Agenda

August 9, 2021 @ 11:30 am

Virtual Meeting

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

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

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

please note

Times are projected and subject to change.

agenda time

1. Call to Order

2. Discussion Item(s)

a. Orange Avenue Overlay Discussion

120 minutes

- Finalize discussion on recommended inclusion or removal of Comprehensive Plan policies from the current draft.
- Discussion on the appropriate levels of development within various OAO subareas, including FAR, height, residential density, setbacks, and other development standards.
- General discussion on the Comprehensive Plan and Land Development Code draft OAO language.

3. Adjournment



Planning and Zoning Board

agenda item

item type Discussion Item(s)	meeting date August 9, 2021
prepared by Bronce Stephenson	approved by
board approval Completed	
strategic objective	

subject

Orange Avenue Overlay Discussion

item list

- Finalize discussion on recommended inclusion or removal of Comprehensive Plan policies from the current draft.
- Discussion on the appropriate levels of development within various OAO subareas, including FAR, height, residential density, setbacks, and other development standards.
- General discussion on the Comprehensive Plan and Land Development Code draft OAO language.

motion / recommendation

background

At the previous P&Z work session, the Board discussed the Comprehensive Plan element of the OAO and made a number of suggestions regarding the Policies that were listed. The general consensus was that many of the Comprehensive Plan Policies should be removed, because they are written into the Land Development Code text, which is a more appropriate place. Additionally, the Board requested that renderings and massing models that had been created during the OAO process be shown. Discussion on the possible levels of development began, but were simply discussions as the Board wanted time to digest what was shown.

Staff anticipates that the Board will continue these discussions and once all elements of the Comprehensive Plan have been covered, it is likely that discussions on the Land Development Code text will begin.

As a way of assisting with the Board's request to see the work done previously to assist in understanding how the OAO discussions began and evolved, the public input provided, the various analyses and other relevant information, staff has attached a number of items from the process that may be of assistance. Of note is the OAO Steering

Committee Document that was recommended for approval and was used to write the first versions of the OAO Comp Plan and Land Development Code drafts that were considered for public input and eventual public hearings before the Planning & Zoning Board and City Commission. Reading this document allows for the comparison of how much the OAO Codes being considered now have been extensively analyzed and modified by the City Commission through dozens of worksessions since the earliest drafts.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

Draft Orange Avenue Overly Comprehensive Plan Amendment 8.2.21.pdf

ATTACHMENTS:

Draft Orange Avenue Overlay Land Development Code Amendment 8.2.21.pdf

ATTACHMENTS:

Citywide Trifold 11x17 OAO.pdf

ATTACHMENTS:

First Orange Avenue Overlay Public Input Responses.pdf

ATTACHMENTS:

2021.03.04_OAO Transportation, Traffic & Mobility Virtual Public Forum Presentation.pptx

ATTACHMENTS:

OAO_parking spaces per parcel.pdf

ATTACHMENTS:

Parking analysis data_all.xlsx

ATTACHMENTS:

Parking Garage Presentation by Finfrock 12.10.2020.pdf

ATTACHMENTS:

OAO FINAL STEERING COMMITTEE APPROVED DOCUMENT WWATERMARK.pdf

Draft Orange Avenue Overlay Comprehensive Plan Amendment Draft 8/2/21

ORDINANCE NO.	
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AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, AND THE COMPREHENSIVE PLAN SO AS TO ADOPT NEW GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT TO ESTABLISH THE ORANGE AVENUE OVERLAY DISTRICT; PROVIDING FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

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

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

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

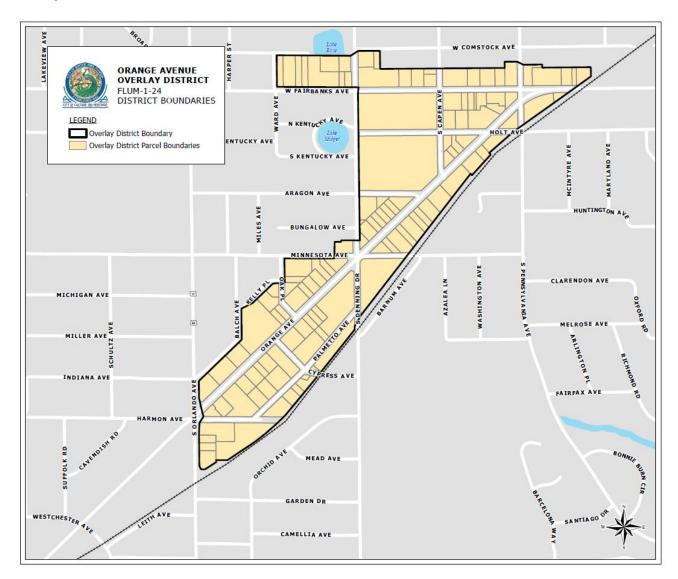
WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose, meets the requirements of law and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

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

SECTION 1. Amendment. That Chapter 58 "Land Development Code", Article I "Comprehensive Plan" is hereby amended to add new Goals, Objectives and Policies and FLUM-1-24 map and FLUM-1-25 subarea map to the Future Land Use Element of the City of Winter Park Comprehensive Plan to read as follows:

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

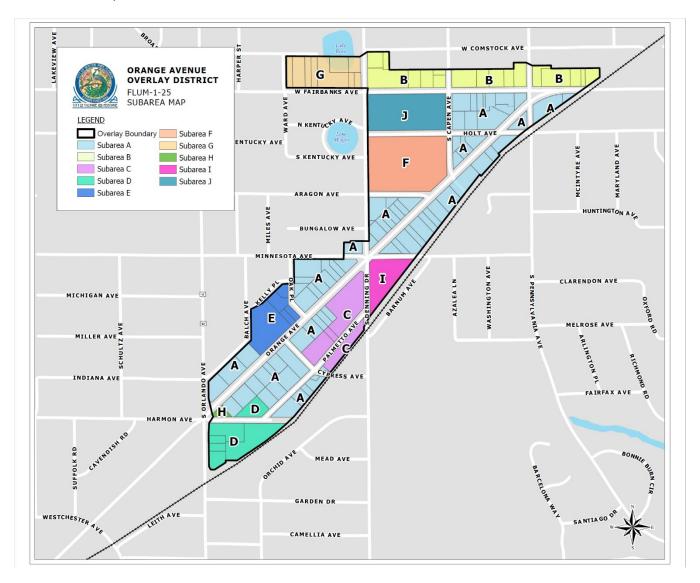
OBJECTIVE 1-8.1: Orange Avenue Overlay District. The boundaries of the Orange Avenue Overlay District are identified in FLUM-1-24 and the Policies regarding this Overlay District shall be established as defined herein.



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

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

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



(1) Subarea A.

- a. Base Floor Area Ratio: 45%
- b. Maximum Achievable Floor Area Ratio: 60% (only with residential)
- c. <u>Maximum Height: 2 Stories for any properties abutting Orange Avenue and Minnesota Avenue, and 3 stories for all other properties within the subarea.</u>
- d. Maximum Residential Density: 17 units per acre

(2) Subarea B.

- a. Base Floor Area Ratio: 45%
- b. Maximum Achievable Floor Area Ratio: 60% (only with residential)
- c. Maximum Height: 3 Stories (but with maximum height of 35 feet)
- d. Maximum Residential Density: 17 units per acre

(3) Subarea C.

- a. Maximum Floor Area Ratio: 20%
- b. Maximum Floor Area Ratio of Possible Parking Structure: 65%
- c. Maximum Height: 2 stories, with possible rooftop area.
- d. Maximum Height of Parking Structure: 2 levels, plus open top level.
- e. Maximum Residential Density: 0 units per acre

(4) Subarea D.

- a. Base Floor Area Ratio: 60%
- b. Maximum Achievable Floor Area Ratio: 100%
- c. Maximum Height: 5 stories, but with maximum height of 56 feet
- d. Maximum Residential Density: 17 units per acre
 - i. The City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.

(5) Subarea E.

- a. Base Floor Area Ratio: 45%
- b. <u>Maximum Achievable Floor Area Ratio</u>: 60% (additional square footage only allowed for parking structure)
- c. Maximum Height: 2 Stories
- d. Maximum Residential Density: 17 units per acre

(6) Subarea F.

- a. Base Floor Area Ratio: 20%
- b. Maximum Achievable Floor Area Ratio: 20%
- c. Maximum Height: 2 Stories
- d. Maximum Residential Density: Residential uses shall not be permitted.

(7) Subarea G.

- a. Base Floor Area Ratio: 45%
- b. Maximum Achievable Floor Area Ratio: 45%
- c. Maximum Height: 2 stories
- d. Maximum Residential Density: 17 units per acre

(8) Subarea H.

- a. Base Floor Area Ratio: 0%
- b. Maximum Achievable Floor Area Ratio: 0%
- c. Maximum Height: N/A
- d. Maximum Residential Density: Residential uses shall not be permitted.

(9) Subarea I.

- a. Base Floor Area Ratio: 45%
- b. Base Floor Area with Residential: 60%
- c. Maximum Achievable Floor Area Ratio: 100%
- d. Maximum Height: 3 Stories
- e. Maximum Residential Density: 17 units per acre

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

(10) Subarea J.

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

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

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

<u>Policy 1-XXX: Contribution to Transportation and Mobility Infrastructure.</u>

Development and redevelopment within the OAO requiring a conditional use approval

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

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

Policy 1-XXX: Public Hearings for Conditional Uses. Prior to approval, there must be at least two public hearings conducted before the City Commission and city-wide notice given for a Conditional Use application for a project within the OAO that has: (i) a land area of more than 80,000 square feet, (ii) a building of more than 35,000 square feet, or (iii) more than 25 residential units.

This Policy shall only apply to new construction projects between 10,000 square feet and 35,000 square feet.

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

Policy 1-XXX: Block Structure. The OAO is designed to enhance pedestrian walkability, connectivity and safety and to create a safe, comfortable and convenient pedestrian experience. Towards this end, the OAOs multimodal transportation system is based on inter-connected streets forming small blocks similar to successful patterns of the more walkable areas of the City such as the Park Avenue Corridor. Any additional development or redevelopment of parcels in excess of 2 acres within the OAO shall be required to create a block structure and pedestrian corridors conducive to pedestrian safety, comfort, and vehicular circulation.

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

per Section 58-90 shall apply, and the City Commission will not approve any Conditional Use extensions of those development projects that have been approved prior to the effective date of this Ordinance.

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

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

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

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

9	meeting of the City Commission of the	•
Florida, neid in City Hall, Winte	er Park, on this day of	, 2021.
	Dhil Andanan Mana	
Attest:	Phil Anderson, Mayor	
Attest.		
City Clerk Rene Cranis		

DRAFT ORANGE AVENUE OVERLAY LAND DEVELOPMENT CODE AMENDMENT 8.2.2021 VERSION

ORD	INANCE	NO.	

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

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

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

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

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

WHEREAS, the City Commission hereby finds that the land development regulations set forth in this Ordinance are consistent with the Comprehensive Plan as recently

amended to establish the Orange Avenue Overlay District goals, objectives and policies; and

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

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

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

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

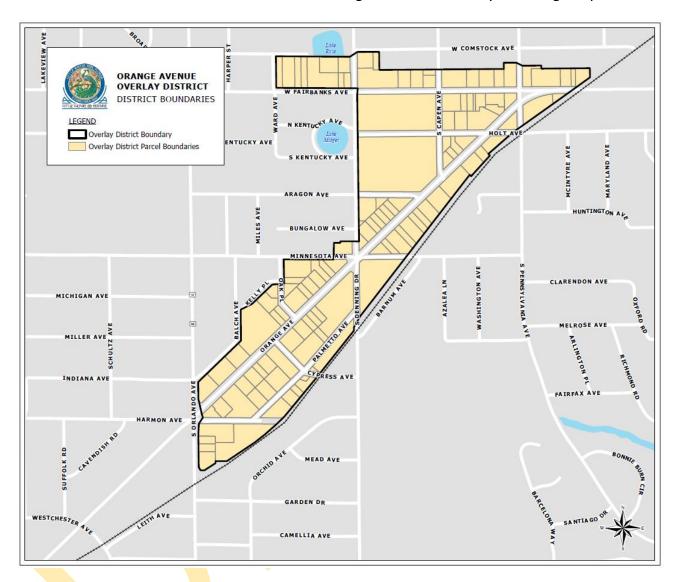
(1) Establishment of Orange Avenue Overlay District. The Winter Park City Commission adopts this overlay district as needed in order to implement specific purposes, intents, and design standards based upon the adopted Comprehensive Plan goals, objectives and policies for the Orange Avenue Overlay District,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

(2) Applicability.

An overlay district acts as an additional layer of zoning over the base (or underlying) zoning district. All development projects located within this overlay district shall adhere to the requirements of this Section and other applicable provisions of the Land Development Code. The provisions of this Section shall prevail to govern the development of property within the overlay district over conflicting provisions found in other parts of the Land Development Code, including the provisions of the applicable base zoning district.

- (3) Orange Avenue Overlay District. The provisions and regulations for the Orange Avenue Overlay District within the City of Winter Park are outlined below.
 - (1) Orange Avenue Overlay District. It is the intent of the Orange Avenue Overlay District ("OAO") to provide enhanced standards to protect and promote the unique characteristics of the Orange Avenue area and create a distinct gateway into Winter Park. This OAO is used to create a sense of place established through specific architectural styles, streetscape design, open space areas, setbacks, site design, landscaping and other regulatory controls. The following provisions and regulations apply to all properties located within the OAO unless expressly provided otherwise.
 - a. Location and boundaries. The OAO boundaries are identified on the following map. The provisions and regulations found herein shall only apply to the properties located within this defined area. Each parcel of property within the OAO is identified by tax parcel identification

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



b. Purpose.

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

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

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

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

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

- (1) Adult-oriented businesses
- (2) Automotive-related businesses (i.e. auto sales, auto repair, auto rental, body shops, auto wash, auto audio, auto glass, auto tinting, auto parts sales)
- (3) Standalone massage parlors (not part of a health spa)
- (4) Fast food (with or without drive-thru)
- (5) Gas stations/convenience stores
- (6) Liquor stores
- (7) Pawn shops/check cashing
- (8) Tattoo parlors
- (9) Vape/smoke shops
- (10) Pain Management Clinics
- (11) Medical Marijuana Dispensaries, Processing, Growing, etc.
- (12) Billboards
- f. Non-Conforming Uses/Structures. Existing but non-conforming properties uses and non-conforming structures, which existed as of the date the OAO became effective, shall be allowed to continue as legally non-conforming in the same manner after the adoption of the OAO as existed prior to the effective date of the OAO except as provided herein. Nonconforming uses and non-conforming structures shall be subject to and comply with the provisions of this OAO when any of the conditions below occur that cause the non-conforming use or non-conforming structure to be deemed abandoned and become illegal unless otherwise allowed to remain pursuant to a special permit granted by the city commission pursuant to section 58-64(f).
 - (1) A non-conforming principal use on the property is discontinued for a period of three (3) calendar months then such non-conforming use shall be deemed abandoned and become an illegal use;
 - (2) A non-conforming structure is destroyed or significantly altered by sixty (60) percent or greater then such structure shall be brought into compliance with the OAO requirements; or
 - (3) Enlargements of any existing non-conforming structures and/or uses are made to the property that increases the gross square footage then such property shall be brought into compliance with the OAO requirements.

Discontinuance of a non-conforming use will be determined by any of the following: (i) if the business relocates, (ii) if there is an interruption in utility service, (iii) a failure to pay applicable local business taxes or the expiration of a local business tax receipt, (iv) the absence of signage indicating the existence of the nonconforming use on the property, or (v) any other relevant evidence indicating discontinuation of the nonconforming use for the requisite time period. In determining the date of discontinuance, the date of the first indication of abandonment will be relied upon. A nonconforming use shall also be considered to be abandoned if a permitted use moves in place of a non-conforming use.

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

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

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

- (2) Block Configuration/Lot Standards: Any additional development or redevelopment of parcels in excess of 2 acres within the OAO shall be required to create a block structure and pedestrian corridors conducive to pedestrian safety, comfort, and vehicular circulation.
 - (a) New or redeveloped buildings within the OAO shall have building widths of between a minimum of 50 feet and a maximum of 300 feet wide where they interface with pedestrian oriented street frontages.
 - (b) Development shall provide a continuous driveway or alley that connects to adjacent parcels and roadways and provides access for emergency vehicles and city services.
 - (c) To the extent possible, given the size and shape of the parcel, new or redeveloped blocks shall be between a minimum perimeter of 1000 linear feet and a maximum perimeter of 1500 linear feet. The City goal is to encourage walkability based upon successful Park Avenue Corridor block perimeters of 1300 linear feet. Where existing block perimeters are smaller than 1500 linear feet, no further breakdown is required. Where block perimeters are larger than 1500 linear feet, new development shall be organized to break the land mass into walkable blocks.
 - (d) Driveways or alleys shall be constructed at widths adequate for dumpsters, trash compactors and circulation of solid waste collection vehicles, large truck delivery and allow emergency vehicles to maneuver past parked delivery vehicles and waste receptacles.
- (3) Street Realignment and Parallel Orange Avenue Access. Where Palmetto Drive, Vivian Drive and Harmon Drive provide secondary and primary access to properties within the OAO area, portions of these roadways may be considered to be closed, vacated or re-aligned subject to City Commission approval, so long as a parallel public access road and approved by the City Commission, is dedicated and maintained to allow vehicular access between Orlando Avenue and Denning Drive. Protection of on-street parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority concern should the roadway be re-aligned. Any road shall be constructed with a minimum street travel lane width of 24 feet unobstructed and shall have unobstructed vertical clearance per National Fire Protection Act (NFPA) codes, shall replace all existing on-street parking and maintain the existing 50-foot public right of way.
- (4) Street Sections: Any new, realigned, or redesigned street sections within the OAO shall be designed to create and maintain a quality

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

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

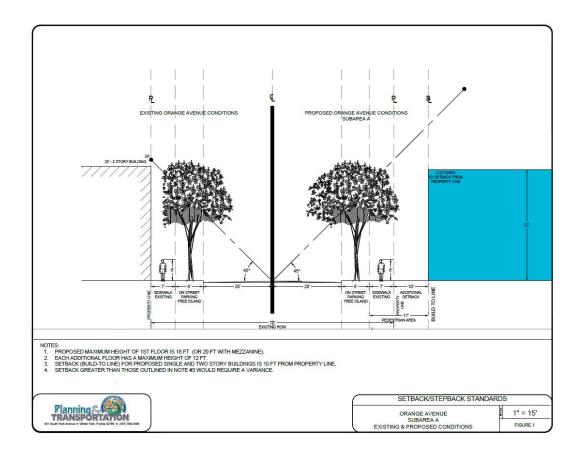
including sidewalks, lighting, landscape and street furniture and will dedicate pedestrian easements over this area prior to certificate of occupancy.

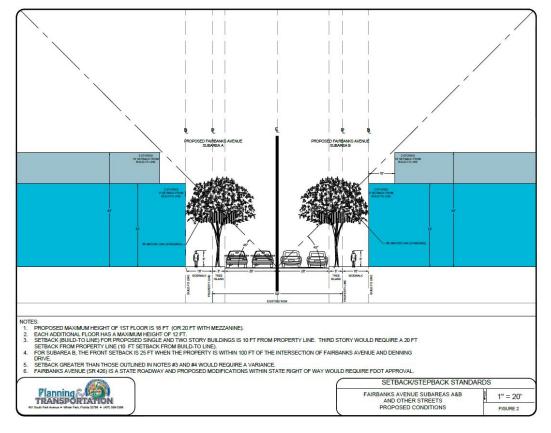
- (7) Access Standard:
 - (a) All city services including utility access, utility equipment, solid waste containers shall be placed at the rear of lots and accessed by driveways or alleys opening to side streets.
 - (b) Garage and parking shall be accessed through driveways or alleys opening to side streets.
- j. Architectural Standards. Development within all Subareas defined later in this section shall meet the following architectural standards.
 - (1) Building Height. To allow for flexibility in design, but preserving development standards that will reduce building massing, buildings shall be measured in stories. For parking garages, levels visible on the exterior of the building shall be counted towards building height (ex. A 3-story building wraps around a 4-level interior parking garage, only the 3 stories would count as they are the only part visible).

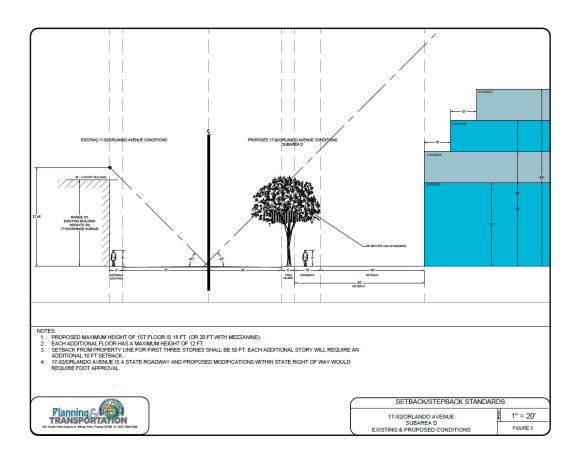
The first floor of any building shall be allowed to be a maximum of 18 feet in height. When mezzanines, balconies or lofts are provided, first floor heights of 20 feet may be allowed. Mezzanine, balcony or loft levels shall be allowed within the first story, as long as they do not cover more than 30%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

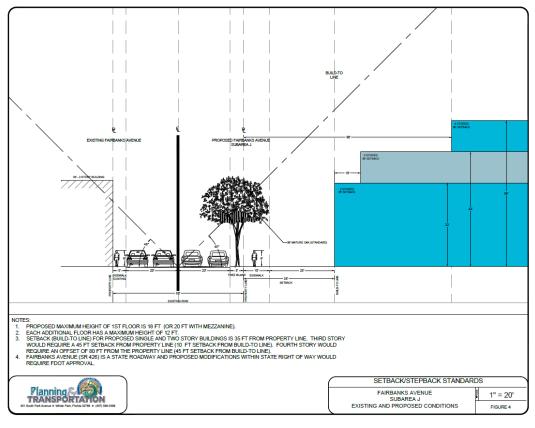
For multi-story buildings over two stories in height, there shall be terracing and/or additional setbacks to accomplish vertical articulation is mandated to create relief to the overall massing of the building facades, as discussed later in this section.

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









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

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

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

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

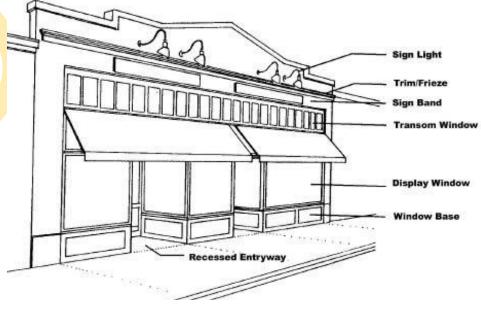
- (3) Facades. The intent of this subsection is to provide visual interest to all facades by requiring a minimum level of detail features on facades. These detail features shall not consist solely of applied graphics or paint. There shall be some sort of articulation, material or color change, window, entryway or other breakup of the building façade at least every 50 feet. Murals shall be allowed to contribute towards façade breakup.
 - (a) All facades of buildings with a gross floor area of ten thousand square feet or more shall be required to incorporate at least three (3) of the following facade treatments. At least one of these treatments shall repeat horizontally. All such design elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.
 - (b) All facades of buildings with a gross floor area of less than thousand (10,000) square feet shall be required to incorporate at least two (2) of the following facade treatments. At least one (1) of these treatments shall repeat horizontally. All such design elements shall repeat at intervals of no more than twenty-five (25) feet, either horizontally or vertically.
 - 1.Expression of a vertical architectural treatment with a minimum width of twelve (12) inches.

- 2.Building stepbacks, offsets or projections, a minimum of four (4) feet in depth.
- 3.Texture and /or material change.
- 4. Architectural banding.
- 5. Pattern change.
- 6.Other treatment that, in the opinion of the Planning & Transportation Director after review by the OAO Appearance Review Advisory Board, meets the intent of this subsection.
- (c) No building shall exceed more than 300 feet of horizontal length on any street facing façade. When multiple buildings are included on the same parcel, those buildings shall be separated by 20 feet to support growth of healthy canopy crowns or provide courtyard, parking or other gathering spaces on the site.

Commercial Façade Treatment Example 1:



Commercial Façade Treatment Example 2:



Commercial Façade Treatment Example 3:



(4) Additional Façade Treatment Requirements. Roof lines, parapets and building heights shall be architecturally articulated and diverse in design form with adequately scaled and proportioned architectural treatments which complement the building's design.

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

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

(5) Glazing Requirements. The lower story of the building has the most immediate visual impact on the passerby. Traditionally, buildings along urban streets have a high proportion of glazing to solid wall surface, with higher floor to floor heights, on the first story. To maintain continuity with this treatment, non-residential buildings on Orange Avenue shall have 60% minimum glass on the first story and shall be allowed height up to 20 feet. Along other roads within the OAO, non-residential buildings shall have 40% minimum glass on the first story. The first floor shall be clearly defined and articulated from upper stories.

- (6) Building Entrance. Primary building entrances in the OAO shall be clearly defined, and shall be recessed or framed by a sheltering element such as an awning, arcade, overhang, or portico (in order to provide weather protection for pedestrians). Awnings are encouraged. Awning standards include:
 - (a) Awnings for a building façade shall be of compatible color, look, shape, and height;
 - (b) Awnings shall provide vertical clearance of no less than eight (8) feet above sidewalks; and
 - (c) Awnings are not allowed to hang over vehicular traffic ways.
- (7) Architectural Towers, Spires, Green Roof Features, Solar Panels, Chimneys, Or Other Architectural Appendages. Any architectural tower, spire, chimney, flag pole or other architectural appendage to a building shall conform to the underlying subarea height limit. However, when necessary to meet the building code requirements, chimneys may exceed the height by the minimum required.

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

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

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

for the respective underlying zoning district. In addition, mechanical equipment and air-conditioning equipment on rooftops shall be screened from view from ground level on all buildings in all zoning districts and shall be located to the maximum extent possible so that they are not visible from any street.

(10) Appearance Review. In addition to meeting the architectural standards as set forth in this section. All external renovation or development projects and Conditional Use requests within the OAO shall undergo Appearance Review.

For developments requiring a conditional use approval having a land area of more than 80,000 square feet, having more than 25 residential units, or having structures exceeding 35,000 gross square feet above grade, professionally prepared fully rendered 3-D digital architectural perspective images and elevations that show all sides of the proposed building(s), parking areas, parking structures and any other site improvement shall be submitted to and reviewed by and commented upon by the Orange Avenue Overlay Appearance Review Advisory Board to ensure high quality architecture consistent with the goals and objectives of the OAO. At the request of the Director of Planning an Acoustical Engineer may be invited to comment on projects having rooftop or openair elements. The comments and recommendations of the Orange Avenue Overlay Appearance Review Advisory Board shall be transmitted to the Building Official, Director of Planning, Planning and Zoning Boar<mark>d a</mark>nd City Commission for consideration in rendering a decision on the proposed conditional use or building permit sought for the proposed development.

For all external renovation requirements not requiring a conditional use, 3-D or 2-D colored digital architectural perspective images and elevations that show all sides of the proposed building(s), parking areas, parking structures and any other site improvement shall be submitted to and reviewed by and commented upon by the Orange Avenue Overlay Appearance Review Advisory Board to ensure high quality architecture consistent with the goals and objectives of the OAO. The comments and recommendations of the Orange Avenue Overlay Appearance Review Advisory Board shall be transmitted to the Building Official or Director of Planning prior to submitting for a building permit sought for the proposed development.

- k. Parking Requirements & Access Management.
 - (1) To the extent net street parking, over and above that currently existing within the OAO, is provided by the developer prior to certificate of occupancy, such net new parking directly adjacent to the development lot may count towards satisfying code parking requirements.

- (2) Parallel Orange Avenue Access. Where Palmetto Drive, Vivian Drive and Harmon Drive provide secondary and primary access to properties within the OAO area, portions of these roadways may be considered to be closed, vacated or re-aligned, so long as a parallel access road, as approved by the City Commission, is dedicated and maintained to allow public vehicular access between Orlando Avenue and Denning Drive. Protection of onstreet parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority concern should the roadway be realigned. Any road shall be constructed with a minimum street travel lane width of 12 feet unobstructed and shall have unobstructed vertical clearance per National Fire Protection Act (NFPA) codes, shall replace all existing on-street parking and maintain the existing 50-foot public right of way. No on-street parking permitted along a curved roadway segment where the curve exceeds 60 degrees.
- (3) Off-Street Parking Requirements. Unless specifically provided within the OAO, parking spaces, parking management plans and parking leases shall be provided in accordance with Land Development Code requirements.
 - (a) General Business and Retail Commercial: One parking space for each 333 square feet of gross floor space.
 - (b) Office, Professional or Public Buildings: One parking space for each 333 square feet of gross floor space.
 - (c) Medical Office: One parking space per 200 square feet of gross floor space.
 - (d) Hotel: One parking space for each guest room shall be provided. Other ancillary uses in the hotel (restaurant, spa, retail, meeting space, etc.) shall be required to provide parking in accordance with the off-street parking requirements defined in Section 58-86 subject to a credit of 50% of the rooms.
 - (e) Restaurants, Food Service Establishments, Nightclubs, Taverns or Lounges: One space for every four seats.
 - (f) Multi-family residential:
 - (1) Each one-bedroom or studio unit shall be required to provide 1.25 dedicated parking spaces per unit.
 - (2) Each two-bedroom unit shall be required to provide 2.0 dedicated spaces per unit.
 - (3) Each three-bedroom or above unit shall be required to provide 2.5 dedicated parking spaces per unit.
- (4) Off-street Parking Access Design. Parking access to properties along Orange Avenue, Orlando Avenue and Fairbanks Avenue shall be through an alley originating from side streets or from a side street if frontage is available on a side street. In mid-block

locations without existing alleys, new alleys shall be provided and accessed from the frontage street. Garages shall not be located in front of the primary building. If side street frontage is not available, access from cross-access easements preferably in the form of shared rear alleys shall be utilized. If cross-access is not available, a driveway will be allowed from Orange Avenue, Orlando Avenue, or Fairbanks Avenue, provided the driveway and building gap surrounding it is not more than 20 feet. Any new driveways or curb cuts along Fairbanks Avenue or Orlando Ave shall require FDOT coordination prior to submittal. Throughout the OAO, cross-access agreements, preferably in the form of shared rear alleys are required, to reduce the number of curb cuts and driveways. The intent is to maintain the building street wall without large voids for access driveways and improve traffic circulation by providing rear access for services and deliveries. The goal in this parking arrangement is to decrease the visibility of parking from the street as much as possible, by having parking behind the building and to reduce the turning movements with limited visibility across multiple lanes of traffic.

- (5) Off-site Parking. Required parking may be located within 750 feet of the building, or within the closest parking structure where excess parking is available for lease. In the event of new construction, addition, or change in intensity of use of the principal building or property being serviced by the remote parking lot, all existing parking spaces located on such remote lot shall be allocated to the existing building or principal use to meet the minimum requirements of this article, and any additional spaces may then be allocated to that portion of the building or property which is the subject of the new construction, addition, or change in intensity of use.
- (6) Bicycle Parking Requirements. Unless specifically provided within the OAO, bicycle Parking shall be required in accordance with other Land Development Code Standards. Where large projects provide parking garages, 20% of the required bike parking shall be provided onsite. The other 80% of required bike parking may be located within City right-of-way, along bike paths, or within greenspace areas throughout the OAO. The City shall determine where the off-site bicycle parking shall be located.
- (7) Parking Exclusion. A parking exclusion shall apply only to existing square footage or floor space. Parking shall be provided as required by the OAO parking standards or other provisions of the Land Development Code, where not specifically addressed herein. The OAO shall apply for any net new building or net new floor space created by redevelopment, new construction, additions, alterations, or remodeling or for any change in use requiring additional parking such as an office or retail space conversion to restaurant. Existing parking spaces may be counted to satisfy this

- requirement only where such existing spaces are in excess of the parking space requirements of this section for any existing floor space.
- (8) Floor Area Ratio for Parking Structures. In subareas where the city encourages the use of structured parking, an opportunity to achieve increased floor area ratio (FAR) is included in the Subarea development standards. Parking structures shall count towards the floor area ratio (FAR) for any property within the OAO (except for underground level and open top level), developments that provide parking at least 10% above what is required by minimum code requirements or parking structures meeting the following conditions are eligible to take advantage of the Bonuses offered in the OAO Development Enhancement Menu.
 - i. Provide for multi-property parking collectives. For smallerscale garages, multiple property owners may create a collective where parking can be built on a property that can serve multiple properties that do not have adequate available parking.
 - ii. Provide level-two electric vehicle charging stations for a minimum of 2% of all spaces within the structure.
 - iii. Provide and construct parking spaces at least 10% above what is required to meet code minimum requirements. This excess parking must be available for lease at or below fair market value (based on comparable area parking leases) to small businesses in the OAO located in Subarea A. When parking spaces to satisfy the 10% requirement are located on the primary parcel as part of structured parking, the square footage associated with those spaces shall not be included in FAR calculations. At the discretion of the City Commission, a portion of this additional parking may be provided in another location of verified parking deficiency within the OAO. Any parking spaces provided under this provision shall be constructed in conformance with the standards of the Subarea in which they are constructed, subject to an approved Parking Management Plan and supported by a recorded instrument acceptable to the City Manager with review and advice from the City Attorney. Provision of parking spaces shall run concurrent with the primary development use. The City's preference is structured parking. Should the City Commission agree to accept surface parking spaces as part of the required 10% additional parking, the number of spaces will be adjusted to reflect the comparable value of surface versus structured parking based on current market values as determined by the Office of Management and Budget.
 - iv. Stairwells required for parking garages shall be designed to have open walls, visible to the outside of the garage.

- v. Parking structures shall be designed to allow sufficient airflow to ensure that all structured parking remain "open-air." Mechanical ventilation shall not be allowed for structured parking within the OAO, unless the parking structure is located below ground.
- vi. Parking structures shall be screened at least 50% on all visible sides with green walls, living walls, liner buildings (with adequate spacing to allow air and light to enter garage), murals (that do not include advertising of any type), mature shade trees or vegetative screening, or designed with architectural details to match the primary structure. that soften the appearance from looking like a stark parking garage wall.
- vii. Subarea A properties shall be offered priority for parking spaces that are required to be available for lease. Parking spaces shall also be eligible for purchase by other properties, first opportunity to purchase shall be given to Subareas A.
- viii. Parking structures shall meet height, building setback, allowable building envelope area and screening requirements as outlined in the OAO.
- ix. Parking garages shall be set back from the Orange Avenue, Fairbanks Avenue or Orlando Avenue frontages in accordance with requirements of Section 58-83(3).i. (2) Setbacks Allowable Building Envelope Cross-Section based on height. Parking structures shall be screened as required in the OAO. Parking shall be accessed from private drives or public/private alleys originating and terminating on side streets to the maximum extent feasible. They shall be designed in an architectural style that is compatible with its building counterpart and shall also conform to the City's parking garage design guidelines, be subject to Parking Management Plans and standards in Section 58-84 and Section 58-86.
- x. Parking structures shall not be permitted on the north side of Fairbanks Avenue.
- Public Notice and Hearing Requirements.
 - (1) In addition to notice required by state law, City-wide notice, as defined in Section 58-89, shall be required for OAO code text amendments and any proposed development within the OAO that requires Conditional Use approval and has a land area of more than 80,000 square feet, or a building of more than 35,000 square feet or having more than 25 residential units. Said notice of the hearing shall be published in a newspaper of general circulation within the city at least 30 days in advance of the hearing; written notice of the time and place of such meeting and the proposed action to be taken shall be posted upon the property and mailed to all owners of record of property within 1,500 feet of the property, and mailed to all households as determined from

- the listing of utility billing addresses within the entire city limits at least 30 days prior to the public hearing. The public notice posted on the property shall be erected to be in full view of the general public on each parcel, street side, and shall be erected by the applicant.
- (2) In addition to notice required by state law and Section 58-89, for proposed development within the OAO requiring Conditional Use Approval, but not qualifying for city-wide notice, public notice shall be required as follows: Said notice of the hearing shall be published in a newspaper of general circulation within the city at least 15 days in advance of the hearing; written notice of the time and place of such meeting and the proposed action to be taken shall be posted upon the property and mailed to all owners of property of record within 1,500 feet of the property requested for Conditional Use, at least 15 days prior to the public hearing. The public notice posted on the property shall be erected to be in full view of the general public on each parcel, street side, and shall be erected by the applicant.
- (3) All changes to OAO zoning code text and subarea maps and approval of Conditional Uses for all projects that meet the size, density or intensity requirements for city-wide notice, shall be deemed approved when the change has received the affirmative vote of a majority of the city commission on at least two (2) separate days at either regular or special meetings of the commission. If the city commission approves the required conditional use at the first public hearing, such approval shall not be considered final until the second approval at the second public hearing.
- m. Meaningful Open Space Requirements. It is the intent of the OAO to ensure that the development and enhancement of properties includes the creation of meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind and stimulate social connection. Where properties are planned for redevelopment, meaningful open space and the design of structures around these open spaces is the most important consideration. At a minimum, each property 2 acres in size and above, or any project covering 2 acres, that is redeveloped shall provide at least 25% meaningful open space, which is predominately visible from public right of ways, open to and available to the public. At least 50% of open-space areas provided shall be greenspace. Pervious areas such as retention ponds, parking lot islands or landscape planting areas around building bases shall not be counted as open space. Existing park space shall not count towards open space requirements. Open space shall be areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similartype spaces. At least 90% of the open space shall be provided at

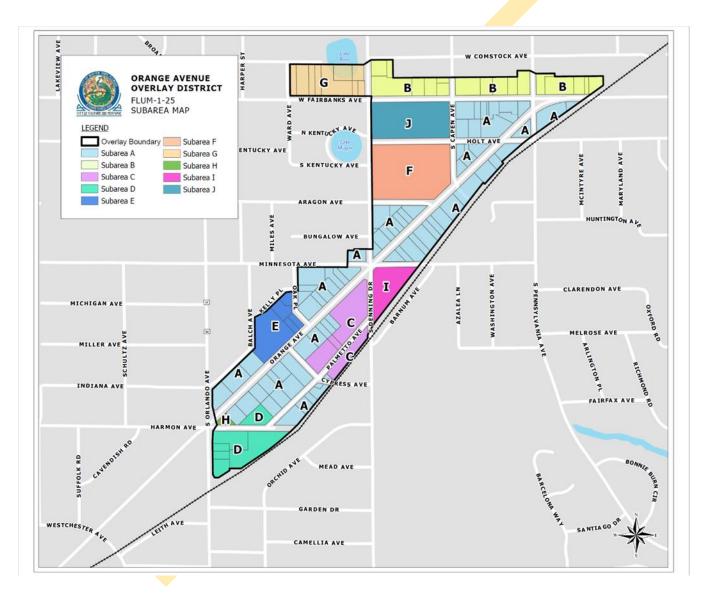
ground level. The intent is that each of these areas create the opportunity for social interaction, relaxation, recreation and reflection.

- n. Signage Requirements. Signage within the OAO with frontage along Orange Avenue shall comply with the following requirements:
 - (1) Each occupant shall be permitted a maximum of two signs indicating the business, commodities, service or other activity sold, offered or conducted on the premises. Where one occupancy has two signs, only the following combinations of sign types shall be permitted: One wall or canopy sign; one projecting sign and one wall or canopy sign; one canopy sign and one under-canopy sign. These signs shall also comply with the applicable provisions of Sections 58-125 through 58-128.
 - (2) Projecting signs on properties or buildings within the OAO shall be limited to an area of each face of 20 square feet and shall have a minimum clearance of seven feet.
 - (3) The maximum copy area of canopy signs shall be two square feet per linear foot of canopy front and sides. These signs should also comply with applicable provisions of Section 58-128.
 - (4) Signs attached to the underside of a canopy (under-canopy signs) shall have a copy area no greater than six square feet, with a maximum letter height of nine inches, subject to a minimum clearance of seven and a half feet from the sidewalk.
 - (5) OAO properties may not have digital, electronic, and/or internally-illuminated signs, such as backlit plastic, acrylic or glass. Front lighting of signs is encouraged. External illumination must be provided by a light source that is installed to prevent direct light from shining onto the street or adjacent properties. Flashing or moving lights are not permitted. Backlit halo-type opaque sign lettering is permitted; however, the light color must be white or subdued and muted such as a pastel shade. Sign faces and sides may not be translucent and must be an opaque material such as metal or wood.
 - (6) Ground signs or monument signs (excluding pole and pylon signs) are only permitted within the Subareas C, D, E, I, J and K. Ground signs within these subareas are limited to 30 square feet in size, and shall be located as to prevent interference with pedestrian and vehicular traffic. The design and location of such signs shall be subject to the approval of the Planning and Community Development director and/or Building Department director via a sign location and design plan to ensure that the sign does not interfere with pedestrian traffic, parking or does not create excessive signage in one area.
- o. Sidewalk Design and Utilization. All buildings, parking areas, public spaces, amenity features, and adjoining developments of similar use shall be linked with sidewalks. Sidewalks shall be provided along public streets that provide access to the development. A minimum 17-foot

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

- p. Display of Merchandise Outside of Commercial Buildings. Only properties within the OAO with frontages along Orange Avenue are allowed one display of merchandise to be located outside of a commercial business exclusive of beautification elements such as plants (that are not for sale). This display must be placed within two feet of the front wall or window of the building. This display must not block or impede pedestrian traffic or be placed on the public sidewalk and at least six feet of clear sidewalk width must remain for pedestrian traffic. This display must be no more than six feet in height and no more than two feet in width. The display must be safely secured and removed under windy conditions. The display must be removed when the business is not open. An outside display is not permitted if the business chooses to place an outdoor portable sign.
- a. Contribution to **Transportation** and Mobility Infrastructure. Development and redevelopment within the OAO requiring a conditional use approval shall contribute to the cost of transportation and mobility improvements prior to permitting based upon the estimated cost to fund the design, engineering, permitting, and construction of those transportation and mobility projects within or proximate to the OAO that are impacted by such development or redevelopment. The owner and developer of a project shall enter into an agreement with the City, as part of conditional use approval addressing the project's contribution to transportation infrastructure. In the event the City establishes a mobility fee, road impact fee, special assessment or other funding mechanism a project's payment of such required fee may satisfy requirements of this policy.
- r. Stormwater Management: To increase efficiency of land use, at the discretion of the Director of Planning and Transportation or the Director of Public Works, stormwater management systems serving multiple building developments may be considered provided such systems are made available before certificate of occupancy and

- recorded with a legal instrument acceptable to the City with review and advice from the City Attorney.
- s. Orange Avenue Overlay District Subareas and Standards for Development. The subarea map depicted below delineates the different subareas of the OAO and the specific standards, requirements and opportunities for each subarea. Each subarea has unique characteristics, issues and opportunities.



After the adoption of the OAO, no changes to the subarea map shall be allowed. Variances to height, number of stories, FAR, permitted/prohibited uses, required open space or maximum residential density shall not be granted for any property or development within the Orange Avenue Overlay District. Variances to other development standards shall be considered, with sufficient

showing of reasoning and hardship, as outlined in Section 58-90 and 58-92.

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

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

Residential units are limited on the first floor along Orange Avenue for all Subareas. Limited residential use of the first or ground floor of such buildings may be permitted when limited to the functions of entrance lobby/elevator/stair access, leasing or management office or residential amenity spaces such as health/fitness, meeting/activity room or storage. However, in no case shall more than 15 percent of the first or ground floor be devoted to (not counting the area of parking garages) these ancillary residential uses.

- (1) Subarea A. In order to allow for the remodeling and renovation of the buildings within this subarea and to enhance the OAO. these properties shall not be required to comply with those Land Development Code standards listed below, as long as additional square footage is not added to the buildings. If additional square footage is added, as to parking requirements, the properties shall be required only to provide the required parking for the new net square footage of the property. Any additional impervious surface created shall meet all City of Winter Park stormwater requirements for the new impervious area. All remodels, renovations or reconstructions that are allowed to remain as legally non-conforming under other Land Development Code requirements, shall still be required to meet applicable building and life safety codes as determined by the City Building Official and Fire Official. If the use of the building is changed (i.e. office conversion to café), parking shall be provided as required by Code.
 - (a) Exemptions. The following Land Development Code Requirements shall not be required to be met for renovation or remodel of existing structures that will maintain the existing use, gross square footage, number of stories and conditions of the property:

- 1. Floor Area Ratio (to the extent existing structure already exceeds FAR)
- 2. Minimum Parking Requirements
- 3. Stormwater Retention (but a minimum of 10 cubic feet of stormwater treatment and storage shall be created)
- 4. Impervious Surface Percentage
- 5. Setbacks
- 6. Landscaping
- 7. Height (no increase in stories)
- (b) Reconstruction of Buildings. Given the age of buildings within Subarea A, the properties within this subarea shall be allowed to reconstruct the same building footprint (and square footage) when the building on the site is completely demolished, regardless of non-conforming status, on the site without being required to meet all development standards. Reconstruction of buildings shall be required to provide stormwater retention and the sidewalk widths as described herein. All building and life safety codes shall be met with all reconstruction.
- (c) Subarea A Development Standards:
 - 1. Base Floor Area Ratio (FAR): 45%
 - 2. Maximum Achievable FAR with Residential: 60%
 - 3. Maximum Height: 2 Stories for any properties abutting Orange Avenue and Minnesota Avenue, and 3 stories for all other properties within the subarea.
 - 4. Maximum Impervious Coverage: 85%
 - 5. Setbacks: Maximum front setback is 0 feet, but must allow for at least a 17-foot wide sidewalk along Orange Avenue. Fairbanks Avenue and Orlando Avenue and other streets in the OAO shall each be designed to provide for a 10-foot wide sidewalk with a minimum 5-foot landscape buffer on the back of curb. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer or street tree canopy clearance, the area shall be dedicated as a public access easement. Side setback is a minimum of 0 feet, and rear setback is a minimum of 10 feet.
 - 6. Maximum Residential Density: 17 units per acre
 - 7. Historic Preservation: It is a purpose of the OAO to protect and promote historic resources within the OAO. Towards that end the CRA in conjunction with the City, shall provide financial and administrative assistance to historic assets to submit applications for designation on the local and National Register of Historic Places. Additionally, discounts on license and permit fees shall be offered to incentivize registration on the local register of Historic Places. Applications for façade grants from historic assets shall be given prioritization.

(2) Subarea B.

- (a) Subarea B Development Standards:
 - 1. Base Floor Area Ratio: 45%
 - 2. Maximum Achievable FAR with Residential: 60%
 - 3. Maximum Height: 2 stories when property line is shared with residential use or zoning. Structures on parcels not having a common boundary with residential may increase to 3 stories if the 3rd floor is set back an additional 10 feet from front and rear setback lines. 3rd floors shall only allow residential uses.
 - 4. Maximum Impervious Coverage: 85%
 - 5. Setbacks:
 - a. Front/Street: 25 feet within 100 feet of the Fairbanks and Denning intersection, otherwise front setback is 20 feet. Front setbacks must allow for at least a 10-footwide sidewalk and 5-foot landscape buffer area on the back of curb along Fairbanks Avenue. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
 - b. Side: 0 c. Rear: 35 ft
 - d. Third stories shall require an additional 10-foot setback from the front and rear setbacks.
 - 6. Maximum Residential Density: 17 units per acre
- (b) Additional Development Regulations. For properties within this Subarea B with an underlying zoning of single-family residential, these properties shall only be used for single-family residential use, open space, or transportation improvements.

(3) Subarea C.

- (a) Subarea C Development Standards:
 - 1. Base Floor Area Ratio: 20%
 - 2. Bonus FAR exclusively for Structured Parking: 65%
 - 3. Maximum Achievable FAR with Parking Structure: 85%
 - 4. Total FAR must be divided between multiple buildings
 - 5. Maximum Height: 2 Stories or 35 feet (including any awnings or shade structures) for Commercial Structures and Parking garage shall be allowed up to 4-levels including the rooftop deck.
 - 6. Maximum Impervious Coverage: 75%
 - 7. Setbacks: 0 front setback along Orange Avenue, Denning Drive, or Palmetto Avenue, except front setbacks on Orange must allow for at least a 17-foot wide sidewalk and setbacks on Denning and Palmetto

must allow for a 10-foot wide sidewalk and 5-foot landscape buffer on back of curb. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. The bike trail may substitute for applicable sidewalk requirements at the discretion of the Director of Planning. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.

- 8. Maximum Residential Density: 0 units per acre
- (b) Intersection and Open Space Viewshed. Due to the unique shape of Subarea C and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is banded by the lines described as follows: Start where the property lines of Subarea C meet at the intersection of Denning Drive and Orange Avenue; then travel 150 feet southwest along Orange Avenue's southeast right of way line; thence easterly to the point on the west boundary of South Denning Drive that is 150 feet south of the starting point; then north along the west boundary of South Denning Drive to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO.
- (c) Palmetto Re-Alignment. Palmetto Avenue may be relocated to allow for different development scenarios on the site. Protection of on-street parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority concern should the roadway be realigned.
- (d) Additional Development Requirements.
 - (1) A monument sign at least 3 feet in height and 5 feet in width, set in a landscaped bed, shall be required to be provided at the intersection of Denning Drive, Minnesota Drive and Orange Avenue, which directs the public to Mead Botanical Garden. The City shall approve the design and location of the sign.
 - (2) Include 1.5 acres of contiguous park space plus bicycle/pedestrian trail.
 - (3) No residential use.
 - (4) City to retain ownership of this parcel in perpetuity.
 - (5) Stormwater requirements to exceed code.
 - (6) Contribute to parking needs of small businesses in the area.

(7) Walkways that are at least 5 feet wide (paved or bricked) must exist between buildings onsite and extend from the park area to Cypress Ave.

(4) Subarea D.

- (a) Subarea D Development Standards:
 - 1. Base Floor Area Ratio (FAR): 60%
 - 2. Maximum Achievable FAR with Enhancements: 100%
 - 3. Maximum Height: 5 Stories or 56 feet
 - 4. Maximum Impervious Coverage: 75%
 - 5. Setbacks:
 - a. Street: Minimum 50 feet along Orlando Avenue. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area on the back of curb along Orlando Avenue and Palmetto Avenue. 0 feet along Orange Avenue except front setbacks must allow for at least a 17-foot wide sidewalk. The bike trail may substitute for applicable sidewalk requirements on one side of realigned Palmetto, at the discretion of the Director of Planning. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
 - 6. Rear: 35 feet
 - 7. Maximum Residential Density: 17 units per acre
 - (a) Residential Uses shall only be allowed above the ground floor fronting Orange Avenue. On a case by case basis the City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of inclusionary affordable/workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.
- (b) Required Development Enhancements. In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea D shall include structured parking and the following item(s) from the Development Enhancement Menu: CT.1.
- (c) Road Realignment. Realignment of the Harmon Avenue or Vivian Avenue right-of-way may be considered, subject to City Commission approval and shall require dedication of equivalent Right-Of-Way for the re-alignment of Palmetto Ave. Harmon Avenue currently serves as access to businesses on Palmetto Avenue. Replacement of on-street

parking and maximizing ease of traffic flow for Palmetto Avenue shall be matters of priority concern should the City Commission approve closing or vacation of Harmon Ave or Vivian Avenue. No on-street parking permitted along a curved roadway segment where the curve exceeds 60 degrees.

(5) Subarea E.

- (a) Subarea E Development Standards:
 - 1. Base Floor Area Ratio: 45%
 - 2. Maximum Achievable Floor Area Ratio with structured parking: 60%.
 - 3. Maximum Height: Maximum 2 Stories
 - 4. Maximum Impervious Coverage: 85%
 - 5. Setbacks:
 - a. 0 front setback along Orange Avenue, except front setbacks must allow for at least a 17-foot wide sidewalk and 5-feet landscape buffer at back of curb. All other street frontages must allow for a 10-feet sidewalk and 5-feet landscape buffer at back of curb. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
 - b. Side:5 feet
 - c. Rear: 20 feet. If abutting residential, shall be a minimum of 35 feet or equal to building height, whichever is greater.
 - 6. Maximum Residential Density: 17 units per acre

(6) Subarea F.

- (a) Subarea F Development Standards:
 - 1. Base Floor Area Ratio: 20%
 - 2. Maximum Achievable Floor Area Ratio: 20%
 - 3. Maximum Height: 2 Stories
 - 4. Maximum Impervious Coverage: 50%
 - 5. Setbacks: 20 feet. Orange Avenue setbacks must allow for at least a 17-foot wide sidewalk and 5-foot landscape buffer area on the back of curb. Setbacks on Capen Avenue, Aragon Avenue and Denning Drive must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area on the back of curb. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Where the building requires an additional setback to achieve the required sidewalk, landscape

- buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
- 6. Maximum Residential Density: No Residential Uses Allowed
- (b) Additional Subarea Requirements: This area shall not be used for any other future purpose than public space, recreation, open sports/recreation facilities, including ancillary structures, or the parking needed to support these uses. No offices, classrooms, residences or other college uses shall be allowed on the property.
- (7) Subarea G.

Subarea G Development Standards:

- 1. Base Floor Area Ratio: 45%
- 2. Maximum Achievable Floor Area Ratio: 45%
- 3. Maximum Height: 2 Stories at max of 35 ft
- 4. Maximum Impervious Coverage: 85%
- 5. Setbacks: Front setback shall be 25 feet. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area along Fairbanks Avenue. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement. Side setback is a minimum of 5 feet, and rear setback is a minimum of 10 feet.
- 6. Maximum Residential Density: 17 Units/Acre

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

- (8) Subarea H.
 - (a) Subarea H Development Standards:
 - 1. Base Floor Area Ratio: 0%
 - 2. Maximum Achievable Floor Area Ratio: 0%
 - 3. Maximum Height: N/A
 - 4. Maximum Impervious Coverage: N/A
 - 5. Setbacks: N/A
 - 6. Maximum Residential Density: N/A
 - (9) Subarea I.

- (a) Subarea I Development Standards:
 - 1. Base Floor Area Ratio (FAR): 45%
 - 2. Maximum FAR with Residential: 60%
 - 3. Maximum Achievable FAR with Enhancements: 100%
 - 4. Maximum Height: 3 Stories
 - 5. Maximum Impervious Coverage: 75%
 - 6. Setbacks: Orange Avenue 0 front setback, except front setbacks must allow for at least a 17-foot wide sidewalk. On Denning Drive and Minnesota Avenue setbacks must allow for at least a 10-ft wide setback and a 5-ft planting strip back of curb. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
 - 2. Maximum Residential Density: 17 units per acre. Residential Uses shall only be allowed above the ground floor. On a case-by-case basis the City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of inclusionary affordable/workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.
- (b) Required Development Enhancements. In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea I shall include structured parking and the following item(s) from the Development Enhancement Menu: CT.7. The City of Winter Park shall determine the area required to be dedicated for intersection improvements.
- (c) Intersection and Open Space Viewshed. Due to the unique shape of the property and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is bounded by the lines described as follows: start where the property lines of Subarea I meet at the intersection of Denning Drive and Minnesota Avenue; then travel 50 feet east along Minnesota Avenue's southern right of way line; thence south westerly to the point on the east boundary of S. Denning Drive that is 30 feet south of the starting point; then north to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO. This viewshed is in addition to other setback requirements for Subarea I.

(10) Subarea J.

- (a) Subarea J Development Standards:
 - 1. Base Floor Area Ratio: 60%
 - 2. Maximum Achievable Floor Area Ratio with Enhancements: 100%
 - 3. Maximum Height: 3 stories fronting on Fairbanks Avenue and Denning Drive. 4 Stories when setback 80 feet from Fairbanks Avenue and Denning Drive. 4 stories fronting on Holt and Capen Avenues.
 - 4. Maximum Impervious Coverage: 75%
 - 5. Setbacks: 35 feet from the back of sidewalk on Fairbanks Avenue. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area at the back of curb along Fairbanks Avenue. On Holt Avenue, Denning Drive and Capen Avenue setbacks must allow for at least a 10-ft wide sidewalk and a 5-ft planting strip back of curb. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
 - 6. Maximum Residential Density: 17 units per acre. Residential Uses shall only be allowed above the ground floor. On a case-by-case basis the City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of inclusionary affordable/workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.
 - 7. Vehicle access to the property shall only be allowed from Capen Avenue or Holt Avenue. A service alley of at least 30 feet is required to extend from Holt to Capen.
 - Required Development Enhancements: In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea J shall include structured parking and the following item from the Development Enhancement Menu Land Donation for Transportation Improvements. The City of Winter Park shall determine the area required to be dedicated for transportation improvements and the required land may be property under common ownership located offsite from Subarea J within the OAO boundaries.
- t. Orange Avenue Overlay District Development Enhancements/ Bonuses. Enhanced development entitlements shall be considered for the OAO developments including structured parking, but shall be earned based upon a project meeting certain established criteria, rather than simply granted.

- (1) Square-Foot-Based Development Enhancement Menu. A square-foot-based upgrade system for properties with new developments or redevelopments that include parking dedicated to the public in perpetuity within the OAO is hereby established. For properties to obtain additional development entitlements, Floor Area Ratio (FAR) beyond what is provided in the relevant subarea or underlying zoning, the following provisions and Tables are established.
- (2) Property owners or developers providing parking dedicated to the public in perpetuity may use any combination of the Development Enhancement Menu to obtain up to the Maximum Achievable Floor Area Ratio. Certain subareas shall require certain Enhancements to be met. Each development enhancement utilized shall be required to be designed and shown on any development plans submitted for development of a property. Off-site improvements shall require plan submittal for the area where the improvements are proposed. Any enhancement or improvement shall be designed by a licensed professional (Architect, Civil Engineer, Landscape Architect, Structural Engineer, etc.) as determined by the Planning Director.
- (3) For physical improvements from the Development Enhancement Menu, the City may require a development agreement with terms acceptable to the City setting forth the ownership, operation, maintenance and replacement responsibilities Enhancement(s). Unless otherwise stated in the Development Enhancement Menu or a development agreement, the property owner/developer is obligated, at its expense, to operate, maintain, and replace with comparable product at the end of the enhancements' useful life based on industry standards and best practices any physical improvement enhancement made within or upon the development project for the life of the development project. For physical improvement(s) from the Development Enhancement Menu made to City-owned property or other public property, the City may require the property owner/developer, at its expense, to cause the operation, maintenance and replacement of such improvement(s) for up to twenty (20) years from completion in the manner set forth in a development agreement. For any amenities placed upon private property intended to be accessed and/or used by the public, the property owner/developer may be required to grant easements to the City permitting public access and use of such amenities without subjecting the City to any operation, maintenance and replacement responsibilities or liability arising from such public access or use.
- (3) The following OAO Development Enhancement Menu was created to address the wide-ranging issues affecting the Orange Avenue area, while meeting the goals of the Comprehensive Plan, the Vision Winter Park plan and the Winter Park Sustainability Plan. To ensure that the intent of the Development Enhancement Menu is met, any project that utilizes this menu shall be reviewed by the Planning Director in order to make a recommendation to the City

Commission as to whether and to what extent an increase in FAR is allowed.

- (4) Where the City requires Transportation, Affordable Housing or Parks Usage Fees, those fees are separate from enhancements proposed in the following Enhancement/Incentives Menu. Unless otherwise stated within this section, enhancements are not eligible to serve as credits against otherwise required fees.
- (5) The relationship between the Enhancements that will benefit the community and the Incentive that will benefit the developer is based on the following components:
 - a. The "Enhancement Cost" to be borne by the Developer
 - b. The "Incentive" to the Developer expressed as additional floor area allowed over and above the Baseline FAR
 - c. The Value of each additional square foot of floor area, the "FAR Value"
 - d. The "Multiplier" as established by Commission Policy
- (6) The calculation of the Incentive relative to the Enhancement is expressed as follows:

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

Example: For an Enhancement with a cost of \$10,000, FAR Value of \$70 per SF of FAR and a Multiplier of 2.0, the Incentive is calculated as follows:

Incentive (SF) = $$10,000 \times 2.0 / ($70/SF) = 400$ Additional SF of FAR

Check: 400 Additional SF of FAR x \$70/SF = \$20,000 of Value to Developer (i.e. a \$10,000 profit on a \$10,000 cost; or 100% profit)

- (7) The "Enhancement Cost" shall be the installation cost plus the present value of the 20-year maintenance requirement, if applicable. Enhancement Cost shall be determined by staff as directed by the City Manager in their sole discretion. Staff (at the direction of city manager) may consider actual costs, estimated costs, comparable market values, consultant estimates or any other means or methods that staff may choose.
- (8) The value of each additional square foot allowed by increasing the FAR, "FAR Value," shall initially be [\$70] per SF. FAR Value shall be subject to approval by the Commission, upon recommendations from staff, but as a minimum shall increase 2.5% per year. Staff shall make recommendations to increase the FAR Value not less than every 10 years. Staff recommendations shall primarily consider recent sale comparisons expressed as the Sales Price

- divided by the greater of the SF permissible under the Baseline FAR or the actual SF approved at the time of the sale closing.
- (9) The "Multiplier" is set as a policy matter by the Commission to provide a range of profit on cost or a risk premium over the cost of the Enhancement.

Examples of Multipliers and the Policy may include:

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

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

Category Number	Enhancement	Description & Potential Bonus	Multiplier	Maximum FAR Increase
S.1	Renewable Energy/Solar PV Panel Systems	The cost of installing the system earns an increase in square footage.	1.5	10%

Table 2: Orange Avenue Overlay District Development Enhancement Menu – Arts & Culture Category

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

Table 3: Orange Avenue Overlay District Development Enhancement Menu – Parking Category

Category Number	Enhancement	Description & Potential Bonus	Multiplier	Maximum FAR Increase
P.1	Public Parking	Each 3 Dedicated Public Parking Spaces within a Parking Structure, Which Remain Free for Public Parking at All Times.	1.25	10%

Table 4: Orange Avenue Overlay District Development Enhancement Menu – Meaningful Open Space Category

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



Table 5: Orange Avenue Overlay District Development Enhancement Menu - Connectivity &

Transportation Category

Category Number	Enhancement	Description & Potential Bonus	Multiplier	Maximum FAR Increase
CT.1	Rail-Trail Construction & Easement	Provide Dedicated Utility & Public Access Easement of a Minimum of 20 feet and Construction of Rail-Trail with a 12-foot Trail Width, to match regional trail widths and 4-foot planting strip along each side within said 20 foot easement, with decorative light pole (as selected by City of Winter Park to match other areas of town) & shade or understory tree of minimum 5" caliper (as selected by Urban Forestry) with irrigation for every 50 feet of railroad frontage. The trail and easement shall connect from the property line where the rail enters, to the property line where the rail enters, to the property line where the rail exits. The trail shall be designed to align with existing or future trail locations and the design of the trail shall be determined on the site plan when a project is submitted for consideration. Enhancement costs shall not include land costs.	1.25	20%
СТ.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. Maximum donation of \$100,000.	1.5	10%
CT.3	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, along the new Bike Path connecting to Mead Botanical Garden, or along the Denning Drive bicycle facilities. Each location shall require the following elements under a covered roof or shade area: Bicycle Fix-It Stations with bike lift, air pump and tools; water fountain and water bottle filling; bike rack; trash and recycling receptacles; and a bench. Maximum cost of \$25,000.	1.5	6%
СТ.4	Land Donation for Transportation Improvements	Land dedicated to the City of Winter Park as right-of-way for needed transportation improvements. Right-of-way land cost shall equal 25% of FAR value.	1.5	25%

u. Definitions.

- (a) Affordable Housing: Affordable housing means a dwelling unit, with regard to a unit for sale, which costs less than 80 percent of the median price of the single-family homes sold the previous year in the Orlando metropolitan area; and with regard to a unit for rent, one which rents monthly for less than 80 percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area and for which the purchaser's or renter's income or combined family income does not exceed 80 percent of the median family income for the Orlando metropolitan area.
- (b) Boutique Hotel: A boutique hotel has minimal food and beverage operations, no banquet facilities and has 100 rooms or less. It is largely characterized by its smaller size, personalized service and local personality, which can vary dramatically depending on where the property is located. They cater to the individual, providing very personalized, intimate service. These properties are designed to blend into the community and reflect the neighborhoods and cultures around them.
- (c) Building Story: Building story means a section of a building between the surface of a floor and the floorplate of the floor above it.
- (d) Common Ownership or Commonly Owned: Properties shall be deemed to be under "common ownership" or "commonly owned" if the properties are owned by the same entity or affiliated entities with substantially similar control and management.
- (e) *EIFS:* Exterior Insulation and Finish System. A non-load bearing exterior wall cladding system consisting of a thermal insulation board, adhesively and/ or mechanically attached to the substrate, base coat with reinforced fiberglass mesh and a textured finish coat.
- (f) Fast Casual Restaurant: Fast casual restaurants offer consumers freshly-prepared, higher-quality food in an informal setting, with counter service to keep things speedy.
- (g) Floor Area Ratio (FAR): The gross floor area divided by the land area of the building site excluding land areas across a public street under the same ownership. The gross floor area ratio is the square footage of the building or buildings on the property (and contiguous properties being used in connection with such building(s)) divided by the area of such property in square feet. This mathematical expression (gross floor area ÷ land area = floor area ratio) shall determine the maximum building size permitted. The floor area of parking structures is included in the calculation of the Floor Area Ratio with the exception of

- underground parking, open-air top-level parking and the 10% parking in excess of code required in accordance with Section 58:83 j(7)(c).
- (h) Food Hall: Unlike food courts made up of fast food chains, food halls typically mix local artisan restaurants, butcher shops and other food-oriented boutiques under one roof.
- (i) Green Roof: A green roof or living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, increasing benevolence and decreasing stress of the people around the roof by providing a more aesthetically pleasing landscape, and helping to lower urban air temperatures and mitigate the heat island effect.
- (j) Green Wall/Living Wall: Living walls or green walls are self-sufficient vertical gardens that are attached to the exterior or interior of a building. They differ from green façades (e.g. ivy walls) in that the plants root in a structural support which is fastened to the wall itself. The plants receive water and nutrients from within the vertical support instead of from the ground.
- (k) *Impervious Area:* Impervious Areas are man-made areas that cannot absorb water from rain or snow. Impervious Area Examples: Roofs; Roads; Sidewalks; Driveways; Parking Lots.
- Meaningful Open Space: Privately -owned property that is not a part of the inside of a building. These areas are intended to provide for the use and benefit of the general public, and are legally accessible by the general public. These areas are accessible and designed for outdoor living, gathering, landscaping, recreation, pedestrian activity, meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind and stimulate social connection. Open space shall not be retention ponds, parking lot islands or landscape planting areas around building bases. Meaningful opens spaces are areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similar-type spaces. The intent is that each of these areas create the opportunity for social interaction, relaxation, recreation and reflection.
- (m) Mixed-Use: Mixed-use development combines two or more types of land use into a building or set of buildings that are physically and functionally integrated and mutually supporting. This can be

some combination of residential, commercial, industrial, office, institutional, or other land uses. The form of mixed-use development can be vertical or horizontal. Vertical mixed-use occurs when different uses inhabit the same building and sit atop one another, such as residential or office uses over ground floor retail. Horizontal mixed-use occurs when uses are placed next to each other, such as an apartment building that is adjacent to offices, restaurants, or retail shops. Mixed-use areas often create the main street/downtown, activity center, or commercial corridor of a local community, district, or neighborhood. They frequently involve stacking uses – residential or office above retail, for example, in low or midrise buildings, but are predominately made up of a variety of individual buildings arranged around streets and around public squares or other open spaces.

- (n) Multi-Generational Play Area: Instead of focusing exclusively on children, these playgrounds broaden their scope to include equipment, activities and amenities for those older than age 12—and perhaps significantly older—so that anyone who visits the playground, regardless of age or ability, can find something there they enjoy.
- (o) Multi-Modal Transportation: This concept is that all modes of transportation should have equality and there shouldn't be the typical hierarchy where private automobiles have more opportunities at the cost of pedestrians, cyclists, public transportation users and handicapped persons.
- (p) Overlay District: An area where certain additional requirements are mapped upon an underlying zoning district(s). The district modifies or supplements the underlying zoning regulations and allows for flexibility in design and the ability to apply more area specific requirements including, but not limited to, architecture, height, setbacks, use, open space, landscaping, historic preservation, floor area ratio, parking, public improvements, access, stormwater, etc. In the instance of conflicting requirements, the stricter shall apply.
- (q) Percentage-Based Development Enhancement: In exchange for the ability to obtain additional development entitlements above those currently allowed by the underlying zoning. Subject to approval by the City Commission, certain public improvements and area-wide solutions will be required by those who develop or redevelop properties and the requirements for Development Enhancement Bonuses must be met. Subject to approval by the City Commission, property owners or developers may propose use of any combination of the Development Enhancement Menu to earn their way up to the Maximum Achievable Floor Area Ratio.

- (r) Pervious Area: A pervious surface is a surface that allows the percolation of water into the underlying soil. Pervious surfaces include grass, mulched groundcover, planted areas, vegetated roofs, permeable paving as well as porches and decks erected on pier foundations that maintain the covered lot surface's water permeability.
- (s) Placemaking: As both an overarching idea and a hands-on approach for improving a neighborhood, city, or region, placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public and private realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well-being.
- (t) Public Improvements: Any drainage facility, roadway, parkway, pedestrian way, off-street parking area, lot improvements, sidewalk, bike lane, park, public facility, pedestrian crossing, boulevard or other facility which benefits the public.
- (u) Residential Density: Measured in dwelling units per gross acre. Maximum densities determine the number of apartment, townhome, condominium or other multifamily units allowed.
- (v) Walkability: A measure of how well streets are designed to incorporate pedestrian scale elements and to create equal access for pedestrians. A walkable area has health, environmental, and economic benefits. It keeps pedestrians interested, safe and engaged with the built environment around them. With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well-being.
- (w) Workforce Housing: A dwelling unit, with regard to a unit for sale, which costs less than 120 percent of the median price of the single-family homes sold the previous year in the Orange County metropolitan area; and with regard to a unit for rent, one which rents monthly for less than 120 percent of the median monthly cost of similar sized units for the previous year in the Orange County metropolitan area, and for which the purchaser's or

renter's income or combined family income does not exceed 120 percent of the median family income for the Orange County metropolitan area.

v. Vested Rights.

- (1) In order to not adversely affect development projects that are actively in the process of being developed for which expenditures have been made in reliance upon the previously existing land development regulations prior to the effective date of this Section as evidenced by such development project's site and building floor plans and/or conditional use having been received and approved by the City prior to the effective date of this Section, the City will allow such development projects to proceed subject to compliance with the underlying zoning and future land use of the property existing prior to the adoption of this Section, other applicable land development regulations and conditions of approval without the need to comply with the development standards of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies for which this Section implements. Provided however, a conditional use approval or other development order that has been approved by the City which subsequently expires, whether prior to or after adoption of this Section, does not create a vested right to develop a property without compliance with this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements. The City Commission will not approve any Conditional Use extensions of those development projects within the OAO that have been approved prior to the effective date of this Ordinance.
- (2) If a property owner believes that this Section and/or the Comprehensive Plan Future Land Use Element Goal 1-8 (and its corresponding Objectives and Policies which this Section implements) creates an inordinate burden on an existing use of real property or a vested right to a specific use of real property, the property owner may apply for a vested rights determination by the City Commission to allow development of such real property within the OAO subject to the underlying zoning and future land use of the property existing prior to the adoption of this Section and compliance with other applicable land development regulations. The Director of Planning and Transportation is authorized to develop a vested rights determination application, the minimum submittal requirements for such application and a reasonable fee associated with the re<mark>vie</mark>w and processing of such application. The property owner requesting a vested rights development under this subsection has the burden of proof to show that the property owner has a vested right to develop its real property without being subject to the provisions of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements. The City Commission will conduct a quasi-judicial public hearing on the vested rights determination request to consider whether to approve or disapprove the property owner's request for a vested rights determination. If the City Commission approves the vested rights determination, the applicable real property will be able to develop subject to compliance with the underlying zoning and future land use of the property existing prior to the adoption of this Section and other

applicable land development regulations without compliance with or benefitting (including benefitting from any increased densities or intensities allowed by the OAO) from the development standards of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements. An approval of a vested rights determination may be subject to a requirement that the property owner and city execute an agreement, with terms acceptable to the city, specifying the uses, densities and intensities allowed and other applicable restrictions upon the development of the real property at issue.

(3) Upon the City's receipt of a written claim of an inordinate burden on an existing use of real property or a vested right to a specific use of real property caused by the provisions of this Section and/or the Comprehensive Plan Future Land Use Element Goal 1-8 (and its corresponding Objectives and Policies which this Section implements), the City Commission shall have the authority, but not the obligation, to authorize the applicable property to develop subject to compliance with the underlying zoning and future land use of the property existing prior to the adoption of this Section and other applicable land development regulations without compliance with or benefitting (including benefitting from any increased densities or intensities allowed by the OAO) from the development standards of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements. This provision shall not be construed as a limitation on the City's authority to make, accept and implement settlement offers and settlement agreements pursuant to applicable law.

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

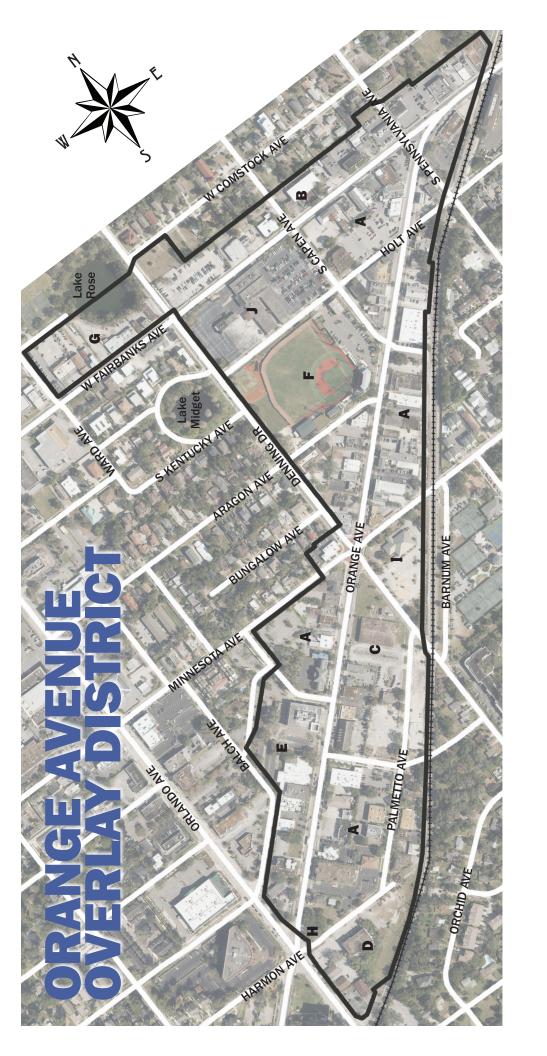
SECTION 3. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

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

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

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

become effective. If Ordinance does not become effective, then the Ordinance is not effective and shall not become part of the City's land development regulations. ADOPTED at a regular meeting of the City Commission of the City of Winter Park Florida, held in City Hall, Winter Park, on this day of, 2021.
Mayor Phil Anderson
Attest:
City Clerk



citywide PUBLIC NOTI

PRANGE AVENUE VERLAY DISTRICT

Planning & Zoning Boal TUESDAY 09-07-21* @ 6 p.r City Commissic WEDNESDAY **09-22-21*** @ 3:30 p.r

*Dates are subject to change. For update please access cityofwinterpark.org/citywide-notic

PUBLIC HEARINGS

City Hall Commission Chambers 2nd Floor | 401 South Park Avenue

2021

more info @ cityofwinterpark.org/oao

PUB



ORANGE AVENUE OVERLAY DISTRICT

PUBLIC HEARINGS

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2021

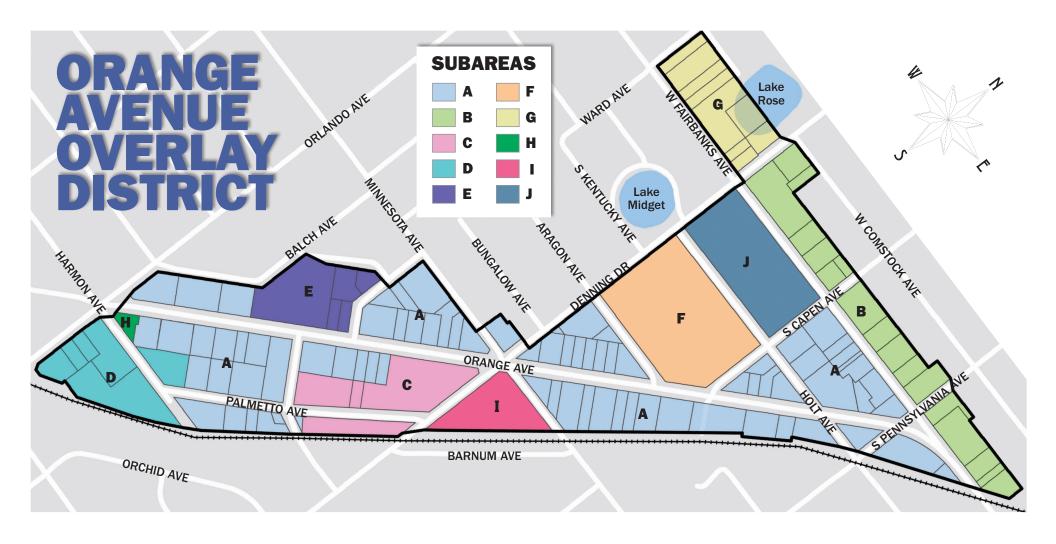
City Hall Commission Chambers
2nd Floor | 401 South Park Avenue
Winter Park, Florida 32789

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			
Duilding 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

Orange Avenue Overlay- Public Input Meeting Responses

- 1. What types of businesses/uses should be encouraged in the Orange Avenue area? What would you like to see?
 - We need businesses that will generate foot traffic, thus creating a vibrant street life. The last thing that we need are places that only encourage people to dash in and out of their cars.
 - Antique stores, small mom and pop restaurants, bicycle repair shop, thrift stores like the Goodwill boutique, consignment stores, health stores, small specialty grocery stores.
 - Senior living, parking garage, low revenue apartments, not HUD affordable for teachers, city staff, open surface parking lot 24/7.
 - Ones that don't need a lot of parking.
 - Cafes, restaurants, shopping, mixed use with residential component.
 - Eateries/cafes, entertainment, clothing boutiques.
 - The businesses that are currently there meet my needs. I do not see a need for any more on Orange Avenue. There is variety there and nearby areas.
 - Restaurants, medical, retail.
 - Free parking, medical office, professional office, retail, smaller deli, retail, mid-size grocery like Market Place or Sprouts within walking distance (Publix is not). US services such as social security and medicare office. Boutique move theatre. Hotel with restaurant. Church.
 - Restaurants, galleries, small shops, book store, small outdoor concert venue, tons of green space, walkability.
 - Restaurants. Better retail.
 - More minority and woman owned businesses. Keep the intimate small town feel yet meet the needs of the community at large.
 - Independent businesses 5
 - No apartments, hotel maybe, businesses similar to existing 1
 - Small businesses 6
 - Work force housing (like Aspen Colorado)/police and fireman 1
 - Cultural oriented, restaurants 1
 - Restaurants and retail 1
 - Restaurant, retail, office
 - Mixed-use (retail, residential, office)
 - Office/retail/restaurants 2
 - Just not lots more cars small businesses low density 1
 - Mixed-use as current not those which generate a lot of traffic (no grocers)
 - No multi-story buildings like Alfond, no hotels
 - Restaurants same size as now not bigger 2
 - Protect the residential neighborhoods on Orange west of Orlando Avenue 1
 - Mixed-use/including hotel
 - A mix of uses that serve surrounding neighbors, stakeholders. Social spaces that fit with business uses.
 - Croquet court
 - More opportunity for office use that encourages commercial on ground floor (on three or more stories)
 - Anything that adds to the character and livability of the city
 - Art galleries 2

- Family friendly
- Keep trees and green spaces 2
- Ice cream 4
- Undergrounding of power lines 1
- Family friendly like Bear and Peacock and Foxtail 3
- Metro Diner 1
- Enough is enough
- Open forums
- Restaurants and more outdoor dining 2
- Outdoor entertainment venue
- Small business low density
- Bring back East India Ice Cream Co and bring back to Orange Ave
- Create a sense of place a mixed use garden district, more trees and plantings to soften the commercial
- Low density, park like atmosphere/environment. Think Park Ave ambiance, expanded to this area.
- Anything to provide unique space/place
- Live, work, play
- Residential, commercial, (Hannibal Square type uses), open space, arts, theatre, entry to Mead Botanical garden, bars, restaurants, local businesses
- Theatre (bigger space for Winter Park Playhouse)
- Food markets
- Mixed use
- Hotel
- Residential
- Retail/restaurants
- 2. What types of businesses/uses should be discouraged or not allowed in the Orange Avenue area?
 - Tattoo parlor, vape shops, car-centered businesses, motorcycle-center businesses, chain stores.
 - No hotel, no commuter rail stop.
 - Bars, tattoos, massage parlors. Require businesses to supply some type of parking.
 - Fewer B2B type businesses, warehouses.
 - Car dealerships, tall buildings, apartments/condos/townhouses.
 - Pot, vape, convenience stores, liquor, tattoo parlors, massage parlors.
 - Dry cleaning, banking (increases only), no auto, bars/night clubs.
 - Auto sales/repair. Rollins satellite residential or athletic. Big box anything. Do not expand tennis center.
 - Fast food/non-local chains, dry cleaning, gas stations, automotive businesses.
 - Convenience store.
 - Large department store chains, smoke shops.
 - Massage parlors
 - Hotels 3
 - Hotels 2
 - Residential

- Hotels
- Multifamily 1
- Hotels 1
- Condos 2
- Drive-thru fast food 3
- Multifamily
- Hotels
- Grocery
- No three story
- No hotels
- No apartments
- Townhouses 1
- 4 to 5 stories add density 1
- Over 2 stories
- Anything above 2 stories
- 3 story ok in spots 1
- Any building over 2 stories
- Any residential apartments
- No hotels or large condos/apartments
- No buildings over 2 stories
- No buildings over 2 stories
- No high density (extra cars) 1
- Gas stations 1
- Drive thrus 1
- Strip malls 1
- Hotels 1
- Multistory buildings greater than 3 stories 1
- Multifamily
- No more apartments or multifamily dwellings 4
- Discourage mixed use in this area 3
- Massage parlors 3
- Tattoo parlors 3
- Drive thrus 2
- No condos or apartment complexes 2
- No tall buildings 1
- Don't want bars 3
- Increase mixed use like Hannibal Square
- No more banks 1
- Fewer B2B store fronts
- No bus loads of tourists 1
- No parking garages
- Parking stripes on Park Avenue
- Pot stores 1
- No more nail salons 1
- No chains (i.e. Starbucks) 2

- Nothing should be off the table until it is reviewed (except noxious uses)
- Apartment or any type of building or business that brings more cars and traffic
- No hotels
- No hotels
- No bars with loud music to disturb neighborhoods, put porch swings in circles like Winter Garden
- Large parking garages
- No concrete canyon structures
- Building development needs to be uniform and consistent to produce the desired effect, i.e. no clusters of tall, high density structure interspersed "green space" – 2
- We need more hotels
- Tattoo parlors
- No more density
- Non local
- Car based
- Tattoo parlors
- No fast food
- No drive thru
- No CVS
- No Walgreens
- Those that aren't willing to develop within/to the scale and charm of Winter Park
- 3. What is your favorite place in the Orange Avenue area?
 - Holt Minnesota has great and mostly unrealized potential. Great scale, but not street life.
 - Goodwill store. The Heavy and old Lombardi's seafood building is a nice example of repurposing an interesting historic structure. It has a retro, industrial heritage vibe and a youth vibe. Keep it.
 - Never use except when parked three times a week for a month while remodeling kitchen or medical at Jewett.
 - Hillstone, Trader Joes.
 - Area near/around Foxtail coffee.
 - Foxtail coffee area was redone very well.
 - Eat-in's, Reel Fish, Fiddler's Green, Muse Salon.
 - State Auto
 - Brewstillery, Buttermilk Bakery, Create Your Nature, Fotxtail.
 - Winter Park Fish Co, Create Your Nature, The Heavy.
 - Bear and Peacock Brewstillery
 - Waiting at the stop light
 - Winter Park Playhouse 6
 - Goodwill 4
 - Foxtail/Bear and Peacock 10
 - Reel Fish 6
 - Watkins Paint 3
 - Buttermilk Bakery 12
 - Winter Park Fish Co 4
 - Baseball field 5

- Brewstillery 2
- Don't frequent/just drive through
- Orange and 17-92 with large setbacks 1
- Winter Park Playhouse, Winter Park Fish Co, Brewstillery 3
- Open spaces
- Photography studio bungalow
- Open areas
- · Rollins baseball field, tennis courts, Edens restaurant, Linda's diner
- Foxtail 1
- Elite Strength and Fitness 1
- Goodwill
- Reel Fish 4
- Foxtail 4
- Winter Park Fish Co 5
- Residential blocks
- Historic homes
- Bear and Peacock 3
- Rollins baseball field
- 1010 Orange Avenue
- Muse Salon
- Foxtail
- Create Your Nature
- Winter Park Fish Co
- Meat House/it has parking. Coffee shop but I don't go any longer little parking but it looks pretty and has good coffee
- Nearby Mead Botanical Garden this area's big backyard
- Mead Garden
- Small restaurants and coffee shops and breweries
- Mead Gardens
- Mead Gardens
- Foxtail and Buttermilk Bakery
- Einstein's
- Winter Park Fish Co
- Those buildings of 45% FAR
- That new brewstillery and restaurant area is a cool looking gathering space with a nice setback and attracts younger people. Looks vibrant.
- Foxtail Coffee complex well used
- Buttermilk Bakery
- Distillery
- Reel Fish
- 4. What is Winter Park missing that could be located in the Orange Avenue area?
 - A free bus linking Orange, Hannibal Square, Park Avenue, and Rollins College is a must and it will reduce traffic.
 - Chinese restaurant, small specialty garden store.

- Parking garage or open lot parking 24/7.
- More outdoor green space; outdoor space for kids. More residential. Outdoor entertainment venue.
- Roundabout at Orange/Denning/Minnesota. Connectivity to Orange/Mead Garden that is safe and more inviting.
- Nothing!
- Hotel, restaurants, retail, clothing, bakeries, workout facilities.
- Hotel and restaurant (reasonably priced).
- More affordable local joints Buttermilk and Brewstillery think Audubon Park shops.
- Bike shop.
- Additional family fun type of businesses like International Drive has.
- City entrance/important
- Better traffic flow 2
- A fly over for traffic flow
- Better traffic flow 2
- Railroad bridge over Fairbanks (like in Maitland on 17-92) 1
- Food trucks in vacant lots behind Orange Avenue with tables 1
- Green space Progress Point 6
- A pedestrian bridge over 17-92 4
- An official entrance/gateway 2
- Green space 4
- Pedestrian bridge over Orange 1
- Better traffic signals
- Orange Avenue to have one additional traffic lane at 17-92 northeast bound
- Bike lanes
- Office space
- New library 1
- Urban/pocket park
- Space for kids/outdoor/park
- What happened to our visioning document 2
- Encourage walkability, wider sidewalks etc.
- More parkland
- Safe roads and sidewalks 9
- Crosswalk, median, Denning style improvements 3
- Why not try to have a "new" Park Avenue area, improving on the things you would fix on Park Avenue? – 1
- Bike lanes
- A croquet court it is being pushed out again
- Pickle ball courts 2
- Green space 4
- A small pocket park or seating area (two benches) at Orange and Minnesota 4
- Green space park space 4
- Planters with flowering plants 3
- Affordable shops
- Hotel 1

- Protected bike lanes
- A great amphitheater/public pavilion in a park space
- Sadly too late, it is a major roadway
- A small pocket park directing visitors to Mead Gardens and the tennis center 1
- Like Winter Garden do a circle of porch swings, build community/slow down 2
- Another park/passive
- Leave Orange Avenue alone, no change
- No more density
- True luxury residential/multifamily
- Additional residential options
- More places to spend time (more brewstillery/Create Your Nature/Foxtail spaces)
- More entertainment like Winter Park Playhouse
- Large dog space
- Assisted living/senior community
- 5. Do you feel that Orange Avenue is safe for all modes of transportation?
- a. Vehicles?
 - Yes
 - Slower speed
 - No
 - Yes
 - As safe as any street anymore.
 - · Could be better.
 - Yes
 - Yes
 - No
 - Yes
 - Yes
 - No
- b. Bicycles?
 - No!!!
 - Not safe!
 - No
 - No
 - No
 - No
 - · Could be better.
 - No
 - No
 - Fair
 - No
 - No
 - No
 - No
- c. Pedestrians?

- Ever tried crossing at Holt?
- Not safe!
- Cross walks not good make better.
- No.
- Not side streets that feed into it.
- Few crossing opportunities.
- Could be better need to be more friendly.
- No
- No
- No
- No.
- d. Wheelchair/ADA?
 - Not safe!
 - No
 - No
 - No
 - No
 - No
 - No (crossing). Along ok.
 - No
 - No
 - No
- e. Please add your ideas to improve safety and mobility:
 - Orange needs a road diet. One lane for cars in each direction with grade-separated bike lanes.
 - Slow down traffic. Trees and green space between bikes and pedestrians and cars. Flashing cross-walks that prioritize pedestrians.
 - Not a walkable area like Park Avenue. No more grandfathered parking not fair to everyone.
 - Put longer right turn lanes on all 4 roads of Fairbanks and Orange.
 - Consider roundabouts for better traffic flow, bike lanes, more pedestrian crosswalks and signals, bike lanes, improved night time lighting.
 - Side streets/cut though streets of Garden, Denning, Orchid area are very dangerous. Drivers are reckless trying to bypass congestion from Orange and main intersection of Orange/17-92. Address traffic flows on Orange and the cut through streets. Deter from cut through street use altogether.
 - More cross walks. More control over speed limits through ticketing.
 - Large walkways and connections, better off-street parking.
 - Road diet. Landscape center median would improve pedestrian crossing and would increase green. Has a roundabout been evaluated at Denning and Orange? How about adding a SunRail station to attract pedestrians.
 - Take out two lanes of traffic.
 - The widening of Denning Avenue sidewalks is excellent. It helps both pedestrian and bicycle traffic and improves safety. Widening Orange Avenue sidewalks would be welcome.
 - Add bicycle lanes.
 - Orange Avenue is a key connector for people on bicycles but is not comfortable for all users in its current form – 5
 - At times it is a racetrack, it needs calming

- No, need better mobility for pedestrians and bikes 1
- Traffic circle at Minnesota and Denning 2
- Traffic calming signalized pedestrian crossings
- No! Not for any of the above
- Not even for cars
- No! bikes are equally bad for pedestrians as cars
- No need for bicycles on Orange Avenue
- Needs right turn lanes in all directions at Fairbanks
- Safe for vehicles yes, crossing 17-92 is very difficult for pedestrians, ADA, needs improvement for pedestrian crossing
- Parallel protected bike path 1
- No. Too tight with street parking 1
- Wider sidewalk, trolley system 3
- Traffic calming 2
- Horn on train during rush hour 1
- Sunrail connection to Park Avenue or easy way to go back and forth 1
- Not for walking or bikes 3
- Poor bike access
- Synchronize all traffic lights 3
- Improve sidewalk for wheelchair use 4
- Desperate need for turn lane from Orange to North Denning
- Not safe for any mode support and implement FDOT proposals and right turn only 1
- Create pedestrian space
- We need it to be pedestrian and bicycle friendly 3
- Yes, relatively safe for cars and peds bikes no so much. Wider/more sidewalks and crosswalks
 – slower speeds street trees and art. Make it a more pedestrian friendly place good for
 business!! Bikes scary/need bike lanes. Wheelchair accessible too. Trail along rail.
- In a word: no!
- Roundabouts!
- No, lanes tight with parking spots and cars often into right lanes. I personally observed two larger cars hit side view mirrors due to lack of space – 1
- Before building anything in the area, re-do the six point intersection of Fairbanks/Pennsylvania/Orange. It an accident waiting to happen. Especially flooded with more cars, that area can't handle more congestion 1
- Don't try to put bike pathways
- Orange Ave is a major thoroughfare. Attempting to transform it into a pedestrian/bicycle friendly zone is a mistake. We need to be able to maximize vehicle flows so that the central part of Winter Park doesn't become even more congested. That said, there is no reason that the commercial areas can't be more appealing and more "greenscaped". 2
- Not safe for bikes, no bike lanes
- Keep 4 lanes of traffic
- Make it easier for pedestrians to cross six points intersection across 17-92 from Orwin Manor neighborhood. Square of crosswalk. Median area. Flashing light crosswalk.
- Traffic circle at Denning/Orange/Minnesota
- Sidewalk width. Cars to garage. Reduce lanes.
- Needs better connectivity

Does the Orange Avenue area need: 6. More public parking? a. Possibly, depending on zoning changes – but it should be off-street. No Yes, high rise parking. No Yes Yes Yes Yes Yes Yes Yes Yes Public Spaces? (ex. Plazas, dining areas, kids play areas, fountains, parks, etc) b. Plazas, dining areas, fountains, parks. No Yes Yes Dining areas and parks. Yes Yes Yes Yes Yes Yes Better Connectivity? C. Yes Yes Yes Yes Yes Yes Yes Yes Public Art? d.

Would be nice

Yes – large pieces.

Yes

Always No Yes Yes

- Yes
- Yes
- Yes
- Yes

e. Street Trees?

- Yes and big enough to provide real shade. Think live oaks and disease resistant elms.
- Yes, yes, yes
- Yes
- No
- Yes

f. Please add your ideas:

- SunRail station. Parkway connecting to Orange.
- All of the above.
- Wider sidewalks.
- All of the above!
- More public parking, parks, art and connectivity!
- Trees, wide sidewalks, setbacks 6
- Twice the code parking
- Green space; not only trees public place 2
- Affordable housing on Winter Park owned land west of Orange and Minnesota
- More public spaces 3
- More pedestrian friendly 2
- Longer walk lights to cross Orange/Fairbanks
- Tree branches obstructs view of street light for people coming onto Orange Ave from Cypress
- Keep open lots near railroad tracks for public parking
- More green space. Parking behind for business.
- Structured parking by railroad
- Shrubs block view when try to pull into road
- Street trees and better connections
- Better drainage and better traffic flow with bike paths and wide sidewalks 7
- Street trees and green space/public areas 2
- Public parking 2
- Street art 2
- Lovely public spaces/dining/gathering 1
- Synchronized traffic lights 3
- Trees/plantings 2
- Lovely signage to tennis courts and Mead Gardens
- Crosswalks, more green space, sidewalks. 3
- Stoplights 1

- Consistent speed limits 1
- More pedestrian friendly and green spaces 1
- Parkland/open space 1
- Trees, trees, trees 1
- Public spaces
- Concerns about trains blocking traffic
- More trees, green space and keep buildings low to see sky no canyons i.e. Maitland 1
- Public parking with easy way to get to Park Avenue/Rollins 1
- Need more off-street parking. People movers. Trolleys, sidewalks for bicycles 2
- No more apartments help businesses by making sure there is parking for them and traffic isn't a mess
- Easy pedestrian connectivity to Park Ave
- An outdoor amphitheater (check out the one at Harbor Side Place in Jupiter, FL)
- Open space
- Green space
- Park space
- Relief from traffic and big buildings
- It needs to maintain its charm, throngs of tourists and increased traffic density won't help 3
- Very little needs to change, more parking is always helpful
- Orange Ave is great, no more density
- Trees and no overhead utilities are good
- All this and excellent design. Connections to residential to north and south. City participation with Progress Point property.
- Yes parking is needed
- Parking garage at Progress Point
- Public spaces how about Progress Point?
- Yes, need more green that is visible
- Combine Progress Point and bank property and make it entrance to Mead Gardens
- Parking
- 7. What should be done to help, protect or assist the existing and future small businesses in the Orange Avenue area?
 - Historic preservation laws make stronger. Follow "strong towns". Follow "smart growth Central Florida".
 - Fairbanks need to get rid of small trashy used car lots.
 - Not force them into higher rent buildings build specifically to feather a developer's nest.
 - More trees and landscaping. More free parking. Keep office fronts off Orange turn them to the rear. Keeping the office component would increase use of retail in the district.
 - Create opportunities for spaces with parking provided elsewhere.
 - More free parking
 - More shared parking for them/their customers 2
 - Tax cuts
 - Add more outdoor spaces patios/terraces/etc.
 - Lower mileage rate as property values rise to have net neutral city income

- Improve use of city property on Orange/Palmetto. Care to provide easy flow to and from Orange to neighboring business areas such as Palmetto Ave 2
- More pedestrian friendly 7
- Wider sidewalks with trees 8
- Shared public parking 1
- Parking
- Small individual unique buildings with parks/squares nearby
- Angled parking
- Road diet
- Shared parking 4
- Better wayfinding signage 1
- Some residents in corridor
- Keep rents affordable to keep useful businesses not just high end 1
- A concept of "Winter Park dollars" to be spend at local business/small business only purchased at discounts
- Limited and planned development that does not overpower existing development patterns
- Architectural character 1
- Shuttle trams/trolley like St. Augustine
- Affordable shops and restaurants
- Properly sized parking garages
- Respect current height map/don't exceed. Affordable rents/city support in any way it can parking
- Decent, safe parking
- Provide community parking
- Find a way to fit them into what is to come
- Don't allow big property owners, drive them out by insisting on redeveloping corridor 3
- Provide adequate parking
- Put them first
- Provide parking and easy access
- Keep the small business feel 1
- Parking garage or open parking lots
- Don't continue to let restaurants fudge on fulfilling their parking requirements. No valet spaces taking up public street parking
- To repeat women hate garages and feel unsafe. Use little shuttles? 1
- Street parking is not sufficient. Valet is a great way to provide safe parking.
- Shared parking like on Park Avenue (Panera garage)
- 8. What are the biggest problems and/or concerns with Orange Avenue and the surrounding area?
 - It lacks street life. Though it has some successful businesses, there is no reason for people to linger they get in their cars and just go home. Restaurants, coffee shops, a book store would help.
 - Unsafe, vast walking dead zones, lack of tree canopy, pedestrians need a buffer between sidewalk and street.
 - Limit the number of used car lots.

- Biggest concern is traffic which is only increasing as more people seek cut throughs. Adding
 more density to this area will further the nightmare of everyone. Need longer right and left turn
 lanes.
- Existing uses do not attract traffic. Need to link attractive uses with good access (parks).
- Busy road
- Noise from Rollins baseball park during games
- Redevelop with low density to help limit added traffic 2
- Traffic flow on Orange Avenue 3
- Cut through streets are not safe (Garden, Orchid) speeding.
- Too much development planned (apartments and multi-use) 2
- Too many cars now 2
- City government trying to change things
- Speed 4
- 300 people moving to Central Florida each day (road diets like Denning will make safe and discourage cut-through) 2
- Too commercial
- Stop development, low building, two-story tops
- Not pedestrian friendly
- Need green space
- Crossing streets for pedestrians 1
- Too much traffic 1
- Need low density development
- Not safe for pedestrians
- Congestion with poor parking
- Buildings tired, tattered... very unattractive drive at intersection...
- Traffic patterns in intersection configurations, particularly at Orange/Fairbanks,
 Minnesota/Orange; but side streets not at 90 degrees are a problem
- Traffic does not flow 2
- Not enough affordable shops 1
- Too much traffic 1
- Speeding 1
- Density = traffic; since the single-laning of Denning, traffic backs up to Orange Avenue and residents cannot get out of the side streets
- The overflow traffic moving into surrounding neighborhoods. Congestion and its impact on our residential streets with more and more aggressive and reckless driving – 5
- Do not play around with traffic patterns that affect surrounding neighborhoods 1
- Keep unique look and lots of visible trees/parks 2
- Avoiding doing same mistakes as Maitland
- Residents, patrons and commuter safety 1
- Speed by through traffic 2
- Plan to bring in 5 (count them) new hotels to the area, we don't need this
- Not gateway to our city
- No consideration for ROI to encourage owners to do good projects
- Not connected to neighbors 1
- Create a unique district 1

- Need to provide a southern entrance that reflects the parklike beauty of Winter Park 1
- Think city gateway 1
- Create a unique area with its own identity
- Its charming as-is scale is human
- Concern no "officials" here to hear us, powers will do what they want, regardless 1
- Traffic 1
- Over development (like in Maitland)
- Connectivity more off-street parking
- Gentrification/lose small town feel
- Losing the current "neighborhood" look and feel
- Traffic, traffic, traffic!!!
- Facilitating traffic flow
- Availability for parking for business owners and visitors
- Stormwater drainage backs up flooding
- Regarding parking: city can promote as a partner structure parking at strategic location to provide access and control vehicles
- Garages suck and make women very nervous
- Lack of work force housing moderately priced
- Traffic speed and pedestrian safety

9. What makes a place special or memorable to you?

- Street life. Complete streets that invite people to stroll, interact, shop, eat, linger.
- Historic fabric, architecture, tree canopy, public art, fountains, mosaic tile, color. Grenade Court style shops with courtyards and secret gardens, similar to Carmel, CA shops.
- Green space.
- Beauty, space, mature, history.
- Careful blending of uses with landscaping and access/parking.
- Local connecting with your community.
- Tasteful design, clean, safe.
- Human scale, activated outdoor spaces
- Introduce icon specific to Winter Park
- Historic homes
- A garden 1
- A pocket park like NYC
- Trees 3
- No power lines 1
- Green space and unique buildings/businesses 3
- Well-balanced
- Walkability 3
- Parks green spaces 3
- Green spaces 7
- Unique small businesses 1
- No power lines
- Walkable 1
- Beautiful places

- Wide sidewalks
- Bike lanes and bike racks
- Street trees
- Art
- Have a similar feel to Park Ave 2
- Peaceful not crowded 1
- Vibrant pedestrian ways 1
- Connected with integrated landscape areas 2
- Safety
- Trees, trees, and trees 2
- Green space, benches, low buildings to see sky
- Vibrant without be frazzled
- Trees, green space, water features, low/small buildings. Parking required for all new buildings.
 1
- Canopied/treed streets with single-story buildings and grass along road, then sidewalks 4
- Beautiful architecture incorporating classic proportions 1
- Space to breathe
- A sense of space combined with the beauty and breath of nature there should be more poetry/art in city planning: more trees, more green space – 2
- Quant/beautifully landscaped areas
- It is not drowned in music
- Well-planned, safe space with a variety of activities/opportunities... and bourbon! 1
- Timeless
- Public connectivity
- Layers of experience
- Less traffic 1
- A Park Ave/New England Ave development low/brick and trees and not a major roadway or connector
- A unique setting with a mix of uses
- Something that's a landmark and been there a long time and has a history
- A city that has charm, courteous residents/drivers. Throngs of tourists and congested traffic diminish that ambiance
- The character of neighborhood buildings. No cookie cutter designs. Mixed facilities, food, clothing, etc.
- Small, human-scale places with trees/greenscapes
- Green space
- People gathering
- No cars
- Access to/connection to other special spaces
- Connected public spaces
- Excellent design of buildings/gardens/streetscape
- Small town feel
- What and who populated/created it

- 10. How can Orange Avenue development enhance or create better opportunities for the surrounding neighborhoods?
 - Keep our traditional scale link bike trails, add trees, slow down traffic, stop cut through traffic for residents.
 - Widen Orange and Fairbanks. Expand it to 3 lanes.
 - Current businesses meet my needs.
 - High quality sidewalks and landscaping. Abundance of useful land uses.
 - Make it safe and walkable
 - More lanes for traffic
 - Discourage cut-through traffic from Garden/17-92 through Denning/Orange
 - Maintain the status quo 1
 - Keep it the same
 - Leave green spaces 1
 - Stop development 1
 - Do not want to be a tourist destination 1
 - Keep it with its neighborhood feel 1
 - Create green spaces 1
 - Beautify a tired area
 - Entrance to city
 - Create balance and set buildings back from street like two major buildings at intersection of Orange/17-92 – 2
 - Keep green spaces, more small businesses, and residential 2
 - Develop in same flavor as Park Avenue
 - No 3-4 story buildings traffic a major concern
 - Walkable venues, shopping, eating... no cars necessary 4
 - Safe access from surrounding neighborhoods
 - Create an urban square or park at Progress Point 3
 - Need mix of shops, restaurants, landscaping and pedestrian walkable 4
 - Mix of pedestrian friendly businesses that encourage walking and strolling along Avenue and in and through neighborhoods – 6
 - Park at Progress Point... toxic plume, don't disturb. Keep out late bars/restaurants that make noise for homes
 - Keep area quiet 3
 - Limit or eliminate large multi-family
 - Proper scale height and size of development patterns to support surrounding area
 - Buy back the bowling alley site and attach it to MLK park
 - Better parking, a variety of building heights and facades... give land owners incentive to design and build to bring people into enjoy – 1
 - Build to human-scale respect current height map
 - The plans should include lovely gardens and green space along with beautifully designed mixeduse
 - Small-scale businesses, sized to serve patrons within a walkable distance
 - Opportunity to beautify the view of Winter Park from the train
 - How about a pedestrian fly-over from Orwin Manor (17-92)
 - Setbacks and landscape buffers

- I live in one of those neighborhoods and I am quite worried what development will do
- Don't drive traffic to cut-through existing long-time neighborhoods by road dieting Orange Ave like Denning Drive
- Road diet, public placemaking
- It can stop decreasing road sizes so that traffic backs up for blocks. Keep it low-key. No high-rise (4 stories plus buildings)
- Keep it small, low-density, human-scale. It should transition easily into residential
- Enlarge the overlay district or at least draw and define the connections i.e. on Denning/Mead neighborhood/Minnesota. Encourage/embrace Holler owners to be vested in project 1
- City should retain Progress Point as a stakeholder in overlay district 1
- Create/become another asset for the city like Park Ave and Hannibal Square

11. Should Orange Avenue include living opportunities? What types?

- Successful neighborhoods have a 24/7 human presence. But care must be taken. I am all for density in general, but as long as Winter Park's only real mobility option is the automobile, options will remain limited.
- Traditional style apartments above shops as seen in vintage towns.
- No. A developer's dream/our nightmare.
- Yes. Second floor and above condos and apartments.
- Not my #1 requirement maybe at the ends of the street.
- More condo and rental options.
- No we have too many condos/apartments/homes. Restrict further building of living arrangements.
- No − 1
- No already too much traffic 1
- Small is beautiful
- Residential on 2nd or 3rd floors 2
- Apartments above commercial like Park Avenue 2
- Apartments above commercial if it is kept at two stories like Park Avenue
- Workforce housing
- Too much density already. Maximum 2 stories (no Ravaudage).
- No more residential neighborhoods in area are sufficient 1
- Single-story 1
- Workforce housing on Winter Park owned land west of Orange/Minnesota (Aspen, CO) 1
- Yes, luxury residential (higher end than Paseo) 1
- Not without a major traffic study 4
- Low-density. Our roads are already overburdened 5
- Affordable apartments so our adult children can stay in Winter Park
- No because of traffic 4
- Only 2 or less floors with parking onsite don't need extra traffic 5
- No living opportunities ... 1
- Yes, apartments above retail but fix intersections and improve traffic flow 1
- No, will create too much traffic and congestion 1
- No impact roads, wastewater management 3
- No, no more apartments 1

- Low-density, possibly hotel with proper traffic study and money to support area from developers
- Architectural design apartment communities with greenery/social influence
- No, no, no, no place for additional traffic
- Fix the roads and add density
- Yes. Live/work space, and apartments over commercial, service and vehicular access and parking (garage) via rear alley
- No
- Small single-family dwellings or condos (not to exceed 3 stories)
- Yes, but not like in Maitland's 4 story apartments
- Affordable housing for families
- Yes a mix of types and pricing
- Yes. All but single-family
- No
- No
- Yes proper scale and style that invites all generations to make this area home not overly dense lots of trees and green spans interspersed
- No
- Need pedestrians and residential population
- Only residential above small businesses. Limit to 2 stories
- No high-rise
- Probably
- Workforce housing
- Luxury apartments (not townhomes) max height maybe 3 floors over retail
- Luxury residential (200 units or less)
- 12. What is your favorite historic (or non-historic) building along Orange Avenue? What is your favorite non-residential building in Winter Park?
 - As a baseball fan, I happen to like the stadium, but its façade does not invite people in. Favorite non-residential building: Grenada Court.
 - Gamble Rogers Spanish style court on Park Ave, Grenada Court this is the Winter Park style
 and image, please no modern architecture. Please consider the Barbour apartments near Casa
 Feliz as an excellent example of what can be done to create memorable architecture and quality
 living places. Classic California style court homes that are single family with shared garden
 courtyards, circa 1920s.
 - Alfond, Tiffany museum.
 - Colony Theatre, Morse Gallery, the churches and women's club on Interlachen.
 - None it's pretty ugly.
 - Brewstillery.
 - The old Lombari's warehouse (The Heavy) as it has so much varied potential.
 - Foxtail
 - Winter Park Playhouse 2
 - Fish place 3
 - Goodwill
 - The Coop
 - Blu
 - Winter Park Playhouse 4

- The old Thomas Lumber building before it was changed
- Angela Neel Interiors 2
- Bring back Thomas Lumber 1
- The collection of single-story, small businesses is wonderful 4
- Design district buildings S&W Kitchen
- Buttermilk Bakery has a real neighborhood feel both inside and out 6
- Eclectic collection of low-density, small businesses 1
- Rollins baseball field 3
- Foxtail
- New coffee shop across from ortho clinic 1
- Foxtail coffee low density, play yard and Buttermilk Bakery 5
- Nothing on Orange 2
- Alfond Inn
- Orange Avenue medial/office building near Einstein's 1
- Casa Feliz, entire length of Park Avenue
- The old croquet court on the golf course
- The new condos on the north end (west side) of Park Avenue are lovely and includes small gardens in front of each perfect
- Photographers studio the small bungalow 1
- Winnie's cool building
- Casa Feliz
- What historic building? Orange Avenue is ugly
- Colony Theatre/Park Plaza Gardens 1
- Colony Theatre/Casa Feliz
- Hasn't been built yet
- The country club and golf course (and I don't play golf)
- Colony Theatre marquee, Rollins College campus, photography studio at Orange/17-92, keep green space on the corner
- Casa Feliz
- Thomas Lumber until they tore it down
- Fiddler's pub
- Buttermilk Bakery
- Photo studio
- Foxtail
- Least favorite unfortunate design of the new Jewett building, no street level retail

13. How can Orange Avenue (at 17-92) be made into a special and memorable gateway into Winter Park?

- Peacock and stained glass theme, blue mosaic tile peacocks, etc.
- Widen and green-up.
- Pots of flowers, hanging baskets from lamp posts.
- How to cross while maintaining capacity is a problem unfortunately cars get first priority here.
 Suggest a bike/ped fly over (the Aloma/Mitchell Hammock is a good example with a reasonable footprint). I suspect a roundabout wouldn't have enough capacity and would end up very messy.
- Arches/gateway entry. Flowers. Slower speed, two lane.

- Better and wider sidewalks with landscaping and décor similar to Denning Avenue.
- Transform the entrance to the city at Orange Avenue and redevelop 17-92 1
- We need better traffic flow 3
- Nice parks/sculptures 4
- Wider sidewalks 3
- More trees 6
- A flyover
- Keep the trees 1
- Keep the underground utilities
- Park Avenue feel ... 2 story/low-density 2
- A trail along the rail 4
- No flyover please, not Winter Park 2
- A flyover would be great
- Public parks/green space 4
- Small boutiques, art galleries, cafes 2
- Sadly there is little room to make this area better without causing massive additional traffic issues – trees?
- Keep unique mixture of building types
- Keep the old Lombardi's the way it is 2
- Enhance park at 17-92 1
- Landscaped center medians 1
- No more development 1
- Center medians at Denning
- Park, green space better sidewalks. Trees.
- Trees 1
- Keep it charming, no more development 5
- Integrate beautiful landscaping with the mixed use 2
- Brick streets/oak canopy/active sidewalk/outdoor patios/bars and restaurants 2
- Entry is just fine now keep human scale
- You could have a new Park Avenue with a chance to do it in a way that learns from the existing "problems" with Park Avenue
- Info center for 411 and updated maps
- Keep it small 1 to 2 story buildings pedestrian 1
- Welcoming entryway like in Sanford and other towns
- Add beautiful fountains and line with towering palms consider a median with palms
- At Progress Point park porch swings 1
- Keep it village scale 1
- "urbanization" and stacked stone centers are a dime a dozen across the country. Park Avenue and Hannibal Square are unique and give Winter Park signature character. That theme should be carried over to the development of Orange Avenue
- Make it
- Keep it village-like with a small-town feel, friendly, street level (not multiple park levels) (study best practices for public spaces that attract people and work)
- Think about Hannibal Square and Park Avenue 2 to 3 stories, residential (varies types apartments, condos, lofts) over shops/bars/restaurants/food market

- Mixed use
- 14. Given Winter Park's areas where mixed-use currently exists (Park Avenue, Winter Park Village, Hannibal Square, etc.), what elements of those areas should be implemented in the Orange Avenue area? How can we learn from the successes (or shortcomings) of those areas?
 - Hannibal Square is great but the sidewalk ends at the parking lot and dumps out pedestrians into the street. The architecture in Hannibal Square is great.
 - Planned parking, handicapped increased.
 - Buildings are pretty, but it adds too much density. There is already a traffic flow problem. Add streets and lanes to relieve congestion.
 - None.
 - Walkability, parks, green area, parking.
 - Greenery, wide sidewalks, open space.
 - There should be one main, designated park, representing the area, as opposed to random smaller green spaces.
 - Keep small town charm and intimacy. You know parking is needed and strategic design and placement is needed.
 - Green space
 - Tree canopy
 - Pedestrian friendly
 - Parking
 - Wider sidewalks
 - Need more traffic lanes 2
 - None, takes away skyline and adds congestion
 - A 6 lane road
 - Shared parking
 - The areas you mention are bricked roads or a mall. Orange Avenue is a major thru road that is tight driving now and already too busy with traffic. Whatever keeps cars way probably impossible but a few stores with parking. No apartment with many cars
 - No residential at Progress Point (too much density already) 1
 - Two stories max 8
 - None
 - Has it already been determined?
 - Setbacks 3
 - 1 story buildings
 - Is mixed use even economically feasible here? Many are empty when constructed around Orlando.
 - Restaurant zoning Progress Point and workforce westward on Winter Park owned land
 - Do not emulate Maitland 13
 - Too dense for housing already 1
 - Orange Avenue is unique with a "funky vibe" lease it be don't mess with it! It's not Park Ave
 - None
 - Too much development already
 - Scaled development. Encourage walkability.
 - Needs more attractive development example retail/residential
 - Shared parking, open/green space, parks, art 1

- Keep it low (2 floors or less) keep it green 2
- Brick roads
- Single-lane traffic
- Slower speed limits 1
- Crosswalks
- No more than 25 mph 1
- High end boutique shops (make it classy) 1
- Add more residential/townhomes/condos, maybe an assisted living facility
- Add more building height 4 to 5 stories
- Traffic control
- More parking
- Lower buildings
- No more Ravaudage
- No more Paseo
- Don't be in such a freakin' hurry, calm down and serve Winter Park residents
- Open space/park land
- Manage density height and scale of buildings, adequate parking, architectural review required
 1
- Obey current height map see the sky, no canyons
- No fast food dining
- Park Ave has become overwhelmed with restaurants, need more balance 1
- Don't fall into the trap of "new urbanization" the village atmosphere is what gives Winter Park charm replicate on Orange Avenue
- Greenery
- Wide sidewalks
- Keep small town charm and intimacy
- Don't let the new area get too congested where it is not conducive for foot traffic or parking
- Nice open space and human scale buildings (although now they are getting taller and closer to the street – looks bad, casts dark shadows)
- Keep cars on Orange Ave. Period.
- Shared parking and planned open space

15. What other goals should the Orange Avenue Overlay project have?

- Respect the voice of residents and don't just do this exercise as "lip service". Vintage charm and character is the key. High quality, unique building design that pays tribute to historic styles like Gamble Rogers, Casa Feliz, Barbour Apartments.
- Individuality of developer use/architecture. Diversity good.
- Keep/maintain the charm/small town feel of Winter Park.
- Safety of surrounding neighborhoods that would patronize these businesses. Encourage pedestrians by offering safe places to walk from. Discourage cut through drivers.
- Stop increasing density.
- Parking, people movers/walkways.
- Anticipate and consider future needs.
- Minimize high density high rises.
- Do we need an overlay?

- Better connections for people walking and biking. Comfortable for users of all ages 1
- No more development. Has it already been decided?
- Restrict development 1
- Why do we need an overlay? What happened to less development and traffic, is this another library sham? – 9
- Parking on and off street 2
- Don't change a thing
- What does overlay mean?
- No major development traffic is a mess now
- Quality of life for Winter Park residents must be the foremost issue. Already too much density and traffic – 3
- Railroad bridge over Fairbanks like in Maitland
- Opportunity to be a beautiful southern entrance to the city
- Create a unique place within the character and charm of Winter Park
- Develop alternative routes other than Orange Avenue, direct traffic elsewhere. Eliminate one side of Orange Avenue street parking (need garage space) to add a traffic lane and a bike lane, but without increasing speed limit on Orange.
- Define a beautiful, strong entrance to City! Start with the little park at 17-92 1
- Activity centers with density connected by lower density
- Address parking needs, circulation and traffic 2
- Try to find parking behind businesses
- Enhance pedestrian and commuter safety
- Low-density and intensity of uses jewett building jarring to the eye
- Find a way to take ROI into account so owners are encouraged to do good projects
- Roundabout at Orange/Denning/Minnesota intersection 1
- "Environmental overlay" no changes to exterior but owner can do what they want!
- Implement a hotel-free zone (unless small like a B&B)
- Beauty over \$\$\$
- Keep low density 1
- Keep low density
- We still don't know what the overlay is, we are hoping to learn more tonight, very disappointed
- Ensure flexibility development will change in the future (example Park Avenue)
- Be mindful of making redevelopment authentic needs to be Winter Park
- Ensure connectivity to other retail/commercial/residential/recreational areas
- Make sure the overlay is not used as a backdoor way to enable out of proportion height and density
- Design review
- Reconnect neighborhoods
- 16. What additional input would you care to provide on potential Orange Avenue development?
 - Five points is dangerous, coming from WPCC, turning left to go east on Fairbanks. Residents #1, existing businesses #2, new businesses #3, visitors #4. Do not make another Denning on Orange, important for traffic to move through town.
 - Park Avenue needs parking lines for spaces. Better use of the space we have.
 - Find ways to designate the area i.e. create a gateway/signage, improve/planned landscaping, additional parking/lots, consider fountains/water features.

- If and only if, traffic issues are properly addresses should any expansion be considered. After, if traffic is no longer a problem, and additional streets, lanes, and parking are constructed, then a small hotel/mixed use property in the area might be nice.
- Stop increasing density taller buildings with residential will make a canyon of Orange Avenue and serve no purpose except to make developers happy.
- Parking planned for all Orange Avenue. People movers. Walkways. Sidewalks, bicycle paths. Trollies.
- Design should be tasteful, and reflect the history and quality of Park Avenue and Winter Park. A
 vision of Winter Park, past and future should be agreed upon, and design elements employed
 should be consistent.
- Be aware that Orange Avenue floods under intense thunderstorms; flooding occurs too on Fairbanks
- Do not pack 'em and stack 'em. No mixed use... not working in Maitland empty stores, too much density, too much traffic – 3
- Smart mixed use with community amenities
- Affordable stores for everyone
- No dogs in restaurants
- Please keep it low density and make it pedestrian friendly and green! 3
- No, too much congestion 1
- Keep some dog friendly restaurants 1
- Make it safe
- Traffic safety, consistent speed limits 1
- Crosswalks, please!
- Some grass
- Low density
- Stop apartments/condo/townhomes
- Stop overdevelopment 5
- No major building without a major traffic study. Traffic is a mess now before any additional development
- Who stands to gain from this? Developer or resident?
- No further density
- Maintain development, but not at greenspace expense
- Has the development been decided?
- Approach it with what can be done, not what can't be done
- Take ROI into consideration. Otherwise, you'll just get a lot of permitted uses.
- Keep existing height map 2
- Keep the voters happy and you maybe will get to stay in office
- Create public parking, greenery, connectivity people movers
- It won't be Park Ave, so do not try and duplicate 1
- Meet with us in person, we matter
- Before any development occurs, the six point intersection where Fairbanks, Orange Avenue,
 Pennsylvania converge, has to be reconfigured to make it safer
- Keep it down to village scale

Orange Avenue

Traffic Analysis Forum March 04, 2021

Presented For:

Presented By:





Introductions

- Mike Woodward, P.E., Kimley Horn
- Bronce Stephenson, Director of Planning & Transportation, City of Winter Park
- Sarah Walter, P.E., PTOE, Transportation Manager, City of Winter Park

How To Ask Questions & Make Comments:

- Email: <u>OrangeAve@cityofwinterpark.org</u> We will read questions and comments at the end of the presentation.
- Use the "Raise Hand" Feature at the end of the Presentation.
- We ask that questions be relevant to the topics discussed in this
 presentation and that comments be kept brief so that all attendees have a
 chance to have their input heard.

Presentation Topics

- Orange Avenue Overlay District Description
- Relationship of land-use and transportation
- Summary of transportation analyses
- Primary transportation findings
- Potential transportation improvements

Orange Avenue | Traffic Analysis

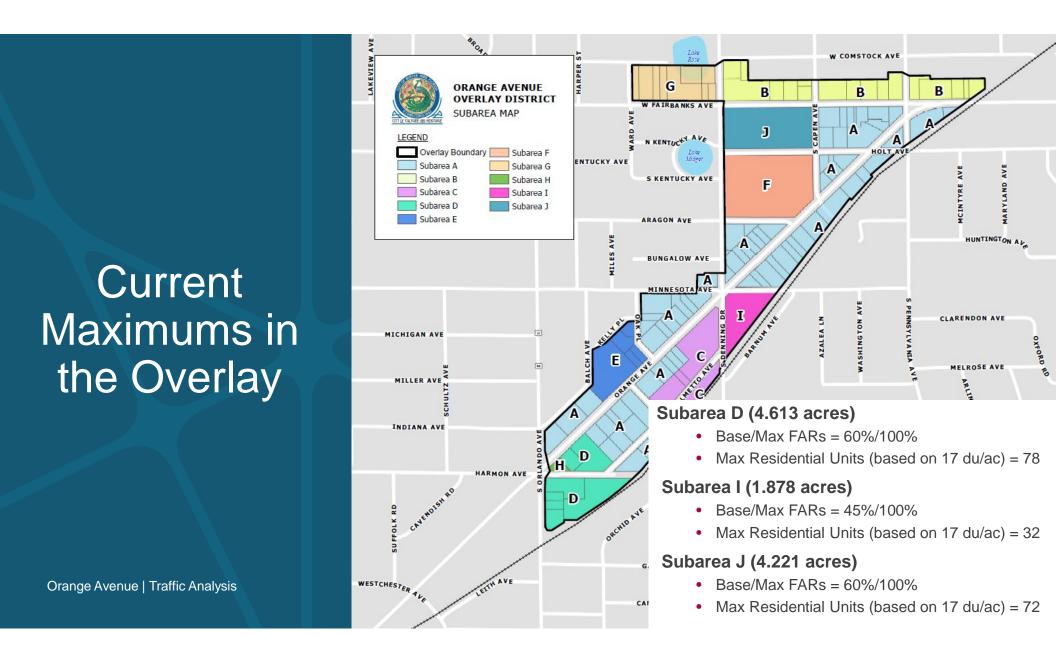
Next Steps Orange Avenue | Traffic Analysis

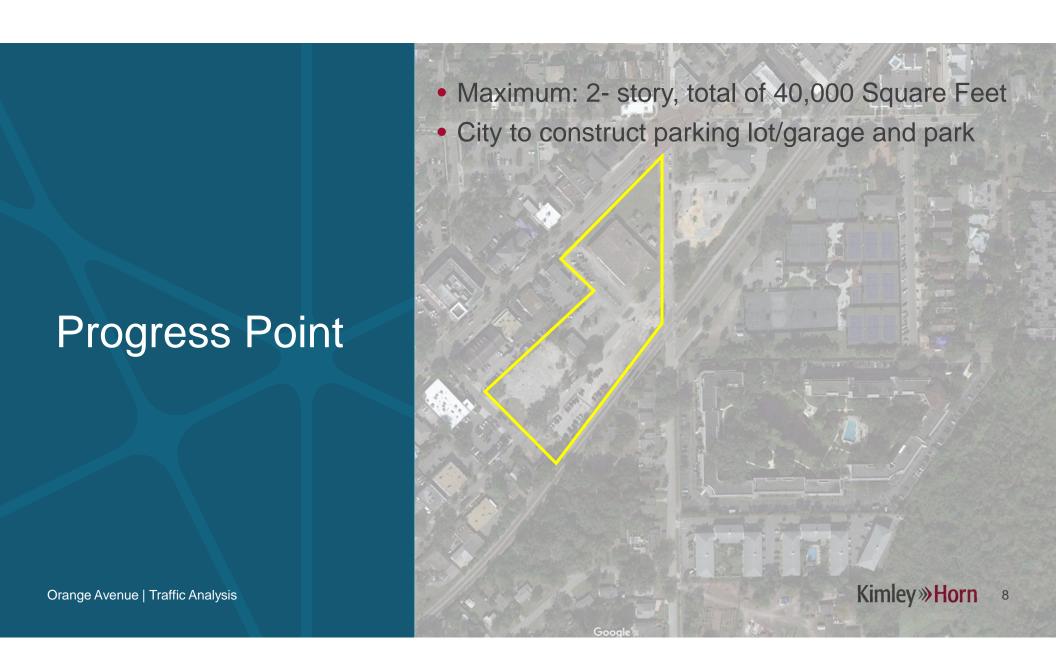
Land-Use:

- Public Input then Citywide notice prior to P&Z and City Commission vote on the Overlay District
- Possible Next Steps for Transportation:
 - Orange Avenue Corridor Improvement Plan a detailed transportation plan could be developed with public & stakeholder engagement
 - Transportation Master Plan City is working toward an overall plan – Orange Ave could be a component

Orange Avenue Overlay District Language

- Numerous levels of development have been considered as a part of this process
- Floor Area Ratios (FAR)
 - Various mixed-use programming scenarios have been considered.
- Without the parking spaces, smaller parcels can't meet parking requirements, so redevelopment may be prohibitive
- Progress Point will have a park, parking lot, and limited development
- Minimal amount of multi-family development is allowed



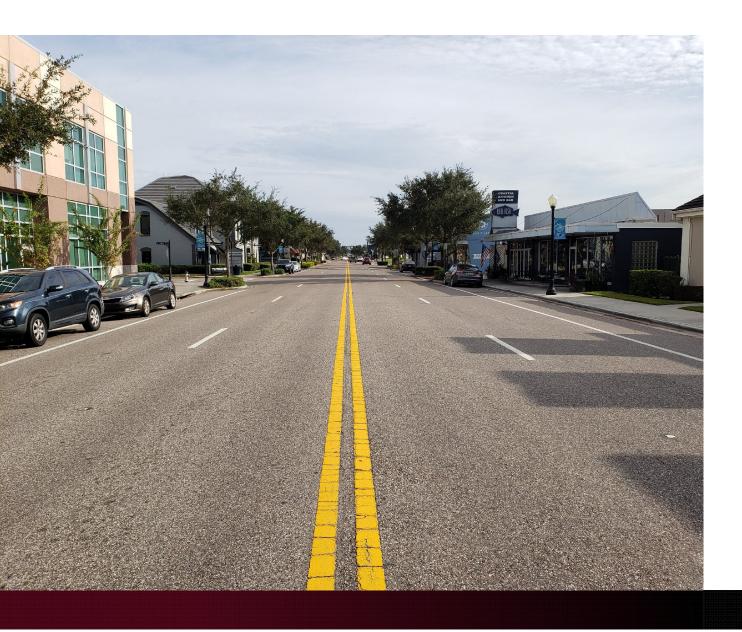


Land-Use and Transportation

Transportation and Land Use

- While they are related, policies and projects typically move through separate paths.
- Increases in density and intensity would make it <u>more</u> important to emphasize walkability and accommodate alternative modes.
- Roadway improvements are NOT specified or required in the OAO
- Potential roadway improvements could move forward with or without the OAO

Transportation Analyses



Current Issues

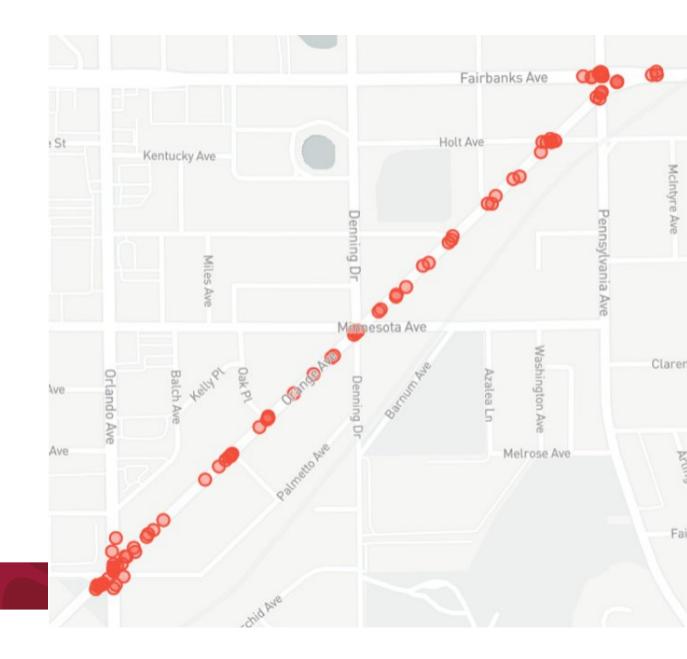
- Crashes
- Parking
- Traffic
- Difficult to walk across
- No biking opportunities

12

What Types of Crashes?

- 33% attributed to Distracted Driving
- High rates of sideswipe / angle collisions 32% of the crashes
- 12% of crashes hit a parked car
- Bike crashes from bikes riding on sidewalk
- 37% are rear-end collisions at congested intersections
- Run-off-the-road crashes at Fairbanks / Pennsylvania

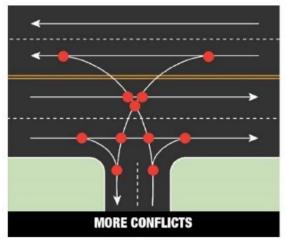
Orange Avenue | Traffic Analysis

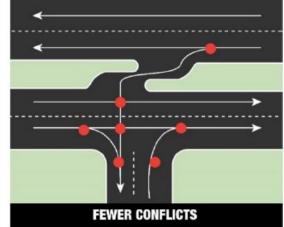


Crashes: Underlying Causes

No median. Per FDOT:

"Additional conflict points that exist when a roadway has no median can lead to potential safety issues."





Source: FDOT

Orange Avenue | Traffic Analysis

Crashes: Underlying Causes

Narrow Lanes:

Type of Lane	Standard Width	Width on Orange Ave
Travel Lanes	11'	~10-10.5'
Bike Lanes	7'	None
On-Street Parking	8'	~6.5'

Note: While there are several considerations where it is possible to reduce one or two of these widths, having ALL of them so narrow generally results in a more dangerous roadway.

Orange Avenue | Traffic Analysis

Crashes: Underlying Causes

High Speeds:

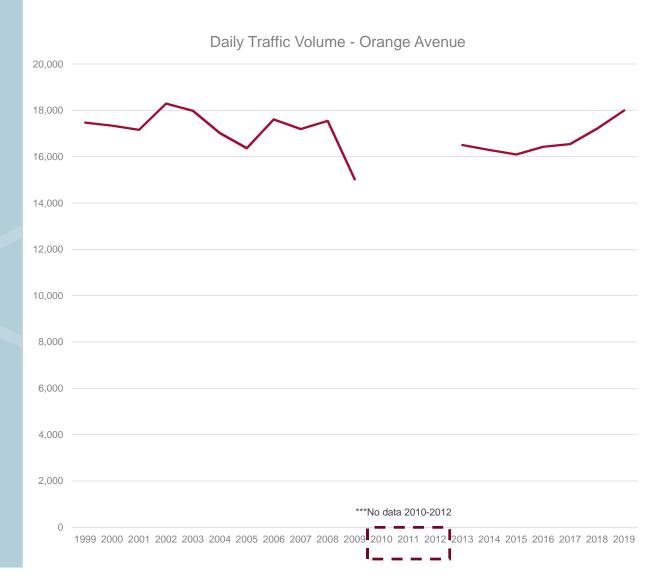
- Posted speed limit is 30 MPH
- Comprehensive speed data are not available
- Comments from residents / owners indicate speeding
- Observations & spot measurements indicate speeding
 - Typical to see 37-40 MPH between platoons
 - Aggressive lane changes are common

Orange Avenue | Traffic Analysis

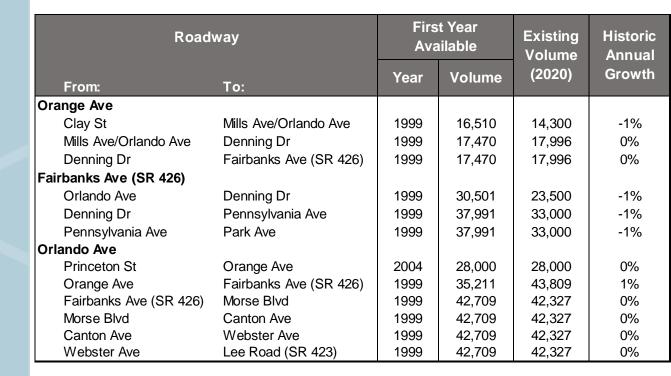
Categories to Improve

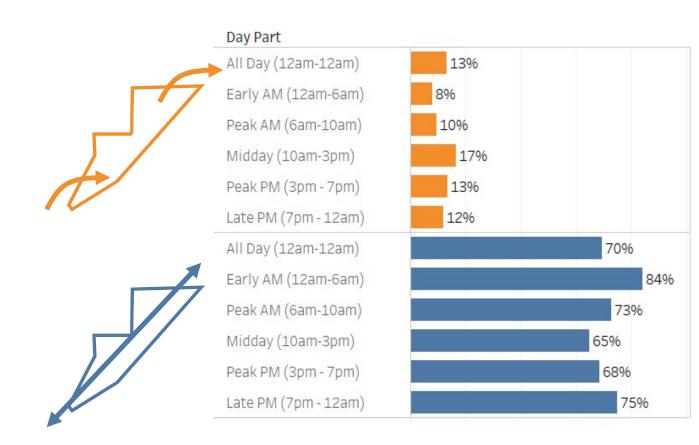
- Crashes
- Bicycle facilities
 - Parking
 - Travel routes
- Pedestrian crossing opportunities
- Parking
- Left-turn lanes
- Travel speeds
- Inefficient operations at Minnesota / Denning
- Congestion?

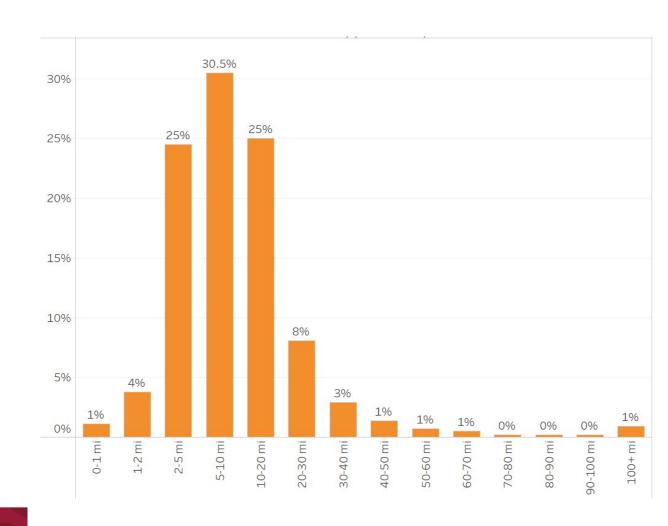
Traffic Volumes

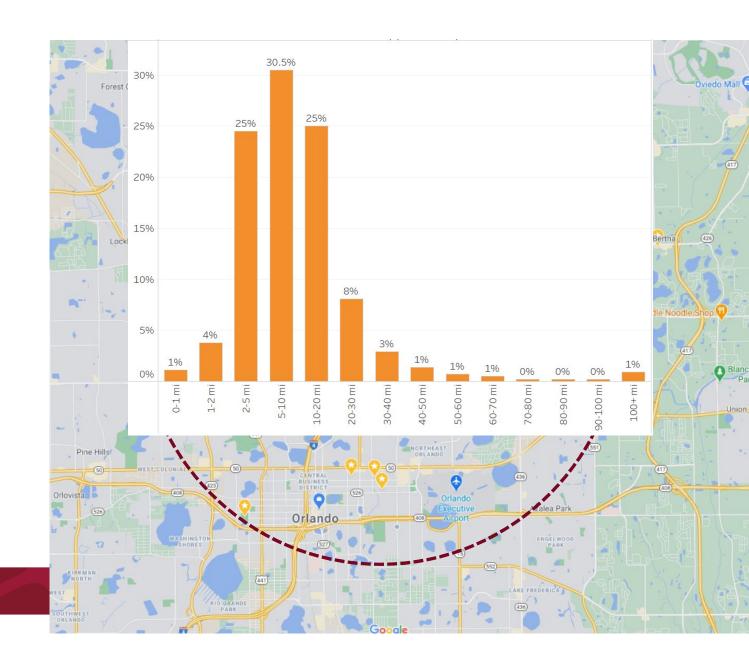


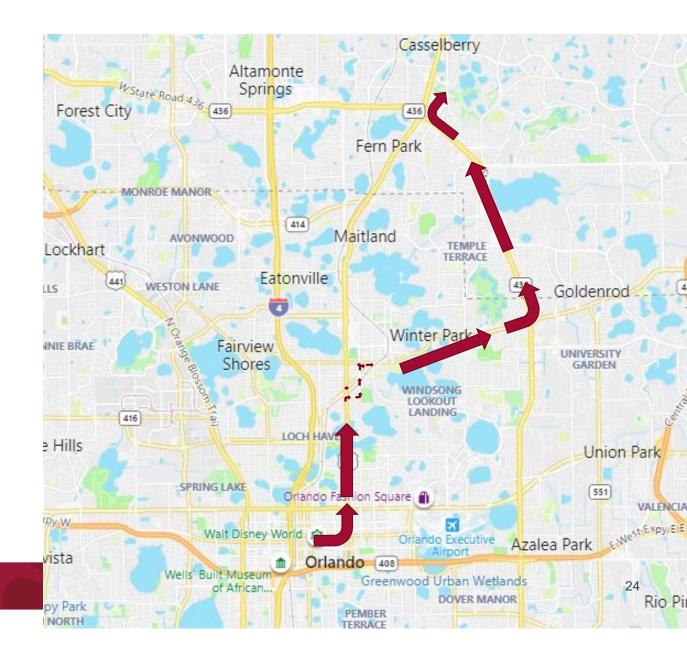
Traffic Volumes











Potential Development in the OAO

- Five development scenarios were initially considered.
- The City Commission is considering the effects of limitations on density and intensity.
- Current OAO language allows development amounts that were considered in two of the scenarios.

Base Year 2040 Roadway **Existing** Condition 60% FAR 130% FAR Daily 2040 Daily Change Change Volume Volume Volume Volume (%) (%) From: To: Orange Ave Clay St 14,300 15,123 3% 15,335 Mills Ave/Orlando Ave 14,900 1% 6% Mills Ave/Orlando Ave 17,996 19,400 4% 20,256 20,630 Denning Dr Denning Dr Fairbanks Ave (SR 426) 19,521 19,741 17,996 19,400 1% 2% Fairbanks Ave (SR 426) Orlando Ave Denning Dr 23,500 25,400 2% 25,852 7% 27.163 Denning Dr Pennsylvania Ave 33,000 35.600 1% 35,983 4% 37,126 1% Pennsylvania Ave Park Ave 33,000 35,600 1% 35,878 35,804 Morse Blvd 13,415 Orlando Ave Denning Dr 7,700 10,800 11,458 24% 6% **Future Volumes** Denning Dr Pennsylvania Ave 7,700 6% 11,426 15% 12,458 10,800 Pennsylvania Ave New York Ave 7,700 10,800 2% 10,998 7% 11,585 New York Ave Park Ave 3% 11,164 7% 11,576 7,700 10,800 Clay St Par St Orange Ave 8,086 11,300 3% 11,661 15% 13,011 Par St 0% 14,905 4% 15,552 Westchester Ave 12,400 14,900 Westchester Ave Fairbanks Ave (SR 426) 12,400 14,900 1% 14,977 2% 15,160 Orlando Ave Princeton St Orange Ave 28,000 30.800 1% 30.984 3% 31,597 Orange Ave Fairbanks Ave (SR 426) 43,809 48.200 1% 48.618 1% 48,897 Fairbanks Ave (SR 426) Morse Blvd 42.327 46.600 46.225 0% 46.430 -1% Morse Blvd Canton Ave 42.327 46.600 -1% 46.277 0% 46.426 Orange Avenue | Traffic Analysis 42.327 0% 46.495 0% 46.470 Canton Ave Webster Ave 46.600 2% Webster Ave Lee Road (SR 423) 42,327 46.600 0% 46,419 47,711

Changes To Address Concerns

- Medians
- Left-turn Lanes (as needed)
- Bike Lanes / Facilities
- Wider Sidewalks
- Wider Parking Spaces / Angled Parking
- Mid-Block Crossings
- Speed Control:
 - Roundabout
 - Crosswalks
 - Larger bulb-outs

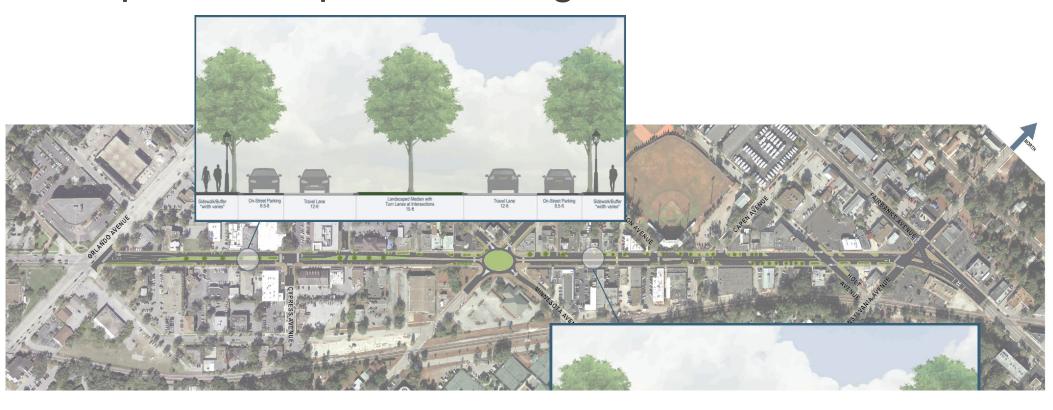
Orange Avenue | Traffic Analysis

CUITEIL ROADWAY



Orange Avenue | Traffic Analysis

Example Concept – Planning Level

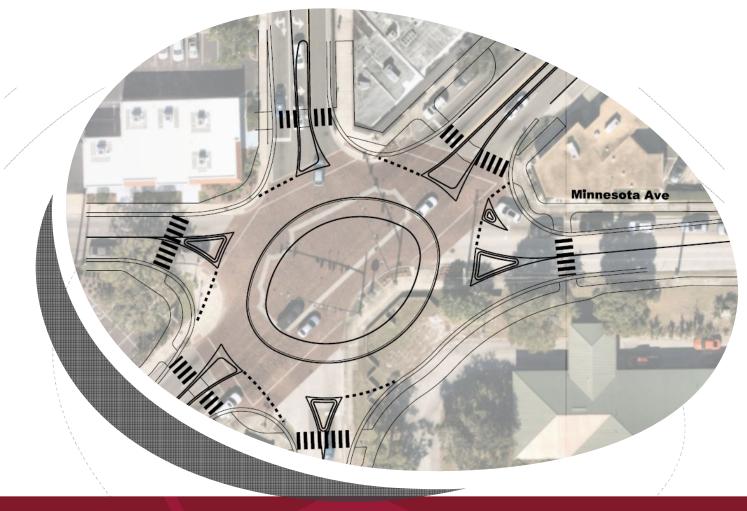




- Much easier on two-lane roads
- Complex on multi-lane roads
- Best on low-speed roads



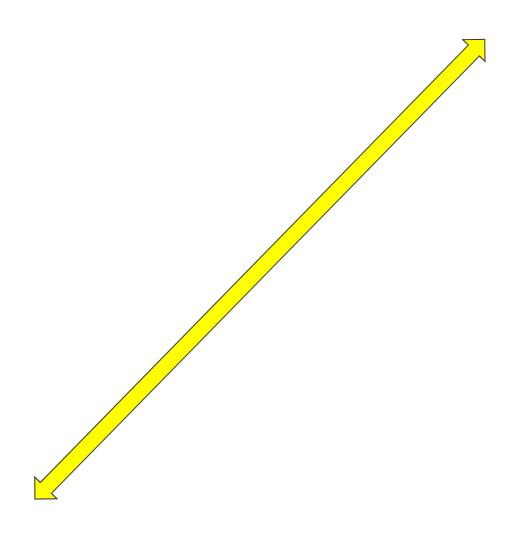
State Law Sign and Po... roadtrafficsigns.com



Orange at Minnesota / Denning:

Cuts delay in half, improves capacity

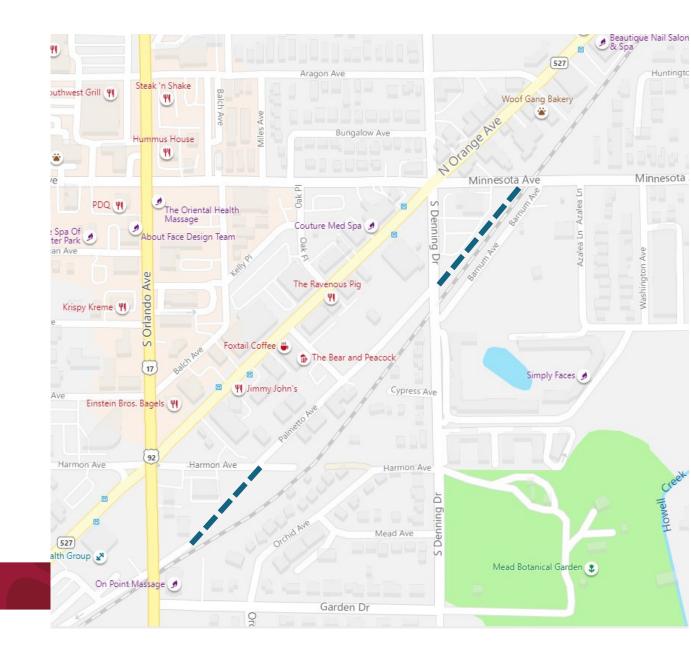
Orange Avenue | Traffic Analysis

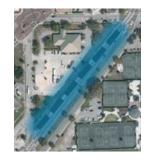


VVnat about bikes?

Wirror North of Fairbanks

Alignment of Palmetto







Orange Avenue | Traffic Analysis Kimley » Horn 38

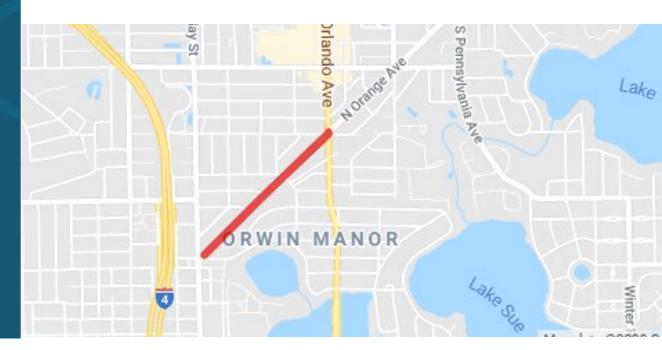


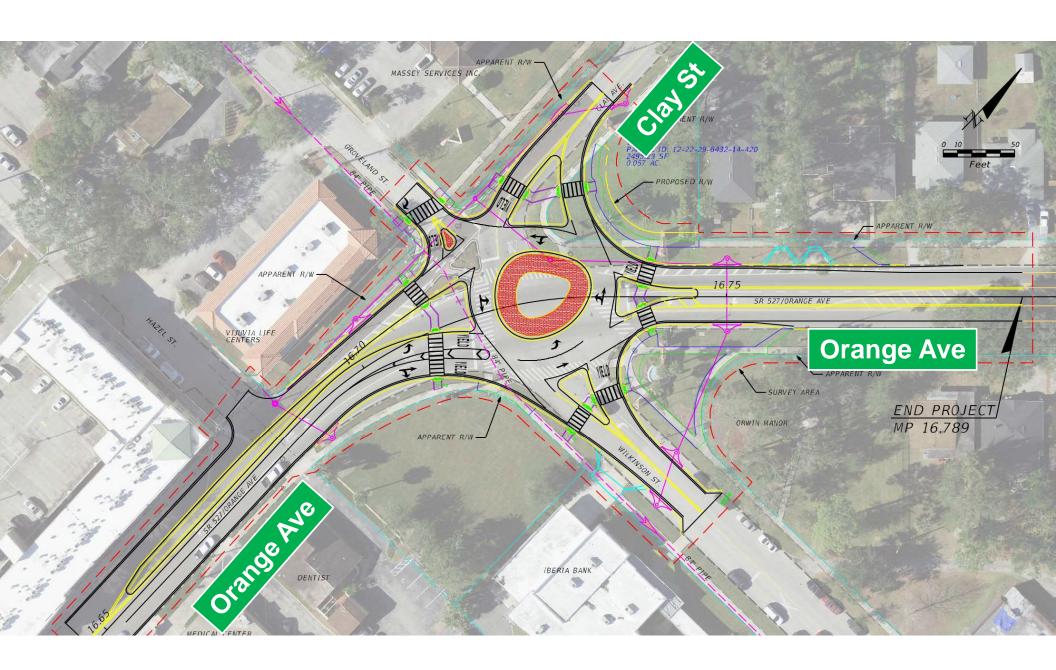


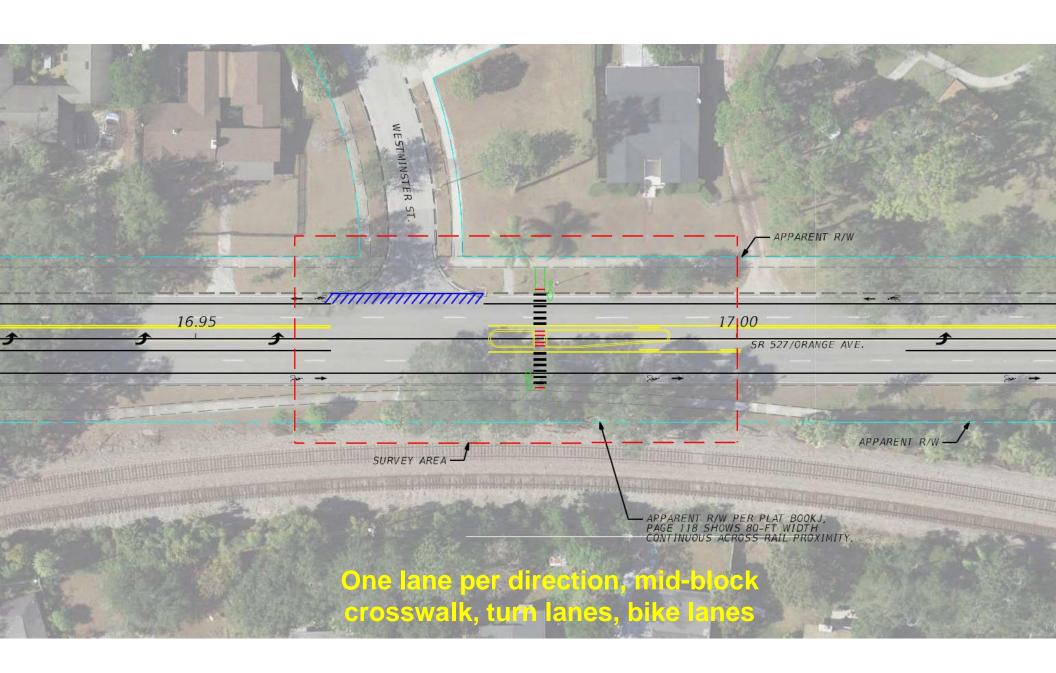
Other Planned Improvements

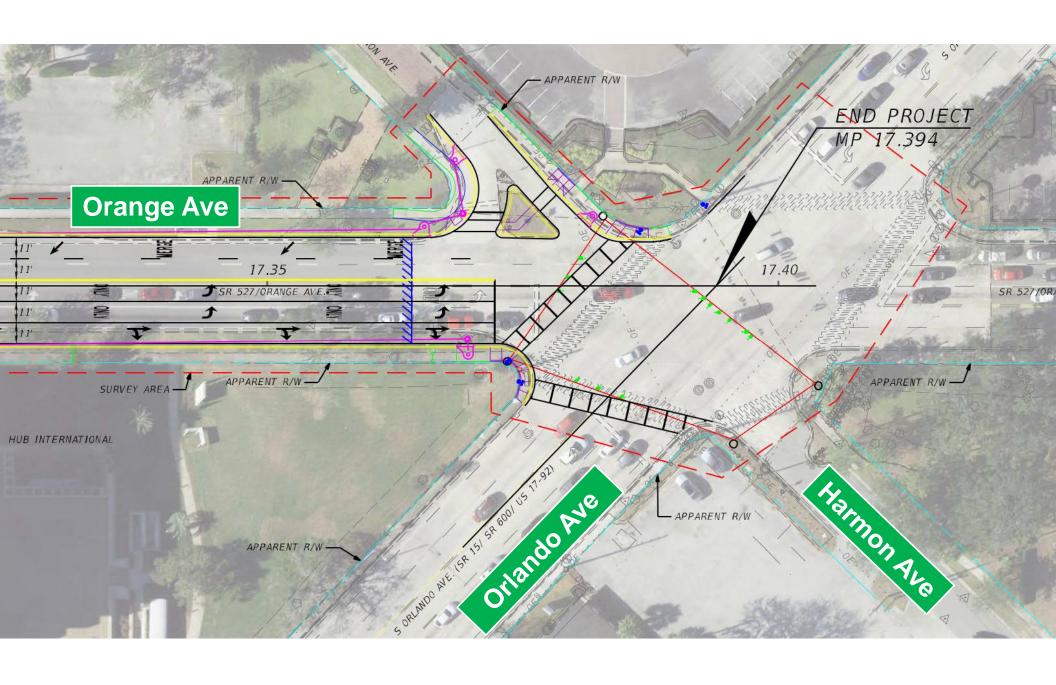
Orange Avenue 445691-1

- Design to begin early 2021
- Design to finish June 2022
- Scheduled for Construction in FY 2023





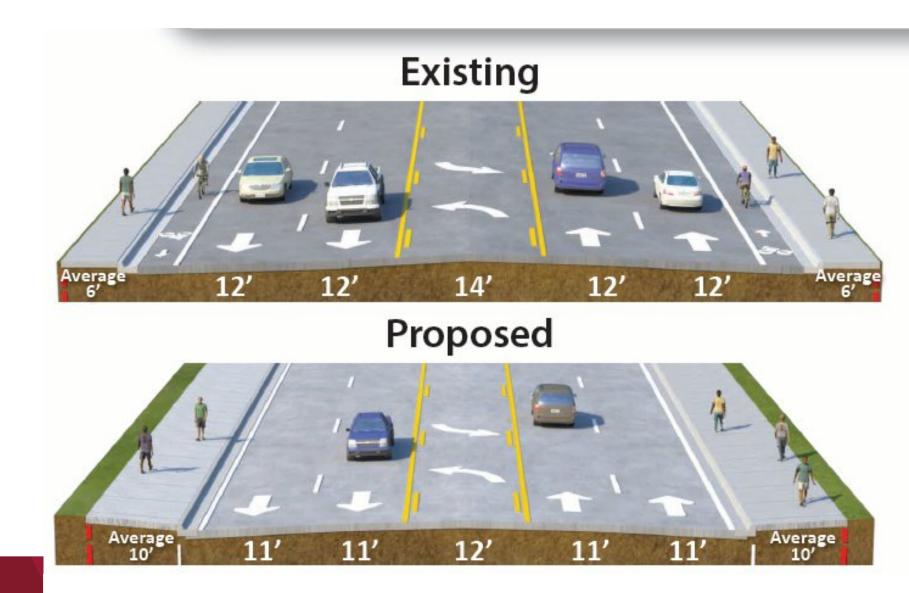






- FDOT Project
- Through City Limits (from Nottingham St to Monroe Avenue)
- Design is underway
- Purpose:
 - Repaving
 - Widen sidewalks
 - Upgrade storm sewer
 - Upgrade signals
 - Landscaping





Orlando Avenue (Kimley-Horn Intersection Study)

- 1. Orlando Avenue & Minnesota Avenue
- 2. Orlando Avenue & Fairbanks Avenue
- 3. Orlando Avenue & Morse Boulevard
- 4. Orlando Avenue & Gay Road
- 5. Orlando Avenue & Webster Avenue
- 6. Orlando Avenue & Lee Road
- 7. Orlando Avenue & Park Avenue
- 8. Lee Road & Bennett Avenue / Executive Drive
- 9. Clay Street & Par Street
- 10. Clay Street & Minnesota Avenue
- 11. Clay Street & Fairbanks Avenue
- 12. Webster Avenue & Lee Road
- 13. Denning Drive & Morse Boulevard
- 14. Denning Drive & Canton Avenue
- 15. Denning Drive & Webster Avenue

Orlando Avenue Recommendations (Kimley-Horn Intersection Study)

- Turn lane extensions
- Additional turn lanes
- Signal timing changes
- Lane marking / striping changes

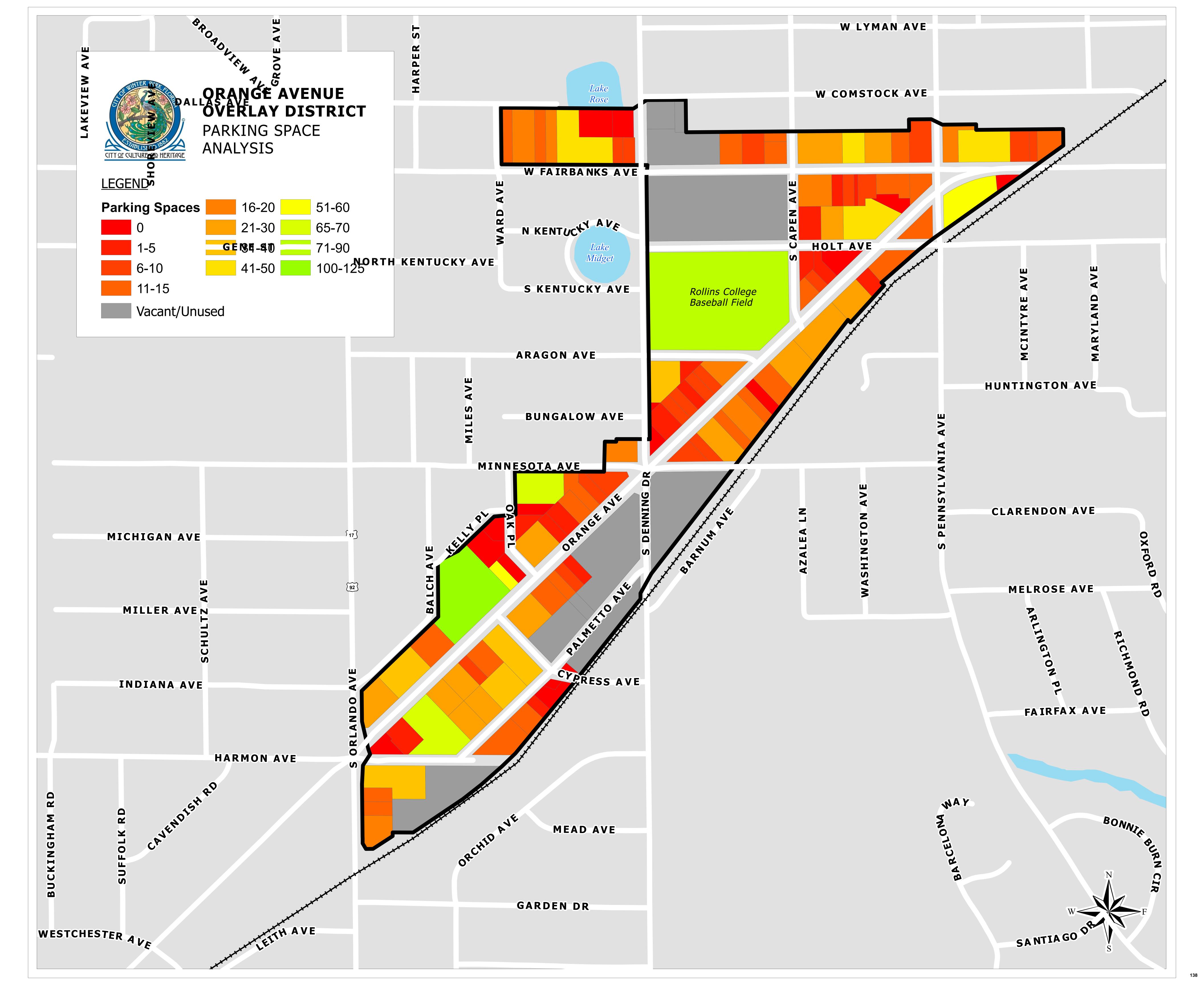
Orange Avenue I Traffic Analysis

Reminders

- The Orange Avenue Overlay District does not specify roadway improvements.
- Roadway improvements can be made with or without changes to development potential.

Summary Orange Avenue | Traffic Analysis

- Current overlay district language (under consideration) allows less development than previous language.
- Future development does not have a significant impact on Orange Ave traffic volumes.
- Safety is a priority.
- There isn't enough room to accommodate all transportation needs under existing conditions.
- Projects are underway on adjacent roads / sections.
- Improvements in the study area need to be analyzed further, with public involvement, prior to moving forward.



Prop ID#	Property/Owner Name	Property Address	Building Living Area (sq.ft.)	On-Site Parking Spaces	Parking Req at 1 per 333 (living area)	Meet Req of 1 per 333?	How many spaces short?
	LARRY E WILLIAMS AND JOYCE M WILLIAMS PRIVATE FOUNDATION INC	1121 ORANGE AVE	937	8		Yes	
	S A PROPERTIES OF WINTER PARK LLC S A PROPERTIES OF WINTER PARK LLC	1155 ORANGE AVE 930 OAK PL	2913	15 0		Yes Vacant	
	LEMIEUX PETER G	1185 ORANGE AVE	1589	5	5	Yes	
5	S A PROPERTIES OF WINTER PARK LLC SUS PROPERTIES	940 OAK PL 951 OAK PL	1200	2		No Vacant	2
	MARLIB INC	1285 ORANGE AVE	31796	107	95	Yes	
8	KUHN RALPH D LIFE ESTATE WP ORANGE L L C	1198 ORANGE AVE 1230 ORANGE AVE	910 3600	7 14		Yes Yes	
	SUS PROPERTIES LLP	1341 ORANGE AVE	6460	14		No	5
11	TBZ PROPERTIES	1302 ORANGE AVE	4098	13	12	Yes	
	GATEWAY PROPERTY LLC R ALLEN TROVILLION TRUST	1355 ORANGE AVE 1242 PALMETTO AVE	10772	33		Yes Vacant	
	ISONS FL PROPERTIES LLC	1336 ORANGE AVE	3740	21		Yes	
15		1200 S ORLANDO AVE	2133	26		Yes	
16	WONG LEUNG LLC R ALLEN TROVILLION TRUST	1346 ORANGE AVE 1280 PALMETTO AVE	2774 2048	21		Yes No	6
18	R ALLEN TROVILLION TRUST	1260 PALMETTO AVE	5734	0	17	No	17
19		1350 ORANGE AVE 1353 PALMETTO AVE	23688 5914	65 24		No Yes	6
21		1360 ORANGE AVE	816	2	2	Yes	
22	WINTERPARK STATION LLC	1152 HARMON AVE	13212	40		Yes	
	WINTERPARK STATION LLC CHRISTINE NGUYEN L L C	1320 S ORLANDO AVE 1330 S ORLANDO AVE	2162 2162	13 13		Yes Yes	
25		610 W FAIRBANKS AVE	1218	11		Yes	
26	CVJCR PROPERTIES LTD LLLP	660 W FAIRBANKS AVE	4974	8	15	No	7
27		666 W FAIRBANKS AVE 670 W FAIRBANKS AVE	0 2604	2 8		Vacant Yes	
29	DANN WARREN FRANKS AND MARY NELLE FRANKS REVOCABLE LIVING TRUST	700 W FAIRBANKS AVE	2364	4	7	No	3
30	DI PARTNERS LLLP 540 W FAIRBANKS LLC	710 W FAIRBANKS AVE 540 W FAIRBANKS AVE	2987	16 0		Yes	⊢—
	DI PARTNERS LLLP	540 W FAIRBANKS AVE 544 W FAIRBANKS AVE	7828	57		Vacant Yes	
33	CVJCR PROPERTIES LTD LLLP	643 ORANGE AVE	5024	0	15	No	15
	DI PARTNERS LLLP AJZ LLC	669 ORANGE AVE 660 ORANGE AVE	3885 1769	49 12		Yes	<u> </u>
	DI PARTNERS LLLP	745 ORANGE AVE	3876	5		No	7
	DI PARTNERS LLLP	745 HOLT AVE	4088	2		No	10
	DI PARTNERS LLLP 840 DENNING LLC	761 ORANGE AVE 840 S DENNING DR	1120 8797	11 37		Yes Yes	
40	B AND H 919 BUILDING LLC	919 ORANGE AVE	5615	16	17	No	1
	FERDERIGOS DANNY	941 ORANGE AVE	938	6		Yes	
42	ORANGE AVE PROPERTY LLC REEYA PATEL INC	953 ORANGE AVE 963 ORANGE AVE	3050 1190	8		No Yes	
44	REEYA PATEL INC	860 S DENNING DR	0	0	0	Vacant	
45 46		1011 ORANGE AVE 1021 ORANGE AVE	3228	2		No No	14
47		1030 ORANGE AVE	4622 3082	6		No	3
	CORESTRONG PARTNERS LLC	1222 ORANGE AVE	3000	11	9	Yes	
	R ALLEN TROVILLION TRUST WINTERPARK STATION LLC	1312 PALMETTO AVE 1132 HARMON AVE	4125	11 175		No Vacant	1
	ENTWINED CAPITAL LLC	620 W FAIRBANKS AVE	5374	11		No	5
52		935 ORANGE AVE	3857	10		No	2
53 54	DI PARTNERS LLLP 935 ORANGE AVE L L C	650 S CAPEN AVE 800 ARAGON AVE	7469 1600	5 4		No No	17
	F S INTERNATIONAL INC	947 ORANGE AVE	3650	4	11	No	7
56		950 MINNESOTA AVE	0	67		Vacant	
	SUS PROPERTIES DI PARTNERS LLLP	1235 ORANGE AVE 671 HOLT AVE	0	0 30		Vacant Vacant	
59		925 S DENNING DR	3607	19	11	Yes	
	GEORGIANA HARKINS LIVING TRUST HVC LAND CORP	1141 ORANGE AVE 1211 ORANGE AVE	2700 12471	8 30		Yes No	7
	KUHN RALPH D LIFE ESTATE	1194 ORANGE AVE	2272	5	7	No	2
	ORANGE AVE PROPERTY #2 LLC	1270 ORANGE AVE	9432	30	28	Yes	
	RB2 PROPERTY HOLDINGS LLC S A PROPERTIES OF WINTER PARK LLC	1010 ORANGE AVE 1181 ORANGE AVE	3708 3224	9		No No	6
66	ISONS FL PROPERTIES LLC	1330 ORANGE AVE	2024	9	6	Yes	
	RON YORK TRUST MARLIB INC	1151 ORANGE AVE 955 OAK PL	3532 0	11 0		Yes Vacant	<u> </u>
	SUS PROPERTIES	1245 ORANGE AVE	23088	51		No	18
70	GARBER CAPITAL LLC	1280 ORANGE AVE	10825	33	33	Yes	
	R ALLEN TROVILLION TRUST WINTER PARK MERCANTILE	1330 PALMETTO AVE 711 ORANGE AVE	7518 6532	13 0		No No	10 20
73	CENTRAL BANK	702 ORANGE AVE	2921	15	9	Yes	
	HOLLER ROGER WILL TR	720 ORANGE AVE	1624	5		Yes	
	HOLLER ROGER W III TR LUMBER YARD LLC	750 ORANGE AVE 784 ORANGE AVE	4625 16800	27 26		Yes No	24
77	JBR GLOBAL HOLDINGS ILC	834 ORANGE AVE	11699	26	35	No	9
	LYDEN PROPERTIES LLC	900 ORANGE AVE	5994	14		No	4
	STROLLO JAMES P STROLLO JAMES P	918 ORANGE AVE 930 ORANGE AVE	6257 2415	0 12		No Yes	19
81	WATSON AND WATSON PROPERTIES LLC	958 ORANGE AVE	10789	16	32	No	16
	972 COLLC 972 COLLC	972 ORANGE AVE 976 ORANGE AVE	4666 7230	15 21		Yes No	1
	CITY OF WINTER PARK	1150 ORANGE AVE	7230			Vacant	t –
85	CITY OF WINTER PARK	1210 PALMETTO AVE	0	88	0	Vacant	
	CITY OF WINTER PARK CITY OF WINTER PARK	1211 PALMETTO AVE 1390 ORANGE AVE	0			Vacant Vacant	
90	1350 ASSN INC	1350 S ORLANDO AVE	3691	20	11	Yes	
92	FOCUSED STRATEGIES INC	1019 W FAIRBANKS AVE	3396	20	10	Yes	
93	FAIRBANKS VILLAGE LLC OWENS MAY ROSE WILLIAMS	929 W FAIRBANKS AVE 900 W COMSTOCK AVE	7369	43		Yes Vacant	-
95	EUTEDRA JOSEPHS TRUST	919 W FAIRBANKS AVE	2100	8		Yes	
96	MILLS ALLEN L 1/4 INT	901 W FAIRBANKS AVE	1992	6	6	Yes	
	BRITANNIA SERVICES INC DI PARTNERS LLLP	751 ORANGE AVE 872 W COMSTOCK AVE	900	8		Yes Vacant	
99	DI PARTNERS LLLP	882 W COMSTOCK AVE	0	0	0	Vacant	
	CAR AND QUEST INC	609 W FAIRBANKS AVE	980	8	3	Yes	
	JT PALM HOLDINGS LLC DI PARTNERS LLLP	595 W FAIRBANKS AVE 805 W FAIRBANKS AVE	3300 0	20 124		Yes Vacant	
	WINTER PARK REDEVELOPMENT AGENCY LTD	499 W FAIRBANKS AVE	6100	124		No	,

104	501 W FAIRBANKS LLC	501 W FAIRBANKS AVE	1950	6		Yes	
105	641 WEST FAIRBANKS LLC	641 W FAIRBANKS AVE	6624	30	20	Yes	
106	GERACI RUDY 1/2 INT	661 W FAIRBANKS AVE	3650	49	11	Yes	
107	CVJCR PROPERTIES LTD LLLP	771 W FAIRBANKS AVE	1200	10	4	Yes	
108	LIJK INVESTMENTS LLC	753 W FAIRBANKS AVE	2719	12	8	Yes	
109	DI PARTNERS LLLP	711 W FAIRBANKS AVE	13742	27	41	No	14
110	ALAMI BROTHERS LLC	801 W FAIRBANKS AVE	5394	13	16	No	3
111	JT PALM HOLDINGS LLC	511 W FAIRBANKS AVE	2160	7	6	Yes	
112	CITY OF WINTER PARK	1241 PALMETTO AVE	0	87	0	Vacant	
113	PALMETTO PROFESSIONAL BUILDING ASSN INC	1347 PALMETTO AVE	6864	30	21	Yes	
114	ALPHA TRANSGALACTIC INC	1025 W FAIRBANKS AVE	4508	18	14	Yes	
115	BANK OF THE OZARKS	1100 ORANGE AVE	7539	58	23	Yes	
116	631 FAIRBANKS LLC	631 W FAIRBANKS AVE	3952	14	12	Yes	
117	JOHN AND BEVERLEY SOBIK HELP FOUNDATION	1051 W FAIRBANKS AVE	1456	15	4	Yes	
118	ROLLINS COLLEGE	801 ORANGE AVE	15326	72	46	Yes	
119	DI PARTNERS LLLP	555 S CAPEN AVE	0	11	0	Vacant	
120	CITY OF WINTER PARK 1/2 INT	W COMSTOCK AVE	0	0	0	Vacant	
121	PALMETTO PROPERTIES CONDOMINIUM ASSN INC	PALMETTO AVE	7033	35	21	Yes	
122	R ALLEN TROVILLION TRUST	PALMETTO AVE	0	5	0	Vacant	
123	DEAVER-JOHNSON LLC	1021 W FAIRBANKS AVE	3922	14	12	Yes	
124	JT PALM HOLDINGS LLC	565 W FAIRBANKS AVE	5952	49	18	Yes	
125	DI PARTNERS LLLP	860 W FAIRBANKS AVE	16954	300	51	Yes	

tal short

Prop ID#	Property/Owner Name	Property Address	Gross Building Area (sq.ft.)	On-Site Parking Spaces	Parking Req at 1 per 333 (living area)	Meet Req of 1 per 333?	How many spaces
	1 LARRY E WILLIAMS AND JOYCE M WILLIAMS PRIVATE FOUNDATION INC	1121 ORANGE AVE	1553	8	5	Yes	short?
	2 S A PROPERTIES OF WINTER PARK LLC	1155 ORANGE AVE	3196	15	10	Yes	
	3 S A PROPERTIES OF WINTER PARK LLC 4 LEMIEUX PETER G	930 OAK PL 1185 ORANGE AVE	1610	5	5	Vacant Yes	
	5 S A PROPERTIES OF WINTER PARK LLC	940 OAK PL	1512	2	5	No	3
	6 SUS PROPERTIES 7 MARLIB INC	951 OAK PL 1285 ORANGE AVE	0 35681	107	107	Vacant Yes	
	8 KUHN RALPH D LIFE ESTATE	1198 ORANGE AVE	910	7	3	Yes	
	9 WP ORANGE L L C	1230 ORANGE AVE	4500	14	14	Yes	10
1	D SUS PROPERTIES LLP 1 TBZ PROPERTIES	1341 ORANGE AVE 1302 ORANGE AVE	8145 5090	14 13	24 15	No No	10
1:	2 GATEWAY PROPERTY LLC	1355 ORANGE AVE	13967	33	42	No	9
1:		1242 PALMETTO AVE 1336 ORANGE AVE	0 4426	0 21	13	Vacant Yes	
1		1200 S ORLANDO AVE	2688	26	8	Yes	
	6 WONG LEUNG LLC	1346 ORANGE AVE	3198	21	10	Yes	_
	7 R ALLEN TROVILLION TRUST 8 R ALLEN TROVILLION TRUST	1280 PALMETTO AVE 1260 PALMETTO AVE	2178 5850	0	18	No No	18
11	9 WINTERGATE LLC	1350 ORANGE AVE	24414	65	73	No	8
	0 PALMETTO BUILDING 2019 LLC 1 WINTER PARK STATION LLC	1353 PALMETTO AVE 1360 ORANGE AVE	5956 1546	24	18	Yes No	2
	2 WINTERPARK STATION LLC	1152 HARMON AVE	13862	40	42	No	2
2:		1320 S ORLANDO AVE	2350	13	7	Yes	
2:		1330 S ORLANDO AVE 610 W FAIRBANKS AVE	2350 1382	13 11	7	Yes Yes	-
2	6 CVJCR PROPERTIES LTD LLLP	660 W FAIRBANKS AVE	5196	8	16	No	8
2	7 OVOKT KOTEKTEDETD EED	666 W FAIRBANKS AVE	0	2	0	Vacant	
	8 CVJCR PROPERTIES LTD LLLP 9 DANN WARREN FRANKS AND MARY NELLE FRANKS REVOCABLE LIVING TRUST	700 W FAIRBANKS AVE	2778 3669	4	11	Yes No	7
31	0 DI PARTNERS LLLP	710 W FAIRBANKS AVE	3659	16	11	Yes	
3:	1 540 W FAIRBANKS LLC 2 DI PARTNERS LLLP	540 W FAIRBANKS AVE 544 W FAIRBANKS AVE	0 8440	0 57	0 25	Vacant Yes	
3:		643 ORANGE AVE	5756	0	17	No	17
34	4 DI PARTNERS LLLP	669 ORANGE AVE	4404	49	13	Yes	
3:	5 AJZ LLC 6 DI PARTNERS LLLP	660 ORANGE AVE 745 ORANGE AVE	3567 3876	12 5	11 12	Yes No	7
3		745 HOLT AVE	4088	2	12	No	10
	B DI PARTNERS LLLP	761 ORANGE AVE	1596	11 37	5	Yes	2
31	9 840 DENNING LLC 0 B AND H 919 BUILDING LLC	919 ORANGE AVE	13202 5615	16	40 17	No No	1
4	1 FERDERIGOS DANNY	941 ORANGE AVE	986	6	3	Yes	
4:	2 ORANGE AVE PROPERTY LLC 3 REEYA PATEL INC	953 ORANGE AVE 963 ORANGE AVE	3098 1248	8	9	No Yes	1
4		860 S DENNING DR	0	0	0	Vacant	
4		1011 ORANGE AVE	4245	2	13	No	11
4	6 DBG INC 7 ZIMMER REALTY INC	1021 ORANGE AVE 1030 ORANGE AVE	5013 3082	6	15 9	No No	15 3
41	8 CORESTRONG PARTNERS LLC	1222 ORANGE AVE	3598	11	11	Yes	
	9 R ALLEN TROVILLION TRUST 0 WINTERPARK STATION LLC	1312 PALMETTO AVE 1132 HARMON AVE	4197 0	11 175	13 0	No Vacant	2
	1 ENTWINED CAPITAL LLC	620 W FAIRBANKS AVE	6692	11	20	No	9
52		935 ORANGE AVE	3872	10	12	No	2
5:	3 DI PARTNERS LLLP 4 935 ORANGE AVE L L C	650 S CAPEN AVE 800 ARAGON AVE	7565 1652	4	23	No No	18
5	5 F S INTERNATIONAL INC	947 ORANGE AVE	3650	4	11	No	7
	6 SUS PROPERTIES LLP 7 SUS PROPERTIES	950 MINNESOTA AVE 1235 ORANGE AVE	0	67	0	Vacant Vacant	
5		671 HOLT AVE	0	30	0	Vacant	
51		925 S DENNING DR	3880	19	12	Yes	
6	D GEORGIANA HARKINS LIVING TRUST 1 HVC LAND CORP	1141 ORANGE AVE 1211 ORANGE AVE	3108 13663	30	41	No No	11
6:	2 KUHN RALPH D LIFE ESTATE	1194 ORANGE AVE	2272	5	7	No	2
	3 ORANGE AVE PROPERTY #2 LLC 4 RB2 PROPERTY HOLDINGS LLC	1270 ORANGE AVE 1010 ORANGE AVE	9432 3708	30 9	28 11	Yes No	2
6!	5 S A PROPERTIES OF WINTER PARK LLC	1181 ORANGE AVE	5020	4	15	No	11
	6 ISONS FL PROPERTIES LLC	1330 ORANGE AVE	2024	9	6	Yes	1
	7 RON YORK TRUST 8 MARLIB INC	1151 ORANGE AVE 955 OAK PL	3900 0	11 0	12 0	No Vacant	1
6	9 SUS PROPERTIES	1245 ORANGE AVE	30039	51	90	No	39
	D GARBER CAPITAL LLC 1 R ALLEN TROVILLION TRUST	1280 ORANGE AVE 1330 PALMETTO AVE	10825 10198	33 13	33 31	Yes No	18
7:	2 WINTER PARK MERCANTILE	711 ORANGE AVE	11750	0	35	No	35
	3 CENTRAL BANK 4 HOLLER ROGER W III TR	702 ORANGE AVE	3868 1995	15	12	Yes	1
	4 HOLLER ROGER W III TR 5 HOLLER ROGER W III TR	720 ORANGE AVE 750 ORANGE AVE	1995 4625	5 27	6 14	No Yes	1
7.	6 LUMBER YARD LLC	784 ORANGE AVE	16968	26	51	No	25
	7 JBR GLOBAL HOLDINGS LLC 8 LYDEN PROPERTIES LLC	834 ORANGE AVE 900 ORANGE AVE	12275 6810	26 14	37 20	No No	11 6
7'	9 STROLLO JAMES P	918 ORANGE AVE	7040	0	21	No	21
81	0 STROLLO JAMES P	930 ORANGE AVE	2415	12	7	Yes	17
	1 WATSON AND WATSON PROPERTIES LLC 2 972 CO L L C	958 ORANGE AVE 972 ORANGE AVE	11021 5166	16 15	33 16	No No	17
8:	3 972 COLL C	976 ORANGE AVE	7586	21	23	No	2
	4 CITY OF WINTER PARK 5 CITY OF WINTER PARK	1150 ORANGE AVE 1210 PALMETTO AVE	0	70 88	0	Vacant Vacant	
	6 CITY OF WINTER PARK	1211 PALMETTO AVE	0	15	0	Vacant	
81	9 CITY OF WINTER PARK	1390 ORANGE AVE	0	0	0	Vacant	
	0 1350 ASSN INC 2 FOCUSED STRATEGIES INC	1350 S ORLANDO AVE 1019 W FAIRBANKS AVE	3691 4620	20 20	11 14	Yes Yes	-
	3 FAIRBANKS VILLAGE LLC	929 W FAIRBANKS AVE	7798	43	23	Yes	
	FAIRDAINS VILLAGE LLC			0	0	Vacant	
9.	4 OWENS MAY ROSE WILLIAMS	900 W COMSTOCK AVE	0	-	7	V	
9:		919 W FAIRBANKS AVE	0 2247 2204	8	7	Yes No	1
94 99 99	4 OWENS MAY ROSE WILLIAMS EUTEDRA JOSEPHS TRUST 6 MILLS ALLEN L 1/4 INT BRITANNIA SERVICES INC	919 W FAIRBANKS AVE 901 W FAIRBANKS AVE 751 ORANGE AVE	2247 2204 900	8 6 8	7 7 3	No Yes	1
94 99 96 97	OWENS MAY ROSE WILLIAMS E EUTEDRA JOSEPHS TRUST 6 MILLS ALLEN L 1/4 INT	919 W FAIRBANKS AVE 901 W FAIRBANKS AVE	2247 2204	8	7 7 3 0	No	1

101 JT PALM HOLDINGS LL	3	595 W FAIRBANKS AVE	3396	20	10	Yes	
102 DI PARTNERS LLLP	·	805 W FAIRBANKS AVE	0	124	0	Vacant	
103 WINTER PARK REDEVE	LOPMENT AGENCY LTD	499 W FAIRBANKS AVE	6260	12	19	No	7
104 501 W FAIRBANKS LLC		501 W FAIRBANKS AVE	2074	6	6	Yes	
105 641 WEST FAIRBANKS	LC	641 W FAIRBANKS AVE	6692	30	20	Yes	
106 GERACI RUDY 1/2 INT		661 W FAIRBANKS AVE	4152	49	12	Yes	
107 CVJCR PROPERTIES LTE	LLLP	771 W FAIRBANKS AVE	1200	10	4	Yes	
108 LJJK INVESTMENTS LLC		753 W FAIRBANKS AVE	4335	12	13	No	1
109 DI PARTNERS LLLP		711 W FAIRBANKS AVE	14059	27	42	No	15
110 ALAMI BROTHERS LLC		801 W FAIRBANKS AVE	5690	13	17	No	4
111 JT PALM HOLDINGS LL		511 W FAIRBANKS AVE	3180	7	10	No	3
112 CITY OF WINTER PARK		1241 PALMETTO AVE	0	87	0	Vacant	
113 PALMETTO PROFESSIO	NAL BUILDING ASSN INC	1347 PALMETTO AVE	6864	30	21	Yes	
114 ALPHA TRANSGALACTI	CINC	1025 W FAIRBANKS AVE	5759	18	17	Yes	
115 BANK OF THE OZARKS		1100 ORANGE AVE	8950	58	27	Yes	
116 631 FAIRBANKS LLC		631 W FAIRBANKS AVE	3952	14	12	No	-2
117 JOHN AND BEVERLEY S	OBIK HELP FOUNDATION	1051 W FAIRBANKS AVE	1456	15	4	Yes	
118 ROLLINS COLLEGE		801 ORANGE AVE	20199	72	61	Yes	
119 DI PARTNERS LLLP		555 S CAPEN AVE	0	11	0	Vacant	
120 CITY OF WINTER PARK	1/2 INT	W COMSTOCK AVE	0	0	0	Vacant	
121 PALMETTO PROPERTIE	S CONDOMINIUM ASSN INC	PALMETTO AVE	7033	35	21	Yes	
122 R ALLEN TROVILLION T	RUST	PALMETTO AVE	0	5	0	Vacant	
123 DEAVER-JOHNSON LLC		1021 W FAIRBANKS AVE	5650	14	17	No	3
124 JT PALM HOLDINGS LL		565 W FAIRBANKS AVE	7280	49	22	Yes	
125 DI PARTNERS LLLP		860 W FAIRBANKS AVE	49180	300	148	Yes	

total short

Prop ID#	Property/Owner Name	Property Address	Gross Building Area (sq.ft.)	Property use	Req Spaces Based on Use	On-Site Parking Spaces	Meet req?	How many spaces short?
1	LARRY E WILLIAMS AND JOYCE M WILLIAMS PRIVATE FOUNDATION INC	1121 ORANGE AVE	1553	Office/Retail	5	8	Yes	spaces short.
3	S A PROPERTIES OF WINTER PARK LLC S A PROPERTIES OF WINTER PARK LLC	1155 ORANGE AVE 930 OAK PL	3196 0	Medical Vacant	16 N/A	15 0	Yes Vacant	
5	LEMIEUX PETER G S A PROPERTIES OF WINTER PARK LLC	1185 ORANGE AVE 940 OAK PL	1610 1512	Medical Residential home	2	2	No Yes	3
6	SUS PROPERTIES	951 OAK PL	0	Jewett - multiple parking lots	N/A	0	Vacant	
7	MARLIB INC	1285 ORANGE AVE	35681	Jewett - multiple parking	multiple lots	107	Yes	
8	KUHN RALPH D LIFE ESTATE	1198 ORANGE AVE	910	lots Office/Retail	7	7	Yes	
9	WP ORANGE LL C	1230 ORANGE AVE	4500	Restaurant - Reel Fish Jewett - multiple parking	28	14	No	14
10	SUS PROPERTIES LLP TBZ PROPERTIES	1341 ORANGE AVE 1302 ORANGE AVE	8145 5090	lots Office/Retail	multiple lots	14	Yes	2
12	GATEWAY PROPERTY LLC	1355 ORANGE AVE	13967	Medical	70	33	No	37
13	R ALLEN TROVILLION TRUST ISONS FL PROPERTIES LLC	1242 PALMETTO AVE 1336 ORANGE AVE	4426	Vacant Restaurant - Edens Fresh	N/A 13	21	Vacant Yes	
				Restaurant - Einsteins				
15	TAVERN SQUARE PROPERTIES LLC	1200 S ORLANDO AVE	2688	Bagel Restaurant - Black Bean	17	26	Yes	
16	WONG LEUNG LLC	1346 ORANGE AVE	3198	Deli	10	21	Yes	
17 18	R ALLEN TROVILLION TRUST R ALLEN TROVILLION TRUST	1280 PALMETTO AVE 1260 PALMETTO AVE	2178 5850	Office/Retail Office/Retail	7 18	0		7 18
19	WINTERGATE LLC PALMETTO BUILDING 2019 LLC	1350 ORANGE AVE 1353 PALMETTO AVE	24414 5956	Office/Retail Office/Retail	73 18	65 24	No Yes	8
21	WINTER PARK STATION LLC	1360 ORANGE AVE 1152 HARMON AVE	1546 13862	Office/Retail	5	2	No	3
23	WINTERPARK STATION LLC WINTERPARK STATION LLC	1320 S ORLANDO AVE	2350	Retail/Storage Medical	12	13	Yes Yes	U
24 25	CHRISTINE NGUYEN L L C ENTWINED CAPITAL LLC	1330 S ORLANDO AVE 610 W FAIRBANKS AVE	2350 1382	Medical Office/Retail	12	13 11	Yes Yes	
26 27	CVJCR PROPERTIES LTD LLLP CVJCR PROPERTIES LTD LLLP	660 W FAIRBANKS AVE 666 W FAIRBANKS AVE	5196 0	Office/Retail Vacant	16 N/A	8	No Vacant	8
28	CVJCR PROPERTIES LTD LLLP	670 W FAIRBANKS AVE	2778	Office/Retail	8	8	Yes	7
29 30	DANN WARREN FRANKS AND MARY NELLE FRANKS REVOCABLE LIVING TRUST DI PARTNERS LLLP	700 W FAIRBANKS AVE 710 W FAIRBANKS AVE	3669 3659	Office/Retail Office/Retail	11 11	4 16	No Yes	/
31	540 W FAIRBANKS LLC	540 W FAIRBANKS AVE	0	Vacant Mixed Use (4,500 retail)	N/A	0	Vacant	
32	DI PARTNERS LLLP	544 W FAIRBANKS AVE	8440	and Fiddlers	59	57	No	2
33	CVJCR PROPERTIES LTD LLLP	643 ORANGE AVE	5756	Mixed use parking lot includes Porch and Local	multiple lots, 153 seats Porch and 28	0	Yes	
34	DI PARTNERS LLLP	669 ORANGE AVE	4404	Butcher Office/Retail	Local Butcher 13	49	Yes	
35 36	AJZ LLC DI PARTNERS LLLP	660 ORANGE AVE 745 ORANGE AVE	3567 3876	Office/Retail Office/Retail	11 12	12	Yes No	7
37	DI PARTNERS LLLP	745 HOLT AVE	4088	Office/Retail	12	2	No	10
38	DI PARTNERS LLLP 840 DENNING LLC	761 ORANGE AVE 840 S DENNING DR	1596 13202	Restaurant - Fish Co Office/Retail	18 40	11 37	No No	3
40	B AND H 919 BUILDING LLC FERDERIGOS DANNY	919 ORANGE AVE 941 ORANGE AVE	5615 986	Office/Retail Office/Retail	17	16	No Yes	1
42	ORANGE AVE PROPERTY LLC REEYA PATEL INC	953 ORANGE AVE 963 ORANGE AVE	3098 1248	Office/Retail	9	8	No Yes	1
44	REEYA PATEL INC	860 S DENNING DR	0		N/A	0	Vacant	
45 46	ALEXANDER FAMILY PROPERTY HOLDINGS LLC DBG INC	1011 ORANGE AVE 1021 ORANGE AVE	4245 5013	Office/Retail Office/Retail	13	0	No No	11 15
47 48	ZIMMER REALTY INC CORESTRONG PARTNERS LLC	1030 ORANGE AVE 1222 ORANGE AVE	3082 3598	Office/Retail Office/Retail	38	6	No Yes	32
49	R ALLEN TROVILLION TRUST	1312 PALMETTO AVE	4197	Office/Retail	13	11	No	2
50 51	WINTERPARK STATION LLC ENTWINED CAPITAL LLC	1132 HARMON AVE 620 W FAIRBANKS AVE	0 6692	Vacant Office/Retail	20	175 11	Vacant No	9
52	935 ORANGE AVE LL C	935 ORANGE AVE	3872	Office/Retail	shares lot with	10	No	2
53	DI PARTNERS LLLP 935 ORANGE AVE L L C	650 S CAPEN AVE 800 ARAGON AVE	7565 1652	Industrial Office/Retail	Porch 5	4	Yes	1
55	F S INTERNATIONAL INC	947 ORANGE AVE	3650	Office/Retail	11	4	No	7
56 57	SUS PROPERTIES LLP SUS PROPERTIES	950 MINNESOTA AVE 1235 ORANGE AVE	0	Vacant Jewett - multiple parking	N/A multiple lots	0	Vacant Yes	
58	DI PARTNERS LLLP	671 HOLT AVE	0	lots Vacant	N/A	30	Vacant	
59 60	TUDOR PROPERTIES INC GEORGIANA HARKINS LIVING TRUST	925 S DENNING DR 1141 ORANGE AVE	3880 3108	Office/Retail Office/Retail	12	19	Yes No	1
61	HVC LAND CORP	1211 ORANGE AVE	13663	Office/Retail	41	30	No	11
62	KUHN RALPH D LIFE ESTATE	1194 ORANGE AVE	2272	Restaurant - Buttermilk Bakery	7	5	No	2
63 64	ORANGE AVE PROPERTY #2 LLC RB2 PROPERTY HOLDINGS LLC	1270 ORANGE AVE 1010 ORANGE AVE	9432 3708	Office/Retail Office/Retail	28 11	30 9	Yes No	2
65	S A PROPERTIES OF WINTER PARK LLC	1181 ORANGE AVE	5020	Medical Mixed Use - retail/salon	25	4	No	21
66	ISONS FL PROPERTIES LLC	1330 ORANGE AVE	2024	(3,000 sqft) and Jimmy	13	9	No	4
67	RON YORK TRUST	1151 ORANGE AVE	3900	Johns Office/Retail	12	11	No	1
68	MARLIB INC	955 OAK PL	0	Jewett - multiple parking lots	N/A	0	Vacant	
69 70	SUS PROPERTIES GARBER CAPITAL LLC	1245 ORANGE AVE 1280 ORANGE AVE	30039 10825	Vacant Office/Retail	multiple lots 33	51 33	Yes Yes	\vdash
71	R ALLEN TROVILLION TRUST	1330 PALMETTO AVE	10198	Office/Retail	31	13	No	18
72	WINTER PARK MERCANTILE	711 ORANGE AVE	11750	Mixed Use - Includes Playhouse	50	0	No	50
73 74	CENTRAL BANK HOLLER ROGER W III TR	702 ORANGE AVE 720 ORANGE AVE	3868 1995	Office/Retail Office/Retail	6	15 5	Yes No	1
75	HOLLER ROGER W III TR	750 ORANGE AVE	4625	Office/Retail Mixed use - offsite	14	27	Yes	\vdash
76	LUMBER YARD LLC	784 ORANGE AVE	16968	parking lease	multiple lots	26	Yes	11
77 78	JBR GLOBAL HOLDINGS LLC LYDEN PROPERTIES LLC	900 ORANGE AVE	12275 6810	Office/Retail Office/Retail	37 20	26 14	No No	11 6
79 80	STROLLO JAMES P STROLLO JAMES P	918 ORANGE AVE 930 ORANGE AVE	7040 2415	Office/Retail Office/Retail	7	0 12	No Yes	21
81 82	WATSON AND WATSON PROPERTIES LLC 972 CO L L C	958 ORANGE AVE 972 ORANGE AVE	11021 5166	Office/Retail Office/Retail	33 16	16 15	No No	17
83	972 CO L L C	976 ORANGE AVE	7586	Office/Retail	23	21	No	2
84 85	CITY OF WINTER PARK CITY OF WINTER PARK	1150 ORANGE AVE 1210 PALMETTO AVE	0	Vacant Vacant	N/A N/A	70 88	Vacant Vacant	
86 89	CITY OF WINTER PARK CITY OF WINTER PARK	1211 PALMETTO AVE 1390 ORANGE AVE	0	Vacant Vacant	N/A N/A	15 0	Vacant Vacant	\vdash
90 92	1350 ASSN INC FOCUSED STRATEGIES INC	1350 S ORLANDO AVE 1019 W FAIRBANKS AVE	3691 4620	Medical Office/Retail	18 14	20 20	Yes Yes	
93	FAIRBANKS VILLAGE LLC	929 W FAIRBANKS AVE	7798	Mixed Use- restaurants	31	43	Yes	
94	OWENS MAY ROSE WILLIAMS	900 W COMSTOCK AVE	0	and salon Vacant	N/A	0	Vacant	
95 96	EUTEDRA JOSEPHS TRUST MILLS ALLEN L 1/4 INT	919 W FAIRBANKS AVE 901 W FAIRBANKS AVE	2247 2204	Office/Retail Office/Retail	7	8	Yes No	1
97 98	BRITANNIA SERVICES INC DI PARTHERS LLLP	751 ORANGE AVE 872 W COMSTOCK AVE	900	Office/Retail Vacant	3 N/A	8	Yes	
99	DI PARTNERS LLLP	882 W COMSTOCK AVE	0	Vacant	N/A	0	Vacant Vacant	
100	CAR AND QUEST INC	609 W FAIRBANKS AVE	980	Office/Retail	3	8	Yes	į .

101	JT PALM HOLDINGS LLC	595 W FAIRBANKS AVE	3396	Part of Ravenous Pig/Mixed-Use	multiple lots, 150 seats	20	Yes	
102	DI PARTNERS LLLP	805 W FAIRBANKS AVE	0	Vacant	N/A	124	Vacant	
103	WINTER PARK REDEVELOPMENT AGENCY LTD	499 W FAIRBANKS AVE	6260	Office/Retail	50	12	No	38
104	501 W FAIRBANKS LLC	501 W FAIRBANKS AVE	2074	Office/Retail	6	6	Yes	
105	641 WEST FAIRBANKS LLC	641 W FAIRBANKS AVE	6692	Office/Retail	20	30	Yes	
106	GERACI RUDY 1/2 INT	661 W FAIRBANKS AVE	4152	Office/Retail	12	49	Yes	
107	CVJCR PROPERTIES LTD LLLP	771 W FAIRBANKS AVE	1200	Office/Retail	4	10	Yes	
108	LIJK INVESTMENTS LLC	753 W FAIRBANKS AVE	4335	Vet Office	13	12	No	1
109	DI PARTNERS LLLP	711 W FAIRBANKS AVE	14059	Vehicle repair	14	27	Yes	
110	ALAMI BROTHERS LLC	801 W FAIRBANKS AVE	5690	Office/Retail	17	13	No	4
111	JT PALM HOLDINGS LLC	511 W FAIRBANKS AVE	3180	Mixed Use - includes Ravenous Pig	multiple lots, 150 seats	7	Yes	
112	CITY OF WINTER PARK	1241 PALMETTO AVE	0	Vacant	N/A	87	Vacant	
113	PALMETTO PROFESSIONAL BUILDING ASSN INC	1347 PALMETTO AVE	6864	Office/Retail	21	30	Yes	
114	ALPHA TRANSGALACTIC INC	1025 W FAIRBANKS AVE	5759	Restaurant - Spatz	49	18	No	31
115	BANK OF THE OZARKS	1100 ORANGE AVE	8950	Office/Retail	27	58	Yes	
116	631 FAIRBANKS LLC	631 W FAIRBANKS AVE	3952	Office/Retail	12	14	Yes	
117	JOHN AND BEVERLEY SOBIK HELP FOUNDATION	1051 W FAIRBANKS AVE	1456	Restaurant - Krungthep Tea	10	15	Yes	
118	ROLLINS COLLEGE	801 ORANGE AVE	20199	Rollins ball field	46	72	Yes	
119	DI PARTNERS LLLP	555 S CAPEN AVE	0	Vacant	N/A	11	Vacant	
120	CITY OF WINTER PARK 1/2 INT	W COMSTOCK AVE	0	Vacant	N/A	0	Vacant	
121	PALMETTO PROPERTIES CONDOMINIUM ASSN INC	PALMETTO AVE	7033	Office/Retail	21	35	Yes	
122	R ALLEN TROVILLION TRUST	PALMETTO AVE	0	Vacant	N/A	5	Vacant	
123	DEAVER-JOHNSON LLC	1021 W FAIRBANKS AVE	5650	Office/Retail	17	14	No	3
124	JT PALM HOLDINGS LLC	565 W FAIRBANKS AVE	7280	Part of Ravenous Pig/Mixed-Use	multiple lots, 150 seats	49	Yes	
125	DI PARTNERS LLLP	860 W FAIRBANKS AVE	49180	Office/Retail	59	57	No	

nort

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OBJECTID_Shape *
                   PARCEL
                             NAME1
                                       NAME2
                                                 PROP_NAN_X_COORD_Y_COORD_CITY_CODE
                                                                       1547620 WP
      40 Polygon Z
                    3.02E+14 B AND H 919 BUILDIN(BEISLEY & I 540704.4
      42 Polygon Z
                    3.02E+14 ORANGE AVE PROPERTCK AND B E 540527.4
                                                                       1547475 WP
      54 Polygon Z
                    3.02E+14 935 ORANGE AVE L L C
                                                            540547.7
                                                                       1547626 WP
      60 Polygon Z
                    2.92E+14 GEORGIANA HARKINS | THE SEAMS 540115.4
                                                                       1547092 WP
      67 Polygon Z
                    2.92E+14 RON YORK JULIE YORK REAL PROP 540058.3
                                                                       1547080 WP
      82 Polygon Z
                    3.02E+14 972 CO L L C
                                                 EASEL EXPF 540750.3
                                                                       1547349 WP
      11 Polygon Z
                    2.92E+14 TBZ PROPERTIES
                                                 THOMAS, Z 539638.1
                                                                       1546325 WP
      49 Polygon Z
                    2.92E+14 R ALLEN TROVILLION T JO ANN L C 539829.6
                                                                       1546052 WP
      52 Polygon Z
                    3.02E+14 935 ORANGE AVE L L C MARINE SC 540635.2
                                                                       1547578 WP
      62 Polygon Z
                    2.92E+14 KUHN RALFKUHN VICT SOLONMU: 540051.9
                                                                       1546724 WP
      64 Polygon Z
                    3.02E+14 RB2 PROPERTY HOLDINSOAR PROF 540623.3
                                                                       1547266 WP
                                                                       1547298 WP
      83 Polygon Z
                    3.02E+14 972 CO L L C
                                                 CITY NATIC 540696.5
       4 Polygon Z
                    2.92E+14 LEMIEUX PETER G
                                                 FAMILY DE 539941.4
                                                                       1546911 WP
      39 Polygon Z
                    3.02E+14 840 DENNING LLC
                                                 IBERIA BAN 540436.4
                                                                       1547578 WP
                                                                       1546273 WP
      66 Polygon Z
                    2.92E+14 ISONS FL PROPERTIES I FIRST COPY 539584.2
      78 Polygon Z
                    3.02E+14 LYDEN PROPERTIES LLC
                                                            540933.6
                                                                       1547554 WP
      17 Polygon Z
                    2.92E+14 R ALLEN TROVILLION T ALLAN & Ct 539942.6
                                                                       1546211 WP
      55 Polygon Z
                    3.02E+14 F S INTERNATIONAL INC
                                                            540563.3
                                                                       1547509 WP
      45 Polygon Z
                    3.02E+14 ALEXANDER FAMILY PFWINTERLAI 540440.1
                                                                       1547387 WP
      61 Polygon Z
                    2.92E+14 HVC LAND CORP
                                                 TRUSTCO E 539867.8
                                                                       1546839 WP
       9 Polygon Z
                    2.92E+14 WP ORANGE LLC
                                                 RAVENOUS
                                                              539926
                                                                       1546603 WP
      46 Polygon Z
                    3.02E+14 DBG INC
                                                 DBG PROM 540401.2
                                                                       1547305 WP
      81 Polygon Z
                    3.02E+14 WATSON AND WATSO TRINTY SUF 540800.2
                                                                       1547405 WP
      18 Polygon Z
                    2.92E+14 R ALLEN TROVILLION T FL COUNSE 539942.6
                                                                       1546164 WP
      71 Polygon Z
                    2.92E+14 R ALLEN TROVILLION T COLONY H( 539726.3
                                                                       1545957 WP
      65 Polygon Z
                    2.92E+14 S A PROPERTIES OF WI SURGICAL / 539986.5
                                                                       1546954 WP
      79 Polygon Z
                    3.02E+14 STROLLO JAMES P
                                                 WOOF GAN 540884.2
                                                                       1547498 WP
      47 Polygon Z
                    3.02E+14 ZIMMER REALTY INC HC DESIGN 540548.6
                                                                       1547240 WP
      12 Polygon Z
                    2.92E+14 GATEWAY PROPERTY L GATEWAY | 539274.7
                                                                       1546266 WP
       1 Polygon Z
                    2.92E+14 LARRY E WILLIAMS AND JOYCE M ' 540189.5
                                                                       1547124 WP
       2 Polygon Z
                    2.92E+14 S A PROPERTIES OF WI STATE FARI 540040.5
                                                                       1547006 WP
       3 Polygon Z
                    2.92E+14 S A PROPERTIES OF WINTER PARK 539850.6
                                                                       1546996 WP
       5 Polygon Z
                    2.92E+14 S A PROPERTIES OF WINTER PARK 539816.7
                                                                       1546930 WP
       6 Polygon Z
                    2.92E+14 SUS PROPERTIES
                                                            539685.9
                                                                       1546908 WP
                                                 JEWETT OR 539550.6
       7 Polygon Z
                    2.92E+14 MARLIB INC
                                                                       1546620 WP
       8 Polygon Z
                    2.92E+14 KUHN RALFKUHN VICT BUTTERMII 540015.9
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      10 Polygon Z
                    2.92E+14 SUS PROPERTIES LLP DR WILLIAN 539399.8
                                                                       1546387 WP
      13 Polygon Z
                    2.92E+14 R ALLEN TROVILLION TRUST
                                                            540012.5
                                                                       1546281 WP
      14 Polygon Z
                    2.92E+14 ISONS FL PROPERTIES I ALTERATIO 539530.2
                                                                       1546221 WP
      16 Polygon Z
                    2.92E+14 WONG LEUNG LLC
                                                 BLACK BEA 539458.2
                                                                       1546151 WP
      20 Polygon Z
                    2.92E+14 PALMETTO BUILDING CAREER BU 539558.9
                                                                       1546047 WP
      41 Polygon Z
                    3.02E+14 FERDERIGC FERDERIGC FREDERIGC 540599.3
                                                                       1547544 WP
      43 Polygon Z
                    3.02E+14 REEYA PATEL INC
                                                 REEYA PAT 540491.4
                                                                       1547440 WP
      44 Polygon Z
                    3.02E+14 REEYA PATEL INC
                                                            540391.6
                                                                       1547457 WP
      48 Polygon Z
                                                              539980
                    2.92E+14 CORESTRONG PARTNE CLUB PILAT
                                                                       1546655 WP
      56 Polygon Z
                                                            539879.6
                    2.92E+14 SUS PROPERTIES LLP
                                                                       1547093 WP
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57 Polygon Z	2.92E+14 SUS PROPERTIES	539757.2	1546732 WP
59 Polygon Z	2.92E+14 TUDOR PROPERTIES IN THE WEBB	540250.8	1547256 WP
63 Polygon Z	2.92E+14 ORANGE AVE PROPERTROOMMAT	539836	1546516 WP
68 Polygon Z	2.92E+14 MARLIB INC	539644.7	1546820 WP
69 Polygon Z	2.92E+14 SUS PROPERTIES PHYSICIAN:	539721.5	1546697 WP
70 Polygon Z	2.92E+14 GARBER CAPITAL LLC FOXTAIL FA	539762.2	1546340 WP
80 Polygon Z	3.02E+14 STROLLO JAMES P VESPA OF (540850.7	1547461 WP
84 Polygon Z	2.92E+14 CITY OF WINTER PARK	540200	1546799 WP
85 Polygon Z	2.92E+14 CITY OF WINTER PARK	540178.6	1546457 WP
86 Polygon Z	2.92E+14 CITY OF WINTER PARK	540071.2	1546560 WP
112 Polygon Z	2.92E+14 CITY OF WINTER PARK	539966	1546448 WP
113 Polygon Z	2.92E+14 PALMETTO PROFESSIONAL BUILDI	539630.9	1546116 WP
115 Polygon Z	3.02E+14 BANK OF THE OZARKS	540501.1	1547010 WP
118 Polygon Z	3.02E+14 ROLLINS COLLEGE ALFOND ST	540677.2	1547935 WP
121 Polygon Z	2.92E+14 PALMETTO PROPERTIES CONDOM	539720.8	1546203 WP
122 Polygon Z	2.92E+14 R ALLEN TROVILLION TRUST	539880.6	1546108 WP

4 1105 9.32E+08 0 463784 0 9.25566 4 1100 9.32E+08 0 254746 392787 6825 654358 4 4800 9.6E+08 0 192136 41775 3101 237012 6 1700 9.72E+08 0 286622 220837 8000 515459 6 1700 9.72E+08 0 383076 324738 0 707814 6 1700 9.72E+08 0 509600 524988 11550 1046138 6 1700 9.72E+08 0 229350 290209 11000 53059 4 1700 9.72E+08 0 247954 462536 6000 716490 6 1100 9.32E+08 0 254800 123121 5000 382921 4 1800 9.72E+08 0 251791 190342 6920 449053 4 1800 9.72E+08	MILL_CODI DC	R_CODE EXE	MPT_C:NBHD_COECOND	O_V#1	LAND_MKTI	BLDG_MKT >	(FOB_MKT	TOTAL_MK
4 4800 9.6E+08 0 192136 41775 3101 237012 6 1700 9.72E+08 0 286622 220837 8000 515459 6 1700 9.72E+08 0 446773 390663 11000 848436 4 1105 9.32E+08 0 383076 324738 0 707814 6 1700 9.72E+08 0 2590209 11000 530559 4 1700 9.72E+08 0 229350 290209 11000 530559 4 1700 9.72E+08 0 247954 462536 6000 716490 6 1100 9.32E+08 0 254800 123121 5000 382921 4 1105 9.32E+08 0 750774 519083 0 1269857 6 1900 9.72E+08 0 750774 519083 0 1269857 6 1900 9.72E+08	4	1105	9.32E+08	0	461982	463584	0	925566
6 1700 9.72E+08 0 286622 220837 8000 515459 6 1700 9.72E+08 0 446773 390663 11000 848436 4 1105 9.32E+08 0 383076 324738 0 707814 6 1700 9.72E+08 0 509600 524988 11550 1046138 6 1700 9.72E+08 0 299350 290209 11000 530559 4 1700 9.72E+08 0 247954 462536 6000 716490 6 1100 9.32E+08 0 247954 462536 6000 716490 6 1100 9.32E+08 0 247954 462536 6000 716490 1067749 4 1105 9.32E+08 0 314943 743806 9000 1067749 4 1105 9.32E+08 0 750774 519083 0 1269857 149053 1 1000 9.72E+08 0 251791 190342 6920 449053 1 1800 9.72E+08 0 251791 190342 6920 449053 1 1800 9.72E+08 0 863696 1951232 62000 2876928 6 1100 9.32E+08 0 254800 122436 5400 382636 1 1700 9.72E+08 0 616110 407074 22342 1045526 6 1700 9.72E+08 0 59278 210154 0 269432 1 1055 9.32E+08 0 254746 342578 0 597324 1 1105 9.32E+08 0 254746 342578 0 597324 1 1100 9.32E+08 0 254746 342578 0 597324 1 1100 9.32E+08 0 796505 1824737 0 2621242 6 2100 9.72E+08 0 330104 369427 29000 646889 6 1700 9.72E+08 0 330104 369427 29000 767654 1700 9.72E+08 0 330104 369427 29000 767654 1700 9.72E+08 0 330104 369427 2000 646889 6 1700 9.72E+08 0 330104 369427 2000 173775 6 1900 9.72E+08 0 330104 369427 3000 375921 36000 9.72E+08 0 320000 33382 0 733482 500634 6 1100 9.72E+08 0 326406 8 326400 34000 173775 6 1900 9.72E+08 0 326406	4	1100	9.32E+08	0	254746	392787	6825	654358
6 1700 9.72E+08 0 446773 390663 11000 848436 4 1105 9.32E+08 0 383076 324738 0 707814 6 1700 9.72E+08 0 509600 524988 11555 1046138 6 1700 9.72E+08 0 229350 290209 11000 530559 4 1700 9.72E+08 0 229350 290209 11000 530559 4 1700 9.72E+08 0 2247954 462536 6000 716490 6 1100 9.32E+08 0 254800 123121 5000 382921 4 1800 9.72E+08 0 314943 743806 9000 1067749 4 1105 9.32E+08 0 750774 519083 0 1269857 6 1900 9.72E+08 0 251791 190342 6920 449053 4 1800 9.72E+08 0 251791 190342 6920 449053 4 1800 9.72E+08 0 251791 190342 6920 449053 4 1800 9.72E+08 0 251791 190342 6920 449053 4 1700 9.72E+08 0 254800 122436 5400 382636 6 1100 9.32E+08 0 5254800 122436 5400 382636 6 1100 9.32E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 59278 210154 0 269432 4 1100 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 509600 120824 14000 644424 1100 9.32E+08 0 509600 120824 14000 644424 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 33044 231558 600 591002 646889 6 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 330104 369427 2993 702524 4 1100 9.72E+08 0 330104 369427 2993 702524 1 1000 9.72E+08 0 33000 33000 340000 757921 1 10	4	4800	9.6E+08	0	192136	41775	3101	237012
4 1105 9.32E+08 0 383076 324738 0 707814 6 1700 9.72E+08 0 509600 524988 11550 1046138 6 1700 9.72E+08 0 229350 290209 11000 530559 4 1700 9.72E+08 0 247954 462536 6000 716490 6 1100 9.32E+08 0 254800 123121 5000 382921 4 1800 9.72E+08 0 314943 743806 9000 1067749 4 1105 9.32E+08 0 750774 519083 0 1269857 6 1900 9.72E+08 0 251791 190342 6920 449053 4 1800 9.72E+08 0 863696 1951323 62000 22876928 6 1100 9.32E+08 0 254800 122436 5400 382636 6 1100	6	1700	9.72E+08	0	286622	220837	8000	515459
6 1700 9.72E+08 0 509600 524988 11550 1046138 6 1700 9.72E+08 0 229350 290209 11000 530559 4 1700 9.72E+08 0 247954 462536 6000 716490 6 1100 9.32E+08 0 254800 123121 5000 382921 4 1800 9.72E+08 0 314943 743806 9000 1067749 4 1105 9.32E+08 0 750774 519083 0 1269857 6 1900 9.72E+08 0 251791 190342 6920 2876928 6 1100 9.72E+08 0 863696 1951323 62000 2876928 6 1100 9.32E+08 0 254800 123121 5000 382636 4 1700 9.72E+08 0 616110 407074 22342 1045526 6 1700 9.72E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 490407 112194 6010 608611 6 1800 9.72E+08 0 796505 1824737 0 2621244 1 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 792E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726E+08 0 444047 2000 644424 4 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726E+08 0 494407 112194 6010 608611 6 1700 9.72E+08 0 509600 120824 14000 644424 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726E+08 0 509600 120824 14000 644424 1100 9.72E+08 0 330104 369427 2993 702524 17000 9.72E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 353444 231558 6000 591002 6 1700 9.72E+08 0 353444 231558 6000 591002 6 17000 9.72E+08 0 353446 233007 736615 5906634 6 1700 9.72E+08 0 35446 6 1800 9.72E+08 0 159755 0 14000 17	6	1700	9.72E+08	0	446773	390663	11000	848436
6 1700 9.72E+08 0 229350 290209 11000 530559 4 1700 9.72E+08 0 247954 462536 6000 716490 6 1100 9.32E+08 0 254800 123121 5000 382921 4 1800 9.72E+08 0 314943 743806 9000 1067749 4 1105 9.32E+08 0 750774 519083 0 1269857 6 1900 9.72E+08 0 251791 190342 6920 449053 4 1800 9.72E+08 0 863696 1951232 62000 2876928 6 1100 9.32E+08 0 254800 122436 5400 382636 4 1700 9.72E+08 0 59278 210154 0 269432 4 1100 9.32E+08 0 254746 342578 0 597324 4 1100	4	1105	9.32E+08	0	383076	324738	0	707814
4 1700 9.72E+08 0 247954 462536 6000 716490 6 1100 9.32E+08 0 254800 123121 5000 382921 4 1800 9.72E+08 0 750774 519083 0 1269857 6 1900 9.72E+08 0 251791 190342 6920 449053 4 1800 9.72E+08 0 251791 190342 6920 247928 6 1900 9.72E+08 0 254800 122436 5400 382636 6 1100 9.32E+08 0 254800 122436 5400 382636 6 1700 9.72E+08 0 616110 407074 22342 1045526 6 1700 9.72E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 590407 112194 6010 608611 6 1200	6	1700	9.72E+08	0	509600	524988	11550	1046138
6 1100 9.32E+08 0 254800 123121 5000 382921 4 1800 9.72E+08 0 314943 743806 9000 1067749 4 1105 9.32E+08 0 750774 519083 0 1269857 6 1900 9.72E+08 0 251791 190342 6920 449053 4 1800 9.72E+08 0 863696 1951232 62000 2876928 6 1100 9.32E+08 0 254800 122436 5400 382636 4 1700 9.72E+08 0 616110 407074 22342 1045526 6 1700 9.72E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 208705 497266 0 705971 4 4800 9.72E+08 0 208705 497266 0 705971 4 4800 9.72E+08 0 20842 444047 2000 646889 6 1700 9.72E+08 0 3330104 369427 2993 702524 4 1100 9.32E+08 0 3330104 369427 2993 702524 4 1100 9.32E+08 0 330104 369427 2993 702524 4 1100 9.72E+08 0 368877 374615 9000 767654 4 1700 9.72E+08 0 368877 374615 9000 757921 6 1700 9.72E+08 0 368877 374615 9000 757921 6 1700 9.72E+08 0 368877 374615 9000 757921 6 1700 9.72E+08 0 368877 374615 9000 757949 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6 1900 9.72E+08 0 368877 374615 9000 757249 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 378792 2379480 148362 5906634 6 1200 9.72E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 159600 23882 0 743482 6 2100 9.32E+08 0 159760 23882 0 743482 6 2100 9.32E+08 0 159760 23882 0 743482 6 2100 9.32E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 254800 505040 0 13320 2865 6	6	1700	9.72E+08	0	229350	290209	11000	530559
4 1800 9.72E+08 0 314943 743806 9000 1067749 4 11105 9.32E+08 0 750774 519083 0 1269857 6 1900 9.72E+08 0 251791 190342 6920 449053 4 1800 9.72E+08 0 863696 1951232 62000 2876928 6 1100 9.32E+08 0 254800 122436 5400 382636 4 1700 9.72E+08 0 616110 407074 22342 1045526 6 1700 9.72E+08 0 59278 210154 0 269432 4 1100 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 599600 120824 14000 644424 4 1100	4	1700	9.72E+08	0	247954	462536	6000	716490
4 1105 9.32E+08 0 750774 519083 0 1269857 6 1900 9.72E+08 0 251791 190342 6920 449053 4 1800 9.72E+08 0 863696 1951232 62000 2876928 6 1100 9.32E+08 0 254800 122436 5400 382636 4 1700 9.72E+08 0 616110 407074 22342 1045526 6 1700 9.72E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 59278 210154 0 269432 4 1100 9.32E+08 0 490407 112194 6010 6016611 6 1800 9.72E+08 0 490407 112194 6010 6010 608611 6 1800 9.72E+08 0 509600 120824 14000 644424 4	6	1100	9.32E+08	0	254800	123121	5000	382921
6 1900 9.72E+08 0 251791 190342 6920 249053 4 1800 9.72E+08 0 863696 1951232 62000 2876928 6 1100 9.32E+08 0 254800 122436 5400 382636 4 1700 9.72E+08 0 616110 407074 22342 1045526 6 1700 9.72E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 490407 112194 6010 608611 6 1800 9.72E+08 0 490407 112194 6010 608611 6 1800 9.72E+08 0 490407 112194 6010 608611 6 1800 9.72E+08 0 796505 1824737 0 2621242 4 1100	4	1800	9.72E+08	0	314943	743806	9000	1067749
4 1800 9.72E+08 0 863696 1951232 62000 2876928 6 1100 9.32E+08 0 254800 122436 5400 382636 4 1700 9.72E+08 0 616110 407074 22342 1045526 6 1700 9.72E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 490407 112194 6010 608611 6 1800 9.72E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 509600 120824 14000 644424 4 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700	4	1105	9.32E+08	0	750774	519083	0	1269857
6 1100 9.32E+08 0 254800 122436 5400 382636 4 1700 9.72E+08 0 616110 407074 22342 1045526 6 1700 9.72E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 490407 112194 6010 608611 6 1800 9.72E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 509600 120824 14000 644424 4 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 200842 444047 2000 646889 6 1700 9.7	6	1900	9.72E+08	0	251791	190342	6920	449053
4 1700 9.72E+08 0 616110 407074 22342 1045526 6 1700 9.72E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 490407 112194 6010 608611 6 1800 9.72E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 509600 120824 14000 644424 4 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 200842 444047 2000 646889 6 1700 9.72E+08 0 330104 369427 2993 702524 4 1700 9.7	4	1800	9.72E+08	0	863696	1951232	62000	2876928
6 1700 9.72E+08 0 59278 210154 0 269432 4 1105 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 490407 112194 6010 608611 6 1800 9.72E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 509600 120824 14000 644424 4 11100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 200842 444047 2000 646889 6 1700 9.72E+08 0 200842 444047 2000 646889 6 1700 9.72E+08 0 373682 389972 4000 767654 4 1700 9.72E+08 0 373682 389972 4000 767654 4 1100 9.32E+08 0 373682 389972 4000 767654 4 1100 9.32E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 1012456 230017 36900 1279373 6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 368877 374615 9000 752492 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 337892 2379480 148362 5906634 6 1200 9.72E+08 0 337892 2379480 148362 5906634 6 1200 9.72E+08 0 3378792 2379480 148362 5906634 6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 375942 742286 15460 1517088 6 1000 9.72E+08 0 375942 742286 15460 1517088 6 1000 9.72E+08 0 3378792 2379480 148362 5906634 6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 375942 742286 15460 1517088 6 1000 9.72E+08 0 254800 86402 7800 349002 6 1105 9.32E+08 0 254800 233882 0 743482 6 1105 9.32E+08 0 254800 86402 7800 349002 6 1105 9.32E+08 0 254746 76329 13030 344105 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1100 9.32E+08 0 254746 76329 13030 3	6	1100	9.32E+08	0	254800	122436	5400	382636
4 1105 9.32E+08 0 254746 342578 0 597324 4 1100 9.32E+08 0 490407 112194 6010 608611 6 1800 9.72E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 509600 120824 14000 644424 4 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 200842 444047 200 646889 6 1700 9.72E+08 0 373682 389972 4000 767654 4 1700 9.72E+08 0 335444 231558 6000 591002 6 1900 9.72E+08 0 152456 230017 36900 1279373 6 1700	4	1700	9.72E+08	0	616110	407074	22342	1045526
4 1100 9.32E+08 0 490407 112194 6010 608611 6 1800 9.72E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 509600 120824 14000 644424 4 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 200842 444047 2000 646889 6 1700 9.72E+08 0 236497 641406 15247 1091350 6 1900 9.72E+08 0 3373682 389972 4000 767654 4 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 589429 160492 8000 757921 6 <td>6</td> <td>1700</td> <td>9.72E+08</td> <td>0</td> <td>59278</td> <td>210154</td> <td>0</td> <td>269432</td>	6	1700	9.72E+08	0	59278	210154	0	269432
6 1800 9.72E+08 0 796505 1824737 0 2621242 6 2100 9.32E+08 0 509600 120824 14000 644424 4 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 200842 444047 2000 646889 6 1700 9.72E+08 0 434697 641406 15247 1091350 6 1900 9.72E+08 0 373682 389972 4000 767654 4 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 1012456 230017 36901 1279373 6 1700 9.72E+08 0 368877 374615 900 757921 6 <td>4</td> <td>1105</td> <td>9.32E+08</td> <td>0</td> <td>254746</td> <td>342578</td> <td>0</td> <td>597324</td>	4	1105	9.32E+08	0	254746	342578	0	597324
6 2100 9.32E+08 0 509600 120824 14000 644424 4 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 200842 444047 2000 646889 6 1700 9.72E+08 0 343697 641406 15247 1091350 6 1900 9.72E+08 0 373682 389972 4000 767654 4 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 1012456 230017 36900 1279373 6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 129780 0 12000 141780 6	4	1100	9.32E+08	0	490407	112194	6010	608611
4 1100 9.32E+08 0 208705 497266 0 705971 4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 200842 444047 2000 646889 6 1700 9.72E+08 0 434697 641406 15247 1091350 6 1900 9.72E+08 0 373682 389972 4000 767654 4 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 1012456 230017 36900 1279373 6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 368877 374615 9000 752492 6 2800 9E+08 0 129780 0 12000 141780 6	6	1800	9.72E+08	0	796505	1824737	0	2621242
4 4800 9.6E+08 0 726423 848823 0 1575246 6 1700 9.72E+08 0 200842 444047 2000 646889 6 1700 9.72E+08 0 434697 641406 15247 1091350 6 1900 9.72E+08 0 373682 389972 4000 767654 4 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 1012456 230017 36900 1279373 6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 368877 374615 9000 752492 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6	6	2100	9.32E+08	0	509600	120824	14000	644424
6 1700 9.72E+08 0 200842 444047 2000 646889 6 1700 9.72E+08 0 434697 641406 15247 1091350 6 1900 9.72E+08 0 373682 389972 4000 767654 4 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 1012456 230017 36900 1279373 6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 368877 374615 9000 752492 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6 1 3.21E+08 0 159775 0 14000 173775 6 <td< td=""><td>4</td><td>1100</td><td>9.32E+08</td><td>0</td><td>208705</td><td>497266</td><td>0</td><td>705971</td></td<>	4	1100	9.32E+08	0	208705	497266	0	705971
6 1700 9.72E+08 0 434697 641406 15247 1091350 6 1900 9.72E+08 0 373682 389972 4000 767654 4 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 1012456 230017 36900 1279373 6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 368877 374615 9000 752492 6 1700 9.72E+08 0 129780 0 12000 141780 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6 1 3.21E+08 0 159775 0 14000 173775 6 190	4	4800	9.6E+08	0	726423	848823	0	1575246
6 1900 9.72E+08 0 373682 389972 4000 767654 4 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 1012456 230017 36900 1279373 6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 368877 374615 9000 752492 6 2800 9E+08 0 129780 0 12000 141780 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6 1 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 254800 86402 7800 349002 6 1900	6	1700	9.72E+08	0	200842	444047	2000	646889
4 1700 9.72E+08 0 330104 369427 2993 702524 4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 1012456 230017 36900 1279373 6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 368877 374615 9000 752492 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6 1 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 3378792 2379480 148362 5906634 6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 759342 742286 15460 1517088 6	6	1700	9.72E+08	0	434697	641406	15247	1091350
4 1100 9.32E+08 0 353444 231558 6000 591002 6 1900 9.72E+08 0 1012456 230017 36900 1279373 6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 368877 374615 9000 752492 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6 1 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 759342 742286 15460 1517088 6 1000 9E+08 0 13728 0 0 13728 6 1105	6	1900	9.72E+08	0	373682	389972	4000	767654
6 1900 9.72E+08 0 1012456 230017 36900 1279373 6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 368877 374615 9000 752492 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6 1 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 3378792 2379480 148362 5906634 6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 759342 742286 15460 1517088 6 1000 9E+08 0 13728 0 0 13728 6 1105 9.32E+08 0 509600 233882 0 743482 6 1800	4	1700	9.72E+08	0	330104	369427	2993	702524
6 1700 9.72E+08 0 589429 160492 8000 757921 6 1700 9.72E+08 0 368877 374615 9000 752492 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6 1 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 3378792 2379480 148362 5906634 6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 759342 742286 15460 1517088 6 1900 9E+08 0 13728 0 0 13728 6 1105 9.32E+08 0 509600 233882 0 743482 6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800	4	1100	9.32E+08	0	353444	231558	6000	591002
6 1700 9.72E+08 0 368877 374615 9000 752492 6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6 1 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 3378792 2379480 148362 5906634 6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 759342 742286 15460 1517088 6 1900 9.72E+08 0 13728 0 0 13728 6 1105 9.32E+08 0 509600 233882 0 743482 6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 <td>6</td> <td>1900</td> <td>9.72E+08</td> <td>0</td> <td>1012456</td> <td>230017</td> <td>36900</td> <td>1279373</td>	6	1900	9.72E+08	0	1012456	230017	36900	1279373
6 2800 9E+08 0 129780 0 12000 141780 6 800 3.21E+08 0 167764 28698 0 196462 6 1 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 3378792 2379480 148362 5906634 6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 759342 742286 15460 1517088 6 1000 9E+08 0 13728 0 0 13728 6 1105 9.32E+08 0 509600 233882 0 743482 6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700	6	1700	9.72E+08	0	589429	160492	8000	757921
6 800 3.21E+08 0 167764 28698 0 196462 6 1 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 3378792 2379480 148362 5906634 6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 759342 742286 15460 1517088 6 1000 9E+08 0 13728 0 0 13728 6 1105 9.32E+08 0 509600 233882 0 743482 6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000	6	1700	9.72E+08	0	368877	374615	9000	752492
6 1 3.21E+08 0 159775 0 14000 173775 6 1900 9.72E+08 0 3378792 2379480 148362 5906634 6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 759342 742286 15460 1517088 6 1000 9E+08 0 13728 0 0 13728 6 1105 9.32E+08 0 509600 233882 0 743482 6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000 9E+08 0 1545 0 1320 2865 6 1105	6	2800	9E+08	0	129780	0	12000	141780
6 1900 9.72E+08 0 3378792 2379480 148362 5906634 6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 759342 742286 15460 1517088 6 1000 9E+08 0 13728 0 0 13728 6 1105 9.32E+08 0 509600 233882 0 743482 6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000 9E+08 0 1545 0 1320 2865 6 1105 9.32E+08 0 254800 505040 0 759840	6	800	3.21E+08	0	167764	28698	0	196462
6 1200 9.72E+08 0 254800 86402 7800 349002 6 1900 9.72E+08 0 759342 742286 15460 1517088 6 1000 9E+08 0 13728 0 0 13728 6 1105 9.32E+08 0 509600 233882 0 743482 6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000 9E+08 0 1545 0 1320 2865 6 1105 9.32E+08 0 254800 505040 0 759840	6	1	3.21E+08	0	159775	0	14000	173775
6 1900 9.72E+08 0 759342 742286 15460 1517088 6 1000 9E+08 0 13728 0 0 13728 6 1105 9.32E+08 0 509600 233882 0 743482 6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000 9E+08 0 1545 0 1320 2865 6 1105 9.32E+08 0 254800 505040 0 759840	6	1900	9.72E+08	0	3378792	2379480	148362	5906634
6 1000 9E+08 0 13728 0 0 13728 6 1105 9.32E+08 0 509600 233882 0 743482 6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000 9E+08 0 1545 0 1320 2865 6 1105 9.32E+08 0 254800 505040 0 759840	6	1200	9.72E+08	0	254800	86402	7800	349002
6 1105 9.32E+08 0 509600 233882 0 743482 6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000 9E+08 0 1545 0 1320 2865 6 1105 9.32E+08 0 254800 505040 0 759840	6	1900	9.72E+08	0	759342	742286	15460	1517088
6 2100 9.32E+08 0 499660 247788 18750 766198 6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000 9E+08 0 1545 0 1320 2865 6 1105 9.32E+08 0 254800 505040 0 759840	6	1000	9E+08	0	13728	0	0	13728
6 1800 9.72E+08 0 321300 780621 24000 1125921 4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000 9E+08 0 1545 0 1320 2865 6 1105 9.32E+08 0 254800 505040 0 759840	6	1105	9.32E+08	0	509600	233882	0	743482
4 1100 9.32E+08 0 254746 76329 13030 344105 4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000 9E+08 0 1545 0 1320 2865 6 1105 9.32E+08 0 254800 505040 0 759840	6	2100	9.32E+08	0	499660	247788	18750	766198
4 1700 9.72E+08 0 254746 162456 8588 425790 4 1000 9E+08 0 1545 0 1320 2865 6 1105 9.32E+08 0 254800 505040 0 759840	6	1800	9.72E+08	0	321300	780621	24000	1125921
4 1000 9E+08 0 1545 0 1320 2865 6 1105 9.32E+08 0 254800 505040 0 759840	4	1100	9.32E+08	0	254746	76329	13030	344105
6 1105 9.32E+08 0 254800 505040 0 759840	4	1700	9.72E+08	0	254746	162456	8588	425790
	4	1000	9E+08	0	1545	0	1320	2865
6 2800 9E+08 0 909491 0 67000 976491	6	1105	9.32E+08	0	254800	505040	0	759840
	6	2800	9E+08	0	909491	0	67000	976491

6	1000	9E+08	0	253114	0	0	253114
6	1700	9.72E+08	0	558931	404613	16050	979594
6	1800	9.72E+08	0	815430	1025721	0	1841151
6	1000	9E+08	0	128591	0	0	128591
6	1900	9.72E+08	0	253114	7062424	81920	7397458
6	1105	9.32E+08	0	1126070	1574901	0	2700971
4	1100	9.32E+08	0	343347	222211	26222	591780
6	8900	8.2E+08	0	3382271	0	700	3382971
6	8900	8.2E+08	0	582848	0	91	582939
6	8900	8.2E+08	0	187670	0	0	187670
6	8900	8.2E+08	0	815597	0	1116	816713
6	49	7.9E+08	0	100	0	0	100
6	1700	9.72E+08	0	3177272	324461	580	3502313
4	7200	8.3E+08	0	9905257	712080	51278	10668615
6	1049	7.9E+08	0	100	0	0	100
6	1000	9E+08	0	105354	0	2475	107829

TOTAL_ASS TO	TAL_XM	TAXABLE	TAXES	TOTAL_LAN	STR_NUM	FRACTION	PRE_TYPE	PRE_DIR
925566	0	925566	16482.65	461982	919			
654358	0	654358	11199.74	254746	953			
237012	0	237012	3826.46	192136	800			
515459	0	515459	8738.36	286622	1141			
848436	0	848436	15281.31	446773	1151			
707814	0	707814	12589.22	383076	972			
1046138	0	1046138	18766.59	509600	1302			
377556	0	377556	6853.79	229350	1312			
696852	0	696852	11912.68	247954	935			
382921	0	382921	6710.54	254800	1194			
1067749	0	1067749	19074.65	314943	1010			
1269857	0	1269857	22407.12	750774	976			
449053	0	449053	7621.93	251791	1185			
2876928	0	2876928	46448.38	863696	840			S
382636	0	382636	6850.87	254800	1330			
1045526	0	1045526	18637.27	616110	900			
269432	0	269432	4391.7		1280			
597324	0	597324		254746	947			
608611	0	608611	10914.8	490407	1011			
2453284	0	2453284	44098.36	796505	1211			
644424	0	644424	13447.76	509600	1230			
507352	0	507352	9950.6	208705	1021			
1575246	0	1575246	27420.13	726423	958			
583320	0	583320	9389.77	200842	1260			
749345	0	749345	13936.56	434697	1330			
746589	0	746589	12768.56	373682	1181			
702524	0	702524	12175.76	330104	918			
591002	0	591002	10106.21	353444	1030			
1279373	0	1279373	22345.69	1012456	1355			
757921	0		13601.36		1121			
752492	0	752492	13560.53	368877	1155			
141780	0	141780	2274.37	129780	930			
190156	0	190156	2955.83	167764	940			
144329	0	144329	2396.65	159775	951			
5643507	0	5643507	96992.1	3378792	1285			
349002	0	349002	6131.57	254800	1198			
1517088	0	1517088	26431.98	759342	1341			
13728	0	13728	220.21	13728	1242			
743482	0	743482	13248.75	509600	1336			
766198	0	766198	13907.63	499660	1346			
1125921	0	1125921	18304.95	321300	1353			
344105	0	344105	6131.48	254746	941			
425790	0	425790	6878.68	254746	963			S
2865 750940	0	2865	44.84	1545	860			3
759840	0	759840	10273.95	254800	1222			
976491	0	976491	15664.37	909491	950			

253114	0	253114	4544.33	253114	1235	
767386	0	767386	14519.17	558931	925	S
1841151	0	1841151	35406.07	815430	1270	
128591	0	128591	2062.78	128591	955	
7397458	0	7397458	129709.2	253114	1245	
2700971	0	2700971	48178.91	1126070	1280	
591780	0	591780	10330.97	343347	930	
3203835	3203835	0	0	3382271	1150	
582939	582939	0	0	582848	1210	
187670	187670	0	0	187670	1211	
816713	816713	0	0	815597	1241	
100	0	100	1.59	100	1347	
3502313	0	3502313	62802.36	3177272	1100	
7126973	7126973	0	0	9905257	801	
100	0	100	1.59	100	0	
107829	0	107829	1729.74	105354	0	

STR_NAME POST_TYPE POST_DIR	UNIT_TYPE UNIT_NUN SITUS CITY_SITUS ZIP_SITUS STYS	
ORANGE AVE	919 ORAN(WINTER PA 32789	2
ORANGE AVE	953 ORAN(WINTER PA 32789	1
ARAGON AVE	800 ARAGC WINTER PA 32789	1
ORANGE AVE	1141 ORAN WINTER PA 32789	1
ORANGE AVE	1151 ORAN WINTER PA 32789	1
ORANGE AVE	972 ORAN(WINTER PA 32789	1
ORANGE AVE	1302 ORAN WINTER PA 32789	1
PALMETTO AVE	1312 PALN WINTER PA 32789	1
ORANGE AVE	935 ORAN(WINTER PA 32789	1
ORANGE AVE	1194 ORAN WINTER PA 32789	1
ORANGE AVE	1010 ORAN WINTER PA 32789	2
ORANGE AVE	976 ORAN(WINTER PA 32789	1
ORANGE AVE	1185 ORAN WINTER PA 32789	1
DENNING DR	840 S DENI WINTER PA 32789	2
ORANGE AVE	1330 ORAN WINTER PA 32789	1
ORANGE AVE	900 ORAN(WINTER PA 32789	1
PALMETTO AVE	1280 PALM WINTER PA 32789	1
ORANGE AVE	947 ORAN(WINTER PA 32789	1
ORANGE AVE	1011 ORAN WINTER PA 32789	1
ORANGE AVE	1211 ORAN WINTER PA 32789	3
ORANGE AVE	1230 ORAN WINTER PA 32789	1
ORANGE AVE	1021 ORAN WINTER PA 32789	1
ORANGE AVE	958 ORAN(WINTER PA 32789	2
PALMETTO AVE	1260 PALM WINTER PA 32789	1
PALMETTO AVE	1330 PALM WINTER PA 32789	1
ORANGE AVE	1181 ORAN WINTER PA 32789	1
ORANGE AVE	918 ORAN(WINTER PA 32789	1
ORANGE AVE	1030 ORAN WINTER PA 32789	1
ORANGE AVE	1355 ORAN WINTER PA 32789	3
ORANGE AVE	1121 ORAN WINTER PA 32789	1
ORANGE AVE	1155 ORAN WINTER PA 32789	1
OAK PL	930 OAK PLWINTER PA 32789	0
OAK PL	940 OAK PLWINTER PA 32789	1
OAK PL	951 OAK PI WINTER PA 32789 1285 ORAN WINTER PA 32789	0
ORANGE AVE		2 1
ORANGE AVE ORANGE AVE		
ORANGE AVE PALMETTO AVE		1
ORANGE AVE	1242 PALM WINTER PA 32789 1336 ORAN WINTER PA 32789	1
ORANGE AVE	1336 ORAN WINTER PA 32789	1
PALMETTO AVE	1353 PALM WINTER PA 32789	2
ORANGE AVE	941 ORAN(WINTER PA 32789	1
ORANGE AVE	963 ORAN(WINTER PA 32789	1
DENNING DR	860 S DENI WINTER PA 32789	0
ORANGE AVE	1222 ORAN WINTER PA 32789	1
MINNESOT AVE	950 MINNE WINTER PA 32789	0
IVIIIVINESO I AVE	320 INIIININE NAIMTER LA 25/02	U

ORANGE AVE	1235 ORAN WINTER PA	32789	0
DENNING DR	925 S DENI WINTER PA	32789	1
ORANGE AVE	1270 ORAN WINTER PA	32789	2
OAK PL	955 OAK PLWINTER PA	32789	0
ORANGE AVE	1245 ORAN WINTER PA	32789	2
ORANGE AVE	1280 ORAN WINTER PA	32789	1
ORANGE AVE	930 ORAN(WINTER PA	32789	1
ORANGE AVE	1150 ORAN WINTER PA	32789	0
PALMETTO AVE	1210 PALW WINTER PA	32789	0
PALMETTO AVE	1211 PALW WINTER PA	32789	0
PALMETTO AVE	1241 PALW WINTER PA	32789	0
PALMETTO AVE	1347 PALW WINTER PA	32789	0
ORANGE AVE	1100 ORAN WINTER PA	32789	1
ORANGE AVE	801 ORAN(WINTER PA	32789	2
PALMETTO AVE	PALMETTO WINTER PA	32789	0
PALMETTO AVE	PALMETTO WINTER PA	32789	0

BATH	BEDS	L	IVING_AR POOL	MKTIDX	AYB		EYB		SALE_ADJ_	QUAL_COD
	0	0	5615 N	1105-04		1951		1981	737500	Q
	0	0	3050 N	1100-05		1948		2006	660000	Q
	0	0	1600 N	4800-04		1968		1976	428500	Q
	0	0	2700 N	1105-03		1961		1980	0	
	0	0	3532 N	1700-03		1956		1996		
	0	0	4666 N	1105-03		1946		2005	44000	Q
	0	0	4098 N	1700-04		1997		1997	0	
	0	0	4125 N	1700-02		1964		1980	0	
	0	0	3857 N	1700-05		1962		1995		
	0	0	2272 N	1100-03		1943		1980	150044	
	0	0	3708 N	1800-06		2002		2010	1175000	
	0	0	7230 N	1105-03		1937		1990		
	0	0	1589 N	1900-03		1954		1980		
	0	0	8797 N	1800-05		2006		2006	1240000	
	0	0	2024 N	1100-03		1959		1984		
	0	0	5994 N	1700-04		1945		1985		
	0	0	2048 N	1700-03		1957		1997		
	0	0	3650 N	1105-03		1940		1980	60000	
	0	0	3228 N	1100-03		1958		1995	900000	
	0	0	12471 N	1800-05		1989		1999	2237300	Q
	0	0	3600 N	2100-03		1960		1980	0	_
	0	0	4622 N	1100-04		1930		1999		Q
	0	0	10789 N	4800-04		1948		1972	0	
	0	3	5734 N	1700-02		1955		1985	0	
	0	0	7518 N	1700-02		1959		1990	0	
	0	0	3224 N	1900-03		1968		1980	0	0
	0	0	6257 N	4800-03		1956		1985	360100	Q
	0	0	3082 N	1100-04		1960		1999	0	0
	0	0	10772 N	1900-01		1966		1975	900000	Q
	0	0	937 N	1700-04		1983		2002	0	0
	0	0	2913 N	1700-03		1979		1995	397000 0	Q
	0	0	0 N 1200 N	0012.04		0 1956		0 1960	0	
	2	2	0 N	0812-04		1930		1900		\circ
	0	0	31796 N	1900-01		1982		1987		
	0	0	910 N	1210-03		1902		1980		
	0	0	6460 N	1900-03		1966		1985	950000	
	0	0	0 N	1900-03		0		0		
	0	0	3740 N	1105-03		1969		1980		
	0	0	2774 N	2100-05		1966		2000		
	0	0	5914 N	1800-03		1987		2000	1300000	
	0	0	938 N	1100-04		1976		2003	0	~
	0	0	1190 N	1700-03		1954		1995		Ω
	0	0	0 N	1700-04		0		0		
	0	0	3000 N	1105-06		1955		2005		
	0	0	0 N	. 100 00		0		0		
	-	-	~ · ·			9		9	2.000	_

0	0	0 N		0	0	0
0	0	3607 N	1700-03	1984	1995	485000 Q
0	0	9432 N	1800-06	1991	2004	2250000 Q
0	0	0 N		0	0	0
0	0	23088 N	1900-06	2015	2015	400000 Q
0	0	10825 N	1105-08	1946	2016	1600000 Q
0	0	2415 N	1100-04	1960	1999	214900 Q
0	0	0 N		0	0	2216000 Q
0	0	0 N		0	0	795300 Q
0	0	0 N		0	0	425000 Q
0	0	0 N		0	0	1046300 Q
0	0	0 N		0	0	0
0	0	7539 N	1700-03	1989	1989	1342400 Q
0	0	15326 N	3400-03	1984	2018	0
0	0	0 N		0	0	0
0	0	0 N		0	0	0

ADD1 ADD2	ADD3	ADD4	CITY	STATE	ZIP		ZIP4		COUNTRY
1412 DRUID RD			MAITLANI) FL		32751		4208	
3 ISLE OF SICILY			WINTER P	A FL		32789		1505	
PO BOX 2167			WINTER P	A FL		32790		2167	
C/O GEOR(1660 JEFFE	RSON ST		LONGWO	OFL		32750		6218	
C/O RON Y PO BOX 57			WINTER P			32790		574	
300 N PARK AVE STE 20	00		WINTER P			32789		3875	
1302 ORANGE AVE			WINTER P			32789		4912	
C/O WILLIA 1847 JESSIC	CA CT		WINTER P			32789		5935	
PO BOX 2167			WINTER P			32790		2167	
383 EMERSON PLZ APT	T 715		ALTAMON			32701		4060	
951 TUSKAWILLA TRL			WINTER S			32708		4023	
300 N PARK AVE STE 20	00		WINTER P			32789		3875	
1185 ORANGE AVE	. 00		WINTER P			32789		4907	
502 N US HIGHWAY 17	7 92		LONGWO			32750		4414	
2907 PINEHOOD LN	T 404		ALMA	AR		72921		5071	
1600 ALABAMA DR AP			WINTER P			32789		2688	
C/O WILLIA 1847 JESSIC	CACI		WINTER P			32789		5935	
1949 ELKS PATH LN	ON A TOL		GREEN CC			32043		8247	
223 N ORANGE BLOSSO			ORLANDO			32805		1611	
1211 ORANGE AVE STE		222	WINTER P			32789		4966	
174 WATERCOLOR WA	NY SIE 103-	332	SANTA RO			32459		7351	
1021 ORANGE AVE			WINTER P			32789		4708	
665 BERWICK DR	^ A		WINTER P			32792		4712	
C/O WILLIA 1847 JESSIC			WINTER P			32789		5935	
C/O WILLIA 1847 JESSIC	SACI		WINTER P			32789		5935	
1181 ORANGE AVE			WINTER P			32789 32789		4907	
777 FRENCH AVE PO BOX 623276			WINTER P. OVIEDO	<i>e</i> rl FL		32762		5023	
1355 ORANGE AVE			WINTER P.			32789		3276 4933	
300 N PARK AVE STE 20	00		WINTER P			32789		3875	
1181 ORANGE AVE	00		WINTER P			32789		4907	
1181 ORANGE AVE			WINTER P			32789		4907	
1181 ORANGE AVE			WINTER P			32789		4907	
1285 ORANGE AVE			WINTER P			32789		4984	
1285 ORANGE AVE			WINTER P			32789		4984	
383 EMERSON PLZ APT	Г 715		ALTAMON			32701		4060	
1285 ORANGE AVE	1 7 10		WINTER P			32789		4961	
C/O WILLIA 1847 JESSIC	CA CT		WINTER P			32789		5935	
2907 PINEHOOD LN	571 01		ALMA	AR		72921		5071	
2404 GALLERY VIEW D	R STF 5		WINTER P			32792		2535	
941 W MORSE BLVD ST			WINTER P			32789		3781	
10454 BIRCH TREE LN			WINDERM			34786		8013	
9700 W LAKE RUBY DR	}		WINTER H			33884		4151	
9700 W LAKE RUBY DR			WINTER H			33884		4151	
1222 ORANGE AVE			WINTER P			32789		4918	
1285 ORANGE AVE			WINTER P			32789		4961	

1285 ORANGE AVE WINTER PAFL 32789	4984
925 S DENNING DR STE 1 WINTER PAFL 32789	4766
3 ISLE OF SICILY WINTER PAFL 32789	1505
1285 ORANGE AVE WINTER PAFL 32789	4984
1285 ORANGE AVE WINTER PAFL 32789	4984
1211 ORANGE AVE STE 102 WINTER PAFL 32789	4966
777 FRENCH AVE WINTER PAFL 32789	5023
401 SOUTH PARK AVE WINTER PAFL 32789	
401 SOUTH PARK AVE WINTER PAFL 32789	
401 SOUTH PARK AVE WINTER PAFL 32789	
401 SOUTH PARK AVE WINTER PAFL 32789	
1347 PALMETTO AVE WINTER PAFL 32789	4915
18000 CANTRELL RD LITTLE ROC AR 72223	9729
CAMPUS B 1000 HOLT AVE WINTER PAFL 32789	4499
PO BOX 1010 ORLANDO FL 32802	1010
C/O WILLIA 1847 JESSICA CT WINTER PAFL 32789	5935

LAND_LINE LA	ND_DOR ZONING	G_C(LAND_	QTY LAND_QTY	LAND_UNI	LAND_UNI ⁻	CLASSIFIED	PYASSESSE
1	1105 C-3	SF	12691.81	36.4	36.4	36	922710
1	1100 C-3	SF	6998.52	36.4	36.4	36	609061
1	4800 O-2	SF	5277		36.41	36	238535
1	1700 C-3	SF	8267.16	34.67	34.67	35	471412
1	1700 O-1	SF	6708	36.4	36.4	36	856673
1	1105 C-3	SF	10524.07	36.4	36.4	36	705746
1 1	1700 C-3 1700 O-1	SF SF	14000 11810	36.4 19.42	36.4 19.42	36 19	1052303
1	1700 C-1	SF	6811.93	36.4	36.4	36	343233 633502
1	1700 C-3	SF	7000	36.4	36.4	36	370406
1	1800 C-3	SF	7351.6	42.84	42.84	43	1066260
1	1105 C-3	SF	21244.32	35.34	35.34	35	1238019
1	1900 O-1	SF	6917.34	36.4	36.4	36	411590
1	1800 O-2	SF	22243	38.83	38.83	39	2884022
1	1100 C-3	SF	7000	36.4	36.4	36	384063
1	1700 C-3	SF	16926.09	36.4	36.4	36	1040719
1	1700 O-1	SF	2221	26.69	26.69	27	273771
1	1105 C-3	SF	6998.52	36.4	36.4	36	573613
1	1100 C-3	SF	13472.72	36.4	36.4	36	611027
1	1800 0-1	SF	21882.01	36.4	36.4	36	2230258
1 1	2100 C-3 1100 C-3	SF SF	14000	36.4 38.83	36.4	36 39	752158
1	4800 C-3	SF	5374.85 19956.68	36.4	38.83 36.4	36	461229 1509218
1	1700 O-1	SF	10342	19.42	19.42	19	530291
1	1700 O 1	SF	22384	19.42	19.42	19	681223
1	1900 O-1	SF	10266	36.4	36.4	36	678717
1	1700 C-3	SF	9068.78	36.4	36.4	36	665602
1	1100 C-3	SF	9102.34	38.83	38.83	39	550081
1	1900 O-1	SF	27814.73	36.4	36.4	36	1221844
1	1700 C-3	SF	12228.82	48.2		48	
1	1700 O-1	SF	10133.98	36.4	36.4	36	760560
1	2800 R-3	UT	1	129780	129780	129780	141780
1	800 R-3	LT	1	167763.8	167763.8	167764	172869
1 1	1 PL 1900 O-1	LT SF	1 27815	159775 38.83	159775 38.83	159775 39	131208 5130461
1	1900 C-1	SF	7000	36.4	36.4	36	340388
1	1900 O-1	SF	13907.36	36.4	36.4	36	1452618
1	1000 O-1	SF	1442	19.04	9.52	10	13728
1	1105 C-3	SF	14000	36.4	36.4	36	741187
1	2100 C-3	SF	14000	35.69	35.69	36	716812
1	1800 O-1	SF	15000	21.42	21.42	21	1141100
1	1100 C-3	SF	6998.52	36.4	36.4	36	343551
1	1700 C-3	SF	6998.52	36.4	36.4	36	359523
1	1000 O-2	SF	1198	25.79	1.29	1	2742
1	1105 C-3	SF	7000	36.4	36.4	36	462559
1	2800 PL	SF	31232.52	29.12	29.12	29	976491

1	1000 C-3	SF	6953.68	36.4	36.4	36	253114
1	1700 O-2	SF	14394.32	38.83	38.83	39	697624
1	1800 C-3	SF	21000	38.83	38.83	39	1971951
1	1000 PL	SF	16298	7.89	7.89	8	128591
1	1900 C-3	SF	6953.68	36.4	36.4	36	7152134
1	1105 C-3	SF	14000	38.83	38.83	39	2692635
1	1100 C-3	SF	9432.6	36.4	36.4	36	570299
1	8900 O-1	SF	87104.59	38.83	38.83	39	2912577
1	8900 O-1	SF	34922	16.69	16.69	17	582939
1	8900 O-1	SF	6125	30.64	30.64	31	337828
1	8900 O-1	SF	34457	23.67	23.67	24	816713
1	49 0-1	UT	1	100	100	100	100
1	1700 O-1	SF	81825.18	38.83	38.83	39	3502313
1	7200 PR	SF	269751	36.72	36.72	37	6479066
1	1049 O-1	UT	1	100	100	100	100
1	1000 O-1	SF	5425	19.42	19.42	19	107829

PYJUST_VA	PYTAXABLE.	JUST_CHAN	CRA_C	CODE DOR_CODI	PARENT_IC I	BLDG_DOR SUBT	YPE	TYPE_CODI
922710	922710		WP1	1100		1105		SB
661198	609061	-1.03	WP1	1100		1100	1	SB
238535	238535	-0.63		4800		4800		SB
522486	471412	-1.34		1100		1105		SB
856673	856673	-0.96		1700		1700		SB
705746	705746	0.29	WP1	1100		#######		SB
1056979	1052303	-1.02	•••	1700		1700		SB
539793	343233	-1.71		1700		1700		SB
726452	633502	-1.37	\//P1	1700		1700		SB
386838	370406	-1.01	V V I I	1100		1100		SB
1079858	1066260	-1.12	۱۸/D1	1700		1800		SB
1265938	1238019		WP1	1100		1105		SB
455109	411590	-1.33	VVFI	1700		1900		SB
2910905	2884022	-1.33 -1.16	\//D1	2300		1800		SB
386092	384063	-0.89	VVFI	1100		1100		SB
			\//D1					
1056701	1040719	-1.05	VVPI	1700		1700		SB
273771	273771	-1.58	M/D1	1700		1700		SB
595481	573613		WP1	1100		1105		SB
611027	611027	-0.39	VVPI	1100		1100		SB
2846808	2230258	-7.92		1700		1800		SB
752158	752158	-14.32	NA/D4	2100		2100		SB
715831	461229	-1.37		1100		1100		SB
1570763	1509218	0.28	WPT	4800		4800		SB
659079	530291	-1.84		1700		1700		SB
1120003	681223	-2.55		1700		1700		SB
780063	678717	-1.59		1700		1900		SB
713802	665602	-1.57		1700		#######		SB
595594	550081	-0.77	WP1	1100		1100		SB
1306208	1221844	-2.05		1700		1900		SB
760925	760925	-0.39			12-22-29-6	1700		SB
760560	760560	-1.06		1700		1700		SB
141780	141780	0			•	<null></null>		SB
199522	172869	-1.53				812		SB
173775	131208	0				<null></null>		SB
5968554	5130461	-1.03		1700		1900		SB
350484	340388	-0.42		1200		1210	1	SB
1537465	1452618	-1.32		1700		1900	1	SB
13728	13728	0			•	<null></null>	1	SB
741187	741187	0.3		1100		1105	1	SB
868173	716812	-11.74		2100		2100	1	SB
1141100	1141100	-1.33		1700		1800	1	SB
345507	343551	-0.4	WP1	1100		1100	1	SB
429289	359523	-0.81	WP1	1700		1700	1	SB
2865	2742	0	WP1		•	<null></null>	1	SB
757559	462559	0.3		1100		1105	1	SB
976491	976491	0		4800	•	<null></null>	1	SB

		_			
253114	253114	0		<null></null>	1 SB
988309	697624	-0.88	1700	1700	1 SB
1971951	1971951	-6.63	1700	1800	1 SB
128591	128591	0	4800	<null></null>	1 SB
7503774	7152134	-1.41	1700	1900	1 SB
2692635	2692635	0.3	1100	1105	1 SB
596187	570299	-0.73 WP1	1100	1100	1 SB
4129561	0	-18.07	1700	<null></null>	1 SB
582939	0	0		<null></null>	1 SB
378739	0	-50.44	1700	<null></null>	1 SB
816713	0	0		<null></null>	1 SB
100	100	0		<null></null>	2 CO
3502313	3502313	0	1700	1700	1 SB
10688474	0	-0.18 WP1	7200	#######	1 SB
100	100	0		<null></null>	2 CO
107829	107829	0		<null></null>	1 SB

FLOOR_NO NC_FLAC	G CONDO	_FL FEAT_CODI ACREAGE	ACRE_COD Z_COORD	SALE_DATE OBJ	IECTID
0	0	0.291364	AI 0	####### 3	303746
0	0	0.160664	- AI 0	#######	303735
0	0	0.121133	6 AI 0	9/2/2008	303847
0	0	0.185	6 AI 0	1/1/1900	196262
0	0	0.276	0 AI 0	1/4/2011	196261
0	0	0.241599) AI 0	6/1/1977	303742
0	0	0.321	AI 0	1/1/1900	196284
0	0	0.271	AI 0	1/1/1900	196296
0	0	0.15638	8 AI 0	9/2/2008	303738
0	0	0.16	o AI 0	7/1/1983	196290
0	0	0.168769) AI 0	####### 3	303744
0	0	0.487702	! AI 0	6/1/1976	303743
0	0	0.163	6 AI 0	#######	196258
0	0	0.510631	AI 0	3/3/2005	303846
0	0	0.16	o AI 0	8/1/1986	196283
0	0	0.38857	' AI 0	6/1/1976	303540
0	0	0.05	5 AI 0	#######	196299
0	0	0.160664	- AI 0	7/1/1979	303736
0	0	0.309291	AI 0	8/2/2006	303733
0	0	0.507	' AI 0	#######	196257
0	0	0.321	AI 0	1/1/1900	196287
0	0	0.123	6 AI 0	####### 3	303732
0	0	0.458142	! AI 0	1/1/1900	303741
0	0	0.237	' AI 0		196298
0	0	0.513	3 AI 0	1/1/1900	196295
0	0	0.244	AI 0	1/1/1900	196259
0	0	0.208191		####### 3	303739
0	0	0.208961			303745
0	0	0.638			196252
0	0	0 0.28			194886
0	0	0.244			196260
0	0	0.175			196309
0	0	0.173			196310
0	0	0.191			196263
0	0	1.997			196254
0	0	0.16			196289
0	0	0.479			196253
0	0	0.033			196300
0	0	0.321			196282
0	0	0.321			196281
0	0	0.344			196294
0	0	0.160664			303737
0	0	0.160664			303734
0	0	0.027			303845
0	0	0.16			196288
0	0	0 0.711	AI 0	#######	196308

0	0		0.159 AI	0 1/1/1900 196256
0	0		0.33 AI	0 ####### 194842
0	0		0.482 AI	0 ###### 196286
0	0		0.374 AI	0 1/1/1900 196270
0	0		0.159 AI	0 ####### 196255
0	0		0.665 AI	0 4/1/2014 196285
0	0		0.216543 AI	0 ###### 303740
0	0		1.999 AI	0 6/5/2008 196291
0	0		0.801 AI	0 6/5/2008 196301
0	0		0.141 AI	0 ####### 196292
0	0		0.791 AI	0 6/5/2008 196293
0	0 C	CA	0.34 AI	0 1/1/1900 196318
0	0		1.878 AI	0 6/5/2008 303684
0	0		6.192639 AI	0 1/1/1900 303747
0	0 C	CA	0.52 AI	0 1/1/1900 196311
0	0		0.124 AI	0 1/1/1900 196297

Parcel Num Owner 1 Owner 2	Address 1 Address 2	Address 3	Address 1	City State
3.02E+14 B AND H 91	1412 DRUII	7 (ddi C33 3	Addi C33 T	MAITLAND FL
3.02E+14 ORANGE A'	3 ISLE OF S			WINTER PAFL
	PO BOX 21			WINTER PAFL
	C/O GEOR(1660 JEFFE			LONGWOOFL
2.92E+14 RON YORK JULIE YORK				WINTER PAFL
3.02E+14 972 CO L L	300 N PARI			WINTER PAFL
***************************************	1302 ORAN			WINTER PAFL
	C/O WILLIA 1847 JESSI(WINTER PAFL
	PO BOX 21			WINTER PAFL
2.92E+14 KUHN RALFKUHN VICT				ALTAMON1FL
3.02E+14 RB2 PROPE	951 TUSKA			WINTER SP FL
3.02E+14 972 CO L L	300 N PARI			WINTER PAFL
	1185 ORAN			WINTER PAFL
3.02E+14 840 DENNI	502 N US H			LONGWOOFL
2.92E+14 ISONS FL PI	2907 PINEI			ALMA AR
3.02E+14 LYDEN PRC	1600 ALAB			WINTER PAFL
2.92E+14 R ALLEN TR	C/O WILLIA 1847 JESSI(WINTER PAFL
3.02E+14 F S INTERN	1949 ELKS			GREEN CO\FL
3.02E+14 ALEXANDEI	223 N ORA			ORLANDO FL
2.92E+14 HVC LAND	1211 ORAN			WINTER PAFL
2.92E+14 WP ORANG	174 WATEF			SANTA ROSFL
3.02E+14 DBG INC	1021 ORAN			WINTER PAFL
3.02E+14 WATSON A	665 BERWI			WINTER PAFL
2.92E+14 R ALLEN TR	C/O WILLIA 1847 JESSI(WINTER PAFL
2.92E+14 R ALLEN TR	C/O WILLIA 1847 JESSI(WINTER PAFL
2.92E+14 S A PROPEF	1181 ORAN			WINTER PAFL
3.02E+14 STROLLO J/	777 FRENC			WINTER PAFL
3.02E+14 ZIMMER RE	PO BOX 62			OVIEDO FL
2.92E+14 GATEWAY	1355 ORAN			WINTER PAFL
2.92E+14 LARRY E W	300 N PARI			WINTER PAFL
2.92E+14 S A PROPEF	1181 ORAN			WINTER PAFL
2.92E+14 S A PROPEF	1181 ORAN			WINTER PAFL
2.92E+14 S A PROPEF	1181 ORAN			WINTER PAFL
2.92E+14 SUS PROPE	1285 ORAN			WINTER PAFL
2.92E+14 MARLIB IN(1285 ORAN			WINTER PAFL
2.92E+14 KUHN RALFKUHN VICT	383 EMERS			ALTAMON1FL
2.92E+14 SUS PROPE	1285 ORAN			WINTER PAFL
2.92E+14 R ALLEN TR	C/O WILLIA 1847 JESSI(WINTER PAFL
2.92E+14 ISONS FL PI	2907 PINEI			ALMA AR
2.92E+14 WONG LEU	2404 GALLI			WINTER PAFL
2.92E+14 PALMETTO	941 W MO			WINTER PAFL
3.02E+14 FERDERIGC FERDERIGC	10454 BIRC			WINDERMIFL
3.02E+14 REEYA PAT	9700 W LA			WINTER HAFL
3.02E+14 REEYA PAT	9700 W LA			WINTER HAFL
2.92E+14 CORESTRO	1222 ORAN			WINTER PAFL
2.92E+14 SUS PROPE	1285 ORAN			WINTER PAFL

2.92E+14 SUS PROPE	1285 ORAN	WINTER PAFL
2.92E+14 TUDOR PR(925 S DENI	WINTER PAFL
2.92E+14 ORANGE A'	3 ISLE OF S	WINTER PAFL
2.92E+14 MARLIB IN(1285 ORAN	WINTER PAFL
2.92E+14 SUS PROPE	1285 ORAN	WINTER PAFL
2.92E+14 GARBER CA	1211 ORAN	WINTER PAFL
3.02E+14 STROLLO JA	777 FRENC	WINTER PAFL
2.92E+14 CITY OF WI	401 SOUTH	WINTER PAFL
2.92E+14 CITY OF WI	401 SOUTH	WINTER PAFL
2.92E+14 CITY OF WI	401 SOUTH	WINTER PAFL
2.92E+14 CITY OF WI	401 SOUTH	WINTER PAFL
2.92E+14 PALMETTO	1347 PALM	WINTER PAFL
3.02E+14 BANK OF TI	18000 CAN	LITTLE ROC AR
3.02E+14 ROLLINS CC	CAMPUS B: 1000 HOLT	WINTER PAFL
2.92E+14 PALMETTO	PO BOX 10°	ORLANDO FL
2.92E+14 R ALLEN TR	C/O WILLIA 1847 JESSI(WINTER PAFL

Country	Zip Code	Property U:E	xemp Cod Exemp Cod Exemp Cod Exemp Cod Exemp Cod Improve Co
	3.28E+08	1105	1105
	3.28E+08	1100	1100
	3.28E+08	4800	4800
	3.28E+08	1700	1105
	3.28E+08	1700	1700
	3.28E+08	1105	1105
	3.28E+08	1700	1700
	3.28E+08	1700	1700
	3.28E+08	1700	1700
	3.27E+08	1100	1100
	3.27E+08	1800	1800
	3.28E+08	1105	1105
	3.28E+08	1900	1900
	3.28E+08	1800	1800
	7.29E+08	1100	1100
	3.28E+08	1700	1700
	3.28E+08		1700
	3.2E+08		1105
	3.28E+08	1100	1100
	3.28E+08		1800
	3.25E+08		2100
	3.28E+08		1100
	3.28E+08		4800
	3.28E+08		1700
	3.28E+08		1700
	3.28E+08		1900
	3.28E+08		4800
	3.28E+08		1100
	3.28E+08		1900
	3.28E+08		1700
	3.28E+08		1700
	3.28E+08		
	3.28E+08		812
	3.28E+08		
	3.28E+08		1900
	3.27E+08		1210
	3.28E+08		1900
	3.28E+08		
	7.29E+08		1105
	3.28E+08		2100
	3.28E+08		1800
	3.48E+08		1100
	3.39E+08		1700
	3.39E+08		
	3.28E+08		1105
	3.28E+08	2800	

3.28E+08	1000		
3.28E+08	1700		
3.28E+08	1800		
3.28E+08	1000		
3.28E+08	1900		
3.28E+08	1105		
3.28E+08	1100		
3.28E+08	8900	5	
3.28E+08	49		
7.22E+08	1700		
3.28E+08	7200	5	
3.28E+08	1049		
3.28E+08	1000		

Market Ind Exterior	· Wa Exterior	· WaTota	al Area	Total CAM/	Total # Bed 1	「otal # Bat∣	Actual Year	Effective Ye
4	15	17	5615	5615	0		19510101	19810101
5	15		3098	3050	0	0	19480101	20060101
4	15		1652	1600	0	0	19680101	19760101
3	17		3108	2700	0	0	19610101	19800101
3	17	19	3900	3532	0	0	19560101	19960101
3	17		5166	4666	0	0	19460101	20050101
4	17		5090	4098	0	0	19971020	19971020
2	15		4197	4125	0	0	19640101	19800101
5	15		3872	3857	0	0	19620101	19950101
3	17		2272	2272	0	0	19430101	19800101
6	17	16	3708	3708	0	0	20021010	20101010
3	17		7586	7230	0	0	19370101	19900101
3	17	15	1610	1589	0	0	19540101	19800101
5	22	21	13202	8797	0	0	20061122	20061122
3	17		2024	2024	0	0	19590101	19840101
4	17		6810	5994	0	0	19450101	19850101
3	18	12	2178	2048	0	0	19570101	19970101
3	15	17	3650	3650	0	0	19400101	19800101
3	15		4245	3228	0	0	19580101	19950101
5	17		13663	12471	0	0	19890101	19990101
3	15		4500	3600	0	0	19600101	19800101
4	17		5013	4622	0	0	19300101	19990101
4	15		11021	10789	0	0	19480101	19680101
2	15		5850	5734	8	0	19550101	19850101
2	15		10198	7518	0	0	19590101	19800101
3	17		5020	3224	0	0	19680101	19800101
3	15		7040	6257	0	0	19560101	19850101
4		28	3082	3082	0	0	19600101	19990101
1	15		13967	10772	0	0	19660101	19750101
4	19		1553	937	0		19830101	
3	17		3196	2913	0		19790101	
4	15		0 1512	0 1200	0	200	10540101	
4	13		1312	0	2	200	19560101 0	0
1	17		35681	31796	0		19820101	
3	37		910	910	0		19250101	
3	15		8145	6460	0		19710101	
3	10		0143	0400	0	0	0	0
3	15		4426	3740	0	ŭ	19690101	
5		16	3198	2774	0		19660101	
4		26	5956	5914	0		19870101	
3		17	986	938	0		19760101	
4	15		1248	1190	0		19540101	
•	· -		0	0	0	0	0	0
6	15		3598	3000	0		19550101	
			0	0	0	0	0	0

			0	0	0	0	0	0
3	17		3880	3607	0	0	19840101	19950101
6	17		9432	9432	0	0	19910930	20040930
			0	0	0	0	0	0
6	22	28	30039	23088	0	0	20151124	20151124
8	15	17	10825	10825	0	0	19460101	20160101
4	15		2415	2415	0	0	19600101	19990101
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
3	19		8950	7539	0	0	19890101	19890101
3	17		20199	15326	0	0	19840101	19840101
			0	0	0	0	0	0
			0	0	0	0	0	0

Land Use C Lan	d Zonin Land Uni	t TLand Units I	Land Unit F	Land Notes	Гахаble Va	Just Value (Assessed V
1105 C-3	SF	12692		IPTP - NO C	925566	925566	925566
1100 C-3	SF	6999	36	APTP - UPC	654358	654358	654358
4800 O-2	SF	5277		IPTP - NO C	237012	237012	237012
1700 C-3	SF	8267		APTP - 5YR	515459	515459	515459
1700 O-1	SF	6708		IPTP - NO C	848436	848436	848436
1105 C-3	SF	10524		IPTP - NO C	707814	707814	707814
1700 C-3	SF	14000		IPTP - NO C	1046138	1046138	1046138
1700 O-1	SF	11810		NEW ID# 1	377556	530559	377556
1700 C-3	SF	6812		IPTP - NO C	696852	716490	696852
1100 C-3	SF	7000		13612292 I	382921	382921	382921
1800 C-3	SF	7352		PMCO - 18-	1067749	1067749	1067749
1105 C-3	SF	21244		APTP - NO	1269857	1269857	1269857
1900 O-1	SF	6917		IPTP - NO C	449053	449053	449053
1800 O-2	SF	22243	39	APTP - UPC	2876928	2876928	2876928
1100 C-3	SF	7000	36	13788865 I	382636	382636	382636
1700 C-3	SF	16926	36	N DIRECTIC	1045526	1045526	1045526
1700 O-1	SF	2221		NEW ID# 1	269432	269432	269432
1105 C-3	SF	6999		PMCO - CR	597324	597324	597324
1100 C-3	SF	13473		PMCO - PN	608611	608611	608611
1800 O-1	SF	21882	36	PMCO - PN	2453284	2621242	2453284
2100 C-3	SF	14000		PMCO - PN	644424	644424	644424
1100 C-3	SF	5375		IPTP - NO C	507352	705971	507352
4800 C-3	SF	19957		PMCO - CR	1575246	1575246	1575246
1700 O-1	SF	10342		13738561 I	583320	646889	583320
1700 O-1	SF	22384	19	PMCO - CR	749345	1091350	749345
1900 O-1	SF	10266	36	PMCO - PN	746589	767654	746589
1700 C-3	SF	9069	36	NEW ID# 1:	702524	702524	702524
1100 C-3	SF	9102		PMCO - PN	591002	591002	591002
1900 O-1	SF	27815	36	IPTP - NO C	1279373	1279373	1279373
1700 C-3	SF	12229	48	PMCO - PN	757921	757921	757921
1700 O-1	SF	10134	36	IPTP - NO C	752492	752492	752492
2800 R-3	UT	1	129780	IPTP - NO C	141780	141780	141780
800 R-3	LT	1	167764	IPTP - NO C	190156	196462	190156
1 PL	LT	1	159775	IPTP - ADD	144329	173775	144329
1900 O-1	SF	27815	39	BUILDING I	5643507	5906634	5643507
1200 C-3	SF	7000	36	IPTP - NO C	349002	349002	349002
1900 O-1	SF	13907	36	PMT 18-89	1517088	1517088	1517088
1000 O-1	SF	1442	19	APTP - CR2	13728	13728	13728
1105 C-3	SF	14000	36	13788865 I	743482	743482	743482
2100 C-3	SF	14000	36	NEW ID# 1	766198	766198	766198
1800 O-1	SF	15000	21	COSTAR CC	1125921	1125921	1125921
1100 C-3	SF	6999	36	N DIRECTIC	344105	344105	344105
1700 C-3	SF	6999	36	ADDRESS C	425790	425790	425790
1000 O-2	SF	1198	26	ADDRESS C	2865	2865	2865
1105 C-3	SF	7000	36	PMCO - CO	759840	759840	759840
2800 PL	SF	31233	29	IPTP - NO C	976491	976491	976491

1000 C-3	SF	6954	36 APTP - 5YR	253114	253114	253114
1700 O-2	SF	14394	39 IPTP - NO C	767386	979594	767386
1800 C-3	SF	21000	39 PMCO - PN	1841151	1841151	1841151
1000 PL	SF	16298	8 IPTP - NBH	128591	128591	128591
1900 C-3	SF	6954	36 IPTP - NO C	7397458	7397458	7397458
1105 C-3	SF	14000	39 PMCO - CO	2700971	2700971	2700971
1100 C-3	SF	9433	36 NEW ID# 13	591780	591780	591780
8900 O-1	SF	87105	39 PMCO - CR	0	3382971	3203835
8900 O-1	SF	34922	17 PMCO - PN	0	582939	582939
8900 O-1	SF	6125	31 PMCO - CR	0	187670	187670
8900 O-1	SF	34457	24 APTP - CR2	0	816713	816713
49 O-1	UT	1	100 IPTP - NO C	100	100	100
1700 O-1	SF	81825	39 N DIRECTIC	3502313	3502313	3502313
7200 PR	SF	269751	37 PMCO - PN	0	10668615	7126973
1049 0-1	UT	1	100 IPTP - NO C	100	100	100
1000 O-1	SF	5425	19 NEW ID# 1:	107829	107829	107829

Building Va	Land Value	Extra Featu AG L	and Val	Market Val	Classified VI	Exemption	Situs Street Situs Street
463584	461982	0	0	461982	925566	0	919
392787	254746	6825	0	254746	654358	0	953
41775	192136	3101	0	192136	237012	0	800
220837	286622	8000	0	286622	515459	0	1141
390663	446773	11000	0	446773	848436	0	1151
324738	383076	0	0	383076	707814	0	972
524988	509600	11550	0	509600	1046138	0	1302
290209	229350	11000	0	229350	530559	0	1312
462536	247954	6000	0	247954	716490	0	935
123121	254800	5000	0	254800	382921	0	1194
743806	314943	9000	0	314943	1067749	0	1010
519083	750774	0	0	750774	1269857	0	976
190342	251791	6920	0	251791	449053	0	1185
1951232	863696	62000	0	863696	2876928	0	840 S
122436	254800	5400	0	254800	382636	0	1330
407074	616110	22342	0	616110	1045526	0	900
210154	59278	0	0	59278	269432	0	1280
342578	254746	0	0	254746	597324	0	947
112194	490407	6010	0	490407	608611	0	1011
1824737	796505	0	0	796505	2621242	0	1211
120824	509600	14000	0	509600	644424	0	1230
497266	208705	0	0	208705	705971	0	1021
848823	726423	0	0	726423	1575246	0	958
444047	200842	2000	0	200842	646889	0	1260
641406	434697	15247	0	434697	1091350	0	1330
389972	373682	4000	0	373682	767654	0	1181
369427	330104	2993	0	330104	702524	0	918
231558	353444	6000	0	353444	591002	0	1030
230017	1012456	36900	0	1012456	1279373	0	1355
160492	589429	8000	0	589429	757921	0	1121
374615	368877	9000	0	368877	752492	0	1155
0	129780	12000	0	129780	141780	0	930
28698	167764		0	167764	196462	0	940
0	159775	14000	0	159775	173775	0	951
2379480	3378792		0	3378792	5906634	0	1285
86402	254800	7800	0	254800	349002	0	1198
742286	759342	15460	0	759342	1517088	0	1341
0	13728		0	13728	13728	0	1242
233882	509600	0	0	509600	743482	0	1336
247788	499660	18750	0	499660	766198	0	1346
780621	321300	24000	0	321300	1125921	0	1353
76329	254746	13030	0	254746	344105	0	941
162456	254746	8588	0	254746	425790	0	963
0	1545	1320	0	1545	2865	0	860 S
505040	254800	0	0	254800	759840	0	1222
0	909491	67000	0	909491	976491	0	950

0	253114	0	0	253114	253114	0	1235
404613	558931	16050	0	558931	979594	0	925 S
1025721	815430	0	0	815430	1841151	0	1270
0	128591	0	0	128591	128591	0	955
7062424	253114	81920	0	253114	7397458	0	1245
1574901	1126070	0	0	1126070	2700971	0	1280
222211	343347	26222	0	343347	591780	0	930
0	3382271	700	0	3382271	3382971	3203835	1150
0	582848	91	0	582848	582939	582939	1210
0	187670	0	0	187670	187670	187670	1211
0	815597	1116	0	815597	816713	816713	1241
0	100	0	0	100	100	0	1347
324461	3177272	580	0	3177272	3502313	0	1100
712080	9905257	51278	0	9905257	10668615	7126973	801
0	100	0	0	100	100	0	0
0	105354	2475	0	105354	107829	0	0

Situs Street Situs Street City Code	Millage Coc Sale Date -	Sale Price D	eed Type Q/U	Code - I / V Code -
ORANGE AV B	4 20160526	327600 W	• .	I
ORANGE AV B	4 20160224	660000 S		1
ARAGON AV B	4 20080902	428500 W		1
ORANGE AV B	6 20140903	100 W		Î
ORANGE AV B	6 20210107	100 W		1
ORANGE AV B	4 20061211	473700 SI		Î
ORANGE AV B	6 19991213	225000 SI		Î
PALMETTO AV B	6 20171108	100 W		1
ORANGE AV B	4 20080902	981500 W		1
ORANGE AV B	6 20131126	100 W		1
ORANGE AV B	4 20171208	1175000 W		1
ORANGE AV B	4 20061211	961000 SI		1
ORANGE AV B	6 20040330	315000 T		1
DENNING DR B	4 20050303	1240000 W		V
ORANGE AV B	6 20100727	37400 W		1
ORANGE AV B	4 20001223	100 Q		1
PALMETTO AV B	6 20190620	340300 SI		1
ORANGE AV B	4 19830901	100 W		1
ORANGE AV B	4 20060802	900000 W		1
ORANGE AV B	6 20040916	2237300 S		Î
ORANGE AV B	6 20210303	1050000 S		Î
ORANGE AV B	4 19990330	332000 W		Î
ORANGE AV B	4 20110830	350000 W		1
PALMETTO AV B	6 20171108	100 W		1
PALMETTO AV B	6 20171108	100 W		1
ORANGE AV B	6 19900117	55400 Q		1
ORANGE AV B	4 19980928	360100 W		1
ORANGE AV B	4 19870701	100 Q		1
ORANGE AV B	6 20130124	900000 W		1
ORANGE AV B	6 0	0		
ORANGE AV B	6 19900115	397000 W	VD Q	1
OAK PL B	6 19900117	55400 Q	ΩM U	V
OAK PL B	6 19831201	100 Q	DC U	1
OAK PL B	6 19860301	100000 W	VD Q	1
ORANGE AV B	6 19771201	377550 W	VD Q	1
ORANGE AV B	6 20131126	100 W	VD U	1
ORANGE AV B	6 20150701	950000 W	VD Q	1
PALMETTO AV B	6 20190620	19700 SI	M Q	V
ORANGE AV B	6 20100727	75800 W	VM U	1
ORANGE AV B	6 20110614	80000 S	W U	1
PALMETTO AV B	6 20191217	1300000 W	VD Q	1
ORANGE AV B	4 20140804	295000 W	VD U	1
ORANGE AV B	4 20200130	669200 W		1
DENNING DR B	4 20200130	5800 W	VM Q	V
ORANGE AV B	6 20201222	925000 W	VD Q	1
MINNESOT AV B	6 20130726	875000 W		I

ORANGE AV	В	6	19880501	100 WD	U	1
DENNING DR	В	6 2	20010228	485000 SW	Q	- 1
ORANGE AV	В	6 2	20180110	2250000 SW	Q	- 1
OAK PL	В	6	19820201	270000 WD	U	- 1
ORANGE AV	В	6	19910130	400000 WD	Q	1
ORANGE AV	В	6 2	20140401	1600000 SW	Q	- 1
ORANGE AV	В	4	19980928	214900 WM	Q	- 1
ORANGE AV	В	6 2	20120216	2317500 SM	U	1
PALMETTO AV	В	6 2	20120216	717000 SM	U	V
PALMETTO AV	В	6 2	20120216	405300 SM	U	1
PALMETTO AV	В	6 2	20120216	960200 SM	U	V
PALMETTO AV	В	6	0	0		
ORANGE AV	В	6 2	20180112	4300000 SW	U	1
ORANGE AV	В	4	0	0		
PALMETTO AV	В	6	0	0		
PALMETTO AV	В	6 2	20171108	100 WM	U	- 1

Instrument Sale Date	- Sale Price - D	Deed Type O/	'U Code - L	/ V Code - Instrument	Sale Date -	Sale Price -
2.02E+10 19991213					19890401	480000
2.02E+10 20130211			i		19990715	91700
2.01E+10 19890320			i		19881220	100
2.01E+10 (2101 0	•	0	0	0
2.02E+10 20110104		VD Q	1		20040310	505000
2.01E+10 19981109			i		19910613	100
2E+10 19951228			i i		19820201	75000
2.02E+10 19771201			i i	1.98E+10	0	73000
2.01E+10 19771201 2.01E+10 19890320			, 1		19881220	100
2.01E+10 19830701			' '	1.98E+10	0	0
2.02E+10 1983070					20010831	315000
2.01E+10 19981109						100
					19910613	
2E+10 19880901			I .		19831001	85000
2.01E+10 19780501			I .		19670601	9000
2.01E+10 19860801			 		19850901	185000
2E+10 20001222		DC U	I		19970115	175000
2.02E+10 (MD 11		0	0	0
1.98E+10 19820901					19790701	60000
2.01E+10 19880501					19750601	55000
2E+10 20010928			l .		19930104	800000
2.02E+10 20140708			<u> </u>		19931228	270200
2E+10 19900102			l .		19891219	100
2.01E+10 20070514			I		19920615	384100
2.02E+10 19780901			I		19771201	100
2.02E+10 19771201			I	1.98E+10	0	0
1.99E+10 19820601			I	1.98E+10	0	0
2E+10 19940209	9 100 S	SM U	1	1.99E+10	19870501	100
1.99E+10 (0	0	0
2.01E+10 20020612		VD U	I		19990330	1020000
0 (0	0	0
1.99E+10 19800801			I	1.98E+10	19780601	18000
1.99E+10 19820601			V	1.98E+10	0	0
1.98E+10 19831001	1 70000 V	VD U	I	1.98E+10	19771201	25500
1.99E+10 (0			0	0	0
1.98E+10 (0			0	0	0
2.01E+10 19830701	l 129956 V	VM Q	1	1.98E+10	19700601	15000
2.02E+10 19760601	I 145000 V	VD Q	1	1.98E+10	19700601	35000
2.02E+10 19791001	I 1700 C	OC U	V	1.98E+10	19770601	100
2.01E+10 19921130	245000 V	VD Q	1	1.99E+10	19781101	74000
2.01E+10 19981215	5 100 V	VD U	1	2E+10	19951116	180000
2.02E+10 20150626	5 255000 V	VD U	1	2.02E+10	20081229	100
2.01E+10 20100304	100 V	VD U	1	2.01E+10	20090924	100
2.02E+10 19931229	9 150000 V	VM U	1	1.99E+10	0	0
2.02E+10 19931229	9 150000 V	VM U	V	1.99E+10	0	0
2.02E+10 20140708	3 100 C	QM U	1	2.01E+10	19931228	179800
2.01E+10 20100222				2.01E+10		

300000	19880101	1.99E+10	1	U	300000 WD	19880401	1.99E+10
100	19900102	1.99E+10	1	Q	460000 WD	19911210	2E+10
1330000	20000922	2.01E+10	1	U	100 WD	20060914	2.02E+10
0	0	0			0	0	1.98E+10
100	19860101	1.99E+10	I	U	100 SW	19890805	1.99E+10
975000	19950922	2E+10	I	U	1000 CT	19970529	2.01E+10
100	19870501	1.99E+10	I	U	100 SM	19940209	2E+10
0	0	2.01E+10	I	Q	2216000 SM	20080605	2.01E+10
0	0	2.01E+10	V	Q	795300 SM	20080605	2.01E+10
425000	20050628	2.01E+10	I	U	1000000 SW	20080609	2.01E+10
0	0	2.01E+10	V	Q	1046300 SM	20080605	2.01E+10
0	0	0			0	0	0
1342400	20080605	2.01E+10	I	U	4200000 SW	20090915	2.02E+10
0	0	0			0	0	0
0	0	0			0	0	0
0	0	1.98E+10	V	U	100 QC	19771201	2.02E+10

Deed Typ	oe Q/V Cod	e - I / V (Code - Instrument	Sale Date -	Sale Price -	Deed 7	Гуре Q/U Са	ode - I / V Code L
WD	Q	1	1.99E+10	0	0		31	
PM	U	- 1		19971027	100	WD	U	1
QM	U	1		19881219	100		U	I
2	J	•	0	0	0	40	J	
WD	Q	1		19890323	274900	\/\/\/	Q	1
SM	U	i		19880901	100		U	i I
WM	U	V	1.98E+10	17000701	0	344	U	ı
VVIVI	U	V	1.70L+10	0	0			
\cap M	U		-	19881219	100	00	U	1
QM	U	1				QC	U	ı
MD	0		0 25.10	10000001	0	WD	11	1
WD	Q			19880801	210000		U	l i
SM	U			19881117	100		U	l
WD	Q			19820601	60000	WD	Q	I
WD	U		1.97E+10	0	0			
WD	Q	I		19850101	162000		Q	I
WD	U	I	2E+10	19760601	102600	WD	Q	I
			0	0	0			
WD	Q	I	1.98E+10	0	0			
WD	Q	I	1.98E+10	19680601	55000	WD	U	I
WD	U	I	1.99E+10	19800901	275000	WD	Q	I
WM	U	1	1.99E+10	0	0			
QM	U	1	1.99E+10	19800301	36500	WD	Q	I
WD	U	1	1.99E+10	19660601	53000	WD	U	I
QC	U	1	1.98E+10	0	0			
			0	0	0			
			0	0	0			
TM	U	1	1.99E+10	0	0			
			0	0	0			
WD	Q	- 1	2E+10	19851201	900000	WD	Q	1
				0				
WD	U	V		19771201	18000		U	V
•••	J	•	0	0	0		J	•
WD	U	1		19700601	15000		U	1
VVD	J	•	0	0	0		Ü	•
			0	0	0			
WD	U	1	1.97E+10	0	0			
WD	U	i	1.97E+10	0	0			
QC	U	V	1.98E+10	0	-			
WD		V I	1.98E+10 1.98E+10	-	0			
	Q	I I		10050501	200000	WD	\circ	1
WD	U	l I		19850501			Q	l I
PR	U	ı		19980227	100		U	l I
TR	U	I	_	20010109		WD	U	I
			0	0	0			
14.5		_	0	0	0			
WM	U	l	1.99E+10	0	0	=	_	
SW	U	I	2.01E+10	20021122	285000	WD	Q	I

			0	0	1.99E+10		U	WD
1	U	QM	100	19891219	1.99E+10		U	QM
1	Q	WD	1200000	19950531	2E+10		Q	WD
			0	0	0			
			0	0	1.99E+10		U	QC
1	U	WD	248000	19790301	2E+10	1	Q	WD
			0	0	1.99E+10	1	U	TM
			0	0	0			
			0	0	0			
I	U	WD	60000	19980508	2.01E+10		Q	WD
			0	0	0			
			0	0	0			
			0	0	2.01E+10		Q	SM
			0	0	0			
			0	0	0			
			0	0	0			

Instrument	Sale Date -	Sale Price -	Deed T	ype Q/U C	ode - I / V Co	ode - Instrument	Total Acrea Property N
0	0	0		31		0	0 BEISLEY & I
2F+10	19800301	100	OC	U	1	1.98E+10	0 CK AND B [
1.99E+10	0	0		_	-	0	0
0	0	0				0	0 THE SEAMS
	19890323	41100	WD	U	ı	1.99E+10	0 REAL PROP
	19811001	139530		D	i I	1.99E+10	0 EASEL EXPF
			VVD	D	ı		
0	0	0				0	0 THOMAS, Z
0	0	0				0	O JO ANN L C
1.99E+10	0	0				0	0 MARINE SC
0	0	0		_	_	0	0 SOLONMU!
	19861201	126000		Q	l	1.99E+10	0 Soar Prof
	19880901	100		U	I	1.99E+10	0 CITY NATIC
1.98E+10	19780201	37900	WD	Q	I	1.98E+10	0 FAMILY DE
0	0	0				0	0 IBERIA BAN
1.99E+10	19730601	50000	WD	U	I	1.97E+10	0 FIRST COPY
1.98E+10	0	0				0	0
0	0	0				0	O ALLAN & CO
0	0	0				0	0
1.97E+10	0	0				0	0 WINTERLAI
1.98E+10	0	0				0	0 TRUSTCO B
0	0	0				0	0 RAVENOUS
1.98E+10	0	0				0	0 DBG PROM
1.97E+10	0	0				0	0 TRINTY SUF
0	0					0	0 FL COUNSE
		0					
0	0	0				0	0 COLONY HO
0	0	0				0	0 SURGICAL /
0	0	0				0	0 WOOF GAN
0	0	0				0	0 HC DESIGN
1.99E+10	0	0				0	0 GATEWAY
0	0	0				0	0
1.98E+10	0	0				0	0 STATE FARI
0	0	0				0	0
1.97E+10	0	0				0	0
0	0	0				0	0
0	0	0				0	0 JEWETT OR
0	0	0				0	0 BUTTERMII
0	0	0				0	0 DR WILLIAN
0	0	0				0	0
0	0	0				0	0 ALTERATIO
1 99F+10	19810501	156000	WD	U	ı	1.98E+10	0 BLACK BEA
	19490330	100		Ü	i	1.96E+10	0 CAREER BU
	19930407	100		U	i I	1.70E+10	0 FREDERIGC
2L+10	17730407	0	20	U	Ī	0	0 REEYA PAT
0	0	0				0	0
_						0	
0 25 10	10040104	100	00		ı	1.005.10	0 CLUB PILAT
2E+10	19940106	100	UC	U	l	1.99E+10	0

0	0	0			0	0
1.99E+10	19820601	71300 WE	Q (1	1.98E+10	0 THE WEBB
2E+10	19941220	1200000 WE) U	1	1.99E+10	0 ROOMMAT
0	0	0			0	0
0	0	0			0	0 PHYSICIAN:
1.98E+10	19781201	284500 WE) U	I	1.98E+10	0 FOXTAIL FA
0	0	0			0	0 VESPA OF (
0	0	0			0	0
0	0	0			0	0
2E+10	0	0			0	0
0	0	0			0	0
0	0	0			0	0
0	0	0			0	0
0	0	0			0	0 ALFOND ST
0	0	0			0	0
0	0	0			0	0

Parcel Shor Net Leasab I	Property AcMortgage (Legal Descr Legal Descr Legal Descr Legal Descr Legal Descr
5615		ADDITION LESS RD R/
0		REXARDEN /W)
0		TRIANGLE 14/151
0	0	PALMETTO (LESS R/W DITION REF
0		PALMETTO & 1 FT ON T (P 72) (LE ITION REPL G 60 FT W
4666		REXARDEN RD)
0		PALMETTO 6 & 107 (LE
0		PALMETTO 7 & 158
0	0	REXARDEN
0	0	PALMETTO (LESS R/W
0		REXARDEN LK B (LESS :
7230		REXARDEN LOT 11 BLK
0	0	PALMETTO (LESS RD)
0	0	TRIANGLE LOTS 3 THR(
0	0	PALMETTO (LESS R/W
0	0	HARPER & S R/W) & R S R/W)
0	0	PALMETTO PT ON NLY FT FROM N 45.78 FT TILY COR S 4!
3650	0	REXARDEN
0	0	REXARDEN RD)
12650	0	PALMETTO THUR 24 (I
0	0	PALMETTO 3 & 114 (LE
0	0	REXARDEN
10789	0	REXARDEN D) BLK B
5660	0	PALMETTO 0 161 & 16 LOT 162 S { R SAID LOT DEG W 45.
0	0	PALMETTO 3 TO 156
0	0	PALMETTO & SWLY1/2
0	0	REXARDEN SEE 3613/1
0	0	REXARDEN
10065		PALMETTO THROUGH
0		EUCALYPTL LOT 1
0		PALMETTO & NELY1/2
0		PALMETTO S N 145 FT) OF LOT 8
0		PALMETTO 30 FT OF L(
0		PALMETTO (LESS BEG S ALONG WINWLY 37.4 T ON W LIN
0		PALMETTO THRU 19 (I
0		PALMETTO (LESS R/W
0		PALMETTO 11 & 12 (LI
0		PALMETTO (LESS RD R
3740		PALMETTO 3 & 104 (LE
0		PALMETTO & 102 (LES
0		PALMETTO 6 & 147
0		REXARDEN
0		REXARDEN
0		TRIANGLE I 2
3096		PALMETTO (LESS R/W
0	0	PALMETTO LOT 2 & N 6 & THE NC

0	0 PALMETTO LESS R/W S
0	0 BUNGALOVESS E 6 FT L LAW 66-31
9432	0 PALMETTO 0 THRU 11: N FOR R/W
0	0 PALMETTO & 53 & BE(LY ALONG \H NWLY 37 PT ON W L
0	0 PALMETTO (LESS R/W
10338	0 PALMETTO 8 109 139 OF 108 10 ¹
0	0 REXARDEN SEE 3613/1
0	0 PALMETTO 8 THRU 132
0	0 PALMETTO 4 TO 173
0	0 PALMETTO
0	0 PALMETTO 4 TO 138
0	0 PALMETTO 8/43 COMP
0	0 OVERSTREE & 4 (LESS F
0	0 ADDITION 24 BLK B (I LY END OF
0	0 PALMETTO 0 COMMOI
0	0 PALMETTO

Subdivisior Situs City Situs State	Situs Zip SITUS Pa	arking_sp Object	·ID	Shape_Len	Shape Are
REXARDEN WINTER PAFL	32789 919 ORAN(16	94	521.9331	12691.83
REXARDEN WINTER PAFL	32789 953 ORAN(8	108	379.9786	6998.499
TRIANGLE WINTER PAFL	32789 800 ARAGC	4	85	349.5642	5276.537
PALMETTO WINTER PAFL	32789 1141 ORAN	8	25	441.5607	8060.106
PALMETTO WINTER PAFL	32789 1151 ORAN	11	27	588.7848	12006.06
REXARDEN WINTER PAFL	32789 972 ORAN(15	114	521.5898	10524.09
PALMETTO WINTER PAFL	32789 1302 ORAN	13	46	479.9996	13999.98
PALMETTO WINTER PAFL	32789 1312 PALM	11	47	435.942	11810.02
REXARDEN WINTER PAFL	32789 935 ORAN(10	100	377.3365	6811.935
PALMETTO WINTER PAFL	32789 1194 ORAN	5	32	379.9997	6999.977
REXARDEN WINTER PAFL	32789 1010 ORAN	9	4	419.8803	7351.597
REXARDEN WINTER PAFL	32789 976 ORAN(21	115	612.031	21244.32
PALMETTO WINTER PAFL TRIANGLE WINTER PAFL	32789 1185 ORAN 32789 840 S DENN	5 37	31 89	383.6629 600.5609	7091.573 22243.09
PALMETTO WINTER PAFL	32789 1330 ORAN	9	49	380.0006	7000.031
HARPER & WINTER PAFL	32789 900 ORAN(14	91	540.8657	16926.1
PALMETTO WINTER PAFL	32789 1280 PALM	0	44	200.5774	2221.217
REXARDEN WINTER PAFL	32789 947 ORAN(4	104	379.9794	6998.543
REXARDEN WINTER PAFL	32789 1011 ORAN	2	5	461.0335	13472.68
PALMETTO WINTER PAFL	32789 1211 ORAN	30	35	585.7282	22083
PALMETTO WINTER PAFL	32789 1230 ORAN	14	37	480.0001	14000.01
REXARDEN WINTER PAFL	32789 1021 ORAN	0	19	354.2291	5374.853
REXARDEN WINTER PAFL	32789 958 ORAN(16	111	600.3467	19956.66
PALMETTO WINTER PAFL	32789 1260 PALM	0	41	474.9839	10341.75
PALMETTO WINTER PAFL	32789 1330 PALM	13	50	658.5844	22383.56
PALMETTO WINTER PAFL	32789 1181 ORAN	4	30	433.427	10628.52
REXARDEN WINTER PAFL	32789 918 ORAN(0	93	463.3759	9068.78
REXARDEN WINTER PAFL	32789 1030 ORAN	6	20	460.2882	9102.362
PALMETTO WINTER PAFL	32789 1355 ORAN	33	60	677.3533	27814.73
EUCALYPTI WINTER PAFL	32789 1121 ORAN	8	23		12228.79
PALMETTO WINTER PAFL PALMETTO WINTER PAFL	32789 1155 ORAN 32789 930 OAK PL	15 0	29 97	433.144 426.0566	10617.88 7603.729
PALMETTO WINTER PAFL	32789 940 OAK PL	2	102	418.0791	7543.889
PALMETTO WINTER PAFL	32789 951 OAK PL	0	107	362.9907	8325.099
PALMETTO WINTER PAFL	32789 1285 ORAN	107	45	1211.261	87015.15
PALMETTO WINTER PAFL	32789 1198 ORAN	7	33	380.0002	7000.019
PALMETTO WINTER PAFL	32789 1341 ORAN	14	54	578.0147	20861.02
PALMETTO WINTER PAFL	32789 1242 PALM	0	39	194.5101	1441.545
PALMETTO WINTER PAFL	32789 1336 ORAN	21	53	480.0001	14000
PALMETTO WINTER PAFL	32789 1346 ORAN	21	55	480	14000
PALMETTO WINTER PAFL	32789 1353 PALM	24	59	500.0003	15000.01
REXARDEN WINTER PAFL	32789 941 ORAN(6	103	379.9788	6998.497
REXARDEN WINTER PAFL	32789 963 ORAN(8	113	379.9792	6998.546
TRIANGLE WINTER PAFL	32789 860 S DENI	0	90	166.6123	1198.306
PALMETTO WINTER PAFL	32789 1222 ORAN	11	36	379.9997	6999.988
PALMETTO WINTER PAFL	32789 950 MINNE	67	106	704.2761	30962.88

PAL	.METTO WINTER PAFL	32789	1235 ORAN	0	38	379.3384	6953.688
BUI	NGALOV WINTER PAFL	32789	925 S DENI	19	96	497.998	14394.31
PAL	METTO WINTER PAFL	32789	1270 ORAN	30	42	579.9999	20999.99
PAL	METTO WINTER PAFL	32789	955 OAK PL	0	110	528.9914	16297.85
PAL	METTO WINTER PAFL	32789	1245 ORAN	51	40	379.3384	6953.688
PAL	METTO WINTER PAFL	32789	1280 ORAN	33	43	779.9997	29000
RΕ	ARDEN WINTER PAFL	32789	930 ORAN(12	98	477.9296	9432.585
PAL	METTO WINTER PAFL	32789	<null></null>	70	<null></null>	1381.973	87104.64
PAL	METTO WINTER PAFL	32789	<null></null>	88	<null></null>	1124.266	34922.48
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City of Winter Park Structured Parking

Presented by Bill Finfrock December 10th, 2020

What are important considerations when planning a parking garage?

- Who is the user
- How will you finance
- Convenience of location
- Vehicular accessibility from street
- Traffic impacts to surrounding area
- Aesthetic impacts to surrounding area
- How many spaces are needed?

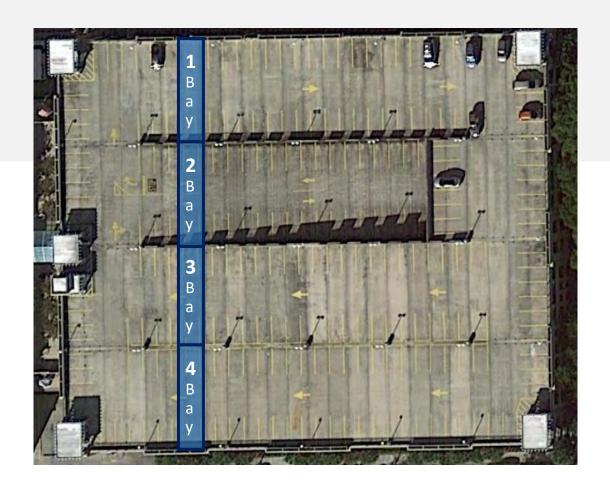
What are main cost drivers?

- Parking garage costs are commonly communicated as "cost per space"
 - The number one driver of cost what is the footprint available
 - Architectural considerations
 - Number of spaces constructed
 - "Open-air" ventilation vs. Mechanical ventilation
 - Number of elevators and stairs
 - Foundation systems
- A myriad of other factors:
 - Electric charging stations, access control equipment, solar arrays, retention areas in garage, speed ramps vs. park-on ramps, retail space/other uses in/on garage, painted interiors, basement levels

So, if footprint is the biggest driver of cost, what is the right size?

It depends – but there are some minimums that are a very good idea to follow

- About 123' of buildable width is generally a minimum size necessary to build "two-bays" of parking and allow for a park-on ramp. Don't forget about setbacks to property lines when evaluating sites
- Length preferred to be at least 290' of buildable length. This dimension can be reduced, but cost per space and ramping systems are impacted



Is bigger better?

- Yes! The larger the area of the footprint to be constructed, the lower the cost per space will be.
- Example: Rollins College Garage

247 ft



291 ft

Paseo

Denning

266 ft.

122 ft.



265 ft.



123 ft.

Morse & Penn

AdventHealth Winter Park

186 ft.

266 ft.



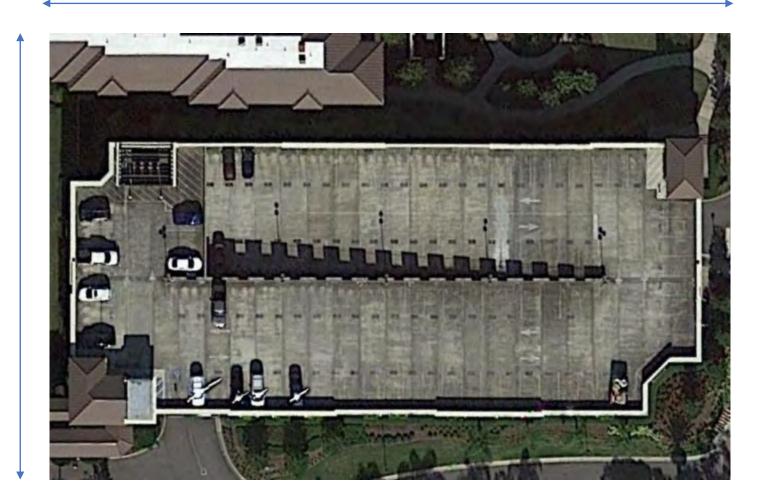
125 ft.



273 ft.

Westminster Winter Park Towers

290 ft.



127 ft.

How many spaces might each site yield

- It Depends!
- There are exceptions if configurations are not ideal, the space yield can decrease dramatically in some cases
- We can work with staff if desired to determine what sites might be appropriate and economical

So, how much do parking garages cost?

- This is a very difficult question to answer succinctly
 - The approximate average cost for FINFROCK to design and build a parking space in 2019 was: \$16,000 per space
 - FINFROCK priced garages anywhere from \$13,000 per space, to <u>over \$50,000</u> per space. Most of the higher priced garages prove unaffordable, and are ultimately not constructed – it is not easy to keep a garage economical
 - The price range of the garages we constructed was \$14,500 to \$24,000 per space
 - Be careful about cost per "net added" space

So, how much do parking garages cost?

- FINFROCK's cost is not the total cost to The City of Winter Park
 - There are other costs that are typically owner costs that must be added to establish a total budget
 - Permitting and impact fees
 - Financing costs
 - Contingency funds for unforeseen conditions
 - Sitework if extensive

So, what is the best way to procure a parking garage?

- FINFROCK is a Design-Build specialist in parking
 - We have successfully completed garages for numerous Florida Cities
 - Many of those Cities previously tried and failed to achieve economical results with non-design-build RFPs

So, what is the best way to procure a parking garage?

- Establish your list of priorities
- Establish your budget
- FINFROCK would be happy to advise if you are on the right track













































Thank You

Bill Finfrock President – FINFROCK

2400 Apopka Boulevard

Apopka, FL 32703

407.293.4000

www.Finfrock.com

Orange Avenue Overlay District

FINAL APPROVED STEERING COMMITTEE DRAFT

Recommended for Approval 11.13.2019

Creating Section 58-83 of the Land Development Code

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 the Land Development Code. Any overlay district acts as an additional layer of zoning over the base zoning district. Upon adoption, the boundaries of such overlay districts shall be shown on the Winter Park Zoning Map.

Development Criteria

All projects located within overlay districts shall adhere to all requirements of the Land Development Code, unless specifically addressed within the Overlay District language contained within this chapter.

Applicability

Where any Section of this code is found to be in conflict with other Sections of the Land Development Code, the regulations found herein shall apply and shall supersede any language found to be in conflict with the standards defined within this chapter.

ORANGE AVENUE OVERLAY DISTRICT

General Description

It is the intent of the Orange Avenue Overlay 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.

Purpose of the Orange Avenue Overlay District

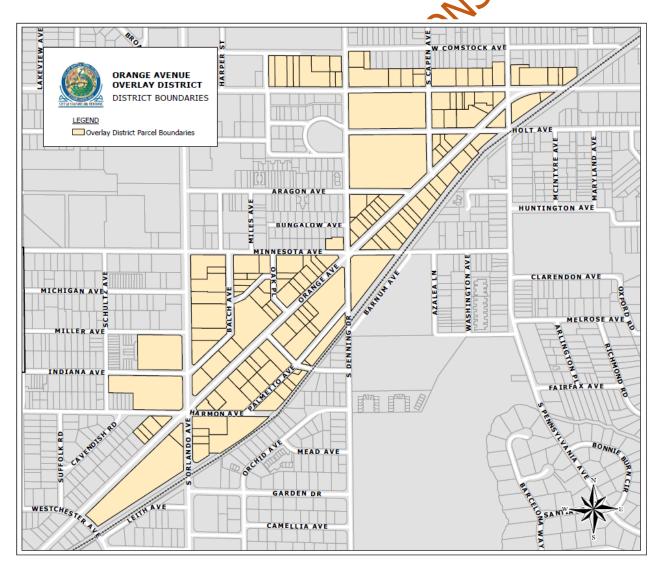
The purpose of the Orange Avenue Overlay District is to:

- 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;
- I. Follow the principles of the Vision Winter Park, Comprehensive Plan and Sustainability Plan documents;
- Photograge mixed-use development;
- n. Give special attention to landscaping, architectural detail, meaningful open space, buffering, signage, lighting, and building setbacks;
- 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 majority of 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 locallyowned businesses in the Orange Avenue area;

DESIGNATION OF THE ORANGE AVENUE OVERLAY

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



WINTER PARK COMPREHENSIVE PLAN

The Winter Park Comprehensive Plan, adopted 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
 - o 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. All policies related to this overlay or district to a Comprehensive Plan amendment.

DBJECTIVE 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 Righ-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 anothery 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 formbased 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
 - o 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 Activiţies
 - 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.

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 life ong learning and future generations.

USES IN THE ORANGE AVE OVERLAY DISTRICT AREA

Where any of the regulations of this chapter conflict with those of the Land Development Code, the language contained in this chapter shall apply. All uses not specifically shown as allowed uses by-right or by Conditional Use shall be prohibited.

Allowed Uses

Any use not listed specifically as an allowed use herein shall be deemed to be prohibited in the Orange Avenue Overlay area. The following uses shall be allowed by-right on any property within the Orange Avenue Overlay District, unless otherwise specified within subarea policies:

- Antique Stores
- Bars taverns, cocktail lounges (with or without food sales)
- Blueprinting, photocopying and printing offices
- Boutique Hotel
- Breweries/distilleries
- Corner market, corner store (up to 5,000 square feet and excluding convenience store)
- Financial institutions, including banks, savings and loan associations and credit unions (with a maximum of 2 drive-thru lanes, which are screened from view)

- Fine arts museums, fine arts instruction, dance instruction and music instruction
- Fitness facility, exercise or health club (up to 5,000 square feet)
- Food Halls
- Government services
- Grocer (not including convenience store), up to 10,000 square feet
- Health and wellness studios (up to 5,000 square feet)
- Mixed-Use Development
- Nonprofit organization offices
- Personal services (spa, barber shop, hair salon, nail salon, massage, cosmetic treatment)
- 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)
- Photography Studio
- Professional offices
- Recreational facilities up to 5,000 square feet;
- Residential uses such as condominiums, townhomes, apartments, lofts, studios. Excluding single-family detached homes.
- Restaurants/Fast-Casual Dining/Fine-Dining
- 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)
- Theater
- 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.

Conditional Uses

The following uses shall be allowed only with approval of a Conditional Use on any property within the Orange Avenue Overlay District, unless otherwise specified within subarea policies:

- Buildings over 10,000 square feet in size.
- Fitness facility, exercise or health club over 5,000 square feet, but less than 10,000 square feet
- Recreational facilities over 5,000 square feet, but less than 10,000 square feet

Prohibited Uses

The following uses shall be prohibited in the Orange Avenue Overlay District:

- Adult-Oriented Businesses
- Automotive-Related Businesses (Auto Sales, Auto Repair, Auto Rental, Body Shops, Auto Wash, Auto Parts Sales)
- Dry-Cleaning (including drop-off only)
- Fast Food With Drive-Thru
- Gas Stations/Convenience Stores
- Liquor Stores
- Pawn Shops/Check Cashing
- Tattoo Parlors
- Vape/Smoke Shops

EXISTING USES

Non-Conforming Uses

Existing but non-conforming properties, which existed as of the date these regulations became effective, shall be allowed to continue in the same manner after the adoption of these regulations. However, such nonconforming properties shall be subject to these regulations if feasible when:

- a. The principle use on the property is discontinued for a period of three (3) calendar months;
- b. The property is destroyed or significantly altered by sixty (60) percent or greater; or
- c. Enlargements of existing structures are made to the property that increases the gross square footage.

When any change as identified above occurs, the property owner must demonstrate that the change to the property 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.

Single-Family Residential

The Orange Avenue Overlay District shall not affect existing single-family residential uses, neighborhoods, or residential developments. Said uses may continue to exist in perpetuity. Protections of existing single-family residential uses shall be implemented where applicable.

Previously Approved Projects or Developments

Any project or development that was approved or had plans submitted prior to the effective date of this Ordinance shall not be required to comply with these regulations. Previous approvals remain valid unless the approval date lapses or unless changes are made to the previous approvals. This shall refer to site plans, building plans, or Conditional Use Permits (CUP's) submitted prior to the effective date of the Orange Avenue Overlay District, and they shall only be required to comply with the zoning regulations that were in effect at that time.

LANDSCAPE REQUIREMENTS

Development and or redevelopment in the Orange Avenue Overlay District shall comply with all requirements of the Winter Park Land Development Code or future corridor landscape plans, unless specifically addressed within this chapter. The opportunity to add additional trees and the requirement of meaningful open space is discussed in later sections of this code.

ARCHITECTURAL STANDARDS

Building Height & Setbacks/Stepbacks

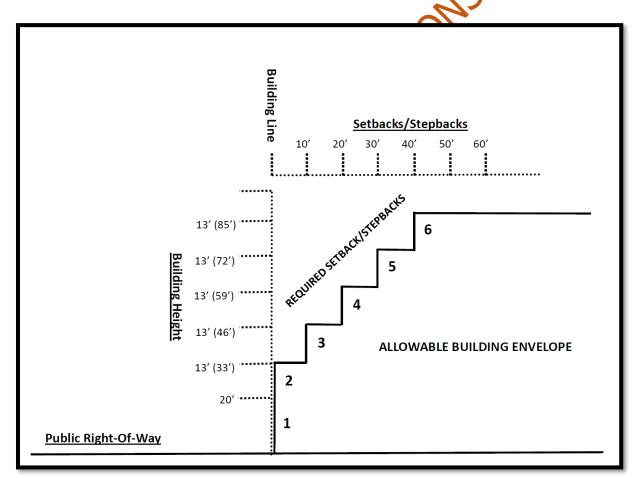
To allow for flexibility in design, but preserving development standards that will not create more massing than necessary, buildings shall be measured in stories. Only floors visible on the exterior of the building shall be counted towards building height (ex. A 4-story building wraps around a 5-story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

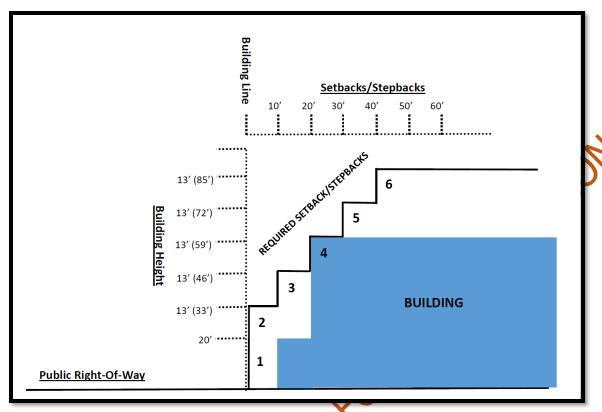
The first floor of any building shall be allowed to be a maximum of 20 feet in height. Mezzanine, balcony or loft levels shall be allowed within the first story, as long as they do not cover more than 30% of the first-floor area and stay

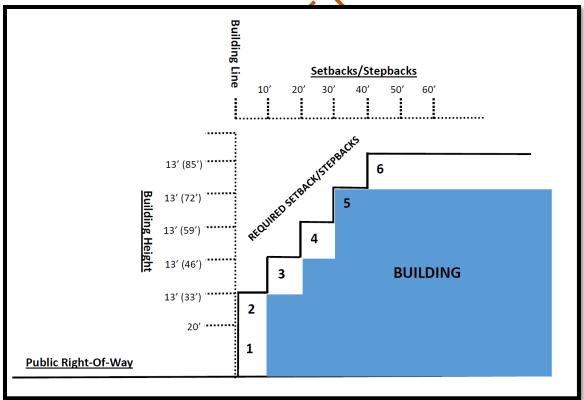
within the maximum 20-foot first floor height area. Mezzanines, balconies or lofts shall not be allowed above the first floor. Each floor above the first floor shall have a maximum height of 13 feet. Buildings shall be allowed to transfer unused floor heights to other floors, as long as the maximum cumulative height is not exceeded.

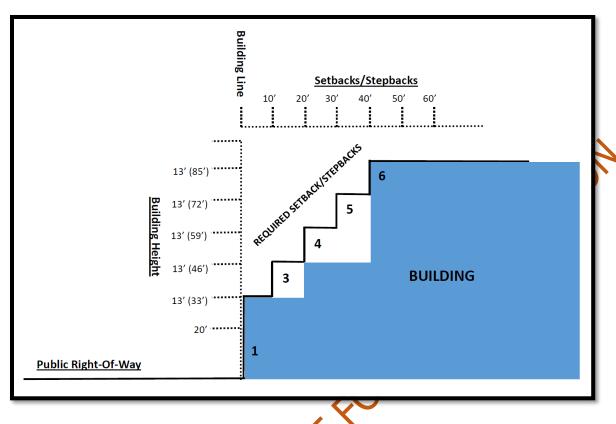
For multi-story buildings over two stories in height, some degree of terracing and/or additional setbacks to accomplish vertical articulation is mandated to create relief to the overall massing of the building facades, as discussed ater in this chapter. For any building over two stories in height that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

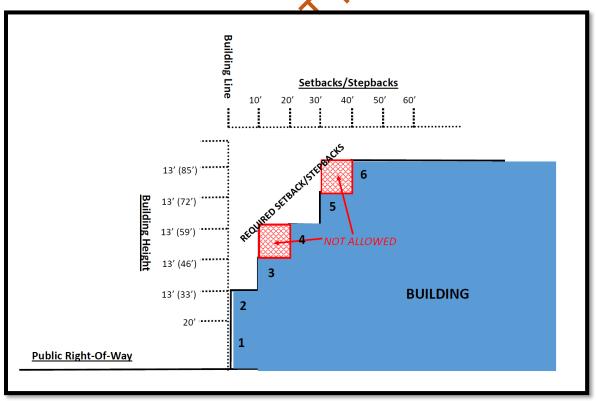
BUILDING HEIGHT, SETBACKS/STEPBACKS & BUILDING ENVELOPE











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, 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 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

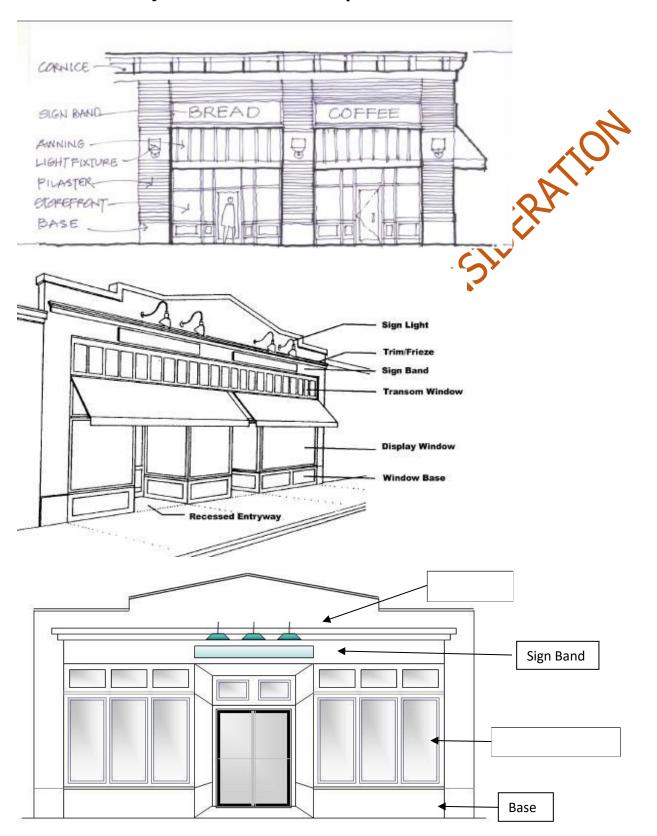
Properties fronting on a street corner shall recognize this special opportunity to provide architectural interest and special treatment at the corner location. These properties have two public facades, which gives the chance for special architectural treatment and detailing that will have the highest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

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 fifteen (15) 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.

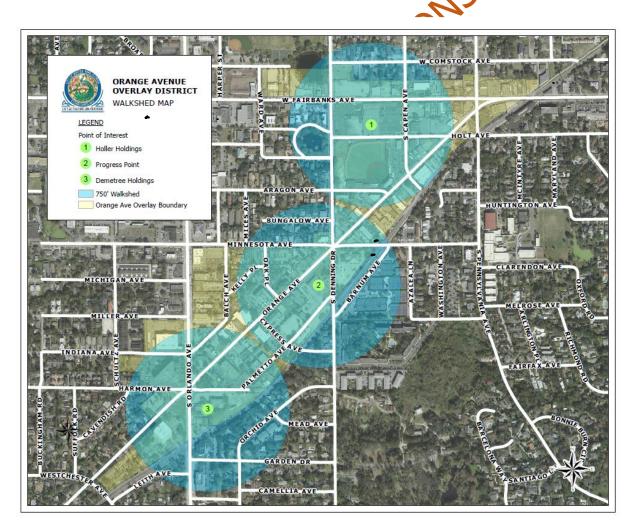
PARKING

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 site and Bank of the Ozarks are the only available off-street parking. These

properties are not 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 parking use, the severe parking shortage will only be exacerbated and the likely outcome is that existing businesses in the area will not be able to survive.

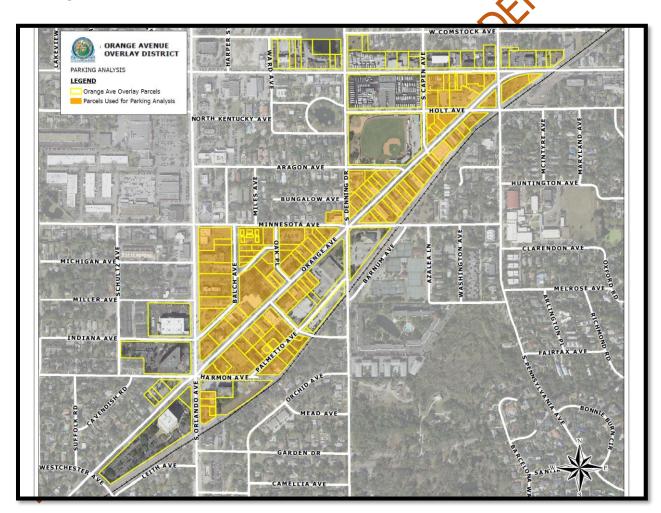
Parking Walkshed

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 Lombard'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.



Pre-Existing Off-Street Parking Deficiencies

Available parking in the Orange Avenue Overlay has been identified as the biggest issue facing businesses, residents, customers and visitors to the area. A parking analysis comparing the gross square footage with available offstreet parking within the area showed that the area was deficient in approximately 485 parking spaces. That is 485 parking spaces that are needed just to get the area to a base starting point. New development will create additional need that will need to be met. The analysis only included current occupied development in the area and excluded properties west of Orlando Avenue, north of Fairbanks and the Rollins baseball field property (see exhibit below). Using a one parking space per 250 gross square feet of building or use area, staff was able to determine this number.



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, Nightchos, 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

Parking structures shall not count towards the Floor Area Ratio (FAR) for any property within the Overlay District, as long as the parking constructed allows for a minimum of 50% shared-parking availability for other properties in the area that can utilize the parking during hours when the parking is not needed by the users on the property that constructs the garage, provide for multiproperty parking collectives, provide electric vehicle charging stations for a minimum of 2% of all spaces within the structure, provide parking spaces 10% above code minimum requirements (to be available for lease to properties in the area or for free public parking), and are available to the general public during community events in the Orange Avenue Overlay Area or for public events at Mead Botanical Garden. Additionally, 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) 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.

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.

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

NOTICE REQUIREMENTS

Public Notice shall be required to meet all State of Florida Statutory Requirements.

City-wide notice shall not be required for any development within the Orange Avenue Overlay District. Citywide Notice and extensive public input and public involvement was a key part of the creation of the Orange Avenue Overlay. The creation of the Overlay standards and the related Comp Plan Amendments were noticed Citywide, therefore additional Citywide notice for projects that meet the requirements of this chapter are not needed.

Project proposals that would have customarily required Citywide notice shall be required to send notice to all properties within the Orange Avenue Overlay District and all properties within 1,000 feet of the boundary of the Overlay District.

Conditional Use

All Conditional Use requests within the Overlay area 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.

MEANINGFUL OPEN SPACE

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 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 pervious or semi-pervious. Pervious areas such as retention ponds, parking lot islands or landscape planting areas around building bases shall not be counted as open space. 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 80% 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.

SIGNAGE

Signage within the Orange Avenue Overlay District 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 undercanopy 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 Orange Avenue Overlay district 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) Orange Avenue Overlay district 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) No Pole or Pylon Signs shall be allowed.

SIDEWALKS

All buildings, parking areas, public spaces, amenity features, and adjoining developments of similar use shall be linked with sidewalks. Sidewalks shall be provided along public streets that provide access to the development. A minimum 15-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

SIDEWALK UTILIZATION

Sidewalk cafes and room for sidewalk retail sales outside of businesses is encouraged in the Orange Avenue Overlay District.

Sidewalk Cafes

Sidewalk Cafes shall be subject to the regulations contained in Chapter 90, ARTICLEVI. SIDEWALK CAFES, of the Winter Park Code of Ordinances.

Display of Merchandise Outside Commercial Buildings

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.

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.

MULTI-MODAL TRANSPORTATION RECOMMENDATIONS

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 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.

 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.



ADMINISTRATIVE REVIEW

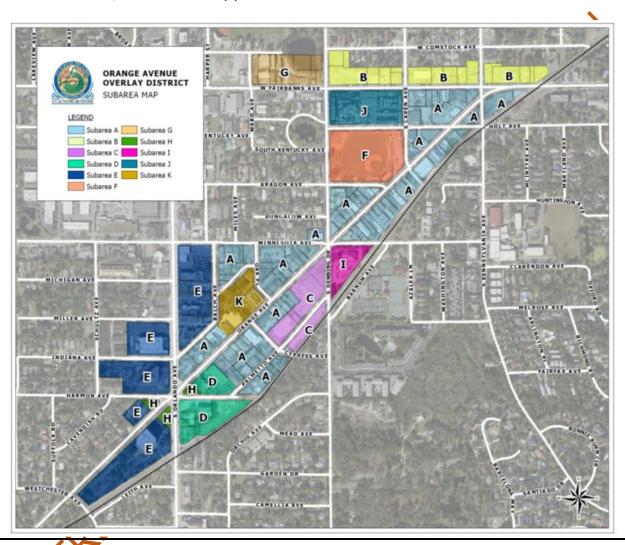
Unless cited within this Chapter or another Section of the Winter Park Land Development Code, review of these guidelines and compliance shall be performed at the administrative level for projects not requiring Conditional Use approval. To ensure that the intent of the code is met, each application for a Conditional Use or any project that would utilize any of the Development Enhancement Menu options shall be reviewed by a Committee Consisting of the following members of City staff or their designee:

- Planning Director
- Parks Director
- Public Works Director
- City Manager
- Sustainability Director

The findings of this body shall be included in any recommendation of the project. Any appeals of the determination of the committee shall be taken before the City Commission for determination.

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 creation of the Orange Avenue Overlay District, no changes to the subarea map shall be allowed. No variances to height, number of stories, Floor Area Ratio, allowed use, required open space or maximum residential density shall be granted.

The standards detailed in this plan are the maximum density and intensity parameters potentially permitted in each respective subarea. These maximum bulk 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.

Areas C, D, I & J shall contain at least 25% Mixed-Use ensuring that no single-user developments occur that may not create the vibrant mixed-use district that is desired.

Area A: This area 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, 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 these buildings to enhance the Orange Avenue Area, 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.

Area 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 of the property:

- Floor Area Ratio
- Minimum Parking Requirements
- Stormwater Retention
- Impervious Surface Percentage
- Setbacks
- Landscaping
- Height

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, 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.

Area A Development Standards:

Base Floor Area Ratio: 45%

Maximum Achievable Floor Area Ratio: 65%

Maximum Height: 2 Stories

Maximum Impervious Coverage: 85%

Setbacks: None, except front setbacks must allow for at least a 15-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.

Maximum Residential Density: 17 units per acre

Area B: This area 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.

Area B Development Standards:

Base Floor Area Ratio: 0.45 FAR

Maximum Achievable Floor Area Ratio: 0.60 FAR

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

Maximum Impervious Coverage: 85% **Setbacks**:

- Street: None, except front setbacks must allow for at least a 10foot wide sidewalk and 2-foot landscape buffer area on the back of curb along Fairbanks Avenue.
- Side:0Rear: 20
- o 3rd-story shall require an additional 10-foot setback from the front and rear setbacks.

Maximum Residential Density: 17 units per acre

Additional Development Regulations: For properties within this area with an underlying zoning of single-family residential, these properties shall only be used for residential use or open space.

Area C: This area 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.

Area C Development Standards:

Base Floor Area Ratio: 0.60 FAR

Maximum Achievable Floor Area Ratio: 1.25 FAR

Maximum Height: 4 Stories

Maximum Impervious Coverage: 85%

Setbacks: 0 front setback along Orange Avenue, Denning Drive, or Palmetto Avenue, except front 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.

Maximum Residential Density: 17 units per acre

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

Intersection and Open Space Viewshed: Due to the unique shape of the property and proximity to a unique intersection, this additional requirement shall apply. Where the property lines meet at the intersection of Denning Drive and Orange Avenue shall create the starting point for this additional setback. From the starting point, going 50 feet back along Orange Avenue and along Denning Drive and connecting these 2 points, the additional viewshed and setback triangle shall be established.

Road Closure: Closing and vacation of the Palmetto Avenue right-of-way shall be allowed, as the street bisects the property and creates limited development opportunities of the site. Driveways that allow public throughaccess 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.

Additional Requirement: 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.

Area D: This area represents a significant and unique opportunity for redevelopment, and can also address many of the areawide 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.

Area D Development Standards:

Base Floor Area Ratio: 100%

Maximum Achievable Floor Area Ratio: 200%

Maximum Height: 7 Stories

Maximum Impervious Coverage: 75%

Setbacks:

Street: 20 feet along Orlando Ave, 0 feet along Orange Avenue

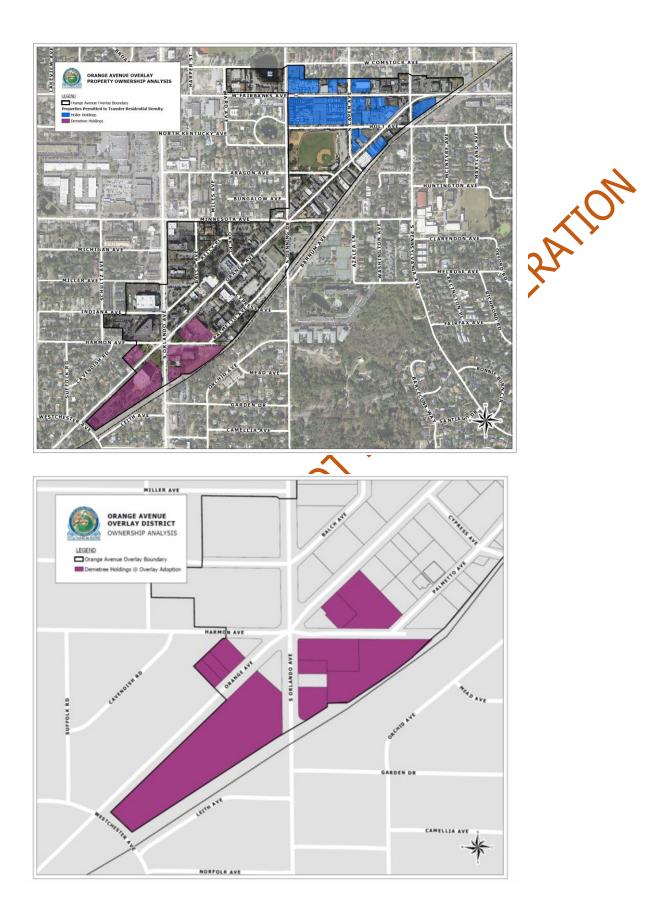
Rear: 20

Maximum Residential Density: 17 units per acre

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

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 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 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.

Road Closure: Closing and vacation of the Harmon Avenue or Vivian Avenue right-of-way shall be allowed, as the street bisects the property or creates limited development of the site. Private driveways that allow public throughaccess 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.



Area E: This area 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.

Area E Development Standards:

Base Floor Area Ratio: 60%

Maximum Achievable Floor Area Ratio: 80%

Maximum Height: Maximum 4 Stories.

Maximum Impervious Coverage: 85%

Setbacks:

- Street: 20 feet. Setbacks must allow for at least a 10-foot wide sidewalk and 2-foot landscape buffer area along Orlando Avenue.
- Side:5 feet
- Rear: 20 feet. If abulting residential, shall be a minimum of 20 feet or equal to building height, whichever is greater.

Maximum Residential Density: 17 units per acre

Road Closure: Closing and vacation of the Vivian Avenue right-of-way shall be allowed, 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.

Area F This area 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.

Area F Development Standards:

Base Floor Area Ratio: 20%

Maximum Achievable Floor Area Ratio: 20%

Maximum Height: 2 Stories

Maximum Impervious Coverage: 50%

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.

Maximum Residential Density: No Residential Uses Allowed

Area G: Area 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. 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.

Area G Development Standards:

Base Floor Area Ratio: 0%

Maximum Achievable Floor Area Ratio: 0%

Maximum Height: N/A

Maximum Impervious Coverage: 10%

Setbacks: None, except front setbacks must allow for at least a 10-foot wide

sidewalk.

Maximum Residential Density: No Residential Uses Allowed

Area H: This area 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.

Area H Development Standards:

Base Floor Area Ratio: 0%

Maximum Achievable Floor Area Ratio: 0%

Maximum Height: N/A

Maximum Impervious Coverage: N/A

Setbacks: N/A

Maximum Residential Density: N/A

Area I: This 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 site can provide needed right-of-way for potential intersection improvements that will improve traffic flow along the The site will also accommodate the Denning Drive multi-modal NSIDERA transportation improvements.

Area I Development Standards:

Base Floor Area Ratio: 60%

Maximum Achievable Floor Area Ratio: 125%

Maximum Height: 3 Stories.

Maximum Impervious Coverage: 75%

Setbacks: 0 front setback, except front setbacks must allow for at least a 15foot 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.

Maximum Residential Density: 17 units per acre

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.

Intersection and Open Space Viewshed: Due to the unique shape of the property and proximity to a unique intersection, this additional requirement shall apply. Where the property lines meet at the intersection of Denning Drive and Minnesota Avenue shall create the starting point for this additional setback. From the starting point, going 30 feet back along Minnesota Avenue and along Denning Drive and connecting these 2 points, the additional viewshed and setback triangle shall be established.

Area J: This property 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 rightof-way to add dedicated left-turn lanes with vehicle stacking on eastbound and westbound Fairbanks Avenue at Denning Drive. This property 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.

Area J Development Standards:

Base Floor Area Ratio: 100%

Maximum Achievable Floor Area Ratio: 200%

Maximum Height: 5 Stories

Maximum Impervious Coverage: 75%

Setbacks: 0 Streetside. 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.

Maximum Residential Density: 17 units per acre

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.

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 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 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.

Road Closure: Closing (not vacating) of the South Capen Avenue and/or Holt Avenue streets may be considered, 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 additional entitlements/open space requirements for the adjacent properties.





Area K: This area represents the main campus of the Jewett Orthopedic Clinic, 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.

Area K Development Standards:

Base Floor Area Ratio: 60%

Maximum Achievable Floor Area Ratio: 80%

Maximum Height: Maximum 3 Stories. **Maximum Impervious Coverage:** 85%

Setbacks:

- 0 front setback along Orange Avenue, except front 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.
- Side:5 feet
- Rear: 20 feet. If abutting residential, shall be a minimum of 20 feet or equal to building height, whichever is greater.

Maximum Residential Density Units per acre

ORANGE AVENUE OVERLAY DISTRICT DEVELOPMENT ENHANCEMENT

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-or-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

As a part of this solution, utilization of a percentage-based upgrade system for certain subareas within the Orange Avenue Overlay area is 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. 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.

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	Shared Electric Vehicle On- Site	1% Entitlement Bonus for Each Shared Electric Vehicle On-Site.	Max 2 Vehicle Credit	2%
S.2	Green Roof	At least 50% of the total surface area of the principal building's roof is a green roof constructed in accordance with ASTM green building standards.	10%	10%
S.3	Renewable Energy	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	Recycling	Recycling Receptacles provided for each use on the site building and large collection receptacle placed in the dumpster area of the site.	2%	2%
S.5	Rainwater Reuse	At least 75% of rain water from the roofs of structures is captured and recycled for landscape irrigation.	5%	5%

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

Stormwate	er Category			
Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
IS.1	Stormwater Retention Beyond Code Minimum Requirements	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 Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
AC.1	Public Art	Each Public Art Installation Shall Earn 1% Entitlement Bonus	Max 5 Locations	5%
AC.2	Gateway Feature	Creation of signage, art or other type of gateway feature that welcomes people to Winter Park.	5%	5%
AC.3	Space For Non-Profit Arts & Cultural Organizations	For each 1,000 square feet of space that is built specifically and solely for non-profit arts and cultural facilities, 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	Public Parking	1% Entitlement Bonus for Each Shared Electric Vehicle On-Site.	Max 2 Vehicle Credit	2%
P.2	Screening of Parking Structures	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%

Table 5: Orange Avenue Overlay District Development Enhancement Menu - Miscellareous

Category

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
M.1	5G Small Cell Facilities Placed On Building	Each 5G Small Cell Placement on Structure Earns 1% Entitlement Bonus	Max 5 Locations	5%
M.2	Workforce Housing Provided	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

Space Category

Category Number	Enhancement	Description & Rotential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
OS.1	Open Space Beyond Minimums	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	Shade Tree Planting	Each 50-inches of Shade Tree Caliper Planted Onsite Beyond Minimum Requirements Shall Earn 1% Entitlement Bonus. Species Shall Be City Arborst Approved and Planted with Irrigation. A minimum 5" caliper tree shall be required.	Max 500-Inch Tree Caliper Bonus	10%
OS.3	Tree Fund Donation	Payment may be made into the City of Winter Park Tree Replacement Trust Fund, so that meaningful trees can be planted throughout the City to maintain and grow our tree canopy. For each donation of \$8,000 to the Tree Replacement Trust Fund, a 1% Entitlement Increase Shall Be Granted.	Maximum \$40,000 Donation	5%
05,4	Mead Garden Improvements	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	Donation of Land for Parks	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%

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
OS.6	Martin Luther King, Jr. Park Expansion	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	Social Connection Amenities	Provide amenities, that support community interaction and are open to the general public, creating third places: Yard games (life-size chess/checkers, bocce ball, bean-bag toss, walking labyrinth) Multi-Generational Play Areas Fountain/splash pad/water feature Stage areas for music/art performance Dedicated Standalone Public Restrooms (not a part of a business onsite) Public seating/gathering spaces of significant size (street furniture, seating walls, outdoor furniture, fire pits)	Max Based on Type	- 3 earns 1% 3% 3% 2% 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	Rail-Trail Construction	Option A - Provide Dedicated Easement of a Minimum of 20 feet and Construction of Rail-Trail with a 12-foot Trail Width and 4-foot plating strip along each side, 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 shall be built along the entire property line adjacent to the rail.	Max 20%	20%
REFE	& Easement	Option B - Provide Dedicated Easement of a Minimum of 23 feet and Construction of Rail-Trail with a 15-foot Trail Width and 4-foot plating strip along each side, 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 shall be built along the entire property line adjacent to the rail.	Max 25%	25%

Category Number	Enhancement	Description & Potential Bonus	Enhancement Achievement Maximums	Maximum FAR Increase
СТ.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%
СТ.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%
СТ.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%
СТ.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%
СТ.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%

DEFINITIONS:

- 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.
- 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
- <u>Building Story</u> Story means a section of a building between the surface of a floor and the floorplate of the floor above it.
- <u>Density Transfer</u> The ability to transfer density entitlements from one property to another. The property has to be commonly owned. Once the residential entitlements are transferred from other commonly-owned properties, no residential units can be constructed on the site that transfers the units.
- <u>EIFS</u> 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.
- <u>Fast Casual Restaurant</u> Fast-casual restaurants offer consumers freshly-prepared, higher-quality food in an informal setting, with counter service to keep things speedy.
- 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.

- <u>Food Hall</u> Unlike food courts made up of fast food chains, food halls typically mix local artisan restaurants, butcher shops and other foodoriented boutiques under one roof.
- 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.
- 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. iv/ 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.
- <u>Impervious Area</u> Impervious Areas are man-made areas that cannot absorb water from rain or snow. Impervious Area Examples: Roofs; Roads; Sidewalks; Driveways; Parking Lots.
- Meaningful Open Space Privately or publicly-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 simply pervious areas such as retention ponds and parking lot islands or landscape planting areas around building bases, but 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.

- 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.
- Multi-Generational Play Area Instead of jocusing 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.
- 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.
- Overlay District
 An area where certain additional requirements are mapped upon an underlying zoning district(s). 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, historia preservation, floor area ratio, parking, public improvements, access, stormwater, etc. In the instance of conflicting requirements, the stricter shall apply.
- Percentage-Based Development Enhancement 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. 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.

- <u>Pervious Area</u> 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.
- 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</u> Any drainage facility, roadway, parkway, pedestrian way, off-street parking area, lot improvements, sidewalk, bike lane, park, public facility, pedestrian crossing, boulevard or other facility which benefits the public.
- <u>Residential Density</u> Measured in dwelling units per gross acre.
 Maximum densities determine the number of apartment, townhome, condominium or other multifamily units allowed.
- **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.
- 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.

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