22.2019
E001	ELECTRICAL SYMBOLS, LEGENDS, AND INDEX	ADDENDUM 1	11.19.2019
E002	GENERAL NOTES	CONSTRUCTION DOCUMENTS	10.22.2019
E011	ELECTRICAL SITE PLAN	ADDENDUM 1	11.19.2019
E012	ELECTRICAL PLINTH PLAN	ADDENDUM 1	11.19.2019
E013	PHOTOMETRICS PLAN	CONSTRUCTION DOCUMENTS	10.22.2019
E101	POWER PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
E111	POWER PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
E112	POWER PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
E113	POWER PLAN - 1ST LEVEL AND ROOF - AREA 3 - PORTE COCHERE	ADDENDUM 1	11.19.2019
E121	POWER PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
E122	POWER PLAN - 2ND LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
E131	ELECTRICAL ROOF PLAN - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
E132	ELECTRICAL HIGH ROOF PLAN - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
E201	LIGHTING PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
E211	LIGHTING PLAN - 1ST LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
E212	LIGHTING PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
E213	LIGHTING PLAN - 1ST LEVEL AND ROOF - AREA 3 - PORTE COCHERE	ADDENDUM 1	11.19.2019
E221	LIGHTING PLAN - 2ND LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
E222	LIGHTING PLAN - 2ND LEVEL AND ROOF - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019

DRAWING LOG

Date	12.10.2019		
Project Name	WINTER PARK LIBRARY AND EVENTS CENTER		
Owner	CITY OF WINTER PARK		
Drawing Stage	CONSTRUCTION DOCUMENTS		
Architect	HUNTON BRADY ARCHITECTS		
NUMBER	TITLE	DRAWING STAGE	DATE
E500	ENLARGED PLANS - ELECTRICAL	CONSTRUCTION DOCUMENTS	10.22.2019
E501	ENLARGED PLANS - ELECTRICAL	CONSTRUCTION DOCUMENTS	10.22.2019
E601	POWER RISER DIAGRAM	CONSTRUCTION DOCUMENTS	10.22.2019
E602	FIRE ALARM RISER DIAGRAMS	CONSTRUCTION DOCUMENTS	10.22.2019
E701	ELECTRICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
E702	ELECTRICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
E703	ELECTRICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
E704	ELECTRICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
E705	ELECTRICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
E801	LIGHT FIXTURE AND ZONING SCHEDULES	ADDENDUM 1	11.19.2019
E802	MECHANICAL EQUIPMENT CONNECTION SCHEDULE	ADDENDUM 1	11.19.2019
E811	PANEL SCHEDULES	ADDENDUM 1	11.19.2019
E812	PANEL SCHEDULES	ADDENDUM 1	11.19.2019
E813	PANEL SCHEDULES	ADDENDUM 1	11.19.2019
E814	PANEL SCHEDULES	ADDENDUM 1	11.19.2019
T001	TECHNOLOGY SYMBOLS, LEGEND, NOTES, SHEET INDEX	ADDENDUM 1	11.19.2019
T011	TECHNOLOGY SITE PLAN	CONSTRUCTION DOCUMENTS	10.22.2019
T012	SECURITY SITE PLAN	ADDENDUM 1	11.19.2019
T101	VOICE / DATA PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
T111	VOICE / DATA PLAN - 1ST LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
T112	VOICE / DATA PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
T121	VOICE / DATA PLAN - 2ND LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
T122	VOICE / DATA PLAN - 2ND LEVEL - AREA 2 - EVENTS CENTER	CONSTRUCTION DOCUMENTS	10.22.2019
T201	ADIO VISUAL & SECURITY PLAN - BASEMENT LEVEL - AREA 1 - LIBRARY	CONSTRUCTION DOCUMENTS	10.22.2019
T211	AUDIO VISUAL & SECURITY PLAN - 1ST LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
T212	AUDIO VISUAL & SECURITY PLAN - 1ST LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
T221	AUDIO VISUAL & SECURITY PLAN - 2ND LEVEL - AREA 1 - LIBRARY	ADDENDUM 1	11.19.2019
T222	AUDIO VISUAL & SECURITY PLAN - 2ND LEVEL - AREA 2 - EVENTS CENTER	ADDENDUM 1	11.19.2019
T501	TECHNOLOGY ENLARGED PLANS	ADDENDUM 1	11.19.2019
T601	TECHNOLOGY RISER DIAGRAMS	CONSTRUCTION DOCUMENTS	10.22.2019
T611	TECHNOLOGY AV RISER DIAGRAMS	CONSTRUCTION DOCUMENTS	10.22.2019
T612	TECHNOLOGY AV RISER DIAGRAMS	CONSTRUCTION DOCUMENTS	10.22.2019
T613	TECHNOLOGY AV RISER DIAGRAMS	CONSTRUCTION DOCUMENTS	10.22.2019
T614	TECHNOLOGY AV RISER DIAGRAMS	CONSTRUCTION DOCUMENTS	10.22.2019
T615	TECHNOLOGY AV RISER DIAGRAMS	ADDENDUM 1	11.19.2019
T701	VOICE / DATA DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
T702	AUDIO VIDEO DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
T703	SECURITY DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
T704	SECURITY DETAILS	ADDENDUM 1	11.19.2019
FS100	EVENTS CENTER - 1ST LEVEL - KITCHEN EQUIPMENT PLAN, SCHEDULE &	CONSTRUCTION DOCUMENTS	10.22.2019
FS101	EVENTS CENTER - 1ST LEVEL - KITCHEN ELECTRICAL PLAN	CONSTRUCTION DOCUMENTS	10.22.2019
FS102	EVENTS CENTER - 1ST LEVEL - KITCHEN MECHANICAL AND PLUMBING	CONSTRUCTION DOCUMENTS	10.22.2019
FS200	EVENTS CENTER - 2ND LEVEL - KITCHEN EQUIPMENT PLAN, SCHEDULE &	CONSTRUCTION DOCUMENTS	10.22.2019
FS201	EVENTS CENTER - 2ND LEVEL - KITCHEN ELECTRICAL AND PLUMBING	CONSTRUCTION DOCUMENTS	10.22.2019
FS202	FOOD SERVICE MECHANICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
FS203	FOOD SERVICE MECHANICAL DETAILS	CONSTRUCTION DOCUMENTS	10.22.2019
	SPECIFICATIONS		
	CITY OF WINTER PARK LIBRARY AND EVENTS CENTER		
	PROJECT MANUAL - VOLUME 1	CONSTRUCTION DOCUMENTS	10.22.2019
	PROJECT MANUAL - VOLUME 2	CONSTRUCTION DOCUMENTS	10.22.2019



BRASFIELD & GORRIE, L.L.C.
941 West Morse Blvd.
Suite 200
Winter Park, FL 32789
brasfieldgorrie.com

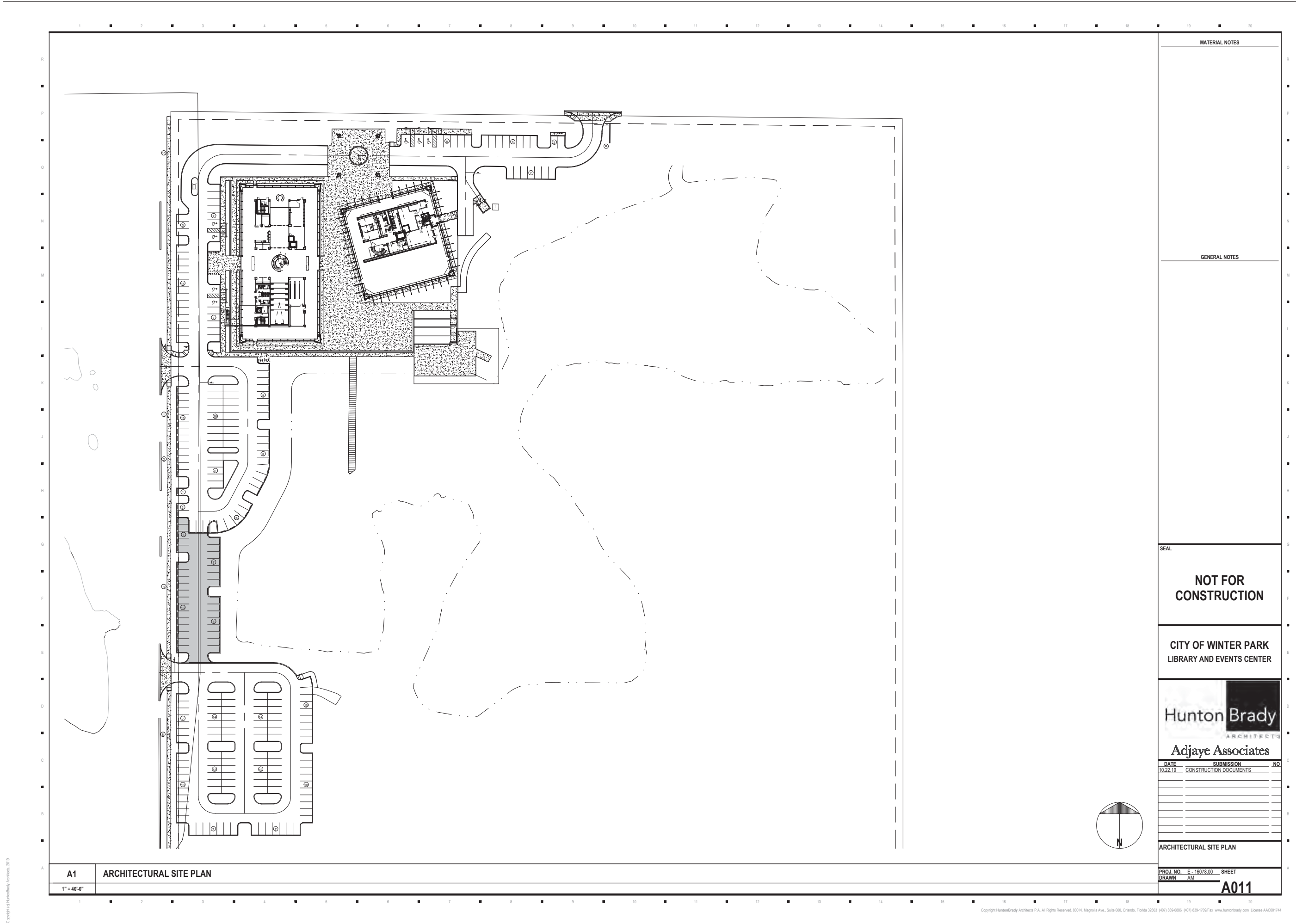
CANOPY SOFT COSTS AND NON-CONSTRUCTION BUDGET SUMMARY		
January 6, 2020		
	including design fees, budget amounts and permit/capacity fees	
SOFT COST CATEGORIE:	VALUE	
Pre-development	\$ 1,442,666	
Consultants	\$ 3,186,623	
Builders Risk	\$ 16,000	
Utility, Tap, Connect & Capacity fees	\$ 150,000	the VE log indicates a \$150k savings reflected in B&G A-55.00 line item in cost management log
Permits & Fees	\$ 232,098	
Specialties	\$ 50,000	
Equipment	\$ 210,000	the VE log indicates a \$45k savings reflected in B&G A-52.00 line item in cost management log
Furnishings	\$ 936,936	
Tele/Data/Security/Communications	\$ 746,952	
Owner Contingency & Escalation	\$ 588,321	
SUBTOTAL SOFT COSTS	\$ 7,559,596	
Additional B&G precon request (TBD)	\$ 50,000	Additional scope required based upon additional time and add alternates
TOTAL SOFT COSTS	\$ 7,609,596	

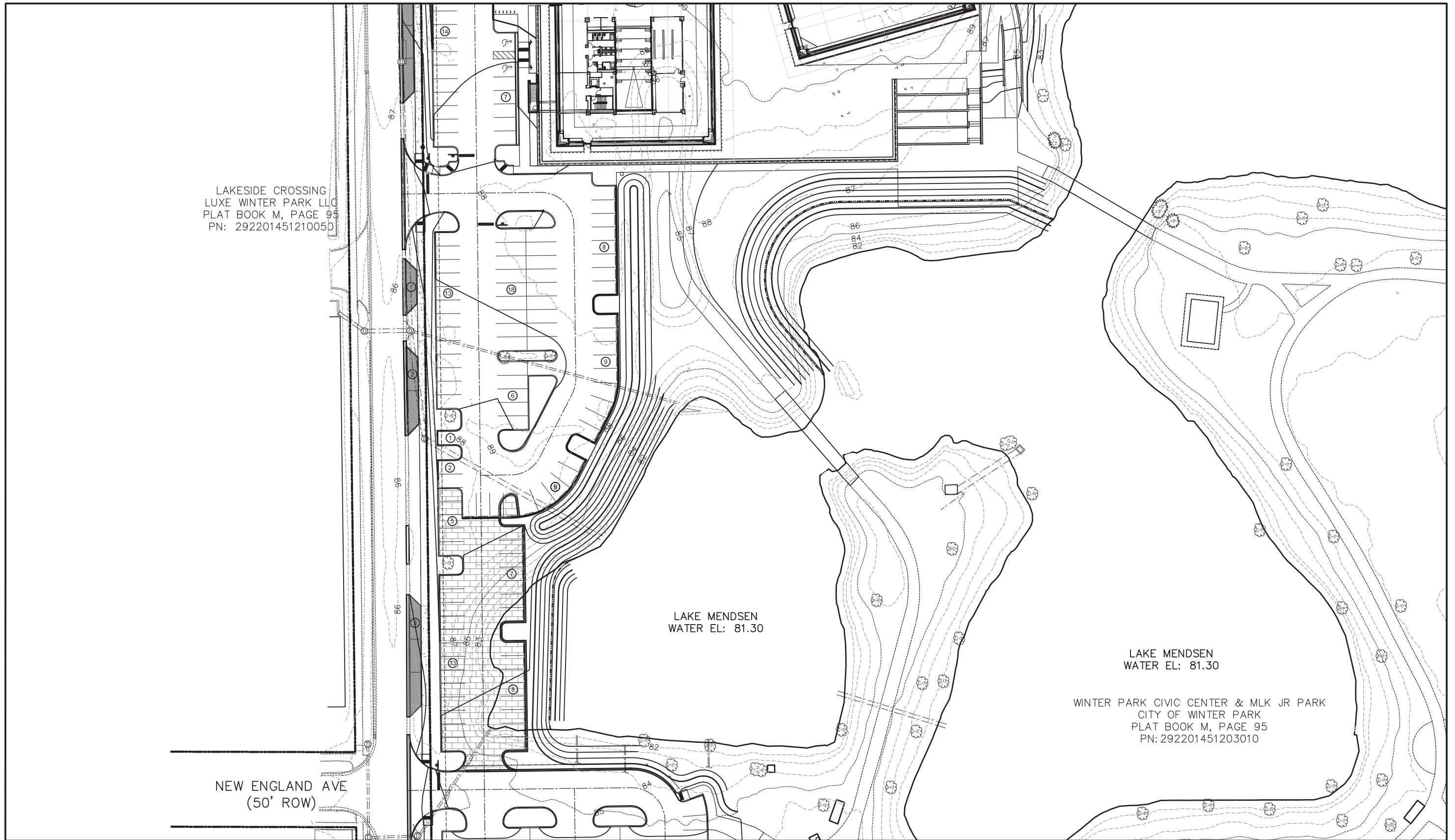


WINTER PARK CANOPY

GMP UPDATE
JANUARY 7, 2020

AdjayeAssociates
HUNTON BRADY ARCHITECTS



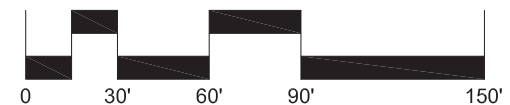


WINTER PARK LIBRARY ▪ WINTER PARK ▪ POND MODIFICATION

PN8116047 | 01.07.2020 | CITY OF WINTER PARK

1/7/2020 10:50 AM DGASTEL O:\2016\8116008_WINTER PARK LIBRARY\CAD\CIVIL\6008-GRADING (REVISION).DWG

SCALE: 1"=60'



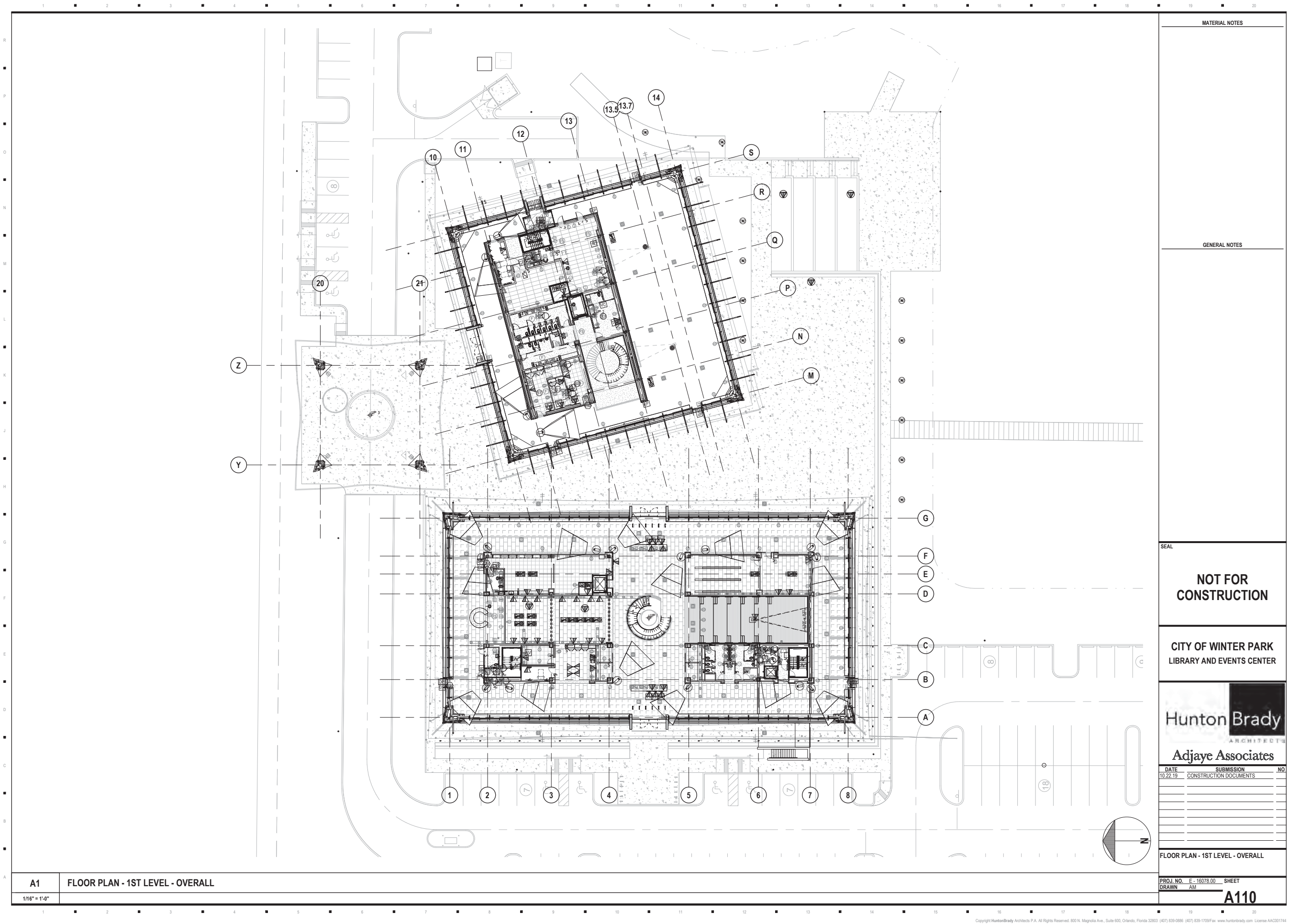
LandDesign.



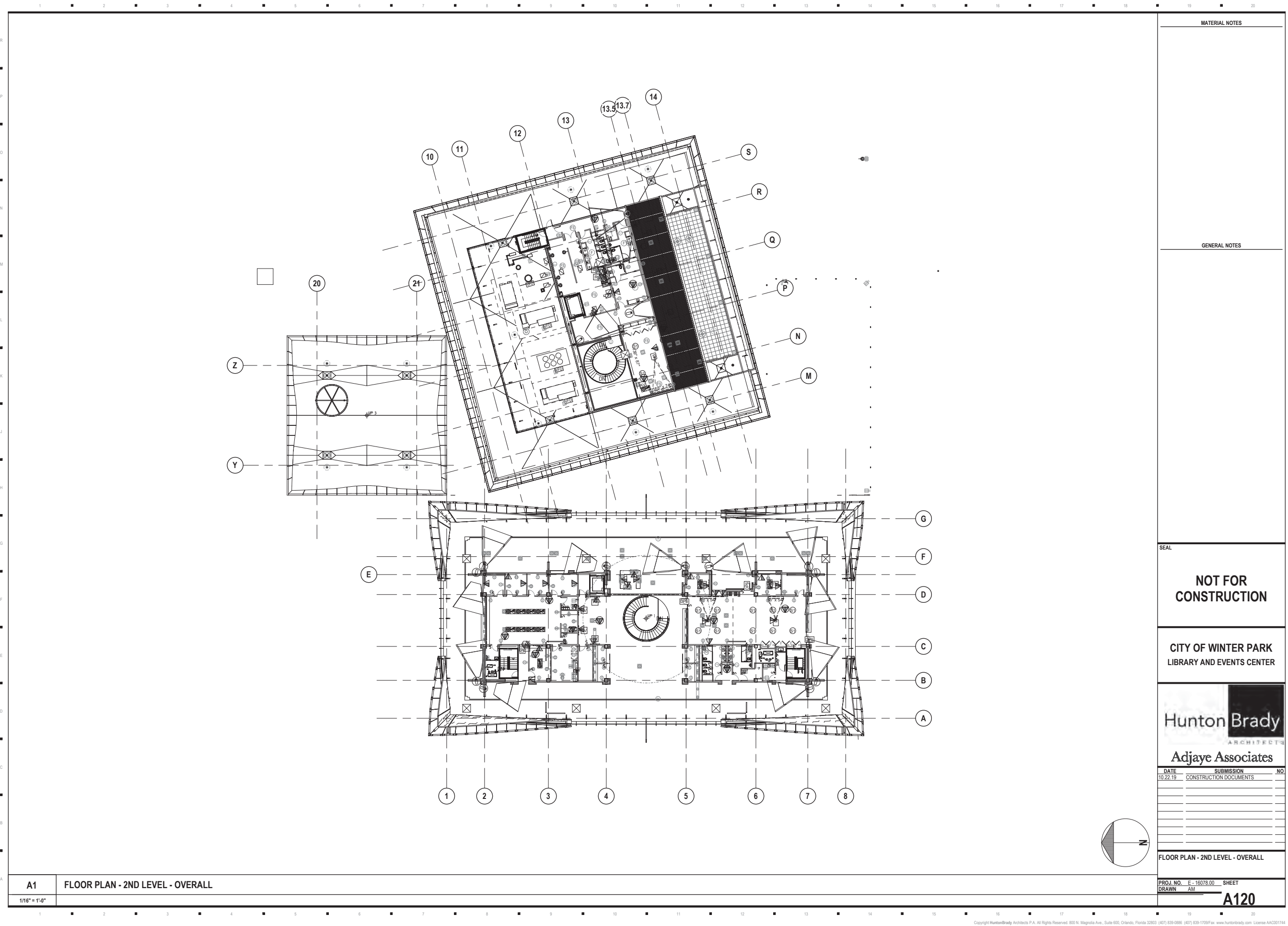


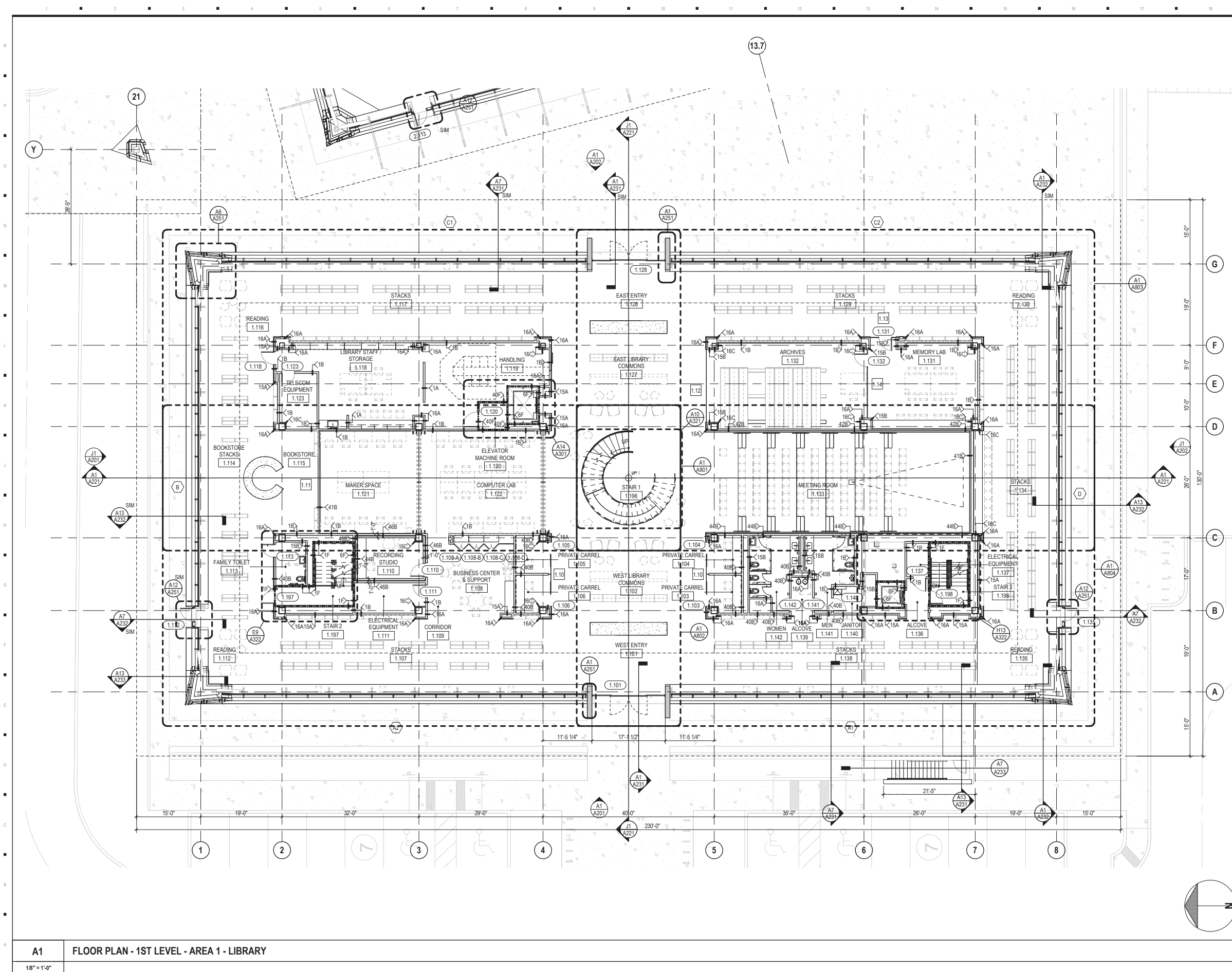


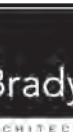
Copyright © HuntonBrady Architects, 2019

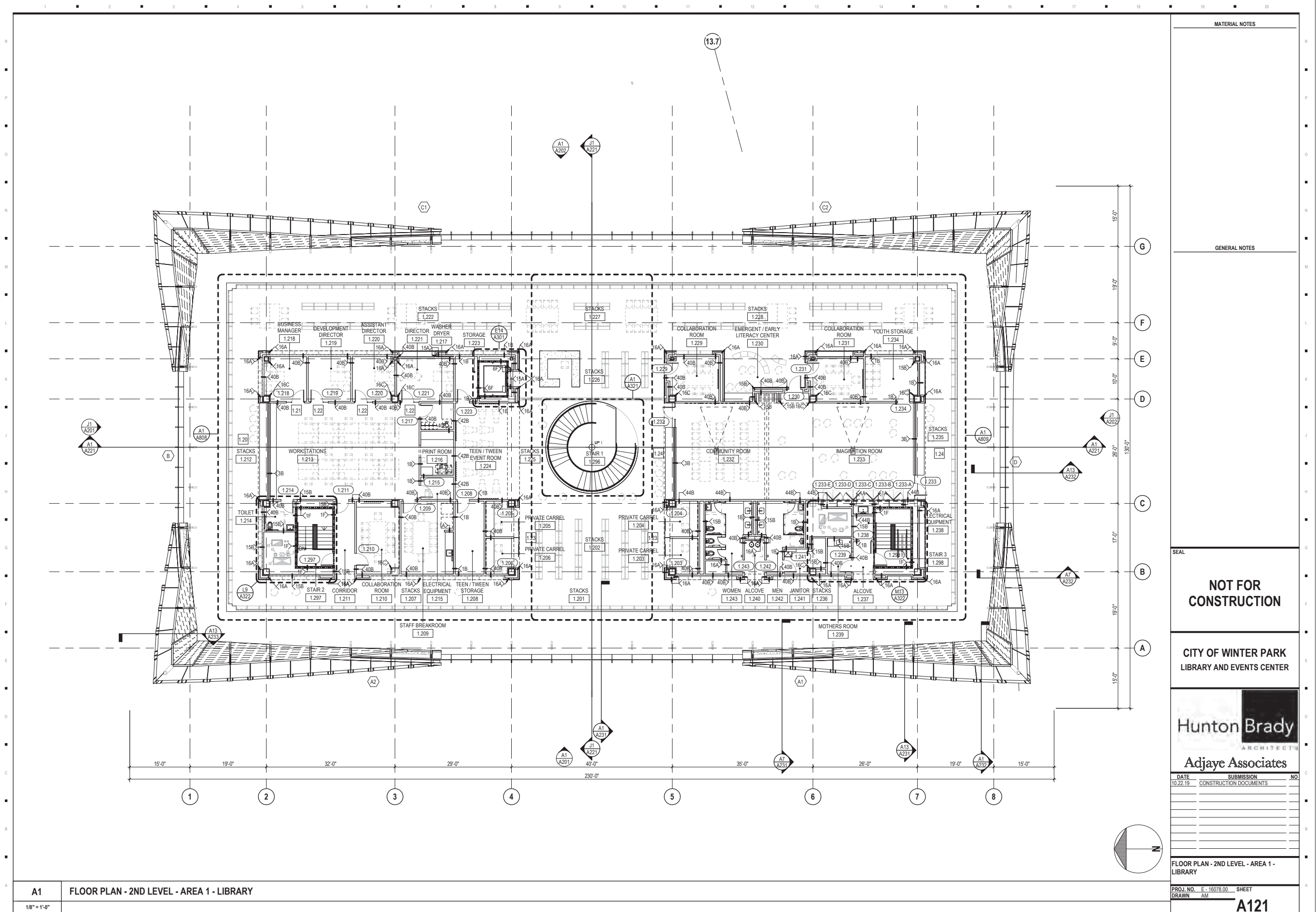


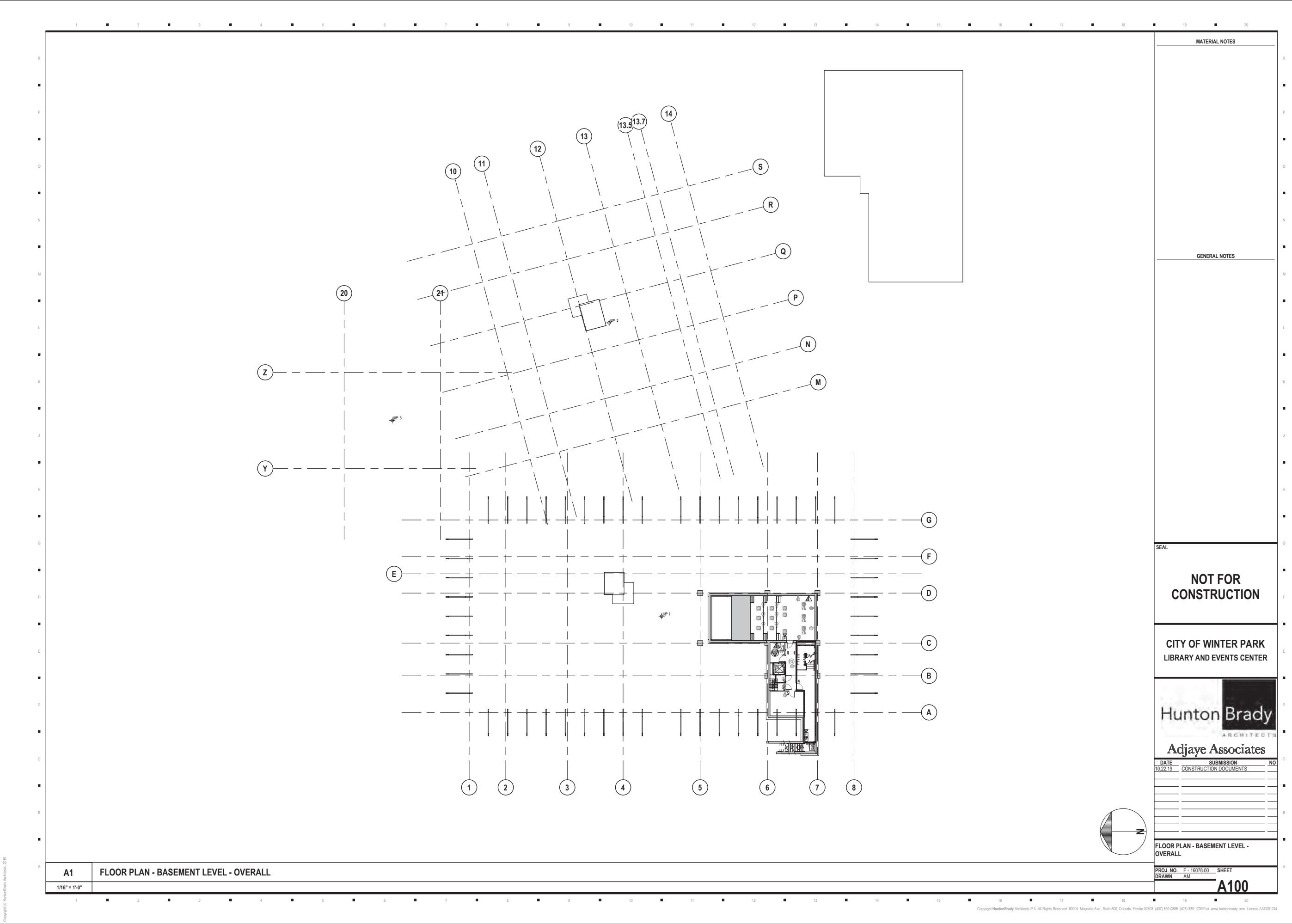
Copyright © HuntonBrady Architects, 2019

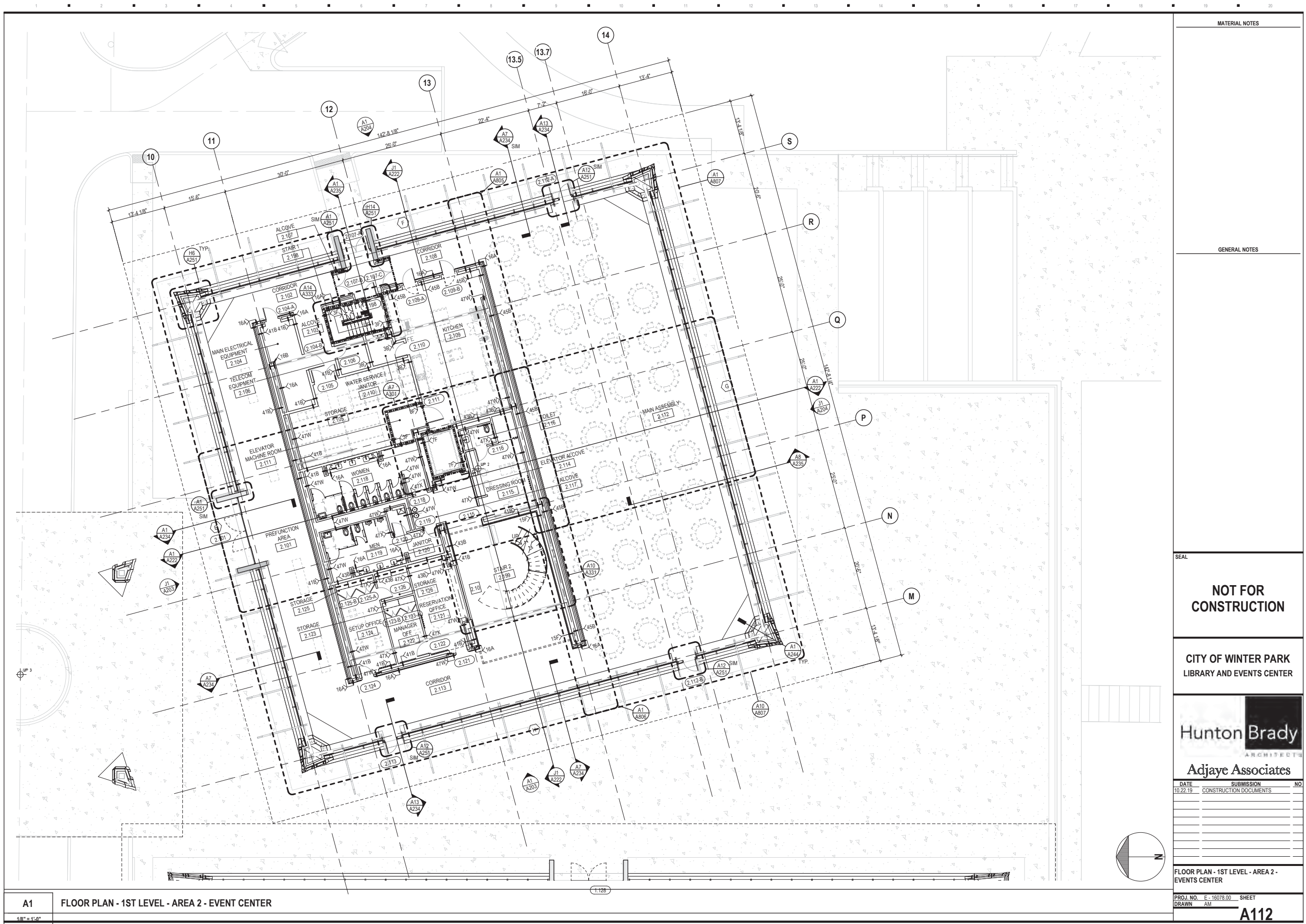




MATERIAL NOTES		
GENERAL NOTES		
SEAL NOT FOR CONSTRUCTION		
CITY OF WINTER PARK LIBRARY AND EVENTS CENTER		
 Hunton Brady ARCHITECTS Adjaye Associates		
DATE	SUBMISSION	NO.
10.22.19	CONSTRUCTION DOCUMENTS	
FLOOR PLAN - 1ST LEVEL - AREA 1 - LIBRARY		
PROJ. NO.	E - 16078-00	SHEET
DRAWN	AM	A111







MATERIAL NOTES

GENERAL NOTES

SEAL

NOT FOR CONSTRUCTION

CITY OF WINTER PARK
LIBRARY AND EVENTS CENTER

Hunton Brady
ARCHITECTS

Adjaye Associates

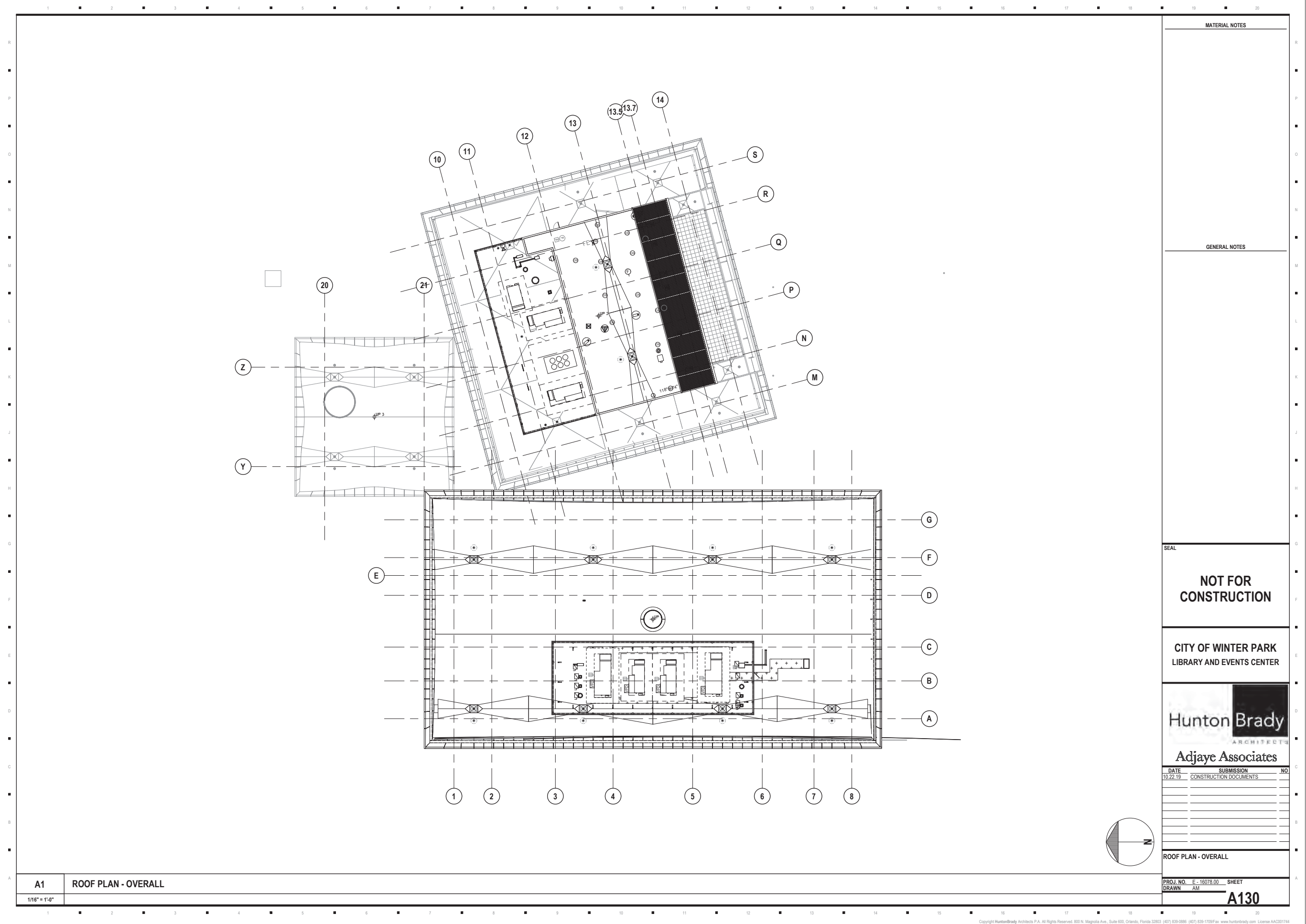
DATE SUBMISSION NO
10/22/19 CONSTRUCTION DOCUMENTS

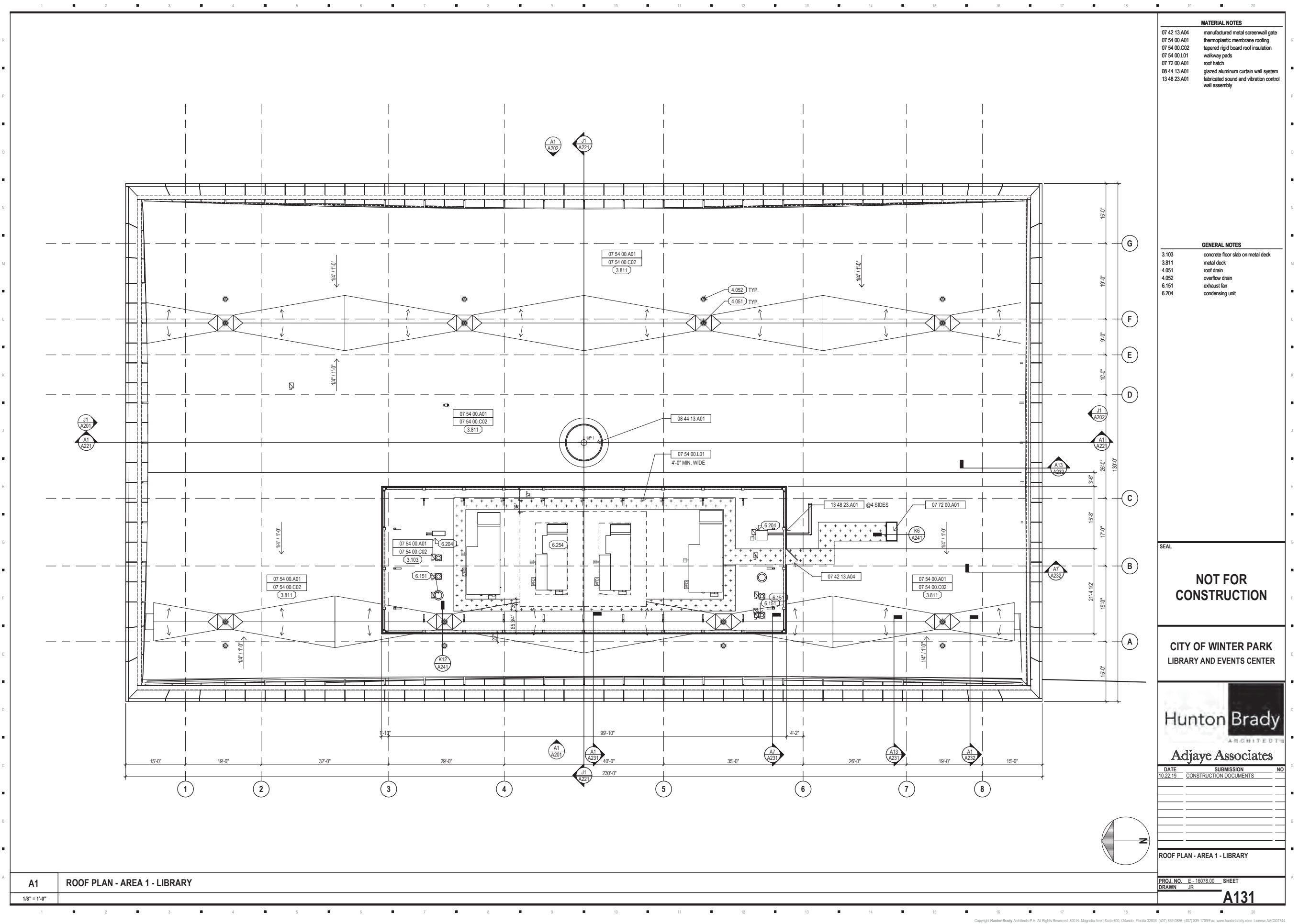
FLOOR PLAN - 1ST LEVEL - AREA 2 -
EVENTS CENTER

PROJ. NO. E-16078.00 SHEET
DRAWN AM

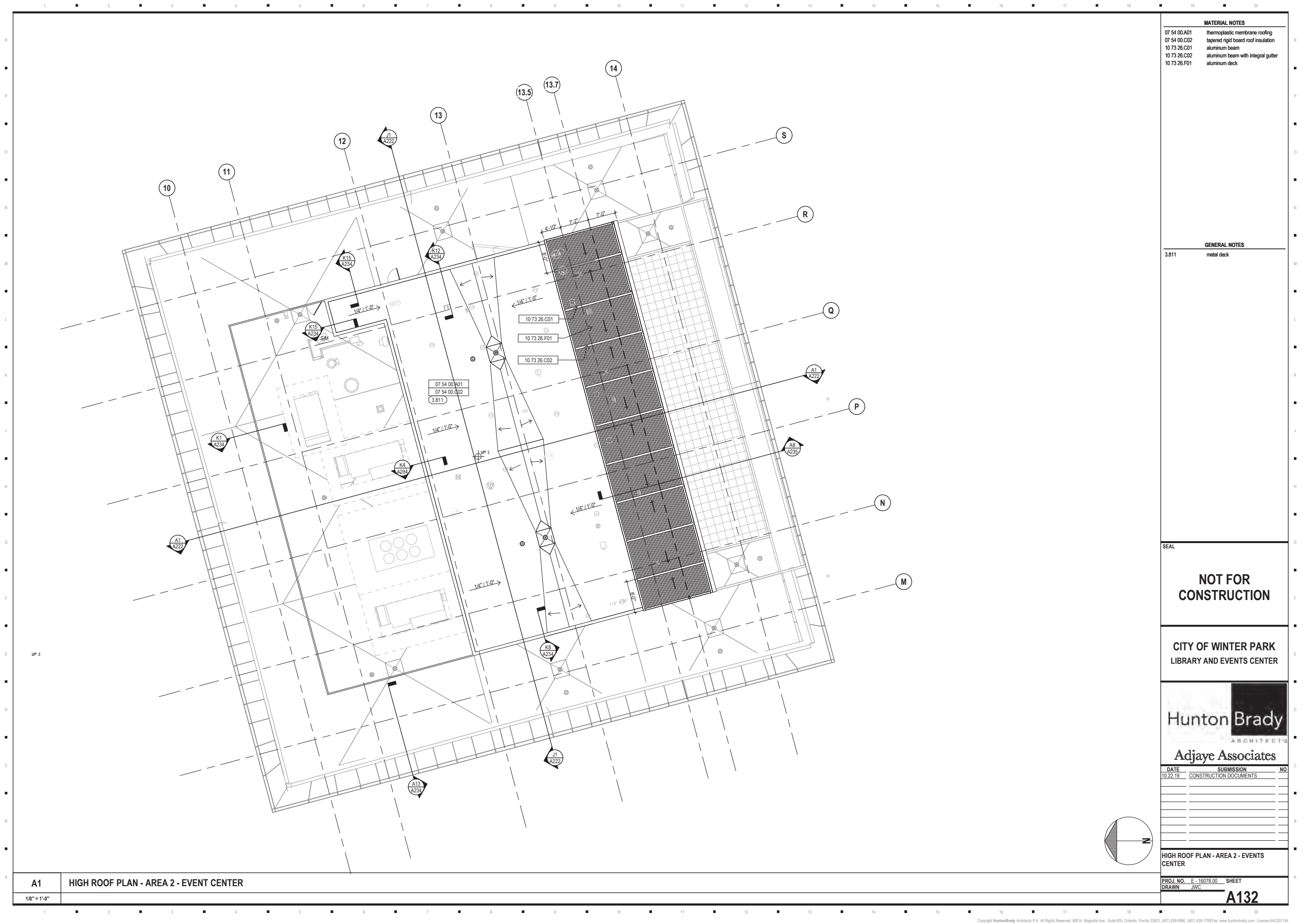
A112







Copyright © HuntonBrady Architects, 2019



MATERIAL NOTES

07 54 00.A01	thermoplastic membrane roofing
07 54 00.C02	tapered rigid board roof insulation
10 73 26.C01	aluminum beam
10 73 26.C02	aluminum beam with integral gutter
10 73 26.F01	aluminum deck

GENERAL NOTES

3.811	metal deck
-------	------------

**NOT FOR
CONSTRUCTION**

**CITY OF WINTER PARK
LIBRARY AND EVENTS CENTER**

Hunton Brady
ARCHITECTS
Adjaye Associates

DATE	SUBMISSION	NO.
10.22.19	CONSTRUCTION DOCUMENTS	

**HIGH ROOF PLAN - AREA 2 - EVENTS
CENTER**

PROJ. NO.	E - 16078.00	SHEET
DRAWN	JWC	

A132



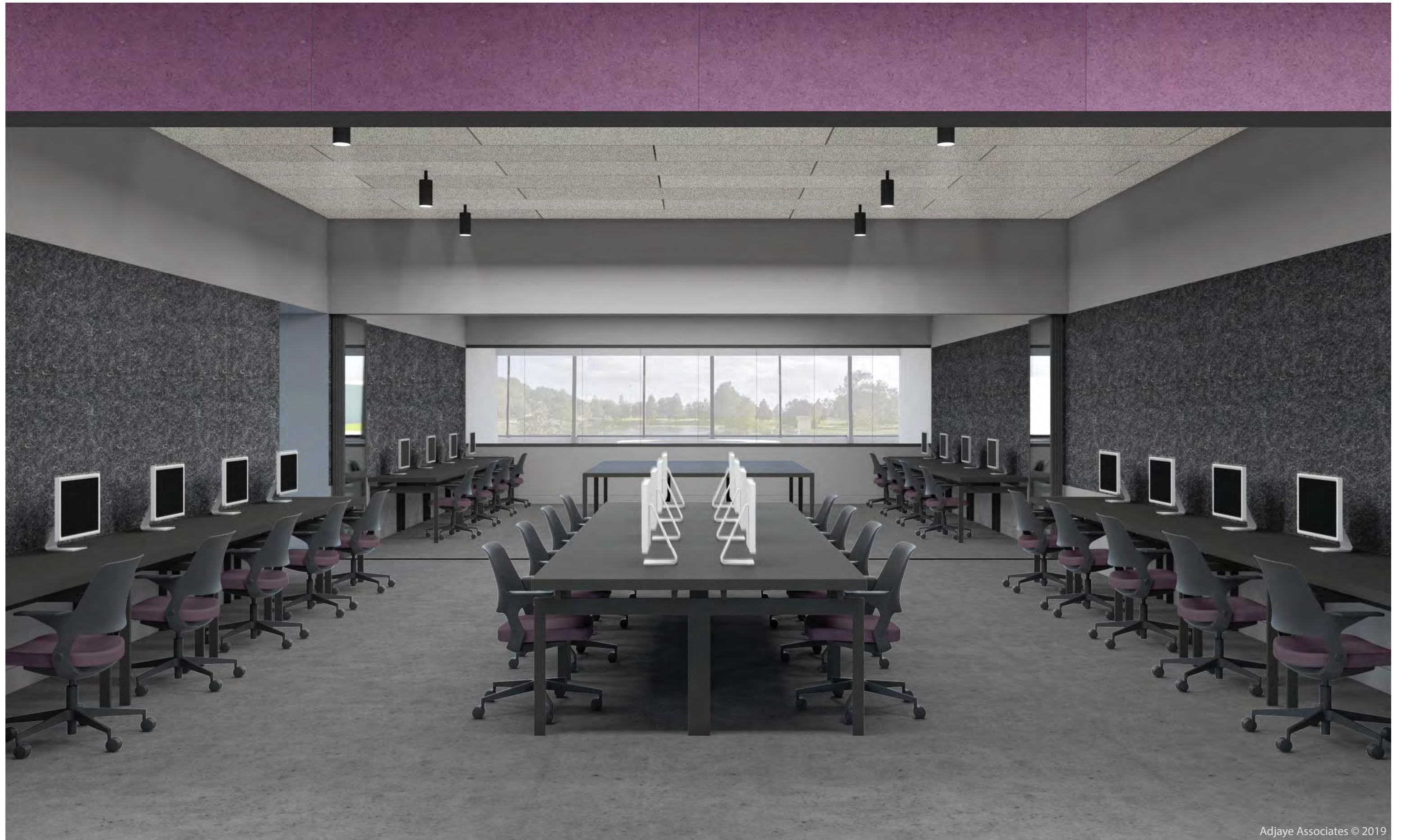
Adjaye Associates © 2019





Adjaye Associates © 2019





Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates © 2019



Adjaye Associates
1 Liberty Plaza, Suite 2701, New York
New York NY USA, 10006
Tel: +1 212 965 8477
www.adjaye.com



city commission agenda item

item type	Public Hearings	meeting date	1/13/2020
prepared by	City Clerk	approved by	
board approval	no final vote		
strategic objective			

subject

Resolution providing authorizations to Orange County Canvassing Board for March 17, 2020 election

motion / recommendation

Approve the resolution.

background

Section 42-10(b) of the City Code provides that in years in which there is a federal presidential preference primary election, "the Orange County Canvassing Board is hereby authorized to canvass the City of Winter Park ballots in the city general election set in accordance with this section."

Per the City Attorney, the County Canvassing Board is already authorized to canvass the City's ballots without the need for additional authorization from the City Commission and such authority appears to encompass certifying election results and establishing canvassing board criteria; however, the Supervisor of Elections is requesting a resolution by the City authorizing Orange County to canvass and certify the election results.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

Description

Resolution

Upload Date

1/13/2020

Type

Backup Material

RESOLUTION NO. 2225-20

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK,
PROVIDING AUTHORIZATIONS TO THE ORANGE COUNTY CANVASSING
BOARD WITH RESPECT TO THE CITY'S MARCH 17, 2020 GENERAL
ELECTION; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 42-10(a) of the City Code provides that, "in those years in which there is a federal presidential preference primary election in the State of Florida on any date as may be established by governing Florida law, the city's general city election provided for in article III of the City Charter, in accordance with governing Florida law, shall be held concurrently with the federal presidential preference primary election"; and

WHEREAS, in accordance with the above City Code section, the City's general election for the year 2020 shall be held on the date of the federal presidential preference primary election, March 17, 2020; and

WHEREAS, Section 42-10(b) further provides that for elections in years of federal presidential preference primary elections, "the Orange County Canvassing Board is hereby authorized to canvass the City of Winter Park ballots voted in the city general election set in accordance with this section"; and

WHEREAS, the Winter Park City Commission wishes to provide the relevant authorizations to the Orange County Canvassing Board to administer the City's general election of March 17, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Authorizations. With respect to the City of Winter Park general election of March 17, 2020, the Orange County Canvassing Board is hereby authorized to canvass the votes, certify the election results, and take all other actions as necessary to administer the City's general election, all in accordance with the Orange County Canvassing Board's criteria and procedures related to the foregoing.

SECTION 3. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED and ADOPTED this 13th day of January 2020.

Steve Leary, Mayor

Attest:

Rene Cranis, City Clerk

S:\AKA\CLIENTS\Winter Park\General W600-26000\Elections and Canvassing Board\Resolution authorizing supervisor of elections.docx



city commission agenda item

item type	Public Hearings	meeting date	1/13/2020
prepared by	Planning	approved by	City Manager, City Attorney
board approval	yes final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development		

subject

Request of the Edyth Bush Charitable Foundation for:

- Conditional Use approval to demolish their existing 3-story building and rebuild a new 3-story 19,602 square foot building at 199 East Welbourne Avenue, zoned C-2.

motion / recommendation

Recommendation is for approval of the Conditional Use request.

background

This is a Conditional Use request by the Edyth Bush Charitable Foundation that seeks to demolish their existing 3-story building at 199 East Welbourne Avenue and redevelop the site with a new three-story, 19,602 square foot office building.

Project Description

The 199 East Welbourne Avenue property measures 10,906 square feet in size. The property's current C-2 zoning allows for a 200% Floor Area Ratio (FAR) which would be up to 21,812 square feet. The existing square footage of the three-story buildings on the property is 11,660 square feet (FAR of 107%). The proposed three-story building is 19,602 square feet (FAR of 180%). The proposed 19,602 square feet is larger than the actual building due to the method the city uses to calculate FAR. Specifically, the code includes the 1,711 square feet of "floor area" that is ground-level parking spaces, which are under the building footprint. The code also includes in the FAR calculation, 936 square feet of interior atrium spaces, that are two-story volume spaces. Thus, the actual usable floor area within the building walls is 16,955 square feet, which is a FAR of 155%. The building meets all applicable setbacks and coverage requirements. Stormwater retention will be provide via on-site exfiltration where none exists today, which is a welcomed improvement. Added traffic generation, if the building is fully utilized, is 58 daily trips over current usage.

Parking Analysis

The code in the Central Business District requires parking for the "net" increases in building floor space. A property owner can rebuild the existing square footage with the existing parking that exists, and just provide for the "net" increase. Thus, the

Edyth Bush Foundation can rebuild their existing 11,660 square feet, maintaining the existing 12 parking spaces that now exist.

There are many factors that come into play when considering the “net” increase. One important consideration is the ‘tenant load’ that previously existed in this building. The Edyth Bush office remains with their same five employees. Previously a dentist office was on the second floor that had six employees, plus patients. On the third floor was a stamp shop with 12 employees and two small non-profit offices with three employees. That was a total of 26 employees.

The new building will have six parking spaces for the Edyth Bush third floor non-profit and six spaces for the second floor non-profit. The first floor is open community space with no tenants. It is to be a community space for non-profits. Often non-profits hold their Board and other meetings at night for convenience of volunteers serving the non-profit while using the day for their employment. Other than when a community event is being held, the impact on parking will actually be less than what occurred when the dentist and stamp shop tenants were in the building.

Comprehensive Plan Policy Guidance

There are no policies within the Comprehensive Plan that would be in conflict with this project. The building height of three-stories and the size (FAR) are permitted under the site’s Central Business District (CBD) Future Land Use designation and location within the CBD. The only Comprehensive Plan policy that speaks to institutional facilities is below, which encourages the approval of Conditional Uses for non-profit community service facilities, as the Edyth Bush does.

Policy 1-2.4.18: New Institutional Facilities Since any new institutional facilities or expansions can only occur through Conditional Uses or Future Land Use Map changes, these proposed types of facilities such as public governmental buildings, schools, colleges or universities, public utility facilities, public parking lots, churches, museums, libraries, retirement and nursing homes, hospitals and non-profit community service facilities (excluding private clubs and lodges) may be exempted from policies in this element which discourages land use plan map changes so that appropriate future sites may be established that shall provide these public services and benefits.

Compatibility with the Surroundings

The main review criteria for three-story buildings in the Central Business District is compatibility with the surrounding area. In this case, the existing building is three-stories but also directly to the south is the Bank of America parking garage and New England building, which are more than three stories in height. The four-story Landmark Condominium is directly to the north. This site is also 250 feet away from Park Avenue and remote from visibility from that direction.

One of the goals of this project is to enliven Knowles Avenue, and bring a new focal point and appeal to this location. To that end, the building is setback from Knowles Avenue to create an open public plaza on the Knowles Avenue street frontage. There is also interest in making the on-street parking in this area a more attractive feature but those desires will be left for a future discussion after completion of this project.

Edyth Bush Foundation's Vision for this Project

The applicant will explain in more detail at the public hearing. Their idea is to create a building that can be a home for non-profits, as well as Edyth Bush. The third floor will be the offices for the Edyth Bush Foundation. The second floor is intended to be the home for another non-profit office. The first floor is intended to be public space that would be available for other non-profits to use for community programming, location for their meetings, etc.

Planning & Zoning Board Minutes from December 3, 2019:

- **CU #19-12 Request of the Edyth Bush Charitable Foundation For: Conditional Use approval to demolish their existing three-story building and rebuild a new, three-story, 19,602 square foot building at 199 E. Welbourne Avenue, Zoned C-2.**

Board Member Laura Walda recused herself from this item due to a colleague from her law firm representing the applicant.

Principal Planner Jeff Briggs asked the Board to disclose any conversations or meetings regarding the Edyth Bush Conditional Use request. There were no disclosures.

Mr. Briggs stated that the item was a request of the Edyth Bush Charitable Foundation for Conditional Use approval to build a new, three-story building replacing the existing three-story building at 199 E. Welbourne Avenue. He explained that in the City's zoning code; when buildings larger than 10,000 square feet or have three-stories in the downtown area, require Conditional User approval from the Planning and Zoning Board and City Commission. Their property at the corner of Knowles and Welbourne is approximately 11,000 square feet in size and zoned C-2 would allow for a FAR (floor area ratio) up to 200% or 21,800 square feet to be built on the property, the existing three-story building is approximately 12,000 square feet in size. He then reviewed the City's method of calculating floor area ratio and explained that the actual usable floor area within the building walls is 16,955 square feet, with a FAR of 155% which is significantly less than the 200% FAR that would be allowed.

Mr. Briggs stated that in terms of code compliance, the proposed building met all code requirements including applicable setback and coverage requirements. He stated that the applicant would provide stormwater retention via underground exfiltration and in terms of traffic generation, there was a potential for 58 more trips over the current usage of the building. He stated that the proposed usage would be much less than what the building has done in the past. He explained that previously a dental office occupied the second floor with six employees as well as patients and a stamp shop with 12 employees and two small non-profit offices with 3 employees had previously occupied the third floor with 26 employees working in the building, less the number of employees working for Edyth Bush.

Mr. Briggs stated that the building will be three floors, the third floor will be occupied by five Edyth Bush Foundation employees, the second floor will be occupied by non-profit organizations with 5-6 employees and the first floor is intended for community space that would be open for other non-profits to use for events, meetings, etc.

Mr. Briggs briefly discussed parking demand and compatibility criteria for the area presented elevations of the proposed building.

Staff recommendation was for approval.

Mr. Briggs answered questions from the Board regarding double loaded parking spaces in the City.

David Odahowski, Edyth Bush Charitable Foundation, President & CEO, 119 E. Welbourne Avenue, Winter Park, addressed the Board. He introduced members of the Edyth Bush Charitable Foundation staff and gave a presentation of the history of the Bush family and their foundation's contributions to Winter Park area and statewide.

Mr. Odahowski explained that their Board considered renovations to the existing building and potential sale and relocation elsewhere as there was no requirement in their Charter that the Foundation must remain in Winter Park. He asked that the Board to help the Foundation continue with their future important work in the heart of Winter Park with their historic civic investment in downtown Winter Park.

Attorney, Rebecca Wilson of Lowndes, Drosdick, Doster, Kantor & Reed, 215 N. Eola Drive, Orlando, FL, represented that applicant. Mrs. Wilson gave a brief overview of the project. She explained that the entrance to the existing building was located on Welbourne Avenue with 12 surface parking spaces. She stated that Knowles was an uninspired street and the Foundation was hoping that by reorienting the building putting the surface spaces under the building and moving the entrance to Knowles will activate the street and other reinvestment on the street will make it pedestrian oriented and less of a parking lot.

Mrs. Wilson showed renderings of the building with updated landscaping and stated that the first floor in intended to be an open gallery space where cultural and non-profits in Winter Park can display their endeavors, similar to the first floor at the Winter Park Welcome Center, but on a grander scale. She stated that there would be a receptionist and restrooms on the ground floor. She noted out that the Edyth Bush Foundation purchased the other floors and vacated the businesses in the existing building to attain control of the property. In addition, she noted that the building was included in the Central Business District parking exclusion area, "for whatever square footage you have and whatever parking you now have, you are vested for that ratio." The Foundation worked with their architect to accomplish the 11,660 square foot of net usable parking space. She stated that it was important to point out that the building could not turned into space for lawyers, architects, etc. as Edyth Bush is a "not for profit" organization and could not lease to a "for profit" business because it would jeopardize the tax status of the building resulting in large implications.

There were no questions for the applicant.

Genean McKinnon, 701 Via Bella Winter Park, FL, addressed the Board. She stated that she appreciated the contributions the Edyth Bush Foundation had made to the City of Winter Park and stated that she felt the project would make a great difference in opening up the area around Knowles Avenue. She asked the Board to support the Foundation's request.

Dan Cahill, 1640 Hillcrest Avenue, Winter Park, FL, addressed the Board. He stated that Edyth Bush was a great institution for the City of Winter Park and he was in support of the Foundation's request.

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

The Board agreed with Staff recommendation.

Motion made by Laura Turner, seconded by Owen Beitsch, approval of the Conditional Use approval for a new, three-story, 19,602 square foot building at 199 E. Welbourne Avenue, Zoned C-2.

The motion carried unanimously with a 7-0 vote.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS:

Description

Backup Materials

Upload Date

12/17/2019

Type

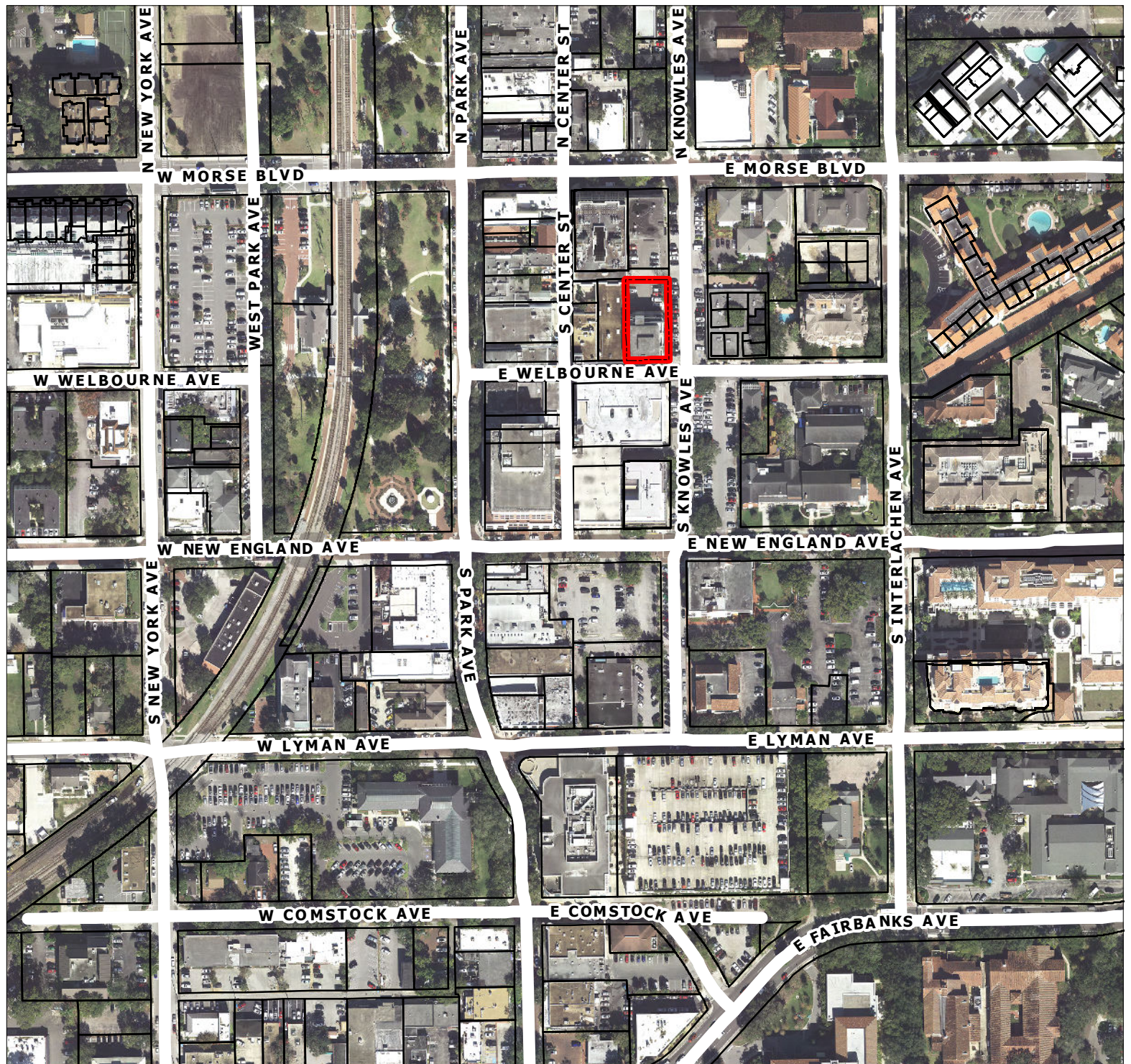
Backup Material



LOCATION MAP

Edyth Bush Foundation
199 E Welbourne Ave

City of Winter Park
Florida

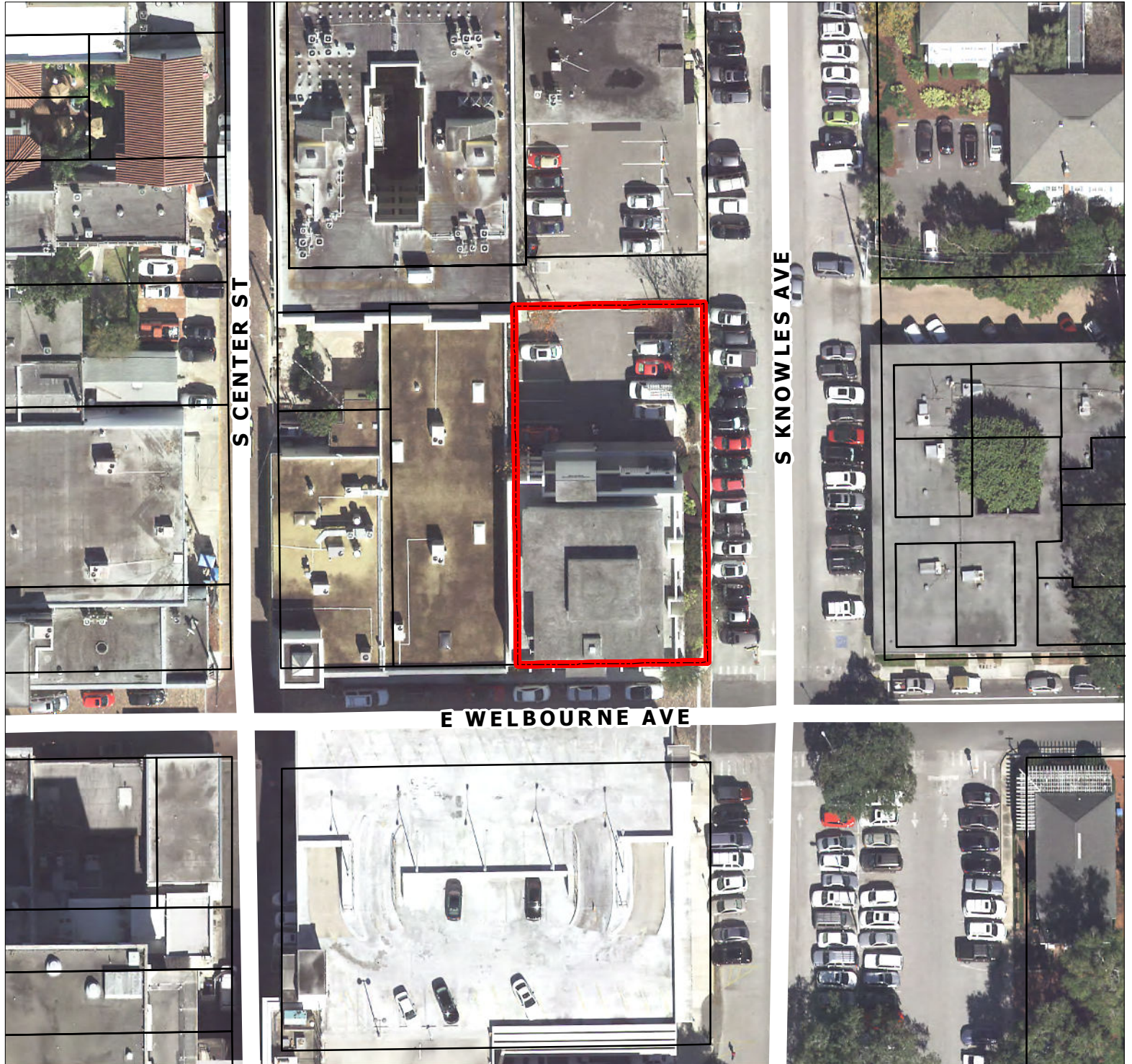




LOCATION MAP

**Edyth Bush Foundation
199 E Welbourne Ave**

City of Winter Park
Florida



EDYTH BUSH CHARITABLE FOUNDATION
HEADQUARTERS
CONDITIONAL USE PERMIT
APPLICATION
11/22/2019



EBCF

199 EAST WELBOURNE AVENUE:

ZONING DISTRICT: C-2 COMMERCIAL

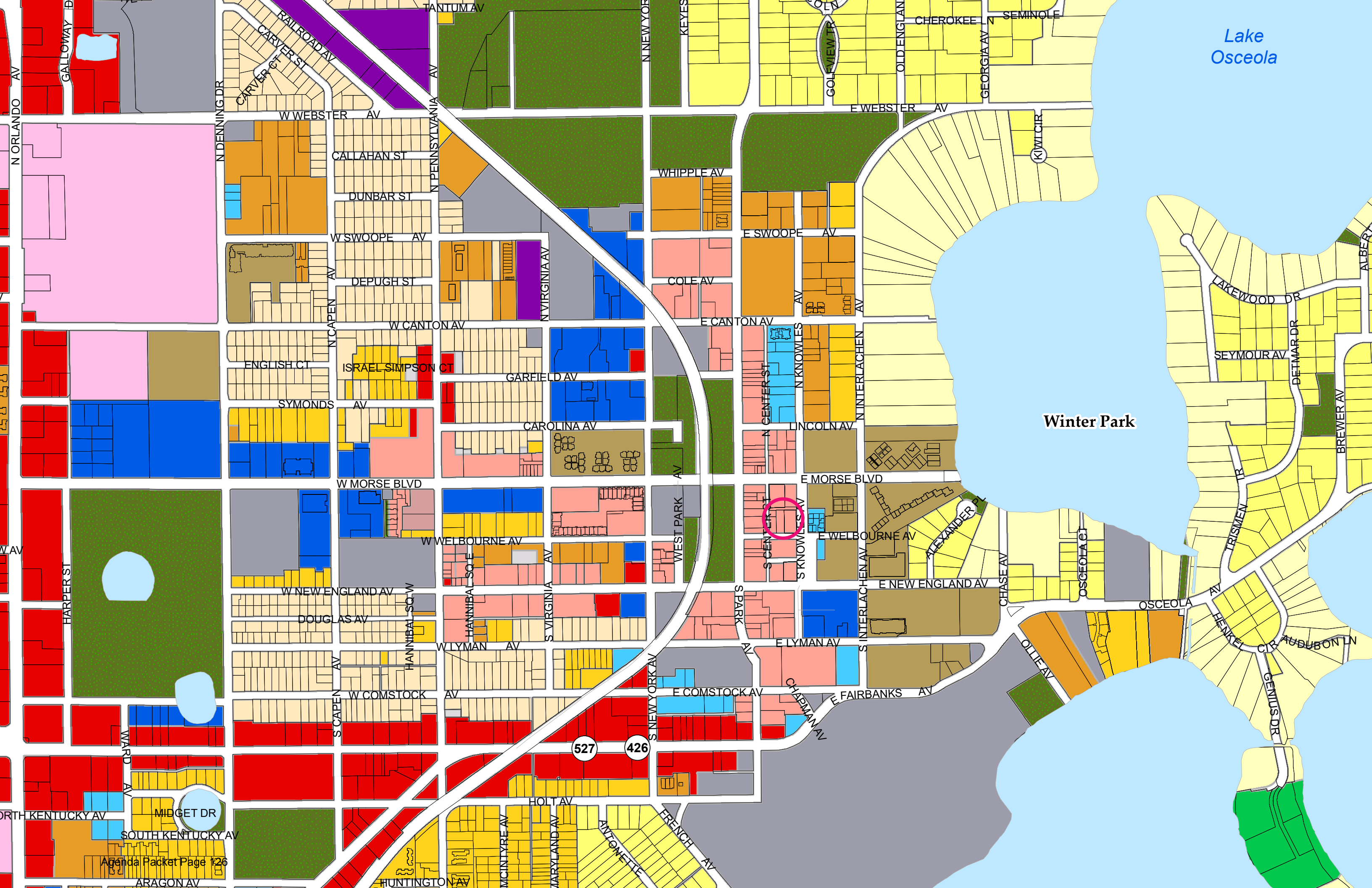
FLOOR AREA RATIO: 200%

LOT AREA: $10,906 \times 2 = 21,812$ MAX
GSF

MAX HEIGHT LIMIT: 3 STORIES

12
PARKING
SPACES

11,900 SF



Lake
Osceola

Winter Park

527

426

LOCAL MATERIAL LANGUAGE
PARK AVENUE



light brick
dark metal
wood siding
stucco
glass



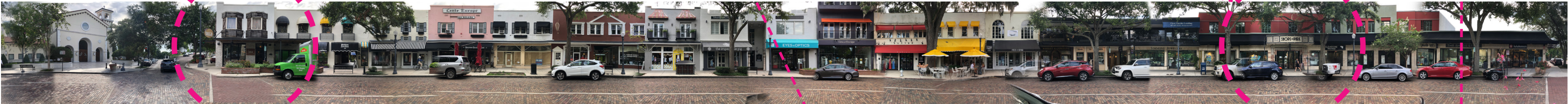
light stone veneer
stucco
glass



brick
dark metal
glass



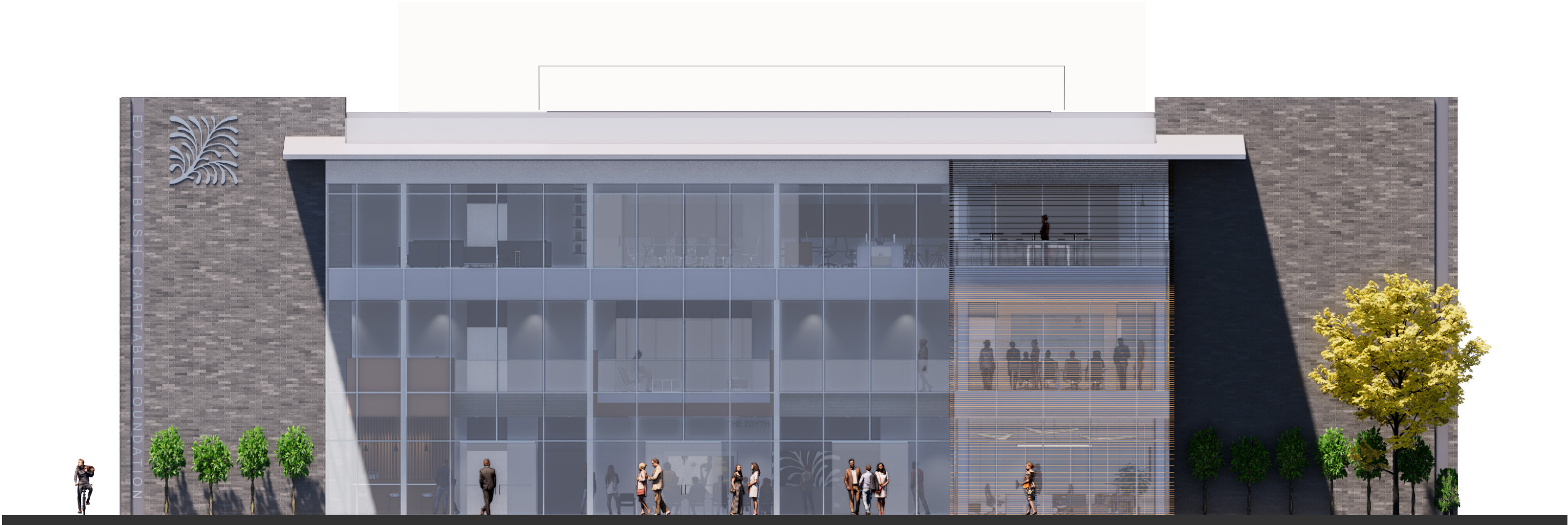
light stone veneer
dark metal



PERSPECTIVE



EAST ELEVATION



MAXIMUM BUILDING HEIGHT - 3 STORIES, 42'-0"

NORTH AND SOUTH ELEVATION



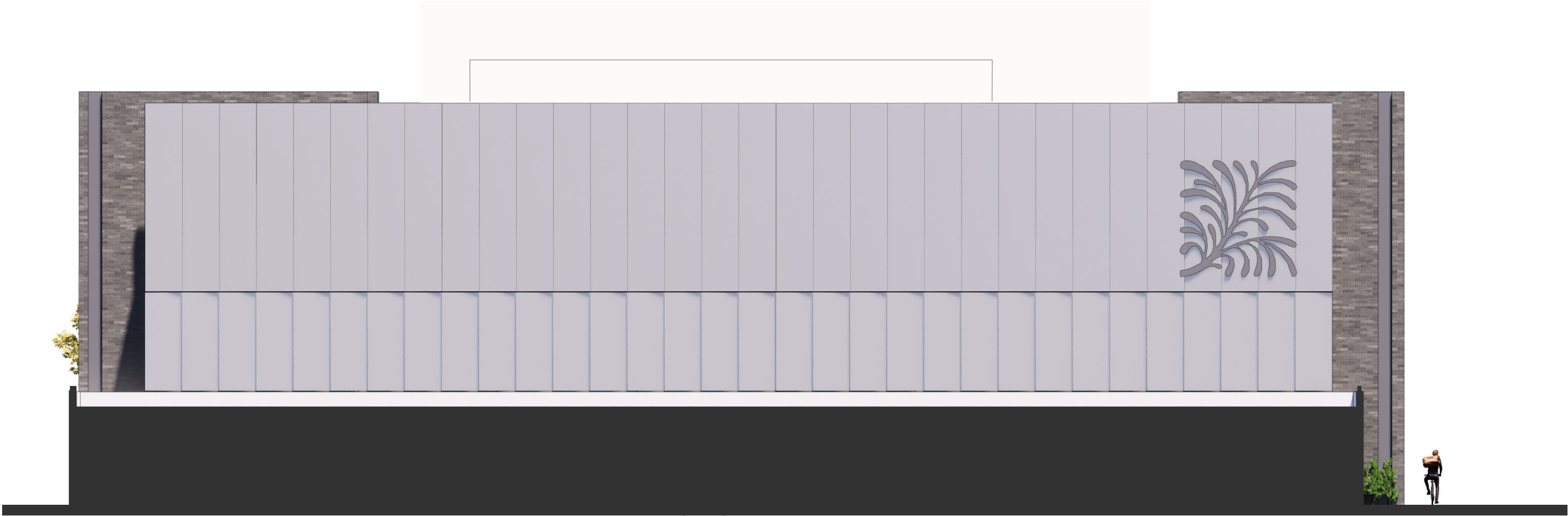
NORTH ELEVATION



SOUTH ELEVATION

MAXIMUM BUILDING HEIGHT - 3 STORIES, 42'-0"

WEST ELEVATION



MAXIMUM BUILDING HEIGHT - 3 STORIES, 42'-0"

EAST ELEVATION SIGNAGE



PER CWP MUNICODE 58:
- SIGNS DO NOT INCLUDE:
ITEM 3) SYMBOLS OR CRESTS OF POLITICAL SUBDIVISIONS AND RELIGIOUS, FRATERNAL, PROFESSIONAL OR CIVIC ORGANIZATIONS.

PER CWP MUNICODE 58.124:
- C-2 DISTRICTS ARE PERMITTED A MAXIMUM OF TWO SIGNS INDICATING THE BUSINESS... WHERE ONE OCCUPANCY HAS TWO SIGNS, ONLY THE FOLLOWING COMBINATIONS OF SIGN TYPES SHALL BE PERMITTED: **ONE PROJECTING SIGN AND ONE WALL OR CANOPY SIGN**

PER CWP MUNICODE 58.126 WALL SIGNS:
- SIGNABLE AREA DETERMINATION: THE **OCCUPANCY DISPLAYING A WALL SIGN SHALL DETERMINE THE SIGNABLE AREA BY CHOOSING ONE SUCH AREA ON THE BUILDING FACADE AND BY THEN CALCULATING THE NUMBER OF SQUARE FEET WHICH ARE ENCLOSED BY AN IMAGINARY RECTANGLE OR SQUARE WHICH IS DRAWN AROUND THIS AREA.**

- AREA LIMITS: IN ALL CASES, WALL SIGN AREAS REFER TO THE AREA OF COPY RATHER THAN THE AREA OF THE BACKGROUND. ITEM 1) STATES, **WHERE AN OCCUPANCY HAS NO GROUND, ROOF OR PROJECTING SIGN ON THE SAME PREMISES, 45 PERCENT OF THE SIGNABLE AREA MAY BE USED FOR COPY.**

PER CWP MUNICODE 58.24, ITEM 6: BACK-LIT HALO SIGN LETTERING IS PERMITTED, HOWEVER, THE LIGHT COLOR MUST BE WHITE OR SUBDUED AND MUTED SUCH AS A PASTEL SHADE.

NORTH AND SOUTH ELEVATION
SIGNAGE



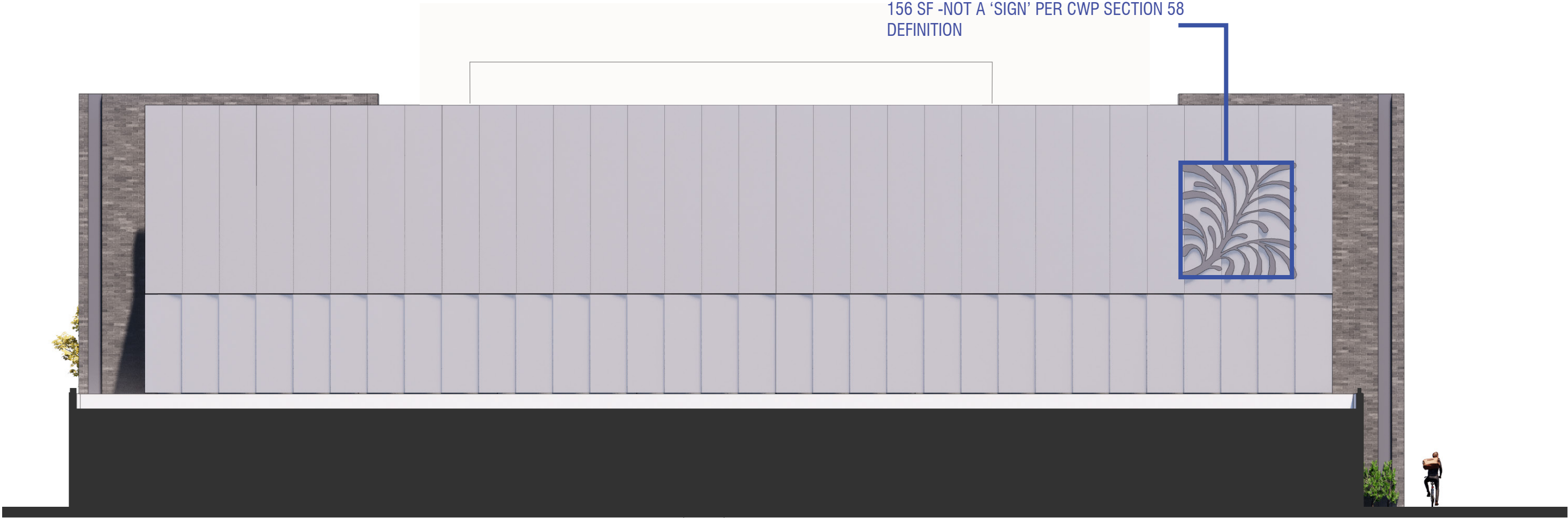
NORTH ELEVATION



SOUTH ELEVATION

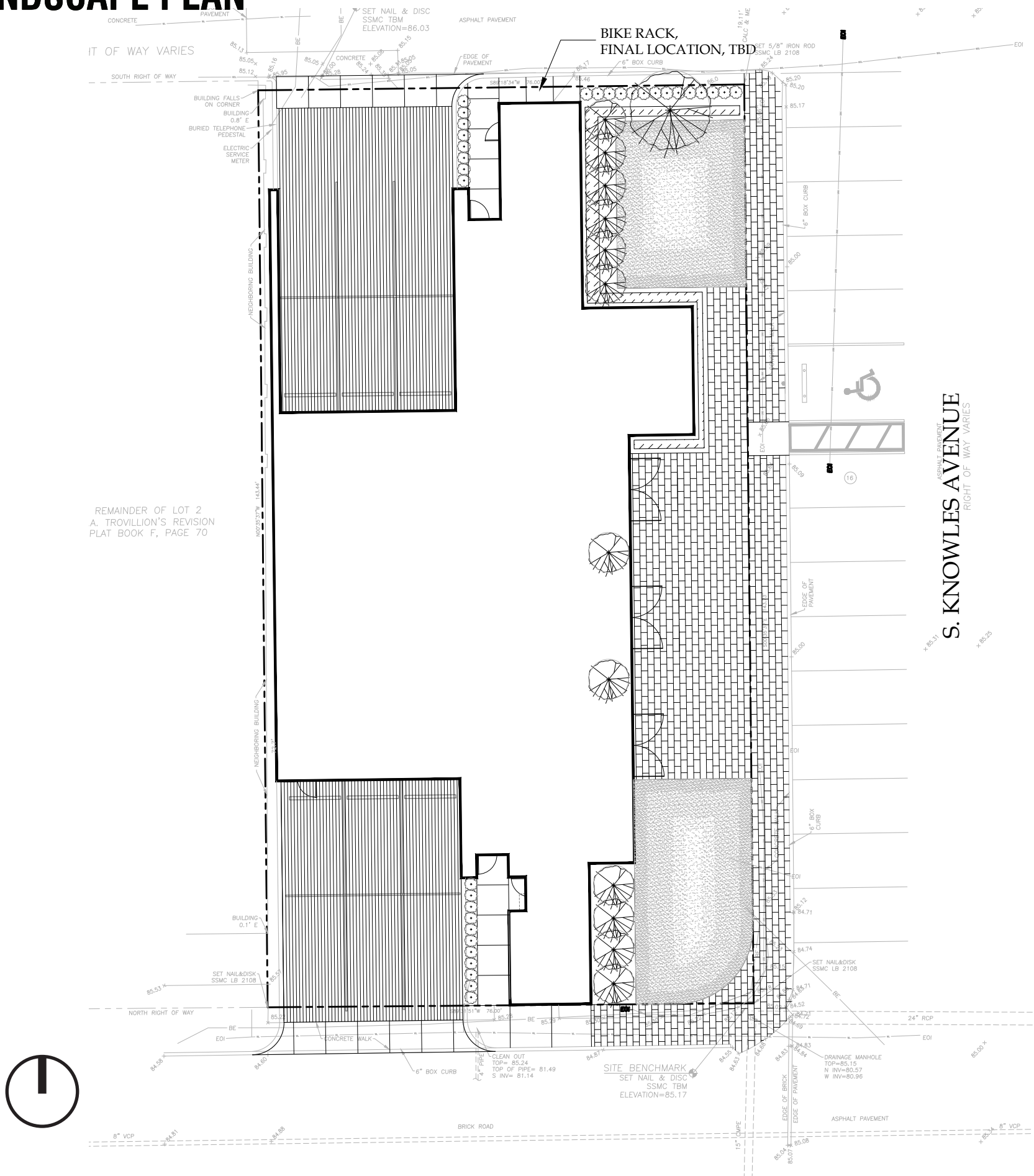
NO SIGNAGE SHOWN ON NORTH AND SOUTH ELEVATIONS

WEST ELEVATION
SIGNAGE

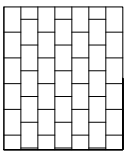


PER CWP MUNICODE 58:
- SIGNS DO NOT INCLUDE:
ITEM 3) SYMBOLS OR CRESTS OF POLITICAL SUBDIVISIONS AND RELIGIOUS, FRATERNAL, PROFESSIONAL OR CIVIC ORGANIZATIONS.

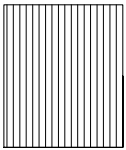
LANDSCAPE PLAN



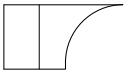
HARDSCAPE LEGEND



12" X 24" OR 12" X 48" PLANK PAVER
FIELD - RANDOM
COLOR PATTERN (2 COLORS)



VEHICULAR RATED PLANK PAVER
FIELD - RANDOM COLOR PATTERN
(2 COLORS)



NATURAL GRAY CONCRETE -
MEDIUM BROOM FINISH

PLANTING LEGEND



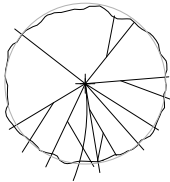
GROUNDCOVER



LAWN AREA - ZOYSIA / BERMUDA SOD



HEDGE ROW - HT. TBD

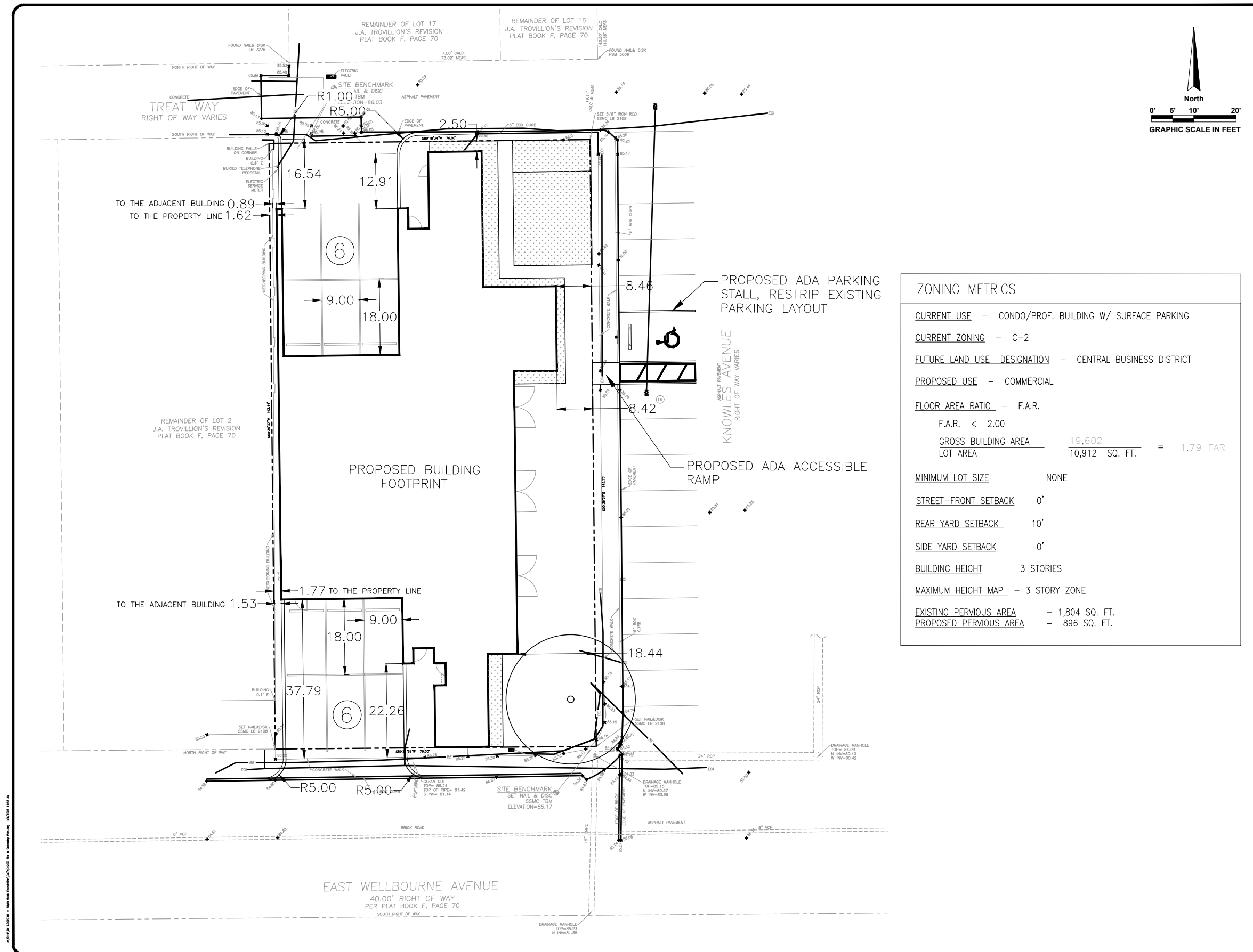


SPECIMEN | SHADE TREE

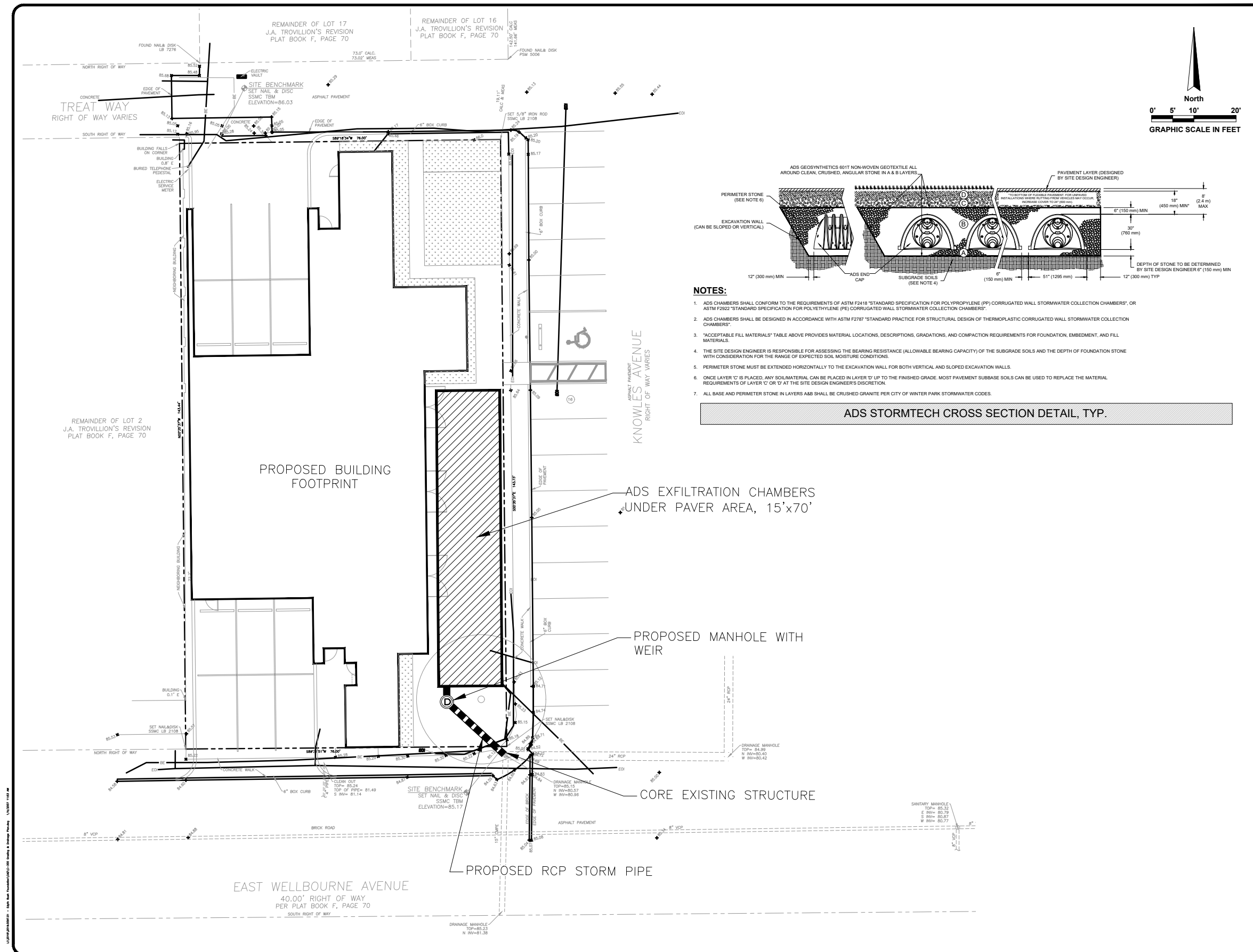


SPECIMEN | FICUS MICROCARPA 'NITIDA'
(INT. TREES TO BE PROVIDED W/ PLANTER)

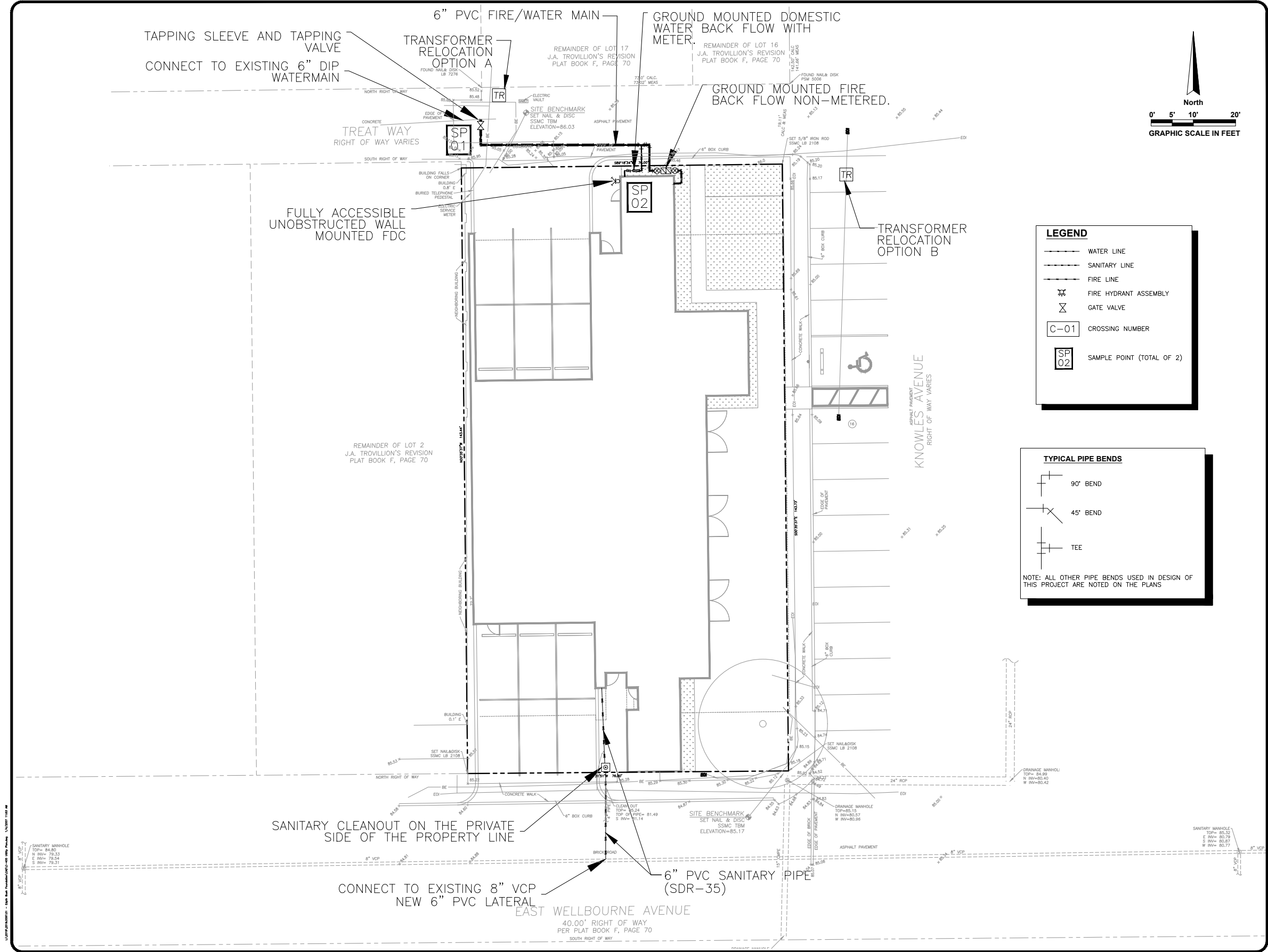
CIVIL SITE PLAN



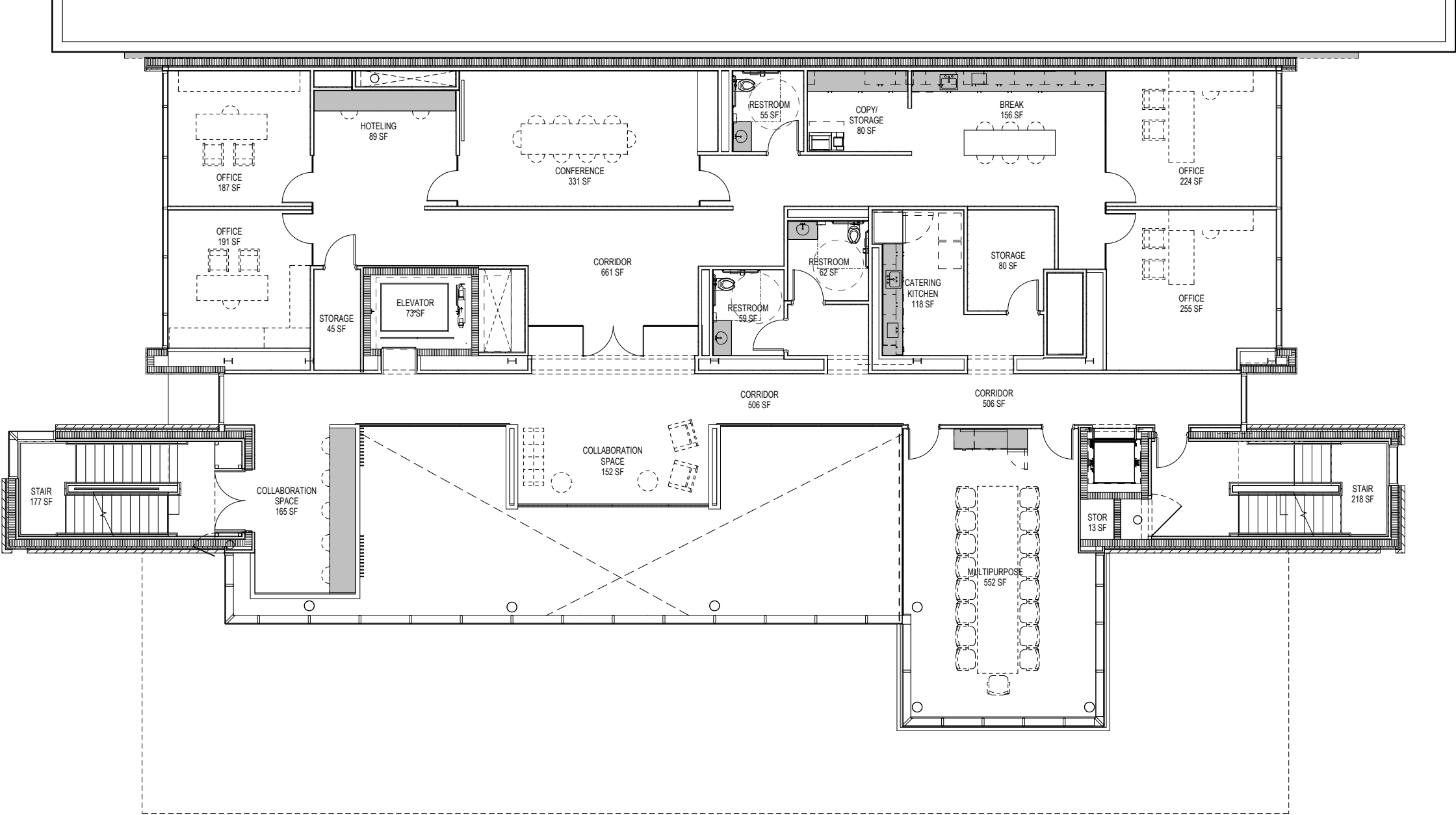
CIVIL GRADING + DRAINAGE PLAN



CIVIL UTILITY PLAN



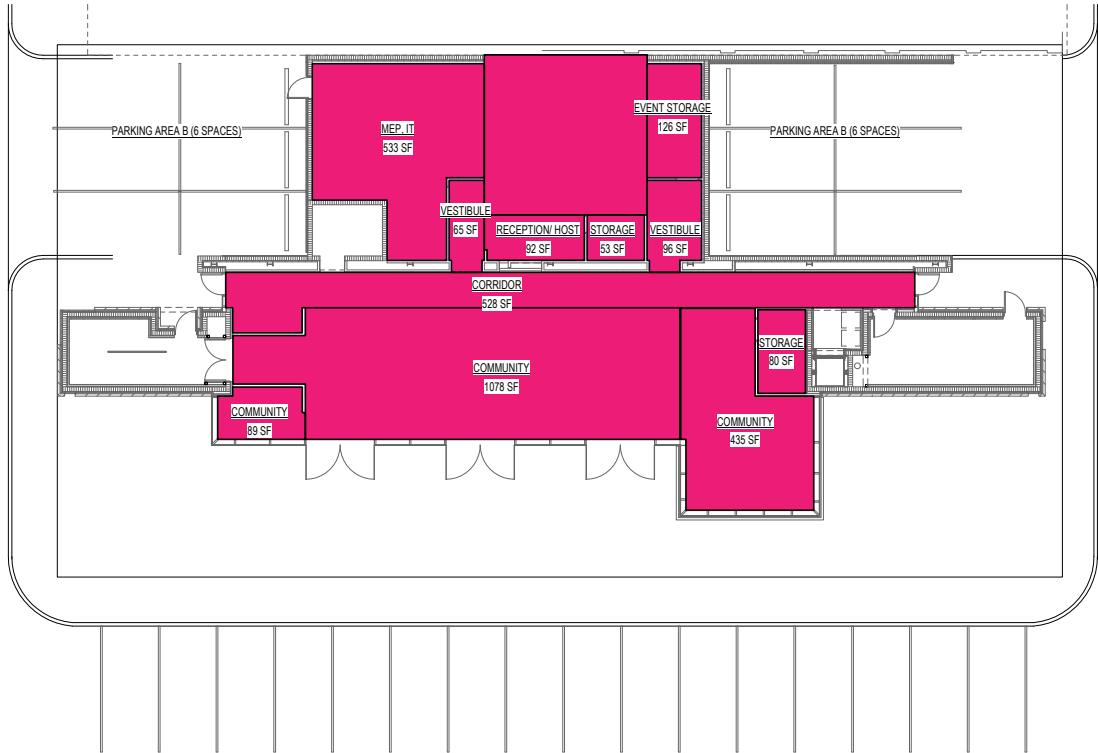
2ND FLR



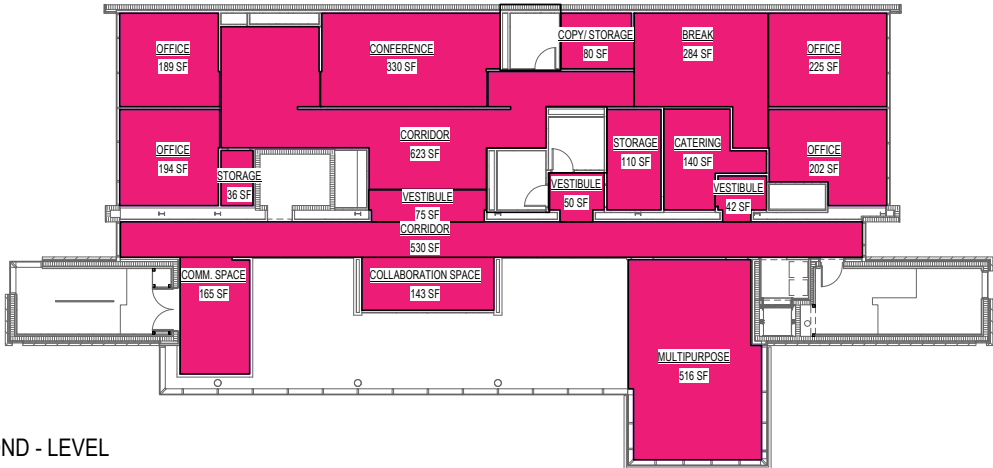
THIRD FLR



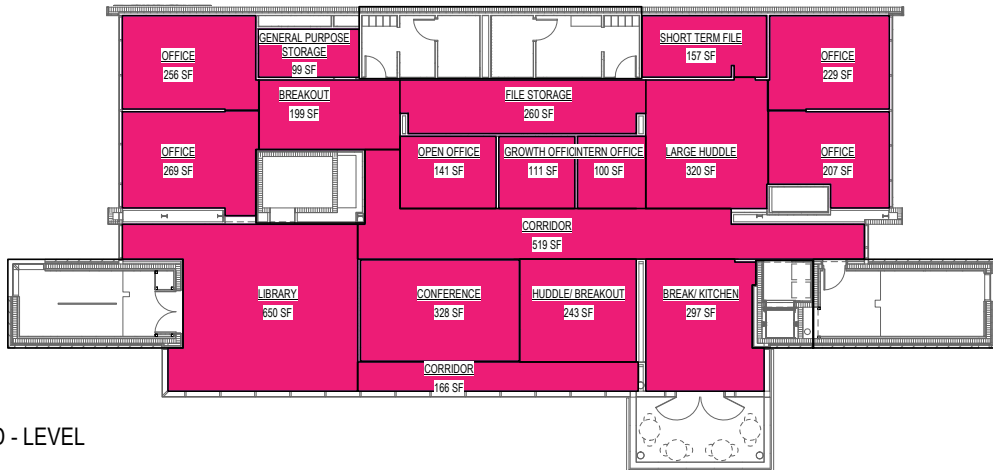
PARKING ANALYSIS



FIRST - LEVEL



SECOND - LEVEL



THIRD - LEVEL

PROPOSED GROSS SQUARE FOOT	
FIRST FLOOR	6,534 SF
SECOND FLOOR	6,534 SF
THIRD FLOOR	6,534 SF
TOTAL - 19,602 SF	

		GSF	PARKING	OPEN FLR	WALLS, STAIRS, ELEVATOR	NSF
(12) EXISTING PARKING SPACES ARE VESTED FOR CURRENT SQUARE FOOTAGE OF THE EXISTING BUILDING	FIRST SECOND THIRD	6,534 6,534 6,534	-1,603	-920	-1,756 -1,680 -1,983	= 3,175 = 3,934 = 4,551
TOTAL - 11,900 GSF		19,602	-1,603	-920	-5,419	= 11,660
THE TOTAL PROPOSED NET USABLE SF IS NOT LARGER THAN THE EXISTING BUILDING GSF (11,900 SF), THEREFORE ADD'L. PARKING NOT REQ'D.						

(12) PARKING SPACES PROVIDED ON SITE
0 ADDITIONAL PARKING SPACES REQ'D. OFF SITE

*Mr. & Mrs. Harry W. Collison, Jr.
106 S. Interlachen Avenue, Unit 119
Winter Park, FL 32789*

November 12, 2019

Mr. Jeff Briggs, Principal Planner
City of Winter Park
Planning and Zoning Department
401 S. Park Avenue
Winter Park, Florida 32789

Dear Mr. Briggs,

I have reviewed the conceptual rendering for the Edyth Bush Charitable Foundation's proposed site plan and elevations at 199 E. Welbourne Avenue.

I own and occupy office space directly across Knowles Avenue from this project. In addition, I own and live at the Cloisters Condominiums which are located two blocks east on Interlachen Avenue.

Please consider this letter as my support for the Conditional Use approval to redevelop their existing 3-story building with a new 3-story, 19,602 square foot building.

Thank you,


Harry Collison

Jeffrey Briggs

From: Sam Stark <SSTARK@Rollins.edu>
Sent: Monday, November 25, 2019 9:09 AM
To: Mayor and Commissioners
Cc: Jeffrey Briggs
Subject: [External] EBCF Building

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

Mayor and Commissioners,

The Edyth Bush Charitable Foundation shared their plans for a new headquarter building and on behalf of Rollins College, I am pleased to share our support. As outstanding supporters of the community and partners with Rollins College, the Edyth Bush Charitable Foundation has a track-record of doing things right. This project is another example of their commitment to quality and community.

Their new headquarters is another important piece that will make downtown Winter Park even more viable, philanthropic and important to our community.

Thank you for allowing me to share our support and, in advance, for supporting the important work of the Foundation.

Best regards,
SAM

Sam Stark
Vice President, Communications & External Relations
Rollins College

Jeffrey Briggs

From: Dave Krepcho <DKrepcho@feedhopenow.org>
Sent: Sunday, November 24, 2019 1:41 PM
To: Jeffrey Briggs
Subject: [External] Edyth Bush

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

The EdythBush Foundation has been a supporter of Second Harvest Food Bank for the past 30 years. We whole heartedly support their future vision of a new building in Winter Park.

Dave Krepcho
President/CEO
Second Harvest Food Bank of Central Florida

Sent from my iPad

Jeffrey Briggs

From: A. Keen <keen@keewin.net>
Sent: Sunday, November 24, 2019 3:05 PM
To: Steven Leary; Sarah Sprinkel; Greg Seidel; Carolyn Cooper; Todd Weaver; Randy Knight; Bronce Stephenson; Jeffrey Briggs
Cc: David A. Odahowski; Rick Walsh
Subject: Unqualified Support of the Edyth Bush Charitable Foundation Request

Mayor, Commissioners and senior staff,

I write this message providing my unqualified support of the upcoming Edyth Bush Charitable Foundation request before the City for their new building on Welbourne/Knowles Avenues, to house the Foundation's offices, so they can continue all of the **Good Work** they do in our community.

My relationship with the Foundation, its President David Odahowski, and many members their Board, now and in the past, has been long and important. Winter Park is so blessed to have such a powerful "force for good" . . . right in the middle of our town.

Going back to the mid-80's, the Bush Foundation supported *The Children's School*, an initiative that was started by my wife Linda, related to our developmentally disabled daughter Kinsley. They provided meaningful financial support for a number of years.

This was followed closely over many years with my involvement at Rollins, being a Trustee of the college for 31 years, having the Bush Foundation being at the very top of our donor list, with the college being a huge recipient of their generosity over the past forty-five (45) years, without which Rollins would not have prospered as we have.

David and the Foundation have also been strong community activists, and have supported many good causes, financially and with their verbal encouragement, including being the sole sponsor in providing significant assistance to the Central Florida not-for-profit community with the *Edyth Bush Institute for Philanthropy & Nonprofit Leadership at Rollins College* . . . and many many others initiatives.

And from a totally different perspective, the Bush Foundation, and my personal residence at *The Landmark Winter Park*, are "back-to-back" neighbors for the past twelve (12) years. And good neighbors they are. During our construction process, which was complicated in having to construct our building on a lot that was surrounded on three (3) sides by public right-of-ways, and on the other side by an existing building, the Foundation could not have been better supporters, and neighbors, even allowing our major electoral panel box to be located on their property. This good neighbor relationship has continued over all these years.

Their exciting new project will also be a bit complicated, with some of the same site constraints we had, and we stand ready to assist them in any way. And as an indication of their good stewardship, the Foundation has been insightful, and very smart, to have selected the same General Contractor we used at *The Landmark*, Jack Jennings and Sons, someone who has direct and immediate experience in constructing a high-quality building in this exact location, and under similar conditions. Bravo to them!

I could go on and on, but I will end this message to offer my unqualified support for their project, and know the outcome will be something Winter Park will be proud of, as we are to have the Edyth Bush Charitable Foundation be such an major part of the fabric of our great community.

Please give every consideration for approval of their project.

If anyone would like, I am happy to chat about any of the above anytime.

Thank you for your time and attention to this important matter.

Take care,

Allan

Jeffrey Briggs

From: Tom Kuntz <tomkuntz@gmail.com>
Sent: Monday, November 25, 2019 4:55 PM
To: Jeffrey Briggs
Cc: David Odahowski
Subject: [External] Edith Bush Charitable Foundation

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

Dear Mr. Briggs,

I am writing this email to offer my complete support to the Edyth Bush "Urban Porch" project that is expected to come before the Planning and Zoning Board on Tuesday December 3.

I am currently a resident of Winter Park and in fact first came to Winter Park in 1974 as a student at Rollins College where I met my wife Carol.

Carol and I have observed with great admiration the work that the Edyth Bush Charitable Foundation has supported over the many years. The foundation is one of the jewels of our community and Winter Park has benefited in so many way as a result of the foundation being located in our great city.

The new building under consideration will secure the foundations location in the heart of the city for the next several generations as well as be an attractive addition to downtown Winter Park, be a gathering place for new ideas and be a destination for philanthropy and volunteerism.

Please let me know if I can be of any assistance as you review this great project.

Thomas G Kuntz
1568 Holts Grove Circle
Winter Park, Florida

Jeffrey Briggs

From: Tracey Conner <tracey@micheleepuppets.org>
Sent: Monday, November 25, 2019 3:20 PM
To: Jeffrey Briggs
Subject: [External] Edyth Bush Charitable Foundation Redevelopment Plan

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

Good afternoon Mr. Briggs.

I am pleased to learn that the Edyth Bush Charitable Foundation is submitting plans to redevelop their headquarters in downtown Winter Park, and I would like to express my support for this project. The proposed structure and intended use will be a great benefit to downtown Winter Park. As a recipient of grant funds from the Foundation, I can envision that their new facility will enable them to expand their services to local nonprofit organizations.

The Edyth Bush Charitable Foundation is a pillar of our community, not only in Winter Park, but throughout Central Florida. MicheLee Puppets has been fortunate to have gained Foundation support to fund projects and capacity building that has impacted the lives of 2.2 million children and youth. Their importance to our organization and mission has been critical throughout our 34 year history.

MicheLee Puppets empowers lives through the art of puppetry. Our issue-based performances, videos, classes, and educational resources promote respect, responsibility and positive choices among Florida children and youth. We are proud to partner with the Edyth Bush Charitable Foundation in our mission and fully support their desired expansion.

Please feel free to call me if I can provide any further information.

Wishing you a Happy Thanksgiving.

Tracey

Tracey Conner
Executive Director
MicheLee Puppets, Inc.
4420 Parkway Commerce Blvd.
Orlando, FL 32808
407-898-7925 x2 - office
407-435-7265 - mobile
www.micheleepuppets.org

Jeffrey Briggs

From: Jeffery Hayward <jeff.hayward@hfuw.org>
Sent: Monday, November 25, 2019 2:54 PM
To: Jeffrey Briggs
Subject: [External] Edyth Bush Charitable Foundation - zoning request

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

Dear Mr. Briggs,

I am writing to you regarding Edyth Bush Charitable Foundation's zoning request scheduled for consideration by the Planning and Zoning Board on December 3, 2019.

Heart of Florida United Way and the Edyth Bush Charitable Foundation have long worked together to address social issues facing our community, as well as providing support to those facing personal crisis and those embracing opportunities to achieve financial stability and happy, healthy lives. Indeed, they have been an integral part of what makes Winter Park, and this region, what it is today. We are proud, and humbled, by the relationship we have enjoyed for so many years.

In approving the redevelopment project proposed by Edyth Bush Charitable Foundation, it would ensure the facility continues to be headquartered in the City of Winter Park where the Foundation is able to fulfil its mission for future generations. While this complements the city's vision of "building a healthy and sustainable future for all generations", it further showcases the city as a gathering place for new, innovative and promising ideas, and the people that power them.

Thank you for your favorable consideration of the zoning request and for Good Works!

Sincerely,

Jeff Hayward



Jeffery J. Hayward *President & Chief Executive Officer*
Heart of Florida United Way | Dr. Nelson Ying Center | 1940 Traylor Blvd. | Orlando, FL 32804
P: (407) 835-0920 F: (407) 835-9281 E: Jeff.Hayward@hfuw.org W: www.hfuw.org
Follow me: [Facebook](#) | [Instagram](#) | [Pinterest](#) | [Twitter](#) | [WordPress](#) | [YouTube](#)
LIVE UNITED®



November 22, 2019

Mayor and Commissioners
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Dear Mayor and Commissioners,

I am writing on behalf of the Board of Directors and the Winter Park Chamber of Commerce to convey our shared support for the Edyth Bush Charitable Foundation building redevelopment.

Over the years, the Edyth Bush Foundation has remained a pillar of support for countless organizations. Their responsible leadership and mission to “help people help themselves” have in turn benefitted all of us exponentially. We appreciate all the positive contributions the Edyth Bush Foundation offers our community. The Chamber is pleased to support their need for a building expansion.

Thank you for your careful consideration of this project.

Warmest Regards,

A handwritten signature in black ink, appearing to read 'Betsy' followed by a long, sweeping horizontal line.

Betsy Gardner Eckbert, IOM
President / CEO

407.644.8281

151 West Lyman Ave.
Winter Park, FL 32789

WinterPark.org

From: [Sam Stark](#)
To: [Mayor and Commissioners](#)
Cc: [Jeffrey Briggs](#)
Subject: [External] EBCF Building
Date: Monday, November 25, 2019 9:09:32 AM

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks contained in the email, verify the real address by hovering over the link with your mouse. Do not open attachments from unknown or unverified sources.]

Mayor and Commissioners,

The Edyth Bush Charitable Foundation shared their plans for a new headquarter building and on behalf of Rollins College, I am pleased to share our support. As outstanding supporters of the community and partners with Rollins College, the Edyth Bush Charitable Foundation has a track-record of doing things right. This project is another example of their commitment to quality and community.

Their new headquarters is another important piece that will make downtown Winter Park even more viable, philanthropic and important to our community.

Thank you for allowing me to share our support and, in advance, for supporting the important work of the Foundation.

Best regards,

SAM

Sam Stark

Vice President, Communications & External Relations

Rollins College



city commission agenda item

item type	Public Hearings	meeting date	1/13/2020
prepared by	Planning	approved by	City Manager, City Attorney
board approval	yes final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development		

subject

Request of Lundev Homes for:

- Subdivision approval to split the property at 1666 Chestnut Avenue into two single-family lots. No variances are requested.

motion / recommendation

Recommendation is for approval with one condition:

1. That the final front elevations of the homes be of varied architectural styles to each other to provide diversity to the neighborhood.

background

Lundev Homes, LLC (contract purchasers) is requesting subdivision or lot split approval to divide the property at 1666 Chestnut Avenue into two single-family lots. The zoning of this property is R-1A. The interior (western) lot is proposed to be 75 feet wide and 9,750 square feet in size. The corner (eastern) lot is proposed to be 86.5 feet wide and 8,828 square feet in size. Both lots will meet the 8,500 square feet minimum lot size and 75 foot lot width requirements for interior lots and 85 feet for corner lots of the R-1A zoning district. The property is currently developed with one single-family home that will be demolished.

Zoning Conformance

The interior (western) lot is proposed to be 75 feet wide and 9,750 square feet in size. The corner (eastern) lot is proposed to be 86.5 feet wide and 8,828 square feet in size. Both lots will meet the 8,500 square feet minimum lot size and 75 foot lot width requirements for interior lots and 85 feet for corner lots of the R-1A zoning district. Thus, this request meets the R-1A lot dimension standards, and no variances are requested.

Table 1:

	R-1A Zoning	Proposed West Lot	Proposed East Lot
			8,828 square

Lot Size	8,500 square feet	9,750 square feet	feet
Lot Width	75-85 feet	75 feet	86.5 feet

Conformance to Subdivision Code

There are 101 homes within this neighborhood with the same R-1A zoning (see attached map). The average lot width is 72.6 feet, and the median lot width is 75 feet. The average lot area from this 101 home survey is 9,972 square feet. The proposed lot widths compare favorably to the neighborhood and the proposed lot sizes are only slightly, not significantly less than requested.

Previous Requests

The Commission may remember another lot split request directly across the street at 1691 Chestnut Avenue that was on your agenda in July, 2019. That request had lot width variances of 50-54 feet versus the required 75 feet and objection from the adjacent neighbor. The P&Z recommendation for that request was for denial, and the Commission tabled the item due to concerns of impacts to the neighbors.

Impact Upon Neighbors

As it exists now, this property of 18,578 square feet can be redeveloped with a new home of a maximum 7,059 square feet under the applicable maximum 38% floor area ratio (FAR). As two lots of 9,750 and 8,826 square feet each, the maximum size of each home could be 4,192 and 3,795 square feet respectively under the applicable maximum 43% FAR, or a total of 7,987 square feet of new homes. This is 927 square feet of added home structure to what could be built on the current lot.

The lot split would have a direct impact only upon the one adjacent neighbor to the west at 1660 Chestnut Avenue because the side setbacks are less on smaller width lots. That owner is redeveloping their lot with a new home and has signed a letter consenting and agreeing with this lot split.

Development Plans

The applicant has provided a generalized front elevation for the type of homes that they plan to build, and general site plans for the layout of the proposed new homes. The applicants will comply with the normal single-family development standards, setbacks, etc.

Summary

When a lot split request meets all of the R-1A zoning requirements for lot sizes, and no variances are requested and the request also generally conforms to the lot sizes in the surrounding neighborhood, then the staff recommendation is for approval. When there are lot split requests that have variances for lot dimensions, then the staff recommendation is typically for denial.

P&Z Board Minutes from December 3, 2019 Meeting:

- **SUB #19-18 Request of Lundev Homes For: Subdivision approval to split the property at 1666 Chestnut Avenue into two, single-family lots. Each proposed lot meets or exceeds the R-1A zoning standards of 75-feet of lot width and 8,500 square feet of land area, so no variances are requested.**

Principal Planner Jeff Briggs explained that the request was for a lot split on the

property at 1666 Chestnut Avenue to divide the property into two single-family lots. He presented maps showing the location of the property at the corner of Chestnut Avenue and Phelps Avenue, which is, zoned R-1A.

Mr. Briggs explained that when new lots are created in R-1A zoning, the requirements include a 75-foot width for interior lots and 85-foot width for corner lots. The proposed lots meet code requirements, the proposed interior lot would be 9,750 square feet and the proposed corner lot would be 8,282 square feet which are both in excess of the 8,500 square foot code requirement and no variances were needed.

Mr. Briggs showed a map of the greater neighborhood and explained that in addition to looking at the zoning code requirements, Staff reviews comparable density lot sizes in the surrounding neighborhood, which includes a 500-foot radius of the property in the same zoning district. He explained that of the 101 homes in the neighborhood, with the same R-1A zoning, the median lot width was 75-feet which and the average lot area was approximately 9,900 square feet stated that both lot widths compared favorably in the neighborhood.

Mr. Briggs reminded the Board of a lot split request for the at 1691 Chestnut Avenue in July of 2019. He stated that the request included variances and did not have the support from the adjacent neighbor and the Board recommended denial for that request. He then reiterated that the current request did not have variances and provided the members with a petition of support from the ten adjacent neighbors including the neighbor that did not support the July 2019 lot split request.

Mr. Briggs moved on to discuss the impact to neighbors and the street. He explained that in the past, the P&Z Board has felt that two smaller homes are more compatible than one large home if the property was not split. He stated that property, as it was, could be used for a home up to 7,000 square feet in size.

Staff recommendation was for approval with the following conditions:

- 1. That the final front elevations of the homes be of varied architectural styles to each other to provide diversity to the neighborhood.**
- 2. That the new homes observe a maximum floor area ratio of 38%, as currently exists for the property.**

Board member Chuck Bell asked Staff about the architecture in elevations provided by the applicant. Mr. Bell stated that he felt the elevations varied in style and asked Mr. Briggs if he agreed. Mr. Briggs remarked that he did agree in part but there were a number of similarities between the two homes such as the garage doors, windows and porch column detail.

Applicant Brett Lundequam, 1577 Wilbhar Circle, Winter Park, FL, represented property owner Kelly Shirley. Mr. Lundequam noted that the request met zoning requirements. He stated that since the neighbor petition of support was handed out, the applicant had received additional support from other people in the neighborhood including the neighbor to the right that would be directly affected by changes to the FAR and setback. He noted that the home as it currently exists is 9.8 feet away from the property next door and the new home would be 11ft. He stated that the applicant is happy to change the architectural styles to accomplish diversity in the neighborhood.

Mr. Lundequam expressed challenges with the 38% FAR restriction and explained that the reduction took the ability to build a 3,750 square foot home down to 3,264 square foot home on the interior lot and the ability to build a 3,300 square foot home down to 2,900 square feet on the corner lot. He stated that the corner lot has design challenges being with being narrow in the back and wider in the front and adding the FAR reduction on to the other setback restrictions, causes unfair burden on the value

of the lot taking the equitable value down from a 75-foot lot to that of a 66-foot lot. Mr. Lundequam stated that in the current study group there were eleven new home projects underway of four on 50-foot lots, six on lots between 60-feet and 75-feet and home being built on a 100-foot lot. He stated that all of those homes are allowed to participate in the maximum FAR and from a builder's perspective, the reductions puts the owner's lot price at an incomparable disadvantage.

Discussion ensued between the Board, Staff and the applicant regarding the FAR restriction for the property.

Kelly Shirley, 1666 Chestnut Avenue, Winter Park, FL addressed the Board. Mr. Shirley explained that he was the owner for the property and provided a brief background of his life in Winter Park. He stated that he had been in contact with and shown the plans of the proposed homes to the neighbors and was met with support. He stated that the architect and builder went above and beyond to contact neighbors as well and thanked the Board for their consideration.

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

The Board discussed the request. There was brief discussion regarding maximum FAR criteria in residential zoning. It was stated that the proposed homes were in context with the neighborhood and a recommendation was made to remove condition #2 regarding FAR restrictions and approve the request.

Motion made by Ray Waugh, seconded by Laura, for subdivision approval to split the property at at 1666 Chestnut Avenue into two, single-family lots. Each proposed lot meets or exceeds the R-1A zoning standards of 75-feet of lot width and 8,500 square feet of land area with the following condition:

- 1. That the final front elevations of the homes be of varied architectural styles to each other to provide diversity to the neighborhood**

Motion carried unanimously with a 7-0 vote.

[alternatives / other considerations](#)

N/A

[fiscal impact](#)

N/A

ATTACHMENTS:

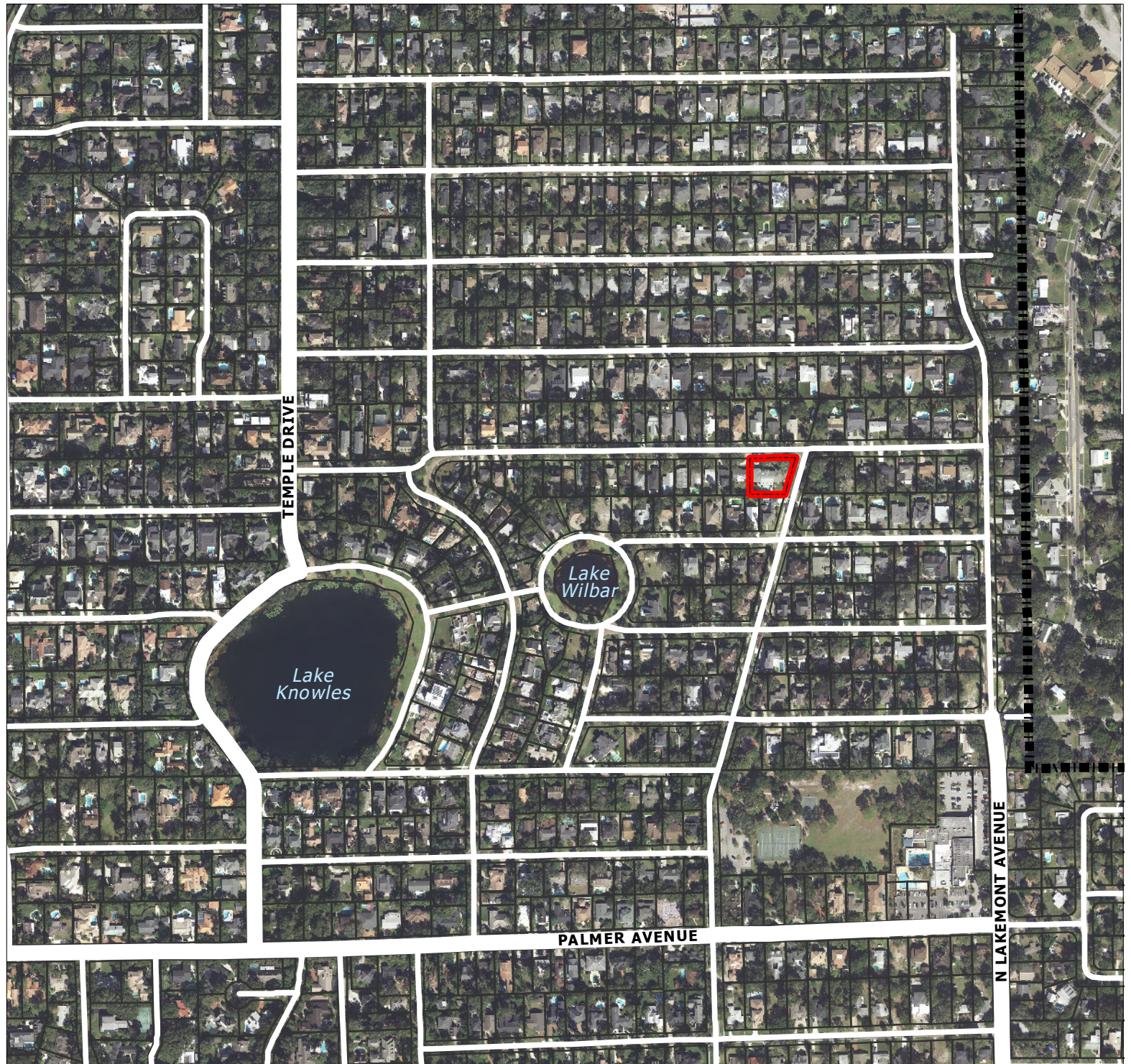
Description	Upload Date	Type
Backup Materials	12/17/2019	Backup Material
Petition in favor	12/17/2019	Cover Memo



LOCATION MAP

1666 Chestnut Avenue

City of Winter Park
Florida

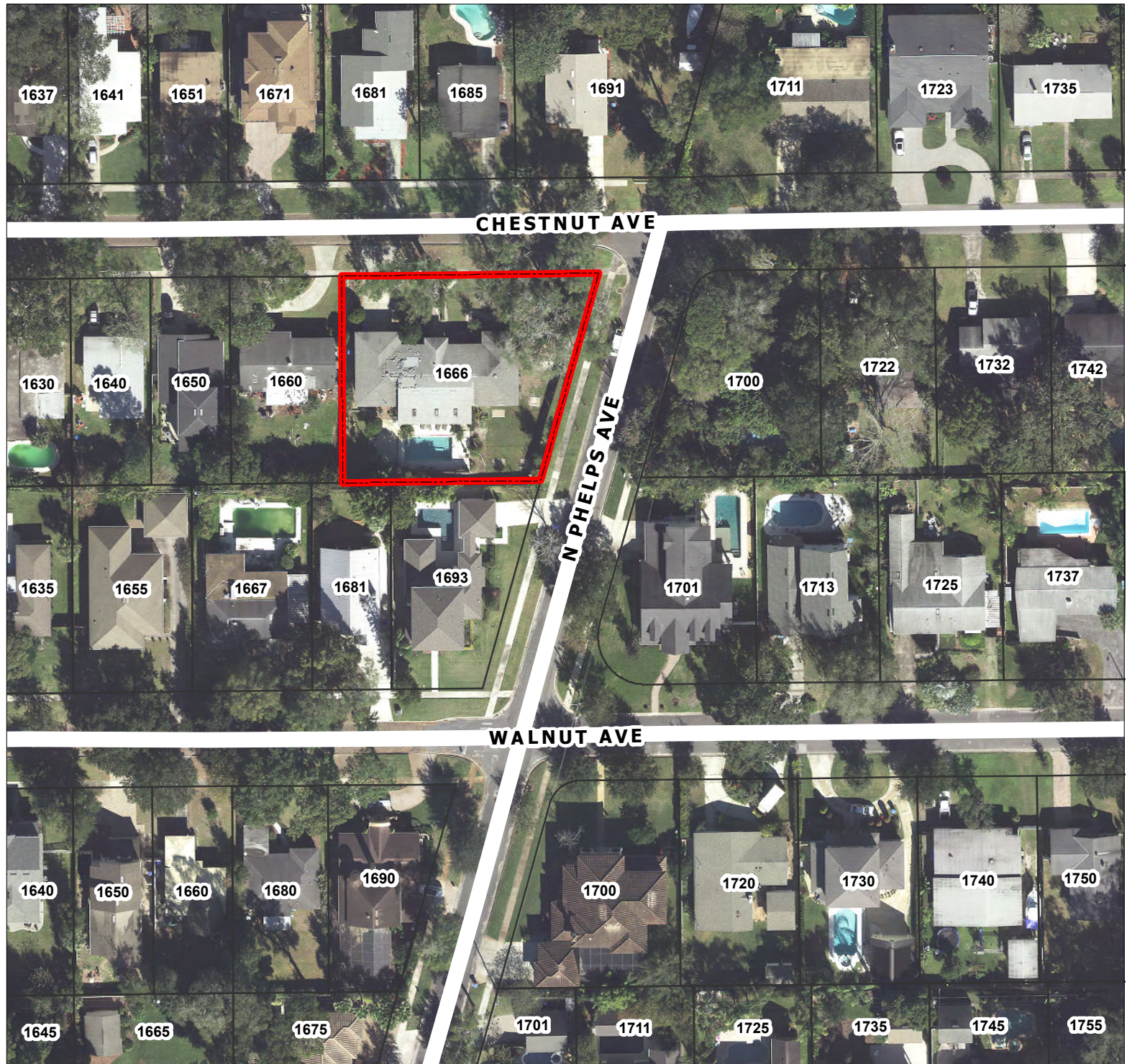




LOCATION MAP

1666 Chestnut Avenue

City of Winter Park
Florida





LOT CONFORMANCE TO SUBDIVISION CODE TEST

1666 Chestnut Avenue

City of Winter Park
Florida

LEGEND

- Subject Site
- Single-Family Lots
Within 500' of Site
(101 total)

NOTES

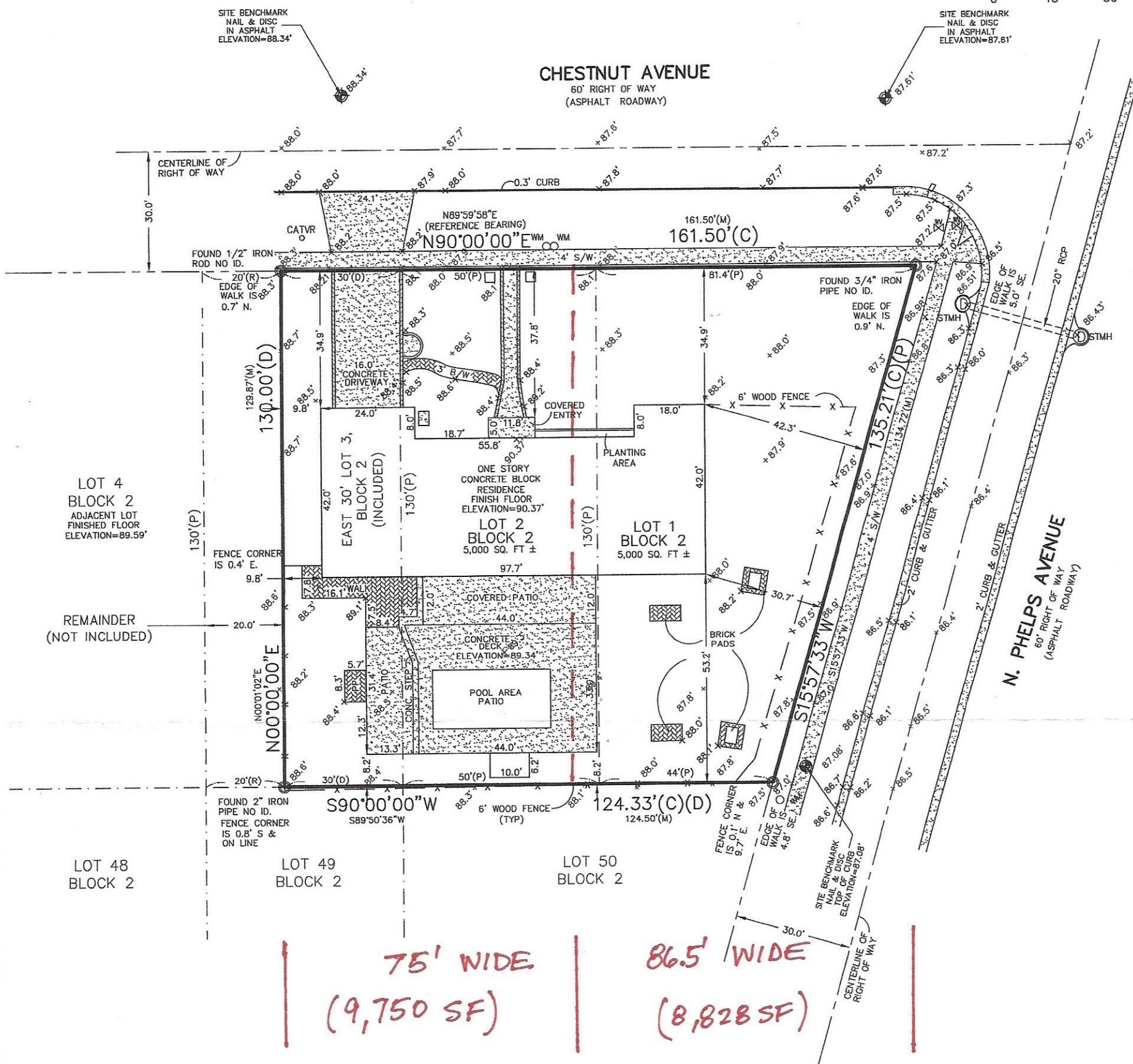
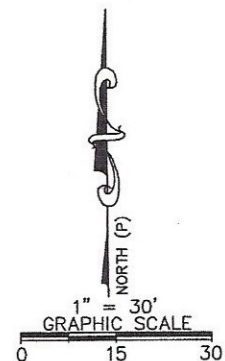
Average Lot Width = 72.6 ft
Median Lot Width = 75 ft
Average Lot Size = 9,972 sq ft
Median Lot Size = 10,062 sq ft



BOUNDARY & TOPOGRAPHIC SURVEY

(PER OFFICIAL BOOK 5224, PAGE 1046)

LOTS 1 AND 2, AND THE EAST 30.00 FEET OF LOT 3, BLOCK "2", LAKE KNOWLES TERRACE,
ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK K, PAGE 4, OF THE PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA.



LEGEND:

NOTES:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED, INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 10-05-19, UNLESS OTHERWISE SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.
6. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK# B036015, ELEVATION=88.30', NAVD 88 DATUM.

— — — — —	CENTERLINE
— — — — —	RIGHT OF WAY LINE
— — — — —	OHU OVERHEAD UTILITIES
— — — — —	DRAINAGE FLOW
— — — — —	EXISTING ELEVATION
A/C	AIR CONDITIONER
CBW	CONCRETE BLOCK WALL
CNA	CORNER NOT ACCESSIBLE
CP	CONCRETE PAD
CS	CONCRETE SLAB
B/W	BRICK WALK
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
EOP	EDGE OF PAVEMENT
TB	TELEPHONE BOX
CO	CLEAN OUT
TR	TELEPHONE RISER
TRANS	TRANSFORMER
UB	UTILITY BOX
CATVR	CABLE TELEVISION RISER
— — — — —	CONCRETE
— — — — —	BRICK PAVERS

⊕	SITE BENCHMARK
○	FOUND 1" BENT IRON PIPE NO ID.
(R)	REMAINDER
(M)	MEASURED
(D)	DESCRIPTION
(P)	PER PLAT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCP	PERMANENT CONTROL POINT
PI	POINT OF INTERSECTION
PK	PARKER KALON
POC	POINT ON CURVE
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
SQ. FT.	SQUARE FEET
S/W	SIDEWALK
EB	ELECTRIC BOX
LP	LIGHT POLE
RCP	REINFORCED CONCRETE PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
STMH	STORM DRAINAGE MANHOLE
○	WATER METER
⊕	WATER VALVE

FLOOD NOTE:
I HAVE EXAMINED THE F.I.R.M. COMMUNITY PANEL NO 12095C 0255 F DATED SEPTEMBER 25, 2009 AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X. AREA OUTSIDE THE 100 YEAR FLOOD PLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASIS:
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF CHESTNUT AVENUE, BEING N90°00'00"E, AN ASSUMED BEARING.

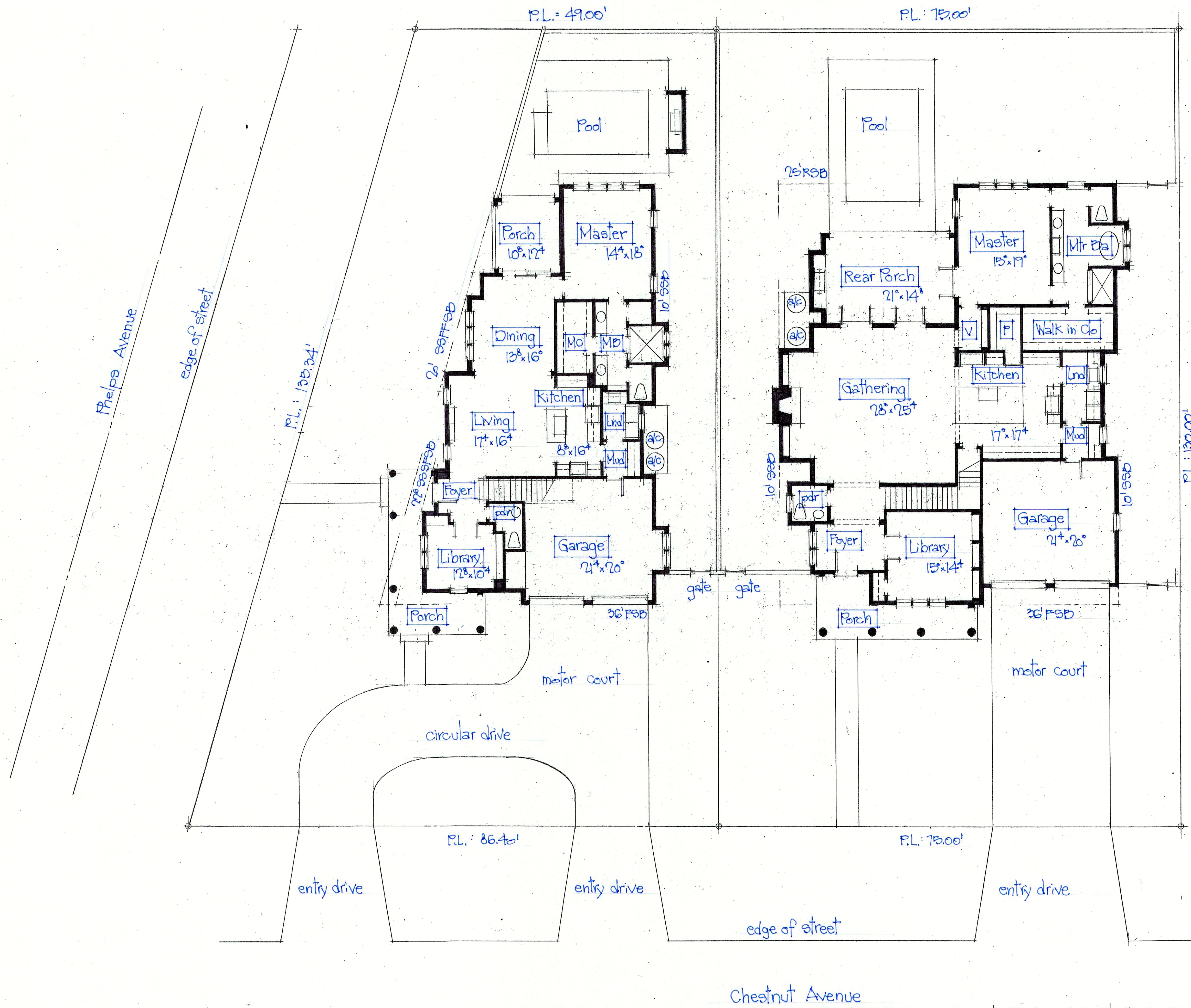
(FIELD DATE:) 10-05-19
SCALE: 1" = 30 FEET
APPROVED BY: JWB
191005 LOTS 1,2 P/O 3
JOB NO. BLOCK 2
BOUNDARY & TOPOGRAPHIC
10-05-19 CC

ASM
AMERICAN SURVEYING & MAPPING INC.
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

CERTIFICATION NOTE:
I HEREBY CERTIFY, THAT THIS BOUNDARY & TOPOGRAPHICAL SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

James W. Boleman
10/08/19
JAMES W. BOLEMAN PSM# 6485
THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDRESS:
#1666 CHESTNUT AVENUE
WINTER PARK, FLORIDA 32789
FOR THE BENEFIT AND EXCLUSIVE USE OF:
LUNDEV DEVELOPMENT



PHELPS CHESTNUT RESIDENCE
WINTER PARK, FLORIDA

JOB NUMBER
20-21-2019

DRAWN
RgH

CHECKED

DATE
08/19/2019

REVISIONS



RE: 1666 Chestnut Avenue, Winter Park, FL 32789 - Lot Split Application

I am the owner of a nearby property and I have NO objection to a lot split at the subject property resulting in 2 lots with no less than 8,500 square feet of lot area and a minimum lot width of 75 feet per the R-1A zoning requirements. It is my understanding that a variance will not be requested.

Drew Krecicki 1711 Chestnut Ave. Drew 11/7/19
Name Address Signature Date

Amin Zad 1611 Chestnut Ave. Amin Zad 11/9/19
Name Address Signature Date

Sharon Bawn 1540 Chestnut Ave Sharon Bawn 11/9/19
Name Address Signature Date

Deborah Berger 1621 Chestnut Ave Deborah Berger 11/9/19
Name Address Signature Date

SHARON SCARBOROUGH 1501 CHESTNUT AVE Sharon Scarborough 11/09/19
Name Address Signature Date

Elizabeth W. H. Ing 1093 Walnut Ave Elizabeth W. H. Ing 11/14/19
Name Address Signature Date

MARY ELIAS SEARS 1700 CHESTNUT Mary Elias Sears 11/14
Name Address Signature Date

TODD SCARBOROUGH 1691 Chestnut Todd Scarborough 11/14/19
Name Address Signature Date

Barbara Bealand 1500 Barbara Bealand 11/14/19
Name Address Signature Date

1500 Chestnut Ave. 11/14/19
Name Address Signature Date

Tyler B. H. Ing 1671 Chestnut Ave Tyler B. H. Ing 11-14-19
Name Address Signature Date

Name Address Signature Date

Name Address Signature Date



city commission agenda item

item type	Public Hearings	meeting date	1/13/2020
prepared by	Planning	approved by	City Manager, City Attorney
board approval	yes final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development, Investment in Public Assets and Infrastructure, Fiscal Stewardship, Public Health and Safety		

subject

Request of the City of Winter Park for:

- Ordinance - Amending Chapter 58 "Land Development Code" Article I, "Comprehensive Plan" to adopt new goals, objectives and policies of the future land use element to establish the Orange Avenue Overlay District. (1)
- Ordinance - Amending Chapter 58 "Land Development Code" Article III, "Zoning" to adopt a new zoning district Section 58-83 Overlay Districts (OD). (1)

motion / recommendation

See Below

background

The City of Winter Park has discussed the possible redevelopment of Orange Avenue for many years, but little has been achieved. The City Commission made the creation of a Mixed-Use Overlay District a priority in the Comprehensive Plan and also directed staff to create a process that would bring forward a Mixed-Use Overlay District.

It is the intent of the Orange Avenue Overlay (OAO) District to provide enhanced standards to protect and promote the unique characteristics of the Orange Avenue area and create a distinct gateway into Winter Park. This Overlay District is used to create a sense of place established through specific architectural styles, streetscape design, open space areas, setbacks, site design, landscaping and other regulatory controls.

Placemaking

The concept of Placemaking has been a major component of the Orange Avenue Overlay creation. By using the community input that was provided as a part of the Vision Winter Park process, the process of updating the Comprehensive Plan, and from the Orange Avenue public input process, a vision for the area began to take shape. Placemaking allows for a vision for an area to become a reality, creating

spaces and places for social interaction and creating memorable experiences.

Process

What is unique about this process is that in the past, the City has relied on outside consultants to perform most of the large-scale planning initiatives. These processes don't always allow for as much public participation and there is a feeling in the community that by the time the draft document is presented, there is no real opportunity to change the language. Additionally, the work was performed by people who may not live and work in the community, and may not have the insight of those who know Winter Park best.

That is why this process has been so different. This process was done completely in-house, with City staff from various departments involved, but led by the City of Winter Park Planning and Community Development team. Many studies have been performed on Orange Avenue in the past, but no actual codes or actionable documents had been created. The desired outcome for this process was to finally create updates to codes and planning documents that would actually stimulate thoughtful development.

Though the Planning team has great insight into the community, staff wanted an implementable plan that would be developed by Winter Park, for Winter Park. Therefore, a process was created that would be guided by the public from the start to the finish.

Staff has worked with the Winter Park Community and members of the community who provided their input or serve their community as Board or Committee member. This Overlay process represents more than 15 months of collaboration.

Public Input

The input of the Winter Park community has been at the forefront of this planning initiative. A great deal of public input had been gathered by past studies and initiatives such as Vision Winter Park or the updating of the Comprehensive Plan, but staff would start again, with the first step being public input as a part of this Overlay process.

First Public Input Meeting

Staff advertised and held a public input meeting on March 25, 2019, at the Community Center. Rather than give a presentation on what staff hoped to accomplish, this session simply had attendees give their written input on a series of 16 questions and any other input they wished to provide. Approximately 150 citizens attended this meeting and significant input was provided.

Stakeholder (2nd) Public Input Meeting

A second public input meeting was held on April 4, 2019, that centered around gathering stakeholder input from the property owners who had properties within the Overlay area, though the public was also invited to attend. The meeting was held at the Welcome Center and after a brief introduction by staff, the attendees asked questions of staff and then were invited to once again provide their written input to

the same questions from the first input meeting. Over 100 people attended this second input meeting.

Continued Input

To increase the amount of public input, staff created a survey from the questions created for the public input meetings, and for 2 months, asked residents to access the survey from the City website and provide their input.

Additionally, staff created OrangeAve@cityofwinterpark.org, an email address that has remained active throughout the process to provide the public the opportunity to provide any and all input they would like.

It has remained the intent of staff to create a process that provided enough time for anyone who wanted to be involved, could be actively involved.

On top of public input meetings, staff has held meetings with stakeholders, property owners, neighborhood groups, condo associations, stakeholder groups and individual citizens throughout the months of the Overlay process. Altogether, staff met with groups or individuals that has consisted of hundreds of hours of additional opportunity to hear from the public about their vision for Orange Avenue.

Community Outreach

Staff continued to try to utilize creative approaches to get citizen input and to provide the public with as much education as possible about what the Orange Avenue Overlay process was about, and how they could continue to provide input. Press releases were created for each step of the Overlay process.

Informational Videos

In a unique approach to the Orange Avenue Overlay District planning initiative, staff created a number of informational videos that explained what some of the key topics were, to make sure that the public had a clear understanding of what the Overlay process was all about.

The first video was about Placemaking and how a community could cast a vision, and then make that vision become a reality. The second video was about Overlay Districts and how they could be a helpful planning tool. The video used everyday items to depict different elements of the built environment and how Overlay Districts can create positive change. The third video was about Mixed-Use. The video had a number of Orange Avenue Overlay Steering Committee members and Planning & Zoning Board members discussing their favorite mixed-use areas in Winter Park.

The fourth video showed the public process and the public input that given throughout the Overlay process. That video will become available after the January 13, 2020 City Commission meeting.

Orange Avenue Community Walkshop

Another unique opportunity that was created to invite the public to provide input, and to see the Orange Avenue area from the pedestrian viewpoint was the Orange Avenue Overlay Walkshop that was held on August 20, 2019. The walkshop invited everyone in the community to walk as a group throughout the area that was being considered, stopping at 10 different locations to have meaningful discussions and to share observations.

Approximately 50 people attended the walkshop, and the attendees found it to be a worthwhile and new type of planning input opportunity.

Additional Public Outreach

On July 15, 2019, Planning Director Bronce Stephenson, presented the Overlay District process and plan to a sold-out crowd at Winter Park Chamber of Commerce event, Good Morning Winter Park. The presentation was also live streamed to social media audiences.

On October 3, 2019, Senior Planner Allison McGillis and Planning Director Bronce Stephenson presented the Overlay District to the Winter Park Land Trust. Staff has also held multiple discussions and meetings with various members of the Winter Park Land Trust.

On November 6, Senior Planner Allison McGillis and Planning Director Bronce Stephenson presented the Overlay District to the Government Affairs Committee of the Chamber of Commerce.

On December 2, 2019, Planning Director Bronce Stephenson presented the Overlay District language to the Winter Park Rotary Club.

On December 18, 2019, Planning staff held a public information meeting in the lobby of the Gateway Plaza building at 1201 Orlando Ave for property owners within the Orange Avenue Overlay area. Notice was sent to all property owners within the Overlay District and the public was welcomed to attend as well.

On December 21, 2019, staff had a booth at the Winter Park Farmers Market to be available to discuss the Orange Avenue Overlay District with anyone who has questions, concerns or suggestions. Staff was at the booth from 7AM until 1PM and had the opportunity to meet with dozens of community residents to discuss the Overlay.

Orange Avenue Overlay Steering Committee

Staff requested that the City Commission allow for the creation of a Steering Committee, to represent the public and to guide the development of the Overlay language.

Orange Avenue Overlay Steering Committee Roster:

The Steering Committee had a citizen appointed by the Mayor and each Commissioner, plus a representative from Boards and Committees that had close ties to the creation of an Overlay District. The Committee consisted of the following members:

- Phil Kean, AIA – Mayor Leary Appointee
- Sally Flynn – Vice-Mayor Seidel Appointee
- Michael Dick – Commissioner Cooper Appointee
- Lamont Garber – Commissioner Sprinkel Appointee
- Sheila De Ciccio – Commissioner Weaver Appointee
- Laura Turner, AICP – Planning & Zoning Board Representative
- Bill Sullivan – Vision Winter Park Representative
- Lambrine Macejewski – CRA Advisory Board Representative

- Ben Ellis, P.E. – Keep Winter Park Beautiful & Sustainable Board Representative
- Jill Hamilton Buss – Transportation Advisory Board Representative
- Bill Segal – Economic Development Advisory Board Representative

Over 26 weeks, the 11-member Steering Committee held a total of 13 meetings (including the walkshop), which invited the public to attend and allowed for public comment at each meeting. The Steering Committee covered a variety of topics over their extensive meeting schedule. The Committee voted on the following language that established their goals:

"The Steering Committee shall guide code language for the successful implementation of the Orange Avenue Overlay. The language shall incorporate the city's Vision and Comprehensive Plan goals of creating a mixed-use district and a gateway into Winter Park. The language shall enhance the Orange Avenue area identity and experience, while increasing safety and mobility. It shall provide enhanced and flexible development standards to create the opportunity for positive and sustainable public and private improvements and redevelopment of the area. The Committee shall make a recommendation of the draft language to the City Commission for final approval."

Orange Avenue Overlay District

The attached Orange Avenue Overlay Report provides the information that would typically be discussed in a staff report, but due to the length of the document, staff would request that the Commission review the attachments. There is thorough analysis of the process, the public input provided, the Steering Committee process, the new codes proposed and the timeline of the process. Please refer to the attached Orange Avenue Overlay Report and the draft Ordinances that would create the Orange Avenue Overlay District and change the Comprehensive Plan in accordance with the Orange Avenue Overlay District.

Commitment to Public Input, Education & Involvement

Now that this Overlay process has reached its conclusion, there have been 19 publicly advertised meetings where the public was invited to attend, provide input, comment or ask questions. Staff has spent hundreds of hours meeting with the community and property owners in the Overlay area to fully understand and address the issues that have kept this area from reaching its full potential.

Additionally, there have been 2 publicly noticed worksessions open for the public to attend, held by the Planning & Zoning Board. Additionally, the City Commission has held 12 publicly noticed worksessions that were open for the public to attend.

Recommendations

At their final meeting on November 13, 2019, the Orange Avenue Overlay Steering Committee voted 8-2 to recommend approval of the Final Draft language, with minor changes that were discussed at the meeting. The major topic that all members of the Steering Committee could not agree upon was whether or not the City-owned Progress Point property should be developed, to what scale it should be developed,

and whether or not it should be used as a park.

At their meeting on December 3, 2019, the Planning & Zoning Board voted unanimously to recommend approval of the Ordinances creating the Orange Avenue Overlay District. The meeting minutes and the comments made by P&Z members regarding their enthusiastic recommendation of this Overlay is attached.

Staff recommends approval of the Ordinances creating the Orange Avenue Overlay District.

Summary

This process has been a transformative way of creating a community-based planning process. This Overlay District was created as a result of the Comprehensive Plan calling for a new way of exploring the creation of a Mixed-Use Overlay District. This process was not driven by developers or in response to any sort of planned development, instead it was based on the input of the Community and through the guidance of a Steering Committee, the Planning & Zoning Board, professional City staff and the City Commission. This process has included 15 months exploring the problems that have led to the economic stagnation of the Orange Avenue Overlay District. The findings and recommendations are based on solutions to problems that have hurt small businesses in the Orange Avenue area for many years and led to continued lack of revitalization. The Vision Winter Park Plan, the Sustainability Plan and the Comprehensive Plan have been the guides to creating a new way of looking at development in Winter Park and allowing for development bonuses to be earned, rather than simply given through rezoning or variance. The City and the Winter Park community worked together to create the vision for Orange Avenue. A vision that keeps traditional scale, creates a more walkable district, creates safety for all modes of transportation, assists small businesses, finds creative solutions to area-wide issues, ensures high-quality development, creates more open space and brings connectivity to the area. The end result of this process will be the creation of the next great Place in Winter Park, one the community will be proud to call their own.

alternatives / other considerations

N/A

fiscal impact

N/A

ATTACHMENTS:

Description	Upload Date	Type
P&Z Minutes	1/7/2020	Backup Material
Orange Avenue Report	1/7/2020	Backup Material
OAO COMP PLAN ORDINANCE	1/10/2020	Backup Material
OAO ZONING CODE ORDINANCE	1/8/2020	Backup Material



Planning and Zoning Board Minutes

December 3, 2019 at 4:30 p.m.

City Hall, Commission Chambers
Regular Meeting

Minutes from OAO

- CPA #19-04 Request of the City of Winter Park To: Amend Chapter 58, Land Development Code, Article I, "Comprehensive Plan" so as to adopt new Goals, Objectives, and Policies of the Future Land Use element to establish the Orange Avenue Overlay District.
- ZTA #19-05 Request of the City of Winter Park To: Amend Chapter 58 "Land Development Code", Article III, "Zoning Regulations" so as to adopt a new zoning district Section 58-83 Overlay Districts (OD).

Planning Director Bronce Stephenson took a moment before his presentation to ask for a show of hands from the public attending the meeting if they had participated in any of the meetings conducted throughout the Orange Avenue Overlay process. A great number of hands were raised and Mr. Stephenson commended those persons for their participation. Mr. Stephenson then recognized the Orange Avenue Overlay Steering Committee members for their service contribution to the process as well as members of Staff for their involvement.

Mr. Stephenson stated that the Overlay Language and each new revision had been available for public review for months and focused his presentation on the work sessions and individual meetings with the Planning and Zoning board members. He stated that he wanted to focus on the process that had taken place over the last year. He noted that the process was not the result of a developer application or applications on file. Mr. Stephenson stated that the process was an initiative defined in the Comprehensive Plan and read the related policy:

Policy 1-2.4.14: Mixed Use Designation

Within one year from the adoption of this Comprehensive Plan, *the City will create a mixed use overlay or district for commercially designated parcels that would be intended to facilitate design and use flexibility to achieve pedestrian scale, innovative transit connectivity and maximizing open space within a commercially viable and architecturally desirable design...*

Mr. Stephenson stated that aside from the portion of the policy related to the one-year timeframe, the initiative had been accomplished. He stated that he was proud of the work that was achieved and explained that with the assistance of the Community, Staff was able to create a product designed by Winter Park that rather than using an outside consultant. He stated that the Overlay report contained approximately four pages of items from the Comprehensive Plan that directed the process such as increasing connectivity, creating architectural standards and removing inappropriate uses from the area.

Mr. Stephenson noted that another important directive was to create a gateway into Winter Park and stated that the Orange Avenue Overlay area had the potential to be a beautiful gateway into Winter Park and was kept at the forefront during the process. In addition, he stated that the Vision Winter Park process was at the front of every decision made and two of the Vision Winter Park committee members were members of the Orange Avenue Overlay Steering Committee. He reiterated that the Comprehensive Plan and Vision Winter Park were

the guiding documents and principals used along with extensive input received throughout the process.

Mr. Stephenson stated that Orange Avenue had been a topic of discussion for many years with a number of studies and analyses performed but because no opportunities for redevelopment of the area stemmed from those studies, Staff decided to take a different direction with the process.

Mr. Stephenson stated that extensive and continued public input had been the backbone of the process and reviewed the numerous ways in which staff received information from the public:

Open Public Input Meetings, Orange Avenue Survey, Orange Avenue email address OrangeAve@cityofwinterpark.org for any and all public input, Individual Meetings, Orange Avenue Overlay Steering Committee, meetings with EDAB, TAB, CRAAB, KWPB&S, P&Z and City Commission, Orange Avenue Walkshop and Citywide Public Notice and subsequent public hearings at Planning & Zoning and City Commission.

Mr. Stephenson explained that the Orange Avenue Overlay Steering Committee met every two weeks over the course of 6 months to discuss issues afflicting Orange Avenue Overlay. The Committee held panel discussions with neighboring residents, small-business owners, large land-owners and larger business owners in the area to discuss hear their concerns. In addition, the Committee reviewed extensive public input and worked to create solutions to the problems that have led to over a decade of economic stagnation and decline of the area. Mr. Stephenson presented a planning video that documented the public process and explained that throughout the process, there was a commitment to public involvement and education. He noted that by the time the Overlay process was complete, there would be 19 meetings where the public was invited to attend, provide input or ask questions. Additionally, two Planning & Zoning Board work sessions and two City Commission meetings will have been held and open for the public to attend.

In an effort to assist with any misinformation the public may have received about the process, Mr. Stephenson moved on to discuss the facts of the Overlay process:

- The Overlay process and subsequent language created were not related to any development applications, developer requests, or plans for development of any property.
- The Overlay process was the result of the adopted Comprehensive Plan, which called for the creation of a Mixed-Use Overlay District. The City Commission directed staff to pursue this Overlay Process.
- The language created was not created by developers. It was created by the Winter Park community.
- The primary objective has been to solve the issues that have led to over a decade of economic stagnation. The protection and creation of redevelopment opportunities of small businesses have been at the forefront of this process
- Currently, the Overlay Area has approximately 1,100 units that are allowed by right. If the Overlay was approved, there would be the same number of units.
- With the Overlay District, there would be no more dwelling units created. There is no increase in gross density in the area.
- Despite what had been reported, the small-scale character of Orange Avenue has been promoted and protected throughout the process to the highest extent possible.
- Additional entitlements of square footage must be earned by new development. The way to earn the additional entitlements is through the construction of public improvements, park

space improvements, trails and connectivity, more trees to increase the urban canopy, and other public improvements.

- Despite what had been misrepresented repeatedly through social media and mass email, the process was not hurried in any way. The City Commission was aware of the 12 month+ timeline and had been updated on the progress of the process twice a month in the City Commission packets.
- This process included several months of public input opportunities, public meetings, public input, neighborhood meetings, public presentations, educational videos and much more.
- This process is the culmination of more than 14 months of work by City staff, a Steering Committee and community input.
- Citywide Notice was sent to all Winter Park households. The Citywide notice has been in households for over a month and the information has been available for review and input throughout the process.
- There was no “push” to try to get this process done during the holidays and public hearings would be held by P&Z on December 3 and by the City Commission on January 13, 2020.

Mr. Stephenson provided information on the upcoming Orange Avenue Overlay meeting schedule.

- On December 18, 2019, staff would hold a public information meeting in the lobby of the Gateway Plaza building at 1201 Orlando Ave for property owners within the Orange Avenue Overlay area. Notice was sent to all property owners within the Overlay District and the public is welcome to attend as well.
- On December 21, 2019, staff will have a booth at the Winter Park Farmers Market to be available to discuss the Orange Avenue Overlay District with anyone who has questions, concerns or suggestions. Staff will at the booth from 7AM until 1PM.
- P&Z Public Hearing December 3, 2019.
- City Commission Public Hearing January 13, 2020.

Mr. Stephenson stated that at their 12th and final meeting on November 13, 2019, The Orange Avenue Steering Committee voted 8-2 to recommend approval of the Orange Avenue Overlay District.

Mr. Stephenson noted that the issues that the Steering Committee members did not agree on were whether or not Progress Point should be developed, at what scale or whether the area should be made into a park, and what other opportunities could be explored for the property. Additionally, one Committee member did not agree with some of the language in the Overlay document and felt it did not fit with some of the guiding documents that were a part of the process.

Mr. Stephenson stated that Staff recommendation was for approval of the Ordinances to create the Orange Avenue Overlay District and to amend the Comprehensive Plan to reflect the language of the Orange Avenue Overlay District.

There were no questions for Staff. The Board opened the floor for public comment.

The Board heard public comment from:

Steve Goldman, 2009 Venetian Way, Winter Park, FL addressed the Board and stated that he was representing the views for the Winter Park Land Trust. He commended Mr. Stephenson's efforts with the process and stated that it was important to have strong community support with the process. He talked about the importance of green space for the area and the need for an inviting entrance to Mead Garden.

Sheila De Ciccio, 1630 Laurel Road, Winter Park, FL addressed the Board. She explained that she was a member of the Orange Avenue Overlay Steering Committee and noted concerns related to the Progress Point property. She discussed concerns related to the maximum height requirement and increased traffic. Additionally, Mrs. De Ciccio stated that she felt the City should not sell Progress Point, but find a use for the property that would benefit the residents of Winter Park such as a theater district or food court.

Phil Anderson, 1621 Roudelay Lane, Winter Park, FL addressed the Board. He urged the Board to delay the vote on the Ordinance and discussed concerns related to parking deficit, stormwater treatment, traffic safety, loss of on-street parking. Additionally, Mr. Anderson felt that the best use of Progress Point would be to solve parking and stormwater needs for businesses in the area.

Lamont Garber, 1071 Lakeview Drive, Winter Park, FL addressed the Board and explained that he was a member of the Orange Avenue Overlay Steering Committee and that throughout the meetings, the Committee members did a lot of due diligence and took the time to understand concerns of the area. Mr. Garber talked about the benefit the Overlay would have on the area by enlisting the help of the three major landowners to provide infrastructure solutions for the area such as drainage, parking, right of ways, and most importantly, improvements the obsolete structures along Orange Avenue.

Bill Segal, 1820 Windsor Drive, Winter Park, FL, addressed the Board and explained that he was a member of the Orange Avenue Overlay Steering Committee. He talked about his experiences driving on Orange Avenue over the years and recounted the lack of life or vibrancy in the area. Mr. Segal stated that he was thrilled about the effort to rehabilitate the area and explained that the Committee received a great amount of public input throughout the process. He stated that he was happy about the new walkway into Mead Garden, the addition of walk/bike paths and most importantly, the opportunities the Overlay would allow the small business owners to improve their properties and stated that he felt the document had great balance. Lastly, Mr. Segal stated the need for the Board and City Commission to take an in-depth look at the Progress Point property.

Thomas A. Thomas, 1302 Orange Avenue, Winter Park, FL addressed the Board stated that his office moved onto Orange Avenue in November of 1997 and talked about ongoing traffic issues in the area throughout the years. He stated that with the new process, he would like to see the parking issues resolved in the area and speed limits enforced.

Jennifer Crotty, 1152 Harmon Avenue, Winter Park, FL addressed the Board and stated that she was a small business owner in the area. She stated that after listening to the stories of other business owners in the area fighting to get issues resolved over the years, she believed the Overlay was the best solution for fixing the problems in the area and stated she was in favor of the Overlay.

Ruth Heine, 2358 Summerfield Road, Winter Park, FL recognized the time and effort the Committee put into preparing the proposal for submission to the Planning and Zoning Board and City Commission. Mrs. Heine expressed concerns related to traffic and stated that she would like to see Progress Point used as greenspace for the area. Additionally, Mrs. Heine stated that she would like to see renderings of what the area would look like with the changes in the Overlay and asked the Board to give the process more time.

Jill Hamilton Buss, 1935 Oakhurst Avenue, Winter Park, FL addressed the Board and stated that she was a member of the Orange Avenue Overlay Steering Committee as well as the Transportation Advisory Board. She read quotes related to walkability and transportation and explained that even though the transportation portion of the Overlay was set aside, much of what the Committee focused on was related to transportation, connectivity, pedestrian and bicyclist safety, widening of sidewalks, many things that make a place walkable and bikeable. She noted that throughout the process, the Committee met with residents, small and large

business owners and she was very impressed with the amount of involvement from the community. She stated that she felt the entire process was well thought out and she was in favor of the Ordinance.

Cynthia Hasenau, 111 Longbranch Road, Winter Park, FL addressed the Board. Ms. Hasenau stated that she was the Executive Director of Mead Botanical Garden and stated that the Garden was in a public/private partnership with City. She stated that she had attended a number of meetings regarding the Overlay and was struck by the continued balance, openness, thoughtfulness and willingness to learn from the Committee members. She talked about greenspace, successful commerce for the area and connectivity and spoke in favor of the Ordinance.

David Daly, 1307 Lindenwood Lane, Winter Park, FL addressed the Board and expressed concerns related to existing traffic conditions and wondered what impact the Overlay would have on traffic in the area.

Bonnie Ferguson, 700 Melrose Avenue, Winter Park, FL addressed the Board. She stated that she's lived in Winter Park since 1960 and reiterated Mr. Daly's concerns regarding the impact the Overlay would have on traffic. Mrs. Ferguson also expressed concerns about stormwater retention and greenspace in the area. She stated that she believed in the process, appreciated all of the public input and effort made during the process and felt that Progress Point should remain a City-owned property.

Judith Meyers, PO Box 554, Winter Park, FL, addressed the Board and stated that she has been a resident of Winter Park since 1969. Ms. Meyers expressed concerns related to traffic conditions on Orange Avenue and throughout the City. She voiced concerns that the Overlay would add to the already poor traffic conditions and stated she was opposed to the Ordinance.

Wade Miller, 1520 Glencoe Road, Winter Park, FL, addressed the Board. He stated that he attended a number of the Orange Avenue Overlay Steering Committee meetings and stated that he was impressed by the process. He stated that if every task force could accomplish what the Steering Committee achieved on every project in the City, Winter Park would continue to be an incredible place and talked about the positive impact the Overlay would have on Winter Park. He stated that the process was a positive moment for Winter Park and he would like to see the process continue.

Jeanne Wall, 2110 Lake Drive, Winter Park, FL, addressed the Board. Mrs. Wall stated that she appreciated the time and effort of everyone involved in the process. She voiced concerns related to the increased traffic, parking, and maximum height requirements, signage and uses such as massage in the Overlay area. She asked that the Board delay voting on the Ordinance and take more time to review the process before moving forward.

Bart Johnson, 1214 Turner Road, Winter Park, FL addressed the Board and stated that he and his wife have lived in Winter Park for 30 years. Mr. Johnson commended the Committee and Staff for their efforts with the process. He stated that he read most of the documents related to the Overlay was largely in favor of the majority of what the Committee was trying to accomplish, such as placemaking, purpose and Vision themes. He conveyed concerns related to the impact the Overlay would have on already poor traffic conditions in the area and asked the Board to take those concerns into consideration.

Dr. Peter Lemiux, 5309 Cypress Reserve Place (business at 1185 Orange Avenue), Winter Park, FL, addressed the Board. Dr. Lemiux explained that he been a business owner on Orange Avenue for the past 30 years and enjoyed hearing the conversations regarding the potential improvements to Orange Avenue. He explained that his biggest concerns were related to parking and stormwater drainage. He stated that he was hopeful that the Progress Point property would be constructively utilized to solve the problems afflicting the area. He stated that the business owners are the fuel for the economy for Orange Avenue and he would hate to

see changes that would prohibit the businesses from flourishing. Lastly, Dr. Lemieux thanked Staff and the Orange Avenue Overlay Steering Committee for listening to the concerns of the small business owner and stated he was in support of the Ordinance.

Jeffrey Blydenburgh, 204 Genius Drive, Winter Park, FL, addressed the Board. He thanked Staff and the Orange Avenue Overlay Steering Committee for their efforts and talked about the Vision Winter Park being a guiding document for the Orange Avenue Overlay process. He discussed the FAR requirements for the area and stated that the proposed scales were not densification for the area. Mr. Blydenburgh went on to state that he felt the Progress Point property should be used as an open space for the area. Lastly, he thanked the Committee and Staff for their hard work and asked the Board to support the Ordinance.

Leon Huffman, 350 Olulu Avenue, Winter Park, FL, addressed the Board. Mr. Huffman thanked Staff and the Committee for their participation in the process. He expressed concerns that the Orange Avenue Overlay Ordinance would change the scale, maximum height requirements and density restrictions that were adopted in the Comprehensive Plan in 2017 and asked the Board to consider those concerns.

Pat McDonald, 2348 Summerfield Road, Winter Park, FL, addressed the Board. She stated that the Orange Avenue Overlay was probably the most important decision Planning and Zoning would ever make for the City of Winter Park because the Overlay would serve as a model for all corridor redevelopment in the City. Ms. McDonald said that she and other citizens needed more time to read the Overlay document and asked the Board to delay their vote to give the citizens an opportunity to be fully informed about all aspects of the Orange Avenue Overlay and have all of their questions answered.

Mary R. Randall, 1000 S. Kentucky Avenue, Winter Park, FL, addressed the Board. Mrs. Randall expressed concerns results related to increased traffic and meeting notice requirements. She asked the Board to delay their vote and to consider those concerns.

Guy Colado, 327 Beloit Avenue, Winter Park, FL, addressed the Board. Mr. Collado stated that he was the developer and part-owner of one of the properties within the Overlay. He voiced issues related to garage FAR and building height requirements and that Staff and the Board address his concerns.

Bill Sullivan, 1362 Richmond Road, Winter Park, FL, addressed the Board and explained that he was a member of the Orange Avenue Overlay Steering Committee, had been a member of Vision Winter Park and was a current business owner on Orange Avenue. Mr. Sullivan explained how the Committee addressed issues related to parking and stormwater drainage issues and expressed concern that if the process were delayed the area would continue to suffer from blight.

Michael "Micky" Grindstaff, 300 S. Orange Avenue, Winter Park, FL, addressed the Board on behalf of Demetree Global, which owns the gateway parcels at 17-92, and Orange Avenue and is also a 19 year resident of Winter Park. Mr. Grindstaff stated that Demetree Global was very much in favor of the Overlay and asked the Board to consider changing two sections of the Overlay language that related to the Demetree Global properties:

1. To move a piece of property in Area A to Area D due to common ownership
2. To adjust RailTrail sidewalk connection square footage numbers and language related to enhancement C.2.1.

John Beck, 451 N. Interlachen Avenue, Winter Park, FL, addressed the Board. Mr. Beck expressed concerns related to traffic, density, and accidents in the City. He stated that the Ordinance should be to put to a vote by the citizens of Winter Park.

Frank Hamner, 405 Balmoral Road, Winter Park, FL, addressed the Board and stated that he had been a resident for over 30 years and has represented the Holler Properties for over 20

years. Mr. Hamner stated that he attended all but two of the Orange Avenue Overlay Steering Committee meetings and commended Staff and the Committee members for their hard work. He talked about the unique structure of the Overlay process and discussed the in-depth effort made by Staff and the Committee to include public input. Mr. Hamner stated that any delay in moving the Ordinance forward to the City Commission would be a disservice to the amount of time the Committee had put into the process. He implored the Board to support the hard work of the committee and stated that it could not have been a better process.

Michelle Heatherly, 940 W. Canton Avenue, Winter Park, FL, addressed the Board and stated that she was a Winter Park resident as well as a representative of Demetree Global and commended Staff and the Committee for their investment of time and hard work on the Orange Avenue Overlay process. She stated that she was in agreement with Mr. Grindstaff and Mr. Hamner that the process had been a very collaborative process with a lot of public input. Ms. Heatherly stated that the City has an opportunity to create a beautiful gateway entrance into Winter Park with a welcoming sense of arrival that would transform the entire corridor into a walkable vibrant thriving place full of activity for residents, businesses and visitors. She stated that she had attended all of the Orange Avenue Overlay Steering Committee meetings, walkshop, public input meetings and listened to various panels and felt that the Overlay provided an opportunity to help solve some of the problems in the Corridor including shared parking, stormwater retention and meaningful open space. Lastly, Ms. Heather stated that as a resident she excited for the Overlay and Demetree Global was in full support of the process.

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

The Board asked Mr. Stephenson to address concerns expressed during public comment. Mr. Stephenson thanked the community for their participation during the meeting and went on to address concerns voiced by the residents. Mr. Stephenson addressed concerns:

Progress Point - Mr. Stephenson explained that no applications have been received for any projects related to Project Point. The property is owned by the City and the City Commission will decide on development for the property.

Parking solutions - Mr. Stephenson stated that the Ordinance includes a detailed parking solution for the Orange Avenue Overlay area and reviewed the shared parking criteria.

Traffic Study - Mr. Stephenson stated that the Ordinance contains an extensive traffic study, which includes portions of the 17-92 traffic study and Orange Avenue west of 17-92 traffic, a study being discussed by DOT and noted that DOT was working on solutions for the intersection of 17-92 and Fairbanks Avenue, and Orange Avenue and Harmon Avenue.

Stormwater - Mr. Stephenson explained that a thorough analysis of the area had been conducted and briefly discussed explained the stormwater treatment plan.

Police Dept., Fire Dept., Public Works and Electric Utilities - Mr. Stephenson explained that all departments were involved with the process. He explained that Staff met with each department to discuss and ensure that each had the capacity to serve new development of varying scales.

Utility easement modification on the Rail Trail - Mr. Stephenson stated that the 20-foot easement was required for utilities and the best location for those easements was along the trail. He stated that certain utilities require separation from other utilities and explained that a 12-foot easement did not allow enough space for Fiber, Water, Electric and Sewer, etc., thus, a 20-foot easement was the minimum that should be allowed. Mr. Stephenson noted that Staff would be opposed to reducing the easement.

The Board asked Mr. Stephenson to address comments made by Mr. Colado that FAR allowances on the west side of Orange Avenue were different than the east side. Mr. Stephenson explained that the FAR allowances were the same on both sides of Orange Avenue; he explained that the FAR was the same for Area E, which is adjacent to 17-92. He explained that the difference on

the West Side parking garages would count toward FAR because there was no shortage of parking on the west side of 17-92. He explained that parking was strategically placed in that area so that it did not encroach into residential neighborhoods.

An extensive discussion ensued regarding the 20-foot easement reduction request and Staff's opposition to the reduction. The Board and Staff discussed the current location of utilities, stormwater drainage at Palmetto Avenue and the Rail-Trail access easement, development incentives for people connections. The Board and Staff discussed the possibility of an alternative for the portion of the easement related to the property in Area D. Mr. Stephenson stated that the language that reads, "The trail shall be built along the entire property line adjacent to the rail" could be changed to "The trail shall extend the entire length of the property". Mr. Stephenson noted that a 12-foot trail should be the minimum constructed for a striped trail with landscape buffers on either side. Mr. Stephenson stated that Staff would support P&Z in the reduction, but strongly request that the Board keep the width and location of the trail remain as outlined in the enhancement matrix.

Discussion ensued regarding shared parking-related and ULI (Urban Land Institute) standards. The Board asked Mr. Stephenson if the City had a recognized standard for shared parking relative to the ULI standard or another standard other than the term shared parking. Mr. Stephenson explained that the shared parking standard was adopted by the City along with the 750-foot walkshed and modified parking requirements for retail restaurant and office in the CBD (Central Business District), Park Avenue and Hannibal Square. He noted that at that time, the language only included properties directly fronting on Orange Avenue, but with the Ordinance language, the entire Overlay area would be included. He reiterated that the City uses ULI for shared parking analysis, as it is a nationally recognized standard.

Further discussion ensued regarding development intensity concerns reflected during public comment. The Board and Staff discussed Floor Area Ratio analysis for the Overlay area and the allowable square footage under the current zoning.

There were no further questions for Staff.

Board member Laura Turner thanked all of the committee members and staff for their participation in the process. She stated she was a professional planner by trade and education and outreach was an important component of what she does with public projects. She stated that the process was one of the most intense and collaborative efforts she'd seen urged fellow P&Z members to support the document, including changes made during the work session. She stated that and while there are some unanswered questions, the document provides the framework for the future land use component of the district.

Board member Adam Bert stated that he was in favor of the Ordinance. He stated that the Overlay area was stagnant and blighted and in the present economic climate, there was no reason for the area not to be productive. He noted concerns made by residents during public comment and stated that he felt overall, the Overlay would be a benefit to the residents and small businesses in the area as well as the entire City. He commended Mr. Stephenson for his efforts and dedication in the process and noted Mr. Stephenson's previous experience in creating an Overlay district in the Red Bud District of Owasso, Oklahoma.

Board member Chuck Bell stated that he has been a planner for 40 years and worked all over the world. He stated that the self-initiated planning process is rare and should be a model going forward in the City. He stated that normally an outside consultant would be brought in to create the processes developed by the Committee and Staff. He reiterated that the document was a framework that progressively looks at zoning in a way that is much more thought out in order to guide the vision of what the area should be. He commended Staff and the Committee for their efforts with the process and supports the Ordinance.

Board member Dr. Owen Beitsch stated that he also was a professional planner. He commended Staff and the Committee for their accomplishment with the process. He stated that the word framework was very important, as there were suggestions that the Planning and Zoning board attempted to put into a broader set of changes. He stated that because it was a framework some things would not work exactly as drafted and it should be expected that the Ordinance would change over time. He talked about the lack of functionality in the area in its current condition and stated that the changes outlined in the Ordinance were significant enough that the benefits outweigh any shortfalls. He stated that he was in support of the Ordinance and urged his fellow board members to support it as well.

Vice-chair Ray Waugh echoed his fellow board members' sentiments and noted the efforts made with the process had been thoughtful and very thorough. He addressed issues related to stormwater retention, traffic and the watershed radius. He talked about connectivity, nodes of development and shared parking benefits that would be achieved with the framework created from the Ordinance. Mr. Waugh addressed parking study concerns for the area and stated that every development application would go through the same process and the Ordinance is the framework of the Overlay which would allow those applications to get into the process.

Board member Laura Walda stated that it had been a great experience to be a part of the process and to see how serious everyone on the Committee had taken their roles and provided a diverse array of opinions. She stated that the Committee had come up with a product that created the best framework that could be put together and she was pleased to be a part of the project.

Board member Christian Swann stated that an Overlay was by no way an entitlement of any kind and stated that each project submitted would be scrutinized. He stated that the document served as a great balance of progressive and exciting new development over time, but maintaining the ambiance that one feels when arriving in Winter Park. He stated that as a resident, he felt the Ordinance would be a great basis and could be replicated in different corridors throughout Winter Park and Greater Orlando. He urged his fellow board members to support and motion to approve the Ordinance.

Chairman Johnston stated that he was a businessperson who focused on profit and loss. He stated that he believed the public/private partnership that would be put in place would allow the free market to step in and invest capital and assume the risk that the government could not. He talked about the lack of development along Orange Avenue and the Progress Point property and stated that there was a need for the private development market to work with the City to improve conditions in the area. Mr. Johnston stated that the Ordinance was a framework to guide development and felt the Ordinance should be moved on to the City Commission.

Motion made by Adam Bert, seconded by Laura Turner to approve CPA #19-04 Request of the City of Winter Park to amend Chapter 58, Land Development Code, Article I, "Comprehensive Plan" so as to adopt new Goals, Objectives, and Policies of the Future Land Use element to establish the Orange Avenue Overlay District.

Motion carried unanimously with a 7-0 vote.

Motion made by Laura Turner, seconded by Owen Beitsch to approve ZTA #19-05 Request of the City of Winter Park to amend Chapter 58 "Land Development Code", Article III, "Zoning Regulations" so as to adopt a new zoning district Section 58-83 Overlay Districts (OD) with the following amendments:

- 1. Page 17 - Meaningful Open Space: Modified changes to say, "Existing park space shall not count toward required open space" taking out references to sidewalk and potential rights-of-way as counting towards open space requirements.**

2. Page 21 - Variances: Add reference to variance criteria defined in other sections for the land development code, specify specific chapter in which variances are contained as was recommended by the City Attorney
3. Page 31 - Road Closures remove the word "or"
4. Page 36/37 - Enhancement Matrix - CT1 and CT2 Trail: Staff to modify language to allow trail to meander through property as long as it extends the entire length of the properties for future trail locations.

Motion carried unanimously with a 7-0 vote.

ORANGE AVENUE



OVERLAY DISTRICT

CITY OF WINTER PARK, FLORIDA



Special Thanks:

City Commission

Mayor Steve Leary
Vice-Mayor Greg Seidel
Commissioner Carolyn Cooper
Commissioner Sarah Sprinkel
Commissioner Todd Weaver

Planning & Zoning Board

Chair Ross Johnston
Vice-Chair Ray Waugh, P.E.
Laura Turner, AICP
Dr. Owen Beitsch, AICP
Chuck Bell
Christian Swann
Laura Walda
Adam Bert

Orange Avenue Overlay Steering Committee

Phil Kean, AIA – Mayor Leary Appointee
Sally Flynn – Vice-Mayor Seidel Appointee
Michael Dick – Commissioner Cooper Appointee
Lamont Garber – Commissioner Sprinkel Appointee
Sheila De Ciccio – Commissioner Weaver Appointee
Laura Turner, AICP – Planning & Zoning Board Representative
Bill Sullivan – Vision Winter Park Representative
Lambrine Macejewski – Community Redevelopment Agency Advisory Board Representative
Ben Ellis, P.E. – Keep Winter Park Beautiful & Sustainable Board Representative
Jill Hamilton Buss – Transportation Advisory Board Representative
Bill Segal – Economic Development Advisory Board Representative

City of Winter Park Staff

Kim Breland – Planning & Community Development
Allison McGillis, AICP, CNU-A – Planning & Community Development
Kyle Dudgeon, AICP – Community Redevelopment Agency & Economic Development
Nick Lewis – Planning & Community Development
John Nico – Planning & Community Development
Russ Carol – Information Technology
Bronce Stephenson, MPA – Planning & Community Development

Consultants

Kimley-Horn (Traffic/Mobility/Renderings) & Zyscovich Architects (Massing Studies)



SECTION ONE

BACKGROUND

HISTORY

Orange Avenue in Winter Park traces its roots to the horse and buggy days of yesteryear, when it was called the Orlando-Winter Park Highway, and Denning Drive was known as Maitland Avenue. Some of the original names associated with ownership of Orange Avenue properties are well known in Winter Park even today - the Capen family, Loring Chase, Oliver Chapman, Swoope, the Knowles family, JE Harper and Frank Fairbanks. Early business involvement by such important companies as Overstreet Turpentine Company and the Winter Park Company reflected the importance of Orange Avenue to the growing City of Winter Park.

Today, the area is a menagerie of assorted businesses, with the quaint charm of the area known as Designers Row, the Winter Park Playhouse as a great cultural asset, and the Rollins Baseball stadium. Additionally, the area has a number of restaurants, boutiques and business offices. Jewett Orthopedic is a key presence along Orange Avenue and the largest employer in the area. But, as new investment has been made on smaller properties, many of the older properties and larger properties have further declined and seen little to no investment. Currently, of the nearly 75 acres within the Orange Avenue Overlay District, at least 20 acres are vacant, undeveloped, or not utilized. Many properties have been purchased just for the available parking, leaving the building empty. The lack of new investment and the numerous larger properties that have fallen into further decline have certainly negatively impacted the small businesses in the area and in many people's eyes, the area is simply a cut-through for traffic, creating no life on the street.

But the bones are there for Orange Avenue to be the next great Place in Winter Park. There exists a great mix of small businesses, restaurants, design firms, boutiques and other retailers that can serve as the foundation on which to build a special Place. A place to bring your family and friends. A place where students can grab a cup of coffee and study. A place where you can safely walk or ride your bike. A place where you can escape to the tranquil beauty of nearby Mead Botanical Garden. A place to spend a whole day shopping, relaxing, enjoying food and drink, seeing old friends and making new ones. With the vision, passion, careful planning and boldness that have created the Winter Park that this community loves, Orange Avenue can be the newest jewel in the crown of Winter Park.

Why Create the Orange Avenue Overlay?

It is the intent of the Orange Avenue Overlay (OAO) District to provide enhanced standards to protect and promote the unique characteristics of the Orange Avenue area and create a distinct gateway into Winter Park. This Overlay District is used to create a sense of place established through specific architectural styles, streetscape design, open space areas, setbacks, site design, landscaping and other regulatory controls.

The City of Winter Park has discussed the possible redevelopment of Orange Avenue for many years, but little has been achieved. The City Commission made the creation of a Mixed-Use Overlay District a priority in the Comprehensive Plan and also directed staff to create a process that would bring forward a Mixed-Use Overlay District.

Overlay Districts

The first question to many is, what is an Overlay District?

An Overlay District is planning tool that can provide the flexibility to achieve a vision for an area that would not be able to be created with basic inflexible zoning codes. An Overlay District is a geographically designated area where certain additional codes are overlaid atop underlying zoning district(s). In many cases, the new codes adopted in the overlay replace the codes that are dictated in the underlying zoning districts, so it essentially acts as a new zoning code for a particular area. The district modifies or supplements the base zoning regulations and allows for flexibility in design and the ability to apply more area specific requirements including, but not limited to, architecture, height, setbacks, use, open space, landscaping, historic preservation, floor area ratio, parking, public improvements, access, stormwater, etc.

Placemaking

The concept of Placemaking has been a major component of the Orange Avenue Overlay creation. By using the community input that was provided as a part of the Vision Winter Park process, the process of updating the Comprehensive Plan, and from the Orange Avenue public input process, a vision for the area began to take shape.

Placemaking can be defined as both an overarching idea and a hands-on approach for improving a neighborhood, city, or region. Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public and private realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well-being.

GOALS

The Goals of the Orange Avenue Overlay District are to:

- a. Encourage sustainable development and redevelopment that will become a long-term asset to Winter Park;
- b. Create and enhance connectivity to the surrounding neighborhoods and promote connectivity to all of Winter Park;
- c. Utilize and incentivize private development and/or redevelopment to create solutions for the existing problems that small properties and business-owners in the Orange Avenue area face;
- d. Create public improvements that will benefit all residents and visitors of Winter Park;

- e. Provide the opportunity for existing businesses and properties to improve their structures, their businesses and their building facades;
- f. Restrict uses and create regulations that promote the development of the Orange Avenue area as a special place within Winter Park that promotes an environment of arts, healthy-living, cuisine, culture, heritage, social interaction, healthcare, local business, education, connectivity and community;
- g. Create better connectivity to and the promotion of Mead Botanical Garden;
- h. Meet the goals of the Community Redevelopment Agency (CRA) in the areas of the Overlay that fall within the CRA boundary;
- i. Protect and encourage development of an area that represents a significant opportunity for public and private investment, which is important to the long-term economic health of Winter Park;
- j. Establish regulations that protect the investment of existing and new businesses from unattractive, unsustainable and non-compatible uses;
- k. Ensure the area is visually pleasing and creates place that encourages community and is developed in a coordinated fashion;
- l. Follow the principles of the Vision Winter Park, Comprehensive Plan and Sustainability Plan documents;
- m. Encourage mixed-use development;
- n. Give special attention to landscaping, architectural detail, meaningful open space, buffering, signage, lighting, and building setbacks;
- o. Encourage architectural creativity, quality and variation to create a unique district with its own identity;
- p. Promote the history of Winter Park and the Orange Avenue area, including the area known as Designers Row;
- q. Keep the traditional scale within the district;
- r. Create an Arts & Cultural Corridor;
- s. Protect and promote Historic architecture, where it exists in the area;
- t. Attract new businesses, retain small businesses and encourage locally-owned businesses in the Orange Avenue area;

VISION WINTER PARK

The Winter Park Visioning process and subsequent document that was created in 2016 have been guiding principles for the creation of this Overlay District. The Vision Winter Park Document states the following:

Our Vision - Winter Park is the city of arts and culture, cherishing its traditional scale and charm while building a healthy and sustainable future for all generations.

Vision Themes:

- Cherish and sustain Winter Park's extraordinary quality of life.
- Plan our growth through a collaborative process that protects our city's timeless scale and character.
- Enhance the Winter Park brand through a flourishing community of arts and culture.
- Build and embrace our local institutions for lifelong learning and future generations.

COMPREHENSIVE PLAN

The Winter Park Comprehensive Plan, adopted by the City Commission in 2017, has a number of goals, objectives and policies that have guided to the creation of the Orange Avenue Overlay District. The following are applicable:

• **GOAL 1-1: MAINTAIN THE CITY'S CHARACTER**

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

• **OBJECTIVE 1-1.2: Development Scale**

Encourage development that fosters pedestrian connectivity, appropriate design and landscaping with building mass and scale.

• **Policy 1-2.4.14: Mixed Use Designation**

Within one year from the adoption of this Comprehensive Plan, the City will create a mixed use overlay or district for commercially designated parcels that would be intended to facilitate design and use flexibility to

achieve pedestrian scale, innovative transit connectivity and maximizing open space within a commercially viable and architecturally desirable design. Complementary uses may include, but are not limited to retail, entertainment, office, civic and residential uses. The City shall also prepare companion land development code regulations that implement the proposed mixed use overlay or district simultaneously with any policy amendments related to this overlay or district. All policies related to this overlay or district will be subject to a Comprehensive Plan amendment.

- **OBJECTIVE 1-4.1: Maintain the Economic Vitality of the City**

Plan and manage the City's growth and redevelopment to promote an attractive business climate while protecting the residential character of Winter Park.

- **Policy 1-4.1.3: Redevelopment Along Major Corridors**

The City will monitor the redevelopment of its major commercial arterials including Orlando Avenue, Lee Road, Fairbanks Avenue, Aloma Avenue, and Orange Avenue to determine trends, employment activity, high areas of redevelopment activity and compatibility and work to create policies and implementation tools to ensure quality.

- **Policy 1-5.2.5: Ensure Compatible Size, Form & Function are Achieved in Areas Designated Medium- and High-Density Residential**

The City shall apply regulatory measures within Medium and High-Density Residential designated areas in order to avoid land use compatibility conflicts due to dissimilar building types, size, mass, articulation, height, and other design features or ancillary loss of views, privacy, and access to light, as well as noxious impacts of traffic, noise, adverse changes in drainage patterns, and other negative effects of incompatible development.

- **Policy 1-5.2.6: Investigate Policies for Density Issues Surrounding, Multiple Family Structures.**

The City shall investigate approaches for revising land use policies addressing renovation or redevelopment of all multi-family regulations for apartments and condominiums, including their size, scale, design aesthetics and amenities.

- **OBJECTIVE 1-5.4: Development/Redevelopment of Multi-Family Residential, Commercial, Office & Mixed-Use Areas.**

The City shall provide for development and redevelopment of its commercial and office areas when compatible with the scale and character the surrounding area context.

- **Policy 1-5.4.1: Redevelopment of Areas Designated Commercial & Office/Professional**

The City shall consider adopting architectural design review guidelines along major transportation corridors, including form-based code, identify building types and/or structural design features that shall be encouraged and those to be discouraged due to their adverse impacts on property in the immediate area.

- **Policy 1-5.4.2: Improve Design Procedures & Resources and Architectural Review**

The City shall periodically update approved design guidelines to enhance the quality of architectural design, achieve more compatible relationships in the design of buildings, avoid unsightly appearance, avoid inordinate contrast in building mass, scale, height, articulation, and other design features.

- **Policy 1-5.4.7: Gateway Plan for Development or Redevelopment of Properties**

The City shall create Gateway Plans and design studies for the potential redevelopment of the major transportation corridors leading into Winter Park to include:

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

- **Policy 1-5.4.8: Enhance the Appeal & Improve the Property Values of Certain Gateway Corridor Entrances into the City of Winter Park**

In order to establish, maintain and enhance the character and aesthetic appeal of certain important gateway corridor entrances into the City of Winter Park, and to increase the property values along such gateway corridor entrances to the City, in order to distinguish those gateways as attractive entrances into the City, the City shall, prohibit certain business types along the frontage of those roadway corridors to exclude any new or used car sales businesses, auto repair businesses, resale

stores or pawn shops, vapor lounges or smoke shops, adult oriented businesses, gas/service stations and convenience stores.

- **GOAL 1-7: COLLABORATIVE PLANNING PROCESS**

The City will embrace a collaborative planning process that evaluates and monitors the Goals, Objectives and Policies outlined in this Plan and enhances the community.

- **Policy 1-F-3: Prohibit Certain Business Types in Mead Garden Planning Area in Order to Preserve the Character of the Orange Avenue & Fairbanks Avenue Gateways to Winter Park**

The City shall prohibit certain business types within this Mead Garden Planning Area along Orange Avenue and Fairbanks Avenue including new or used car sales, new auto repair businesses, vapor stores and smoke shops, resale stores or pawn shops, tattoo businesses, adult oriented businesses, fast food businesses and convenience stores, as this portion of Orange Avenue and Fairbanks Avenue are gateways into the downtown and central business district of the City of Winter Park.

- **Policy 1-F-4: Support Restoration of Mead Botanical Garden.**

The City shall encourage the restoration of Mead Botanical Garden.

- **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.

- **GOAL 2-1: BALANCED TRANSPORTATION SYSTEM.**

The City of Winter Park desires to ensure a balanced and safe transportation system that promotes a walkable, bicycle-friendly environment that encourages transit as well as ensures efficiencies along the roadway network.

- **OBJECTIVE 2-1.1: Safe & Balanced Multimodal System.**

The City shall create a Mobility 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 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 5-1.1.3: Urban Form & Pattern**

The City shall integrate land use patterns and transportation systems by assuring that character, design, and intensity of development is compatible with adjacent transportation infrastructure and services. The City shall continue to facilitate an urban form following planning concepts inherent to neo-traditional neighborhood planning philosophies (i.e., grid system street pattern, residential and non-residential uses within walking distance, public open spaces and plazas).

- **Policy 5-2.6.4: Location of Park & Open Space Dedications**

Where park and open space dedications required of new development are placed on-site, they shall be placed in areas that provide the greatest protection to and preserve the most environmentally important and sensitive.

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

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

- **OBJECTIVE 6-1.1: Provision of Public Park Land**

The City of Winter Park shall assure that appropriate amounts of park land and open space will be within the public domain so as to meet the standards of this plan.

- **OBJECTIVE 6-2.2: Integration of Neighborhood Design With Parks & Open Space**

Neighborhoods shall be planned and designed with parks and open space that provide available recreation opportunities for nearby residents.

- **Policy 6-2.2.1: Park Accessibility to Neighborhoods**

Neighborhoods shall be planned with park lands and open spaces intermixed with residential development and accessible within walking distance to residents. Park land within neighborhoods shall be designed to foster opportunities for social interaction and shall serve as a focal point for the surrounding residential areas.

- **OBJECTIVE 6-3.4: Interconnect Park System with Recreation & Transportation Trails and Paths**

The City shall provide a park and open space system to interconnect parks by pedestrian and bicycle path lanes.

- **Policy 6-3.4.1: Link Parks & Public Open Space**

The City shall provide bikeways, where possible and where public safety permits, to link open space and parks both internally and regionally to Winter Park. New park location and design should take into consideration the presence or feasibility to the park with other City facilities via bicycle paths and lanes.



SECTION TWO

PROCESS

Work Performed In-House

What is unique about this process is that in the past, the City has relied on outside consultants to perform most of the large-scale planning initiatives. These processes don't always allow for as much public participation and there is a feeling in the community that by the time the draft document is presented, there is no real opportunity to change the language. Additionally, the work was performed by people who may not live and work in the community, and may not have the insight of those who know Winter Park best.

That is why this process has been so different. This process was done completely in-house, with City staff from various departments involved, but led by the City of Winter Park Planning and Community Development team. Many studies have been performed on Orange Avenue in the past, but no actual codes or actionable documents had been created. The desired outcome for this process was to finally create updates to codes and planning documents that would actually stimulate thoughtful development.

Though the Planning team has great insight into the community, staff wanted an implementable plan that would be developed by Winter Park, for Winter Park. Therefore, a process was created that would be guided by the public from the start to the finish.

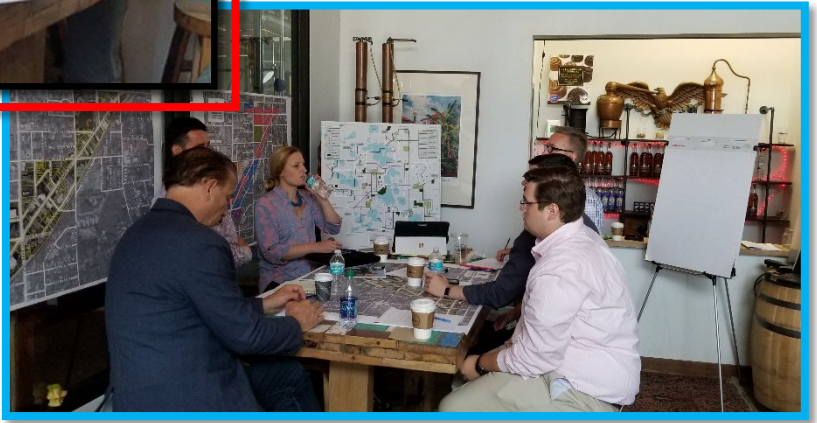
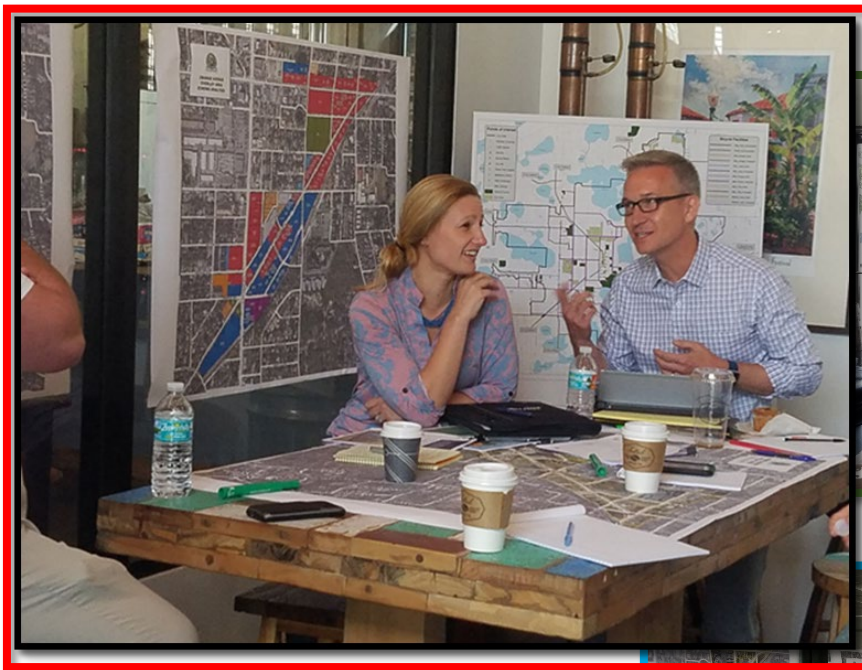
Staff utilized a Transportation Consultant, Kimley-Horn, to perform traffic assessments, a study of future impacts of development and to design for the optimization of intersections in the area. They were also tasked with looking at ways to improve safety for pedestrians, cyclists and vehicles in the area. Additionally, staff utilized Architectural Consultant, Zyscovich & Associates to create models of different development scenarios to study massing and how

to incorporate nodes of intensity that would create parking solutions, while keeping the traditional and walkable scale of the area.

This Overlay process represents more than 16 months of work by City staff.

Design Charette

Staff held an Orange Avenue Charette in the breakout room on May 30, 2019 at the Bear & Peacock Brewstillery, located in the State Auto Building on Orange Avenue. Staff and consultants met for an entire day to discuss the challenges and opportunities of the Orange Avenue Overlay. The topics included traffic, open space, parking, architecture, placemaking, mobility and much more. The outcome of the Charette was the framework for the Overlay District Plan that would be completed via the public process.



PUBLIC INPUT

The input of the Winter Park community has been at the forefront of this planning initiative. A great deal of public input had been gathered by past studies and initiatives such as Vision Winter Park or the updating of the Comprehensive Plan, but staff would start again, with the first step being public input as a part of this Overlay process.

First Public Input Meeting

Staff advertised and held a public input meeting on March 25, 2019, at the Community Center. Rather than give a presentation on what staff hoped to accomplish, this session simply had attendees give their written input on a series of 16 questions and any other input they wished to provide. Approximately 150 citizens attended this meeting and significant input was provided.



Stakeholder (2nd) Public Input Meeting

A second public input meeting was held on April 4, 2019, that centered around gathering stakeholder input from the property owners who had properties within the Overlay area, though the public was also invited to attend. The meeting was held at the Welcome Center and after a brief introduction by staff, the attendees asked questions of staff and then were invited to once again provide their written input to the same questions from the first input meeting. Over 100 people attended this second input meeting.



Continued Input

To increase the amount of public input, staff created a survey from the questions created for the public input meetings, and for 2 months, asked residents to access the survey from the City website and provide their input.

Additionally, staff created OrangeAve@cityofwinterpark.org, an email address that has remained active throughout the process to provide the public the opportunity to provide any and all input they would like.

It has remained the intent of staff to create a process that provided enough time for anyone who wanted to be involved, could be actively involved.

On top of public input meetings, staff has held meetings with stakeholders, property owners, neighborhood groups, condo associations, stakeholder groups and individual citizens throughout the months of the Overlay process. Altogether, staff met with groups or individuals that has consisted of hundreds of hours of additional opportunity to hear from the public about their vision for Orange Avenue.

Community Outreach

Staff continued to try to utilize creative approaches to get citizen input and to provide the public with as much education as possible about what the Orange Avenue Overlay process was about, and how they could continue to provide input. Press releases were created for each step of the Overlay process.

Informational Videos

In a unique approach to the Orange Avenue Overlay District planning initiative, staff created a number of informational videos that explained what some of the key topics were, to make sure that the public had a clear understanding of what the Overlay process was all about.

The first video was about Placemaking and how a community could cast a vision, and then make that vision become a reality.

Website link to video: <https://vimeo.com/368874390>

The second video was about Overlay Districts and how they could be a helpful planning tool. The video used everyday items to depict different elements of the built environment and how Overlay Districts can create positive change.

Website link to video: <https://vimeo.com/370141760>

The third video was about Mixed-Use. The video had a number of Orange Avenue Overlay Steering Committee members and Planning & Zoning Board members discussing their favorite mixed-use areas in Winter Park.

Website link to video: <https://vimeo.com/371477044>

The fourth video showed the public process and the public input that given throughout the Overlay process. That video will become available after the January 13, 2020 City Commission meeting.

Orange Avenue Community Walkshop

Another unique opportunity that was created to invite the public to provide input, and to see the Orange Avenue area from the pedestrian viewpoint was the Orange Avenue Overlay Walkshop that was held on August 20, 2019. The walkshop invited everyone in the community to walk as a group throughout the area that was being considered, stopping at 10 different locations to have meaningful discussions and to share observations. Approximately 50 people attended the walkshop, and the attendees found it to be a worthwhile and new type of planning input opportunity.



Chamber of Commerce Presentations

On July 15, 2019, Planning Director Bronce Stephenson, presented the Overlay District process and plan to a sold-out crowd at Winter Park Chamber of Commerce event, Good Morning Winter Park. The presentation was also live streamed to social media audiences.



On November 6, Senior Planner Allison McGillis and Planning Director Bronce Stephenson presented the Overlay District to the Government Affairs Committee of the Chamber of Commerce.

Winter Park Land Trust Presentation & Discussion

On October 3, 2019, Senior Planner Allison McGillis and Planning Director Bronce Stephenson presented the Overlay District to the Winter Park Land Trust. Staff has also held multiple discussions and meetings with various members of the Winter Park Land Trust.

Additional Public Outreach

- On December 2, 2019, staff presented the Overlay District language to the Winter Park Rotary Club.
- On December 18, 2019, staff held a public information meeting in the lobby of the Gateway Plaza building at 1201 Orlando Ave for property owners within the Orange Avenue Overlay area. Notice was sent to all property owners within the Overlay District and the public was welcomed to attend as well.
- On December 21, 2019, staff had a booth at the Winter Park Farmers Market to be available to discuss the Orange Avenue Overlay District with anyone who has questions, concerns or suggestions. Staff was at the booth from 7AM until 1PM and had the opportunity to meet with dozens of community residents.

Commitment to Public Input, Education & Involvement

At the end of this Overlay process, there have been 19 publicly advertised meetings where the public was invited to attend, provide input, comment or ask questions. Additionally, there have been 2 worksessions open for the public to attend by the Planning & Zoning Board. The City Commission has held 12 work sessions that were open for the public to attend.

Community Support of the Overlay Process

"People make Winter Park what it is and what it hopes to be. The Orange Avenue Overlay District process took urban planning out of City Hall on to the streets. The expertise of city staff was joined by a parade of highly skilled volunteers, business owners, and interested citizens. Walking the pavement, seeing everyday activity, enhanced the urban planning process like never before."

- David A. Odahowski

President & CEO, Edyth Bush Charitable Foundation

"As the principal representative of one of the largest landowners with property in the proposed overlay district, I received the news of the Orange Avenue review with great skepticism based on the myriad outside consultants and visioning processes of the past. Many in number but few in result, the past processes largely seemed to leave us only a large expense and a broad brush proposal of "here's what you should do," based largely on comparisons to other cities that are not matches for Winter Park. However, my skepticism has turned to optimism. This process, for the first time taking into account local subject matter experts, the public (and most specifically, those likely to be most affected by the changes) and the landowners themselves, has yielded a phenomenal collaborative and engaging environment that has the chance to offer meaningful change in some desperately needed areas. The City planning staff should be commended for their vision and effort to date to make this a reality."

- **Frank A. Hamner**

The Law Offices of Frank A. Hamner, P.A.

"I have been involved in several planning initiatives over the past 20 years on Orange Avenue. The current initiative is taking a more holistic, community wide approach than I have experienced in the past. The changes on Orange Avenue, if any, will radiate to the surrounding areas and consideration of how all areas can coalesce and benefit in an integrated fashion, is a positive change to the traditional planning process."

- **Stephanie Henley**

Principal, Beasley & Henley Interior Design

ORANGE AVENUE OVERLAY STEERING COMMITTEE

Staff requested that the City Commission allow for the creation of a Steering Committee, to represent the public and to guide the development of the Overlay language. The City Commission adopted a Resolution that created the Orange Avenue Overlay Steering Committee. The Resolution stated:

“WHEREAS, in accordance with Chapter 2, Section 2-48(n), City of Winter Park Code of Ordinances, the City Commission hereby creates a temporary eleven (11) member Orange Avenue Overlay Steering Committee for the purpose of evaluating the potential creation of an Orange Avenue Overlay District and associated changes to the Land Development Code and Comprehensive Plan and making recommendations concerning the same to the City Commission.”

Orange Avenue Overlay Steering Committee Roster:

The Steering Committee had a citizen appointed by the Mayor and each Commissioner, plus a representative from Boards and Committees that had close ties to the creation of an Overlay District. The Committee consisted of the following members:

- Phil Kean, AIA – Mayor Leary Appointee
- Sally Flynn – Vice-Mayor Seidel Appointee
- Michael Dick – Commissioner Cooper Appointee
- Lamont Garber – Commissioner Sprinkel Appointee
- Sheila De Ciccio – Commissioner Weaver Appointee
- Laura Turner, AICP – Planning & Zoning Board Representative
- Bill Sullivan – Vision Winter Park Representative
- Lambrine Macejewski – CRA Advisory Board Representative
- Ben Ellis, P.E. – Keep Winter Park Beautiful & Sustainable Board Representative
- Jill Hamilton Buss – Transportation Advisory Board Representative
- Bill Segal – Economic Development Advisory Board Representative



Steering Committee Meetings

Over 26 weeks, the 11-member Steering Committee held a total of 13 meetings (including the walkshop), which invited the public to attend and allowed for public comment at each meeting. The Steering Committee covered a variety of topics over their extensive meeting schedule. The Committee voted on the following language that established their goals:

"The Steering Committee shall guide code language for the successful implementation of the Orange Avenue Overlay. The language shall incorporate the city's Vision and Comprehensive Plan goals of creating a mixed-use district and a gateway into Winter Park. The language shall enhance the Orange Avenue area identity and experience, while increasing safety and mobility. It shall provide enhanced and flexible development standards to create the opportunity for positive and sustainable public and private improvements and redevelopment of the area. The Committee shall make a recommendation of the draft language to the City Commission for final approval."

Some of the highlights and major topics that were covered and discussed in great detail during the Steering Committee process included:

- In-depth analysis of the current issues that have caused the economic stagnation of the Orange Avenue area.
- Discussion of the extensive public input that was collected throughout the process.
- Discussion of Placemaking and how to create a cohesive vision for the area based on the public input provided and the discussion of how the current Zoning Code limited the type of development that was envisioned for the area.
- A meeting where small business and property owners were invited to hold a panel discussion. The panelists included Dr. Peter Lemieux, who has a dental practice on Orange Avenue; Fred Thimm, owner and operated of Reel Fish restaurant on Orange Avenue; and Stephanie Henley, owner of Beasley & Hensley Interiors and current property owner along Orange Avenue. The panelists each answered a number of questions prepared by staff, then had open discussion and answered questions from the Steering Committee. This meeting provided an opportunity for the Steering Committee and the public to hear from people who see the challenges of the Orange Avenue area every day, many that have negatively affected the successful running of their small businesses.
- Discussion of the current transportation issues in the Orange Avenue area. The Committee voted to create a list of transportation priorities that should be considered when any transportation improvements are considered in the future.
- A meeting where residents from neighborhoods surrounding the Orange Avenue Overlay area were invited to serve as panelists. The panelists included Michael Spencer and Marcus Rozbitsky, from the Orwin Manor neighborhood; Libertad Acosta-Anderson, from Garden Drive located to the west of Mead Botanical Garden; and former Mayor Gary Brewer, from Mead Garden Condominiums. The panelists each answered a number of questions prepared by staff, then had open discussion and answered questions from the Steering Committee. Hearing the concerns of the property owners in the area provided a unique perspective on the potential

redevelopment of the area and what challenges the current state of the Orange Avenue area creates for those who live nearby.

- Discussion of the allowable uses and the uses that should not be allowed as the area is transformed into a more walkable and vibrant mixed-use district.
- A meeting where stakeholders who have existing larger developed properties were invited to serve on a panel. The panelists included: Ray Colado, owner of the Gateway Plaza Building (Commerce National Bank); Ed Kania, VP of Business and Finance & Treasurer from Rollins College; and Jon Albert, CEO of Jewett Orthopedic. The panelists each answered a number of questions prepared by staff, then had open discussion and answered questions from the Steering Committee. This opportunity provided another perspective of businesses that have larger operations in the area, but still have many issues that affect their operations. They also shared their visions for the development of the area, hoping that more property owners make significant investment or reinvestment on their properties as well
- The Committee discussed the first design and architectural guidelines that would be created for Winter Park development. Those are reflected in the new Orange Avenue Overlay District code language.
- In-depth discussion and analysis of the flooding, traffic and parking shortages that have created the biggest challenges for the Orange Avenue area. The discussion led to the realization that the Orange Avenue codes should take a more modern, intelligent and sustainable view of how parking structures are treated and calculated, with the Committee agreeing that parking garages should not count towards the Floor Area Ratio of a property, as long as certain criteria are met. The discussion also included looking at shared parking arrangements and encouraging the businesses in the area to share parking. The outcome of these discussions are found throughout the new code language of the Orange Avenue Overlay District and in the Development Enhancement Menu included in the code language.
- The Committee discussed the creation of separate subareas and the unique standards that each subarea would have.
- The Committee had the owners of the three properties that are expected to see major redevelopment to for a panel discussion. The panelists included: Randy Knight, City Manager of the City of Winter Park; Michelle

Heatherly, representing Demetree Global; and Frank Hamner, representing the Holler Group. The panelists each answered a number of questions prepared by staff, then had open discussion and answered questions from the Steering Committee. This opportunity to hear from the larger property owners and their vision for the area was very important to the Committee, because so much of the area-wide improvements are dependent on the activation and major investment of these key properties.

- There was significant discussion of the creation of the Development Enhancement Menu, which would allow properties to earn their way towards increased development opportunities by constructing public improvements that would help the small businesses in the area and would create Citywide improvements to connectivity, parks, open space, sustainable practices, arts & culture and more.



RECOMMENDATION

At their final meeting on November 13, 2019, the Orange Avenue Overlay Steering Committee voted 8-2 to recommend approval of the Final Draft language, with minor changes that were discussed at the meeting. The major topic that all members of the Steering Committee could not agree upon was whether or not the City-owned Progress Point property should be developed, to what scale it should be developed, and whether or not it should be used as a park.



SECTION THREE

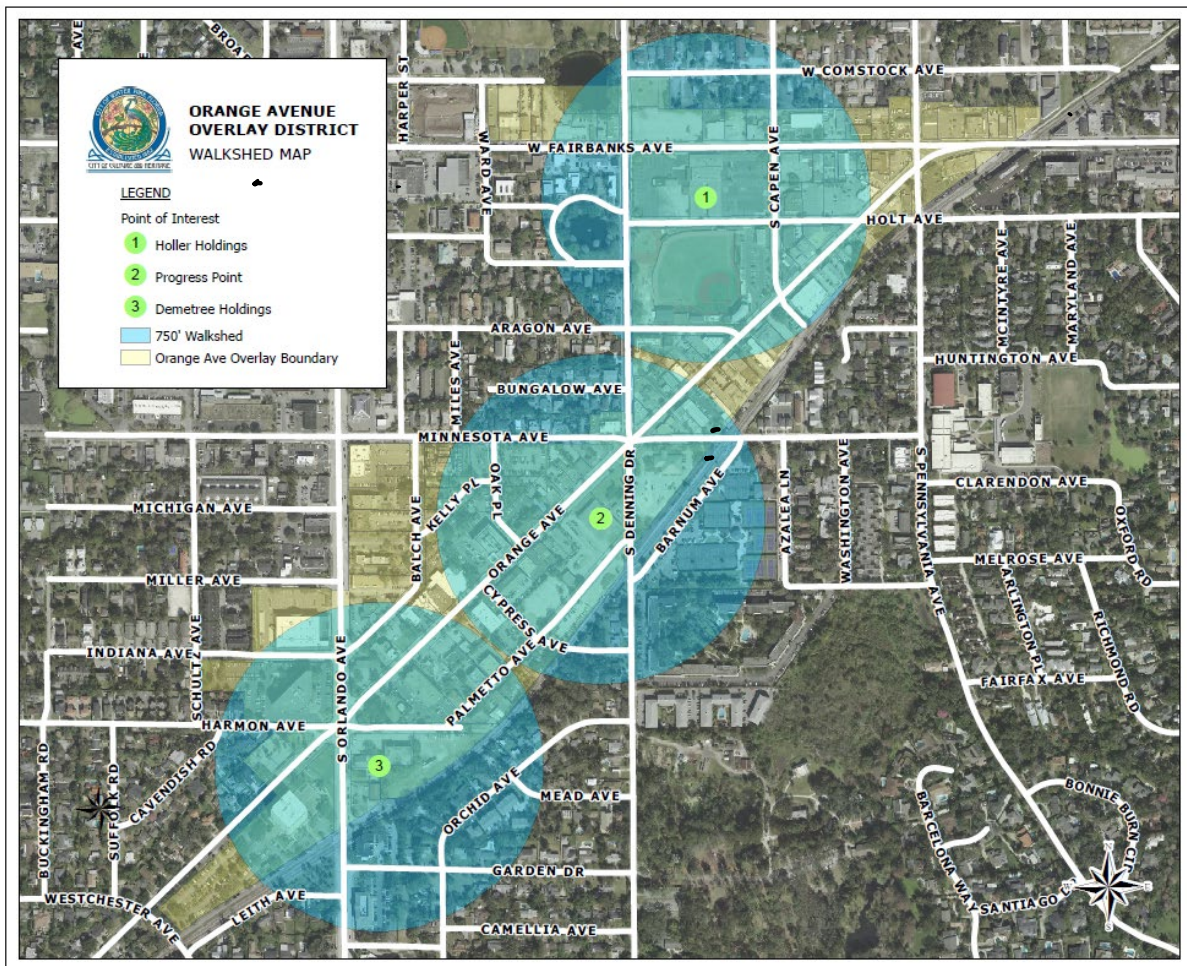
DATA

PARKING

A major point of discussion throughout the Overlay process has been the opportunity to create new parking solutions that can help an area that has serious need for available parking. Currently, the vacant or unused properties at Progress Point, the former Holler RV site, the former Lombardi's Seafood (Demetree) site and Bank of the Ozarks are the only available off-street parking. These properties are not legally designated for public parking, but have served as the overflow parking relief areas for some time. When these areas are developed and if they are developed without providing some available space for public and/or shared/leased parking use, the severe parking shortage will only be exacerbated and the likely outcome is that existing small businesses in the area will not be able to survive.

Parking Walkshed

It is important to understand that parking needs to be strategically located within walking distance of destinations. According to Urban Land Institute studies, a typical person has a comfortable walk-shed of about 750 feet from where they park to their destination (see exhibit below). This Orange Avenue process has found that there is the opportunity and desire to create public parking structures or shared parking structures at the former Holler RV site, the Progress Point site and the Demetree (Former Lombardi's Seafood) site. Shown here is the 750-foot walkshed applied to those properties, which uniquely cover the majority of the Orange Avenue Overlay District area. The existing conditions and opportunities just happen to uniquely be set up to meet a 750-foot walkshed from most of the properties within the Overlay area that may need to utilize available parking in area garages.



Orange Avenue Overlay District Area Current Parking Study

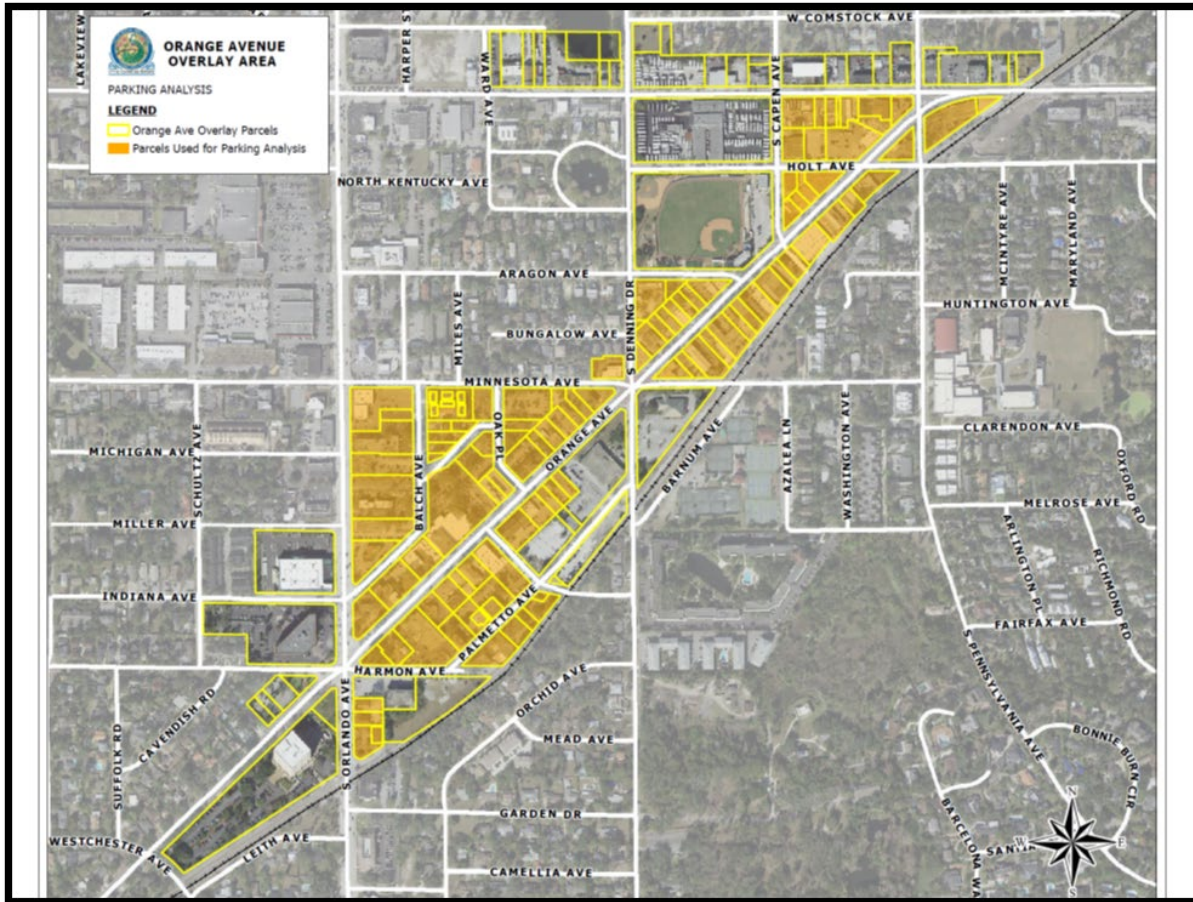
Planning staff used Orange County Appraiser data to calculate that the study area (depicted below) contained 541,618 square feet of gross area. The gross area was used to calculate the number of required off-street parking spaces and get an accurate and conservative account of how many off-street spaces are currently available within the core of the Overlay District area.

541,618 Gross Square Feet would require 2,166 required off-street parking spaces at a conservative parking rate of 1 space per 250 square feet of gross square footage. Currently, 1,681 off-street parking spaces are provided within the study area. This results in a 485 parking-spot deficit within the study area. These numbers do not include on-street public parking spaces, because public parking spaces are never counted towards meeting parking

requirements for development. This study shows that approximately 485 parking spaces would be needed in order to get the businesses in the district to a base level that would meet code. All new development within the district would need to provide their own additional parking.

As a basic exercise that shows how much space would be needed to provide enough parking to make all businesses in the district meet the code minimums and be made "whole", we can assume the following calculations:

- Per code, each standard parking space is required to be designed at a minimum size of 18' x 9', or 162 square feet.
- 162 square feet per space X 485 spaces would result in a need of 78,570 square feet of parking spaces, or 1.8 acres of land.
- Unfortunately, this calculation only includes the parking spaces needed and does not include the aisles and drives needed to access said parking. The average square footage for each parking space, which includes the area needed for aisles and access, is approximately 350 square feet per parking space according to industry standards.
- If we calculate the 350 square feet per space needed, multiplied by the 485 spaces that are currently in deficit, we get a result of 169,750 square feet, or approximately 3.9 acres of parking lot area that would be needed to eliminate the deficit.
- This 3.9 acres of needed area also creates 3.9 acres of additional impervious surface in an area that is significantly underserved with stormwater capacity. Additionally, creating 3.9 acres of surface parking is a very unsustainable design as it adds to the urban heat island effect, creates major stormwater capacity needs and would not add to the aesthetic appeal of the area. Additionally, the area to handle this capacity does not currently exist. Therefore, every opportunity to create shared parking arrangements and the more sustainable use of structured parking must be utilized.



Note: The square footage and parking from Bank of the Ozarks, Rollins Ballfield, Progress Point and the Holler RV Property were not included in any of these calculations due to currently not being used and no plans for re-use of the properties. Additionally, properties west of Orlando Avenue and north of Fairbanks Avenue were not included because of the existing pedestrian crossing issues.

Additionally, only improved (paved) parking areas with legal access were counted.

As existing conditions in the area show, the current parking deficit is being handled by using the vacant Progress Point property, the vacant Bank of the Ozarks property, the now vacant Holler RV site and the former Lombardi's Seafood site. None of these areas are approved public parking areas, and though they have served as the "relief-valve" for the parking issues of the area, they could become unavailable at any moment. During the Steering Committee panel discussion process with local businesses, the Committee and staff found out that the Jewett Orthopedic Clinic and Surgical Center has plans to expand their administrative offices and create a great deal more surgical suite and recovery space, which will create an additional increase on the demand in the area.

This parking study was conducted as a result of hearing throughout the Orange Avenue Overlay process that there were significant parking deficiencies in the area. This study provides confirmation that if additional parking is not planned for and provided within the area, businesses will continue to suffer and many small businesses will likely not survive. Utilizing the potential investment on the key larger pieces of land at Progress Point, Bank of the Ozarks, the Holler site and the Demetree site is paramount to the potential success and revitalization of the district. By creating surplus parking and the opportunity for shared or leased parking arrangements in newly constructed parking structures on these sites, we have the only realistic solution available, which also happens to be the most sustainable approach. What must be continually considered is that these properties need to be provided with enough leasable space to provide the economic opportunity to construct these new parking structures. If the economics of the development potential on these sites do not work, the area will continue to suffer and little change can be expected. If these key properties were to develop at a smaller scale and potentially only utilize surface parking lots, there would no solutions created.

TRAFFIC

The adverse traffic conditions in the area have been thoroughly discussed and analyzed throughout the development of this plan. A thorough traffic study has been performed by Kimley Horn. The Orange Avenue corridor has very high traffic numbers and is bookended by the most dangerous intersection in town (Orange Ave & Fairbanks Ave) and the 3rd most dangerous intersection in town (Orange Ave & 17-92). Additionally, the area between these intersections averages approximately 100 reported crashes a year and the pedestrian/bicycle crashes have a very high rate of injury.

Traffic issues were one of the primary issues discussed by the public during the input gathering of this process. These concerns have been further echoed by business owners and nearby residents. During the workshop, these traffic concerns became very evident to those who tried to navigate the area on foot during rush hour. Traffic studies and analyses have been performed on the corridor and the reports are included in the project documents. The initial findings, as expected, discussed that speeds in the area are too high, there are no pedestrian safety mechanisms in place, that the intersections do not function well and that the area sees a high volume of crashes. According to data provided by MetroPlan, over 70% (average) of the traffic on Orange Avenue uses the road simply as a cut through. Only 13% (average) of the

trips in the corridor either start or end in the Orange Avenue area. As each new project is proposed, an additional traffic study will have to be performed.

STORMWATER

Another topic that was identified early in the process as a major concern for the area was stormwater and flooding. The input provided from area businesses and residents showed staff the areas of concern. The stormwater analyses showed there are some areas of minor localized flooding that can be fixed by smaller infrastructure upgrades and connections, but revealed no major infrastructure projects appear to be needed.

It became evident that the largest issue related to stormwater was the fact that because the Orange Avenue Overlay area was built out prior to current stormwater standards, the area does not retain, detain or provide stormwater treatment of any kind. The water simply runs off the sites, carrying debris and pollutants and enters the City stormwater system untreated. The majority of the area flows north to Lake Mendsen (water body in MLK, Jr. Park) and then to Lake Killarney. Often, the water flows through Lake Midget which allow overflow of untreated stormwater to enter the aquifer through drainwells. Having untreated stormwater that enters directly into the City's stormwater conveyance system is the largest and most pressing stormwater issue in the area. Therefore, development enhancements are offered to properties that will detour and treat the stormwater that currently harms our system and enters our Chain of Lakes. Additionally, redevelopment of the larger properties in the area will require that these properties hold and treat the stormwater on their sites that currently flows off the site untreated.

As stormwater capacity is not the major issue, but rather the treatment of runoff, this plan offers meaningful solutions to the issues in the area. Additionally, as redevelopment occurs on larger properties, the City can utilize the active construction in the area and around the sites to make some minor system upgrades that should alleviate the smaller areas of flooding.

Existing and Future Floor Area Ratio Analysis

Existing Square Footage/Acreage of Current Zoning Districts Within the Orange Avenue Overlay District Area:

- **Commercial** - 1,547,314 square feet (35.52 acres)
- **Office** - 1,004,084 square feet (23.05 acres)
- **Residential** - 197,641 square feet (4.53 acres)
- **Industrial** - 105,415 square feet (2.41 acres)
- **Parking Lot** - 93,571 square feet (2.14 acres)
- **Parks/Rec** - 290,181 square feet (6.66 acres)

Total - 3,239,909 square feet (74.37 acres)

Maximum Achievable FAR & Square Footage Allowed by Current Zoning in the Orange Avenue Overlay District:

- **Commercial Zoning - 60%** (if Mixed-Use) - 928,388 square feet
- **Office Zoning - 60%** (if Mixed-Use) - 602,450
- **Residential Zoning - 110%** - 217,641
- **Industrial Zoning - 100%** - 105,415 square feet

Maximum Total Square Footage Currently Achievable by Existing Zoning - 1,853,894 square feet

Square Footage Allowed at OAO Base FAR:

- **Subarea A - 0.45 FAR** - 24.07 acres (1,048,723 sq ft) @ 0.45 FAR = 471,925 square feet
- **Subarea B - 0.45 FAR** - 6.57 acres (286,189 sq ft) @ 0.60 FAR = 128,785 square feet
- **Subarea C - 0.60 FAR** - 4.39 acres (191,271 square feet) @ 0.60 FAR = 114,762 square feet
- **Subarea D - 1.0 FAR** - 4.61 acres (200,942 sq ft) @ 1.0 FAR = 200,942 square feet
- **Subarea E - 0.60 FAR** - 16.09 acres (701,119 sq ft) @ 0.60 FAR = 420,671 square feet

- **Subarea F** – N/A
- **Subarea G** – N/A
- **Subarea H** – N/A
- **Subarea I – 0.60 FAR** - 1.87 acres (81,805 sq ft) @ 0.60 FAR = 49,083 square feet
- **Subarea J – 1.0 FAR** – 4.22 acres (183,866 sq ft) @ 1.0 FAR = 183,866 square feet
- **Subarea K – 0.60 FAR** - 2.87 acres (125,219 sq ft) @ 0.60 FAR = 75,131 square feet

***Total Square Footage Allowed at Base FAR –
1,645,165 square feet***

Square Footage Allowed at OAO Maximum Achievable FAR:

- **Subarea A - 0.65 FAR** - 24.07 acres (1,048,723 sq ft) @ 0.65 FAR = 681,669 square feet
- **Subarea B – 0.60 FAR** - 6.57 acres (286,189 sq ft) @ 0.60 FAR = 171,713 square feet
- **Subarea C – 1.25 FAR** – 4.39 acres (191,271 square feet) @ 1.25 FAR = 239,088 square feet
- **Subarea D – 2.0 FAR** – 4.61 acres (200,942 sq ft) @ 2.0 FAR = 401,884 square feet
- **Subarea E – 0.80 FAR** - 16.09 acres (701,119 sq ft) @ 0.80 FAR = 560,895 square feet
- **Subarea F** – N/A
- **Subarea G** – N/A
- **Subarea H** – N/A
- **Subarea I – 1.25 FAR** - 1.87 acres (81,805 sq ft) @ 1.25 FAR = 102,256 square feet
- **Subarea J – 2.0 FAR** – 4.22 acres (183,866 sq ft) @ 2.0 FAR = 367,732 square feet
- **Subarea K – 0.80 FAR** - 2.87 acres (125,219 sq ft) @ 0.80 FAR = 100,175 square feet

***Total Square Footage Allowed at Maximum Achievable
FAR – 2,625,412 Square Feet***

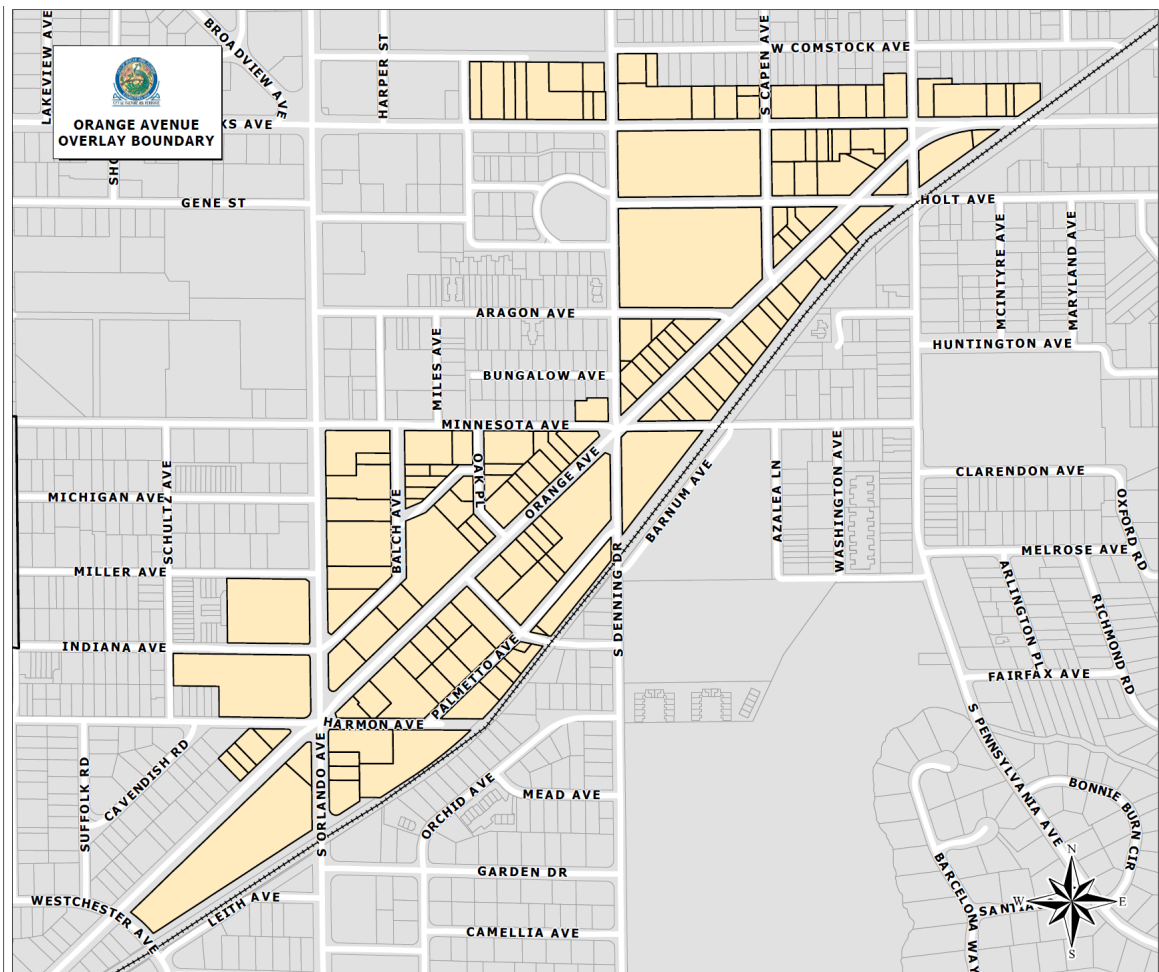


SECTION FOUR

OVERLAY DISTRICT PLAN

DESIGNATION OF THE ORANGE AVENUE OVERLAY

The following map exhibit shall define the extent of the Orange Avenue Overlay District. The regulations found herein shall only apply to the properties located within this defined area.



ARCHITECTURAL & SITE DESIGN STANDARDS

Building Height & Setbacks/Stepbacks

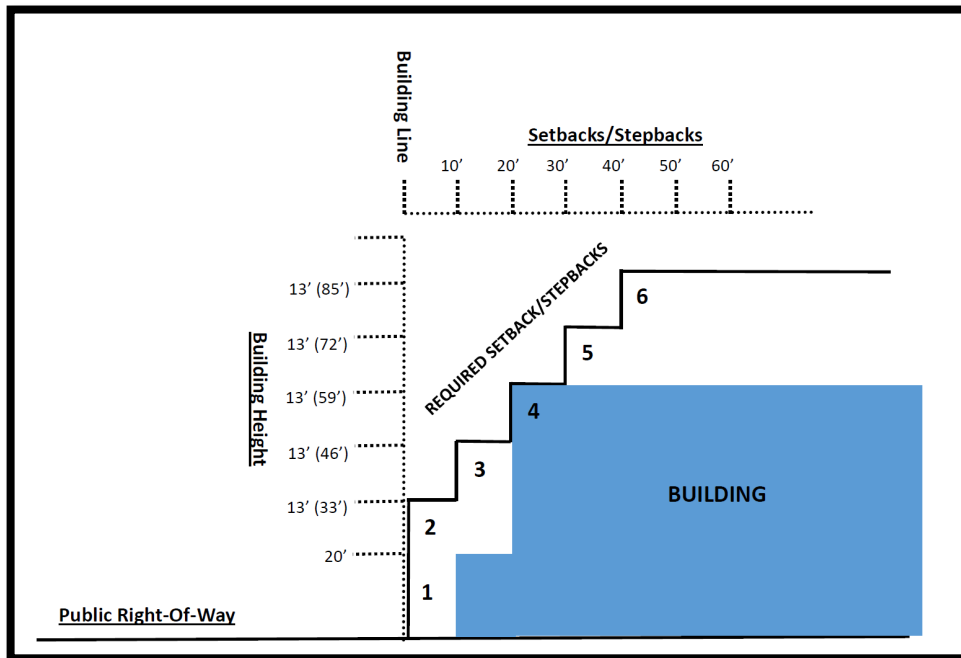
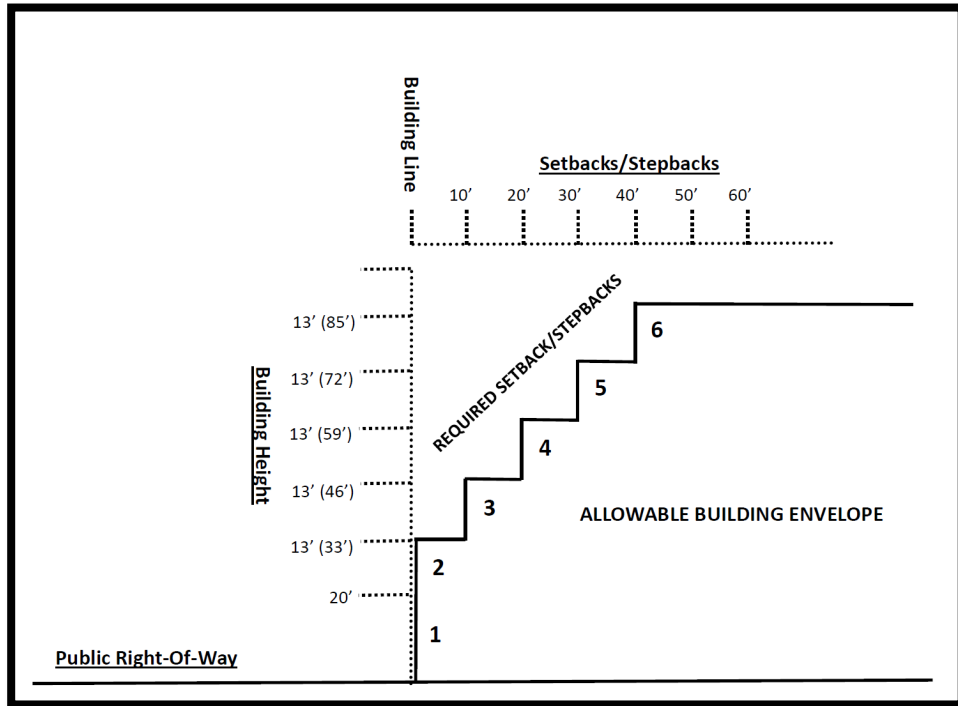
Building Height & Setbacks/Stepbacks. To allow for flexibility in design, but preserving development standards that will not create more massing than necessary, buildings shall be measured in stories. Only floors visible on the exterior of the building shall be counted towards building height (ex. A 4-story building wraps around a 5-story interior parking garage, only the 4 stories would count as they are the only part visible).

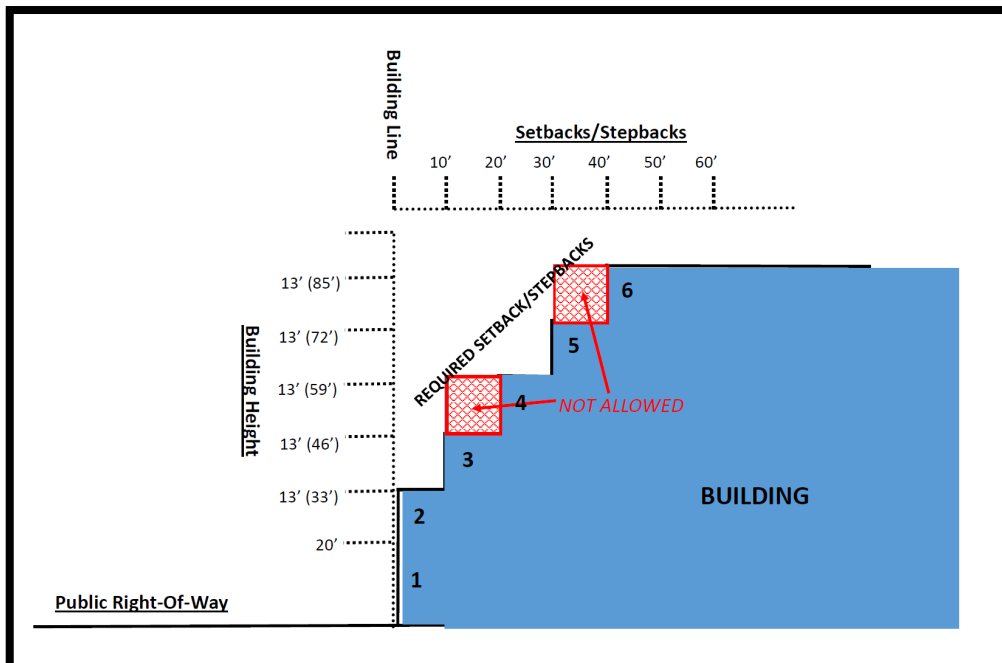
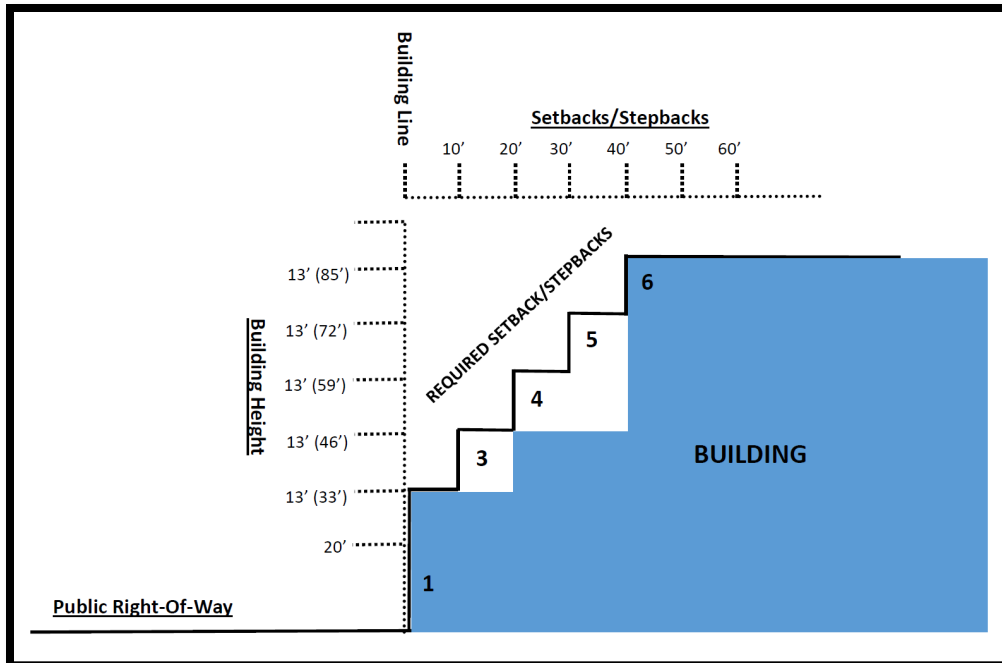
The first floor of any building shall be allowed to be a maximum of 20 feet in height. Mezzanine, balcony or loft levels shall be allowed within the first story, as long as they do not cover more than 30% of the first-floor area and stay within the maximum 20-foot first floor height area. Mezzanines, balconies or lofts shall not be allowed above the first floor. Each floor above the first floor shall have a maximum height of 13 feet. Buildings shall be allowed to transfer unused floor heights to other floors, as long as the maximum cumulative height is not exceeded.

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

For any building over two stories in height that is located along Orlando Avenue or Fairbanks Avenue on the property line, each additional floor shall be setback a minimum of ten (10) feet, or shall be within the allowable envelope as depicted in the figures below:

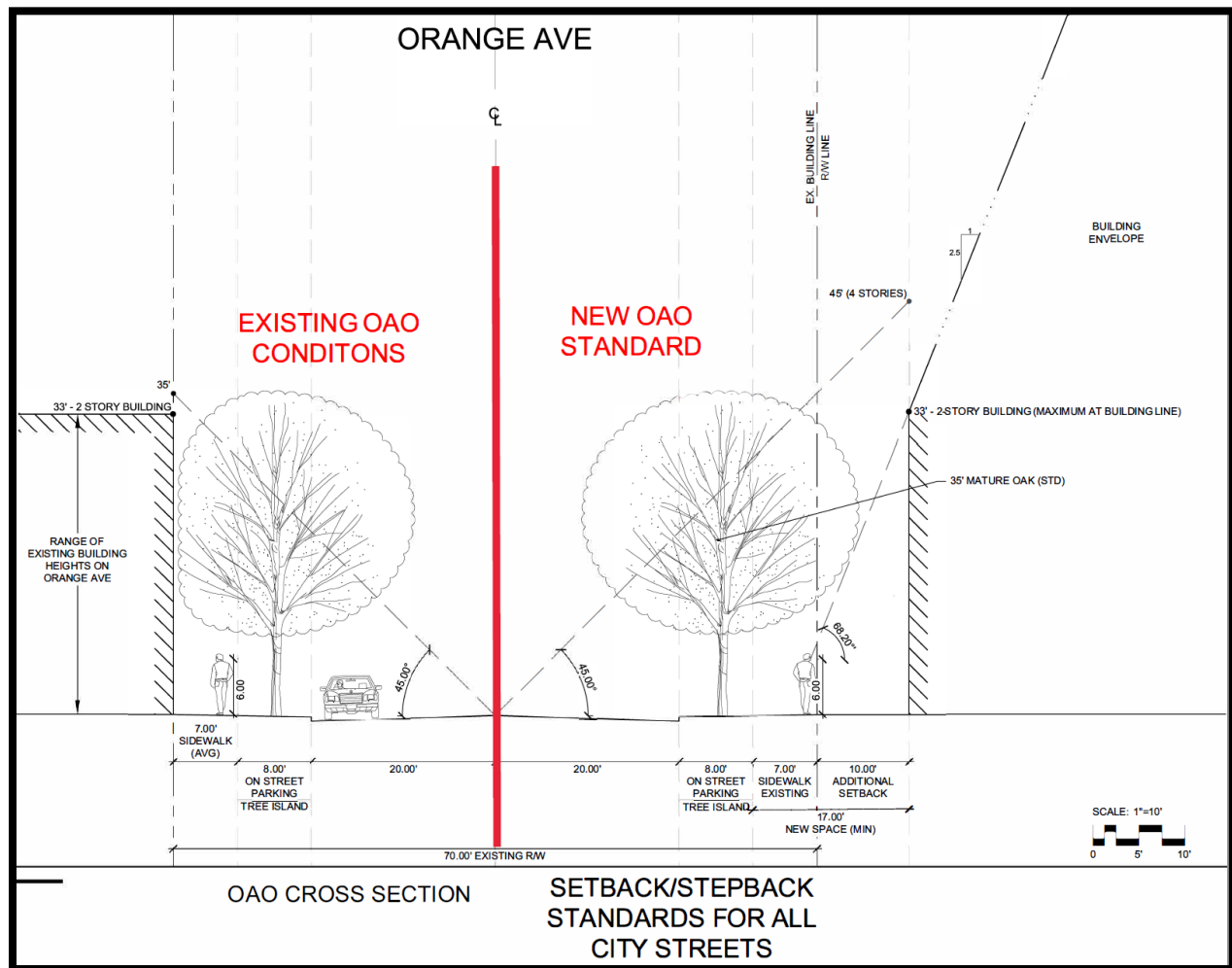
Building Height, Setbacks/Stepbacks & Building Envelope





For all properties not fronting on Orlando Ave or Fairbanks Avenue, the following cross-section shall depict the setback/stepback requirements:

Figure 5 – Typical Cross-Section for City Streets (All Streets Except Fairbanks Ave or Orlando Ave):



If a building is constructed within the allowable building envelope as depicted above, the first floor shall always be defined and articulated as discussed later in this chapter. Additionally, the building shall not exceed more than three stories of vertical wall without a setback/stepback, cornice, balcony or other major façade breakup, which shall create visual and massing relief. All walls shall provide some sort of articulation, material or color change, window, balcony, terrace or other visual breakup of the building façade at least every 50 feet, both vertically and horizontally.

If a building is constructed within the allowable building envelope as depicted above, the first floor shall always be defined and articulated as discussed later

in this chapter. Additionally, the building shall not exceed more than 3-stories of vertical wall without a setback/stepback, substantial building articulation, a cornice treatment or other architectural element which shall create visual and massing relief. All exterior walls shall provide some sort of substantial articulation, material or color change, window, balcony, terrace or other visual breakup of the building façade at least every 50 feet, both vertically and horizontally.

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

Building setbacks/stepbacks as defined herein shall not be required along the railroad right-of-way. Along with the railroad right-of-way width, these properties are required to provide additional setback distance via the required construction of the rail trail, which also provides trees and landscape buffering. However, these rear facades shall provide some sort of articulation, material or color change, window, entryway or other breakup of the building façade at least every 50 feet, both vertically and horizontally.

Corner Treatment

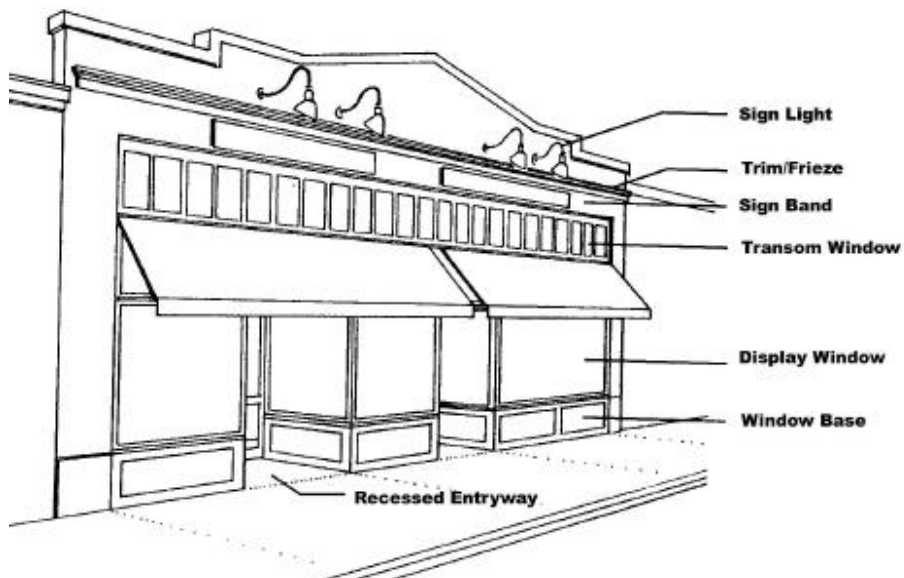
Properties fronting on a street corner shall recognize this special opportunity to provide architectural interest and special treatment at the corner location. These properties have two public facades, which gives the chance for special architectural treatment and detailing that will have the highest impact and visibility, at the corner location.

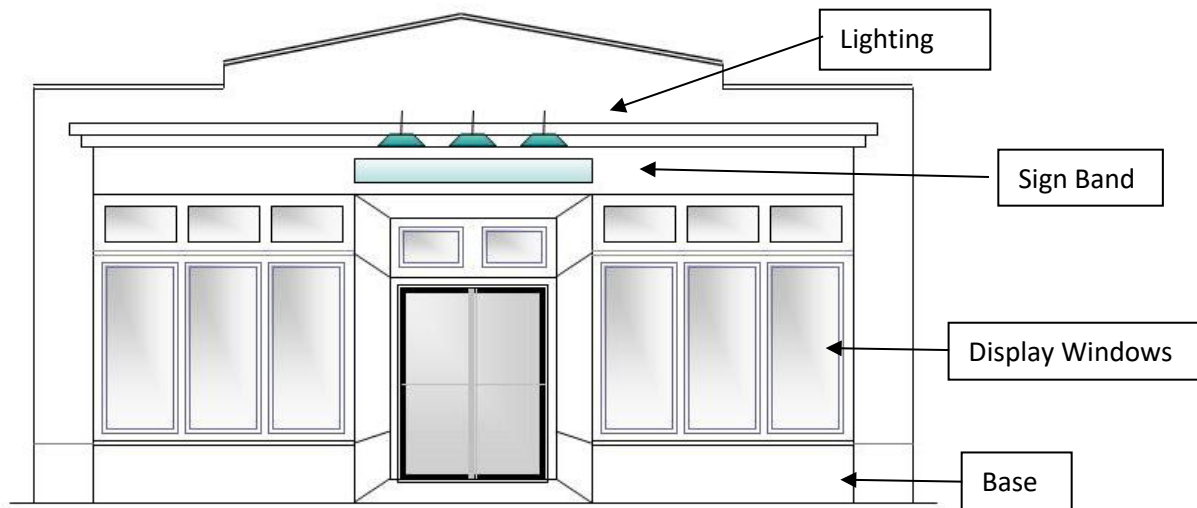
Façades

There shall be some sort of articulation, material or color change, window, entryway or other breakup of the building façade at least every 50 feet. Murals shall be allowed to contribute towards façade breakup.

The building façade should be constructed parallel to the street and are encouraged to be placed as close to the street as established setbacks permit, however it may be more appropriate for taller buildings to utilize greater setbacks/stepbacks, articulation or other architectural treatments to reduce visual massing. On low-rise buildings the different parts may be expressed through detailing at the building base and eave or cornice line.

Commercial Façade Treatment Examples





Other Notes on the Treatment of Façades

Roof lines, parapets and building heights shall be architecturally articulated and diverse in design form with adequately scaled and proportioned architectural treatments which complement the building's design.

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

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

Lower Story

The lower story of the building has the most immediate visual impact on the passerby. Traditionally, buildings along urban streets have a high proportion of glazing to solid wall surface, with higher floor to floor heights, on the first story. To maintain continuity with this treatment, buildings on Orange Avenue shall have 25% minimum glass on the first story and shall be allowed height

up to 20 feet. The first floor shall be clearly defined and articulated from upper stories.

Building Entrance

Primary building entrances in the Orange Avenue Overlay District shall be clearly defined, and shall be recessed or framed by a sheltering element such as an awning, arcade, overhang, or portico (in order to provide weather protection for pedestrians). Public entrances flush with the building wall with no cover are discouraged. Awnings are encouraged. Awning standards include:

- a. Awnings for a building façade shall be of compatible color, look, shape, and height;
- b. Awnings shall provide vertical clearance of no less than eight (8) feet above sidewalks; and
- c. Awnings are not allowed to hang over vehicular traffic ways

Building Setbacks along Orange Avenue

It is the intent of this Chapter to enhance and preserve the character of the Orange Avenue Overlay District by promoting parking area placement to the rear of lots and bring visually pleasing building architecture closer to the to the street. Therefore, front building setbacks may be reduced to a distance that creates at least seventeen (17) feet of sidewalk space from the back of curb (not including the landscape bumpouts).

Architectural Towers, Spires, Chimneys, Or Other Architectural Appendages

Any architectural tower, spire, chimney, flag pole or other architectural appendage to a building shall conform to that district's height limit. However, when necessary to meet the building code requirements, chimneys may exceed the height by that minimum required distance.

If provided for within the respective nonresidential zoning district, architectural appendages, embellishments and other architectural features may be permitted to exceed the roof heights specified in that section, on a limited basis encompassing no more than 30 percent of the building roof length and area, up to eight feet of additional height upon approval of the city commission, based on a finding that said features are compatible with adjacent projects.

Mechanical Penthouses, Rooftop Mechanical and Air-Conditioning Equipment, Stair Tower Enclosures, Elevators and Parapets

Mechanical penthouses, mechanical and air-conditioning equipment, stair tower enclosures, or elevators on rooftops of buildings shall not exceed a total height of ten feet above the allowable building height. Any penthouses shall only be used for mechanical equipment to serve the building. Parapets, or mansard roofs serving as parapets, may extend a maximum of five feet above the height limit in the zoning district unless other parapet heights are more restrictive for the respective zoning district. In addition, mechanical equipment and air-conditioning equipment on rooftops shall be screened from view from ground level on all buildings in all zoning districts and shall be located to the maximum extent possible so that they are not visible from any street.

TRANSPORTATION & CONNECTIVITY

Steering Committee Multi-Modal Transportation Recommendations

The Orange Avenue Overlay Steering Committee was focused primarily on the land use elements of the creation of the Overlay District. Transportation is a major part of the expected change in the area, so the Steering Committee wanted to provide recommendations for future transportation improvements in the area. Any future transportation improvements in the Overlay area will certainly go through an extensive review and design process, but there are a number of recommendations from the Steering Committee that should be considered as a part of any future improvements:

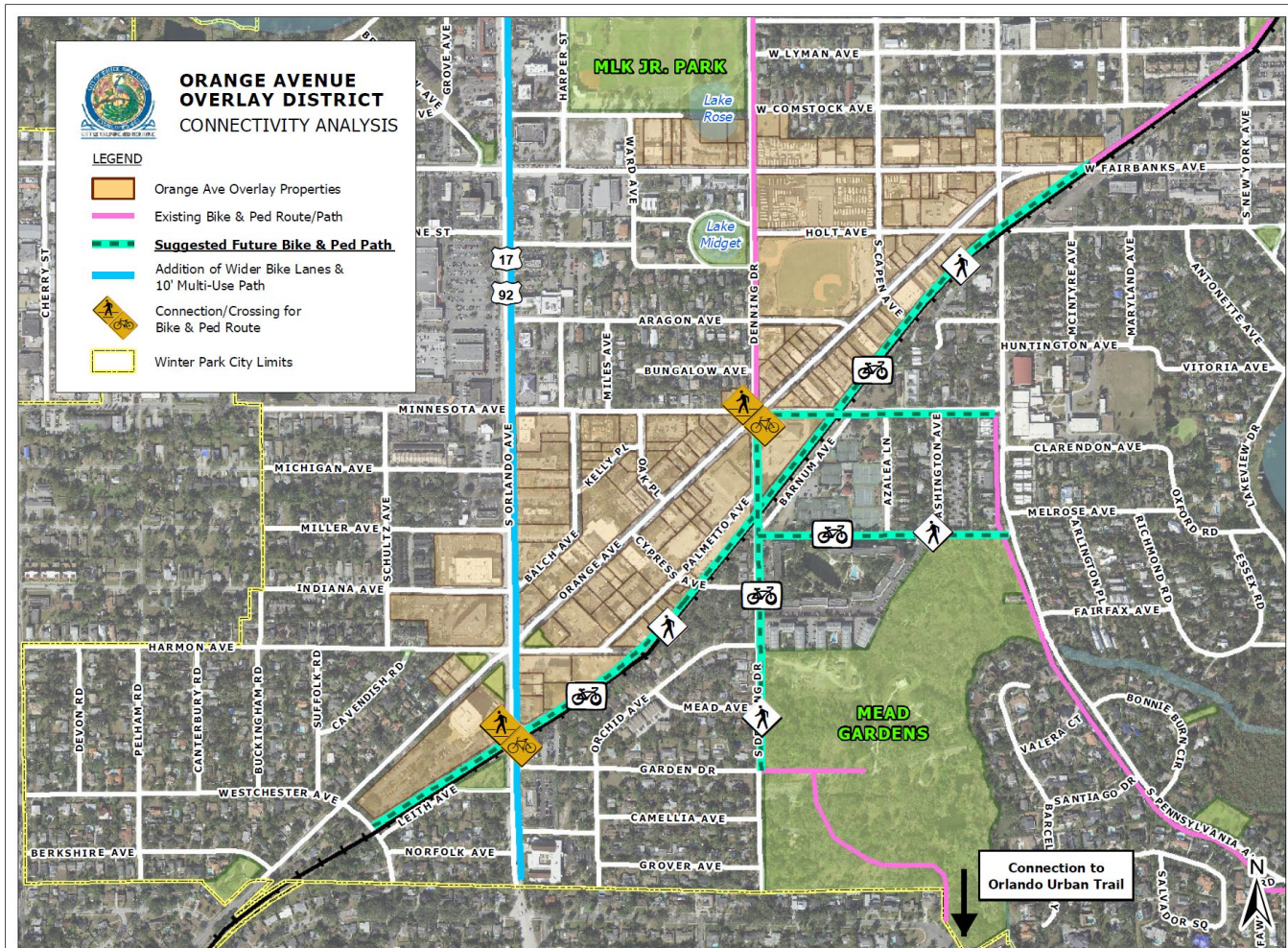
- The hierarchy of Transportation from the Comprehensive Plan should be kept at the forefront of any future improvements. This hierarchy places the pedestrian at the front, followed by bicyclists, then public transit users and vehicles as the last transportation method considered in design.
- Transportation enhancements should encourage decorative lighting, landscaping and the continued planting of canopy trees along roads, sidewalks and pathways to create shade and the green aesthetic that Winter Park is known for.
- The most important transportation or mobility upgrade is the extension of the Complete Street Denning Drive improvements from their current

terminus at the Intersection of Orange Avenue, Minnesota Avenue & Denning Drive, down to the entrance to Mead Gardens.

- As potential traffic calming improvements are considered along Orange Avenue, ensure that area wide impacts are considered.
- Sidewalks along Orange Avenue are encouraged to be at least 15 feet wide, with appropriate lighting, tree canopy, vegetated areas and covering to protect from the elements.
- The redesign or “right-sizing” of Orange Avenue should be evaluated. The current design is unsafe for all modes of transportation and does not allow for the safe usage of public parking.
- Pedestrian safety in the area should be enhanced at every opportunity.
- Consider using pedestrian crosswalks with design elements that create art or murals in the road, which also enhance pedestrian safety.
- Strong consideration should be given to the utilization of traffic circles/roundabouts to create continuous flow and to provide better turning opportunities at congested intersections, specifically at the intersection of Denning Drive, Minnesota Avenue and Orange Avenue.
- Efforts should be made to provide connectivity to the surrounding residential areas for pedestrians and cyclists.
- Street Design that reduces speeds on Orange Avenue should be incorporated.
- A minimum 12-foot wide multi-use bike and pedestrian pathway should be designed along the railroad to provide access and connectivity.
- Fairbanks Avenue Streetscape should include landscaped buffering between roadway & sidewalk.

Connectivity

Connectivity was a major point of discussion and public input throughout the process. The following map was created to show the planned areas of connectivity and where future bike and pedestrian connections can be made.



MIXED-USE DEVELOPMENTS

Buildings in the Orange Avenue Overlay District are encouraged to contain ground floor retail, office, personal service or restaurant spaces. Multi-story buildings with a mix of uses such as office, hotel, retail, personal services, commercial, and residential are encouraged. Residential uses above commercial spaces are encouraged and shall be allowed by right in this district, subject to meeting adopted Fire Code and Building Code requirements. Mixed-Use shall be a minimum of 25% of new developments to avoid single-user development that will detract from a vibrant mixed-use area.

MEANINGFUL OPEN SPACE

The guiding documents of the Sustainability Plan, the Comprehensive Plan and Vision Winter Park have a strong emphasis on the creation of open space. Additionally, more meaningful open space and green space was one of the topics that was repeated throughout the public input process.

Currently, the Winter Park Land Development Code does not have any open space requirements for new development. It is the intent of the Orange Avenue Overlay District to ensure that the development and enhancement of properties includes the creation of meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind and stimulate social connection. Many of the existing properties do not have much opportunity for the creation of open space due to smaller size and other site constraints, so improvements to the rights-of-way and streetscape that create these spaces are very important. Where properties are planned for larger-scale redevelopment, meaningful open space and the design of structures around these open spaces is the most important consideration. At a minimum, each property 1.5 acres in size and above that is redeveloped shall provide at least 25% meaningful open space, which is open to and available to the public. At least 50% of open-space areas provided shall be greenspace and vegetation. Pervious areas such as retention ponds, parking lot islands or small-scale landscape planting areas around building bases shall not be counted as open space. Open space shall be areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similar-type spaces. At least 90% of the open space shall be provided at ground level. The intent is that each of these areas create the opportunity for social interaction, relaxation, recreation and reflection.

PARKING

Parking Lots & Parking Structures

One of the most discussed topics during the creation of the Orange Avenue Overlay District was about parking. Specifically, the lack of available off-street parking and the limitations that it creates for existing businesses in the area. The discussions were also about putting parking areas at the rear of businesses to screen unsightly parking areas with more aesthetically appealing architecture. Additionally, there is a desire to construct parking structures, which are a more sustainable way to handle parking needs, but

there are also requirements to screen parking structures to the highest feasible scale.

Commercial Parking Requirements

Unless specifically listed herein, parking shall be provided in accordance with the Land Development Code requirements.

- **General Business and Retail Commercial:** One parking space for each 333 square feet of gross floor space.
- **Office, Professional or Public Buildings:** One parking space for each 333 square feet of gross floor space.
- **Hotel:** One parking space for each guest room shall be provided. Other ancillary uses in the hotel (restaurant, spa, retail, meeting space, etc) shall only be required to provide parking at 50% of the off-street parking requirements defined in Section 58.86 of the Land Development Code.
- **Restaurants, Food Service Establishments, Nightclubs, Taverns or Lounges:** One space for every four seats.

Bicycle Parking shall be required per Land Development Code Standards. Where large projects provide parking garages, 20% of the required bike parking shall be provided onsite. The other 80% of required bike parking may be located within City right-of-way throughout the Overlay District. The City of Winter Park shall determine where the off-site parking shall be located.

Required parking may be located within 750 feet of the building, or within the closest parking structure where excess parking is available for lease. In the event of new construction, addition, or change in intensity of use of the principal building or property being serviced by the remote parking lot, all existing parking spaces located on such remote lot shall be allocated to the existing building or principal use to meet the minimum requirements of this article, and any additional spaces may then be allocated to that portion of the building or property which is the subject of the new construction, addition, or change in intensity of use.

Residential Parking Requirements

Unless defined herein, parking in the Orange Avenue Overlay District shall be designed and provided in accordance with the Winter Park Land Development Code.

Multi-family development parking requirements shall be provided as follows:

- 1) Each one-bedroom or studio unit shall be required to provide 1.25 dedicated parking spaces per unit.

- 2) Each two-bedroom unit shall be required to provide 1.5 dedicated spaces per unit.
- 3) Each three-bedroom or above unit shall be required to provide 2 dedicated parking spaces per unit.

Off-Street Parking Design

Parking access to properties along Orange Avenue should ideally be from side streets if frontage is available on a side street. If side street frontage is not available, a driveway will be allowed from Orange Avenue, providing the driveway and building gap surrounding it is minimized. Cross-access agreements are encouraged, to reduce the number of curb cuts and driveways. The intent is to maintain the building street wall without large voids for access driveways. The goal in this parking arrangement is to decrease the visibility of parking from the street as much as possible, by having parking behind the building and to reduce the turning movements with limited visibility across multiple lanes of traffic.

Parking garages shall be set back from the Orange Avenue, Fairbanks Avenue or Orlando Avenue frontages and screened by liner buildings or other treatments as required in this chapter. Parking should also be accessed from side streets to the maximum extent. They should also be designed in an architectural style that is compatible with its building counterpart and shall also conform to the City's parking garage design guidelines.

Parking Exclusion

A parking exclusion shall apply only to existing square footage or floor space. Parking shall be provided as required by the Land Development Code or this chapter for any net new building or net new floor space created by redevelopment, new construction, additions, alterations or remodeling or for any change in use requiring additional parking such as an office or retail space conversion to restaurant. Existing parking spaces may be counted to satisfy this requirement only where such existing spaces are in excess of the parking space requirements of this section for any existing floor space.

Floor Area Ratio (FAR) For Parking Structures

One of the major changes to current Winter Park Development Standards in this Overlay District is the opportunity for parking structures to not count towards the Floor Area Ratio (FAR) for any property within the Overlay District.

Winter Park is rare in that parking garages are counted towards FAR. Floor Area Ratio is the maximum extent to which a property can be developed, so this is a vital part to the potential for development of any property. The current requirement to count FAR of parking structures leads to the surface parking being the only economical way to build new projects. The mixed-use areas in town that have seen success have relied on parking structures to be successful. Few cities choose to count parking garages towards FAR. This code requirement makes development that uses parking garages very difficult, resulting in the shopping center type development with large impervious surface parking lots. This type of parking is very unsustainable and does not contribute towards the aesthetics and maintaining the tree that makes Winter Park special.

As with other areas of this Overlay District, the new or enhanced development standards must be earned, not simply given. Within the Overlay District, parking garage FAR shall not count as long as the following conditions are met for each structure:

- Parking constructed shall allow for a minimum of 50% of the parking spaces to be shared-parking, meaning the parking spaces are available for lease at or below fair market value (based on area parking lease comps) to other properties in the area that can utilize the parking during hours when the parking is not needed by the users of the property where the garage is located.
- Provide for multi-property parking collectives. For smaller-scale garages, multiple property owners may create a collective where parking can be built on a property that can serve multiple properties that do not have adequate available parking.
- Provide level-two electric vehicle charging stations for a minimum of 2% of all spaces within the structure.
- Provide and construct parking spaces at least 10% above what is required to meet code minimum requirements. This excess parking must either be available for lease at or below fair market value (based on area parking lease comps) to properties in the area or shall be provided for free public parking.
- Of the required 50% shared parking that is available (not leased or in use by the onsite businesses at the time), these spaces shall be made available to the general public for free on Saturday and/or Sunday mornings from 6:00 A.M. to 11:00 A.M. for community events in the OAO or for public events at Mead Botanical Garden.
- Parking structures shall be screened at least 50% on all visible sides with green walls, living walls, murals (that do not include advertising of any type), shade trees or vegetative screening, or other screening treatments.

Parking structures that do not meet all of the requirements listed above shall not be exempt from FAR calculations.

Parking structures on the north side of Fairbanks Avenue shall not be exempt from FAR. Parking structures west of Orlando Avenue shall not be exempt from FAR for structures greater than 2 levels (ground +1).

Parking provided to accommodate residential units or hotels shall not be required to be shared or count towards the shared parking ratio requirement. Because these spaces will not be available for shared or public use, one (1) additional free parking space shall be required for each ten (10) spaces that are dedicated for hotel or residential use. These public spaces shall be maintained as 24-hour, free public parking and shall not count towards additional entitlement achievement.

Parking Structures shall not be required to provide setbacks from residential areas as outlined in other areas of the Land Development Code, but shall meet height, building setback, allowable building envelope area and screening requirements as outlined in this code.

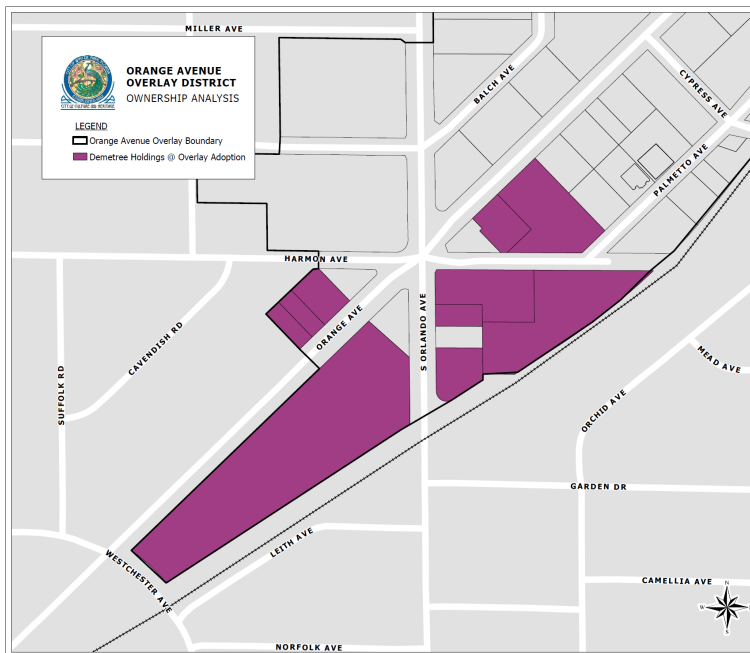
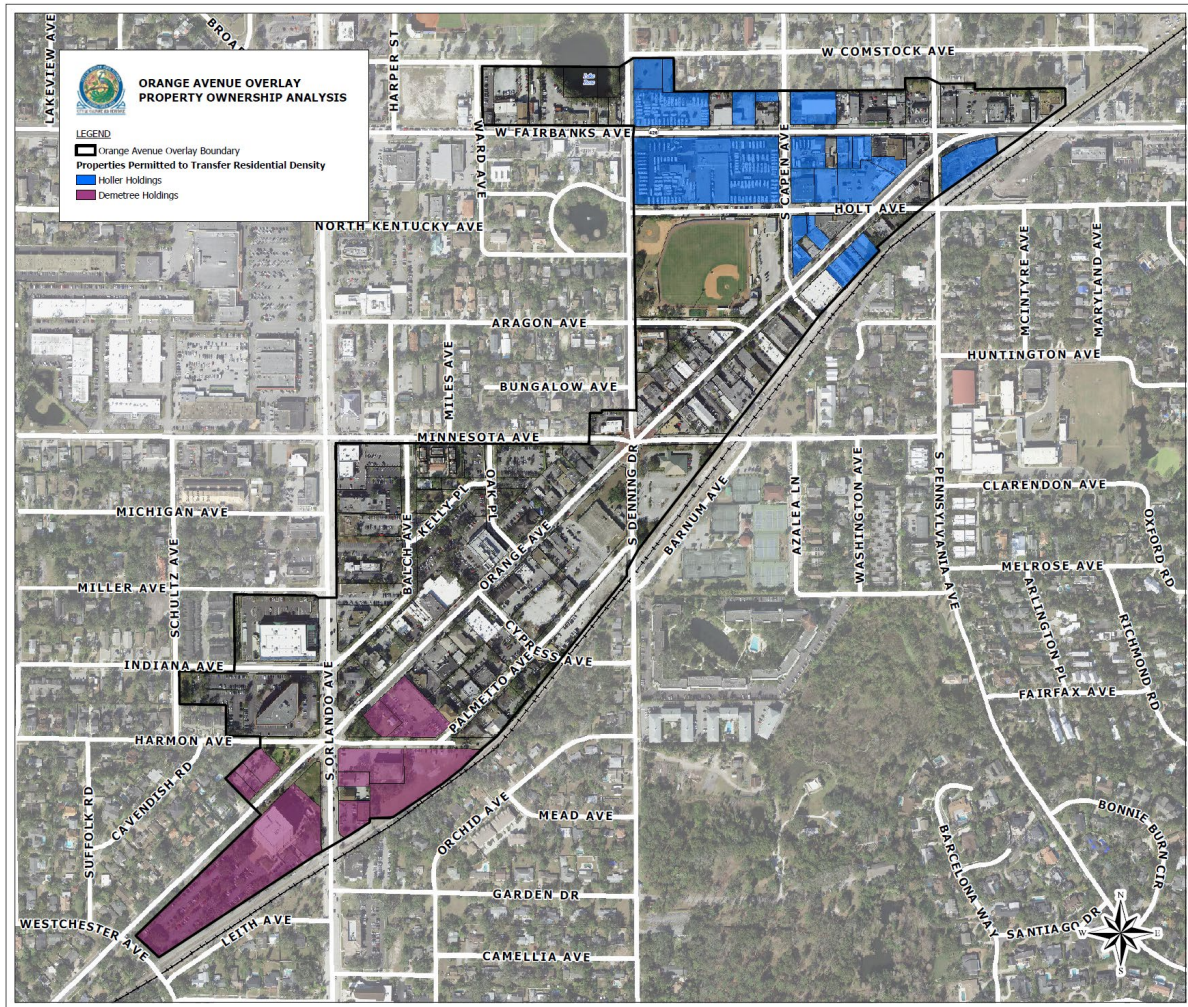
DENSITY TRANSFER

A key component to any mixed-use district is the inclusion and promotion of residential uses. Mixed-use districts that do not allow for residential units at an appropriate scale are then simply commercial districts. Mixed-Use, at its core, is all about the live, work and play components. Though the words density and multi-family can often be associated with fear and misconceptions, not having people who live in an area and bring life to the area will not be a true mixed-use area. Winter Park is a very low-density area in the traditional single-family areas, but this does not mean that multi-family living in certain areas is not appropriate, especially in mixed-use areas, such as the successful areas around Park Avenue and Hannibal Square. Additionally, having people who live in a mixed-use district brings 24-hour eyes and ears to a place, making it more than just a commercial area, it also becomes a neighborhood.

A unique part of the Orange Avenue Overlay District is the allowance for density that currently exists in the Orange Avenue area by right to be transferred into two specific subareas. As it currently stands, each commercial, office, industrial or residential area in the Overlay District is entitled with a density of 17 units per acre. Given this, over 1,100

residential units are currently entitled within the current zoning of the area. Only properties under common ownership within the Overlay area at the time of the adoption of this code or vacated rights-of-way shall be allowed to transfer the existing residential entitlements from other subareas into subarea D or subarea J. Only the existing residential units that exist currently may be transferred into subareas D or J. Units cannot be transferred out of these subareas and no other subareas may transfer density between them. Additionally, only the units can be transferred, not the entitled square footage or FAR. Once the residential entitlements are transferred from other commonly-owned properties, no residential units can be constructed on the site that transfers the units, as the residential unit rights no longer exist. Additional properties purchased after the date of the adoption of this Overlay District shall not be eligible for density transfer.

The intent of the density transfer is to create nodes of intensity, allowing for residential uses, which are key to the successful creation of mixed-use districts and create development that can fund the needed parking and regional stormwater areas in the district. Allowing density transfer into these areas would allow for approximately 300-350 total units to be built. Given the size and shape of the other properties within the area, it is not feasible for other larger multi-family developments to be built. There would not be the land size needed for the building and parking, the allowable FAR would be too low as well. And the parking would count towards FAR because residential parking spaces are not allowed to be used in shared parking calculations, so the FAR exemptions could not be met. There may be some smaller projects or remodels that construct a few units above existing retail or office, but no other larger projects would be feasible, keeping the actual density of the area much lower than it could be (1,100 units). By clustering the intensity, there will be a reduction in overall massing and building heights throughout the Orange Avenue Overlay area, keeping as much of the smaller scale development as possible to maintain the character of the area. This language shall not allow transfer of units into other Subareas. The map below depicts the properties within this subarea that qualify for this density transfer.



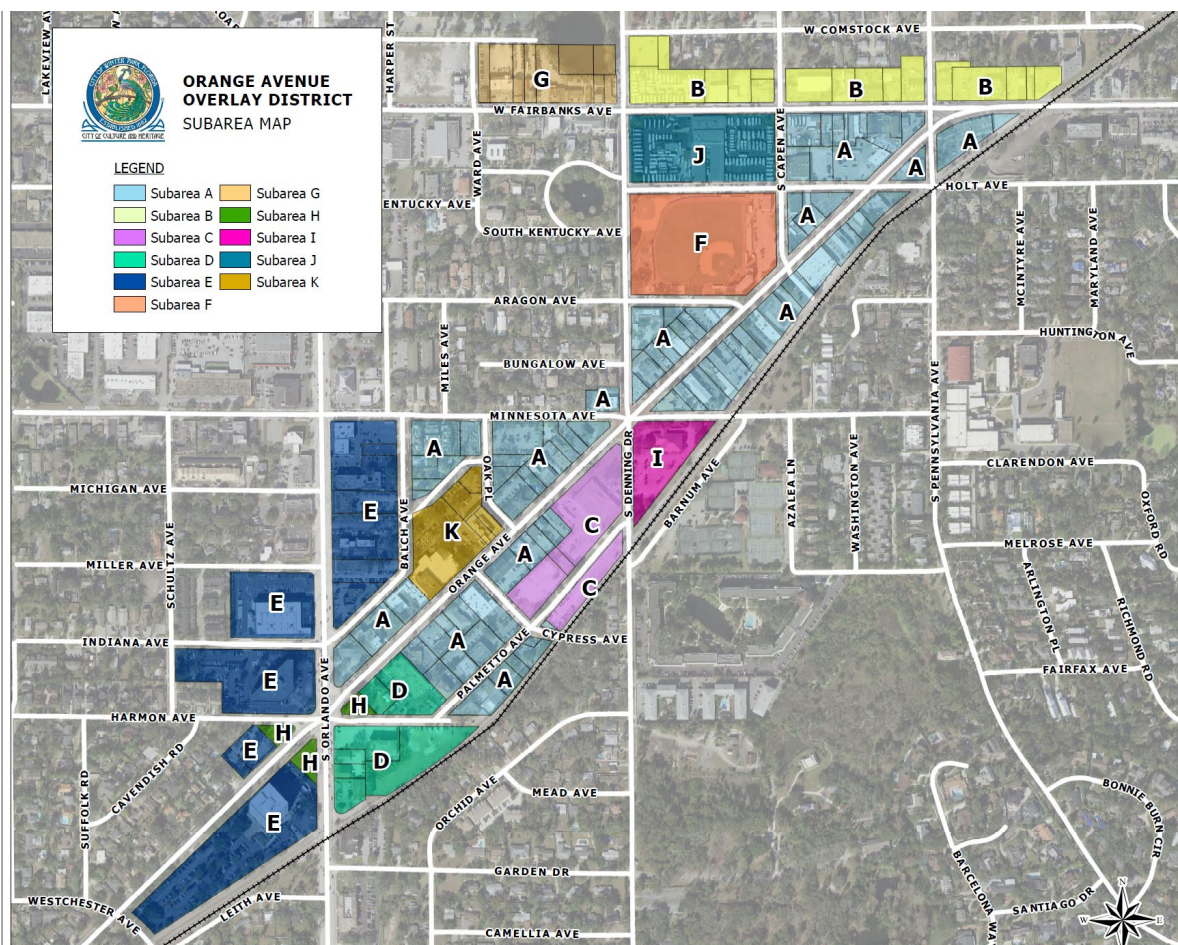
ADMINISTRATIVE REVIEW

Unless cited within this Chapter or another Section of the Winter Park Land Development Code, review of these guidelines and compliance shall be performed at the administrative level for projects not requiring Conditional Use approval. To ensure that the intent of the code is met, each application for a Conditional Use or any project that would utilize any of the Development Enhancement Menu options shall be reviewed by the Planning & Community Development Director or their designee. Any appeals of the determination of staff shall be taken before the City Commission for determination.

SUBAREAS

Orange Avenue Overlay District Sub-Areas & Standards

The subarea map depicted below shall officially delineate the different subareas and their specific development standards. Each area has unique characteristics, issues and opportunities.



General Subarea Development Standards

Due to the unique geography of the Orange Avenue corridor and the Orange Avenue Overlay District, it was determined that a number of areas with very unique issues and opportunities existed. After much consideration, a number of subareas were created to help the existing businesses in the area, create more economic opportunity, address issues that have plagued the area for many years, create a meaningful gateway into Winter Park and to create a special place in the community. Because each of these areas are unique, they each have their own development standards and opportunities.

After the adoption of the OAO, no changes to the subarea map shall be allowed. No variances to maximum number of stories, maximum allowable Floor Area Ratio, allowed uses, required open space or maximum residential density shall not be granted. Variances to other development standards shall be considered, with sufficient showing of reasoning and hardship, as outlined in Section 58-92.

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

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

Orange Avenue Subarea Descriptions:

Subarea A

This subarea consists mostly of existing buildings on smaller lots that were developed prior to Winter Park's current Building Codes or Land Development Code regulations. Therefore, the vast majority of these properties contain legally non-conforming structures. These properties are typically nonconforming in one or more of the following areas: Floor Area Ratio (FAR), Off-Street Parking, Stormwater Retention, Impervious Area, and Landscaping. These buildings have typically not been altered or remodeled to a great degree

because if the valuation of the remodel exceeds 50% of the valuation of the building, the entire property would be required to be brought into conformance with all building and Land Development Codes.

This area also has great character and the majority of the buildings are built at a very human-scale. In order to allow for the remodeling and renovation of the buildings within this subarea and to enhance the Orange Avenue Overlay District, the 50% valuation threshold shall not apply to these properties and the properties shall not be required to comply with current Land Development Code standards, as long as additional square footage is not added to the buildings. If additional square footage is added, the properties shall be required only to provide the required parking for the new net square footage of the property. All remodels, renovations or reconstructions that are allowed to remain as legally non-conforming with Land Development Code standards, shall still be required to meet applicable Building and life safety codes as determined by the City of Winter Park Building Official and/or Fire Official. If the use of the building is changed (i.e. office conversion to café), parking shall be provided as required by Code.

- (a) *Exemptions.* The following Land Development Code Requirements shall not be required to be met for renovation or remodel of existing structures that will maintain the existing use, size and conditions of the property:
 - 1. Floor Area Ratio
 - 2. Minimum Parking Requirements
 - 3. Stormwater Retention (but a minimum of 10 cubic feet of stormwater treatment and storage shall be created)
 - 4. Impervious Surface Percentage
 - 5. Setbacks
 - 6. Landscaping
 - 7. Height (no increase in stories)
- (b) *Reconstruction of Buildings.* Given the age of buildings within the area, the properties within this subarea shall be allowed to reconstruct the same building footprint when the building on the site is completely demolished, regardless of non-conforming status, on the site without being required to meet all development standards. Reconstruction of buildings shall only be required to provide stormwater retention and the sidewalk widths as described herein. All building and life safety codes shall be met with all reconstruction.
- (c) *Subarea A Development Standards:*
 - 1. Base Floor Area Ratio: 45%

2. Maximum Achievable Floor Area Ratio: 65%
3. Maximum Height: 2 Stories for any properties abutting Orange Avenue, and 3 stories for all other properties within the subarea.
4. Maximum Impervious Coverage: 85%
5. Setbacks: None, except front setbacks must allow for at least a 17-foot wide sidewalk along Orange Avenue. Fairbanks Avenue and Orlando Avenue shall each be designed to provide for a 10-foot wide sidewalk with a minimum 2-foot landscape buffer on the back of curb. Where the building requires an additional setback to achieve the required sidewalk, the area shall be dedicated as a public access easement. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
6. Maximum Residential Density: 17 units per acre

Subarea B

This subarea consists of unique commercial lots that are located adjacent to single-family residential zoning. In order to mitigate the lack of transitional areas between single-family homes and the Commercial areas and heavy traffic of Fairbanks Avenue, special consideration should be given to setbacks, screening and uses. This area is ideal for commercial frontages along Fairbanks Avenue and residential uses along the border of the single-family residential area.

Cross-access easements will be required upon re-development of the properties to limit the number of curb-cuts and driveways along Fairbanks Avenue.

(a) Subarea B Development Standards:

1. Base Floor Area Ratio: 45%
2. Maximum Achievable Floor Area Ratio: 60%
3. Maximum Height: 2 stories at front setback line and at rear setback line. Structures may increase to 3 stories if the 3rd floor is set back an additional 10 feet from front and rear setback lines. 3rd floors shall only allow residential uses.
4. Maximum Impervious Coverage: 85%
5. Setbacks:

- a. Street: None, except front setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area on the back of curb along Fairbanks Avenue.
 - b. Side: 0
 - c. Rear: 20
 - d. Third stories shall require an additional 10-foot setback from the front and rear setbacks.
6. Maximum Residential Density: 17 units per acre

Subarea C

This subarea is defined as the city owned, Progress Point property. It sits at one of the major intersections along Orange Avenue. This property currently serves as the relief valve of overflow parking for businesses nearby. In order to mitigate the lack of parking in the area, there should be special consideration for a parking garage on this property. There are also stormwater drainage concerns along Orange Avenue due to the age of the development in this area, so special considerations should be given for regional stormwater retention on this property. Due to its proximity to Mead Botanical Garden, this area provides a unique opportunity for a gateway and signage to direct the public to Mead Botanical Garden.

(a) Subarea C Development Standards:

- 1. Base Floor Area Ratio: 60%
- 2. Maximum Achievable Floor Area Ratio: 125%
- 3. Maximum Height: 4 Stories
- 4. Maximum Impervious Coverage: 85%
- 5. Setbacks: 0 front setback along Orange Avenue, Denning Drive, or Palmetto Avenue, except front setbacks must allow for at least a 17-foot wide sidewalk. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
- 6. Maximum Residential Density: 17 units per acre

- (b) *Required Development Enhancements.* In order to be eligible for any Development Enhancement Bonuses, any future development of the property shall include the following item(s) from the Development Enhancement Menu: CT.1
- (c) *Intersection and Open Space Viewshed.* Due to the unique shape of Subarea C and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is banded by the lines described as follows: Start where the property lines of Subarea C meet at the intersection of Denning Drive and Orange Avenue; then travel 150 feet southwest along Orange Avenue's southeast right of way line; thence easterly to the point on the west boundary of South Denning Drive that is 150 feet south of the starting point; then north along the west boundary of South Denning Drive to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO. This viewshed is in addition to other setback requirements for Subarea C.
- (d) *Road Closures.* Closing and vacation of the Palmetto Avenue right-of-way shall be encouraged, subject to City Commission approval, as the street bisects the property and creates limited development opportunities of the site. Driveways that allow public through-access may be allowed in-lieu of vacated streets, if deemed necessary. Closed and vacated right-of-way shall be entitled at the same level as the subarea it falls within.
- (e) *Additional Development Requirements.* A monument sign at least 3 feet in height and 5 feet in width, set in a landscaped bed, shall be required to be provided at the intersection of Denning Drive, Minnesota Drive and Orange Avenue, which directs the public to Mead Botanical Garden. The City of Winter Park shall approve the design and location of the sign.

Subarea D

This subarea represents a significant and unique opportunity for redevelopment, and can also address many of the area-wide issues that currently exist. A former industrial site, that has significant frontage along the railroad, but has also been collectively purchased by one owner, and has significant visibility and opportunity to be a gateway into Winter Park city limits. Additionally, the properties within this subarea are adjacent to the

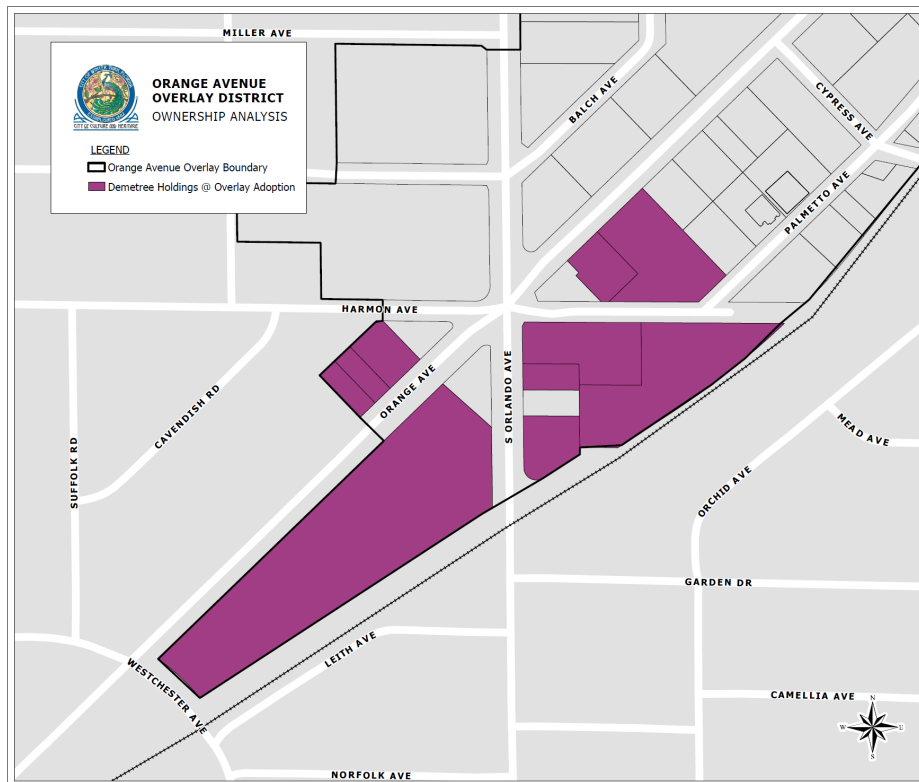
intersection of Orlando Avenue, Harmon Avenue and Orange Avenue. Other properties at this same intersection have developed to a larger scale, massing and height, but due to the presence of city-owned parkland and larger parcel size, the buildings have been set back far enough that the increased massing and height are not as visually imposing. This area is one of the only areas within the Overlay District where additional building height could be considered. This area is also very important to addressing the regional stormwater and parking issues. It is also key to creating the gateway into Winter Park.

(a) *Subarea D Development Standards:*

1. Base Floor Area Ratio: 100%
2. Maximum Achievable Floor Area Ratio: 200%
3. Maximum Height: 7 Stories
4. Maximum Impervious Coverage: 75%
5. Setbacks:
 - a. Street: Street: 20 feet along Orlando Ave. Setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area on the back of curb along Orlando Avenue., 0 feet along Orange Avenue except front setbacks must allow for at least a 17-foot wide sidewalk. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
 - b. Rear: 20
6. Maximum Residential Density: 17 units per acre

- (b) *Density Transfer.* Properties under common ownership within the Overlay area at the time of the adoption of this code or vacated rights-of-way shall be allowed to transfer the existing residential entitlements to this subarea D, though not the square footage. Once the residential entitlements are transferred from other commonly-owned properties, no residential units can be constructed on the site that transfers the units. Additional properties purchased after the date of the adoption of this Overlay District shall not be eligible for density transfer. The intent is to create nodes of intensity, allowing for residential uses, which are key to the successful creation of mixed-use districts and create development that can fund the needed parking and regional stormwater areas in the district. By clustering the intensity, there will be a reduction in overall massing and building heights throughout the Orange Avenue Overlay

area. Density Transfer shall only allow the transfer of currently entitled units into the defined Subarea. This language shall not allow transfer of units into other Subareas. The map below depicts the properties within this subarea that qualify for this density transfer.



- (c) *Required Development Enhancements.* In order to be eligible for any Development Enhancement Bonuses, any future development of the property shall include the following item(s) from the Development Enhancement Menu: CT.1
- (d) *Road Closures.* Closing and vacation of the Harmon Avenue or Vivian Avenue right-of-way shall be encouraged, subject to City Commission approval, as the street bisects the property or creates limited development of the site. Private driveways that allow public through-access shall be allowed in-lieu of vacated streets, if necessary. Closed and vacated right-of-way shall be entitled at the same level as the subarea it falls within.

Subarea E

This subarea consists of properties located along Orlando Avenue, a high-traffic and commercially-zoned area. Many of these properties are at an age where redevelopment is becoming more attractive. These properties have the unique ability to support the Orange Ave area due to their size and their ability to provide additional parking for the areas that are currently deficient in available parking. Additionally, these properties are located along the most visible and highly-trafficked area of Winter Park, so it is appropriate to have enhanced architectural standards for these important gateway properties. These properties would develop with additional setback requirements, architectural standards and would encourage a mix of uses.

(a) *Subarea E Development Standards.*

1. Base Floor Area Ratio: 60%
 2. Maximum Achievable Floor Area Ratio: 80%
 3. Maximum Height: Maximum 4 Stories.
 4. Maximum Impervious Coverage: 85%
 5. Setbacks:
 - a. Street: 20 feet. Setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area along Orlando Avenue. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
 - b. Side: 5 feet
 - c. Rear: 20 feet. If abutting residential, shall be a minimum of 20 feet or equal to building height, whichever is greater.
 6. Maximum Residential Density: 17 units per acre
- (b) *Road Closures.* Closing and vacation of the Vivian Avenue right-of-way shall be encouraged, subject to City Commission approval, as the street essentially serves as a private driveway and parking lot extension for a single property. Driveways that allow public through-access shall be allowed in-lieu of vacated streets. Closed and vacated right-of-way shall be entitled at the same level as the subarea it falls within.

Subarea F

This subarea is the location of the Rollins Baseball Stadium and has underlying zoning of Parks & Recreation. This area shall not be used for any other future purpose than public space, recreation, open sports/recreation facilities, including ancillary structures, or the parking needed to support these uses. No offices, classrooms, residences or other college uses shall be allowed on the property.

(a) *Subarea F Development Standards:*

1. Base Floor Area Ratio: 20%
2. Maximum Achievable Floor Area Ratio: 20%
3. Maximum Height: 2 Stories
4. Maximum Impervious Coverage: 50%
5. Setbacks: None, except street setbacks must allow for at least a 15-foot wide sidewalk. Where the building requires an additional setback to achieve a 15-foot sidewalk, the area shall be dedicated as a public access easement.
6. Maximum Residential Density: No Residential Uses Allowed

Subarea G

This subarea represents an opportunity to expand Martin Luther King Jr., Park and to create an increased greenway connection to Mead Botanical Garden and other areas of the city. This area also provides opportunities for regional stormwater improvements. The uses in this area may continue as legally non-conforming uses, but the buildings cannot be increased in size and the properties can have no future use other than parkland/open space.

(a) *Subarea G Development Standards:*

1. Base Floor Area Ratio: 45%
2. Maximum Achievable Floor Area Ratio: 45%
3. Maximum Height: 3 Stories
4. Maximum Impervious Coverage: 85%
5. Setbacks: 20 feet. Setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area along Orlando Avenue.

Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2

6. Maximum Residential Density: 17 Units/Acre
- (b) *Additional Development Requirements.* It is the intent of the City of Winter Park to acquire these properties for the extension of Martin Luther King, Jr. Park and to provide for transportation improvements. Any properties acquired by the City of Winter Park shall be dedicated as parkland or towards transportation improvements.

Subarea H

This subarea consists of existing city-owned parkland/open space. This area shall not be used for any purpose other than open space, enhanced parkland or connectivity. The area cannot be used to meet open space requirements for other properties in the area.

(a) Subarea H Development Standards:

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

Subarea I

This subarea is a unique triangle shaped property that is adjacent to the intersection of Orange Avenue, Denning Drive and Minnesota Avenue. It has the potential to address some of the regional issues, but is limited by the unique geometry of the site. The subarea can provide needed right-of-way for potential intersection improvements that will improve traffic flow along the corridor. It shall also accommodate the Denning Drive multi-modal transportation improvements.

(a) Subarea I Development Standards:

1. Base Floor Area Ratio: 60%

2. Maximum Achievable Floor Area Ratio: 125%
 3. Maximum Height: 3 Stories
 4. Maximum Impervious Coverage: 75%
 5. Setbacks: 0 front setback, except front setbacks must allow for at least a 17-foot wide sidewalk. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
 6. Maximum Residential Density: 17 units per acre
- (b) *Required Development Enhancements.* In order to be eligible for any Development Enhancement Bonuses, any future development of the property shall include the following item(s) from the Development Enhancement Menu: CT.7. The City of Winter Park shall determine the area required to be dedicated for intersection improvements.
- (c) *Intersection and Open Space Viewshed.* Due to the unique shape of the property and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is bounded by the lines described as follows: start where the property lines of Subarea I meet at the intersection of Denning Drive and Minnesota Avenue; then travel 50 feet east along Minnesota Avenue's southern right of way line; thence south westerly to the point on the east boundary of S. Denning Drive that is 30 feet south of the starting point; then north to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO. This viewshed is in addition to other setback requirements for Subarea I.

Subarea J

This subarea is uniquely situated in an area where it has the ability to address many of the issues present in the area. The area east of Denning Drive has a great need for parking, but has very little available. This area also has frontage along Fairbanks Avenue, where the City needs additional right-of-way to add dedicated left-turn lanes with vehicle stacking on eastbound and westbound Fairbanks Avenue at Denning Drive. This subarea is also situated adjacent to the recent Denning Drive Complete Street and overlooks the Rollins Baseball stadium. Due to the size of the property, additional height and massing may be appropriate, if properly designed.

(a) *Subarea J Development Standards:*

1. Base Floor Area Ratio: 100%
2. Maximum Achievable Floor Area Ratio: 200%
3. Maximum Height: 5 Stories
4. Maximum Impervious Coverage: 75%
5. Setbacks: 20 feet Street Setback. Setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area at the back of curb along all adjacent streets. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
6. Maximum Residential Density: 17 units per acre

(b) *Required Development Enhancements:* In order to be eligible for any Development Enhancement Bonuses, any future development of the property shall include the following item(s) from the Development Enhancement Menu: CT.7. The City of Winter Park shall determine the area required to be dedicated for intersection improvements.

(c) *Road Closures.* Closing and/or Vacation of either the South Capen Avenue or Holt Avenue rights-of-way shall be encouraged, subject to City Commission approval, given that these roads are not heavily trafficked and mainly serve only the subject property in this area. If these streets are closed, they shall remain open to the public and be used only for pedestrian or bicycle access, and may not be used towards open space requirements for the adjacent properties.

(d) *Density Transfer.* Additionally, properties under common ownership within the Overlay area at the time of the adoption of this code or vacated rights-of-way shall be allowed to transfer the existing residential entitlements from other subareas to this subarea J, though not the square footage. Once the residential entitlements are transferred from other commonly-owned properties, no residential units can be constructed on the site that transfers the units. Additional properties purchased after the date of the adoption of this Overlay District shall not be eligible for density transfer. The intent is to create nodes of intensity, allowing for residential uses, which are key to the successful creation of mixed-use districts and create development that can fund the needed parking and regional stormwater areas in the district. By clustering the intensity, there will be a reduction in overall massing and building heights throughout the

Orange Avenue Overlay area. The map below depicts the properties within this subarea that qualify for this density transfer. Density Transfer shall only allow the transfer of currently entitled units into the defined Subarea. This language shall not allow transfer of units into other Subareas.



Subarea K

This subarea represents the main campus of the Jewett Orthopedic Clinic and Surgery Center, the largest employer along the corridor and one of the longest-tenured businesses along Orange Avenue. This property has plans for future expansion and has already made significant investment in the area. Emphasis shall be placed on the modification of the façade and landscape areas that front Orange Avenue, to create a more walkable area and to create aesthetic and open space improvements to the area.

(a) *Subarea K Development Standards:*

1. Base Floor Area Ratio: 60%
2. Maximum Achievable Floor Area Ratio: 80%

3. Maximum Height: Maximum 3 Stories.
4. Maximum Impervious Coverage: 85%
5. Setbacks:
 - a. 0 front setback along Orange Avenue, except front setbacks must allow for at least a 17-foot wide sidewalk. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
 - b. Side: 5 feet
 - c. Rear: 20 feet. If abutting residential, shall be a minimum of 20 feet or equal to building height, whichever is greater.
6. Maximum Residential Density: 17 units per acre

ORANGE AVENUE OVERLAY DEVELOPMENT ENHANCEMENT MENU

Throughout the many years of studying the Orange Avenue area, the reasons that development and redevelopment have been slow to occur, typically center around lack of parking, lack of safety in mobility (dangerous traffic), stormwater, no meaningful open space that created community, no connectivity, a lack of sense of “place”, and zoning codes that do not allow for return-on-investment for properties in the area. The Orange Avenue Overlay Steering Committee process determined that changes were needed if the Orange Avenue area was going to thrive. Given the limited areas that could address the issues that have plagued the area, it was determined that enhanced development entitlements should be considered, but should be earned, rather than simply given to the properties in the area. The consensus was that property owners and developers should have to provide solutions that helped the smaller businesses in the area and to provide solutions that provided benefit to all of Winter Park.

Percentage-Based Development Enhancement Menu

Percentage-Based Development Enhancement Menu. As a part of this solution, utilization of a percentage-based upgrade system for certain subareas properties within the Orange Avenue Overlay District to earn additional development entitlements (FAR) to be able to get to their maximum achievable FAR by providing certain public improvements and area-wide

solutions is shown below. proposed. The reason for the system is to capitalize on the potential development of the larger properties to address the severe shortage of area-wide parking, meaningful open-space, stormwater and other issues that have led to the longstanding economic stagnation of the area.

In exchange for the ability to earn additional development entitlements above those currently allowed in the zoning code, certain public improvements and area-wide solutions will be required by those who develop or re-develop properties. Adding parking that will address the area-wide shortage will require structured parking, which comes at a high cost, so certain properties will be allowed to build at higher than traditional bulk standard entitlements in order to have enough leasable space to be able to fund the construction of structured parking and public improvements that will be required.

Property owners or developers may use any combination of the Development Enhancement Menu to earn their way up to the Maximum Achievable Floor Area Ratio. The maximum achievable FAR shall not be exceeded. Certain subareas shall require certain Enhancements to be met.

The following Orange Avenue Overlay District Development Enhancement Menu was created to address the wide-ranging issues affecting the Orange Avenue area, while meeting the goals of the Comprehensive Plan, the Vision Winter Park plan and the Winter Park Sustainability Plan. To ensure that the intent of the Development Enhancement Menu is met, any project that utilizes this menu shall be reviewed by the Planning & Community Development Director or his/her designee.

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
S.1	<i>Shared Electric Vehicle On-Site</i>	1% Entitlement Bonus for Each Shared Electric Vehicle On-Site.	Max 2 Vehicle Credit	2%
S.2	<i>Green Roof</i>	At least 50% of the total surface area of the principal building's roof is a green roof constructed in accordance with ASTM green building standards.	10%	10%
S.3	<i>Renewable Energy</i>	For Each Percentage of the Total Electricity Used On the Property That Is Generated Onsite, a 1% Entitlement Increase Shall Be Granted.	10%	10%
S.4	<i>Recycling</i>	Recycling Receptacles provided for each use on the site building and large collection receptacle placed in the dumpster area of the site.	2%	2%
S.5	<i>Rainwater Reuse</i>	At least 75% of rain water from the roofs of structures is captured and recycled for landscape irrigation.	5%	5%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
IS.1	<i>Stormwater Retention Beyond Code Minimum Requirements</i>	Each 1% of additional stormwater retention capacity, beyond what is required to accommodate development of a site, provided (that can feasibly receive off-site stormwater) shall earn a 1% entitlement bonus. The calculation shall be based on the retention required on the site to meet City and St. Johns requirements. Vaulting, Underground Storage or Raingarden Areas Shall Be Allowed.	Max 25% Entitlements Bonus	25%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
AC.1	<i>Public Art</i>	Each Public Art Installation Shall Earn 1% Entitlement Bonus	Max 5 Locations	5%
AC.2	<i>Gateway Feature</i>	Creation of signage, art or other type of gateway feature that welcomes people to Winter Park.	5%	5%
AC.3	<i>Space for Non-Profit Arts & Cultural Organizations</i>	For each 1,000 square feet of space that is built specifically and solely for non-profit arts and cultural facilities, a 1% entitlement bonus shall be granted. The space provided for these non-profit users shall not count towards the FAR of the site. The space shall only be rented to Arts & Cultural organizations with non-profit 501.C.3 status, in perpetuity. Parking shall also be provided and shared parking is encouraged. The rents charged shall not exceed 80% of the median rents charged for similar properties in the area. The rents shall not increase more than 3% per year.	Max 15% Entitlement Bonus	15%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
P.1	<i>Public Parking</i>	1% Entitlement Bonus for Each Shared Electric Vehicle On-Site.	Max 2 Vehicle Credit	2%
P.2	<i>Screening of Parking Structures</i>	Parking structures shall be screened at least 50% on all visible sides with green walls, living walls, murals (that do not include advertising of any type), shade trees or vegetative screening, or other screening treatments. This enhancement is in addition to the requirements for FAR exemption.	10%	10%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
M.1	<i>5G Small Cell Facilities Placed on Building</i>	Each 5G Small Cell Placement on Structure Earns 1% Entitlement Bonus	Max 5 Locations	5%
M.2	<i>Workforce Housing Provided</i>	Each Unit Provided at Orange County Affordable Housing Standards Shall Earn a 0.5% Entitlement Increase	Max 20 Units	10%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
OS.1	<i>Open Space Beyond Minimums</i>	Each 1/4 acre (10,890 square feet) of additional dedicated open space available to the public beyond the required minimum shall earn a 5% Entitlement Bonus, or 20% per acre	20%	20%
OS.2	<i>Shade Tree Planting</i>	Each 50-inches of Shade Tree Caliper Planted Onsite Beyond Minimum Requirements Shall Earn 1% Entitlement Bonus. Species Shall Be City Arborist Approved and Planted with Irrigation. A minimum 5" caliper tree shall be required.	Max 500-Inch Tree Caliper Bonus	10%
OS.3	<i>Tree Fund Donation</i>	Payment may be made into the City of Winter Park Tree Replacement Trust Fund, so that meaningful trees can be planted throughout the City to maintain and grow our tree canopy. For each donation of \$10,000 to the Tree Replacement Trust Fund, a 1% Entitlement Increase Shall Be Granted.	Maximum \$40,000 Donation	5%
OS.4	<i>Mead Garden Improvements</i>	Donation to Mead Botanical Garden Improvements/Restoration/Enhancements Shall Earn a 1% Entitlement Increase for Each \$10,000 Donation. The Funds Shall Only Be Used for Capital Improvements or Enhancements in Mead Botanical Garden	Max \$100,000.00 Donation	10%
OS.5	<i>Donation of Land for Parks</i>	For each 5,000 square feet of land donated to the City of Winter Park for park space (which is accepted by the City Commission as meaningful and useful park land), shall earn an additional 1% Entitlement Increase.	Maximum 20%	20%
OS.6	<i>Martin Luther King, Jr. Park Expansion</i>	Donation to the City of Winter Park, Park Acquisition Fund Shall Earn a 1% Entitlement Increase for Each \$10,000 Donation. Funds Shall Only Be Used for the Acquisition of Additional Park Land. The Funds Shall Only Be Used For the Acquisition of the Area Identified as Subarea "G" herein, to expand Martin Luther King, Jr. Park.	Max \$100,000.00 Donation	10%
OS.7	<i>Social Connection Amenities</i>	Provide amenities, that support community interaction and are open to the general public, creating third places:	Max Based on Type	—

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
		Yard games (life-size chess/checkers, bocce ball, bean-bag toss, walking labyrinth)		3 earns 1%
		Multi-Generational Play Areas		3%
		Fountain/splash pad/water feature		3%
		Stage areas for music/art performance		2%
		Dedicated Standalone Public Restrooms (not a part of a business onsite)		2%
		Public seating/gathering spaces of significant size (street furniture, seating walls, outdoor furniture, fire pits)		2%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
CT.1	<i>Rail-Trail Construction & Easement</i>	Option A - Provide Dedicated Utility & Public Access Easement of a Minimum of 20 feet and Construction of Rail-Trail with a 12-foot Trail Width, to match regional trail widths and 4-foot planting strip along each side within said 20 foot easement, earns 1% Entitlement Bonus for each 50 linear feet of trail, with decorative light pole (as selected by City of Winter Park to match other areas of town) & shade or understory tree of minimum 5" caliper (as selected by Urban Forestry) with irrigation for every 50 feet of railroad frontage. The trail and easement shall connect from the property line where the rail enters, to the property line where the rail exits. The trail shall be designed to align with existing or future trail locations and the design of the trail shall be determined on the site plan when a project is submitted for consideration	Max 20%	20%
		Option B - Provide Dedicated Utility & Public Access Easement of a Minimum of 23 feet and Construction of Rail-Trail with a 15-foot Trail Width to meet and exceed regional trail widths and 4-foot planting strip along each side within said 23 foot easement, earns 1% Entitlement Bonus, with decorative light pole (as selected by City of Winter Park to match other areas of town) & shade or understory tree (as selected by Urban Forestry) for every 50 feet of railroad frontage. The trail and easement shall connect from the property line where the rail enters, to the property line where the rail exits. The trail shall be designed to align with existing or future trail locations and the design of the trail shall be determined on the site plan when a project is submitted for consideration	Max 25%	25%

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
CT.2	<i>Off-Site Trails</i>	Donation to the Construction of Bike/Pedestrian Trails. Due to the unique circumstances and properties in each area, every section of future trail will have challenges and opportunities. Because no two areas are the same, it is preferable to have developers pay into a trails fund, with design and installation provided by the City. Each \$10,000 donation shall earn a 1% entitlement bonus.	Max \$100,000 donation	10%
CT.3	<i>Denning Drive Mobility Extension</i>	Complete Extension of Denning Drive from Orange Ave to Mead Botanical Garden, Minimum 12' Wide Multi-Use Paved Path with Decorative Lighting, and Shade Tree in Grate with Irrigation Every 50 feet, with Required ADA Crossings & Signage on E side of Denning Drive	25%	25%
CT.4	<i>Rideshare Dedicated Curb</i>	Each 24 feet of marked and dedicated rideshare curb in front of the building shall earn a 0.5% Entitlement Bonus	2 Dedicated Spaces	1%
CT.5	<i>Bicycle/Pedestrian Repair Facilities & Rest Areas</i>	Provide bicycle/pedestrian amenities that are available to the community near any Bike Trail facility. One of each of these facilities shall be allowed to locate in one or more of the following locations: Rail Trail area as defined in this chapter, In Martin Luther King, Jr. Park along a bike trail, Along the new Bike Path connecting to Mead Botanical Garden, or along the Denning Drive bicycle facilities. Each location shall require the following elements under a covered roof or shade area: Bicycle Fix-It Stations with bike lift, air pump and tools; water fountain and water bottle filling; bike rack; trash and recycling receptacles; and a bench.	2% per location, Max 3 locations per development. Can be located off-site	6%
CT.6	<i>Covered Transit Stops</i>	Bench, Trash Receptacle, Recycling Receptacle and Covered Area Provided for Transit Users at a Stop on a Bus Route	1%	1%
CT.7	<i>Land Donation for Transportation Improvements</i>	Each 100 square feet of land dedicated to the City of Winter Park or FDOT as right-of-way for needed transportation improvements, shall earn a 1% Entitlement Bonus	Max 25%	25%



EXECUTIVE SUMMARY

This process has been a transformative way of creating a community-based planning process. This Overlay District was created as a result of the Comprehensive Plan calling for a new way of exploring the creation of Mixed-Use Overlay Districts. This process was not driven by developers or in response to any sort of planned development, instead it was based on the input of the Community and through the guidance of a Steering Committee that spent six months exploring the problems that have led to the economic stagnation of the Orange Avenue Overlay District. The findings and recommendations from the Committee were based on solutions to problems that have hurt small businesses in the area for many years. Additionally, the Committee used the Vision Winter Park Plan, the Sustainability Plan and the Comprehensive Plan to create a new way of looking at development in Winter Park and allowing for development bonuses to be earned, rather than simply given through rezoning or variance. City staff and the Winter Park community worked together to create the vision for Orange Avenue. A vision that kept traditional scale, created a more walkable district, created safety for all modes of transportation, assisted small businesses, found creative solutions to area-wide issues, ensured high-quality development, created more open space and brought connectivity to the area. The end result of this process will be the creation of the next great Place in Winter Park, one the community will be proud to call their own.

**FINAL DRAFT AMENDING THE COMPREHENSIVE PLAN
1.8.2020**

ORDINANCE NO. _____

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

WHEREAS, an eleven (11) member Orange Avenue Overlay Steering Committee was formed by City Commission Resolution, held twelve (12) advertised public meetings, and oversaw the language creating the Orange Avenue Overlay District and voted to recommend approval of the language to the Planning & Zoning Board and City Commission; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and voted unanimously to recommend adoption of these proposed amendments to the Zoning Regulations portion of the Land Development Code, having held a public hearing, which was noticed to every property Citywide, on December 3, 2019; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held an advertised public hearing, which was noticed to every property Citywide, on January 13, 2020 and will have a second advertised public hearing after review and compliance with any requested changes by required State Agencies, and provided for public participation in the process in accordance with the requirements of State law and the Comprehensive Plan; and

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

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

SECTION 1. Amendment. That Chapter 58 "Land Development Code", Article I "Comprehensive Plan" is hereby amended by adding to the Goals, Objectives and Policies in the Future Land Use Element to read as follows:

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

**FINAL DRAFT AMENDING THE COMPREHENSIVE PLAN
1.8.2020**

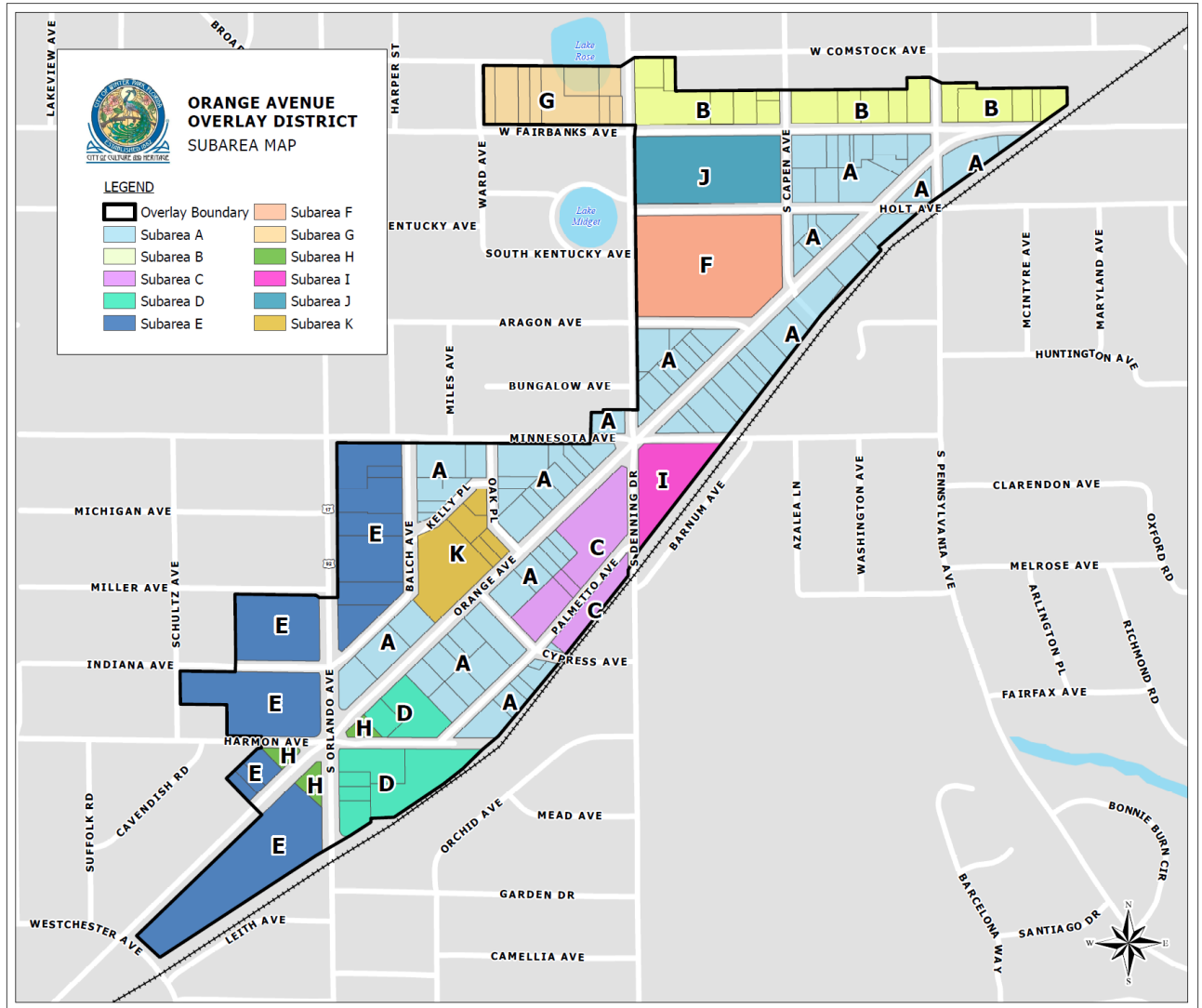
OBJECTIVE 1-8.1: Orange Avenue Overlay District. The boundaries of the Orange Avenue Overlay District are identified in FLUM-1-24 and the Policies regarding this Overlay District shall be established as defined herein.



Policy 1-8.1.1: Conflicts and Inconsistencies. Where any Policies within this Comprehensive Plan, including any Planning Area Policies, are found to be in conflict with the Policies set forth for the Orange Avenue Overlay District, the following Policies found herein shall apply and shall supersede any language found to be in conflict.

Policy 1-8.1.2: Orange Avenue Overlay District Subareas. The Orange Avenue Overlay District Subarea Map, FLUM-1-25, shall delineate the different subareas and their specific development standards. Changes to the subarea map shall be allowed. Each area has unique characteristics, issues and opportunities. The maximum FAR,

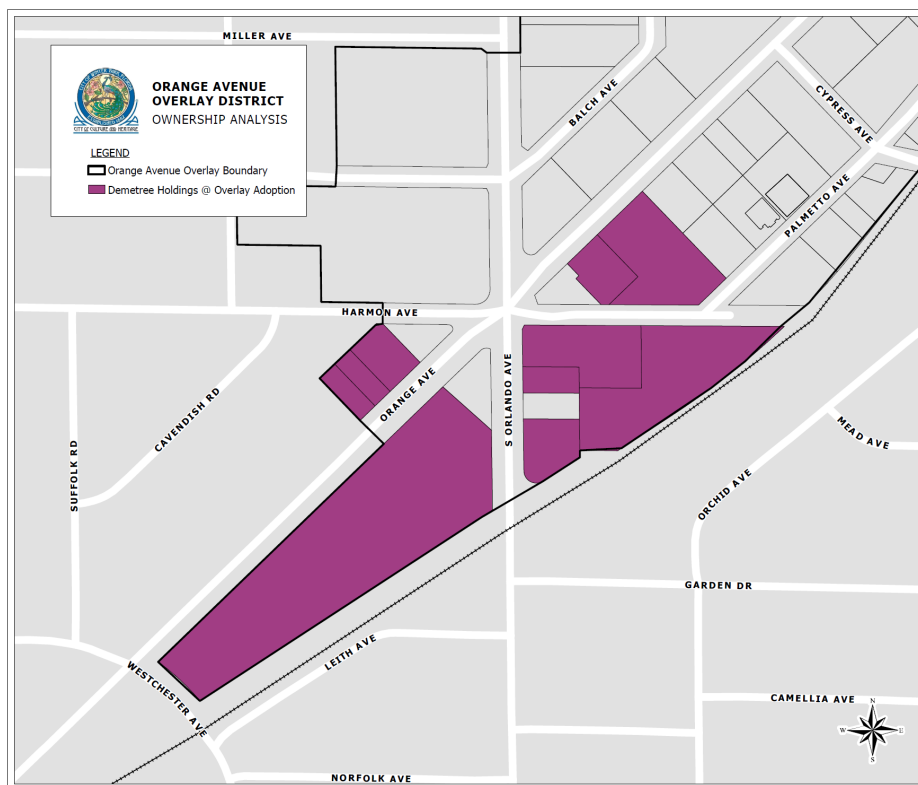
height and residential densities for each subarea are defined below. A percentage-based upgrade system for properties within the Orange Avenue Overlay District to earn additional development entitlements (FAR) to be able to get to their maximum achievable FAR by providing certain public improvements and area-wide solutions is outlined in the Land Development Code.



- (1) Subarea A.
 - a. Maximum Achievable Floor Area Ratio: 65%
 - b. Maximum Height: 2 Stories for any properties abutting Orange Avenue, and 3 stories for all other properties within the subarea.
 - c. Maximum Residential Density: 17 units per acre
- (2) Subarea B.
 - a. Maximum Achievable Floor Area Ratio: 60%
 - b. Maximum Height: 3 Stories
 - c. Maximum Residential Density: 17 units per acre

- (3) Subarea C.
 - a. Maximum Achievable Floor Area Ratio: 125%
 - b. Maximum Height: 4 Stories
 - c. Maximum Residential Density: 17 units per acre
- (4) Subarea D.
 - a. Maximum Achievable Floor Area Ratio: 200%
 - b. Maximum Height: 7 Stories
 - c. Maximum Residential Density: 17 units per acre
- (5) Subarea E.
 - a. Maximum Achievable Floor Area Ratio: 80%
 - b. Maximum Height: 4 Stories
 - c. Maximum Residential Density: 17 units per acre
- (6) Subarea F.
 - a. Maximum Achievable Floor Area Ratio: 20%
 - b. Maximum Height: 2 Stories
 - c. Maximum Residential Density: Residential uses shall not be permitted.
- (7) Subarea G.
 - a. Maximum Achievable Floor Area Ratio: 45%
 - b. Maximum Height: 3 stories
 - c. Maximum Residential Density: 17 units per acre
- (8) Subarea H.
 - a. Maximum Achievable Floor Area Ratio: 0%
 - b. Maximum Height: N/A
 - c. Maximum Residential Density: Residential uses shall not be permitted.
- (9) Subarea I.
 - a. Maximum Achievable Floor Area Ratio: 125%
 - b. Maximum Height: 3 Stories
 - c. Maximum Residential Density: 17 units per acre
- (10) Subarea J.
 - a. Maximum Achievable Floor Area Ratio: 200%
 - b. Maximum Height: 5 Stories
 - c. Maximum Residential Density: 17 units per acre
- (11) Subarea K.
 - a. Maximum Achievable Floor Area Ratio: 80%
 - b. Maximum Height: 3 Stories
 - c. Maximum Residential Density: 17 units per acre

Policy 1-8.1.3: Subarea D Residential Density Transfers. At the time of the adoption of this OAO, the owner of properties within Subarea D or vacated rights-of-way within Subarea D, shall be allowed to transfer the existing residential density entitlements, based on the maximum units per acre of the underlying zoning, from other properties within the OAO that are under common ownership on the date of the first reading of the Ordinance, as reflected on the map below to this Subarea D, though not the square footage. Once the residential density entitlements are transferred from such other commonly-owned properties, no residential units can be constructed on the property from which the density transfers occurs, and the documents to be recorded in the Orange County Public Records memorializing this restriction shall be reviewed and approved by the City and thereafter recorded. No properties, other nodes of intensity, allowing for residential uses, which are key to the successful creation of mixed-use districts and create development that can fund the needed parking and regional stormwater areas in the district. By clustering the intensity, there will be a reduction in overall massing and building heights throughout the OAO. Density Transfer shall only allow the transfer of currently entitled units into the defined Subarea D. This language shall not allow transfer of units into other Subareas. The map below depicts the properties within this Subarea D that qualify for this density transfer.



Policy 1-8.1.4: Subarea J Residential Density Transfers. At the time of the adoption of this OAO, the owner of the Subarea J property shall be allowed to transfer the existing residential density entitlements, based on the maximum units per acre of the underlying zoning, from properties within the OAO that are under common ownership on the date of the first reading of the Ordinance, as reflected on the below map to this Subarea J. Once the residential density entitlements are transferred from other commonly-owned properties, no residential units can be constructed on the site from which the density transfers occur and documents to be recorded in the Orange County Public Records memorializing this restriction shall be reviewed and approved by the City and thereafter recorded. No properties, other than those shown on the below map owned by Holler Holdings or a subsidiary, shall be eligible for density transfer. The intent is to create nodes of intensity and create development that can fund the needed parking and regional stormwater areas in the district. By clustering the intensity, there will be a reduction in overall massing and building heights throughout the OAO. The map below depicts the properties within this Subarea J that qualify for this density transfer.



Policy 1-8.1.5: Meaningful Open Space Requirements. It is the intent of the OAO to ensure that the development and enhancement of properties includes the creation of meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind and stimulate social connection. Where properties are planned for redevelopment, meaningful open space and the design of structures around these open spaces is the most important consideration. At a minimum, each property 1.5 acres in size and above, or any project covering

1.5 acres, that is redeveloped shall provide at least 25% meaningful open space, which is open to and available to the public. At least 50% of open-space areas provided shall be greenspace. Pervious areas such as retention ponds, parking lot islands or landscape planting areas around building bases shall not be counted as open space. Existing park space shall not count towards open space requirements. Open space shall be areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similar-type spaces. At least 90% of the open space shall be provided at ground level. The intent is that each of these areas create the opportunity for social interaction, relaxation, recreation and reflection.

Policy 1-8.1.6: Floor Area Ratio for Parking Structures. Parking structures shall not count towards the floor area ratio (FAR) for any project/property within the Orange Avenue Overlay District, provided that the conditions listed within the Land Development Code are met for each structure. Parking structures that do not provide the requirements listed in the Land Development Code shall not be exempt from FAR calculations.

Policy 1-8.1.7: Variances and Special Exceptions. No variances to maximum number of stories, maximum allowable Floor Area Ratio, allowed uses, required open space or maximum residential density shall be granted. Variances to other development standards shall be considered, with sufficient showing of reasoning and hardship, as outlined in Section 58-92.

Policy 1-8.1.8: Existing Single-Family Residential Uses. The OAO shall not apply to existing single-family residential uses, neighborhoods, or residential developments. Protections of existing single-family residential uses shall be implemented. Properties currently used as single-family residential shall continue to be subject only to current Land Development Code standards and protection. Any change of use on the property shall require compliance with OAO standards.

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

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

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

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

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2020.

Mayor Steve Leary

Attest:

City Clerk

FINAL DRAFT – CLEAN VERSION

ORDINANCE NO. _____

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

WHEREAS, an eleven (11) member Orange Avenue Overlay Steering Committee was formed by City Commission Resolution and held twelve (12) advertised public meetings with public comment available, and oversaw the language creating the Orange Avenue Overlay District and voted to recommend approval of the language to the Planning & Zoning Board and City Commission; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Zoning Regulations portion of the Land Development Code having held an advertised public hearing on December 3, 2019, and has recommended approval of this Ordinance to the City Commission; and

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

WHEREAS, 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.

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

SECTION 1. Amendment. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adopting Section 58-83 Overlay Districts (OD), as follows:

- (1) *Establishment of Overlay Districts.* The Winter Park City Commission may adopt overlay districts as needed in order to implement specific purposes, intents, and design standards based upon the adopted Land Use Master Plan for the area being regulated, which shall be applied as additional standards to other regulations required by the City. Such overlay districts shall be made a part of this section of the Land Development Code. Upon adoption, the boundaries of such overlay districts shall be shown on the Winter Park Zoning Map.

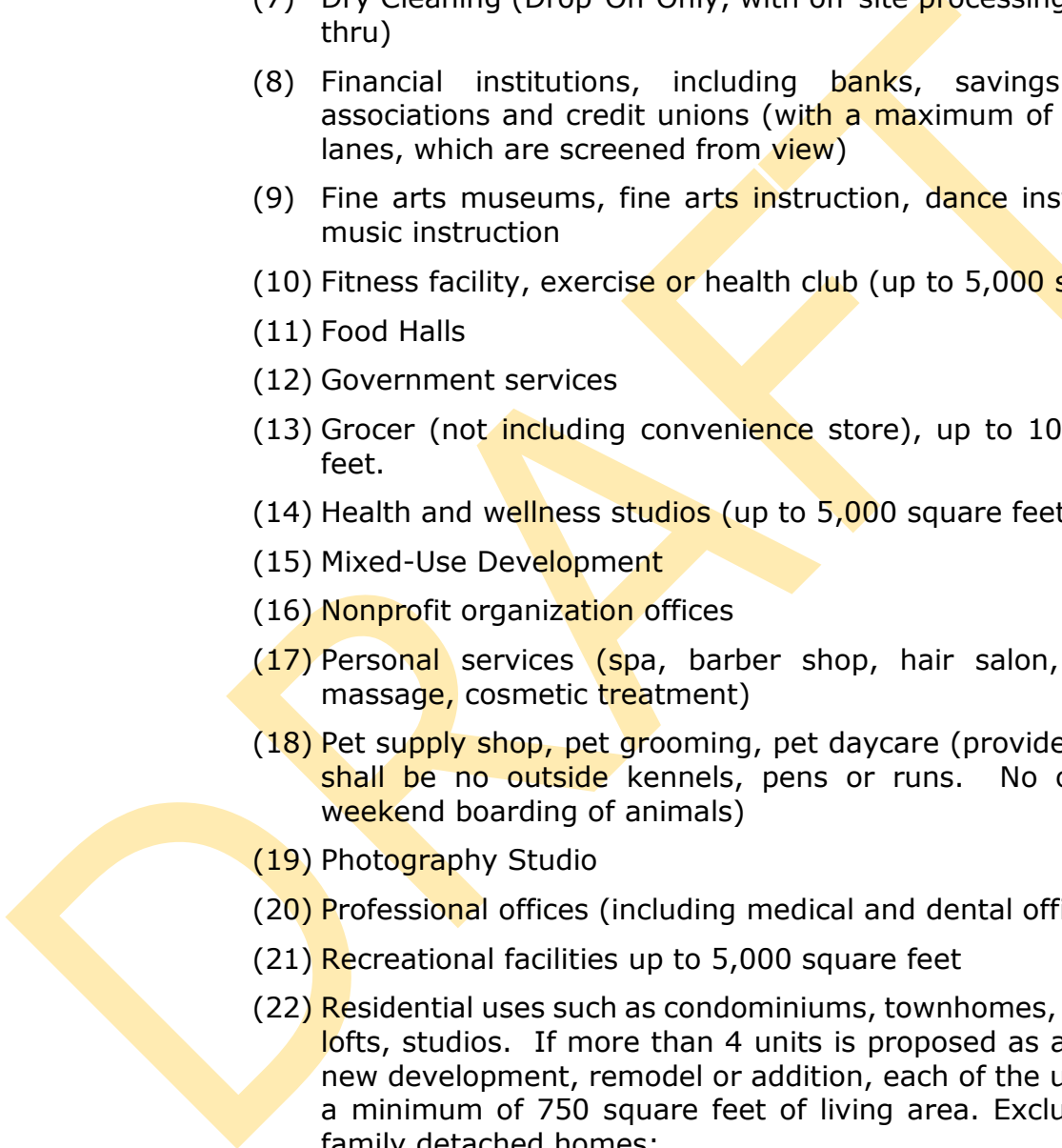
- (2) *Applicability.*
- (a) All projects located within overlay districts shall adhere to the requirements of the Land Development Code, except to the extent provisions of the adopted overlay district replace, supersede, or provide different requirements.
 - (b) Where any Section or provisions of an overlay district adopted into the Land Development Code are found to be in conflict with or which overlay district Sections or provisions replace, supersede, or override other Sections or provisions of the Land Development Code, the relevant Sections and provisions in the adopted overlay district shall apply and control. Any overlay district acts as an additional layer of zoning over the base zoning district.
- (3) *Overlay Districts.* The provisions and regulations for any Overlay District within the City of Winter Park are outlined below.
- (1) *Orange Avenue Overlay District.* It is the intent of the Orange Avenue Overlay District ("OAO") to provide enhanced standards to protect and promote the unique characteristics of the Orange Avenue area and create a distinct gateway into Winter Park. This OAO is used to create a sense of place established through specific architectural styles, streetscape design, open space areas, setbacks, site design, landscaping and other regulatory controls. The following provisions and regulations apply to all properties located within the OAO unless expressly provided otherwise.
 - a. *Location and boundaries.* The OAO boundaries are identified on the following map. The provisions and regulations found herein shall only apply to the properties located within this defined area. Each parcel of property within the OAO is identified by tax parcel identification number on the attached Exhibit "A", and each Parcel, in addition to retaining its underlying zoning classification (as modified by these OAO regulations and provisions), shall reflect on "OAO" designation on the City's zoning map.

Winter Park that promotes an environment of arts, healthy-living, cuisine, culture, heritage, social interaction, healthcare, local business, education, connectivity and community;

- (7) Create better connectivity to and the promotion of Mead Botanical Garden;
- (8) Meet the goals of the Community Redevelopment Agency (CRA) in the areas of the OAO that fall within the CRA boundary;
- (9) Protect and encourage development of an area that represents a significant opportunity for public and private investment, which is important to the long-term economic health of Winter Park;
- (10) Establish regulations that protect the investment of existing and new businesses from unattractive, unsustainable and non-compatible uses;
- (11) Ensure the area is visually pleasing and creates place that encourages community and is developed in a coordinated fashion;
- (12) Follow the principles of the Vision Winter Park, Comprehensive Plan and Sustainability Plan documents;
- (13) Encourage mixed-use development;
- (14) Give special attention to landscaping, architectural detail, meaningful open space, buffering, signage, lighting, and building setbacks;
- (15) Encourage architectural creativity, quality and variation to create a unique district with its own identity;
- (16) Promote the history of Winter Park and the Orange Avenue area, including the area known as Designers Row;
- (17) Keep the traditional scale within the OAO;
- (18) Create an Arts & Cultural Corridor;
- (19) Protect and promote Historic architecture, where it exists in the area; and
- (20) Attract new businesses, retain small businesses and encourage locally-owned businesses in the Orange Avenue area.
- (21) Explore the implementation of a Transportation Impact Fee for new development in the OAO to fund the transportation infrastructure that are needed to address the existing and new transportation issues in the area.

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

- (1) Antique Stores

- 
- (2) Bars, taverns, cocktail lounges (with or without food sales)
 - (3) Blueprinting, photocopying and printing offices
 - (4) Boutique Hotel
 - (5) Breweries/distilleries
 - (6) Corner market, corner store (up to 5,000 square feet and excluding convenience store)
 - (7) Dry Cleaning (Drop-Off Only, with off-site processing & no drive-thru)
 - (8) Financial institutions, including banks, savings and loan associations and credit unions (with a maximum of 2 drive-thru lanes, which are screened from view)
 - (9) Fine arts museums, fine arts instruction, dance instruction and music instruction
 - (10) Fitness facility, exercise or health club (up to 5,000 square feet)
 - (11) Food Halls
 - (12) Government services
 - (13) Grocer (not including convenience store), up to 10,000 square feet.
 - (14) Health and wellness studios (up to 5,000 square feet)
 - (15) Mixed-Use Development
 - (16) Nonprofit organization offices
 - (17) Personal services (spa, barber shop, hair salon, nail salon, massage, cosmetic treatment)
 - (18) Pet supply shop, pet grooming, pet daycare (provided that there shall be no outside kennels, pens or runs. No overnight or weekend boarding of animals)
 - (19) Photography Studio
 - (20) Professional offices (including medical and dental offices)
 - (21) Recreational facilities up to 5,000 square feet
 - (22) Residential uses such as condominiums, townhomes, apartments, lofts, studios. If more than 4 units is proposed as a part of any new development, remodel or addition, each of the units shall be a minimum of 750 square feet of living area. Excluding single-family detached homes;
 - (23) Restaurants/Fast-Casual Dining/Fine-Dining
 - (24) Retail businesses involving the sale of merchandise on the premises within enclosed buildings and excluding resale establishments or pawn shops (other than clothing resale stores), a maximum size of 10,000 square feet.
 - (25) Theater

(26) Uses customarily incidental and accessory to the permitted uses, including the repair of goods of the types sold in stores are permitted. Such repair must be carried on within a completely enclosed building, may not be carried on as a separate business, and provided further that there shall be no manufacturing, assembling, compounding, processing or treatment of products other than that which is clearly incidental and essential to the permitted uses.

d. *Conditional Uses.* The following uses shall be allowed only with approval of a Conditional Use on any property within the OAO, unless otherwise specified within subarea policies:

- (1) Fitness facility, exercise or health club over 5,000 square feet, but less than 10,000 square feet
- (2) Recreational facilities over 5,000 square feet, but less than 10,000 square feet
- (3) Buildings or retail uses over 10,000 square feet in size.

e. *Prohibited Uses.* Without limiting the uses that are prohibited in the OAO, the following uses shall be prohibited in the OAO:

- (1) Adult-oriented businesses
- (2) Automotive-related businesses (i.e. auto sales, auto repair, auto rental, body shops, auto wash, auto audio, auto glass, auto tinting, auto parts sales)
- (3) Dry-cleaning (including drop-off only)
- (4) Fast food (with or without drive-thru)
- (5) Gas stations/convenience stores
- (6) Liquor stores
- (7) Pawn shops/check cashing
- (8) Tattoo parlors
- (9) Vape/smoke shops
- (10) Pain Management Clinics
- (11) Medical Marijuana Dispensaries, Processing, Growing, etc
- (12) Billboards

f. *Non-Conforming Uses.* Existing but non-conforming properties uses and properties, which existed as of the date the OAO became effective, shall be allowed to continue in the same manner after the adoption of the OAO. However, such nonconforming uses and properties shall be subject to the provisions of this OAO when any of the conditions below occur. When any change as identified below occurs and the property owner seeks to continue the non-conforming use or non-conforming property, the owner must demonstrate that continuing such non-conformity is no more intensive or incompatible with the OAO

requirements than what existed prior to the change and the change shall not significantly impair the safe and efficient flow of traffic within the subject area. The Planning Director or Building Official or their designee may require the property owner to provide a site-specific traffic study to determine the potential impacts of the proposed changes as part of the site development plan.

- (1) The principle use on the property is discontinued for a period of three (3) calendar months;
- (2) The structure is destroyed or significantly altered by sixty (60) percent or greater; or
- (3) Enlargements of any existing non-conforming structures and/or uses are made to the property that increases the gross square footage.

g. Single-Family Residential Uses within the Overlay District. The OAO shall not apply to existing single-family residential uses, neighborhoods, or residential developments. Protections of existing single-family residential uses shall be implemented. Properties currently used as single-family residential shall continue to be subject only to current Land Development Code standards and protection. Any change of use on the property shall require compliance with OAO standards.

h. Landscaping Requirements. Development and or redevelopment in the OAO shall comply with all landscaping requirements of other provisions of the Land Development Code and future corridor landscape plans, unless specifically addressed within the OAO. The opportunity to add additional trees and the requirement of meaningful open space is addressed in later sections of this OAO.

i. Architectural Standards.

- (1) *Building Height.* To allow for flexibility in design, but preserving development standards that will reduce building massing. Buildings shall be measured in stories. Only floors visible on the exterior of the building shall be counted towards building height (ex. A 4-story building wraps around a 5-story interior parking garage, only the 4 stories would count as they are the only part visible).

The first floor of any building shall be allowed to be a maximum of 20 feet in height. Mezzanine, balcony or loft levels shall be allowed within the first story, as long as they do not cover more than 30% of the first-floor area and stay within the maximum 20-foot first floor height area. Mezzanines, balconies or lofts shall not be allowed above the first floor. Each floor above the first floor shall have a maximum height of 13 feet. Buildings shall be allowed to transfer unused floor heights to other floors, as long as the maximum cumulative height is not exceeded.

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

(2) *Setbacks/Stepbacks*

For any building over two stories in height that is located along Orlando Avenue or Fairbanks Avenue that is built up to the allowable building line (established by setback or sidewalk requirement), each additional floor shall be setback a minimum of ten (10) feet, or shall be within the allowable envelope as depicted in the figures below:

Figure 1 – Allowable Building Envelope Cross-Section:

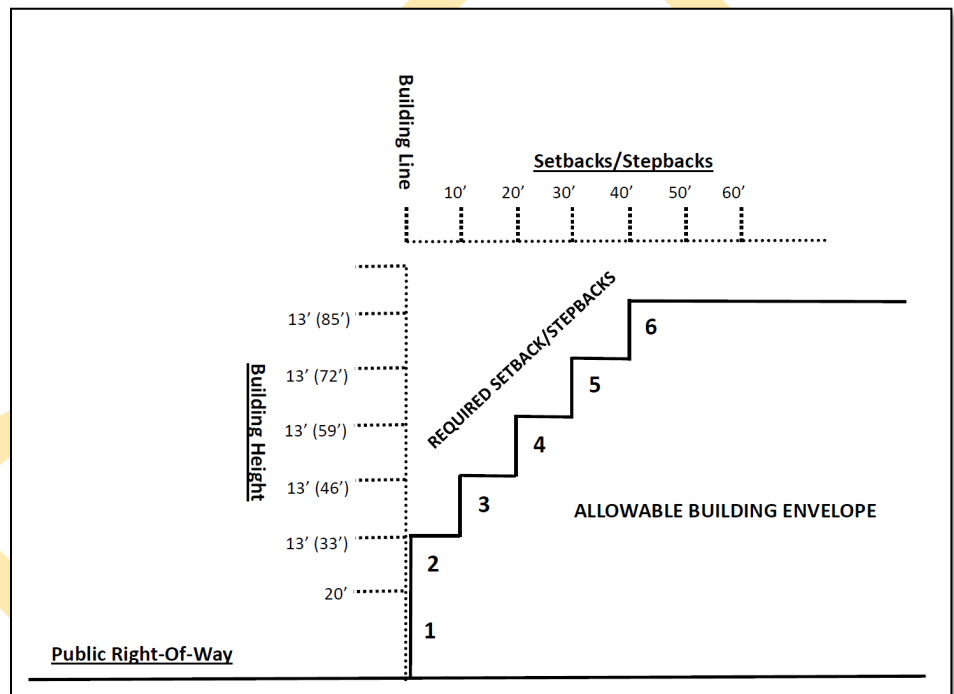


Figure 2 – Four Story Building Example:

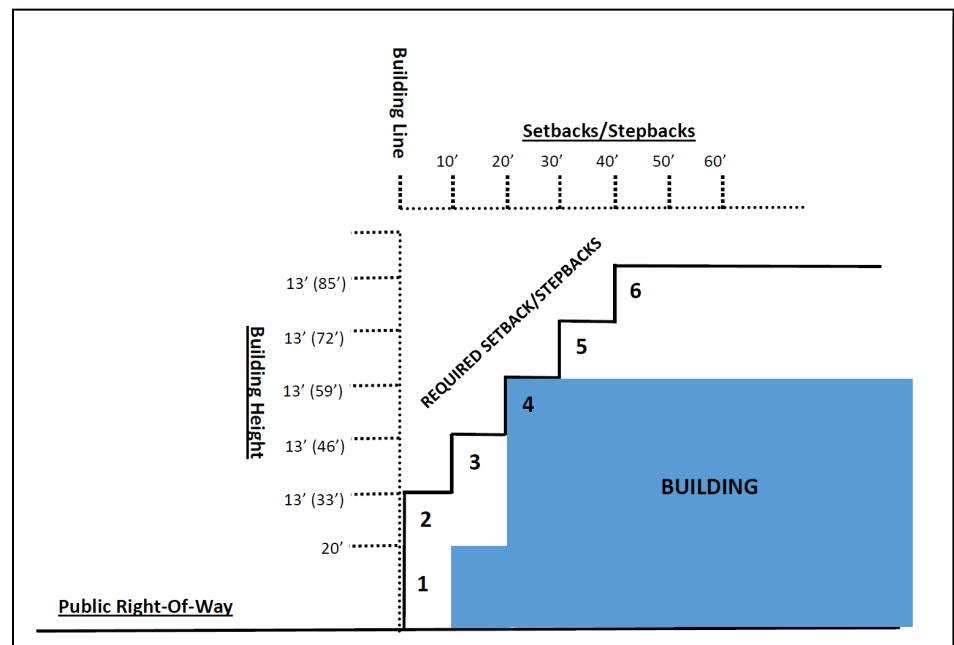


Figure 3 – Five Story Building Example:

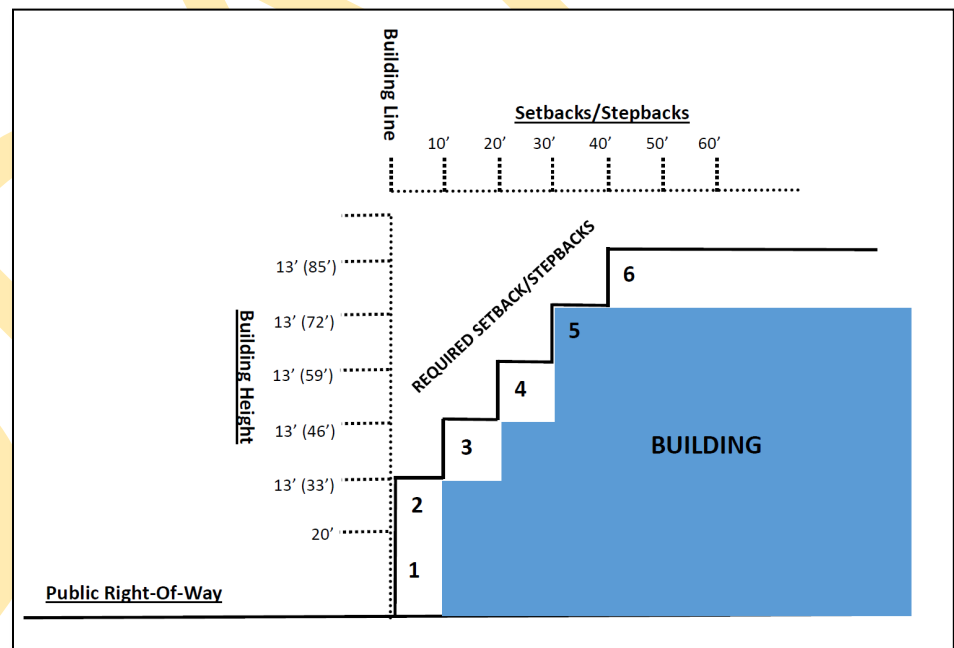
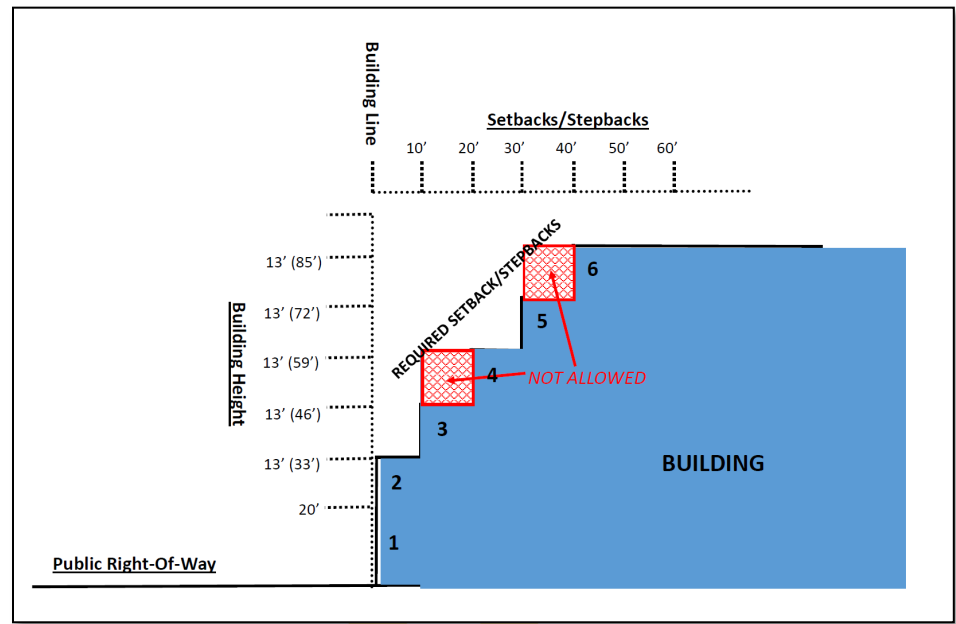


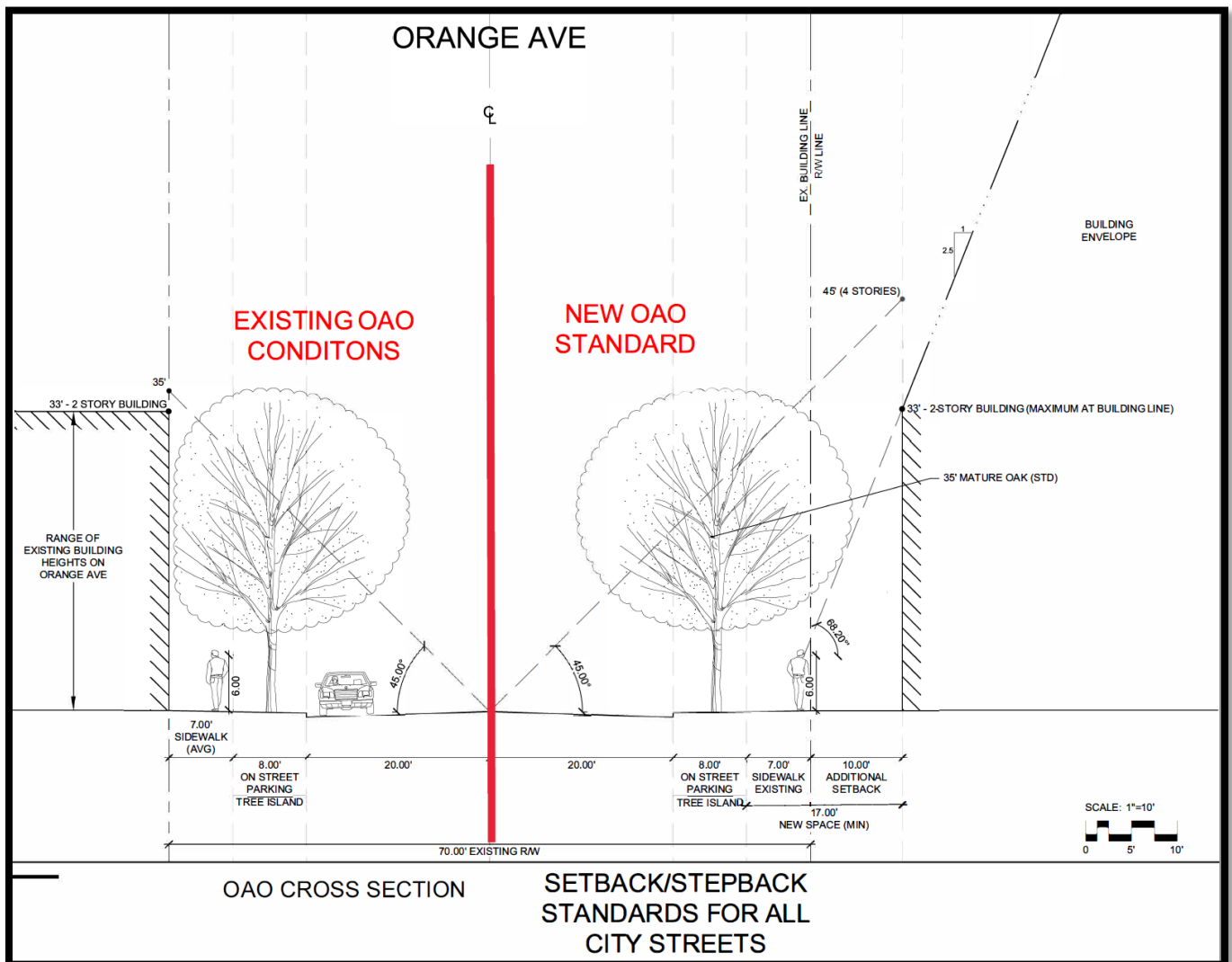
Figure 4 – Prohibited Building Example:



DRAFT

For all properties not fronting on Orlando Ave or Fairbanks Avenue, the following cross-section shall depict the setback/stepback requirements:

Figure 5 – Typical Cross-Section for City Streets (All Streets Except Fairbanks Ave or Orlando Ave):



If a building is constructed within the allowable building envelope as depicted above, the first floor shall always be defined and articulated as addressed later in the OAO. Additionally, the building shall not exceed more than three stories of vertical wall without a setback/stepback, cornice, balcony or other major façade breakup, which shall create visual and massing relief. All walls shall provide some sort of articulation, material or color change, window, balcony, terrace or other visual breakup of the building façade at least every 50 feet, both vertically and horizontally.

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

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

Building setbacks/stepbacks as defined herein shall not be required for properties abutting the railroad right-of-way. However, these rear facades shall provide some sort of articulation, material or color change, window, entryway or other breakup of the building façade at least every 50 feet, both vertically and horizontally.

- (2) *Corner Treatment.* Properties fronting on a street corner have two public facades, which gives the chance for special architectural treatment and detailing that will have the highest impact and visibility, at the corner location. To promote pedestrian safety, buildings placed on corner lots shall be setback to allow for line of sight for all modes of transportation, based on speeds and site conditions.
- (3) *Facades.* There shall be some sort of articulation, material or color change, window, entryway or other breakup of the building façade at least every 50 feet. Murals shall be allowed to contribute towards façade breakup.

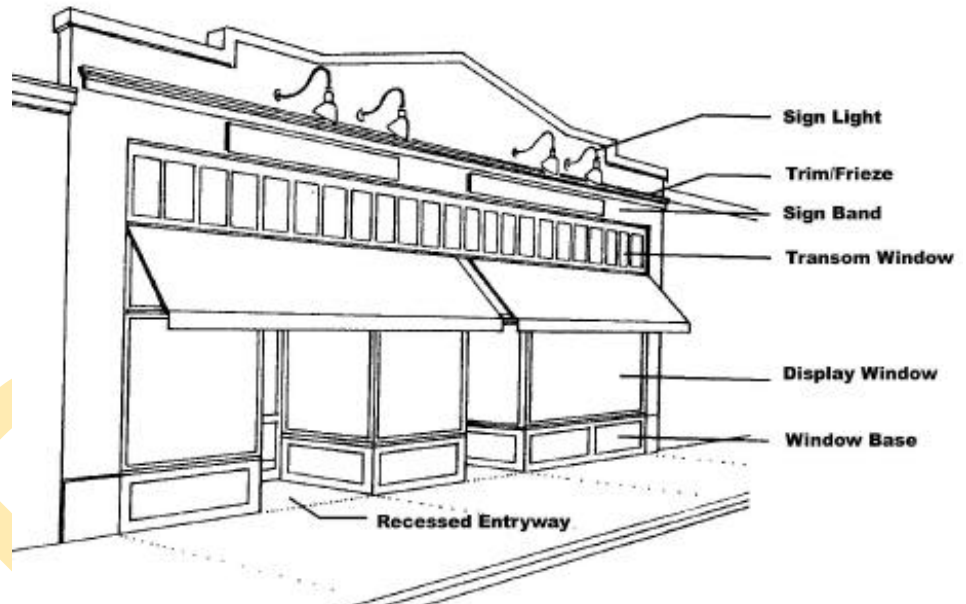
No building shall exceed more than 200 feet of horizontal length without separation. If a building is set back more than 50 feet from the roadway, this requirement shall not be required. For buildings setback less than 50 feet, no more than 100 horizontal feet of façade of the same architectural style shall be allowed, to achieve variation of building design.

The building façade should be constructed parallel to the street and are encouraged to be placed as close to the street as established setbacks permit, however it may be more appropriate for taller buildings to utilize greater setbacks/stepbacks, articulation or other architectural treatments to reduce visual massing. On low-rise buildings the different parts may be expressed through detailing at the building base and eave or cornice line.

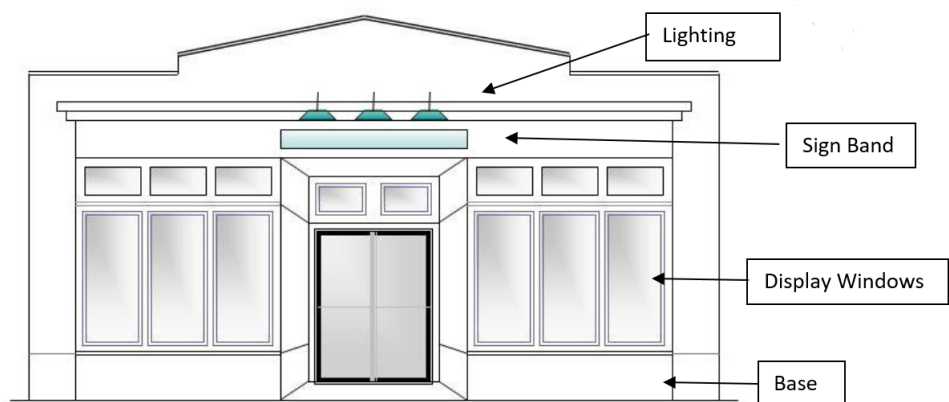
Commercial Façade Treatment Example 1:



Commercial Façade Treatment Example 2:



Commercial Façade Treatment Example 3:



- (4) *Additional Façade Treatment Requirements.* Roof lines, parapets and building heights shall be architecturally articulated and diverse in design form with adequately scaled and proportioned architectural treatments which complement the building's design.

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

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

- (5) *Lower Story Requirements.* The lower story of the building has the most immediate visual impact on the passerby. Traditionally, buildings along urban streets have a high proportion of glazing to solid wall surface, with higher floor to floor heights, on the first story. To maintain continuity with this treatment, buildings on Orange Avenue shall have 25% minimum glass on the first story and shall be allowed height up to 20 feet. The first floor shall be clearly defined and articulated from upper stories.

- (6) *Building Entrance.* Primary building entrances in the OAO shall be clearly defined, and shall be recessed or framed by a sheltering element such as an awning, arcade, overhang, or portico (in order to provide weather protection for pedestrians). Awnings are encouraged. Awning standards include:

- (a) Awnings for a building façade shall be of compatible color, look, shape, and height;
- (b) Awnings shall provide vertical clearance of no less than eight (8) feet above sidewalks; and
- (c) Awnings are not allowed to hang over vehicular traffic ways.

- (8) *Architectural Towers, Spires, Green Roof Features, Solar Panels, Penthouse Areas, Chimneys, Or Other Architectural Appendages.* Any architectural tower, spire, chimney, flag pole or other architectural appendage to a building shall conform to the underlying subarea height limit. However, when necessary to

meet the building code requirements, chimneys may exceed the height by the minimum required.

Architectural appendages, roof decks, solar panels, roof garden or green roof features, penthouse areas that do not exceed allowable FAR and are less than 5% of the overall building gross square footage, embellishments and other architectural features may be permitted to exceed the roof heights specified in that subarea, on a limited basis encompassing no more than 30 percent of the building roof length and area, up to ten feet of additional height upon approval of the City Commission, based on a finding that said features are compatible with adjacent projects.

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

j. *Parking Requirements & Access Management.*

- (1) *Parallel Orange Avenue Access.* Where Palmetto Drive, Vivian Drive and Harmon Drive provide secondary and primary access to properties within the OAO area, portions of these roadways may be closed, vacated or re-aligned, so long as a through access road, as approved by the City Commission, is maintained to allow vehicular access between Orlando Avenue and Denning Drive. A road that allows public through-access in perpetuity via recorded easement or a dedicated public street shall be allowed in-lieu of vacated streets, if approved by the City Commission. Any road shall be constructed at a minimum street width of 20 feet unobstructed and shall have unobstructed vertical clearance per National Fire Protection Act (NFPA) codes.
- (2) *Off-Street Parking Requirements.* Unless specifically provided within the OAO, parking spaces, parking management plans and parking leases shall be provided in accordance with the other Land Development Code requirements.
- (a) *General Business and Retail Commercial:* One parking space for each 333 square feet of gross floor space.

- (b) *Office, Professional or Public Buildings:* One parking space for each 333 square feet of gross floor space.
 - (c) *Hotel:* One parking space for each guest room shall be provided. Other ancillary uses in the hotel (restaurant, spa, retail, meeting space, etc.) shall only be required to provide parking at 50% of the off-street parking requirements defined in Section 58-86.
 - (d) *Restaurants, Food Service Establishments, Nightclubs, Taverns or Lounges:* One space for every four seats.
 - (e) *Multi-family residential:*
 - (1) Each one-bedroom or studio unit shall be required to provide 1.25 dedicated parking spaces per unit.
 - (2) Each two-bedroom unit shall be required to provide 1.5 dedicated spaces per unit.
 - (3) Each three-bedroom or above unit shall be required to provide 2 dedicated parking spaces per unit.
- (3) *Off-street Parking Design.* Parking access to properties along Orange Avenue, Orlando Avenue and Fairbanks Avenue shall be from side streets if frontage is available on a side street. If side street frontage is not available, access from cross-access easements shall be utilized. If cross-access is not available, a driveway will be allowed from Orange Avenue, Orlando Avenue, or Fairbanks Avenue, providing the driveway and building gap surrounding it is minimized. Any new driveways or curb cuts along Fairbanks Avenue or Orlando Ave shall require FDOT coordination prior to submittal. Throughout the OAO, cross-access agreements are required, to reduce the number of curb cuts and driveways. The intent is to maintain the building street wall without large voids for access driveways. The goal in this parking arrangement is to decrease the visibility of parking from the street as much as possible, by having parking behind the building and to reduce the turning movements with limited visibility across multiple lanes of traffic.
- (4) *Off-site Parking.* Required parking may be located within 750 feet of the building, or within the closest parking structure where excess parking is available for lease. In the event of new construction, addition, or change in intensity of use of the principal building or property being serviced by the remote parking lot, all existing parking spaces located on such remote lot shall be allocated to the existing building or principal use to meet the minimum requirements of this article, and any additional spaces may then be allocated to that portion of the building or property which is the subject of the new construction, addition, or change in intensity of use.
- (5) *Bicycle Parking Requirements.* Unless specifically provided within the OAO, bicycle Parking shall be required in accordance with

other Land Development Code Standards. Where large projects provide parking garages, 20% of the required bike parking shall be provided onsite. The other 80% of required bike parking may be located within City right-of-way throughout the OAO. The City shall determine where the off-site parking shall be located.

- (6) *Parking Exclusion.* A parking exclusion shall apply only to existing square footage or floor space. Parking shall be provided as required by the OAO or other provisions of the Land Development Code, where not specifically addressed herein. The OAO shall apply for any net new building or net new floor space created by redevelopment, new construction, additions, alterations, or remodeling or for any change in use requiring additional parking such as an office or retail space conversion to restaurant. Existing parking spaces may be counted to satisfy this requirement only where such existing spaces are in excess of the parking space requirements of this section for any existing floor space.
- (7) *Floor Area Ratio for Parking Structures.* Parking structures shall not count towards the floor area ratio (FAR) for any property within the OAO, as long as all of the following conditions are met for each structure:
 - (a) Parking constructed shall allow for a minimum of 50% of the parking spaces to be shared-parking, meaning the parking spaces are available for lease at or below fair market value (based on area parking lease comps) to other properties in the area that can utilize the parking during hours when the parking is not needed by the users of the property where the garage is located.
 - (b) Provide for multi-property parking collectives. For smaller-scale garages, multiple property owners may create a collective where parking can be built on a property that can serve multiple properties that do not have adequate available parking.
 - (c) Provide level-two electric vehicle charging stations for a minimum of 2% of all spaces within the structure.
 - (d) Provide and construct parking spaces at least 10% above what is required to meet code minimum requirements. This excess parking must either be available for lease at or below fair market value (based on area parking lease comps) to properties in the area or shall be provided for free public parking.
 - (e) Of the required 50% shared parking that is available (not leased or in use by the onsite businesses at the time), these spaces shall be made available to the general public for free on Saturday and/or Sunday mornings from 6:00 A.M. to 11:00 A.M. for community events in the OAO or for public events at Mead Botanical Garden.

- (f) Parking structures shall be screened at least 50% on all visible sides with green walls, living walls, murals (that do not include advertising of any type), shade trees or vegetative screening, or other screening treatments.

Parking provided to accommodate residential units or hotel guests shall not be required to be shared or count towards the shared parking ratio requirement. Because these spaces will not be available for shared or public use, one (1) additional free parking space shall be required for each ten (10) spaces that are dedicated for hotel or residential use. These public spaces shall be maintained as 24-hour, free public parking and shall not count towards additional entitlement achievement.

Parking structures shall not be required to provide setbacks from residential areas as outlined in other provisions of the Land Development Code, but shall meet height, building setback, allowable building envelope area and screening requirements as outlined in the OAO.

Parking garages shall be set back from the Orange Avenue, Fairbanks Avenue or Orlando Avenue frontages and screened by liner buildings or other treatments as required in the OAO. Parking should also be accessed from side streets to the maximum extent feasible. They shall also be designed in an architectural style that is compatible with its building counterpart and shall also conform to the City's parking garage design guidelines.

Parking structures on the north side of Fairbanks Avenue shall not be exempt from parking garage FAR. Parking structures west of Orlando Avenue shall not be exempt from FAR for structures greater than 2 levels (ground +1).

Parking structures that do not provide the requirements listed above shall not be exempt from FAR calculations.

- k. *Public Notice Requirements.* City-wide notice shall not be required for any development within the OAO. Requests that meet the criteria for city-wide notice, as defined in Section 58-89, within the OAO shall be required to send notice to all properties within the OAO and all properties within 1,000 feet of the boundary of the OAO. All Conditional Use requests within the OAO shall be required to send public notice to all properties within 1,000 feet of the subject property, post signage on the property and publish notice in a newspaper of local circulation.
- l. *Meaningful Open Space Requirements.* It is the intent of the OAO to ensure that the development and enhancement of properties includes the creation of meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind

and stimulate social connection. Where properties are planned for redevelopment, meaningful open space and the design of structures around these open spaces is the most important consideration. At a minimum, each property 1.5 acres in size and above, or any project covering 1.5 acres, that is redeveloped shall provide at least 25% meaningful open space, which is open to and available to the public. At least 50% of open-space areas provided shall be greenspace. Pervious areas such as retention ponds, parking lot islands or landscape planting areas around building bases shall not be counted as open space. Existing park space shall not count towards open space requirements. Open space shall be areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similar-type spaces. At least 90% of the open space shall be provided at ground level. The intent is that each of these areas create the opportunity for social interaction, relaxation, recreation and reflection.

- m. *Signage Requirements.* Signage within the OAO with frontage along Orange Avenue shall comply with the following requirements:
- (1) Each occupant shall be permitted a maximum of two signs indicating the business, commodities, service or other activity sold, offered or conducted on the premises. Where one occupancy has two signs, only the following combinations of sign types shall be permitted: One wall or canopy sign; one projecting sign and one wall or canopy sign; one canopy sign and one under-canopy sign. These signs shall also comply with the applicable provisions of Sections 58-125 through 58-128.
 - (2) Projecting signs on properties or buildings within the OAO shall be limited to an area of each face of 20 square feet and shall have a minimum clearance of seven feet.
 - (3) The maximum copy area of canopy signs shall be two square feet per linear foot of canopy front and sides. These signs should also comply with applicable provisions of Section 58-128.
 - (4) Signs attached to the underside of a canopy (under-canopy signs) shall have a copy area no greater than six square feet, with a maximum letter height of nine inches, subject to a minimum clearance of seven feet from the sidewalk.
 - (5) OAO properties may not have digital, electronic, and/or internally-illuminated signs, such as backlit plastic, acrylic or glass. Front lighting of signs is encouraged. External illumination must be provided by a light source that is installed to prevent direct light from shining onto the street or adjacent properties. Flashing or moving lights are not permitted. Backlit halo-type opaque sign lettering is permitted; however, the light color must be white or subdued and muted such as a pastel shade. Sign faces and sides may not be translucent and must be an opaque material such as metal or wood.

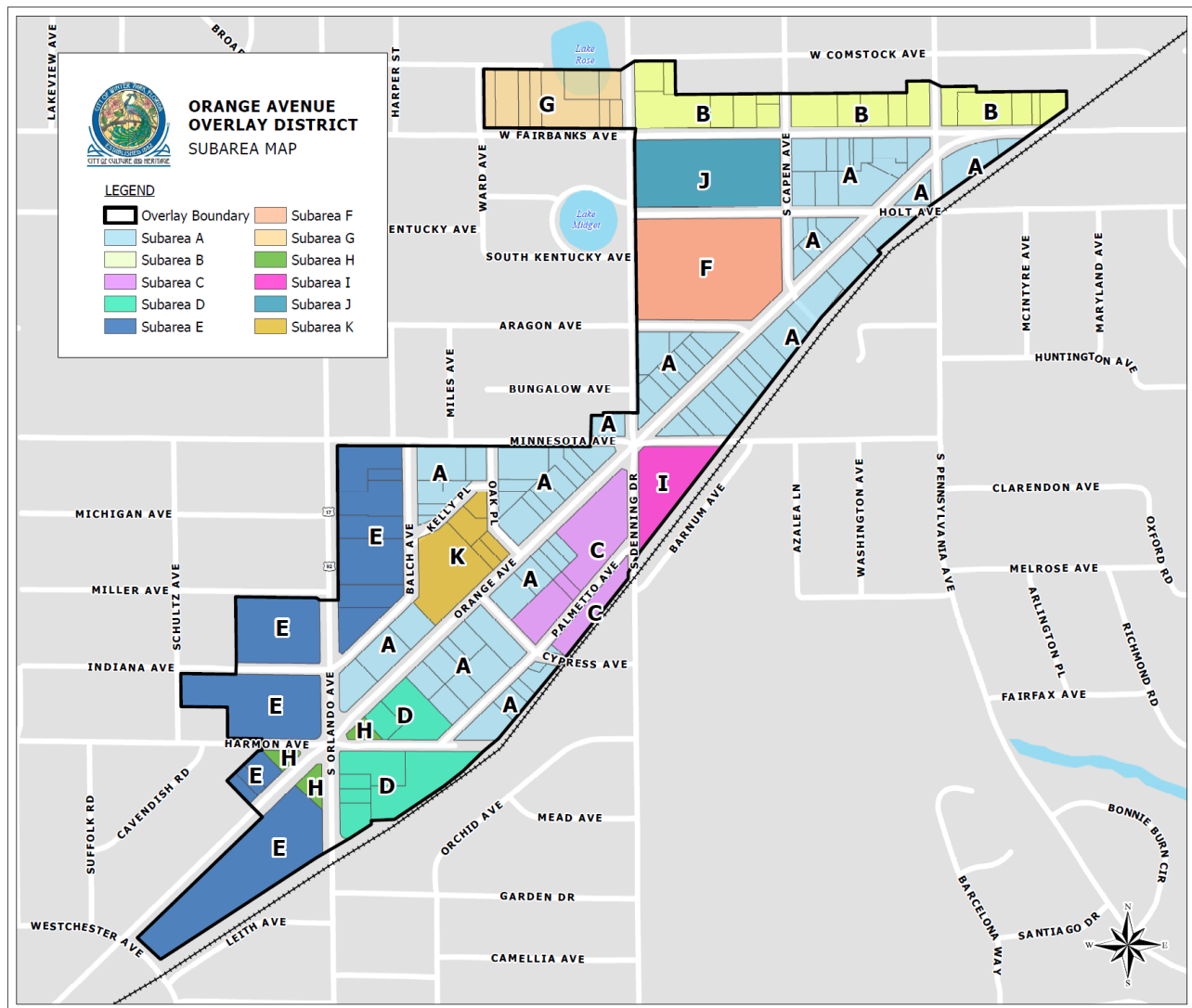
- (6) Ground signs or monument signs (excluding pole and pylon signs) are only permitted within the Subareas C, D, E, I, J and K. Ground signs within these subareas are limited to 30 square feet in size, and shall be located as to prevent interference with pedestrian and vehicular traffic. The design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

n. *Sidewalk Design and Utilization.*

- (1) All buildings, parking areas, public spaces, amenity features, and adjoining developments of similar use shall be linked with sidewalks. Sidewalks shall be provided along public streets that provide access to the development. A minimum 17-foot sidewalk is to be provided along Orange Avenue. Fairbanks Avenue and Orlando Avenue shall provide sidewalks at least ten feet wide with a minimum 2-foot landscape buffer along the back of curb, between the roadway and sidewalk. If sufficient right-of way is not available, the building may need to be set back to accommodate these wider sidewalks and the additional space required to create the required sidewalks as defined herein shall be dedicated to public access through easement. Sidewalks shall be constructed in accordance with the standards for sidewalks set forth in City of Winter Park Engineering Standards and constructed at the sole cost of the developer.
- (2) Restaurants and cafes with seating within the public right-of-way shall be subject to the regulations contained in Chapter 90, Article VI - Sidewalk Cafes, of the Winter Park code of Ordinances.

o. *Display of Merchandise Outside of Commercial Buildings.* Only properties within the OAO with frontages along Orange Avenue are allowed one display of merchandise to be located outside of a commercial business exclusive of beautification elements such as plants (that are not for sale). This display must be placed within two feet of the front wall or window of the building. This display must not block or impede pedestrian traffic or be placed on the public sidewalk and at least six feet of clear sidewalk width must remain for pedestrian traffic. This display must be no more than six feet in height and no more than two feet in width. The display must be safely secured and removed under windy conditions. The display must be removed when the business is not open. An outside display is not permitted if the business chooses to place an outdoor portable sign.

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



After the adoption of the OAO, no changes to the subarea map shall be allowed. No variances to maximum number of stories, maximum allowable Floor Area Ratio, allowed uses, required open space or maximum residential density shall not be granted. Variances to other development standards shall be considered, with sufficient showing of reasoning and hardship, as outlined in Section 58-92.

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

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

(1) *Subarea A.* In order to allow for the remodeling and renovation of the buildings within this subarea and to enhance the OAO, these properties shall not be required to comply with those Land Development Code standards listed below, as long as additional square footage is not added to the buildings. If additional square footage is added, as to parking requirements, the properties shall be required only to provide the required parking for the new net square footage of the property. Any additional impervious surface created shall meet all City of Winter Park stormwater requirements for the new impervious area. All remodels, renovations or reconstructions that are allowed to remain as legally non-conforming under other Land Development Code requirements, shall still be required to meet applicable building and life safety codes as determined by the City Building Official and Fire Official. If the use of the building is changed (i.e. office conversion to café), parking shall be provided as required by Code.

(a) *Exemptions.* The following Land Development Code Requirements shall not be required to be met for renovation or remodel of existing structures that will maintain the existing use, size and conditions of the property:

1. Floor Area Ratio
2. Minimum Parking Requirements
3. Stormwater Retention (but a minimum of 10 cubic feet of stormwater treatment and storage shall be created)
4. Impervious Surface Percentage
5. Setbacks
6. Landscaping
7. Height (no increase in stories)

(b) *Reconstruction of Buildings.* Given the age of buildings within Subarea A, the properties within this subarea shall be allowed to reconstruct the same building footprint when the building on the site is completely demolished, regardless of non-conforming status, on the site without being required to meet all development standards. Reconstruction of buildings shall be required to provide stormwater retention and the sidewalk widths as described herein. All building and life safety codes shall be met with all reconstruction.

(c) *Subarea A Development Standards:*

1. Base Floor Area Ratio: 45%
2. Maximum Achievable Floor Area Ratio: 65%
3. Maximum Height: 2 Stories for any properties abutting Orange Avenue, and 3 stories for all other properties within the subarea.
4. Maximum Impervious Coverage: 85%
5. Setbacks: None, except front setbacks must allow for at least a 17-foot wide sidewalk along Orange Avenue. Fairbanks Avenue and Orlando Avenue shall each be designed to provide for a 10-foot wide sidewalk with a minimum 2-foot landscape buffer on the back of curb. Where the building requires an additional setback to achieve the required sidewalk, the area shall be dedicated as a public access easement. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
6. Maximum Residential Density: 17 units per acre

(2) *Subarea B.*

(a) *Subarea B Development Standards:*

1. Base Floor Area Ratio: 45%
2. Maximum Achievable Floor Area Ratio: 60%
3. Maximum Height: 2 stories at front setback line and at rear setback line. Structures may increase to 3 stories if the 3rd floor is set back an additional 10 feet from front and rear setback lines. 3rd floors shall only allow residential uses.
4. Maximum Impervious Coverage: 85%
5. Setbacks:
 - a. Street: 20 feet. Front setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area on the back of curb along Fairbanks Avenue. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
 - b. Side: 0
 - c. Rear: 20
 - d. Third stories shall require an additional 10-foot setback from the front and rear setbacks.
6. Maximum Residential Density: 17 units per acre

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

(3) Subarea C.

(a) *Subarea C Development Standards:*

1. Base Floor Area Ratio: 60%
2. Maximum Achievable Floor Area Ratio: 125%
3. Maximum Height: 4 Stories
4. Maximum Impervious Coverage: 85%
5. Setbacks: 0 front setback along Orange Avenue, Denning Drive, or Palmetto Avenue, except front setbacks must allow for at least a 17-foot wide sidewalk. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
6. Maximum Residential Density: 17 units per acre

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

(c) *Intersection and Open Space Viewshed.* Due to the unique shape of Subarea C and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is banded by the lines described as follows: Start where the property lines of Subarea C meet at the intersection of Denning Drive and Orange Avenue; then travel 150 feet southwest along Orange Avenue's southeast right of way line; thence easterly to the point on the west boundary of South Denning Drive that is 150 feet south of the starting point; then north along the west boundary of South Denning Drive to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO. This viewshed is in addition to other setback requirements for Subarea C.

(d) *Road Closures.* Closing and vacation of the Palmetto Avenue right-of-way shall be encouraged, subject to City Commission approval, as the street bisects the property and creates limited development opportunities of the site. Driveways that allow public through-access may be allowed in-lieu of vacated streets, if deemed necessary. Closed and vacated right-of-way shall be entitled at the same level as the subarea it falls within.

- (e) *Additional Development Requirements.* A monument sign at least 3 feet in height and 5 feet in width, set in a landscaped bed, shall be required to be provided at the intersection of Denning Drive, Minnesota Drive and Orange Avenue, which directs the public to Mead Botanical Garden. The City shall approve the design and location of the sign.

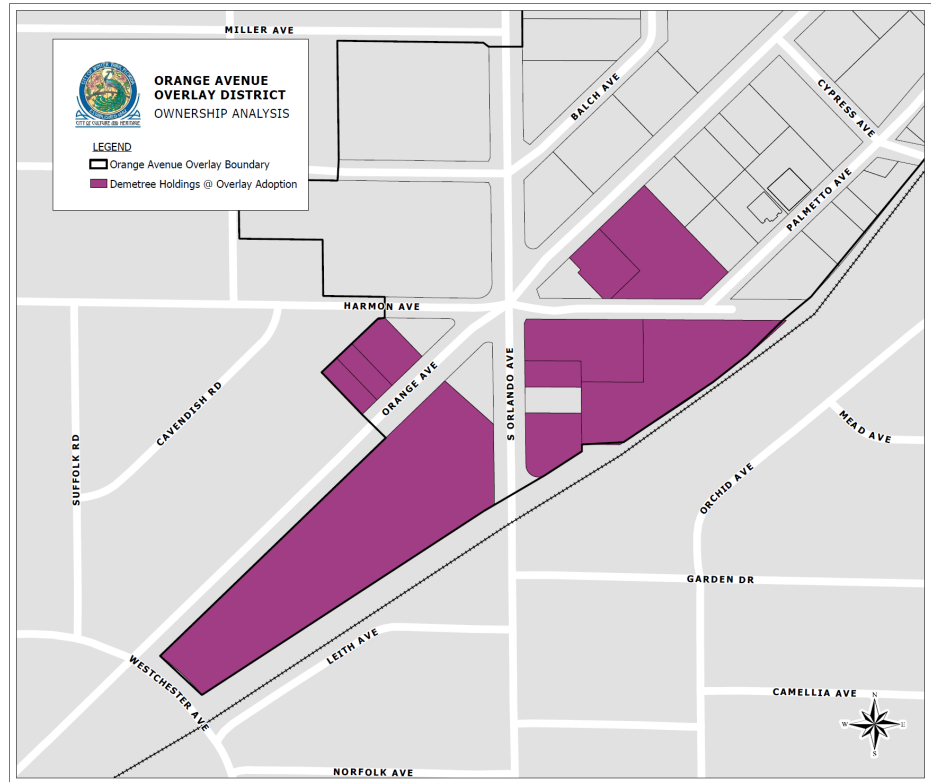
(4) Subarea D.

(a) *Subarea D Development Standards:*

1. Base Floor Area Ratio: 100%
2. Maximum Achievable Floor Area Ratio: 200%
3. Maximum Height: 7 Stories
4. Maximum Impervious Coverage: 75%
5. Setbacks:
 - a. Street: 20 feet along Orlando Ave. Setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area on the back of curb along Orlando Avenue., 0 feet along Orange Avenue-except front setbacks must allow for at least a 17-foot wide sidewalk. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
 - b. Rear: 20
6. Maximum Residential Density: 17 units per acre

- (b) *Density Transfer.* At the time of the adoption of this OAO, the owner of properties within Subarea D or vacated rights-of-way within Subarea D, shall be allowed to transfer the existing residential density entitlements, based on the maximum units per acre of the underlying zoning, from other properties within the OAO that are under common ownership on the date of the first reading of the Ordinance, as reflected on the map below to this Subarea D, though not the square footage. Once the residential density entitlements are transferred from such other commonly-owned properties, no residential units can be constructed on the property from which the density transfers occurs, and the documents to be recorded in the Orange County Public Records memorializing this restriction shall be reviewed and approved by the City and thereafter recorded. No properties, other nodes of intensity, allowing for residential uses, which are key to the successful creation of mixed-use districts and create development that can fund the needed parking and regional stormwater areas in the district. By clustering the intensity, there will be a reduction in overall massing and building heights throughout the OAO. Density Transfer shall only allow the transfer of currently entitled units into the defined Subarea D. This language shall not allow transfer of units into other Subareas. The map below depicts the properties within this subarea that

qualify for this density transfer than those shown on the map below, owned by Demetree Global or subsidiary, shall be eligible for density transfer within Subarea D. The intent is to create



- (c) *Required Development Enhancements.* In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea D shall include the following item(s) from the Development Enhancement Menu: CT.1
- (d) *Road Closures.* Closing and vacation of the Harmon Avenue or Vivian Avenue right-of-way shall be encouraged, subject to City Commission approval, as the street bisects the property or creates limited development of the site. Private driveways that allow public through-access shall be allowed in-lieu of vacated streets, if necessary. Closed and vacated right-of-way shall be entitled at the same level as the subarea it falls within.

(5) Subarea E.

(a) *Subarea E Development Standards.*

1. Base Floor Area Ratio: 60%
2. Maximum Achievable Floor Area Ratio: 80%
3. Maximum Height: Maximum 4 Stories.
4. Maximum Impervious Coverage: 85%
5. Setbacks:
 - a. Street: 20 feet. Setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area along Orlando Avenue. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
 - b. Side: 5 feet
 - c. Rear: 20 feet. If abutting residential, shall be a minimum of 20 feet or equal to building height, whichever is greater.
6. Maximum Residential Density: 17 units per acre

- (b) *Road Closures.* Closing and vacation of the Vivian Avenue right-of-way shall be encouraged, subject to City Commission approval, as the street essentially serves as a private driveway and parking lot extension for a single property. Driveways that allow public through-access shall be allowed in-lieu of vacated streets. Closed and vacated right-of-way shall be entitled at the same level as the subarea it falls within.

(6) Subarea F.

(a) *Subarea F Development Standards:*

1. Base Floor Area Ratio: 20%
2. Maximum Achievable Floor Area Ratio: 20%
3. Maximum Height: 2 Stories
4. Maximum Impervious Coverage: 50%
5. Setbacks: 20 feet. Setbacks must allow for at least a 17-foot wide sidewalk. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
6. Maximum Residential Density: No Residential Uses Allowed

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

(7) Subarea G.

(a) *Subarea G Development Standards:*

1. Base Floor Area Ratio: 45%
2. Maximum Achievable Floor Area Ratio: 45%
3. Maximum Height: 3 Stories
4. Maximum Impervious Coverage: 85%
5. Setbacks: 20 feet. Setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area along Orlando Avenue. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
6. Maximum Residential Density: 17 Units/Acre

Additional Development Requirements. This Subarea G represents an opportunity to expand Martin Luther King Jr., Park and to create an increased greenway connection to Mead Botanical Garden and other areas of the city. It is the intent of the City of Winter Park to acquire these properties for the extension of Martin Luther King, Jr. Park and to provide for transportation improvements. Any properties acquired by the City of Winter Park shall be dedicated as parkland or towards transportation improvements.

(8) Subarea H.

(a) *Subarea H Development Standards:*

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

(9) Subarea I.

(a) *Subarea I Development Standards:*

1. Base Floor Area Ratio: 60%
2. Maximum Achievable Floor Area Ratio: 125%
3. Maximum Height: 3 Stories
4. Maximum Impervious Coverage: 75%
5. Setbacks: 0 front setback, except front setbacks must allow for at least a 17-foot wide sidewalk. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
6. Maximum Residential Density: 17 units per acre

- (b) *Required Development Enhancements.* In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea I shall include the following item(s) from the Development

Enhancement Menu: CT.7. The City of Winter Park shall determine the area required to be dedicated for intersection improvements.

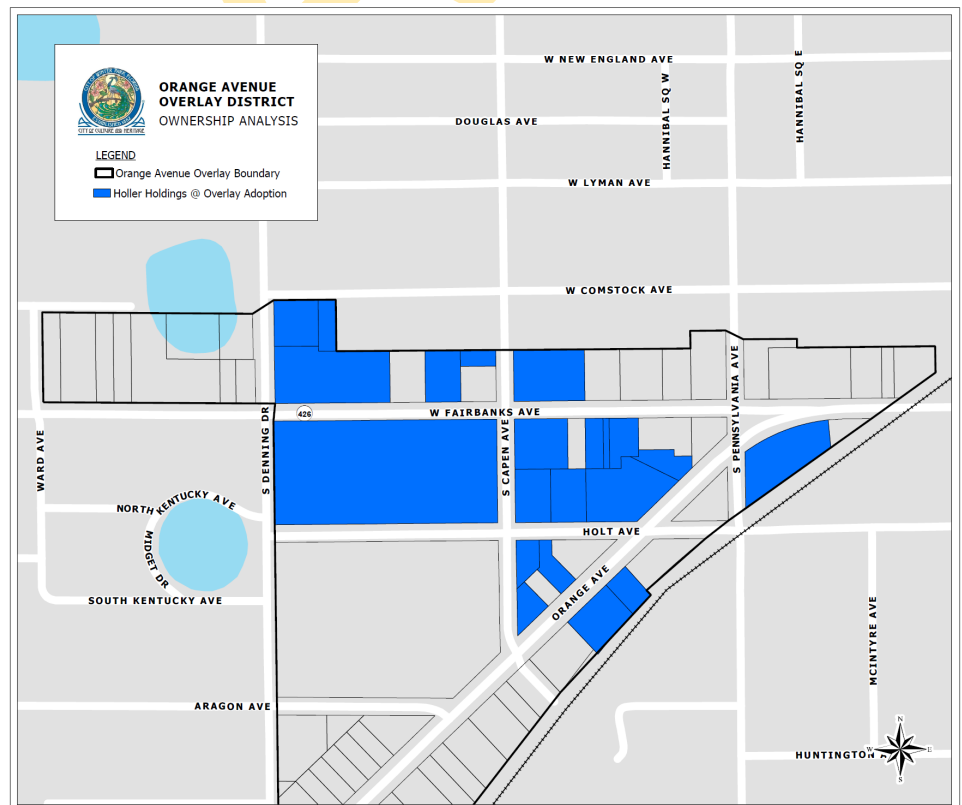
- (c) *Intersection and Open Space Viewshed.* Due to the unique shape of the property and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is bounded by the lines described as follows: start where the property lines of Subarea I meet at the intersection of Denning Drive and Minnesota Avenue; then travel 50 feet east along Minnesota Avenue's southern right of way line; thence south westerly to the point on the east boundary of S. Denning Drive that is 30 feet south of the starting point; then north to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO. This viewshed is in addition to other setback requirements for Subarea I.

(10) Subarea J.

- (a) *Subarea J Development Standards:*
1. Base Floor Area Ratio: 100%
 2. Maximum Achievable Floor Area Ratio: 200%
 3. Maximum Height: 5 Stories
 4. Maximum Impervious Coverage: 75%
 5. Setbacks: 20 feet Street Setback. Setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area at the back of curb along all adjacent streets. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
 6. Maximum Residential Density: 17 units per acre
- (b) *Required Development Enhancements:* In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea J shall include the following item(s) from the Development Enhancement Menu: CT.7. The City of Winter Park shall determine the area required to be dedicated for intersection improvements and the required land may be property under common ownership located offsite from Subarea J.
- (c) *Road Closures.* Closing and Vacation of either the South Capen Avenue or Holt Avenue rights-of-way shall be encouraged, subject to City Commission approval, given that these roads are not heavily trafficked and mainly serve only the subject property in this area. If these streets are closed, they shall remain open to the public and be used only for pedestrian or bicycle access, and may not be used

towards open space requirements for the adjacent properties.

- (d) *Density Transfer.* At the time of the adoption of this OAO, the owner of the Subarea J property shall be allowed to transfer the existing residential density entitlements, based on the maximum units per acre of the underlying zoning, from properties within the OAO that are under common ownership on the date of the first reading of the Ordinance, as reflected on the below map to this Subarea J. Once the residential density entitlements are transferred from other commonly-owned properties, no residential units can be constructed on the site from which the density transfers occur and documents to be recorded in the Orange County Public Records memorializing this restriction shall be reviewed and approved by the City and thereafter recorded. No properties, other than those shown on the below map owned by Holler Holdings or a subsidiary, shall be eligible for density transfer. The intent is to create nodes of intensity and create development that can fund the needed parking and regional stormwater areas in the district. By clustering the intensity, there will be a reduction in overall massing and building heights throughout the OAO. The map below depicts the properties within this Subarea J that qualify for this density transfer.



(11) Subarea K.

(a) *Subarea K Development Standards:*

1. Base Floor Area Ratio: 60%
2. Maximum Achievable Floor Area Ratio: 80%
3. Maximum Height: Maximum 3 Stories.
4. Maximum Impervious Coverage: 85%
5. Setbacks:
 - a. 0 front setback along Orange Avenue, except front setbacks must allow for at least a 17-foot wide sidewalk. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Additionally, all building setbacks shall meet the requirements as depicted of 3.1.i.2
 - b. Side: 5 feet
 - c. Rear: 20 feet. If abutting residential, shall be a minimum of 20 feet or equal to building height, whichever is greater.
6. Maximum Residential Density: 17 units per acre

- q. *Orange Avenue Overlay District Development Enhancements/Bonuses.* Enhanced development entitlements shall be considered for the OAO, but shall be earned, rather than simply granted.

- (1) *Percentage-Based Development Enhancement Menu.* A percentage-based upgrade system for properties within the OAO is hereby established. For properties to obtain additional development entitlements (FAR) beyond what is provided in the relevant subarea or underlying zoning, the following provisions and Tables are established.

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

The following OAO Development Enhancement Menu was created to address the wide-ranging issues affecting the Orange Avenue area, while meeting the goals of the Comprehensive Plan, the Vision Winter Park plan and the Winter Park Sustainability Plan. To ensure that the intent of the Development Enhancement Menu

is met, any project that utilizes this menu shall be reviewed by the Planning & Community Development Director or their designee in order to determine whether and to what extent an increase in FAR is allowed.

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
S.1	<i>Shared Electric Vehicle On-Site</i>	1% Entitlement Bonus for Each Shared Electric Vehicle On-Site.	Max 2 Vehicle Credit	2%
S.2	<i>Green Roof</i>	At least 50% of the total surface area of the principal building's roof is a green roof constructed in accordance with ASTM green building standards.	10%	10%
S.3	<i>Renewable Energy</i>	For Each Percentage of the Total Electricity Used On the Property That Is Generated Onsite, a 1% Entitlement Increase Shall Be Granted.	10%	10%
S.4	<i>Recycling</i>	Recycling Receptacles provided for each use on the site building and large collection receptacle placed in the dumpster area of the site.	2%	2%
S.5	<i>Rainwater Reuse</i>	At least 75% of rain water from the roofs of structures is captured and recycled for landscape irrigation.	5%	5%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
IS.1	<i>Stormwater Retention Beyond Code Minimum Requirements</i>	Each 1% of additional water quality treatment and stormwater retention capacity, beyond what is required to accommodate development of a site provided (that can feasibly receive off-site stormwater) shall earn a 1% entitlement bonus. The calculation shall be based on the retention required on the site to meet City and St. Johns requirements. Vaulting, Underground Storage or Raingarden Areas Shall Be Allowed.	Max 25% Entitlements Bonus	25%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
AC.1	<i>Public Art</i>	Each Public Art Installation Shall Earn 1% Entitlement Bonus	Max 5 Locations	5%
AC.2	<i>Gateway Feature</i>	Creation of signage, art or other type of gateway feature that welcomes people to Winter Park.	5%	5%
AC.3	<i>Space For Non-Profit Arts & Cultural Organizations</i>	For each 1,000 square feet of space that is built specifically and solely for non-profit arts and cultural facilities, a 1% entitlement bonus shall be granted. The space provided for these non-profit users shall not count towards the FAR of the site. The space shall only be rented to Arts & Cultural organizations with non-profit 501.C.3 status, in perpetuity. Parking shall also be provided and shared parking is encouraged. The rents charged shall not exceed 80% of the median rents charged	Max 15% Entitlement Bonus	15%

		for similar properties in the area. The rents shall not increase more than 3% per year.		
--	--	---	--	--

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
P.1	<i>Public Parking</i>	Each 5 Dedicated Public Parking Spaces, Which Remain Free for Public Parking at All Times, Shall Earn a 1% Entitlement Bonus	Max 10% Entitlement Bonus	10%
P.2	<i>Screening of Parking Structures</i>	Parking structures shall be screened at least 50% on all visible sides with green walls, living walls, murals (that do not include advertising of any type), shade trees or vegetative screening, or other screening treatments. This enhancement is in addition to the requirements for FAR exemption.	10%	10%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
M.1	<i>5G Small Cell Facilities Placed On Building</i>	Each 5G Small Cell Placement on Structure Earns 1% Entitlement Bonus	Max 5 Locations	5%
M.2	<i>Workforce Housing Provided</i>	Each Unit Provided at Orange County Workforce Housing Standards Shall Earn a 0.5% Entitlement Increase	Max 20 Units	10%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
OS.1	<i>Open Space Beyond Minimums</i>	Each 1/4 acre (10,890 square feet) of additional dedicated open space available to the public beyond the required minimum shall earn a 5% Entitlement Bonus, or 20% per acre.	20%	20%
OS.2	<i>Shade Tree Planting</i>	Each 50-inches of Shade Tree Caliper Planted Onsite Beyond Minimum Requirements Shall Earn 1% Entitlement Bonus. Species Shall Be City Arborist Approved and Planted with Irrigation. A minimum 5" caliper tree shall be required.	Max 500-Inch Tree Caliper Bonus	10%
OS.3	<i>Tree Fund Donation</i>	Payment may be made into the City of Winter Park Tree Replacement Trust Fund, so that meaningful trees can be planted throughout the City to maintain and grow our tree canopy. For each donation of \$10,000 to the Tree Replacement Trust Fund, a 1% Entitlement Increase Shall Be Granted.	Maximum \$50,000 Donation	5%
OS.4	<i>Mead Garden Improvements</i>	Donation to Mead Botanical Garden Improvements/Restoration/Enhancements Shall Earn a 1% Entitlement Increase for Each \$10,000 Donation. The Funds Shall Only Be Used for Capital Improvements or Enhancements in Mead Botanical Garden.	Max \$100,000.00 Donation	10%

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
OS.5	<i>Donation of Land for Parks</i>	For each 5,000 square feet of land donated to the City of Winter Park for park space (which is accepted by the City Commission as meaningful and useful park land), shall earn an additional 1% Entitlement Increase.	Maximum 20%	20%
OS.6	<i>Martin Luther King, Jr. Park Expansion</i>	Donation to the City of Winter Park, Park Acquisition Fund Shall Earn a 1% Entitlement Increase for Each \$10,000 Donation. Funds Shall Only Be Used for the Acquisition of Additional Park Land. The Funds Shall Only Be Used For the Acquisition of the Area Identified as Subarea "G" herein, to expand Martin Luther King, Jr. Park.	Max \$100,000.00 Donation	10%
OS.7	<i>Social Connection Amenities</i>	Provide amenities, that support community interaction and are open to the general public, creating third places:	Max Based on Type	—
		Yard games (life-size chess/checkers, bocce ball, bean-bag toss, walking labyrinth)		3 earns 1%
		Multi-Generational Play Areas		3%
		Fountain/splash pad/water feature		3%
		Stage areas for music/art performance		2%
		Dedicated Standalone Public Restrooms (not a part of a business onsite)		2%
		Public seating/gathering spaces of significant size (street furniture, seating walls, outdoor furniture, fire pits)		2%

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

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
CT.1	<i>Rail-Trail Construction & Easement</i>	Option A - Provide Dedicated Utility & Public Access Easement of a Minimum of 20 feet and Construction of Rail-Trail with a 12-foot Trail Width, to match regional trail widths and 4-foot planting strip along each side within said 20 foot easement, earns 1% Entitlement Bonus for each 50 linear feet of trail, with decorative light pole (as selected by City of Winter Park to match other areas of town) & shade or understory tree of minimum 5" caliper (as selected by Urban Forestry) with irrigation for every 50 feet of railroad frontage. The trail and easement shall connect from the property line where the rail enters, to the property line where the rail exits. The trail shall be designed to align with existing or future trail locations and the design of the trail shall be determined on the site plan when a project is submitted for consideration	Max 20%	20%

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
		Option B - Provide Dedicated Utility & Public Access Easement of a Minimum of 23 feet and Construction of Rail-Trail with a 15-foot Trail Width to meet and exceed regional trail widths and 4-foot planting strip along each side within said 23 foot easement, earns 1% Entitlement Bonus, with decorative light pole (as selected by City of Winter Park to match other areas of town) & shade or understory tree (as selected by Urban Forestry) for every 50 feet of railroad frontage. The trail and easement shall connect from the property line where the rail enters, to the property line where the rail exits. The trail shall be designed to align with existing or future trail locations and the design of the trail shall be determined on the site plan when a project is submitted for consideration	Max 25%	25%
CT.2	Off-Site Trails	Donation to the Construction of Bike/Pedestrian Trails. Due to the unique circumstances and properties in each area, every section of future trail will have challenges and opportunities. Because no two areas are the same, it is preferable to have developers pay into a trails fund, with design and installation provided by the City. Each \$10,000 donation shall earn a 1% entitlement bonus.	Max \$100,000 donation	10%
CT.3	Denning Drive Mobility Extension	Complete Extension of Denning Drive from Orange Ave to Mead Botanical Garden, Minimum 12' Wide Multi-Use Paved Path With Decorative Lighting, and Shade Tree in Grate with Irrigation Every 50 feet, with Required ADA Crossings & Signage on E side of Denning Drive	25%	25%
CT.4	Rideshare Dedicated Curb	Each 24 feet of marked and dedicated rideshare curb in front of the building shall earn a 0.5% Entitlement Bonus	2 Dedicated Spaces	1%
CT.5	Bicycle/Pedestrian Repair Facilities & Rest Areas	Provide bicycle/pedestrian amenities that are available to the community near any Bike Trail facility. One of each of these facilities shall be allowed to locate in one or more of the following locations: Rail Trail area as defined in this chapter, In Martin Luther King, Jr. Park along a bike trail, Along the new Bike Path connecting to Mead Botanical Garden, or along the Denning Drive bicycle facilities. Each location shall require the following elements under a covered roof or shade area: Bicycle Fix-It Stations with bike lift, air pump and tools; water fountain and water bottle filling; bike rack; trash and recycling receptacles; and a bench.	2% per location, Max 3 locations per development. Can be located off-site	6%
CT.6	Covered Transit Stops	Bench, Trash Receptacle, Recycling Receptacle and Covered Area Provided for Transit Users At a Stop on a Bus Route	1%	1%
CT.7	Land Donation for Transportation Improvements	Each 100 square feet of land dedicated to the City of Winter Park or FDOT as right-of-way for needed transportation improvements, shall earn a 1% Entitlement Bonus	Max 25%	25%

r. *Definitions.*

- (a) *Affordable Housing:* Affordable housing means a dwelling unit, with regard to a unit for sale, which costs less than 80 percent of the median price of the single-family homes sold the previous year in the Orlando metropolitan area; and with regard to a unit for rent, one which rents monthly for less than 80 percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area and for which the purchaser's or renter's income or combined family income does not exceed 80 percent of the median family income for the Orlando metropolitan area.
- (b) *Boutique Hotel:* A boutique hotel is largely characterized by its smaller size, personalized service and local personality, which can vary dramatically depending on where the property is located. They cater to the individual, providing very personalized, intimate service. These properties are designed to blend into the community and reflect the neighborhoods and cultures around them.
- (c) *Building Story:* Building story means a section of a building between the surface of a floor and the floorplate of the floor above it.
- (d) *Common Ownership or Commonly Owned:* Properties shall be deemed to be under "common ownership" or "commonly owned" if the properties are owned by the same entity or affiliated entities with substantially similar control and management.
- (e) *Density Transfer:* The ability to transfer existing underlying zoning density entitlements from one property to another as specifically outlined only in Subareas D or J and the transfer maps for those subareas. The property has to be commonly owned and is subject to the provisions of the OAO. Once residential entitlements are transferred from other commonly-owned properties, no residential units can be constructed on the site from which transfers occur.
- (f) *EIFS:* Exterior Insulation and Finish System. A non-load bearing exterior wall cladding system consisting of a thermal insulation board, adhesively and/ or mechanically attached to the substrate, base coat with reinforced fiberglass mesh and a textured finish coat.
- (g) *Fast Casual Restaurant:* Fast casual restaurants offer consumers freshly-prepared, higher-quality food in an informal setting, with counter service to keep things speedy.
- (h) *Floor Area Ratio (FAR):* The gross floor area divided by the land area of the building site excluding land areas across a public

street under the same ownership. The gross floor area ratio is the square footage of the building or buildings on the property (and contiguous properties being used in connection with such building(s)) divided by the area of such property in square feet. This mathematical expression (gross floor area ÷ land area = floor area ratio) shall determine the maximum building size permitted.

- (i) *Food Hall:* Unlike food courts made up of fast food chains, food halls typically mix local artisan restaurants, butcher shops and other food-oriented boutiques under one roof.
- (j) *Green Roof:* A green roof or living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, increasing benevolence and decreasing stress of the people around the roof by providing a more aesthetically pleasing landscape, and helping to lower urban air temperatures and mitigate the heat island effect.
- (k) *Green Wall/Living Wall:* Living walls or green walls are self-sufficient vertical gardens that are attached to the exterior or interior of a building. They differ from green façades (e.g. ivy walls) in that the plants root in a structural support which is fastened to the wall itself. The plants receive water and nutrients from within the vertical support instead of from the ground.
- (l) *Impervious Area:* Impervious Areas are man-made areas that cannot absorb water from rain or snow. Impervious Area Examples: Roofs; Roads; Sidewalks; Driveways; Parking Lots.
- (m) *Meaningful Open Space:* Privately -owned property that is not a part of the inside of a building. These areas are intended to provide for the use and benefit of the general public, and are legally accessible by the general public. These areas are accessible and designed for outdoor living, gathering, landscaping, recreation, pedestrian activity, meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind and stimulate social connection. Open space shall not be retention ponds, parking lot islands or landscape planting areas around building bases. Meaningful opens spaces are areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similar-type spaces. The intent is that each of these areas create the opportunity for social interaction, relaxation, recreation and reflection.

- (n) *Mixed-Use:* Mixed-use development combines two or more types of land use into a building or set of buildings that are physically and functionally integrated and mutually supporting. This can be some combination of residential, commercial, industrial, office, institutional, or other land uses. The form of mixed-use development can be vertical or horizontal. Vertical mixed-use occurs when different uses inhabit the same building and sit atop one another, such as residential or office uses over ground floor retail. Horizontal mixed-use occurs when uses are placed next to each other, such as an apartment building that is adjacent to offices, restaurants, or retail shops. Mixed-use areas often create the main street/downtown, activity center, or commercial corridor of a local community, district, or neighborhood. They frequently involve stacking uses – residential or office above retail, for example, in low or midrise buildings, but are predominately made up of a variety of individual buildings arranged around streets and around public squares or other open spaces.
- (o) *Multi-Generational Play Area:* Instead of focusing exclusively on children, these playgrounds broaden their scope to include equipment, activities and amenities for those older than age 12—and perhaps significantly older—so that anyone who visits the playground, regardless of age or ability, can find something there they enjoy.
- (p) *Multi-Modal Transportation:* This concept is that all modes of transportation should have equality and there shouldn't be the typical hierarchy where private automobiles have more opportunities at the cost of pedestrians, cyclists, public transportation users and handicapped persons.
- (q) *Overlay District:* An area where certain additional requirements are mapped upon an underlying zoning district(s). The district modifies or supplements the underlying zoning regulations and allows for flexibility in design and the ability to apply more area specific requirements including, but not limited to, architecture, height, setbacks, use, open space, landscaping, historic preservation, floor area ratio, parking, public improvements, access, stormwater, etc. In the instance of conflicting requirements, the stricter shall apply.
- (r) *Percentage-Based Development Enhancement:* In exchange for the ability to obtain additional development entitlements above those currently allowed by the underlying zoning and the OAO, certain public improvements and area-wide solutions will be required by those who develop or redevelop properties and the requirements for Development Enhancement Bonuses must be met. Property owners or developers may use any combination of the Development Enhancement Menu to earn their way up to the Maximum Achievable Floor Area Ratio.

- (s) *Pervious Area:* A pervious surface is a surface that allows the percolation of water into the underlying soil. Pervious surfaces include grass, mulched groundcover, planted areas, vegetated roofs, permeable paving as well as porches and decks erected on pier foundations that maintain the covered lot surface's water permeability.
- (t) *Placemaking:* As both an overarching idea and a hands-on approach for improving a neighborhood, city, or region, placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public and private realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well-being.
- (u) *Public Improvements:* Any drainage facility, roadway, parkway, pedestrian way, off-street parking area, lot improvements, sidewalk, bike lane, park, public facility, pedestrian crossing, boulevard or other facility which benefits the public.
- (v) *Residential Density:* Measured in dwelling units per gross acre. Maximum densities determine the number of apartment, townhome, condominium or other multifamily units allowed.
- (w) *Walkability:* A measure of how well streets are designed to incorporate pedestrian scale elements and to create equal access for pedestrians. A walkable area has health, environmental, and economic benefits. It keeps pedestrians interested, safe and engaged with the built environment around them. With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well-being.
- (x) *Workforce Housing:* A dwelling unit, with regard to a unit for sale, which costs less than 120 percent of the median price of the single-family homes sold the previous year in the Orlando metropolitan area; and with regard to a unit for rent, one which rents monthly for less than 120 percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area, and for which the purchaser's or renter's

income or combined family income does not exceed 120 percent of the median family income for the Orlando metropolitan area.

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

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

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

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

SECTION 6. Effective Date. This Ordinance shall become effective upon the comprehensive plan amendments provided for under Ordinance _____ become effective. If Ordinance _____ does not become effective, then this Ordinance shall be null and void.

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 _____, 2020.

Mayor Steve Leary

Attest:

City Clerk