

Planning & Zoning TUESDAY 09-07-21* @

WEDNESDAY 09

PUBLIC HEARINGS

2021

cityofwinterpark.org/oao **@** info more



ORANGE AVENUE OVERLAY DISTRICT

HEARINGS PUBLIC

Planning & Zoning Board TUESDAY **09-07-21*** **@ 6** p.m.

City Commission WEDNESDAY **09-22-21*** **@ 3:30 p.m.**

> *Dates are subject to change. For updates, please access cityofwinterpark.org/citywide-notices.

2021

City Hall Commission Chambers 2nd Floor | 401 South Park Avenue Winter Park, Florida 32789

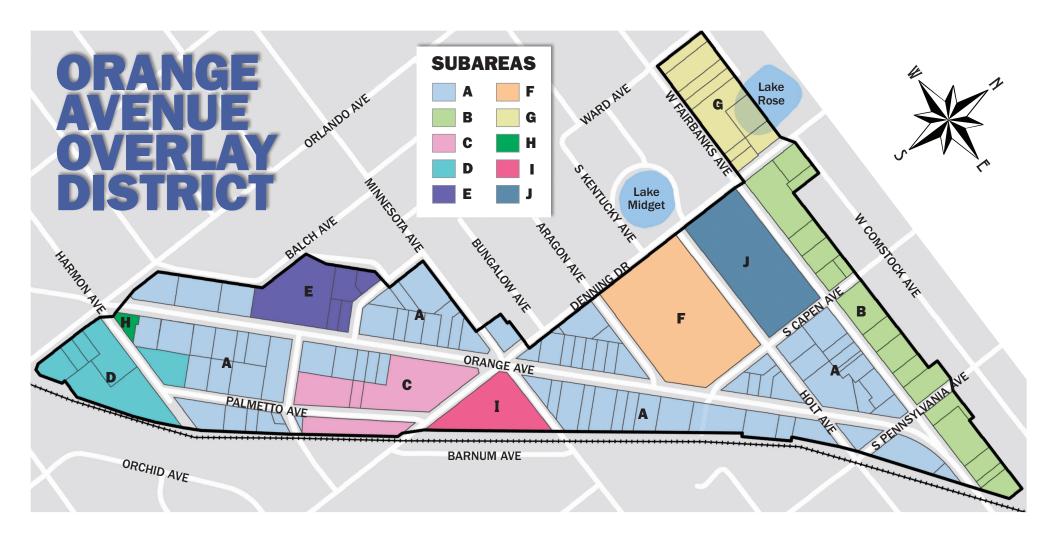
The City of Winter Park is considering the creation of the Orange Avenue Overlay District (OAO), a Zoning Overlay, which would generate new Land Development Code standards for development and redevelopment of properties within the Overlay District. The OAO is being considered as directed by the city's Comprehensive Plan. As a part of the creation of the OAO, the City of Winter Park Comprehensive Plan would be amended to reflect and accommodate the new development standards of the OAO. The OAO is intended to incentivize reinvestment opportunities for properties in the area and help existing small businesses.

For more information about OAO including draft language and maps, please access cityofwinterpark.org/oao.

PLEASE NOTE: 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 Planning & Transportation Department at 407-599-3324 at least 48 hours in advance of the meeting.





SUBAREA A	Existing Gross Sq. Footage = 342,900				
Land Use	Orange Avenue Overlay District				
Zoning	OAO Subarea A				
Building Height	2 to 3 stories				
Maximum Potential Building Size	BASE	440,873 sq. ft. @ 45% FAR	MAX	587,830 sq. ft. @ 60% FAR	

SUBAREA B	Existing Gross Sq. Footage = 63,250				
Land Use	Orange Avenue Overlay District				
Zoning	OAO Subarea B				
Building Height	2 to 3 stories				
Maximum Potential Building Size	BASE	128,832 sq. ft. @ 45% FAR	MAX	171,776 sq. ft. @ 60% FAR	

SUBAREA C	Existing Gross Sq. Footage = 0				
Land Use	Orange Avenue Overlay District				
Zoning	OAO Subarea C				
Building Height	2 stories				
Maximum Potential Building Size	BASE	32,513 sq. ft. @ 20% FAR	MAX	138,181 sq. ft. @ 85% FAR	

SUBAREA D	Existing Gross Sq. Footage = 42,976				
Land Use	Orange Avenue Overlay District				
Zoning	OAO Subarea D				
Building Height	5 stories or 56 feet				
Maximum Potential Building Size	BASE	99,049 sq. ft. @ 60% FAR	MAX	165,082 sq. ft. @ 100% FAR	

SUBAREA E	Existing Gross Sq. Footage = 65,720				
Land Use	Orange Avenue Overlay District				
Zoning	OAO Subarea E				
Building Height	2 stories				
Maximum Potential Building Size	BASE	56,454 sq. ft. @ 45% FAR	MAX	75,272 sq. ft. @ 60% FAR	

SUBAREA F	Existing Gross Sq. Footage = 20,199			
Land Use	Orange Avenue Overlay District			
Zoning	OAO Subarea F			
Building Height	2 stories			
Maximum Potential Building Size	BASE	53,950 sq. ft. @ 20% FAR	MAX	53,950 sq. ft. @ 20% FAR

SUBAREA G	Existing Gross Sq. Footage = 29,734				
Land Use	Orange Avenue Overlay District				
Zoning	OAO Subarea G				
Building Height	2 stories				
Maximum Potential Building Size	BASE	67,901 sq. ft. @ 45% FAR	MAX	67,901 sq. ft. @ 45% FAR	

SUBAREA H	Existing Gross Sq. Footage = 0				
Land Use	Orange Avenue Overlay District				
Zoning	OAO Subarea H				
Building Height	0 stories				
Maximum Potential Building Size	BASE	0 sq. ft. @ 0% FAR	MAX	0 sq. ft. @ 0% FAR	

SUBAREA I	Existing Gross Sq. Footage = 0			
Land Use	Orange Avenue Overlay District			
Zoning	OAO Subarea I			
Building Height	3 stories			
Maximum Potential Building Size	BASE	36,813 sq. ft. @ 45% FAR	MAX	81,806 sq. ft. @ 100% FAR

SUBAREA J	Existing Gross Sq. Footage = 49,180				
Land Use	Orange Avenue Overlay District				
Zoning	OAO Subarea J				
Building Height	3 to 4 stories				
Maximum Potential Building Size	BASE	110,320 sq. ft. @ 60% FAR	MAX	183,867 sq. ft. @ 100% FAR	