

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
October 4, 2016**

REQUEST OF WINTER PARK ELDERLY SERVICES, LLC FOR: CONDITIONAL USE APPROVAL TO BUILD A 34,986-SQUARE FOOT, THREE-STORY, 24-UNIT/50 BED MEMORY CARE FACILITY AT 1298 HOWELL BRANCH ROAD, ZONED R-3, PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT, IF REQUIRED.

This public hearing is at the request of Winter Park Elderly Services, LLC (contract purchaser) for Conditional Use approval to build a three-story, 34,986 square foot memory care/assisted living facility at 1298 Howell Branch Road, on property zoned R-3. This type of facility falls under the "adult congregate living facilities" or "assisted living facilities", conditional use provision in the R-3 zoning, as well as being a three story building over 10,000 square feet.

Project Site: Per the applicant's survey, the entire property is 3.777 acres in size. Of that total land area size, there is 2.18 acres (94,961 sq. ft.) that is land above the Ordinary High Water (OHW) elevation (66.6 feet – NAVD 88 datum) of the two water bodies. The larger one to the south is Lake Temple and the smaller one to the northeast is a remnant sinkhole with no name. The ordinary high water boundary is just what the words suggest: the ordinary or normal reach of water during the high water season. The term "ordinary" excludes floods and other extraordinary high water events but includes the average or normal reach of high water of each year. The remaining 1.597 acres (69,565 sq. ft.) is then both water bodies either as actual water or shoreline below the Ordinary High Water elevation of 66.6 feet (NAVD 88 datum). All of these numbers have been confirmed by a recent survey.

To the north and east are commercial properties and to the south and west are single family residential properties. The property is vacant and has been zoned R-3 for many decades including prior to the City's annexation of this area in the 1980.

Memory Care Project Proposal: The proposed memory care/assisted living facility is three-stories and a total of 34,986 square feet, per the City's calculation of floor area ratio (FAR). Under the definition of "gross floor area", the City counts the open area that is under the footprint of upper floors. This building design has a front porte-cochere that is the front driveway which has building floor space above it on the second and third floors. Thus, per the City's definition of FAR, this is a 34,986 square foot building but there is 31,533 square feet that is enclosed building floor space.

That building size yields a 36.8% FAR. This is less than the maximum 110% FAR permitted in the R-3 zoning. The proposed building lot coverage (footprint) of 12.7% is within the maximum permitted of 40%. The impervious coverage is approximately 30.8% which is also within the maximum permitted coverage of 75%.

Parking and drives are shown on the plan accomodating 23 parking spaces in parking lot on the west side of the building and a front driveway entrance/exit aligned with the traffic light at the Howell Branch Road and Temple Trail intersection. The project proposes a six foot tall wall buffer for the parking lot on the west side in order to screen view of vehicles from the residential properties to the south and west. The Zoning Code specifies that "to the extent practical, vehicles shall not be visible from the lake" Thus, the proposed six foot wall to the south side which will adjoin the required six foot wall screening the dumpster pad will insure that the neighbors are not looking at cars in the parking lot or getting glare from windshield deflection. It also will serve as a buffer for headlights given the shift changes for the staff of this facility. The Zoning Code is silent as to the required setback for parking on a lakefront, however as a matter of precedent, 25 feet is as close as has been previously permitted.

Storm water retention is required to meet the City Code and the regulations of the St. John River Water Management District. A letter is included in the materials outlining the design parameters and the conceptual method of compliance, as is satisfactory at this preliminary stage. The specific design details and calculations are presented as part of the final conditional use approval process or as may be delegated to the Public Works staff to review and approve.

The project incorporates Mediterranean architecture in order to be residential in style both for compatibility with the surrounding neighborhoods but also for the residential context of their business.

Comprehensive Plan/Zoning Code Exceptions Requested: The Conditional Use process allows the applicant to request certain exceptions or variances regarding setbacks and other similar development standards. There are two exceptions or variances requested for this project.

The two exceptions requested relate to the building height. The plans, as shown, propose a building height of 38½ feet. However, since the building site must be slightly raised to a first floor elevation of 74 feet, there is one additional foot of building height added to the calculation as the City measures building height from existing grade of 73 feet (not the finished grade). The reason for the request for a building height exception is that the front porte-cochere clearance height must allow delivery vehicles and more importantly fire/emergency vehicles to drive under it. This leads to a first floor building height of 16 feet which in turn raises the upper floors and results in the building height exception for 39½ feet in lieu of the maximum 35 feet permitted in the R-3 zoning.

The second exception that results from the additional building height is the lakefront setback to Lake Temple. The Zoning Code requires a 75 foot lakefront building setback for any multi-family building of 35 feet in height or less and then an additional 2½ feet of building setback for each 1 foot of building height over 35 feet. That additional 4½ feet of building height above 35 feet, then adds 11.25 feet to the lakefront building setback. The site plan shows a lakefront setback of 75 feet in lieu of the required 86.25 foot lakefront setback to Lake Temple, and a lakefront setback exception request of 11.25 feet.

The applicant's position is that this building is a significant distance from the neighboring homes. Also the applicant's cite that there will remain a significant buffer of trees to screen the view of the building. Together these factors mitigate the visual impact of these proposed exceptions.

Other Zoning Code Regulations: The Zoning Code allows the City via this conditional use process to approve architectural appendages to buildings that are simply to make the appearance of the building more attractive. At the front entrance there is a Mission Mediterranean architectural façade component and a sloped tile roof over the stair towers that exceed the requested 39½ feet by another 4 feet. The planning staff feels that these small architectural appendages do accomplish the intent of the Code by adding architectural interest and appeal to the facades.

The Code also requires a third floor roof slope rather than vertical walls for the third floor. In essence this requirement provides the appearance of a 2½ story building with dormer windows for the 3rd floor tucked into the roof slope versus a three story vertical wall building appearance which these facades incorporate.

The planning staff has encouraged the applicants to also contemplate a decorative six foot wall along their Howell Branch Road frontage. The wall with landscaping in front would provide a more attractive appearance along the roadway and also provide some added privacy and sound buffer for the residents of this facility.

Traffic/Mobility Impacts: A memory care facility is not a large traffic generator as the residents do not drive so the traffic is staff turnover, deliveries and visitors. In terms of traffic impact for the proposed use, according to the Institute of Transportation Engineers (I.T.E.) data, the traffic generation/car trips per day for this project will be approximately 50-80 daily trip ends. All traffic is to enter and exit on Howell Branch Road via the signalized intersection at Temple Trail and Howell Branch Road, onto the roadway with 30,600 cars a day. Utilizing access at the traffic light will insure safe turning movements into and out of the project. The traffic signal upgrades will be done at the applicant's expense.

Parking Impacts: The City's parking requirement for an assisted living facility is what correlates the closest to the proposed memory care facility. That parking requirement is one space for each three beds and one space for each staff person. Based on the proposed 50 beds and the applicant's representations of 10

employees, the parking requirement would be for 27 parking spaces. The applicant is providing 23 parking spaces on-site and 4 spaces directly across the street via a long term lease commitment.

The city staff has asked the applicant for a breakdown of the 10 staff as to jobs and functions and the applicant has provided the information below:

Day Shift

- 1 - Administrator (Licensed to provide Care)
- 1 - Asst. Administrator/Reception (Licensed to provide Care)
- 1 - Activities Director (Licensed to provide Care)
- 6 - Caregivers
- 1 - Cook or Kitchen Chief

Night Shift

- 4 - Caregivers
- 3 - Janitorial/Misc.

While the planning staff has heard criticism that the 10 spaces for employees may be too low, there are 17 parking spaces then for visitors. As such, there would seem to be some float if added staff were needed.

Tree Preservation: This vacant property is covered with trees of all types and sizes. The City's code requires identification of the trees nine inches in diameter or greater. The applicant has submitted a tree survey and plan showing the trees to be removed and the trees proposed to be saved. There are 64 protected shade trees on the property. Of those 64 trees, the applicant's plans contemplate that 29 trees are to be removed and 35 trees are to remain. The comments from the City's Urban Forestry Division are attached. They are requesting modifications from the applicant to the site plan, to the layout of the parking lot and to the building placement in order to maximize the preservation of specimen trees.

City Department Comments: During the review by other city departments the site plan was revised, per the comments from the Fire Dept. in order to create an emergency exit from the front circular driveway. This avoids the need for emergency vehicles to turn around and speeds the response for time critical transport to the Hospital.

The Public Works Dept. has also asked for two easements. One is for those sections of the sidewalk along Howell Branch Road that encroach upon this property. Another is for a drainage easement over the weir or control structure between these two water bodies in case maintenance work is required. Other comments from Public Works related to the traffic signal upgrades have been agreed to by the applicant. Similarly the sanitary sewer lift station necessary for this project will be designed to meet city specifications.

Summary and Staff Recommendation: Memory care facilities are a business but they also provide an important social benefit for the community. There is clearly a need for Winter Park residents and for their families to be served by a memory care facility, especially given the aging baby boomer population. Locating a memory care facility along the four lane arterial highway of Howell Branch Road, at a signalized intersection, is an acceptable location for this type of conditional use for assisted living/memory care versus a determination that only permitted uses of townhomes are acceptable.

Staff recognizes that the type of use is appropriate at this location, supported by the future land use designation and the zoning district. The use itself, as well as the architectural style of the building is well suited for this location on Howell Branch Road. Staff also recognizes the challenges of this lot, with wetlands and a sinkhole limiting development space. However, the bigger issue is that the developer needs a building that is higher than required under code, which also triggers a lakefront lot variance. While the type of use is appropriate, staff recommends that the developer considers a redesign to meet the 35' height requirement which would also alleviate the need for the lakefront lot variance. In the past several years, staff has not supported a lakefront lot variance for new construction. There are numerous policies in the comprehensive plan and regulations in the LDC that discourage variances to lakefront development. Staff could recommend support of the use if there were no variances required that would impact the lakefront lot.

It is important to point out that all of the exceptions or variances for the building height and lakefront setbacks are the result of the applicant's decision to place living units/beds on the second and third floors above the porte-cochere. There is a design change that would eliminate all of the exception requests for the height and lakefront setback. That design change is to remove the second floor over the porte-cochere, and create a porte-cochere with a two-story height that has a third floor level of living units above. Then there is ample clearance for any service vehicle or emergency vehicle. The first floor to ceiling height can be reduced so that the building height complies with the Code limit of 35 feet. At 35 feet of building height, the project also complies with the 75 foot setback to Lake Temple and no longer needs a lakefront setback exception. The planning staff again recognizes that there is a need for a memory care facility to serve our residents. If this project were redesigned to fit within the building setbacks, then the planning staff could be in support of the Project.

Thus, as staff must cite Code sections to support their recommendation, the planning staff does not believe the applicant has satisfied the standards for conditional use requests Sec. 58-90 (j) in particular, the criteria indicated numbers 1, 2 and 5.

Staff Recommendation is for Denial of the Project with the understanding that staff would be in favor subject to a site plan redesign to eliminate the lakefront setback encroachment.

Sec. 58-90. Conditional uses.

(j) Standards for Consideration of Conditional Use Requests.

1. That the proposed plan is consistent with all applicable goals, objectives, policies and standards in the city comprehensive plan;
2. That the proposed plan meets or exceeds all other applicable minimum standards and requirements as set forth in this section and this article;
3. That the proposed site plan and proposed use, business type, operating hours, noise, parking and traffic impact will be compatible with existing and anticipated land use activities in the immediate neighborhood and that such application will be compatible with the character of the surrounding area;
4. That adequate facilities and services necessary to service the development associated with the proposed site plan will be available and in place at the time of impact of the development or phase thereof;
5. That the building size, floor area ratio, height and mass are compatible with the zoning code requirements and consistent with the scale and character of the immediate neighborhood.
6. That the proposed site is properly landscaped and irrigated in and around buildings, along sidewalks, and buffering neighboring land. The topographical and natural features of the site shall be given priority consideration, thus assuring the retention of the trees. The developer, furthermore, shall make provisions for the continued maintenance of landscaped areas, open spaces, and recreational areas. Other screening and buffering may also be required when necessary to protect the integrity of the surrounding area;
7. That traffic generated from the proposed uses shall not, on a daily or peak hour basis, degrade the level of service on adjacent roads or intersections or raise any traffic safety hazards. That driveway and curb cut access directs traffic onto more heavily traveled roadways and away from residential neighborhoods;
8. That the site plan provides onsite parking to meet the code required and expected demands of the proposed use;
9. That adequate provisions have been made for light, air, access, and privacy in the arrangement of buildings, one to another and to neighbors;
10. That the architectural design and aesthetic features of the building plans are compatible with the surrounding area;
11. That adequate light shall be provided in all parking areas and interior streets. This shall include the replacement of light poles with appropriate illumination appropriately spaced;
12. That the proposed use does not create through noise, intensity of activity, traffic, overflow, parking, storm water runoff etc. any conditions that degrade the value of adjacent properties, the peaceful use of adjacent properties, degrade the economy of adjacent businesses or negatively impacts the existing character or future use of the surrounding neighborhood or adjacent properties.

Sec. 58-87. - Lakefront lots, canalfront lots, streamfront lots, boathouses and docks.

(5) Structures on lakefront lots require the approval of the planning and zoning board prior to the issuance of a building permit. As conditions necessitate the planning and zoning board or city commission may impose increased setbacks in concert with their waterfront review or conditional use authority as necessary to accomplish the objectives in this section. Structures in this context shall also include swimming pools, cabanas, gazebos, screen enclosures, tennis courts and other accessory buildings.

b. *Setbacks - Multi-family/non-residential/mixed use.* The water front setback from the ordinary high water elevation for multi-family (three or more units) or non-residential or mixed use buildings and any other accessory structures on those properties (other than boathouses, docks, over the water gazebos or retaining walls) shall correspond to the height of the proposed structure. For buildings and structures 35 feet in height or less, the water front setback shall be a minimum of 75 feet. As the height of the building or structure increases, for each one foot increase in height over 35 feet in height, the water front setback shall increase by two and one-half feet.

RELEVANT COMPREHENSIVE PLAN POLICIES:

Policy 1-3.7.3: Limitations of Development of Waterfront Lots. The City shall require that the Planning and Zoning Commission review and approve plans for construction on waterfront properties due to the environmental sensitivity of such properties, including surface water management, water quality control, public safety and reduction of boating hazards, preservation of waterfront views, sensitivity of scale and design of house to slope of site and surrounding properties, suitability of soils for development and impacts of development on soil conditions and topography, elevation of water bottom, impact of development on aquatic habitat, and retention of natural shoreline appearance and vegetative cover including tree coverage. The Planning and Zoning Commission shall have the authority to apply specific conditions to development approvals for waterfront lots in order to ensure that future development properly addresses objectives herein stated within this policy or other policies incorporated in the Comprehensive Plan and Land Development Code. Similarly, the Planning and Zoning Commission shall have the authority to require scientific data describing existing and proposed characteristics of the site, land forms, water quality, and structural components.

Policy 1-3.7.4: Management of Lakefront Development. The City shall restrict lakefront development outside of the floodplain and lake setback areas around the lakes to the lowest density residential land uses with the corresponding lot coverage and impervious coverage.

Policy 5-1.7.1: Implementing Protection of Vegetative Communities and Lake Habitats. The City shall require that development protect trees and vegetation by minimizing the removal of protected trees and requiring compensation and replanting for the loss of protected trees based on the diameter of tree. The City shall review development plans and shall require minimal lot clearance to preserve vegetation. Plans for lakeshore development shall be reviewed to prevent shoreline erosion, degradation of water quality, and harmful impacts on lake habitat.

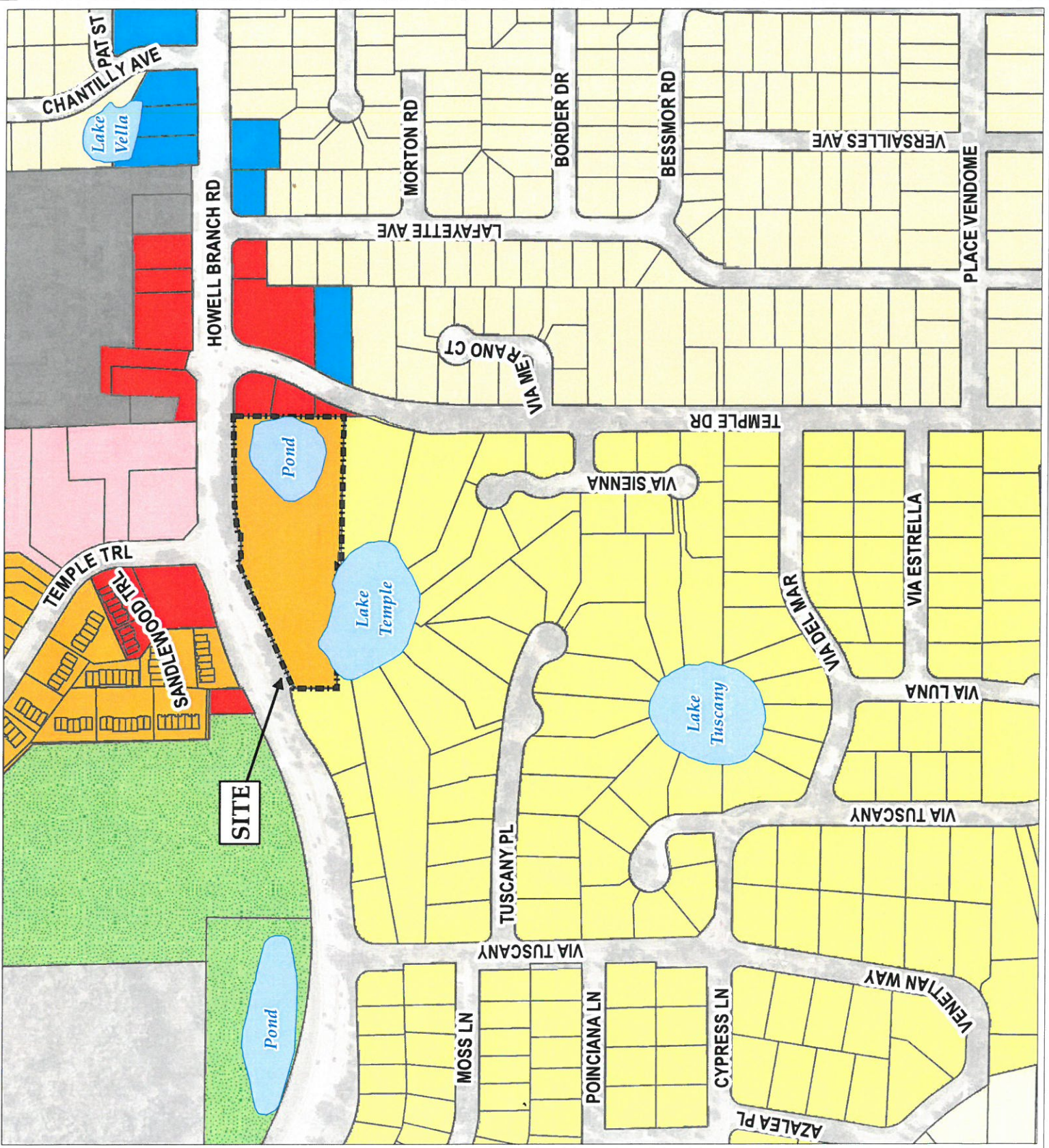
URBAN FORESTRY COMMENTS REGARDING
VILLA TUSCANY MEMORY CARE FACILITY

1298 Howell Branch Road

- The proposed conceptual plans submitted are not intended to be used as the final submittal and exact trees to be preserved or removed on the site.
- The tree diameters indicated on the Tree Preservation & Protection /L-1 are not accurate.
- Every effort should be made to preserve the existing trees and vegetation as a buffer zone along Howell Branch Road.
- Footprint corners, drive lane, and parking corners need to be staked and determined in the field prior to actual determination of the exact trees that could possibly be preserved or those that must be removed.
- Three (3- 14") healthy, existing laurel oaks along the northwest side of the property in the corner of the proposed parking area would provide great buffer if the drive/parking lot could be shifted to accommodate the cluster of oaks.

- A 22" healthy live oak is proposed for removal along the east side of the drive entrance. This tree should be preserved on the site to provide the road buffer and retain the healthy oak located just slightly outside of the drive.
- By shifting the proposed drive lane slightly, two (2) healthy laurel oaks (44" and 30") at the southwest edge of the drive lane could be preserved on the site.
- Provide a parking island around the existing 38" healthy live oak that lies in the parking lot.
- An existing 50" live oak on the southeast corner of the parking lot lies outside the parking lot and should be preserved on the site.
- A 64" historic, live oak lies within the building footprint. If the building is shifted to preserve the 64" live oak an additional two (2) live oaks (44" and 12") could also be preserved on the site. In addition, with this shift, an 18" live oak could be preserved that lies within the building footprint as well. Every effort should be made to preserve these trees.
- A 60" historic, live oak lies outside the building footprint, but proposed for removal. If the shift is made for the 64" live oak to be preserved, the 60" live

oak may not be able to be preserved on the site.
Footprint corners would need to be placed prior to this
determination.



**City of Winter Park
Florida**

- Legend**
- C-1
 - C-3
 - O-2
 - PQP
 - PR
 - R-1A
 - R-1AA
 - R-1AAA
 - R-3



Date: 3/23/2016

NOT FOR CONSTRUCTION - CONDITIONAL USE SUBMISSION 09.23.16

14 13 12 11 10 9 8 7 6 5 4 3 2 1

14 13 12 11 10 9 8 7 6 5 4 3 2 1

UNNAMED SINKHOLE

LAKE TEMPLE

HOWELL BRANCH ROAD

TEMPLE TRAIL

1298 HOWELL BRANCH ROAD

4 LEASED PARKING SPACES

21 PARKING SPACES

2 PARKING SPACES

50' WETLAND BUILDING SETBACK

25' PARKING SETBACK

WETLAND DELINEATION LINE

PROPOSED ENTRY YARD SETBACK

25' BUILDING FRONT YARD SETBACK

APPROX. 155 FEET WALKING DISTANCE FROM PARKING TO BUILDING LOT

MONUMENT SIGN

EMERGENCY EGRESS DRIVEWAY - OTHER VEHICLE BARRIERS REQUIRED

PROPERTY LINE

75' LAKEFRONT BUILDING SETBACK

25' PARKING SETBACK

PROPOSED TRASH ENCLOSURE

PROPOSED WALL 6 FT HEIGHT

PROPOSED 4 FT WIDE SIDEWALK

EXISTING TREE PROPOSED TO REMAIN (TYP)

WETLAND DELINEATION LINE

ORDINARY HIGH WATER ELEVATION

0 15 30 45 60

15' 30' 45' 60'

NO. Date Revisions / Submissions D. Ch.

1 1/2" = 1' (SCALE)

DATE: 09/23/16

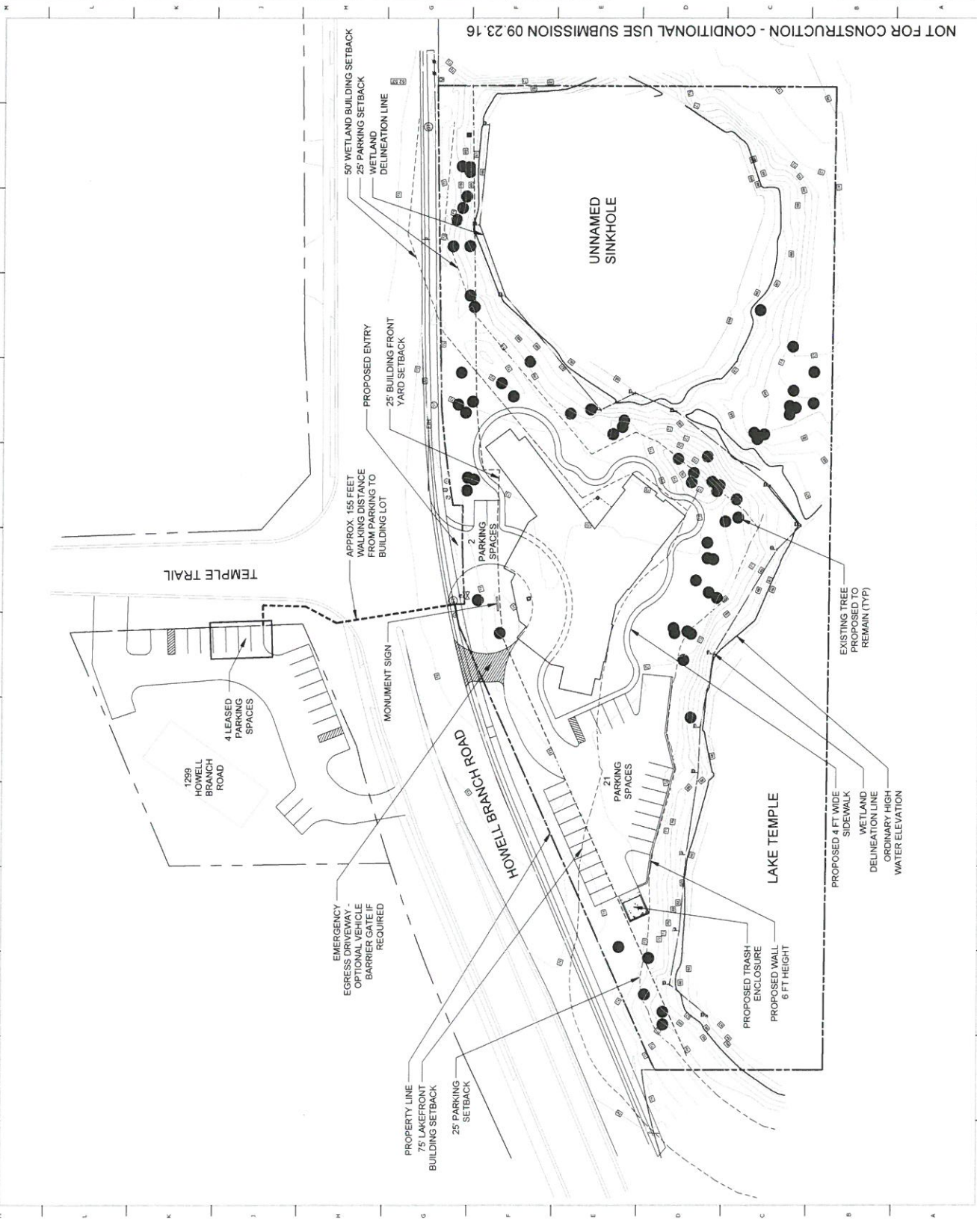
PROJECT NO.: 150336.00

A-1

VILLA TUCANY
BROOK ROSE DEVELOPMENT
WINTER PARK, FL
SITE PLAN

Baker Barrrios
ARCHITECT + INTERIOR DESIGN

1515 WINDY AVE, SUITE 100
ORLANDO, FLORIDA 32835
407.742.1000
WWW.BAKERBARRIOS.COM



EMERGENCY EGRESS DRIVEWAY - OTHER VEHICLE BARRIERS REQUIRED

PROPERTY LINE

75' LAKEFRONT BUILDING SETBACK

25' PARKING SETBACK

PROPOSED TRASH ENCLOSURE

PROPOSED WALL 6 FT HEIGHT

PROPOSED 4 FT WIDE SIDEWALK

EXISTING TREE PROPOSED TO REMAIN (TYP)

WETLAND DELINEATION LINE

ORDINARY HIGH WATER ELEVATION

Villa Tuscany Project Description

Villa Tuscany is a proposed 3 story, Mediterranean style Memory Care Facility, situated at the intersection of Howell Branch Road and Temple Trail in Winter Park, Florida. The project requests a conditional use to allow a Memory Care use in an R-3 zone. The project seeks a variance for building height from 35 feet to 39'-6", and a variance for lakefront setback greater than 75' for buildings higher than 35'. The building will feature 24 dwelling units, as well as full service amenities, care, and services to support the residents. Nestled between Lake Temple and Howell Branch Road, the facility will have a total of approximately 34,986 square feet. The architecture will draw from the classic Mediterranean typology that has been a mainstay of both Winter Park and Rollins College, featuring details such as barrel tile roofs, arched openings, and stucco finishes.

Site Data:

Size:	3.777 Acres (164,526.1 SF)
Site Above OHW:	2.18 Acres (94,960.8 SF)
Zone:	R-3
Future Land Use:	Medium Density Residential
Max Density:	17 DU/AC
Max Height:	3 Stories, 35 ft.
Min. Setbacks:	Front = 25ft.; Side = 20ft.; Rear = 25 ft.
Min. Wetland Buffers:	To Buildings = 50 ft.; To Parking = 25 ft.
Min. Lakefront Setbacks:	To Buildings = 75 ft.; To Parking = 25 ft.
Max. FAR:	110%

Project Statistics:

Style:	Mediterranean
Stories:	3
Height:	39' 6" (request for architectural appurtenance less than or equal to an additional 5 feet of height.)
Square Feet:	34,986 gross
FAR:	36.8%
Dwelling Units:	24
Beds:	50
Parking:	23 Spaces on site, 4 Spaces off site (within 300' of the property)

9/07/2016

Parking Ratio Used: 1 space for every 3 residents (50 residents = 17 spaces)

1 spaces for every staff member (day shift =10 spaces)

Total spaces required = 27

Jeffrey Briggs

From: Beth Bartlett <bbartlett@bakerbarrios.com>
Sent: Friday, September 23, 2016 2:20 PM
To: Jeffrey Briggs
Cc: Ervin Luis Hechavarria (ervinluish@gmail.com); Brook (brook@brookrose.com); Chuck Bell; Meghan Dietz; Wayne Dunkelberger; Wilson, Rebecca (rebecca.wilson@lowndes-law.com)
Subject: Villa Tuscany - Conditional Use Permit - additional information
Attachments: 160923_VillaTuscany_Revised Site Plan.pdf

Jeff,

We would like to submit the following information as an amendment to our preliminary conditional use permit application per the discussion in the team meeting on Wednesday.

1. Fire Dept:

Please find attached our amended site plan. On the attached plan we have added the emergency vehicle egress and 4' wide path around the building as requested by the Fire Dept.

2. Building Occupancy Type:

We have confirmed that the building occupancy type is I-1 to answer the inquiry from Kris Stenger.

3. Leased Parking Information:

Location: 1299 Howell Branch Road, Winter Park 32789

Walking Distance to Villa Tuscany: Approx. 155 Feet

Current Land Use – Office

Zoned - C3

Gross SF: 3120 (2508 SF structure)

Total Parking Spaces: 19

Current Occupants: Dental Office (code requires 1 parking space for every 200 SF) and a Vacant Office (code requires 1 parking space for every 250 SF).

Therefore, the dental practice occupies 80% of the building while the vacant office occupies 20% with the following breakdown:

- Dental Parking Requirements: $(80\% \times 3120 = 2496 \text{ SF}) / 200 \text{ SF} = 12.48$ parking spaces
- Vacant Office Parking Requirements: $(20\% \times 3120 = 624 \text{ SF}) / 250 \text{ SF} = 2.5$ parking spaces
- A total of 15 parking spaces are required by code for this lot. There are 19 total spaces, hence there are 4 parking spaces over code.

Please review. If you need anything else or if you have any questions, please call me.

Thank you,

BETH BARTLETT

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KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

225 E Robinson Street, Suite 450, Orlando, FL 32801 F 407.540.0555 F 407.540.0550

MEMORANDUM

Date: September 19, 2016

Project #:
19884

To: Mr. Brook Rose
c/o Baker Barrios
189 South Orange Ave., #1700
Orlando, Florida 32801

From: Adam Burghdoff, P.E.
Project: Villa Tuscany Memory Care Facility
Subject: Daily Trip Generation inquiry

This memorandum is presented in response to a recent inquiry concerning the trip generation estimation for the proposed Villa Tuscany Memory Care Facility.

As indicated in the Kittelison & Associates, Inc. September 6, 2016 Transportation Impact Study Technical Memorandum for Villa Tuscany, the existing level of service (LOS) on Howell Branch Road is LOS C and is forecasted to continue to operate at LOS C with five years of background traffic growth and the project traffic generated by the proposed Villa Tuscany Memory Care facility.

The City of Winter Park's adopted LOS for Howell Branch Road is LOS E; the forecasted buildout PM peak-hour traffic volume (1,713 vehicles per hour) on Howell Branch Road is expected to operate significantly better than the City's adopted LOS E maximum volume threshold (2,100 vehicles per hour).

The trip end generation rates and equations within the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 9th Edition*, an industry standard for estimating trip end generation potential for developments, are not directly applicable to a development of this relatively small size and character and likely overestimate the traffic volumes to be generated by a development of this nature.

Based upon the anticipated trip types generated by a development of this nature and professional engineering judgement, the average daily trip end generation for this type of facility is expected to range between 55 and 80 daily trip ends.



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COMMERCIAL
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INDUSTRIAL
MIXED USE
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RETAIL
SPORTS & RECREATION

Mr. Jeff Briggs
City of Winter Park
401 South Park Avenue
Winter Park, Florida 32789

September 19, 2016

RE: **Villa Tuscany Conditional Use Permit Submittal Package Modification**

Dear Jeff:

As a follow up to our meeting last Monday, September 12, 2016, we have analyzed the existing site grade elevations and proposed drainage of the site to determine a proposed building finished floor elevation for the proposed memory care building (i.e. where the building wall meets the sill City code).

We reviewed the City's Section 58-95 Definition for Building Height Vertical and the City's Section 58-71 – General Provisions for Residential Zoning Districts. As a result, we have determined that we intend to drain the site to the existing lake or wetland and away from the "established street the building faces" (i.e. Howell Branch Road) according to standard civil engineering practices. We also believe that it will be necessary to establish the building's finished floor elevation at grade elevation 74.00, which is 1 foot above the "average elevation of the existing lot grade at the front of the building to the highest point of the rooftop" which we determined to be elevation 73.00

As a result, the requested building height variance for this Conditional Use Permit Application will need to be increased from 38 feet-6 inches to 39 feet-6 inches. Therefore, the revised building height variance request is 4 feet-6 inches above the building height limit of 35 feet in lieu of the 3 feet-6 inches' variance requested in the submittal package.

Please let me know if you have questions or comments regarding this request.

Sincerely,

Chuck Bell
Principal



September 12, 2016

Jeff Briggs, Planning and Zoning Manager
City of Winter Park
401 South Park Avenue
Winter Park, FL 32789

RE: Villa Tuscany Stormwater Design Approach

Dear Mr. Briggs:

The project site consists of two distinct existing drainage basins that approximately divide the parcel in half. The western portion of the site drains directly to Lake Temple while the northeastern portion drains to an unnamed pond located on the eastern portion of the site. The proposed project will consist of constructing a Memory Care Facility with parking areas and utilities to support. The stormwater management system will consist mostly of an underground vault system underneath the proposed parking areas and drive aisles located to the southwest of the proposed building to treat the stormwater runoff for water quality and provide the necessary quantity attenuation. A minimum volume equal to 2.0" over the entire site will be contained within the stormwater management system and be allowed to percolate through the native soils with a recovery time less than 72 hours per the Water Management guidelines and City code requirements (Sec 58-168). The bottom of the vault system will be designed to be a minimum of 1' above the estimated SHGWL (seasonal high groundwater level) and will be equipped with a pre-treatment to capture sediments before entering the treatment area of the vault. Filter media in an enclosed underdrain system will be added to the bottom of the vault if in fact the native soils do not have the percolation rates needed for full drawdown.

The retention area will also be sized to attenuate the pre-development vs post-development peak runoff discharge resulting from a 25-yr, 24-hr storm event. The final design will include two control structures to regulate these discharge rates to the two receiving water bodies to replicate the existing drainage patterns of the site. Furthermore, the 100-yr, 24-hr storm event will be checked in the post-development condition to ensure no adverse offsite impacts will occur based on the construction of this facility.

Should you have any questions, please contact me at your earliest convenience.

Sincerely,

Clint R. Cuffle, P.E.
Vice President
FL PE #69139



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Tampa, Florida 33624
Phone: 813-265-3130

2401 First Street, Suite 201
Ft. Myers, Florida 33901
Phone: 239-333-2004

www.wraengineering.com

Villa Tuscany - Tree Preservation and Protection

September 7, 2016

Existing Tree Inventory - based on updated survey revised 06/13/2016

Protected Trees				Exempt Trees			
Species	DBH (Diameter at beast height) in Inches	QTY	Total Inches	Species	DBH (Diameter at beast height) in Inches	QTY	Total Inches
Oak	9	2	18	Palm Tree	9	1	9
Oak	10	10	100	Palm Tree	11	1	11
Oak	12	6	72	Palm Tree	12	1	12
Oak	14	5	70	Palm Tree	14	4	56
Oak	15	1	15	Palm Tree	16	1	16
Oak	16	1	16	Palm Tree	18	3	54
Oak	18	6	108	Ear Tree	10	6	60
Oak	20	3	60	Ear Tree	12	8	96
Oak	22	8	176	Ear Tree	14	4	56
Oak	24	3	72	Ear Tree	16	4	64
Oak	26	3	78	Ear Tree	18	4	72
Oak	30	2	60	Ear Tree	20	2	40
Oak	32	2	64	Ear Tree	22	5	110
Oak	38	3	114	Ear Tree	26	1	26
Oak	40	1	40	Ear Tree	28	1	28
Oak	44	3	132	Ear Tree	30	1	30
Oak	48	1	48	Ear Tree	48	1	48
Oak	50	1	50	Ear Tree	54	1	54
Oak	58	1	58	Unknown	9	1	9
Oak	60	1	60	Unknown	10	4	40
Oak	64	1	64	Unknown	14	2	28
Total Quantity Trees:		64		Total Quantity Trees:		56	
Total Protected Tree Inches:			1475	Total Exempt Tree Inches:			919

Per Winter Park Code of Ordinance - Division 6: Protected Trees

"Protected tree shall mean any self-supporting woody or fibrous perennial plant of a species that normally grows to a mature height of 25 feet or greater and has a tree trunk dbh of nine inches or greater and is not an exempt tree. The term "protected tree" shall also apply to any replacement tree, any non-exempt tree that is represented in a planning document for the purposes of securing an approved building or demolition permit and all trees on city property. "

Exempt Trees:

"Exempt trees. No permit shall be required to remove the following types of trees:

Citrus

Ear (Enterolobium species);

Camphor (Cinnamomum camphora);

Chinaberry (Melia azedarach);

Mulberry (Morus species);

Cajeput punk or Melaleuca trees (Melaleuca quinquinervia/leucadendra);

Palm;

Australian Pine (Casuarina species);

Australian Silk Oak (Grevillea robusta);

Chinese Tallow (Spaium sebiferum);

Brazilian Pepper (Schinus terebinthifolius);

Any tree with a dbh less than nine inches, as long as the tree was not planted as a replacement tree."

Villa Tuscany - Tree Preservation and Protection

September 7, 2016

Existing Trees to Remain - based on updated survey revised 06/13/2016

Protected Trees				Exempt Trees			
Species	DBH (Diameter at beast height) in Inches	QTY	Total Inches	Species	DBH (Diameter at beast height) in Inches	QTY	Total Inches
Oak	9	0	0	Palm Tree	9	1	9
Oak	10	7	70	Palm Tree	11	1	11
Oak	12	3	36	Palm Tree	12	1	12
Oak	14	0	0	Palm Tree	14	3	42
Oak	15	1	15	Palm Tree	16	1	16
Oak	16	1	16	Palm Tree	18	0	0
Oak	18	3	54	Ear Tree	10	1	10
Oak	20	3	60	Ear Tree	12	5	60
Oak	22	6	132	Ear Tree	14	3	42
Oak	24	2	48	Ear Tree	16	1	16
Oak	26	3	78	Ear Tree	18	2	36
Oak	30	0	0	Ear Tree	20	2	40
Oak	32	1	32	Ear Tree	22	1	22
Oak	38	2	76	Ear Tree	26	0	0
Oak	40	1	40	Ear Tree	28	1	28
Oak	44	0	0	Ear Tree	30	0	0
Oak	48	1	48	Ear Tree	48	0	0
Oak	50	0	0	Ear Tree	54	0	0
Oak	58	1	58	Unknown	9	1	9
Oak	60	0	0	Unknown	10	4	40
Oak	64	0	0	Unknown	14	2	28
Total Quantity Trees:		35		Total Quantity Trees:		30	
Total Protected Tree Inches:			763	Total Exempt Tree Inches:			421

Per Winter Park Code of Ordinance - Division 6: Protected Trees

"Protected tree shall mean any self-supporting woody or fibrous perennial plant of a species that normally grows to a mature height of 25 feet or greater and has a tree trunk dbh of nine inches or greater and is not an exempt tree. The term "protected tree" shall also apply to any replacement tree, any non-exempt tree that is represented in a planning document for the purposes of securing an approved building or demolition permit and all trees on city property. "

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Citrus

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Camphor (Cinnamomum camphora);

Chinaberry (Melia azedarach);

Mulberry (Morus species);

Cajeput punk or Melaleuca trees (Melaleuca quinquinervia/leucadendra);

Palm;

Australian Pine (Casuarina species);

Australian Silk Oak (Grevillea robusta);

Chinese Tallow (Spaium sebiferum);

Brazilian Pepper (Schinus terebinthifolius);

Any tree with a dbh less than nine inches, as long as the tree was not planted as a replacement tree."

Existing Trees to be Removed - based on updated survey revised 06/13/2016

Protected Trees				Exempt Trees			
Species	DBH (Diameter at beast height) in Inches	QTY	Total Inches	Species	DBH (Diameter at beast height) in Inches	QTY	Total Inches
Oak	9	2	18	Palm Tree	9	0	0
Oak	10	3	30	Palm Tree	11	0	0
Oak	12	3	36	Palm Tree	12	0	0
Oak	14	5	70	Palm Tree	14	1	14
Oak	15	0	0	Palm Tree	16	0	0
Oak	16	0	0	Palm Tree	18	3	54
Oak	18	3	54	Ear Tree	10	5	50
Oak	20	0	0	Ear Tree	12	3	36
Oak	22	2	44	Ear Tree	14	1	14
Oak	24	1	24	Ear Tree	16	3	48
Oak	26	0	0	Ear Tree	18	2	36
Oak	30	2	60	Ear Tree	20	0	0
Oak	32	1	32	Ear Tree	22	4	88
Oak	38	1	38	Ear Tree	26	1	26
Oak	40	0	0	Ear Tree	28	0	0
Oak	44	3	132	Ear Tree	30	1	30
Oak	48	0	0	Ear Tree	48	1	48
Oak	50	1	50	Ear Tree	54	1	54
Oak	58	0	0	Unknown	9	0	0
Oak	60	1	60	Unknown	10	0	0
Oak	64	1	64	Unknown	14	0	0
Total Quantity Trees:		29		Total Quantity Trees:		26	
Total Protected Tree Inches:			712	Total Exempt Tree Inches:			498

Per Winter Park Code of Ordinance - Division 6: Protected Trees

"Protected tree shall mean any self-supporting woody or fibrous perennial plant of a species that normally grows to a mature height of 25 feet or greater and has a tree trunk dbh of nine inches or greater and is not an exempt tree. The term "protected tree" shall also apply to any replacement tree, any non-exempt tree that is represented in a planning document for the purposes of securing an approved building or demolition permit and all trees on city property. "

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 - Ear (Enterolobium species);
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 - Mulberry (Morus species);
 - Cajeput punk or Melaleuca trees (Melaleuca quinquinervia/leucadendra);
 - Palm;
 - Australian Pine (Casuarina species);
 - Australian Silk Oak (Grevillea robusta);
 - Chinese Tallow (Spaium sebiferum);
 - Brazilian Pepper (Schinus terebinthifolius);
- Any tree with a dbh less than nine inches, as long as the tree was not planted as a replacement tree."



KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

225 E Robinson Street, Suite 450, Orlando, FL 32801 P 407.540.0555 F 407.540.0550

MEMORANDUM

Date: September 6, 2016

Project #: 19884

To: Mr. Brook Rose
c/o Baker Barrios
189 S. Orange Ave., #1700
Orlando, FL 32801

From: Adam Burghdoff, P.E.

Project: Villa Tuscany Memory Care Facility

Subject: Transportation Impact Study Technical Memorandum

INTRODUCTION

Kittelison and Associates, Inc. (KAI) has been contracted by Brook Rose Development to perform transportation planning services associated with the Villa Tuscany Memory Care Facility (the Site) located in the City of Winter Park in Orange County, FL. This memorandum is intended to provide the development team with a summary of the future traffic operations at the intersection of Howell Branch Road / Temple Trail and roadway segments to the east and west of the intersection. This memorandum is to be submitted to the City of Winter Park in support of the proposed development's concurrency application and preliminary site plan approval. The proposed site plan for the facility is attached in **Appendix A**.

EXISTING CONDITIONS TRAFFIC OPERATIONS

Turning movement counts were conducted during the AM and PM peak hours at the study intersection, Howell Branch Road at Temple Trail, on Thursday, February 2, 2016. The PM peak hour was observed to be the highest peak throughout the day, occurring from 5:00 to 6:00 pm. In addition to turning movement counts, the existing signal timings at the study intersection were obtained from the City of Winter Park. Raw turning movement counts and signal timings are provided in **Appendix B**.

The current-year traffic conditions were evaluated based on the PM peak hour turning movement counts. Acceptable Level of Service (LOS) was assumed as LOS E in accordance with the Winter Park Comprehensive Plan LOS standards for County facilities (updated 2009). An evaluation of the intersection of Howell Branch Road & Temple Trail and segments to the east and west of the

intersection provided a baseline condition to compare with future development conditions. The analysis assumed all existing lane configurations and signal timings observed at the site. The existing lane configurations are as follows:

- Southbound: One left-turn lane + one right-turn lane
- Eastbound: Two through lanes + one left-turn lane
- Westbound: One through lane + one shared through-right lane

Existing Conditions Segment Evaluation

An evaluation of roadway segment LOS was conducted for the existing conditions scenario. Using the turning movement counts collected, PM peak hour peak direction segment volumes were calculated and evaluated using the FDOT’s 2013 Quality/Level of Service Handbook’s Generalized Service Volume Tables. **Table 1** outlines the existing segment LOS evaluation. The segments east and west of the study intersection operate at LOS C in the existing condition and meet the LOS standard (E).

Table 1 Existing Conditions Generalized Segment LOS Evaluation

Road Segment	LOS Standard	Peak Direction	Peak Hour Peak Direction	Adjusted Generalized LOS Thresholds				Peak Hour Peak Direction LOS	Meets Standard?
			Existing (2016)	B	C	D	E	Existing (2016)	
West of Temple Trail	E	EB	1,627	*	2,000	2,100	**	C	Yes
East of Temple Trail	E	EB	1,577	*	2,000	2,100	**	C	Yes

*Cannot be achieved using table input value defaults.

**Volumes greater than level of service D become F because intersection capacities have been reached.

Existing Conditions Intersection Operations Evaluation

An evaluation of intersection LOS was conducted for the existing conditions scenario using methodologies from the 2010 Highway Capacity Manual. Existing turning movement counts with an observed intersection peak hour factor (PHF) of 0.90 and approach specific heavy vehicle factors were used. As shown in **Table 2**, the overall intersection operates at LOS A and all intersection approaches operate at LOS E or better. Detailed analysis reports are provided in **Appendix C**.

Table 2 Existing Conditions (2016) PM Peak Hour Analysis Results

Intersection	Measure	EB	WB	SB	INT
Howell Branch Road at Temple Trail	Approach LOS	A	A	E	A
	Approach Delay (sec)	4.0	7.7	62.9	8.2

TRIP GENERATION AND ASSIGNMENT

Proposed Development Trip Generation

A PM peak hour trip generation analysis was conducted to estimate project trips added to the roadway at Build-Out of the Site. This analysis was based on conventional trip generation procedures outlined in the *ITE Trip Generation Manual, 9th Edition*. Full build-out of the site, at 50 beds, was used as the basis for this trip generation. **Table 3** outlines the proposed site trip generation analysis.

Table 3 ITE Trip Generation Analysis

Land Use	ITE Code	Intensity	PM Peak-Hour Trip Ends		
			In	Out	Total
Assisted Living	254	50 occupied beds	9	15	24

The proposed project is expected to generate 24 new PM peak hour trips (9 entering, 15 exiting) to the external roadway network. The project trips were assigned to the proposed northbound driveway at the Temple Trail intersection, distributed, and analyzed as outlined within the following subsections.

Regional Trip Distribution and Driveway Trip Assignment

Driveway turning movement percentages for new trips generated by the proposed development were assigned based on engineering judgement and the anticipated propensity of users to travel to the east and west of the intersection. The regional trip distribution was estimated to be 50% to/from the east and 50% to/from the west along Howell Branch Road.

FUTURE BUILD-OUT OPERATIONS EVALUATION

Background Traffic Growth

In order to arrive at an applied traffic growth factor, historical traffic growth trends along Howell Branch Road from 2000-2014 were evaluated using the Orange County count station 0.1 miles west of Temple Trail. The growth trend was slightly negative for this time period at -0.7%. To provide a conservative estimate, a traffic growth factor of 1% per year was applied to the existing intersection turning movements and segment volumes east and west of Temple Trail to arrive at five-year traffic forecast volumes for the year 2021. These volumes provided background traffic conditions for the site access, assuming the site is built out within five years.

Build-Out Scenario Volumes and Operating Conditions

Project trips based on the trip generation analysis were added to background traffic for the year 2021. These future Build-Out condition volumes at the signalized intersection were analyzed using HCM 2010 traffic analysis procedures. This future Build-Out scenario assumed the addition of a northbound approach to the Howell Branch Road and Temple Trail intersection. The northbound approach is expected to consist of single approach lane. The southbound approach will be modified to accommodate the southbound through movement from the southbound left-turn lane. The analysis also included the addition of a westbound left-turn lane to be provided within the existing striped-out median.

Build-Out Scenario Segment Evaluation

An evaluation of roadway segment LOS was also conducted for the future Build-Out scenario. After applying a 1% annual growth rate, PM peak hour peak direction segment volumes were estimated and evaluated. **Appendix C** contains the traffic forecasts for the study roadways and intersection. **Table 4** summarizes the Existing and Build-Out condition segment analysis. The segments east and west of the study intersection are projected to continue to operate at LOS C in the Build-Out condition and meet the LOS standard (E).

Table 4 Existing and Build-Out Conditions Generalized Segment LOS Evaluation

Roadway Segment	LOS Standard	Peak Direction	Peak Hour Peak Direction		Adjusted Generalized LOS Thresholds				Peak Hour Peak Direction LOS		Meets Standard?
			Existing (2016)	Build-Out (2021)	B	C	D	E	Existing (2016)	Build-Out (2021)	
West of Temple Trail	E	EB	1,627	1,713	*	2,000	2,100	**	C	C	Yes
East of Temple Trail	E	EB	1,577	1,663	*	2,000	2,100	**	C	C	Yes

*Cannot be achieved using table input value defaults.

**Volumes greater than level of service D become F because intersection capacities have been reached.

Future Build-Out Intersection Operations Evaluation

An evaluation of intersection LOS was also conducted for the future Build-Out condition using methodologies from the 2010 Highway Capacity Manual. The existing peak-hour factor (PHF) and heavy vehicle percentage were used in the future analysis. With addition of the northbound approach to the intersection, several phasing options were evaluated for the northbound and southbound approaches, including concurrent phasing with permitted-only lefts (with southbound shared through-left + right-turn lane), protected-permitted phasing (with southbound left-turn lane + shared through-right lane), and split phasing (with southbound left-turn lane + shared through-right lane). Concurrent permitted-only phasing was determined to be the most efficient phasing option.

Table 5 shows the results of the buildout conditions operations analysis. All approaches operate at LOS E or better, with the overall intersection exhibiting LOS A, with a control delay just below the LOS A-B threshold of 10.0 seconds (rounded up to 10.0 seconds in the table). Detailed HCM analysis outputs for all phasing options are provided in **Appendix C**.

Table 5 Future Build Out PM Peak Hour Analysis Results

Measures	EB	WB	NB	SB	INT
Approach LOS	A	A	D	E	A
Approach Delay (sec)	6.2	9.6	51.1	55.1	10.0

SUMMARY

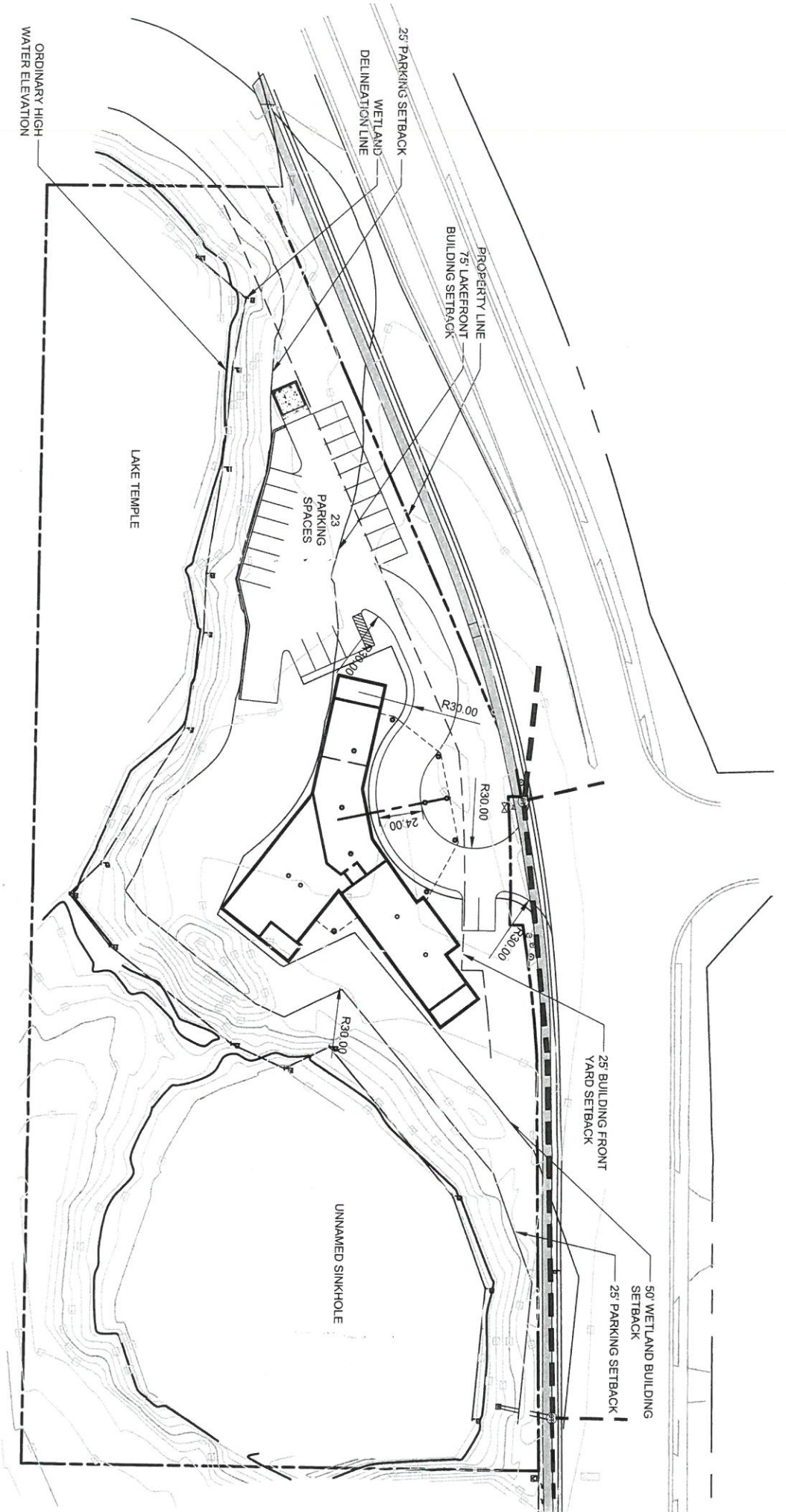
The analyses presented within this memorandum indicate that the Howell Branch Road/Temple Trail intersection and segments to the east and west are projected to continue operating at acceptable levels of service with the addition of the proposed development. The addition of a northbound intersection approach and associated signal and striping modifications at the intersection causes the intersection approaches to operate at an acceptable level-of-service, LOS E or better.

The following improvements are recommended for implementation:

- Construct a northbound approach to the Howell Branch Road/Temple Trail intersection consisting of a single entry lane and a single exit lane.
- Add a westbound left-turn lane within the existing striped median.
- Modify the southbound left-turn lane to allow the southbound through movement
- Install crosswalk pavement markings on the south and west legs of the intersection.
- Modify traffic signal equipment as necessary to facilitate lane modifications.
- At the discretion of the City of Winter Park, incorporate permitted-only timing (with associated lane configurations) for the northbound and southbound intersection approaches.

It is understood that Orange County maintains infrastructure within the curb lines of the roadway while the City of Winter Park maintains infrastructure outside the curb lines of the roadway. Additional coordination with the City of Winter Park is required to determine which agency would process the signal design/construction permitting documents to incorporate the suggested improvements detailed within this technical memorandum.

Appendix A Proposed Site Plan



VILLA TUSCANY - SITE PLAN
 09.02.2016

SCALE: 1"=50'



Appendix B Turning Movement Counts and Signal Timings



Accurate Traffic Counts, Inc.

798 Executive Drive, Suite A

Oviedo, Florida 32765

info@accuratetraffic.com

Station: 0001

Counted by: Nino

Weather: Clear

Location: Howell Branch Rd at Temple Tr

File Name : Howell Branch Road at Temple Trail_5707

Site Code : 00005707

Start Date : 2/4/2016

Page No : 1

Groups Printed- General Traffic - Truck Traffic - Turn Traffic

Start Time	Temple Trail Southbound				Howell Branch Road Westbound				Northbound				Howell Branch Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00	24	0	32	56	0	319	6	325	0	0	0	0	12	175	0	187	568
07:15	18	0	34	52	0	340	5	345	0	0	0	0	10	205	0	215	612
07:30	6	0	40	46	0	360	20	380	0	0	0	0	24	196	0	220	646
07:45	25	0	30	55	0	359	5	364	0	0	0	0	13	188	0	201	620
Total	73	0	136	209	0	1378	36	1414	0	0	0	0	59	764	0	823	2446
08:00	22	0	22	44	0	357	21	378	0	0	0	0	14	206	0	220	642
08:15	31	0	33	64	0	326	15	343	0	0	0	0	14	189	0	203	610
08:30	19	0	41	60	0	306	20	326	0	0	0	0	11	208	0	219	605
08:45	21	0	31	52	0	286	4	290	0	0	0	0	7	194	0	201	543
Total	93	0	127	220	0	1277	60	1337	0	0	0	0	46	797	0	843	2400
*** BREAK ***																	
16:00	20	0	14	34	0	175	18	193	0	0	0	0	19	284	0	303	530
16:15	24	0	12	36	0	191	17	208	0	0	0	0	21	343	0	364	608
16:30	13	0	11	24	0	235	26	261	0	0	0	0	25	360	0	385	670
16:45	22	0	14	36	0	222	23	245	0	0	0	0	23	323	0	346	627
Total	79	0	51	130	0	823	84	907	0	0	0	0	88	1310	0	1398	2435
17:00	21	0	15	36	0	218	24	242	0	0	0	0	26	344	0	370	648
17:15	22	0	21	43	0	239	30	269	0	0	0	0	23	443	0	466	778
17:30	17	0	18	35	0	235	42	277	0	0	0	0	42	360	0	402	714
17:45	12	0	6	18	0	218	46	264	0	0	0	0	31	358	0	389	671
Total	72	0	60	132	0	910	142	1052	0	0	0	0	122	1505	0	1627	2811
Grand Total	317	0	374	691	0	4388	322	4710	0	0	0	0	315	4376	0	4691	10092
Apprch %	45.9	0	54.1		0	93.2	6.8		0	0	0		6.7	93.3	0		
Total %	3.1	0	3.7	6.8	0	43.5	3.2	46.7	0	0	0	0	3.1	43.4	0	46.5	
General Traffic	316	0	372	688	0	4351	322	4673	0	0	0	0	309	4333	0	4642	10003
% General Traffic	99.7	0	99.5	99.6	0	99.2	100	99.2	0	0	0	0	98.1	99	0	99	99.1
Truck Traffic	1	0	2	3	0	37	0	37	0	0	0	0	2	43	0	45	85
% Truck Traffic	0.3	0	0.5	0.4	0	0.8	0	0.8	0	0	0	0	0.6	1	0	1	0.8
U-Turn Traffic	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	4
% U-Turn Traffic	0	0	0	0	0	0	0	0	0	0	0	0	1.3	0	0	0.1	0



Accurate Traffic Counts, Inc.

798 Executive Drive, Suite A
Oviedo, Florida 32765

info@accuratetraffic.com

Station: 0001
Counted by: Nino
Weather: Clear
Location: Howell Branch Rd at Temple Tr

File Name : Howell Branch Road at Temple Trail_5707
Site Code : 00005707
Start Date : 2/4/2016
Page No : 2

Start Time	Temple Trail Southbound				Howell Branch Road Westbound				Northbound				Howell Branch Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15																	
07:15	18	0	34	52	0	340	5	345	0	0	0	0	10	205	0	215	612
07:30	6	0	40	46	0	360	20	380	0	0	0	0	24	196	0	220	646
07:45	25	0	30	55	0	359	5	364	0	0	0	0	13	188	0	201	620
08:00	22	0	22	44	0	357	21	378	0	0	0	0	14	206	0	220	642
Total Volume	71	0	126	197	0	1416	51	1467	0	0	0	0	61	795	0	856	2520
% App. Total	36	0	64		0	96.5	3.5		0	0	0		7.1	92.9	0		
PHF	.710	.000	.788	.895	.000	.983	.607	.965	.000	.000	.000	.000	.635	.965	.000	.973	.975

Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1

Peak Hour for Entire Intersection Begins at 17:00

17:00	21	0	15	36	0	218	24	242	0	0	0	0	26	344	0	370	648
17:15	22	0	21	43	0	239	30	269	0	0	0	0	23	443	0	466	778
17:30	17	0	18	35	0	235	42	277	0	0	0	0	42	360	0	402	714
17:45	12	0	6	18	0	218	46	264	0	0	0	0	31	358	0	389	671
Total Volume	72	0	60	132	0	910	142	1052	0	0	0	0	122	1505	0	1627	2811
% App. Total	54.5	0	45.5		0	86.5	13.5		0	0	0		7.5	92.5	0		
PHF	.818	.000	.714	.767	.000	.952	.772	.949	.000	.000	.000	.000	.726	.849	.000	.873	.903

ORANGE COUNTY, FLORIDA

BICYCLES MOVEMENT SUMMARY

CODE / STATION NO.: 1

CITY: Winter Park

COUNTY: Orange

NORTH / SOUTH: Temple Trail

INTERSECTING ROUTE: Howell Branch Road

MILEPOST: X

OBSERVER: Nino

WEATHER: Clear

REMARKS:

GPS COORDINATES

Latitude	Longitude
00° 00.000' N	000° 00.000' W

FORM COMPLETED BY: Santiago

DATE: 2/4/2016

Temple Trail

SB Street Name

07:00-08:00	08:00-09:00								16:00-17:00	17:00-18:00	Total
1	4								0	1	6
0	1								3	1	5
1	5								3	2	11



Total			
07:00-08:00	0	0	0
08:00-09:00	0	0	0
16:00-17:00	0	0	0
17:00-18:00	0	0	0
Total	0	0	0

Howell Branch Road

EB Street Name

Howell Branch Road

WB Street Name

Total			
07:00-08:00	1	0	1
08:00-09:00	0	0	0
16:00-17:00	0	0	0
17:00-18:00	0	0	0
Total	1	0	1

SIDEWALK

07:00-08:00	08:00-09:00								16:00-17:00	17:00-18:00	Total
0	0								0	0	0
0	0								0	0	0
0	0								0	0	0

NB Street Name



Accurate Traffic Counts, Inc.

798 Executive Drive, Suite A
 Oviedo, Florida 32765
 info@accuratetraffic.com

Station: 0001
 Counted by: Nino
 Weather: Clear
 Location: Howell Branch Rd at Temple Tr

File Name : Howell Branch Road at Temple Trail_5707
 Site Code : 00005707
 Start Date : 2/4/2016
 Page No : 1

Groups Printed- General Traffic

Start Time	Temple Trail Southbound				Howell Branch Road Westbound				Northbound				Howell Branch Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00	24	0	32	56	0	319	6	325	0	0	0	0	12	173	0	185	566
07:15	17	0	34	51	0	339	5	344	0	0	0	0	10	204	0	214	609
07:30	6	0	40	46	0	356	20	376	0	0	0	0	23	192	0	215	637
07:45	25	0	30	55	0	355	5	360	0	0	0	0	13	186	0	199	614
Total	72	0	136	208	0	1369	36	1405	0	0	0	0	58	755	0	813	2426
08:00	22	0	22	44	0	351	21	372	0	0	0	0	12	205	0	217	633
08:15	31	0	31	62	0	322	15	337	0	0	0	0	14	185	0	199	598
08:30	19	0	41	60	0	302	20	322	0	0	0	0	11	201	0	212	594
08:45	21	0	31	52	0	281	4	285	0	0	0	0	7	188	0	195	532
Total	93	0	125	218	0	1256	60	1316	0	0	0	0	44	779	0	823	2357
*** BREAK ***																	
16:00	20	0	14	34	0	173	18	191	0	0	0	0	19	274	0	293	518
16:15	24	0	12	36	0	190	17	207	0	0	0	0	21	341	0	362	605
16:30	13	0	11	24	0	234	26	260	0	0	0	0	23	357	0	380	664
16:45	22	0	14	36	0	221	23	244	0	0	0	0	23	323	0	346	626
Total	79	0	51	130	0	818	84	902	0	0	0	0	86	1295	0	1381	2413
17:00	21	0	15	36	0	218	24	242	0	0	0	0	26	344	0	370	648
17:15	22	0	21	43	0	238	30	268	0	0	0	0	23	443	0	466	777
17:30	17	0	18	35	0	235	42	277	0	0	0	0	41	359	0	400	712
17:45	12	0	6	18	0	217	46	263	0	0	0	0	31	358	0	389	670
Total	72	0	60	132	0	908	142	1050	0	0	0	0	121	1504	0	1625	2807
Grand Total	316	0	372	688	0	4351	322	4673	0	0	0	0	309	4333	0	4642	10003
Apprch %	45.9	0	54.1		0	93.1	6.9		0	0	0		6.7	93.3	0		
Total %	3.2	0	3.7	6.9	0	43.5	3.2	46.7	0	0	0	0	3.1	43.3	0	46.4	

ORANGE COUNTY, FLORIDA

PEDESTRIANS MOVEMENT SUMMARY

CODE / STATION NO.: 1
 NORTH / SOUTH: Temple Trail
 OBSERVER: Nino
 WEATHER: Clear
 REMARKS: _____

CITY: Winter Park
 INTERSECTING ROUTE: Howell Branch Road

COUNTY: Orange
 MILEPOST: X

GPS COORDINATES

Latitude	Longitude
00° 00.000' N	000° 00.000' W


FORM COMPLETED BY: Santiago

DATE: 2/4/2016

Temple Trail

SB Street Name

	07:00-08:00	08:00-09:00									16:00-17:00	17:00-18:00	Total
	0	0									0	0	0
	0	0									0	0	0
	0	0									0	0	0



Total

07:00-08:00	0	0	0
08:00-09:00	0	0	0
16:00-17:00	0	0	0
17:00-18:00	0	0	0
Total	0	0	0

Howell Branch Road

EB Street Name

Howell Branch Road

WB Street Name

Total

07:00-08:00	0	1	1
08:00-09:00	0	0	0
16:00-17:00	0	0	0
17:00-18:00	0	0	0
Total	0	1	1

	07:00-08:00	08:00-09:00										16:00-17:00	17:00-18:00	Total	
	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
	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	2	0	2

NB Street Name



Accurate Traffic Counts, Inc.

798 Executive Drive, Suite A

Oviedo, Florida 32765

info@accuratetraffic.com

Station: 0001

Counted by: Nino

Weather: Clear

Location: Howell Branch Rd at Temple Tr

File Name : Howell Branch Road at Temple Trail_5707

Site Code : 00005707

Start Date : 2/4/2016

Page No : 1

Groups Printed- Truck Traffic

Start Time	Temple Trail Southbound				Howell Branch Road Westbound				Northbound				Howell Branch Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	2
07:15	1	0	0	1	0	1	0	1	0	0	0	0	0	1	0	1	3
07:30	0	0	0	0	0	4	0	4	0	0	0	0	0	4	0	4	8
07:45	0	0	0	0	0	4	0	4	0	0	0	0	0	2	0	2	6
Total	1	0	0	1	0	9	0	9	0	0	0	0	0	9	0	9	19
08:00	0	0	0	0	0	6	0	6	0	0	0	0	1	1	0	2	8
08:15	0	0	2	2	0	6	0	6	0	0	0	0	0	4	0	4	12
08:30	0	0	0	0	0	4	0	4	0	0	0	0	0	7	0	7	11
08:45	0	0	0	0	0	5	0	5	0	0	0	0	0	6	0	6	11
Total	0	0	2	2	0	21	0	21	0	0	0	0	1	18	0	19	42
*** BREAK ***																	
16:00	0	0	0	0	0	2	0	2	0	0	0	0	0	10	0	10	12
16:15	0	0	0	0	0	1	0	1	0	0	0	0	0	2	0	2	3
16:30	0	0	0	0	0	1	0	1	0	0	0	0	1	3	0	4	5
16:45	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	5	0	5	0	0	0	0	1	15	0	16	21
*** BREAK ***																	
17:15	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
17:45	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	2	0	2	0	0	0	0	0	1	0	1	3
Grand Total	1	0	2	3	0	37	0	37	0	0	0	0	2	43	0	45	85
Apprch %	33.3	0	66.7		0	100	0		0	0	0		4.4	95.6	0		
Total %	1.2	0	2.4	3.5	0	43.5	0	43.5	0	0	0	0	2.4	50.6	0	52.9	



Accurate Traffic Counts, Inc.

798 Executive Drive, Suite A
 Oviedo, Florida 32765
 info@accuratetraffic.com

Station: 0001
 Counted by: Nino
 Weather: Clear
 Location: Howell Branch Rd at Temple Tr

File Name : Howell Branch Road at Temple Trail_5707
 Site Code : 00005707
 Start Date : 2/4/2016
 Page No : 1

Groups Printed- Turn Traffic

Start Time	Temple Trail Southbound				Howell Branch Road Westbound				Northbound				Howell Branch Road Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
*** BREAK ***																	
07:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
*** BREAK ***																	
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
08:00	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
*** BREAK ***																	
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
*** BREAK ***																	
16:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
*** BREAK ***																	
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
*** BREAK ***																	
17:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
*** BREAK ***																	
Total	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	4
Apprch %	0	0	0		0	0	0		0	0	0		100	0	0		
Total %	0	0	0		0	0	0		0	0	0		100	0	0	100	

Florida Department of Transportation
 District Five - Orange County
 Districtwide Signal Retiming
 Howell Branch Road - Via Tuscany and Temple Drive

Maj. Street	Howell Branch Road	Date:	12/17/2015	Node	2
Min. Street	Temple Trail	Controller	Siemens M50	Address	
Designed By VHB					

Controller Timings (seconds)								
Phase	1	2	3	4	5	6	7	8
Direction	<i>EBL</i>	<i>EB-WB</i>	<i>SB</i>					
Turn Type	<i>5-Section</i>							
Min Green	6	16	6					
Veh Gap	3.0	4.0	3.0					
Yellow	4.6	4.6	3.5					
All Red	2.0	2.0	2.0					
Max I	20	35	30					
Max II	20	65	30					
Walk		10	10					
Flashing Don't Walk		22	21					
Min Splits	13.0	39.0	37.0					
Recall/Memory		LK						
Detector Switching								
Recall		Min						
Rest in Walk		Y						

Pedestrians								
Phase	1	2	3	0	0	0	0	0
Direction	<i>EBL</i>	<i>EB-WB</i>	<i>SB</i>	0	0	0	0	0
Speed Limit (mph)	40	40	25	0	0	0	0	0
Vehicle Traversed Width	76	92	84	0	0	0	0	0
Approach Grades	-1.7%	-1.7%	-1.8%	0.0%	0.0%	0.0%	0.0%	0.0%
Ped-X (curb to curb)		77	72	0		0		0
Crossing Time		22	21	0	0	0	0	0

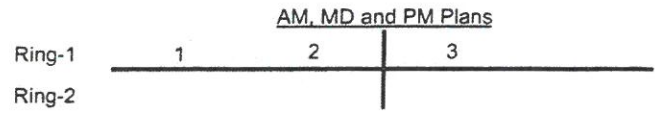
Coordination Timings (seconds)								
Plan	Pattern	C-O-S	1	2	3			
<i>AM</i>	1	111	20	70	30			
<i>MIDDAY</i>	2	211	20	65	25			
<i>PM</i>	3	311	20	70	30			

Plan	Pattern	Cycle Length	Offset
<i>AM</i>	1	120	0
<i>MIDDAY</i>	2	110	106
<i>PM</i>	3	120	40

TIME OF DAY			
TIME	PATTERN	TIME	PATTERN
0:00	Free	19:00	211
6:30	111	22:00	Free
10:00	211		
14:00	311		

Notes

1 Offset referenced to begin of mainstreet green



Appendix C Traffic Analyses

Lanes, Volumes, Timings
 1: Howell Branch Rd & Temple Trail

Existing Conditions (2016)
 PM Peak Hour



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↵	↕	↕		↵	↵
Traffic Volume (vph)	122	1505	910	142	72	60
Future Volume (vph)	122	1505	910	142	72	60
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220			0	0	0
Storage Lanes	1			0	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Fr _t			0.980			0.850
Fl _t Protected	0.950				0.950	
Satd. Flow (prot)	1752	3505	3402	0	1770	1583
Fl _t Permitted	0.190				0.950	
Satd. Flow (perm)	350	3505	3402	0	1770	1583
Right Turn on Red				Yes		Yes
Satd. Flow (RTOR)			22			67
Link Speed (mph)		40	40		40	
Link Distance (ft)		471	804		234	
Travel Time (s)		8.0	13.7		4.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	3%	4%	4%	2%	2%
Adj. Flow (vph)	136	1672	1011	158	80	67
Shared Lane Traffic (%)						
Lane Group Flow (vph)	136	1672	1169	0	80	67
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Number of Detectors	1	2	2		1	1
Detector Template	Left	Thru	Thru		Left	Right
Leading Detector (ft)	20	100	100		20	20
Trailing Detector (ft)	0	0	0		0	0
Detector 1 Position(ft)	0	0	0		0	0
Detector 1 Size(ft)	20	6	6		20	20
Detector 1 Type	CI+Ex	CI+Ex	CI+Ex		CI+Ex	CI+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0
Detector 2 Position(ft)		94	94			
Detector 2 Size(ft)		6	6			
Detector 2 Type		CI+Ex	CI+Ex			
Detector 2 Channel						
Detector 2 Extend (s)		0.0	0.0			
Turn Type	pm+pt	NA	NA		Prot	Prot
Protected Phases	5	2	6		4	4

Lanes, Volumes, Timings
1: Howell Branch Rd & Temple Trail

Existing Conditions (2016)
PM Peak Hour

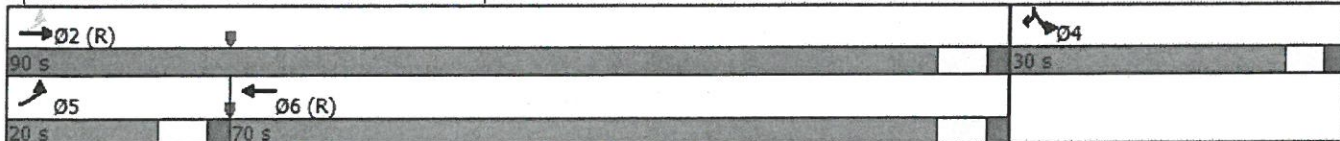


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Permitted Phases	2					
Detector Phase	5	2	6		4	4
Switch Phase						
Minimum Initial (s)	6.0	16.0	16.0		6.0	6.0
Minimum Split (s)	12.6	22.6	22.6		12.6	12.6
Total Split (s)	20.0	90.0	70.0		30.0	30.0
Total Split (%)	16.7%	75.0%	58.3%		25.0%	25.0%
Maximum Green (s)	13.4	83.4	63.4		24.5	24.5
Yellow Time (s)	4.6	4.6	4.6		3.5	3.5
All-Red Time (s)	2.0	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.6	6.6	6.6		5.5	5.5
Lead/Lag	Lead		Lag			
Lead-Lag Optimize?	Yes		Yes			
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0
Recall Mode	None	C-Max	C-Max		None	None
Act Effct Green (s)	97.1	97.1	83.0		10.8	10.8
Actuated g/C Ratio	0.81	0.81	0.69		0.09	0.09
v/c Ratio	0.37	0.59	0.50		0.50	0.33
Control Delay	5.5	5.5	9.9		62.3	15.9
Queue Delay	0.0	0.0	0.0		0.0	0.0
Total Delay	5.5	5.5	9.9		62.3	15.9
LOS	A	A	A		E	B
Approach Delay		5.5	9.9		41.2	
Approach LOS		A	A		D	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 20 (17%), Referenced to phase 2:EBTL and 6:WBT, Start of Green
 Natural Cycle: 60
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.59
 Intersection Signal Delay: 8.8
 Intersection Capacity Utilization 57.0%
 Analysis Period (min) 15
 Intersection LOS: A
 ICU Level of Service B

Splits and Phases: 1: Howell Branch Rd & Temple Trail



HCM 2010 Signalized Intersection Summary
 1: Howell Branch Rd & Temple Trail

Existing Conditions (2016)
 PM Peak Hour

Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Traffic Volume (veh/h)	122	1505	910	142	72	60		
Future Volume (veh/h)	122	1505	910	142	72	60		
Number	5	2	6	16	7	14		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1845	1845	1827	1900	1863	1863		
Adj Flow Rate, veh/h	136	1672	1011	158	80	67		
Adj No. of Lanes	1	2	2	0	1	1		
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90		
Percent Heavy Veh, %	3	3	4	4	2	2		
Cap, veh/h	429	2930	2202	344	112	100		
Arrive On Green	0.05	0.84	0.73	0.73	0.06	0.06		
Sat Flow, veh/h	1757	3597	3101	470	1774	1583		
Grp Volume(v), veh/h	136	1672	583	586	80	67		
Grp Sat Flow(s),veh/h/ln	1757	1752	1736	1744	1774	1583		
Q Serve(g_s), s	2.0	18.0	16.3	16.3	5.3	5.0		
Cycle Q Clear(g_c), s	2.0	18.0	16.3	16.3	5.3	5.0		
Prop In Lane	1.00			0.27	1.00	1.00		
Lane Grp Cap(c), veh/h	429	2930	1270	1276	112	100		
V/C Ratio(X)	0.32	0.57	0.46	0.46	0.71	0.67		
Avail Cap(c_a), veh/h	538	2930	1270	1276	362	323		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	4.6	3.1	6.5	6.5	55.1	55.0		
Incr Delay (d2), s/veh	0.4	0.8	1.2	1.2	8.1	7.5		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.0	8.7	8.2	8.2	2.9	4.5		
LnGrp Delay(d),s/veh	5.0	3.9	7.7	7.7	63.2	62.5		
LnGrp LOS	A	A	A	A	E	E		
Approach Vol, veh/h		1808	1169		147			
Approach Delay, s/veh		4.0	7.7		62.9			
Approach LOS		A	A		E			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4	5	6		
Phs Duration (G+Y+Rc), s		106.9		13.1	12.5	94.4		
Change Period (Y+Rc), s		6.6		5.5	6.6	6.6		
Max Green Setting (Gmax), s		83.4		24.5	13.4	63.4		
Max Q Clear Time (g_c+I1), s		20.0		7.3	4.0	18.3		
Green Ext Time (p_c), s		42.8		0.3	0.2	33.7		
Intersection Summary								
HCM 2010 Ctrl Delay			8.2					
HCM 2010 LOS			A					

Lanes, Volumes, Timings
1: Howell Branch Rd & Temple Trail

2021 Total
PM Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	128	1580	5	4	956	149	8	0	7	76	0	63
Future Volume (vph)	128	1580	5	4	956	149	8	0	7	76	0	63
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.980			0.936				0.850
Flt Protected	0.950			0.950				0.974			0.950	
Satd. Flow (prot)	1752	3502	0	1805	3402	0	0	1732	0	0	1770	1583
Flt Permitted	0.171			0.124				0.838			0.746	
Satd. Flow (perm)	315	3502	0	236	3402	0	0	1490	0	0	1390	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		1			22			93				93
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		471			804			130			234	
Travel Time (s)		8.0			13.7			3.0			4.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	3%	0%	0%	4%	4%	0%	0%	0%	2%	0%	2%
Adj. Flow (vph)	142	1756	6	4	1062	166	9	0	8	84	0	70
Shared Lane Traffic (%)												
Lane Group Flow (vph)	142	1762	0	4	1228	0	0	17	0	0	84	70
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	1
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100		20	100		20	100		20	100	20
Trailing Detector (ft)	0	0		0	0		0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		Perm	NA		Perm	NA	Perm
Protected Phases	5	2			6			8			4	

Lanes, Volumes, Timings
1: Howell Branch Rd & Temple Trail

2021 Total
PM Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		4
Detector Phase	5	2		6	6		8	8		4	4	4
Switch Phase												
Minimum Initial (s)	6.0	16.0		16.0	16.0		6.0	6.0		6.0	6.0	6.0
Minimum Split (s)	12.6	22.6		22.6	22.6		26.5	26.5		12.6	12.6	12.6
Total Split (s)	20.0	90.0		70.0	70.0		30.0	30.0		30.0	30.0	30.0
Total Split (%)	16.7%	75.0%		58.3%	58.3%		25.0%	25.0%		25.0%	25.0%	25.0%
Maximum Green (s)	13.4	83.4		63.4	63.4		24.5	24.5		24.5	24.5	24.5
Yellow Time (s)	4.6	4.6		4.6	4.6		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.6	6.6		6.6	6.6		5.5	5.5		5.5	5.5	5.5
Lead/Lag	Lead			Lag	Lag							
Lead-Lag Optimize?	Yes			Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	C-Max		C-Max	C-Max		None	None		None	None	None
Walk Time (s)							5.0	5.0				
Flash Dont Walk (s)							16.0	16.0				
Pedestrian Calls (#/hr)							0	0				
Act Effct Green (s)	95.3	95.3		80.9	80.9		12.6	12.6		12.6	12.6	12.6
Actuated g/C Ratio	0.79	0.79		0.67	0.67		0.10	0.10		0.10	0.10	0.10
v/c Ratio	0.41	0.63		0.03	0.53		0.07	0.07		0.58	0.28	0.28
Control Delay	6.9	6.8		9.0	11.5		0.6	0.6		65.9	7.5	7.5
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	6.9	6.8		9.0	11.5		0.6	0.6		65.9	7.5	7.5
LOS	A	A		A	B		A	A		E	A	A
Approach Delay		6.8			11.5			0.6			39.4	
Approach LOS		A			B			A			D	

Intersection Summary




















Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 20 (17%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
 Natural Cycle: 75
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.63
 Intersection Signal Delay: 10.0
 Intersection Capacity Utilization 80.3%
 Analysis Period (min) 15
 Intersection LOS: E
 ICU Level of Service D

Splits and Phases: 1: Howell Branch Rd & Temple Trail

→ Ø2 (R)		↓ Ø4
90 s		30 s
↖ Ø5	↙ Ø6 (R)	↑ Ø8
20 s	70 s	30 s




















HCM 2010 Signalized Intersection Summary
 1: Howell Branch Rd & Temple Trail

2021 Total
 PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	128	1580	5	4	956	149	8	0	7	76	0	63
Future Volume (veh/h)	128	1580	5	4	956	149	8	0	7	76	0	63
Number	5	2	12	1	6	16	3	8	18	7	4	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1845	1845	1900	1900	1827	1900	1900	1900	1900	1900	1863	1863
Adj Flow Rate, veh/h	142	1756	6	4	1062	166	9	0	8	84	0	70
Adj No. of Lanes	1	2	0	1	2	0	0	1	0	0	1	1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	3	3	3	0	4	4	0	0	0	0	0	2
Cap, veh/h	390	2898	10	232	2120	331	63	14	27	172	0	143
Arrive On Green	0.05	0.81	0.81	0.70	0.70	0.70	0.09	0.00	0.09	0.09	0.00	0.09
Sat Flow, veh/h	1757	3583	12	276	3010	470	185	150	298	1243	0	1583
Grp Volume(v), veh/h	142	859	903	4	612	616	17	0	0	84	0	70
Grp Sat Flow(s),veh/h/ln	1757	1753	1843	276	1736	1744	632	0	0	1243	0	1583
Q Serve(g_s), s	2.4	22.0	22.1	0.7	19.3	19.4	0.1	0.0	0.0	0.0	0.0	5.0
Cycle Q Clear(g_c), s	2.4	22.0	22.1	10.2	19.3	19.4	8.3	0.0	0.0	8.3	0.0	5.0
Prop In Lane	1.00		0.01	1.00		0.27	0.53		0.47	1.00		1.00
Lane Grp Cap(c), veh/h	390	1418	1490	232	1222	1228	103	0	0	172	0	143
V/C Ratio(X)	0.36	0.61	0.61	0.02	0.50	0.50	0.17	0.00	0.00	0.49	0.00	0.49
Avail Cap(c_a), veh/h	499	1418	1490	232	1222	1228	270	0	0	332	0	323
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.2	4.3	4.3	8.6	8.1	8.1	50.3	0.0	0.0	53.4	0.0	52.0
Incr Delay (d2), s/veh	0.6	1.9	1.8	0.1	1.5	1.5	0.7	0.0	0.0	2.1	0.0	2.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	11.3	11.8	0.1	9.7	9.7	0.5	0.0	0.0	2.8	0.0	2.3
LnGrp Delay(d),s/veh	6.8	6.2	6.1	8.7	9.6	9.6	51.1	0.0	0.0	55.5	0.0	54.5
LnGrp LOS	A	A	A	A	A	A	D			E		D
Approach Vol, veh/h		1904			1232			17				154
Approach Delay, s/veh		6.2			9.6			51.1				55.1
Approach LOS		A			A			D				E
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		103.7		16.3	12.5	91.1		16.3				
Change Period (Y+Rc), s		6.6		5.5	6.6	6.6		5.5				
Max Green Setting (Gmax), s		83.4		24.5	13.4	63.4		24.5				
Max Q Clear Time (g_c+l1), s		24.1		10.3	4.4	21.4		10.3				
Green Ext Time (p_c), s		42.8		0.5	0.2	33.0		0.5				
Intersection Summary												
HCM 2010 Ctrl Delay			10.0									
HCM 2010 LOS			A									
Notes												
User approved ignoring U-Turning movement.												

Lanes, Volumes, Timings
1: Howell Branch Rd & Temple Trail

9/6/2016

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	128	1580	5	4	956	149	8	0	7	76	0	63
Future Volume (vph)	128	1580	5	4	956	149	8	0	7	76	0	63
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frnt		0.999			0.980			0.936				0.850
Flt Protected	0.950			0.950				0.974			0.950	
Satd. Flow (prot)	1752	3502	0	1805	3402	0	0	1732	0	0	1770	1583
Flt Permitted	0.149			0.116				0.974			0.950	
Satd. Flow (perm)	275	3502	0	220	3402	0	0	1732	0	0	1770	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					15			143				143
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		471			804			130			234	
Travel Time (s)		8.0			13.7			3.0			4.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	3%	0%	0%	4%	4%	0%	0%	0%	2%	0%	2%
Adj. Flow (vph)	142	1756	6	4	1062	166	9	0	8	84	0	70
Shared Lane Traffic (%)												
Lane Group Flow (vph)	142	1762	0	4	1228	0	0	17	0	0	84	70
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	1
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100		20	100		20	100		20	100	20
Trailing Detector (ft)	0	0		0	0		0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	20
Detector 1 Type	CI+Ex	CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex	CI+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		Split	NA		Split	NA	Perm
Protected Phases	5	2			6		8	8		4	4	

Lanes, Volumes, Timings
1: Howell Branch Rd & Temple Trail

9/6/2016

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6								4
Detector Phase	5	2		6	6		8	8		4	4	4
Switch Phase												
Minimum Initial (s)	6.0	16.0		16.0	16.0		6.0	6.0		6.0	6.0	6.0
Minimum Split (s)	12.6	22.6		22.6	22.6		26.5	26.5		36.5	36.5	36.5
Total Split (s)	13.0	56.0		43.0	43.0		27.0	27.0		37.0	37.0	37.0
Total Split (%)	10.8%	46.7%		35.8%	35.8%		22.5%	22.5%		30.8%	30.8%	30.8%
Maximum Green (s)	6.4	49.4		36.4	36.4		21.5	21.5		31.5	31.5	31.5
Yellow Time (s)	4.6	4.6		4.6	4.6		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Lost Time (s)	6.6	6.6		6.6	6.6			5.5			5.5	5.5
Lead/Lag	Lead			Lag	Lag							
Lead-Lag Optimize?	Yes			Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	C-Max		C-Max	C-Max		None	None		None	None	None
Walk Time (s)							5.0	5.0		5.0	5.0	5.0
Flash Dont Walk (s)							16.0	16.0		16.0	16.0	16.0
Pedestrian Calls (#/hr)							0	0		0	0	0
Act Effct Green (s)	92.2	92.2		75.0	75.0			6.0			11.1	11.1
Actuated g/C Ratio	0.77	0.77		0.62	0.62			0.05			0.09	0.09
v/c Ratio	0.42	0.65		0.03	0.58			0.08			0.52	0.25
Control Delay	8.5	9.4		14.2	16.2			0.7			62.3	2.2
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	0.0
Total Delay	8.5	9.4		14.2	16.2			0.7			62.3	2.2
LOS	A	A		B	B			A			E	A
Approach Delay		9.3			16.2			0.7			35.0	
Approach LOS		A			B			A			C	

Intersection Summary




















Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
 Natural Cycle: 140
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.65
 Intersection Signal Delay: 13.0
 Intersection Capacity Utilization 80.3%
 Analysis Period (min) 15
 Intersection LOS: B
 ICU Level of Service D

Splits and Phases: 1: Howell Branch Rd & Temple Trail

Ø2 (R) 56 s	Ø4 37 s	Ø8 27 s
Ø5 13 s	Ø6 (R) 43 s	

HCM 2010 Signalized Intersection Summary
 1: Howell Branch Rd & Temple Trail

9/6/2016

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	128	1580	5	4	956	149	8	0	7	76	0	63
Future Volume (veh/h)	128	1580	5	4	956	149	8	0	7	76	0	63
Number	5	2	12	1	6	16	3	8	18	7	4	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1845	1845	1900	1900	1827	1900	1900	1900	1900	1900	1863	1863
Adj Flow Rate, veh/h	142	1756	6	4	1062	166	9	0	8	84	0	70
Adj No. of Lanes	1	2	0	1	2	0	0	1	0	0	1	1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	3	3	3	0	4	4	0	0	0	0	0	2
Cap, veh/h	359	2738	9	208	1985	310	20	0	17	120	0	107
Arrive On Green	0.05	0.76	0.76	0.66	0.66	0.66	0.02	0.00	0.02	0.07	0.00	0.07
Sat Flow, veh/h	1757	3583	12	276	3010	470	907	0	806	1774	0	1583
Grp Volume(v), veh/h	142	859	903	4	612	616	17	0	0	84	0	70
Grp Sat Flow(s),veh/h/ln	1757	1753	1843	276	1736	1744	1712	0	0	1774	0	1583
Q Serve(g_s), s	2.9	27.2	27.2	0.8	22.2	22.3	1.2	0.0	0.0	5.6	0.0	5.2
Cycle Q Clear(g_c), s	2.9	27.2	27.2	15.5	22.2	22.3	1.2	0.0	0.0	5.6	0.0	5.2
Prop In Lane	1.00		0.01	1.00		0.27	0.53		0.47	1.00		1.00
Lane Grp Cap(c), veh/h	359	1339	1408	208	1145	1150	37	0	0	120	0	107
V/C Ratio(X)	0.40	0.64	0.64	0.02	0.53	0.54	0.46	0.00	0.00	0.70	0.00	0.65
Avail Cap(c_a), veh/h	366	1339	1408	208	1145	1150	307	0	0	466	0	416
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	8.5	6.5	6.5	13.0	10.7	10.8	58.0	0.0	0.0	54.8	0.0	54.6
Incr Delay (d2), s/veh	0.7	2.4	2.3	0.2	1.8	1.8	8.6	0.0	0.0	7.2	0.0	6.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	13.8	14.4	0.1	11.1	11.2	0.6	0.0	0.0	3.0	0.0	2.5
LnGrp Delay(d),s/veh	9.2	8.9	8.8	13.2	12.5	12.5	66.6	0.0	0.0	62.0	0.0	61.2
LnGrp LOS	A	A	A	B	B	B	E			E		E
Approach Vol, veh/h		1904			1232			17			154	
Approach Delay, s/veh		8.9			12.5			66.6			61.6	
Approach LOS		A			B			E			E	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		98.3		13.6	12.5	85.8		8.1				
Change Period (Y+Rc), s		6.6		5.5	6.6	6.6		5.5				
Max Green Setting (Gmax), s		49.4		31.5	6.4	36.4		21.5				
Max Q Clear Time (g_c+I1), s		29.2		7.6	4.9	24.3		3.2				
Green Ext Time (p_c), s		17.8		0.6	0.0	11.1		0.0				

Intersection Summary

HCM 2010 Ctrl Delay	13.0
HCM 2010 LOS	B

Notes

User approved ignoring U-Turning movement.

Lanes, Volumes, Timings
1: Howell Branch Rd & Temple Trail

9/6/2016

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	128	1580	5	4	956	149	8	0	7	76	0	63
Future Volume (vph)	128	1580	5	4	956	149	8	0	7	76	0	63
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	220		0	100		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Fr		0.999			0.980			0.936				0.850
Fit Protected	0.950			0.950				0.974			0.950	
Satd. Flow (prot)	1752	3502	0	1805	3402	0	0	1732	0	0	1770	1583
Fit Permitted	0.170			0.124				0.840			0.746	
Satd. Flow (perm)	314	3502	0	236	3402	0	0	1494	0	0	1390	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		1			20			143				93
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		471			804			130			234	
Travel Time (s)		8.0			13.7			3.0			4.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	3%	3%	0%	0%	4%	4%	0%	0%	0%	2%	0%	2%
Adj. Flow (vph)	142	1756	6	4	1062	166	9	0	8	84	0	70
Shared Lane Traffic (%)												
Lane Group Flow (vph)	142	1762	0	4	1228	0	0	17	0	0	84	70
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	1
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100		20	100		20	100		20	100	20
Trailing Detector (ft)	0	0		0	0		0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		Perm	NA		pm+pt	NA	Perm
Protected Phases	5	2			6			8		7	4	

Lanes, Volumes, Timings
 1: Howell Branch Rd & Temple Trail

9/6/2016



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		4
Detector Phase	5	2		6	6		8	8		7	4	4
Switch Phase												
Minimum Initial (s)	6.0	16.0		16.0	16.0		6.0	6.0		4.0	6.0	6.0
Minimum Split (s)	12.6	22.6		22.6	22.6		26.5	26.5		9.5	12.6	12.6
Total Split (s)	19.0	83.0		64.0	64.0		27.0	27.0		10.0	37.0	37.0
Total Split (%)	15.8%	69.2%		53.3%	53.3%		22.5%	22.5%		8.3%	30.8%	30.8%
Maximum Green (s)	12.4	76.4		57.4	57.4		21.5	21.5		4.5	31.5	31.5
Yellow Time (s)	4.6	4.6		4.6	4.6		3.5	3.5		3.5	3.5	3.5
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.6	6.6		6.6	6.6		5.5	5.5		5.5	5.5	5.5
Lead/Lag	Lead			Lag	Lag		Lag	Lag		Lead		
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes		Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	C-Max		C-Max	C-Max		None	None		None	None	None
Walk Time (s)							5.0	5.0				
Flash Dont Walk (s)							16.0	16.0				
Pedestrian Calls (#/hr)							0	0				
Act Effct Green (s)	95.0	95.0		80.2	80.2		12.9	12.9		12.9	12.9	12.9
Actuated g/C Ratio	0.79	0.79		0.67	0.67		0.11	0.11		0.11	0.11	0.11
v/c Ratio	0.41	0.64		0.03	0.54		0.06	0.06		0.56	0.28	0.28
Control Delay	6.9	7.0		9.8	12.1		0.4	0.4		64.3	7.3	7.3
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	6.9	7.0		9.8	12.1		0.4	0.4		64.3	7.3	7.3
LOS	A	A		A	B		A	A		E	A	A
Approach Delay		7.0			12.1			0.4		38.4		
Approach LOS		A			B			A		D		

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 20 (17%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.64
 Intersection Signal Delay: 10.3
 Intersection Capacity Utilization 80.3%
 Analysis Period (min) 15
 Intersection LOS: B
 ICU Level of Service D

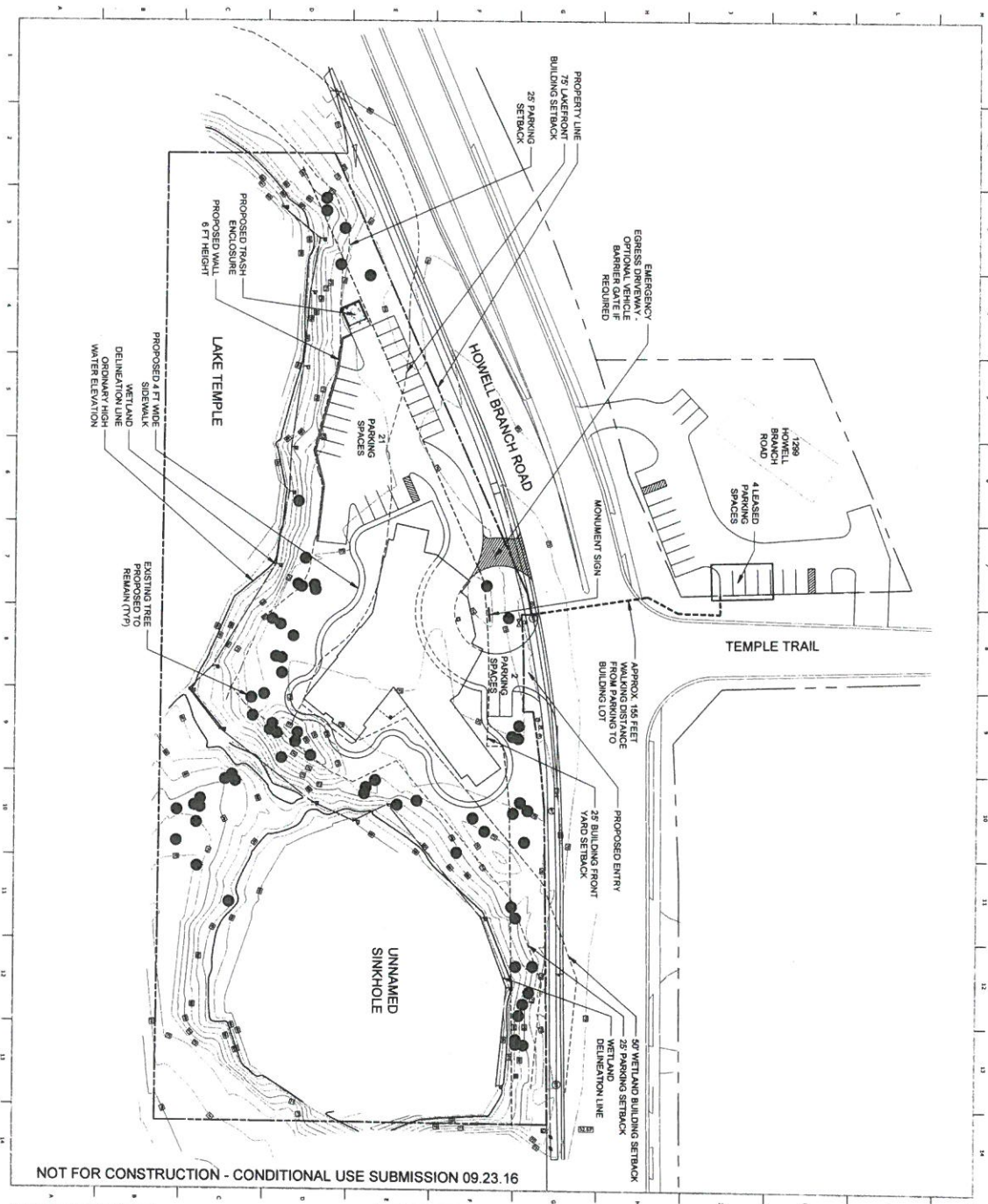
Splits and Phases: 1: Howell Branch Rd & Temple Trail

→ Ø2 (R) 83 s	↓ Ø4 37 s
↖ Ø5 19 s	↗ Ø6 (R) 64 s
	↘ Ø7 10 s
	↑ Ø8 27 s

HCM 2010 Signalized Intersection Summary
 1: Howell Branch Rd & Temple Trail

9/6/2016

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	128	1580	5	4	956	149	8	0	7	76	0	63
Future Volume (veh/h)	128	1580	5	4	956	149	8	0	7	76	0	63
Number	5	2	12	1	6	16	3	8	18	7	4	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1845	1845	1900	1900	1827	1900	1900	1900	1900	1900	1863	1863
Adj Flow Rate, veh/h	142	1756	6	4	1062	166	9	0	8	84	0	70
Adj No. of Lanes	1	2	0	1	2	0	0	1	0	0	1	1
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	3	3	3	0	4	4	0	0	0	0	0	2
Cap, veh/h	405	2974	10	244	2184	341	63	13	27	144	0	109
Arrive On Green	0.05	0.83	0.83	0.73	0.73	0.73	0.07	0.00	0.07	0.07	0.00	0.07
Sat Flow, veh/h	1757	3583	12	276	3010	470	248	190	389	1209	0	1583
Grp Volume(v), veh/h	142	859	903	4	612	616	17	0	0	84	0	70
Grp Sat Flow(s),veh/h/ln	1757	1753	1843	276	1736	1744	828	0	0	1209	0	1583
Q Serve(g_s), s	2.2	19.6	19.6	0.6	17.9	18.0	0.0	0.0	0.0	5.6	0.0	5.2
Cycle Q Clear(g_c), s	2.2	19.6	19.6	7.7	17.9	18.0	5.7	0.0	0.0	5.6	0.0	5.2
Prop In Lane	1.00		0.01	1.00		0.27	0.53		0.47	1.00		1.00
Lane Grp Cap(c), veh/h	405	1455	1530	244	1259	1265	103	0	0	0	0	109
V/C Ratio(X)	0.35	0.59	0.59	0.02	0.49	0.49	0.16	0.00	0.00	0.00	0.00	0.64
Avail Cap(c_a), veh/h	499	1455	1530	244	1259	1265	264	0	0	0	0	416
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	5.3	3.4	3.4	8.8	7.0	7.0	52.6	0.0	0.0	0.0	0.0	54.4
Incr Delay (d2), s/veh	0.5	1.8	1.7	0.1	1.3	1.3	0.7	0.0	0.0	0.0	0.0	6.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	10.0	10.5	0.1	9.0	9.0	0.6	0.0	0.0	0.0	0.0	2.5
LnGrp Delay(d),s/veh	5.8	5.2	5.1	6.9	8.3	8.3	53.3	0.0	0.0	0.0	0.0	60.5
LnGrp LOS	A	A	A	A	A	A	D					E
Approach Vol, veh/h		1904			1232			17				154
Approach Delay, s/veh		5.2			8.3			53.3				27.5
Approach LOS		A			A			D				C
Timer	1	2	3	4	5	6	7	8				
Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		106.2		13.8	12.5	93.7		13.8				
Change Period (Y+Rc), s		6.6		5.5	6.6	6.6		5.5				
Max Green Setting (Gmax), s		76.4		31.5	12.4	57.4		21.5				
Max Q Clear Time (g_c+I1), s		21.6		7.6	4.2	20.0		7.7				
Green Ext Time (p_c), s		40.4		0.7	0.2	30.1		0.5				
Intersection Summary												
HCM 2010 Ctrl Delay			7.6									
HCM 2010 LOS			A									
Notes												
User approved ignoring U-Turning movement.												



NOT FOR CONSTRUCTION - CONDITIONAL USE SUBMISSION 09.23.16



NO.	DATE	REVISIONS / SUBMISSIONS
1		
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Baker Barros
ARCHITECTS + PLANNERS

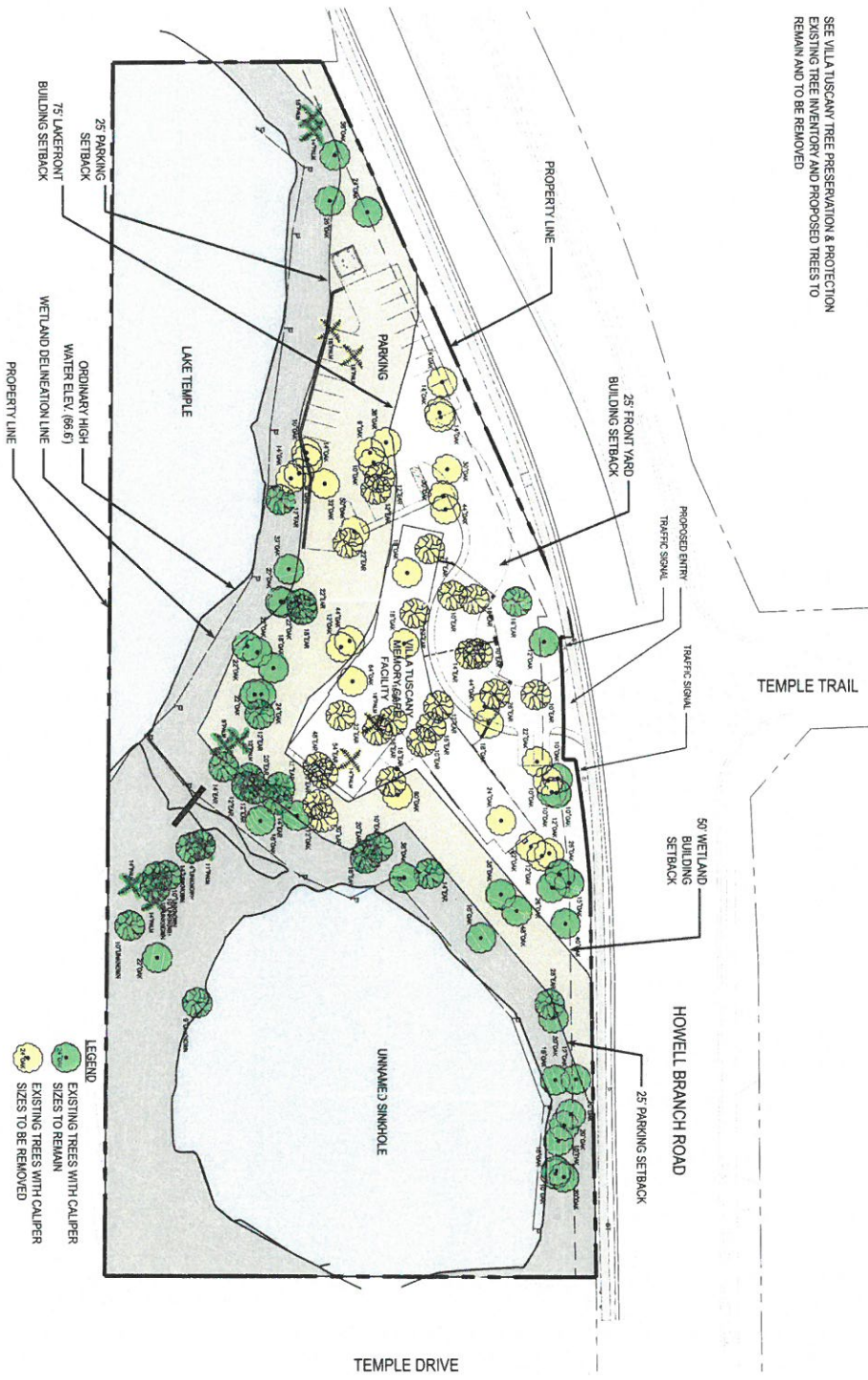
1913 GARDEN CITY PLACE, SUITE 100
MIAMI, FL 33136
TEL: 305.375.1100
WWW.BAKERBARROS.COM

VILLA TUCANY
BROOK ROSE DEVELOPMENT
WINTER PARK, FL
SITE PLAN

PROJECT NO.
150336.00

A-1

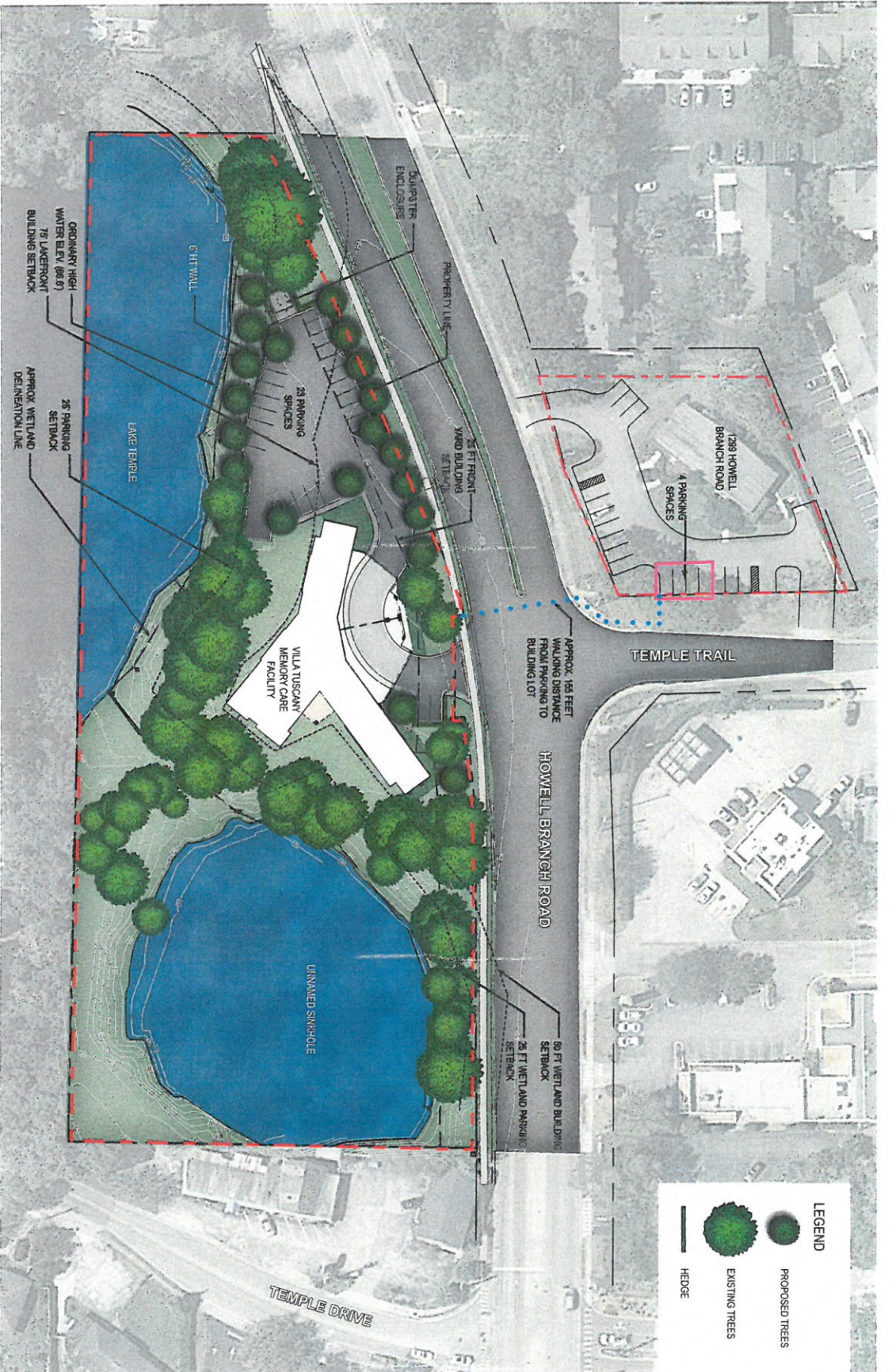
SEE VILLA TUSCANY TREE PRESERVATION & PROTECTION
EXISTING TREE INVENTORY AND PROPOSED TREES TO
REMAIN AND TO BE REMOVED



150836001 09/07/16 VILLA TUSCANY // TREE PRESERVATION & PROTECTION / L-1

GRAPHIC SCALE 0 15 30 60





50336.00 09.07.16 VILLA TUSCANY // LANDSCAPE PLAN / L-2



SITE ANALYSIS

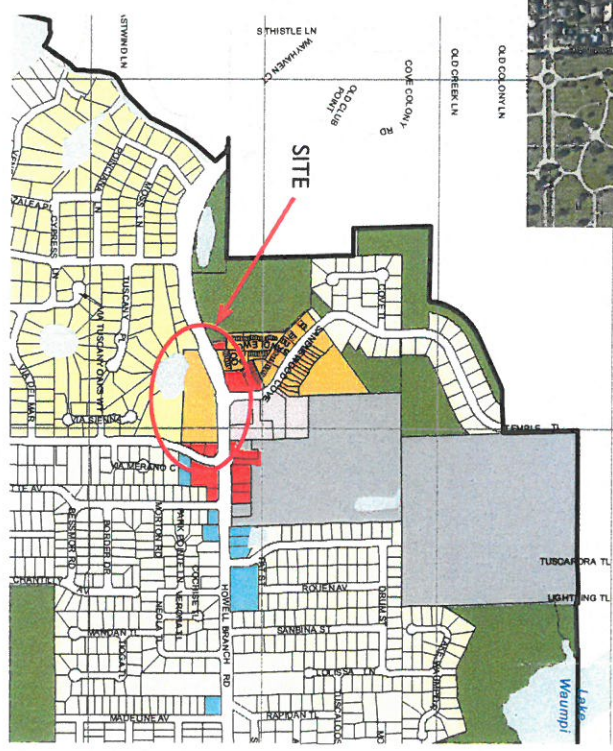
Address: 1298 Howell Branch Road
Parcel: 32-21-30-0000-00-029
Acres: 3.777 (164,526.1 SF)
Acres Above OHW Elevation: 2.18 Acres
(94,960.8 SF)

Zoning: R-3
Max. Density: 17 DU/AC
Max. Height: 35 ft.

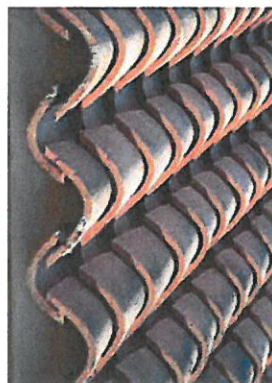
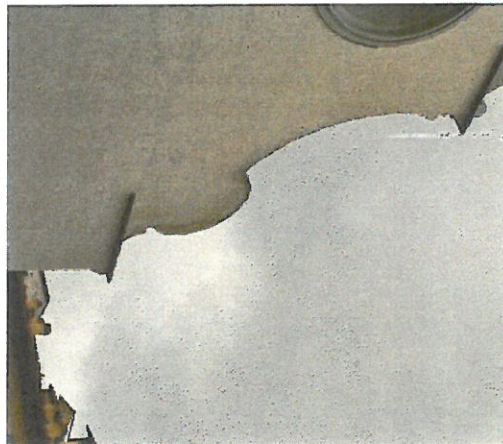
Min Setbacks
Front: 25 ft.
Side: 20 ft.
Rear: 25 ft.

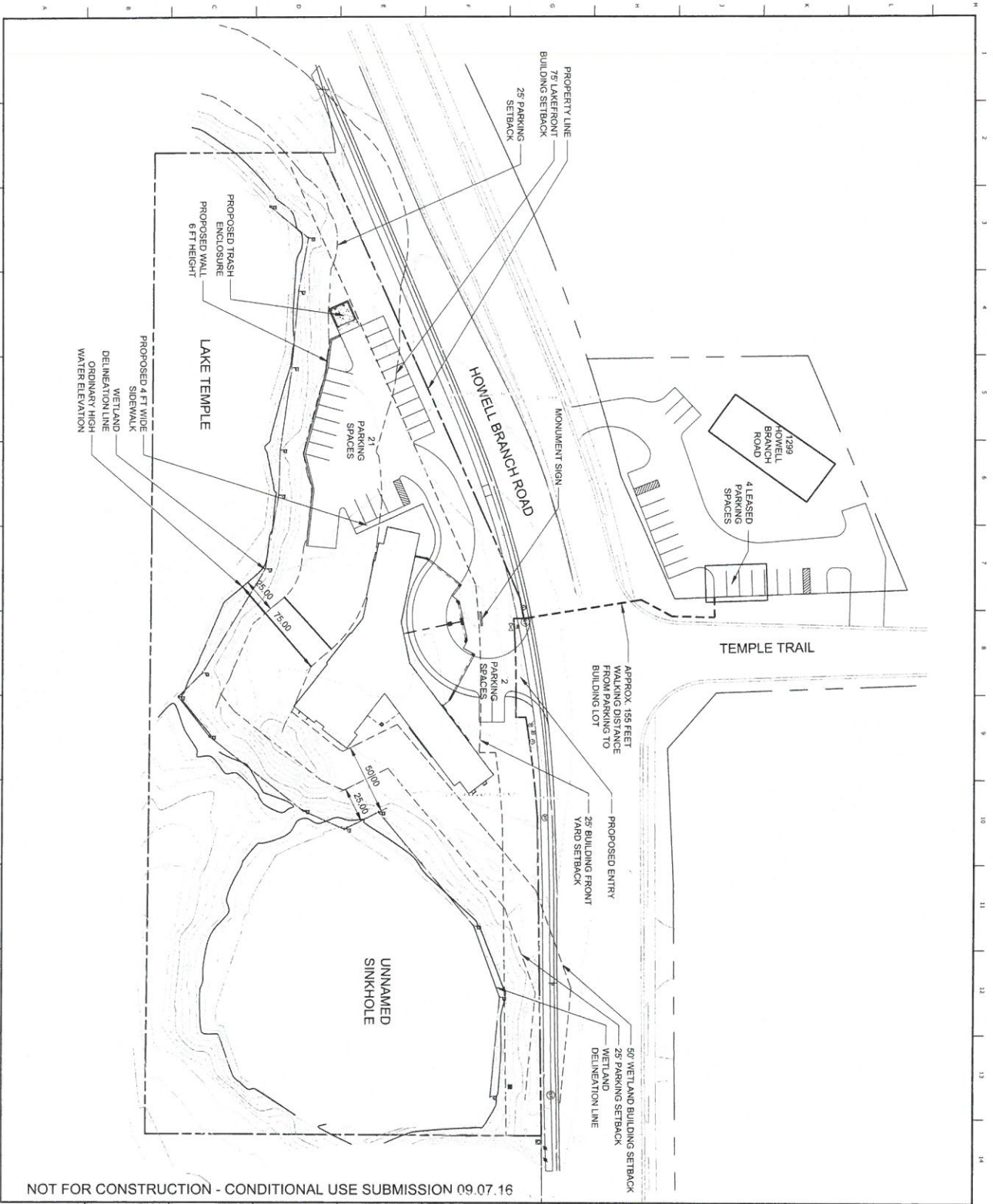
Max. FAR 110%
(3 Stories)

Lakefront Setback from OHW line:
75 ft. for buildings
25 ft. for parking
Wetlands Buffer:
50 ft. for buildings
25 ft. for parking



150336.00 09.07.16 VILLA TUSCANY /Architectural Precedents // G-2





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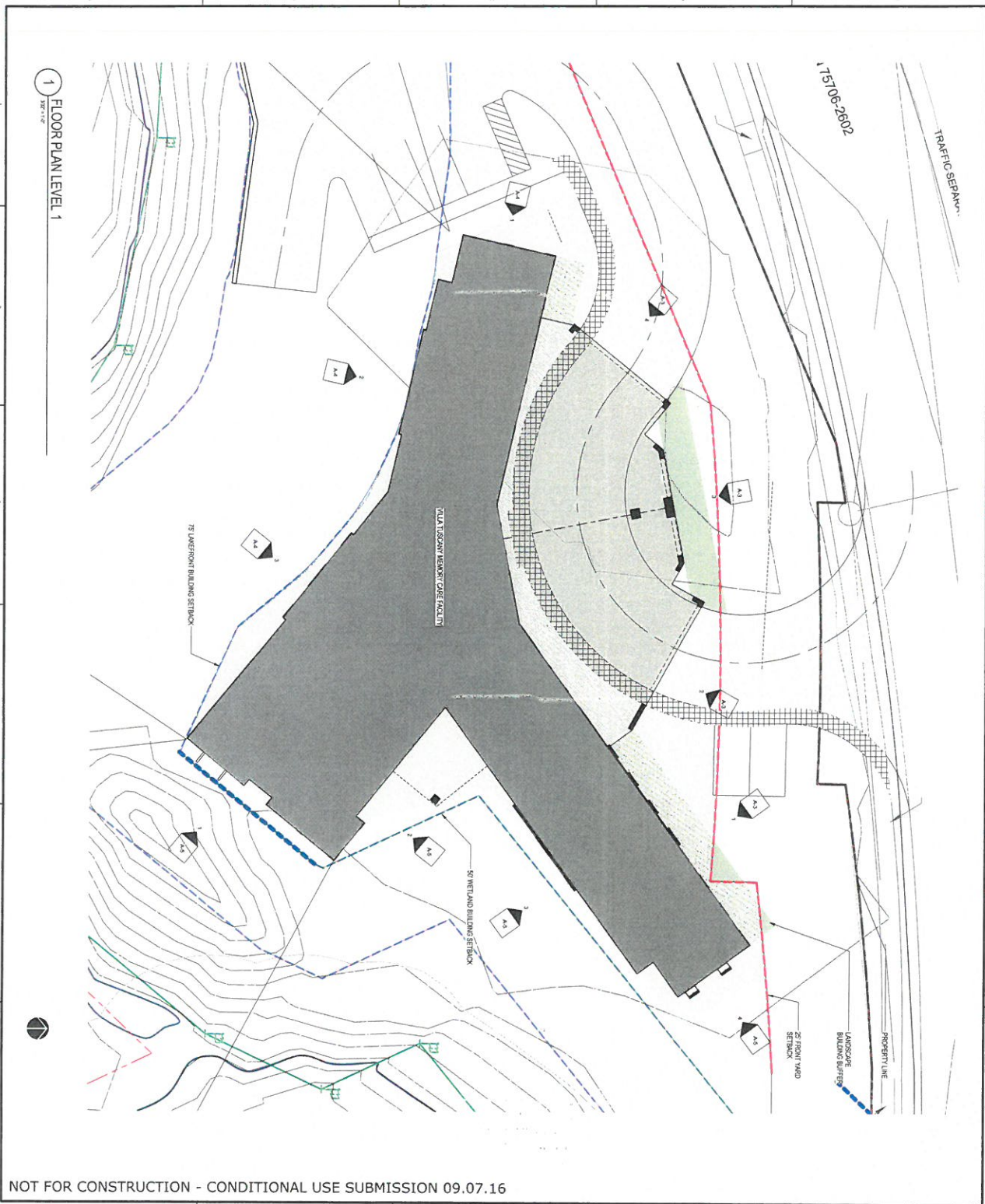
A-1

VILLA TUCANY
BROOK ROSE DEVELOPMENT
WINTER PARK, FL
SITE PLAN



NO.	DATE	REVISION / SUBMISSION	BY	CHK.

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1 FLOOR PLAN LEVEL 1

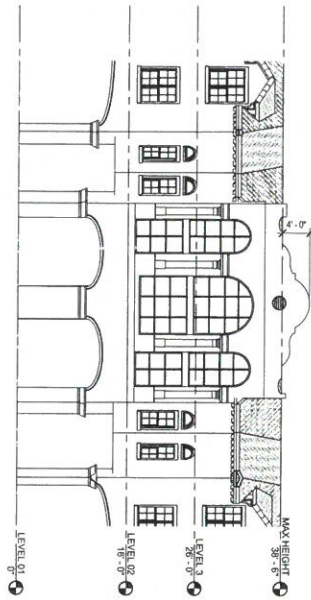
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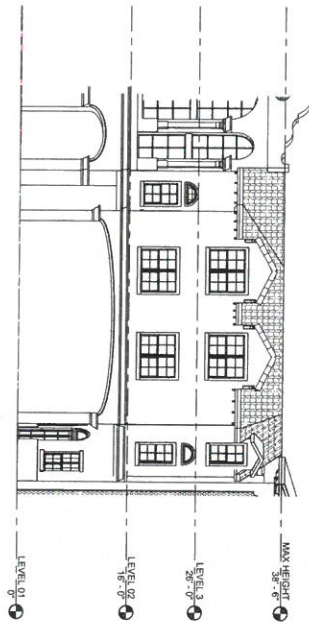
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 187 S. ORANGE AVE. SUITE 1700
 ORLANDO, FLORIDA 32801
 407.243.3300
 INFO@BAKERBARRIOS.COM
 BAKERBARRIOS.COM
 Address | Chamber of Commerce

VILLA TUSCANY
 BROOK ROSE DEVELOPMENT
 WINTER PARK, FL
 FLOOR PLAN LEVEL 1

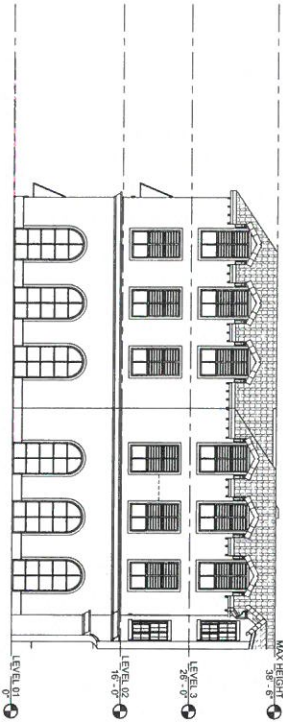
PROJECT NO.: 150330 00
 PRODUCT: MD
 CONTROL NO.: A-2
 VAO



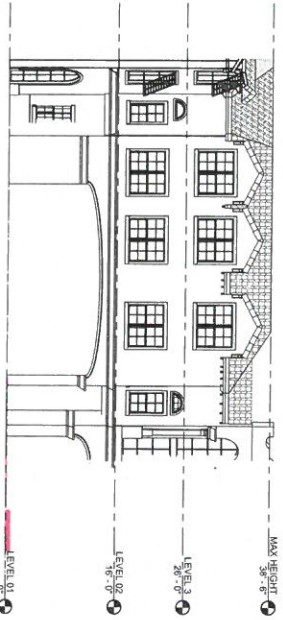
3 NORTH ELEVATION C



4 NORTH ELEVATION D



1 NORTH ELEVATION A



2 NORTH ELEVATION B

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VILLA TUSCANY
 BROOK ROSE DEVELOPMENT
 WINTER PARK, FL
BUILDING ELEVATIONS

PROJECT NO.: 150330.00

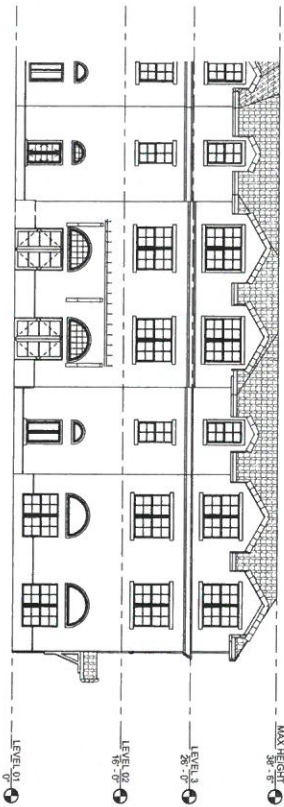
DATE: 09/07/16

BY: [Signature]

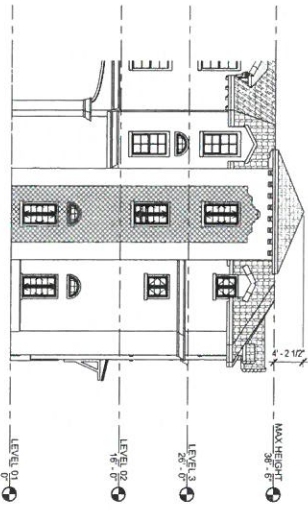
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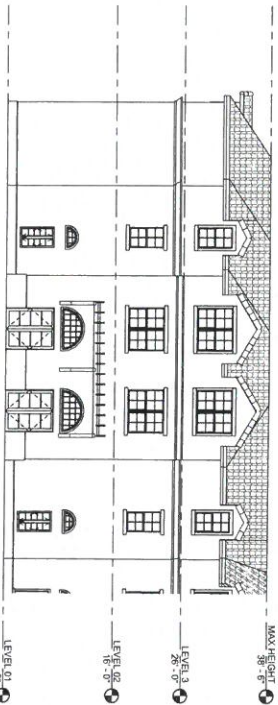
ORLANDO
 189 S. ORANGE AVE SUITE 1700
 ORLANDO, FLORIDA 32801
 407.724.1300
 INFO@BAKERBARRIOS.COM
 BAKERBARRIOS.COM
 Anderson | Cambridge | Columbia



3 SOUTH ELEVATION B



1 WEST ELEVATION



2 SOUTH ELEVATION A

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REVISIONS

NO.	DATE	REVISION/ SUBMISSION

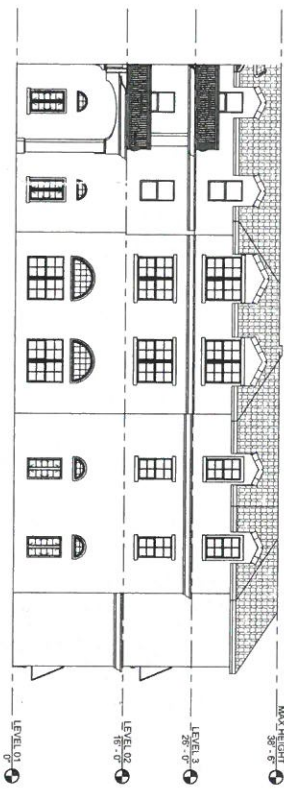
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ORLANDO
 181 S ORANGE AVE, SUITE 1700
 ORLANDO, FLORIDA 32801
 407.574.3900
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 Avenida 11 (Callema) | Colombia

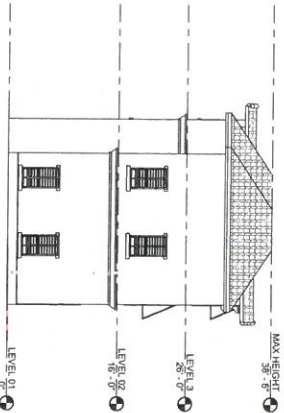
VILLA TUSCANY
 BROOK ROSE DEVELOPMENT
 WINTER PARK, FL
BUILDING ELEVATIONS

PROJECT NO. 150328.00

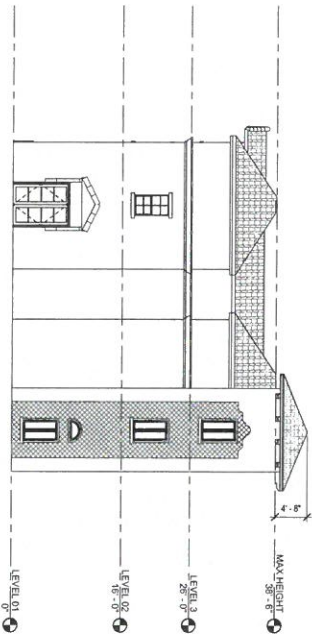
DESIGNED BY	MD	CHECKED BY	WD
DATE	A-4		



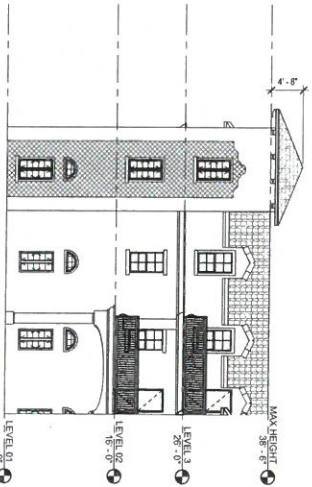
3 EAST ELEVATION B
VIEW



4 NORTHEAST ELEVATION B
VIEW



1 EAST ELEVATION A
VIEW



2 NORTHEAST ELEVATION A
VIEW

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NO.	DATE	REVISION/ SUBMISSION

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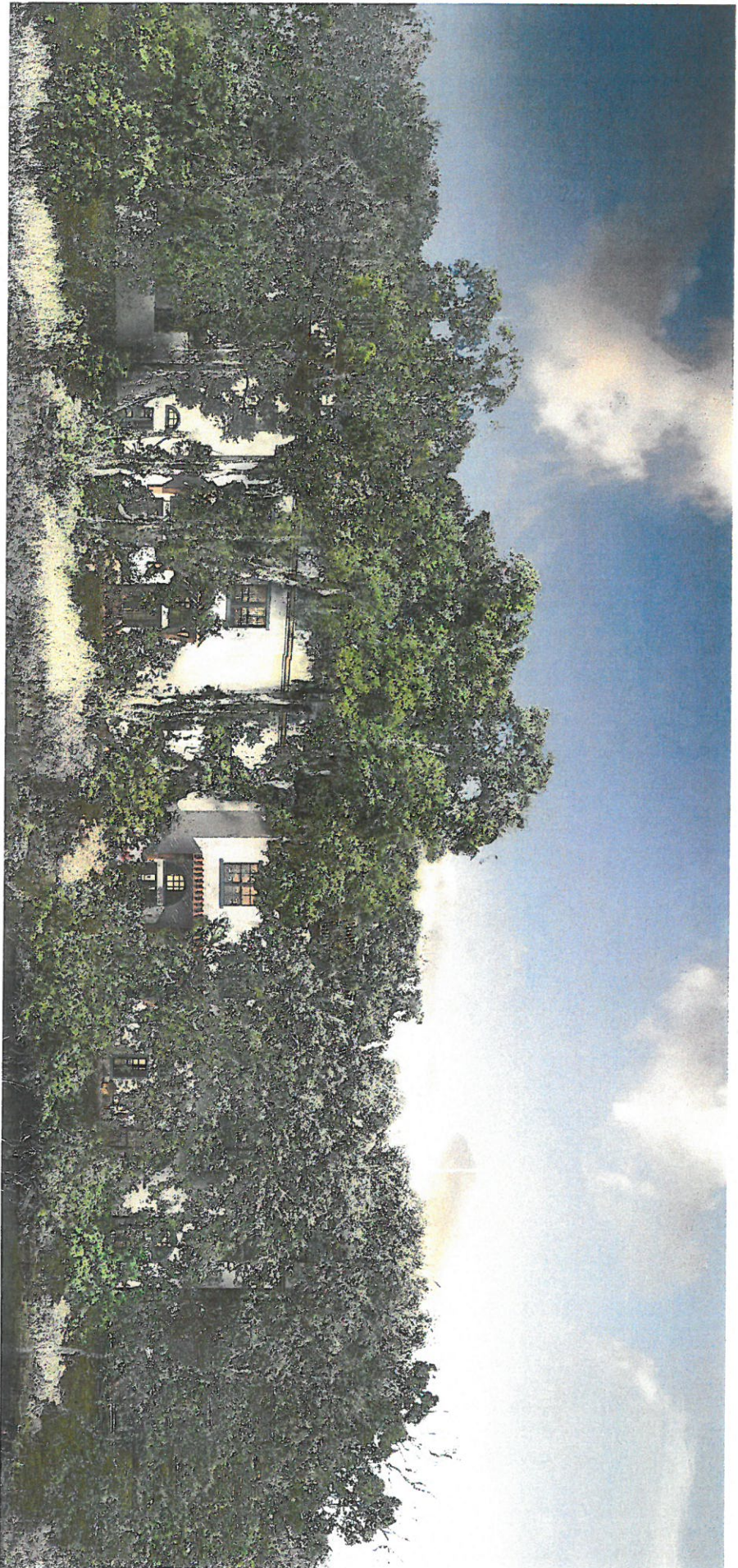
VILLA TUSCANY
 BROOK ROSE DEVELOPMENT
 WINTER PARK, FL
BUILDING ELEVATIONS
 PROJECT NO.: 150336.00
 DRAWING NO.: A-5



09.07.16 VILLA TUSCANY / View from Howell Branch Road // A-6



15035600 09.07.16 VILLA TUSCANY / View of Building from Southwest // A-7



15033600 09.07.16 VILLA TUSCANY / View of Building from Southwest // A-8



150336.00 09.07.16 VILLA TUSCANY // SITE WITH COMMUNITY CONTEXT // A-9

GRAPHIC SCALE 0 25 50 100



Jeffrey Briggs

From: Karen Kaczmarek <kaczkm@gmail.com>
Sent: Monday, September 26, 2016 2:33 PM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: Villa Tuscany Memory Care Center

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

Our names are Mark and Karen Kaczmarek and we live at 1443 Place Vendome, WP, 32789.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

Mark and Karen Kaczmarek, 321-295-7042

Dear Mayor Leary, Members of the City Commission and Members of the Planning and Zoning Board,

My Name is Kelly Higgins and I am a Nurse Practitioner, in private practice delivering primary care to Seniors in and around Orlando for years. One of the assisted living facilities I visit regularly to see patient's in their home environment is Alabama Oaks in Winter Park. Although I visit a number of assisted living facilities what really set's Alabama Oaks apart is not only the comfortable, home like environment inside and out, but the way the staff, managers and owner conduct themselves on a daily basis. During my rounds there I know that the residents are being taken care of not only in a the sense by their well groomed appearance, medical stability of their health problems and physical needs being met; but also their social needs and feeling that they do live and belong to this community and family at Alabama Oaks. I can tell this by the way the residents interact with each other, staff members and other residents families. I see this when I observe all the residents sharing a meal together and interacting with each other, the staff, as well as family members who visit their loved ones and feel free to interact as family to other residents. Many of the families know as much about the other residents and as their own family member.

There is genuine concern about the well being of the residents as well as their families which is conveyed in their manner as staff goes about their daily work. There is a sense of caring and a feeling of belonging that is unique to this residence when I compare to many of the other homes I visit. I can only attribute this to the owner's concept of delivering assisted living in this quality manner and that it that is clearly communicated and shared by the managers and staff here.

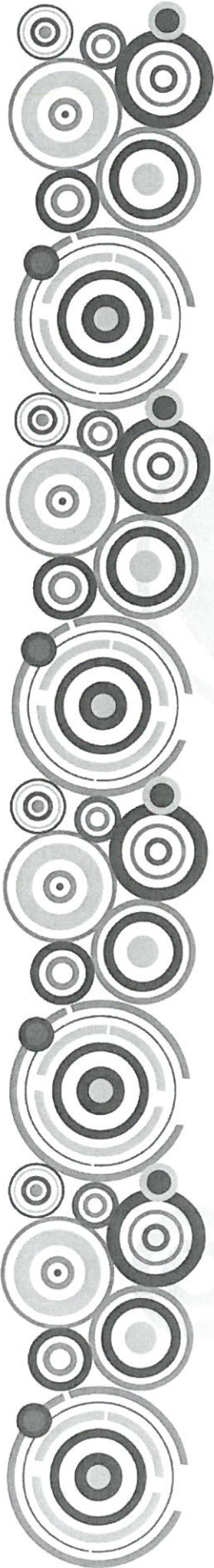
With this in mind I strongly support the Villa Tuscany Memory Care Community to be built in Winter Park at the Howell Branch Road location by the same owner and management team to share their way of delivering assisted living to elders within Winter Park. Alabama Oaks is most always full with a waiting list, and the community should welcome this opportunity to offer this type of care to elder

residents in Winter Park. There is a need for a dedicated assisted living memory care home in Winter Park for both elders and their families. Elders should be able to remain in the community that many of them were born in, grew up in, worked and raised their own families here; and would like to live out their lives here in Winter Park where they are comfortable and familiar with. In today's busy and demanding world, family members should be able to conveniently visit elders without having to travel outside of the community of Winter Park.

Please support Villa Tuscany so that more elders can receive quality care in the beautiful city of Winter Park by a caring and successful group.

Yours sincerely,

Kelly Higgins,
Advanced Registered Nurse Practitioner



Alison & Craig Poljejs

2110 Forrest Road • Winter Park, FL 32789
407-629-2727 Home • 407-758-9905 Ali Cell
AliPoljejs@gmail.com •

September 22, 2016

Dear Mayor Leary, Members of the City Commission and Members of the Planning and Zoning Board,

My name is Alison Polejes and I live in the City of Winter Park. I am also a 15 + year board member of Kinneret Apartment (low –income senior housing) and Kinneret Council on Aging and intimately familiar with the needs of seniors.

I **strongly support** the Villa Tuscany Memory Care Community to be built at 1298 Howell Branch Road.

Our city's aging population needs more options for care and that need is only growing. This developer has been an integral part of our community, providing quality care to local seniors for nearly 20 years at Alabama Oaks.

Having a place like Villa Tuscany in close proximity is a benefit to our community. It keeps families connected when loved ones can no longer live at home alone. Supporting this project is the right thing to do for Winter Park and its citizens.

Winter Park's seniors should receive care in the same community they have called home for decades. Yet, we currently have no dedicated memory care facility. The Howell Branch Road location is ideal and the esteemed architecture firm of Baker Barrios has created a Mediterranean structure reflective of Winter Park's historic charm, culture and aesthetics.

Our seniors were clearly thought of when we adopted our new vision for the city...“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.” We should support that vision for our most established generation.

Please support Villa Tuscany. It's an investment in the welfare of our community's seniors. Thank you so very much.

Yours sincerely,

Alison Polejes
407-758-9905

Jeffrey Briggs

From: Paul Schmid <paulschmid@mindspring.com>
Sent: Monday, September 19, 2016 10:43 AM
To: Mayor and Commissioners; Jeffrey Briggs
Cc: paulsdds.ps@gmail.com
Subject: Opposition to proposed Villa Tuscany Memory Care Facility

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

Our names are Dr. & Mrs. Paul and Marta Schmid. We live at 1000 Tuscany Place and have been residents of Winter Park at this same address for 28 years.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. We are writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

Dr. & Mrs. Paul E. Schmid

Jeffrey Briggs

From: Scott Parker <scottparker3711@yahoo.com>
Sent: Monday, September 19, 2016 2:49 PM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: Villa Tuscany Memory Care Center opposition

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is Scott Parker and I live at 2444 Via Sienna.

We live very close to this project and think it will quite the eyesore. I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

Scott Parker 646.418.3171

Jeffrey Briggs

From: Amber Davis <adavis@bwsmiplaw.com>
Sent: Monday, September 19, 2016 3:02 PM
To: Mayor and Commissioners
Cc: Jeffrey Briggs
Subject: re: Villa Tuscany Memory Care Center

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is Amber Davis and I live at 2050 Versailles Ave., Winter Park, FL 32789, which is just a few streets away from the potential facility to be built at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

It is my understanding that the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road. This is of particular concern to me since I have to drive my son to Dommerich Elementary School every morning and it already takes far too long to drive such a short distance.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

Amber N. Davis, Esq.

Board Certified in Intellectual Property Law

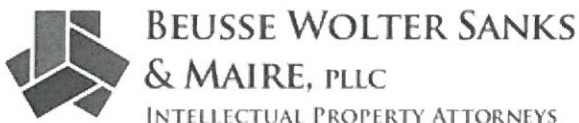
390 N. Orange Ave., Suite 2500

Orlando, Florida 32801

Direct Dial: 407-926-7716

Facsimile: (407) 926-7720

adavis@bwsmiplaw.com



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Jeffrey Briggs

From: Marissa Knight <mjkderm@gmail.com>
Sent: Monday, September 19, 2016 1:43 PM
To: Jeffrey Briggs
Subject: Mr. Briggs and Planning and Zoning

Dear Mr. Briggs and the Planning and Zoning Board,

My name is Marissa Knight. I currently live at 2100 Via Tuscany where my husband and I are raising our two young sons.

I am writing to express my strong opposition to the revised plans for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. This simply cannot happen.

This facility and the overall project (aesthetically and logistically) are inconsistent with the overall neighborhood of N Winter Park. Winter Park needs to be preserved as the neighborhood it is. I also question why they wish to build on existing wetland?

In addition, as a small business owner, I know for a fact that 18 parking spaces is insufficient for an almost 50,000 sq ft facility. The proposed 18 spots will not be any where near enough for the staff to park, much less patients and family members. Their claim that *most of their residents don't have cars* is immaterial.

Additionally, traffic to and from the facility is also going to cause a huge burden on all of us who live near the facility and travel past the facility multiple times daily

I respectfully request that you deny all variance requests and permits and suggest that these developers pick somewhere more appropriate for their project.

Let's preserve winter park and work together to keep it beautiful.

Thank you.

Sincerely,

Marissa Knight

Marissa J. Knight, Esq.
801 N. Orange Ave, Suite 520 Orlando, FL 32801
P: [407.992.0660](tel:407.992.0660) F: [407.992.7702](tel:407.992.7702)
www.knightdermatology.com.

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Jeffrey Briggs

From: Charlotte Schmitt <bel.lapli.charlotte@gmail.com>
Sent: Wednesday, September 14, 2016 9:59 AM
To: Jeffrey Briggs
Subject: Villa Tuscany Memory Care Center

Dear Mr. Briggs:

Thank you for taking the time to read my letter. You might recall I wrote you before regarding the Villa Tuscany Memory Care Center planned for the property at 1298 Howell Branch Road. I live at 1124 Howell Branch Road, so I have a vested interest in the development project. Thank you for your previous communication. It was certainly appreciated.

I attended the neighborhood meeting with the architects, lawyer, developer, and landowner. It was a fairly aggressive meeting where I thought questions were answered, but there were ended up being as many opinions as to what was acceptable (for the project) as people standing in the room.

Here are my take-aways.

- (1) There's a sinkhole on the property and a small lake backing up to residential houses. The rest of the property is a low lying piece of land that could possibly be defined as a wetland--much like Howell Branch Preserve across the street. During very rainy weather, I've seen water up to the sidewalk there. There's a reason no one has built anything on it. I'm basically arguing whether the quality of the land is appropriate for the project or maybe should be deemed more of a North side Winter Park preserve.
- (2) The current property owner bought the land for \$300,000 and is selling it for \$800,000 contingent on the rezoning. He was very evasive and refused to acknowledge any facts brought out by research of public records. He neither confirmed nor denied any fact.. At one point, he lashed out and threatened to turn it into townhomes or an apartment building. He pointed to the developer and the architects and said, "I like these guys". (which didn't help me like them any more).
- (3) The developer--despite stating he was well-versed in the memory care (ALZHEIMER'S Care) market, came off to me as quite slow in reading a room. We are a group mostly in our 50's and 60's and some have elderly parents. (I still have both my parents) Perhaps we could tell him a few things about elder care. In other words, we are his potential clients. He ignored that and tried to justify a low staff ratio. He said it was state approved--but is it truly upscale staff ratio benefitting Winter Park or staff covering a minimum requirement? Ten workers for 50 people??? This isn't an ACLF. Final opinion--arrogance coupled with limited experience with a memory care unit.
- (4) The building is too tall, too many square feet, has too small of a parking lot and is too close to the sink hole and lake. People with Alzheimer's wander (even if there is use of door alarms and other technology placed on the resident). I would hate to have a headline in the Orlando Sentinel that a resident was consumed by an alligator or drowned--both a distinct possibility. The chance of the facility flooding during a hurricane? About a 50/50 chance.
- (5) It's too big of a business too close to my house currently valued at somewhere close to \$650,000. (3,000 square foot house, mostly renovated on Howell Branch, chain of lake access, backing up to the Vias, with dozens of million dollar homes within a block situated along the canals. I do realize I am in an area of mixed

residential and small businesses. A designated park or preserve would be the perfect addition to our neighborhood. It is my vote for the existing property.

(6) I am confused about the four parking spaces across the street and why one resident called it a "deal breaker". I would hate to be the unlucky employee who has to walk across multiple lanes of Howell Branch and be a pedestrian navigating a busy intersection just to get to work every day.

(7) The effect the project will have on traffic on Howell Branch has been grossly underestimated, especially during medical emergencies.

Thank you for reading this. I feel you have done your best to hear my opinion on the matter and regardless of the outcome, I feel supported by your office.

Sincerely,

Charlotte and Scott Schmitt
1124 Howell Branch Road
Winter Park, FL 32789

Jeffrey Briggs

From: Sheryle <callcmainc@gmail.com>
Sent: Wednesday, September 14, 2016 7:41 AM
To: Jeffrey Briggs
Subject: Deny variance

Dear Members of the City Commission, and Members of the Planning & Zoning Board,

My husband and I live at 2436 Chantilly Avenue in Winter Park.

We know that the revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park and we would like to share our strong opposition to this project.

This facility is incompatible with the overall residential nature of the surrounding neighborhoods. This project is way too big for the area.

The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution.

This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we request that you deny all variance requests and permits for this project.

Sincerely,

Sheryle & Michael Woodruff
Winter Park Florida 32789

407-417-7791

Sheryle S Woodruff, MS

Jeffrey Briggs

From: Carrie Wiesinger <cwiesinger@hotmail.com>
Sent: Monday, September 12, 2016 12:29 PM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: Villa Tuscany Memory Care Community

Dear Mayor Leary, Members of the City Commission and Members of the Planning and Zoning Board,

My name is Carrie Wiesinger and I am intimately familiar with the needs of seniors.

I strongly support the Villa Tuscany Memory Care Community to be built at 1298 Howell Branch Road.

Our city's aging population needs more options for care and that need is only growing. This developer has been an integral part of our community, providing quality care to local seniors for nearly 20 years at Alabama Oaks.

Having an place like Villa Tuscany in close proximity is a benefit to our community. It keeps families connected when loved ones can no longer live at home alone. Supporting this project is the right thing to do for Winter Park and its citizens.

Winter Park's seniors should receive care in the same community they have called home for decades. Yet, we currently have no dedicated memory care facility. The Howell Branch Road location is ideal and the esteemed architecture firm of Baker Barrios has created a Mediterranean structure reflective of Winter Park's historic charm, culture and aesthetics.

Our seniors were clearly thought of when we adopted our new vision for the city... "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." We should support that vision for the most established generation.

Please support Villa Tuscany. It's an investment in the welfare of our community's seniors. Thank you so very much.

Yours sincerely,

Carrie Wiesinger
cwiesinger@hotmail.com

Jeffrey Briggs

From: Owen Bot <owenbot@gmail.com>
Sent: Monday, September 12, 2016 9:34 AM
To: Jeffrey Briggs; mayorandcomissioners@cityofwinterpark.org
Subject: Villa Tuscany Memory Care

Dear Mayor Leary, Members of the City Commission and Members of the Planning and Zoning Board,

My name is Owen Ward and I am a Winter Park resident, I live at 2201 King Alpines Court. I **strongly support** the Villa Tuscany Memory Care Community to be built at 1298 Howell Branch Road.

Our city's aging population needs more options for care and that need is only growing. This developer has been an integral part of our community, providing quality care to local seniors for nearly 20 years at Alabama Oaks.

Having a place like Villa Tuscany in close proximity is a benefit to our community. It keeps families connected when loved ones can no longer live at home alone.. Supporting this project is the right thing to do for Winter Park and its citizens.

Winter Park's seniors should receive care in the same community they have called home for decades. Yet, we currently have no dedicated memory care facility. The Howell Branch Road location is ideal and the esteemed architecture firm of Baker Barrios has created a Mediterranean structure reflective of Winter Park's historic charm, culture and aesthetics.

Our seniors were clearly thought of when we adopted our new vision for the city...“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.” We should support that vision for our most established generation.

Please support Villa Tuscany. It's an investment in the welfare of our community's seniors. Thank you so very much.

Yours sincerely,

Owen Ward

Jeffrey Briggs

From: shannon@alabamaoaks.com
Sent: Monday, September 12, 2016 12:55 AM
To: mayorandcomissioners@cityofwinterpark.org; Jeffrey Briggs
Subject: Villa Tuscany Memory Care

Dear Mayor Leary, Members of the City Commission and Members of the Planning and Zoning Board,

My name is Shannon Ward and I am the Activities Director at Alabama Oaks Assisted Living and a resident of Winter Park for over 10 years.

I am intimately familiar with the needs of seniors and I **strongly support** the Villa Tuscany Memory Care Community to be built at 1298 Howell Branch Road. Alzheimer's Disease and Dementia are on the rise. **1-in-9 Americans over 65** has Alzheimer's disease or a related dementia. It is estimated that nearly **5.3 million Americans** are living with Alzheimer's disease. Our city's aging population needs more options for care and that need is only growing. They deserve quality care options offered in the city that they have supported, loved and called home for decades.

Many of these seniors have been integral members of our Winter Park community, helping build our city into what it is today. Some of these seniors will eventually require a higher level of care and assistance that only a dedicated memory care facility can provide. Unfortunately, Winter Park does not currently have a dedicated memory care facility in close proximity, which is why I believe that Villa Tuscany would greatly benefit our community. Our seniors truly deserve to live the final chapters of their life with dignity and respect. They do not deserve to be uprooted and moved away from their city, community and families.

I sincerely hope that you will support Villa Tuscany Memory Care. It's an investment in the welfare of our community's seniors. I see no reasonable objection to provide more options for quality care, to our deserving aging population.

Yours sincerely,

Shannon Ward

2201 King Alpines Court
Winter Park

Jeffrey Briggs

From: perryamya@cfl.rr.com
Sent: Sunday, September 11, 2016 5:54 PM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: Villa Tuscany Memory Care Project

When my Father retired from the Army in 1964, the family moved to Winter Park, Florida. This makes our family, military brats that we are, just about as "life-long residents" as most people within our beautiful City. My husband's family also became part of the community when my father-in-law retired from the Coast Guard at about the same time. Our parents are gone now, but most of the family is still in the area. Two of my brothers (with their families) are within a few blocks of my street. One of our sons lives with us while another son, daughter-in-law, and two grandchildren live right down the road, also on Palm Avenue.

In October 2014, my younger disabled sister needed to find just the right new living space. I wanted a place where she could make new friends, but I also wanted a place close enough for lots of family/friend involvement! After having worked at an adult day activity health center, I had many connections and much information to guide me in my search. But I wasn't finding just the "right place"....until I drove by Alabama Oaks on a Sunday afternoon and stopped....just in case the A/Oaks would have an opening. To my surprise and joy, there was a space and my sister was moved in a few days later. She remains there still... and just a few blocks away from us.

Our community is facing a potential aging population "problem". Not a problem that we are getting old, but a problem where we need assistance for our loved ones that is more than can be had in our own homes. A problem where we want our loved ones close to us, even as we get older ourselves. A problem where WE need to support those who can no longer be a part of today's living, either by Alzheimer's/Dementia, a brain injury, a stroke, or other issues resulting in the need for "memory care". Sometimes individuals with these problems are placed because they need the extra care, sometimes because they are a potential danger to themselves or others, sometimes because, sadly, it is more cost effective than having someone come into the home to care for them. But at ALL TIMES, IT IS A VERY, VERY DIFFICULT DECISION.

So let me tell you a story of four families that I know of personally (details have been altered to protect their privacy)....

Jimmy survived 9/11 because he was sick that day, or he'd have been at work in the Twin Towers. A few years later, he was hit by a truck trailer and suffered a severe brain injury. His loving family took care of him at home until it was obvious that his injury prevented him from living in a normal environment. His family sees him as often as they can, but the facility is rather far from their home. Jimmy is in his early 60s.

Susie was a prominent attorney in her 50s. She was a lovely woman who suffered from dementia. Her brother took wonderful care of her until he could no longer leave her to work, and he had to work to support the both of them. Stephen went to visit at least once a week, unless his job took him out of town. Susie has since passed away.

Harold and his wife, Mary, were successful in their chosen careers until Mary's early Alzheimer's. Harold had to retire at about 50 years of age so that he could be with her....24 hours a day.... Now that he can no longer care for Mary at home, Harold has lost all touch with his friends and the world around him, so Alzheimer's has actually claimed him, too. He goes to spend time with Mary every day and his friends and family try to fill in the empty time with new life. Mary, at this point, no longer even recognizes Harold.

Lisa, at 40 years of age, with a successful husband and three young children, was diagnosed with a form of dementia. Her husband had to place her in memory care when she became confused and almost poisoned the children because she simply did not understand what she was doing. Her family goes to see her every day....every single day.

The proposal of Villa Tuscany to be built at 1298 Howell Branch Road does not trouble me at all, but quite the reverse! The facility is to be for those who need more care. It will be on the smaller scale as far as facilities caring for those with memory problems, but that's good, too! The choice of facilities is not necessarily for those who are being cared for but, instead, for the families/friends of that person. If our mother/father/sister/brother/child is being cared for, WE want them to be well cared for and in a nice place. WE want it to be cheerful and have friendly, caring staff. WE want it, or at least most of us do, to be close enough to check on our loved one for our OWN peace of mind.

Winter Park used to be a true small town USA. We've grown a lot, but I hope that we have not outgrown caring for those in need and those we love. We do not have a nice little memory care facility right here. Think of Lisa's 14 year old daughter. Even if she cannot really have the mother she wants, she can still visit with the mother that she loves.

If we can have the Alford Inn replacing the Langford, tear down the Mount Vernon Inn to have a \$25 million redevelopment, and vote to spend lots of money for a library and events center, we can certainly welcome a facility that will be there if we need it, or if our family and friends need it. Villa Tuscany Memory Care won't be a "business in a neighborhood" but more another home....just shared by those who are in the final chapters of life. When my time comes, as it does to us all, I hope that I can be close to my family to get and give all the love possible. I see no reasonable objection to this project and hope that you will give your support to this much needed facility.

Sincerely,

Amy Perry
1561 Palm Avenue
Resident of Winter Park since 1964
Resident of Palm Avenue since 1985

Jeffrey Briggs

From: Jennifer Brown <jmattingly77@yahoo.com>
Sent: Sunday, September 11, 2016 5:41 PM
To: mayorandcomissioners@cityofwinterpark.org; Jeffrey Briggs
Subject: Villa Tuscany Support Letter

To whom it may concern,

I am in full support of the proposed 50 bed Memory Care Facility, Villa Tuscany, at 1298 Howell Branch Road. There currently is not a memory care facility within the city limits of Winter Park and I believe it will be a much needed service and a valuable asset to our beautiful city. Winter Parks seniors should have an option of being able to choose a facility to live within their own city they know and love. Alzheimer Disease and Dementia are on the rise and unfortunately are inevitable to those prone to this devastating disease. How reassuring to the families in Winter Park and surrounding areas to be able to have such a wonderful option and location to be able to either place a loved one there or have the option to live one day. The design and architecture of the building are stunning and would sit well in the city. Again, I strongly know and believe Winter Park would benefit greatly from this project. Please allow this and thank you in advance.

Jen Brown RN
937 Bonita Drive Winter Park, 32789

Jeffrey Briggs

From: Jennifer Brown <jmattingly77@yahoo.com>
Sent: Sunday, September 11, 2016 4:53 PM
To: mayorandcomissioners@cityofwinterpark.org; Jeffrey Briggs
Subject: Support letter for Villa Tuscany

Dear Mayor Leary, Members of the

**My name is Joan Mattingly and I am a long time
resident of Winter Park for over 40 years. I am
pleased to be part of the development of a new facility
to be built at 1298 Howell Branch. This facility is
dedicated to our community and our aging population.
This facility is dedicated specifically to memory care and
deserve the best treatment possible.**

Sent from Yahoo Mail on Android

Jeffrey Briggs

From: Glenda Bogan <milford47@yahoo.com>
Sent: Sunday, September 11, 2016 4:07 PM
To: Jeffrey Briggs
Subject: Villa Tuscany Memory Care Center

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is Glenda Bogan_ and I live at _2456 Via Sienna, Winter Park, FL.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

____Glenda Bogan 407-257-9421_

Jeffrey Briggs

From: Weeze Cullen <weeze_cullen@hotmail.com>
Sent: Sunday, September 11, 2016 2:15 PM
To: Jeffrey Briggs; Mayor and Commissioners
Subject: 1298 Howell Branch Road

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is Kim Cullen and I live at 2462 Via Sienna.

I understand that revised plans have been submitted for the Villa Tuscan Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

Kim Cullen
321-356-9083

Jeffrey Briggs

From: Weeze Cullen <weeze_cullen@hotmail.com>
Sent: Sunday, September 11, 2016 2:13 PM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: 1298 Howell Branch road

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is Margaret Cullen and I live at 2462 Via Sienna.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

Margaret Cullen
321-439-3052

TARA UDELSON MPH PA-C
290 DETMAR DRIVE
WINTER PARK, FL 32789

September 11, 2016

Dear Mr Briggs and Leaders of our Community:

My name is Tara Udelson, and I have been a resident of Winter Park for many years, residing at 290 Detmar Drive, Winter Park, FL 32789 . My children went to Park Maitland, and I have been a Physician Assistant for over 12 years for Lee Zehngbot MD, the largest Oncology practice in our city. I am writing to express my **strong support** for the much needed Villa Tuscany Memory Care Community, to be built at 1298 Howell Branch Road.

As a Physician Assistant in Oncology, I have cared for patients, who have been on the board of the YMCA, members of the Winter Park government, as well as Winter Park citizens and our neighbors – all of whom have shaped our community.

In this position, I have referred many of my declining patients to Alabama Oaks, the assisted living facility with the same owner/operator as the proposed memory care facility. These patients were so thankful, in that they and their families received excellent personalized care.

You have to be living under a rock, not to realize that Alzheimer's and other dementia related illnesses are a serious growing problem for the elderly population, as people live longer. Winter Park does not have a dedicated memory care facility which is needed. We have a wonderful local company, already in existence, who has a vested interest in our community. We should be welcoming this facility, not trying to prevent it.

A small group of very vocal citizens, who resist change or have personal motives, should not deny us all the greater good – having a local memory care facility that will assist our aging residents in critical need of this care.

At the present time, many of us are blessed with the faculties that enable us to make pertinent decisions for our community, albeit, in the future, it's inevitable that many of us will be in a situation where we are unable to make our own decisions, and will embrace a memory care facility such as this.

Mr. Briggs, If you could experience the desperation of the people, and their families that have frequented my exam room, this would not even be a matter up for discussion.

I have also seen the architectural renderings of this structure and it's simply lovely. The Mediterranean style mimics so many of our historic buildings. It will fit beautifully into our community.

Please don't let petty politics stop a much needed resource that will be vital to our family members in our community. SUPPORT this project.

Very Truly Yours,



Tara Udelson, MPH PA-C



September 12, 2016

Dear Mayor and Commissioners,

My name is Charlie Orden, CEO and Founder of RE/MAX Town Centre with offices located throughout Florida and locally at 222 North Park Avenue in the heart of Winter Park.

I am pleased to provide both my professional as well as my personal support for **Villa Tuscany Memory Care Community** which has been proposed to be built at 1298 Howell Branch Road.

Our city's aging population needs more options for elderly care and that need is growing at a rapid pace. The developer of Villa Tuscany has been an integral part of our community, providing quality care to local seniors for nearly 20 years at Alabama Oaks.

Having a "Class A" care facility like Villa Tuscany is a benefit to the Winter Park community. It keeps families connected when loved ones can no longer provide for themselves or live at home alone. I am proud to support this project and feel it is the right for Winter Park and its citizens.

Winter Park's seniors should receive care in the same community they have called home for decades, yet to date, we have no dedicated memory care facility. The Howell Branch Road location is ideal and the esteemed architecture firm of Baker Barrios has created a Mediterranean structure reflective of Winter Park's historic charm, culture and aesthetics.

Our seniors were clearly thought of when we adopted our new vision for the city: "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."

Please support Villa Tuscany, for it is an investment in providing first class care for the seniors of our community.

Warm regards,

A handwritten signature in black ink, appearing to read "Charlie Orden".

Charlie Orden, CDPE, CSP, CAM, Realtor
CEO-Broker-Visionary

July 21, 2016

To The Honorable Councilman and Mayor of Winter Park
Winter Park, Florida 32789

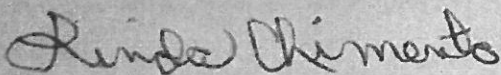
As longtime residents of Winter Park, we are writing this letter to express our hopes that you will grant this Variance for Alabama Oaks Assisted Living and Memory Facility.

We have a family member who resides there, his name is Richard Johnston Retired Naval Commander who with the late Captain Allen Parker graduated from Rollins College and have stayed and made their home here in Winter Park. They both have given back to this community for many years. It is now time that we must Serve the greatest Generation for their care in the place that they have lived and cherished.

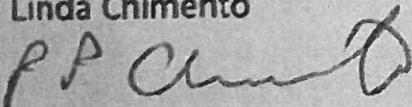
Please allow Alabama Oaks to continue to take care with pride and dignity these valued Assets in a caring facility that is their home.

I, Linda Chimento and my husband Philip Chimento have called Winter Park Home and support local businesses and have served on many committees in service to This community. Please regard this as a service to our aging family members they call home.

With Great Respect,



Linda Chimento



Philip Chimento

Jeffrey Briggs

From: Robert Hodgson <rdh61@hotmail.com>
Sent: Sunday, September 11, 2016 10:02 AM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: Villa Tuscany Memory care Centre-NO !

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is Robert Hodgson and I reside with my family at 1008 Via Tuscany Oaks Way, Wpk 32789.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my **strong opposition to this project**.

Nothing has changed...This **monster** of a facility doesn't fit where they are attempting to put it....The facility should blend in and be unassuming with the surrounding area which it absolutely does not! I'm a businessman and am all for new opportunities & growth etc but this project is way off base at this location....

I hope you all do the right thing and oppose this...

With sincere appreciation,

Robert Hodgson /The Hodgson Family

Jeffrey Briggs

From: Richard Clarke <rjcrichard@gmail.com>
Sent: Sunday, September 11, 2016 7:54 AM
To: Jeffrey Briggs
Subject: Memory Care Center in Tuscany Area

Dear Mr. Briggs,

My family of six lives at 1025 Tuscany Pl. in Northern Winter Park. Yuki, Mackie (17), Philip (15), Cortland (13) and James (2) have been very blessed to live in this wonderful community.

We understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. We are writing to express our strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

The Clarke Family

Jeffrey Briggs

From: Christina <wahoogrl@aol.com>
Sent: Saturday, September 10, 2016 6:23 PM
To: Mayor and Commissioners
Cc: Jeffrey Briggs
Subject: Proposed Villa Tuscany Memory Care Center

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to developing this property at all. I'm a Winter Park resident and I live close to the proposed Villa Tuscany Memory Care Facility. I'm concerned that there is already very little undeveloped land around my area. Any area that has trees and a natural habitat for wildlife should be carefully considered. There is already a lot of traffic on Howell Branch road. I want clean air and wellness for my growing family, but if we get rid of these precious pockets of green spaces we are jeopardizing that. I prefer this land not be developed at all. Our property taxes should easily provide the funds to purchase that property, and ensure it remains a protected green space. Another option is to get a local bill passed by the Florida Senate for protection of the area, including trees, water, and land. There is so much development happening in the city right now. I ask that you please deeply consider your residents' health and well being and our local environment when determining when to develop property in general. Thank you for your consideration.

Sincerely,

Christina Curran
930 Moss Ln
Winter Park, Fl 32789

Jeffrey Briggs

From: Bryan Brown <bryan0323@gmail.com>
Sent: Saturday, September 10, 2016 4:54 PM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: Villa Tuscany Support

My name is Stephen Brown and I own the property located at 2888 Lolissa Lane, Winter Park. I support the Villa Tuscany project. I am building a home and love the idea that I have a place near my house that I can put my mom one day. It is so convenient to have such a nice facility being placed along the business section of Howell Branch Road. I saw the drawing of what the building will look like and it looks amazing. Thank you for keeping Winter Park a competitive community in Central Florida.

Stephen Brown.

Jeffrey Briggs

From: Bryan <bryansbrown@gmail.com>
Sent: Saturday, September 10, 2016 4:45 PM
To: mayorandcomissioners@cityofwinterpark.org; Jeffrey Briggs
Subject: I Support Villa Tuscany

Hello,

My name is Bryan Brown and I live at 937 Bonita Drive, Winter Park, 32789. I strongly support this facility being built an opening up at 1298 Howell Branch Road. I have always heard great things about Alabama Oaks and I know that the baby-boomers are starting to retire at alarming rates. The residents of Winter Park will benefit from having a facility so close to them for their loved ones. This facility will also help make Winter Park even more special than it already is. Many Winter Park residents will need this facility in the future. This facility will also bring a lot of revenue to the City of Winter Park and should be welcomed. No senior citizen should be discriminated against by having the free enterprise system be shut down by a few people who do not like the idea of living next to senior citizens.

--

-Bryan

Jeffrey Briggs

From: Ali'e Weber <litebolt3@gmail.com>
Sent: Saturday, September 10, 2016 10:35 AM
To: Mayor and Commissioners
Subject: Re: Villa Tuscany Memory Care Center

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is Ali'e Weber and I live at 303 Sandlewood Trail, Winter Park, Fl. 32789.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

Alice E. Weber (Ali'e) 407-629-9135

Jeffrey Briggs

From: June Steding <junested@gmail.com>
Sent: Monday, September 12, 2016 10:20 AM
To: mayorandcomissioners@cityofwinterpark.org; Jeffrey Briggs
Subject: Villa Tuscany

Dear Mayor Leary, Members of the City Commission and Members of the Planning and Zoning Board,

My name is June Steding and I am the daughter of Shirley Williams who resides at Alabama Oaks of Winter Park.

I **strongly support** the Villa Tuscany Memory Care Community to be built at 1298 Howell Branch Road.

Our city's aging population needs more options for care and that need is only growing. This developer has been an integral part of our community, providing quality care to local seniors for nearly 20 years at Alabama Oaks.

Having a place like Villa Tuscany in close proximity is a benefit to our community. It keeps families connected when loved ones can no longer live at home alone.. Supporting this project is the right thing to do for Winter Park and its citizens.

Winter Park's seniors should receive care in the same community they have called home for decades. Yet, we currently have no dedicated memory care facility. The Howell Branch Road location is ideal and the esteemed architecture firm of Baker Barrios has created a Mediterranean structure reflective of Winter Park's historic charm, culture and aesthetics.

Our seniors were clearly thought of when we adopted our new vision for the city...“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.” We should support that vision for our most established generation.

Please support Villa Tuscany. It's an investment in the welfare of our community's seniors. Thank you so very much.

Yours sincerely,

June Steding
407-970-6691
515 Preston Rd
Longwood, FL 32750
junested@gmail.com

Jeffrey Briggs

From: Annette and Richard Koderer <Arkoderer7@outlook.com>
Sent: Sunday, September 18, 2016 8:44 PM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: 3-story memory care facility on Howell Branch/Temple Trl

Dear Mayor Leary, Members of City Commission, and Members of Planning & Zoning,

Our names are Annette and Richard Koderer and we live at 3039 Temple Trail.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. We are writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers of 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

Annette and Richard Koderer (cell#s 954-684-6627 and 407-687-8589)

Jeffrey Briggs

From: Walter Chambers <wchambers23@gmail.com>
Sent: Sunday, September 18, 2016 8:17 PM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: Opposed to the revised Villa Tuscany Memory Care Project Location

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

Our names are Walt and Cindy Chambers and we live at 3055 Temple Trail Winter Park.

We understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. We are writing to express our strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed low number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. **This could result in encroachment on neighboring parking assets and increased traffic and delays on an already heavily overcrowded often backed-up Howell Branch Road especially at work and school travel times.**

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces. **They claim this small staff level meets minimum codes, but it doesn't represent the staff levels found in quality care facilities of this size and why does Winter Park want to have a low quality operation?** If found inadequate to customers it could result in an abandoned oversized building in our residential neighborhood.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you **DENY** the variance requests and permits for this project.

Sincerely,

Walt and Cindy Chambers

407-740-7675

Jeffrey Briggs

From: Jennifer ADAMS <avphoto@mac.com>
Sent: Sunday, September 18, 2016 1:33 PM
To: Jeffrey Briggs; Mayor and Commissioners
Cc: Jennifer ADAMS
Subject: variances too many.

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is Jennifer Adams and I live at 2507 Sweetwater Trail, Winter Park, FL 32789.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my opposition to this project. This facility is incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. My father was in a care facility similar for a year, so I can count how many people have to be there from the maintenance/cleaning crew, to the nurses, the doctor that comes almost daily, the receptionist, the manager, the person that is there to write up all the paperwork, the business manager, not to mention the families coming to visit. Then there are the food workers, the OT and the PT workers as well.

The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road especially during school, and rush hours.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces. We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project. Or, in my opinion, to work together, one variance that would make sense MIGHT be acceptable.

I am not 100% against this, however, at this size, it is not respectable to do to the surrounding neighbors. Cut the project in half and you may have something perfect. One variance would be ok, but not several. Winter Park is Winter Park, whether it be on Howell Branch Road, or Park Avenue.

Sincerely,
Jennifer ADAMS
avphoto@mac.com
407-310-8588

Jeffrey Briggs

From: donnar render <donnarender13@gmail.com>
Sent: Friday, September 16, 2016 9:59 PM
To: Mayor and Commissioners
Cc: Jeffrey Briggs
Subject: Memory Care Facility on Howell Branch and Temple Trail

Dear Mayor and Commissioners,

Earlier today, I was told by someone active in our community how political this project has become. It really upset me because this should not be political. This is about preserving our collective neighborhoods (there are roughly 10 neighborhoods that will be directly affected by this project). The property in question is not zoned for this type of facility and it should stay that way. Any commercial building will ruin the residential feel of our lake and affect all the lakefront and nearby homes.

I've lived here for over 25 years. Throughout that period, I have seen the water levels go up and down a number of times...even once seeing our lake dry up completely. During at least half a dozen rainy seasons, we have all seen the water levels come all the way up to the sidewalk on Howell Branch. When the architect and developers presented their project to the neighbors, they stated they changed their original plans to accommodate the recorded water level, which was quite a distance back from the sidewalk. Their "recorded water level" is wrong! Where did they get this level from? I asked but was never given an answer. How can they build on this wetland? St. Johns told us years ago they could never approve building there. How is it that this is being ignored? Or maybe they are pretending this problem doesn't exist because big money is at stake. You can't fool mother nature!

Traffic is another huge concern. We all know Howell Branch is a very busy road and gets congested during the rush hours. We also know that ambulances and delivery trucks frequently visit facilities like the one before us. Given the limited parking, these vehicles will be backing out of the parking lot at times. What does that mean? Blocked traffic! We don't need more congestion there. Give us a break! That alone is reason to kill this deal.

Thank you for your consideration in this matter.

All the best,
Donna Render

--

Donna Render

Jeffrey Briggs

From: Suzanne dukes <ssaj2013@gmail.com>
Sent: Friday, September 16, 2016 7:38 PM
To: Jeffrey Briggs
Subject: Villa Tuscany Memory Care Center

Dear Mr. Briggs,

My name is Suzanne Dukes and I live at 1064 Tuscany Place Winter Park, Florida 32789.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

Suzanne Dukes
321-303-4025

--
Suzanne

Jeffrey Briggs

From: Gmail <twgiant@gmail.com>
Sent: Friday, September 16, 2016 4:43 PM
To: Jeffrey Briggs
Subject: Fwd: Temple Trail Memory Care Facility

Tom

Begin forwarded message:

From: Gmail <twgiant@gmail.com>
Date: September 16, 2016 at 4:41:46 PM EDT
To: mayorandcommissioners@cityofwinterpark.org
Subject: **Temple Trail Memory Care Facility**

I am vehemently against the proposed memory care facility in Winter Park. Not only would it be an eyesore and traffic nuisance but just the number of staff to patients would lead to senior abuse and neglect. We are better than that. Don't let these people's greed create a blight on our city. Come on, do the right thing, just because it's legal doesn't make it right. Don't cave in to the almighty dollar.

Tom Weiss
191 Sandlewood Trail
Winter Park, FL 32789

Jeffrey Briggs

From: Kraus, Dawn <Dawn.Kraus@Flhosp.org>
Sent: Monday, September 19, 2016 8:55 AM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: Strong Opposition for Villa Tuscany Care Center

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

Our names are **David and Dawn Kraus** and we live at **3048 Temple Trail**.

We understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. We are writing to express our strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

David and Dawn Kraus
407-415-8962

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Jeffrey Briggs

From: Rebecca Shanahan <rebecca.shanahan@shanahancv.com>
Sent: Thursday, September 15, 2016 2:06 PM
To: Jeffrey Briggs
Subject: Villa Tuscany Memory Care Center

My name is Rebecca Shanahan and I reside at 2223 Via Tuscany in Winter Park, Florida 32789. I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center proposed to be located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area. The area is residential, its streets blessed by moderate traffic and little, if any, short cut traffic. In size and in the number of people added to daily traffic in the area, it would be highly disruptive of our neighborhood.

The proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc.) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road, as well as off loads to very residential routes and essentially poking a giant hole in the fabric of our neighborhood which could then spread deeply into the area.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project. I am not opposed to such a facility in the general area of my neighborhood but in height, scope and added burdens to the traffic and safety of our residential area, it is excessive.

Sincerely,

Rebecca M. Shanahan

Shanahan Capital Ventures, LLC.

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Jeffrey Briggs

From: Alina Polak <alinap06@hotmail.com>
Sent: Wednesday, September 14, 2016 10:45 PM
To: Jeffrey Briggs; Mayor and Commissioners
Subject: My Opposition To The Villa Tuscany Memory Care Center

Importance: High

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is Alina Sacerio-Polak and I live at 2207 Venetian Way, Winter Park, FL.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,

Alina Sacerio-Polak

"In God We Trust"

Sent from Mail for Windows 10

Jeffrey Briggs

From: Glenda Bogan <milford47@yahoo.com>
Sent: Wednesday, September 14, 2016 2:58 PM
To: Jeffrey Briggs
Subject: Villa Tuscany Memory Care Center

My name is _R. Van Bogan_ and I live at ___2456 Via Sienna, Winter Park.

I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,
Van Bogan

Jeffrey Briggs

From: Kay Haxton <khax@cfl.rr.com>
Sent: Wednesday, September 14, 2016 2:59 PM
To: Jeffrey Briggs
Subject: Villa Tuscany memory center

Dear Mr Briggs

I would like to express my objections, and those of my husband, to the proposed Memory Center on Howell Branch Road. We feel that the scope of the facility is a poor fit in our neighborhood; in addition, we believe that the existing wetlands should not be compromised.

Thanking you in advance for considering our concerns, Sincerely, Kay and David Haxton
2036 Sharon Road

Jeffrey Briggs

From: David Greenberg <dsgreenberg63@gmail.com>
Sent: Thursday, September 15, 2016 10:19 AM
To: Mayor and Commissioners
Cc: Jeffrey Briggs
Subject: If the project doesn't fit, you must tell them to quit!

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is David Greenberg, and I live at 2144 Venetian Way in Winter Park, a few blocks from the proposed Memory Care Project at 1298 Howell Branch Road, but most definitely within the area affected by the untenable traffic congestion that this project would entail.

The proposed project is requesting a conditional use permit, as well as several variances, which I am asking you to deny.

On this, the 3rd or 4th iteration of their proposal, the developers continue to try to squeeze a huge commercial development onto an undersized property, and it is completely out of character with our beautiful residential area.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

The current ingress and egress plan is absurd, requiring a 3-point u-turn for EVERY vehicle that enters the facility. When service vehicles are on the site, as well as during shift changes, there will be a complete tangled mess on the property as each vehicle is forced to jostle to make its u-turn to exit the facility. This will make the really stupid parking at Trader Joe's (which is an embarrassment to our city that it was ever permitted) look smooth by comparison. The city needs to stop permitting situations like this where shoehorning too many vehicles into too few parking spaces is granted. In this case, there is a clear acknowledgement of the inadequacy of the parking in that the developers have cleverly announced an intent to lease additional parking across the street. This lease can always be terminated by the lessor, but the oversize building will still exist, with even worse parking conditions.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. The very point of the conditional use permitting classification is to enable you, our elected representatives, to deny approval when the proposed project is deemed unsuitable, non-compliant, or out of character for the intended neighborhood, and is strongly opposed by the neighborhood residents, which this project is.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we urge you, to paraphrase a famous legal argument:

If the project doesn't fit, you must tell them to quit!

Jeffrey Briggs

From: Robyn Edelstein <robynedelstein@gmail.com>
Sent: Thursday, September 15, 2016 12:19 PM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: Villa Tuscany

Dear Mayor Leary, Members of the City Commission and Members of the Planning and Zoning Board

I vehemently support the planned memory care community, Villa Tuscany, to be built at 1298 Howell Branch Road. I say this having spent decades locally in senior care. I am intimately familiar with the loyal, loving service that Alabama Oaks has provided to the City of Winter Park and I am certain they will extend their caring philosophy to Villa Tuscany.

There is not a dedicated memory care community in Winter Park and the city's aging population needs a memory care option. Winter Park's seniors should receive care in the same community they have called home for decades. How better to accomplish this than a local owner and operator with an extensive proven track record.

Having a place like Villa Tuscany in close proximity is a benefit to the community, it keeps families together. Supporting this project is the right thing to do for Winter Park and its citizens. The Howell Branch Road location is ideal and the esteemed architecture firm of Baker Barrios has created a Mediterranean structure reflective of Winter Park's historic charm, culture and aesthetics.

I urge you to support Villa Tuscany. It's an investment in the welfare of our community's seniors. Thank you very much.

Yours truly,
Robyn Edelstein
4076708379

Jeffrey Briggs

From: Seema ICS <seema@internationalcondostore.com>
Sent: Thursday, September 15, 2016 8:17 PM
To: Mayor and Commissioners; Jeffrey Briggs
Subject: Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park

Dear Mayor Leary, Members of the City Commission, and Members of the Planning & Zoning Board,

My name is Seema Kara. I understand that revised plans have been submitted for the Villa Tuscany Memory Care Center located at 1298 Howell Branch Road in Winter Park. I am writing to express my strong opposition to this project.

This facility is totally incompatible with the overall residential nature of the surrounding neighborhoods. This project, at nearly 40,000 square feet and three stories with heights reaching over 42 feet, is just too big for the area.

Additionally, the proposed number of staff and parking spaces seem wholly inadequate to provide a decent and safe level of service to the 50 patients who will occupy this center. The parking lot and driveway, now located at the Temple Trail light, will not be able to accommodate the number of service vehicles (fire and emergency crews, trash trucks, food delivery trucks, landscape trucks and trailers, outside medical providers, visitors and family members, etc) that can be expected for this type of institution. This would result in increased traffic and delays on an already overcrowded Howell Branch Road.

The developers are asking for conditional use permits to build a facility of this type and at such a large scale. They are also requesting variances to city codes for height and setback. If staff numbers are increased beyond the current 6 caregivers for 50 people, another variance would be required for the number of parking spaces.

We, the residents, are committed to preserving our beautiful north Winter Park neighborhoods and to that end we ask that you deny all variance requests and permits for this project.

Sincerely,
Seema
407-421-3870

Jeffrey Briggs

From: Nicole Young <youngn327@gmail.com>
Sent: Tuesday, September 27, 2016 8:37 AM
To: Jeffrey Briggs; Mayor and Commissioners
Subject: Villa Tuscany Support

Dear Mayor Leary, Members of the City Commission and Members of the Planning and Zoning Board,

My name is Nicole Young and I live at 3138 Terry Brook Drive, Winter Park, FL 32792.

I **strongly support** the Villa Tuscany Memory Care Community to be built at 1298 Howell Branch Road.

Our city's aging population needs more options for care and that need is only growing. This developer has been an integral part of our community, providing quality care to local seniors for nearly 20 years at Alabama Oaks.

Having a place like Villa Tuscany in close proximity is a benefit to our community. It keeps families connected when loved ones can no longer live at home alone.. Supporting this project is the right thing to do for Winter Park and its citizens.

Winter Park's seniors should receive care in the same community they have called home for decades. Yet, we currently have no dedicated memory care facility. The Howell Branch Road location is ideal and the esteemed architecture firm of Baker Barrios has created a Mediterranean structure reflective of Winter Park's historic charm, culture and aesthetics.

Our seniors were clearly thought of when we adopted our new vision for the city...“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.” We should support that vision for our most established generation.

Please support Villa Tuscany. It's an investment in the welfare of our community's seniors. Thank you so very much.

Yours sincerely,

Jeffrey Briggs

From: Tim Murphy <timothy.w.murphy26@gmail.com>
Sent: Tuesday, September 27, 2016 8:39 AM
To: Jeffrey Briggs; Mayor and Commissioners
Subject: Villa Tuscany Memory Care

Dear Mayor Leary, Members of the City Commission and Members of the Planning and Zoning Board,

My name is Tim Murphy and I live at 545 South Keller Rd., Unit 1305, Orlando, FL 32803.
I strongly support the Villa Tuscany Memory Care Community to be built at 1298 Howell Branch Road.

Our city's aging population needs more options for care and that need is only growing. This developer has been an integral part of our community, providing quality care to local seniors for nearly 20 years at Alabama Oaks.

Having a place like Villa Tuscany in close proximity is a benefit to our community. It keeps families connected when loved ones can no longer live at home alone.. Supporting this project is the right thing to do for Winter Park and its citizens.

Winter Park's seniors should receive care in the same community they have called home for decades. Yet, we currently have no dedicated memory care facility. The Howell Branch Road location is ideal and the esteemed architecture firm of Baker Barrios has created a Mediterranean structure reflective of Winter Park's historic charm, culture and aesthetics.

Our seniors were clearly thought of when we adopted our new vision for the city... "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." We should support that vision for our most established generation.

Please support Villa Tuscany. It's an investment in the welfare of our community's seniors. Thank you so very much.

Yours sincerely,

Tim Murphy

Jeffrey Briggs

From: WENDY Deshommes <wdeshommes59@gmail.com>
Sent: Tuesday, September 27, 2016 8:41 AM
To: Mayor and Commissioners
Cc: Jeffrey Briggs
Subject: Villa Tuscany Memory Care

My name is Wendy Deshommes I am a benefit specialist and intimately familiar with the needs of seniors.

I **strongly support** the Villa Tuscany Memory Care Community to be built at 1298 Howell Branch Road.

Our city's aging population needs more options for care and that need is only growing. This developer has been an integral part of our community, providing quality care to local seniors for nearly 20 years at Alabama Oaks.

Having a place like Villa Tuscany in close proximity is a benefit to our community. It keeps families connected when loved ones can no longer live at home alone.. Supporting this project is the right thing to do for Winter Park and its citizens.

Winter Park's seniors should receive care in the same community they have called home for decades. Yet, we currently have no dedicated memory care facility. The Howell Branch Road location is ideal and the esteemed architecture firm of Baker Barrios has created a Mediterranean structure reflective of Winter Park's historic charm, culture and aesthetics.

Our seniors were clearly thought of when we adopted our new vision for the city...“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.” We should support that vision for our most established generation.

Please support Villa Tuscany. It's an investment in the welfare of our community's seniors. Thank you so very much.

Yours sincerely,

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
October 4, 2016**

REQUEST OF JT PALM HOLDINGS LLC (CASK & LARDER) TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM A SINGLE FAMILY DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION TO A PARKING LOT FUTURE LAND USE DESIGNATION ON THE VACANT PROPERTY AT 520 SOUTH PENNSYLVANIA AVENUE.

REQUEST OF JT PALM HOLDINGS LLC (CASK & LARDER) TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO PARKING LOT (PL) DISTRICT ZONING ON THE PROPERTY AT 520 SOUTH PENNSYLVANIA AVENUE.

JT Palm Holdings, LLC (property owner) is requesting the following:

1. Changing the Comprehensive Plan future land use designation of Single-Family Residential to Parking Lot on the property at 520 South Pennsylvania Avenue;
2. Changing the Zoning on the same property from Single-Family Residential (R-1A) to Parking Lot (PL).

Since this matter was tabled at the September 6th P&Z meeting the applicants have decided to withdraw their previous conditional use request to expand and relocate the outdoor seating at the Cask & Larder restaurant at 565 West Fairbanks Avenue.

Update since the September P&Z Meeting: In response to the comments at the September P&Z meeting, the applicant has provided a preliminary landscape plan showing the improvements to be done to upgrade the aesthetics of the entire site. The applicants also will be providing a proposed Development Agreement that incorporates the terms and conditions of this approval and the responsibility to make such improvements and to maintain such.

The most significant change from the previous plan is that the subject property at 520 S. Pennsylvania is now primarily being used as an upgraded entrance/exit for the overall property. The parking spaces previously shown on the north side of the new driveway have been eliminated. There also is more land area being used for landscaping in that area behind the Cleaners/Swine & Sons building. Other aesthetic improvements are upgraded landscaping along the west side of that building, new landscape islands with trees in the interior of the existing parking lot and relocation of the dumpster out of sight. This plan meets the primary desire of the applicants which is to increase the attractiveness of access along Pennsylvania and to upgrade the appearance of the entire property.

Reason for the Rezoning Request: The applicant is requesting to rezone 520 South Pennsylvania Avenue to PL (parking lot) because the paving and driveway improvements cannot be done under the existing single family (R-1A) zoning. That property is currently a vacant property that has historically been used for overflow parking dating back many decades to the era of Harpers Tavern and the Cordon Bleu. Thus the unimproved use of this property as overflow parking has been grandfathered-in from decades ago despite the residential zoning category.

As shown on the new site/landscape plan, the property owners would improve the lot with paving versus the dirt surface and provide new enhanced landscaping. The construction plans would also need to address and comply with the required storm water retention per Code. The property owners would also need to extend the vinyl fence buffer along the rear side of the adjacent residential property. All together these improvements will create a more attractive parking lot and more of a buffer for the surrounding residential properties.

From the street view, this redevelopment of the 520 S. Pennsylvania site will be a welcome upgrade. Without the rezoning, this property would not be able to be improved as a paved parking lot. This Parking Lot (PL) zoning category also limits the permitted uses to parking lots, not including parking garages, so no structures are permitted, just a surface parking lot. The Parking Lot (PL) zoning category has been used in other similar circumstances elsewhere in the City as a transitional zoning and to guarantee that the use of the land is limited only to a surface parking lot.

Staff Analysis of Comp Plan/Rezoning Request: Generally the staff is in opposition to zoning changes from residential to a business use. However, it is difficult to take that stance when the property has been used as an overflow parking lot for 40+ years. In terms of location and context the 520 South Pennsylvania Avenue property is on the edge of a residential neighborhood downtown adjacent to commercial uses. In this transitional location, the parking lot zoning category would not change the use of this property from what exists today, and creates a buffer for the residential properties from the commercial uses. Staff feels that this would improve the aesthetics of this block. At the option of the P&Z Board, you could condition an approval upon your review and approval of the specific landscape plan with sizes, types of plantings, etc. shown or delegate that to staff.

Staff Recommendation is as follows:

- 1. APPROVAL of the request to change the Comprehensive Plan future land use designation of Single-Family Residential to Parking Lot on the property at 520 South Pennsylvania Avenue;**
- 2. APPROVAL of the change of Zoning on the same property from Single-Family Residential (R-1A) to Parking Lot (PL); and**
- 3. APPROVAL SUBJECT to the terms of the proposed Development Agreement.**



**520 S PENN AVE
REZONING REQUEST**

City of Winter Park
Florida

Legend

- C-3
- R-1A



Date: 8/24/2016





**CASK & LARDER
CONDITIONAL
USE REQUEST**

City of Winter Park
Florida



Date: 8/24/2016



LEGEND

- A Cask & Larder Restaurant
- B Swine & Sons Provisions
- C Dry Cleaner
- D Enterprise Rental Car
- E Relocated Dumpster
 - with wall and gate
- F New Landscape Island
 - with shade trees and shrubs
- G Larger Landscape Area
 - accent tree
- H Cask & Larder and Swine & Sons Entrance Signage
- I Hannibal Square Neighborhood Identity Sign
- J Existing Sign
- K New Fence
- L Existing Fence
- M Decorative Gate and Fence
- N Landscape Area
- O New Hedge
- P Service Area
- Q Existing Parking Lot Lighting
- R Improved Parking Area
 - with landscape buffer and new fence



Cask & Larder

Corner of W. Fairbanks Ave. and Pennsylvania Ave. ~ Winter Park, Florida



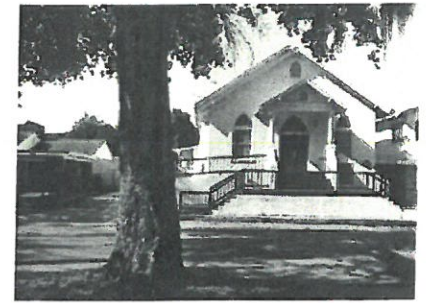
September 23, 2016



Hannibal Square Community Advocates

Date: September 5, 2016

To: **Planning and Zoning Advisory Board, City of Winter Park**
Dori Stone, Community Development Director and CRA
John, and James and Julie Petrakis, J.T.PALM, Cask and Lauder
Hannibal Square Community Advocates (Multiple); and Media



**MT. MORIAH MISSIONARY
BAPTIST CHURCH, 1886**

From: Forest Michael, Resident, 358 West Comstock Avenue, contact: michaelplanning@gmail.com

A. OPPOSITION TO R-1A LAND USE CHANGE REQUEST

Many of us are patrons of the Cask. Unfortunately the owner of the Cask seems to think this R-1A lot is an easy target to expand the business. The rezoning of the R-1A single family home lot for a parking lot PL use for commercial use is **OPPOSED** by this Hannibal Community neighbor for the following reasons:

1. **Would YOU want an R-1A residential home lot in your own neighborhood rezoned into a commercial parking lot with all of those door FOBS BEEPING until 3:00 AM and beginning again at 4:AM?**
2. This is **NOT ACCEPTABLE RACIAL PRACTICE in the Hannibal Square Community** for a white landowner of a longtime restaurant establishment to **seek to DAMAGE THE RESIDENTIAL CHARACTER of the HISTORIC 1881 predominantly African American Community by rezoning R-1A RESIDENTIAL to COMMERCIAL PARKING. THIS IS IN VIOLATION OF THE STATED GOALS AND INTENTION OF THE CITY COMPREHENSIVE PLAN AND THE CRA PLAN.**
3. Applicant is proposing to **change the city's R-1A land use designation in the Hannibal Square Community** and this is **OPPOSED BY RESIDENTS.**
4. **Said R-1A lot should be used for a residence as zoned and not for commercial uses.** R-1A lot is also close to **HANNIBAL SQUARE COMMUNITY LAND TRUST HOMES (4)**, and several **HABITAT FOR HUMANITY HOMES** and is within view of the **historic MT. MORIAH MISSIONARY BAPTIST CHURCH AND IS THE PENNSYLVANIA AVENUE GATEWAY TO THE HISTORIC HANNIBAL SQUARE COMMUNITY.**
5. Applicant seeks to violate and invade the sanctity of the **Hannibal Square Community's SOUTH EDGE** (SEE ITEM C DIAGRAM) by rezoning an R-1A lot to Parking for Commercial C-3 use for a parking lot.
6. Applicant seeks to violate and invade the **sanctity of EXISTING R-1A NEIGHBORS with commercial parking intrusion** with associated **FOB BEEPERS, ENGINE NOISES AND OTHER LATE NIGHT NOISES.**
7. Applicant has stated to have **used (illegally) an R-1A lot for commercial parking purposes.**
8. Applicant has **not paid commercial taxes for said property while using said R-1A property for commercial purposes.**
9. Applicant has **not been fined by city staff or cited for misuse of R-1A property for commercial purpose.**

Hannibal Square Community Advocates

- 10. Applicant appears to have no / ZERO (0) STORMWATER ATTENUATION ON THEIR EXISTING SITE AND IS PROPOSING TO ADD **EVEN MORE COMMERCIAL PARKING WITH NO STATED STORMWATER ATTENUATION.**
- 11. Applicant may have allowed Enterprise Rental, another landowner, to use same R-1A lot for **COMMERCIAL parking purposes.**

B. SUGGESTED USE OF R-1A LOT:

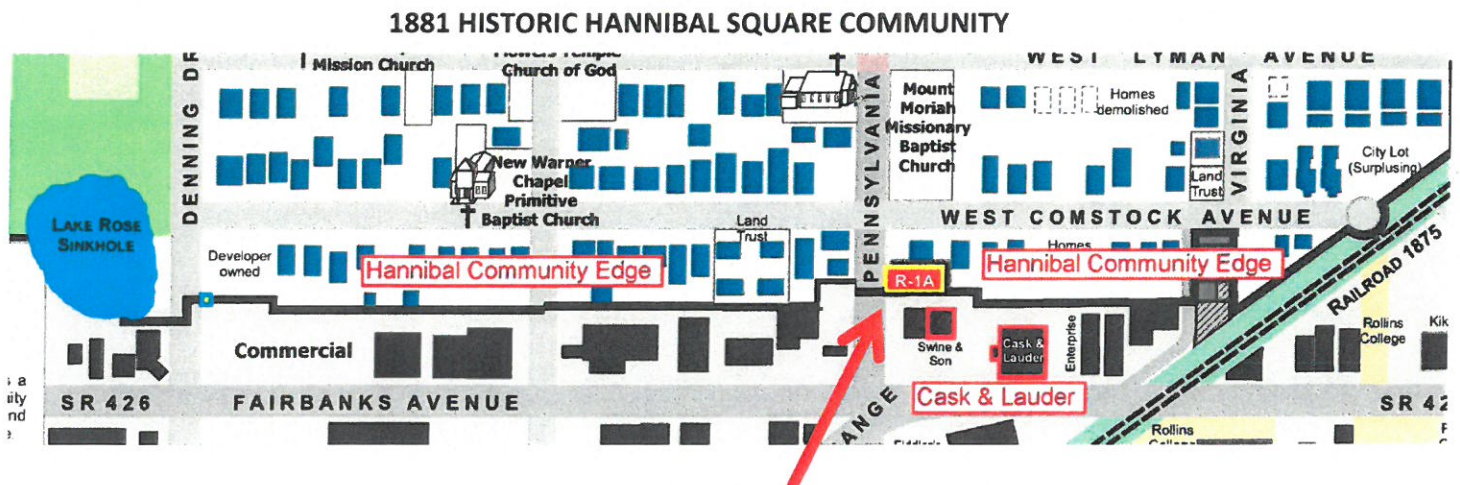
PRIORITY 1 – SINGLE FAMILY RESIDENTIAL USE – GIVE TO HABITAT FOR HUMANITY OR THE HANNIBAL SQUARE LAND TRUST, WITH AN ENTRANCE GATEPOST FOR HANNIBAL; OR

PRIORITY 2 – REDESIGN THE SITE WITH LESS PARKING, MORE STORMWATER, AND GATEPOST FOR HANNIBAL SQUARE COMMUNITY. CONTACT FOREST MICHAEL FOR ALTERNATIVE DESIGN.

PRIORITY 3 – ENTIRE LOT USED FOR STORMWATER ATTENUATION WITH SHADE TREES, WITH AN ENTRANCE GATEPOST FOR HANNIBAL.

C. HANNIBAL SQUARE COMMUNITY DIAGRAM

SHOWING COMMERCIAL LAND USE ZONING CHANGE INTRUSION INTO NEIGHBORHOOD



PROPOSED R-1A REZONING AND INTRUSION INTO THE HANNIBAL SQUARE COMMUNITY EDGE BY THE CASK AND LAUDER

September 5, 2016

Attn: Lisa Clark
City of Winter Park
Planning & Zoning Board
140 S. Park Avenue
Winter Park, FL 32789

Cc: Dori Stone, Planning & Community Development
Jeff Briggs, Planner

Ref: Items: Opposition of Rezoning Any R1A zoning to PL and Up-zoning in the Hannibal Square Community. Please try to preserve what is left of this community zoned R1A.

REQUEST OF JT PALM HOLDINGS LLC (CASK & LARDER) TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM A SINGLE FAMILY DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION TO A PARKING LOT FUTURE LAND USE DESIGNATION ON THE VACANT PROPERTY AT 520 SOUTH PENNSYLVANIA AVENUE.

REQUEST OF JT PALM HOLDINGS LLC (CASK & LARDER) TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING TO PARKING LOT (PL) DISTRICT ZONING ON THE PROPERTY AT 520 SOUTH PENNSYLVANIA AVENUE.

I/we are asking this board to discontinuing to rezoning what is left of R1A property to PL and up-zoning to higher density in this community. Realizing that this property is directly adjacent to the rear of residential homes and that perhaps it has been used for parking in the past and to justify that it be grandfathered in as PL sets a precedent for other R1A, R2, & R3 properties to easily be changed to PL and possibly other up-zonings of the Comstock Avenue block.

This property should remain as R1A , Research the sale on this property it appears that Mr. C Jimmie L. Boyer, Jr. sold it to Francis R. Harper 5/27/83 for \$25,000 and it has remained in the Harper family through the years. Moving through the Harper family on dates the dates shown: 11/30/89; 9/28/90; 7/6/01; 2/18/05 to Harper Rental; 11/18/11; 12/8/11; and 4/3/15 to JT Palm Holding LLC for \$79,000.

The city had a similar request on the other end of Comstock with the Hollers property and that was not granted and should also remain the residential status it currently is.

We are asking this board & staff to preserve what is left of R1A zoning in this community to start the inching encroachment process of another block of zoning changes to PL or higher density zoning based on the commercial surrounding and not the residential zoning in the adjacent area. It would also be beneficial to learn or research how/when the rear of these Comstock lots which appears to have been divided or split while the other lots have their full lot depths!

Thanks for not approving the rezoning of this property and that it remains R1A zoning.

Mary Raglin Daniels, Resident

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
October 4, 2016**

REQUEST OF KNIGHTIRA, LLC FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 1751 TAYLOR AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS. THE TWO LOTS ARE PROPOSED TO BE 70 FEET IN WIDTH AND 9,240 SQUARE FEET IN SIZE. THE 70 FEET OF LOT WIDTH IS LESS THAN THE 75 FEET OF LOT WIDTH REQUIRED IN THE R-1A ZONING AND THUS VARIANCES ARE REQUESTED FOR THE 70 FEET OF LOT WIDTH PROPOSED.

Knightira, LLC (contract purchaser) is requesting subdivision or lot split approval to divide the property located at 1751 Taylor Avenue into two single-family lots. The zoning of this property is R-1A. The property is currently occupied by one single-family home in the eastern portion of the lot, which the applicants plan to demolish.

During the City's review process of subdivisions or lot split requests, there are two criteria that are reviewed. First is the 'Zoning Test' as to conformance with the zoning criteria. The next is the 'Comprehensive Plan Test' which is conformance to the neighborhood character.

ZONING TEST: This existing property is 140 feet wide on Taylor Avenue and 18,480-square feet in size. The contract purchaser is also purchasing the southern 20 feet of the alley located in the northern portion of the property to make the total lot 21,017-square feet in size. The subdivided lots are proposed to be 70 feet wide, with lot areas of 10,500-square feet in size (including the alley area). The R-1A zoning requires a minimum of 75 feet of lot width, and a minimum of 8,500-square feet of land area. Thus, this request does not meet the R-1A lot dimension standards, and a variance is requested.

COMPREHENSIVE PLAN TEST: There are many neighborhoods in the City that are zoned R-1AA or R-1A, but the existing character may be significantly different than the zoning code minimums. In some cases the typical lots are smaller or larger. The Comprehensive Plan test, or comparison, is a door that swings both ways. In some cases, it can substantiate a relaxation of the minimum lot dimensions, and in other cases it can require larger lot sizes than the minimums.

As a result, the practice outlined in the Comprehensive Plan and the Subdivision Code (attached) is to look at the surrounding neighborhood to compare the standard lot sizes. The Code dictates that the review area is within a 500-foot radius of the subject property, and limited to those in the same zoning.

There are 96 homes within this neighborhood along Windsor Drive, Taylor, Walker, Bryan, Lasbury, Lakehurst, Phelps and Dale Avenues with the R-1A zoning (see attached map). The average lot width is 74.2 feet.

Using the average method is unfair to the applicant in some cases. In this case, the smallest lot size is 35 feet, and the largest lot size is 150 feet. When lot widths that are more than double the size of the smallest lot width are averaged, it makes it almost impossible to come up with an average of 70 feet. Another way to compare the lot widths is by looking at the median lot width. From this 96 home survey, the median lot width is 75 feet, and 44% of the homes have lots less than 70 feet. Thus, the proposed lot widths of 70 feet compare favorably to 44% of the neighborhood.

The average lot area from this 96 home survey is 10,248-square feet, and the median lot area is 9,801-square feet. Thus, the proposed lot area (10,500-square feet each) compares favorably to the median lot area of the neighborhood.

APPLICABLE CODES: The applicable Comprehensive Plan policy and Subdivision Code section governing lot splits are on the following page.

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

SUMMARY: Based on the advice from the City Attorney, the staff will not recommend "approval" of lot splits with variances. The issue is that if staff says that staff should not be recommending the creation of lots that do not meet the minimum lot size requirements.

However, the criteria still exists in the Comprehensive Plan and Subdivision Code regulations that the Planning and Zoning Board can base their recommendation on the Comprehensive Plan Test of the comparison with lot sizes in the immediate neighborhood. The Planning and Zoning Board then has the factual justification for approval or denial based on those statistical comparisons. This is a situation where the proposed lot sizes (square footage) is comparable to the neighborhood standard but the lot widths are five feet smaller than required.

In recognition that variances are required, the Staff Recommendation is for DENIAL.

RELEVANT COMPREHENSIVE PLAN POLICY:

Policy 1-3.6.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family and Low Density Multi-Family Property. The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single family, low density or multi-family residential, when the proposed new lots are designed at size and density consistent with the existing conditions in the surrounding neighborhood within a radius of five hundred (500) feet.

ARTICLE VI. - SUBDIVISION AND LOT CONSOLIDATION REGULATIONS

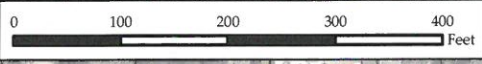
Sec. 58-377. - Conformance to the comprehensive plan.

(a) In the City of Winter Park, as a substantially developed community, the review of lot splits, lot consolidations, plats, replats or subdivisions within developed areas of the city shall insure conformance with the adopted policies of the comprehensive plan as a precedent to the conformance with other technical standards or code requirements.

(b) In existing developed areas and neighborhoods, all proposed lots shall conform to the existing area of neighborhood density and layout. The proposed lot sizes, widths, depths, shape, access arrangement, buildable areas and orientation shall conform to the neighborhood standards and existing conditions. This provision is specifically intended to allow the denial or revision by the city of proposed lot splits, lot consolidations, plats, replats or subdivisions when those are not in conformance with the existing neighborhood density or standards, even if the proposed lots meet the minimum technical requirements of the zoning regulations.

(c) In determining the existing area or neighborhood density and standards, for the consideration of lot splits, plats, replats or subdivision of other than estate lots or lakefront lots, the planning and zoning commission and city commission shall consider the frontage and square foot area of home sites and vacant properties with comparable zoning within an area of 500-foot radius from the proposed subdivision.

(d) In order to implement the policies of the comprehensive plan, the city commission may also impose restrictions on the size, scale, and style of proposed building, structures, or other improvements. This provision shall enable the city commission to impose restrictions on the size, height, setback, lot coverage, impervious area or right-of-way access such that proposed building and other improvements match the dimension and character of the surrounding area or neighborhood.



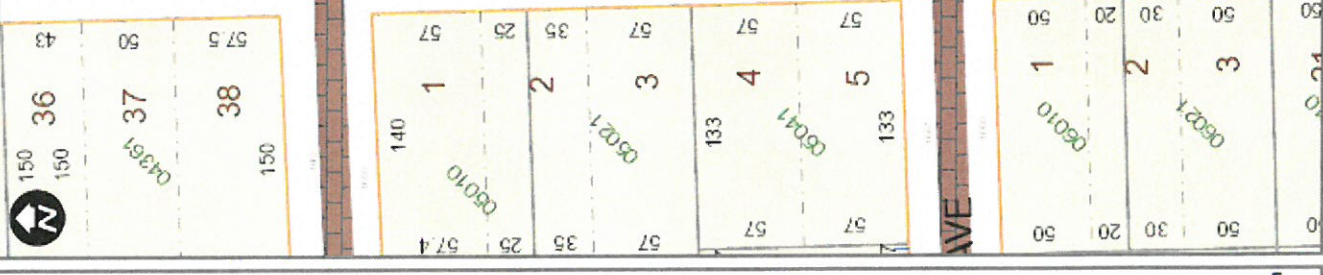
Comprehensive Plan Test
 1751 Taylor Avenue
 Lot Split Request
 Date: October 2016



NOTES

- Subject Site
- Average Lot Width = 74.2 feet
- Average Lot Size = 10,248 square feet
- 42 Lots are 70' or Less in Width (44%)
- R-1A Lots Within 500' of Site (96 total)
- Median Lot Width = 75 feet
- Median Lot Size = 9,801 square feet
- 54 Lots are Greater than 70' in Width (56%)

- Florida Turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Misc
- Commercial/Industrial/Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



LUNDEV
CUSTOM HOMES

August 29, 2016

Dear Neighbor,

My name is Brett Lundequam of LunDev and I am a local custom homebuilder. I focus my business efforts in the Winter Park area and have been in the residential building and development trade for over 20 years.

I have a contract to purchase your neighbor's property, located at 1751 Taylor Avenue. I intend to demolish the existing home, subdivide the property into two new vacant lots and build two new custom homes on the property. This lot split will require approval from the City of Winter Park. As a neighboring property owner, I am reaching out to you to share my plans with you and give you an idea of the "character" of the homes that I intend to build in your neighborhood. Attached are photos of homes that I have built in the Winter Park area over the past few years and are similar in size and character to what I intend to build on Taylor Avenue. I have also included a proposed site plan for the lot split as well as a copy of the subdivision application that I have submitted to the City.

I recently completed a similar lot split on the property located at 1735/1720 Edwin Blvd., located two streets to the south of Taylor Avenue. Please feel free to drive by and look at the homes under construction as they are representative of what you can expect to be built at 1751 Taylor Avenue.

Feel free to contact me on my cell at (407) 466-8072 or by email at Brett@Lundev.com if you have any questions or concerns that you want to discuss with me.

Sincerely,



Brett Lundequam



TAYLOR RESIDENCES
 WINTER PARK, FLORIDA



TAYLOR EAST RESIDENCE

BUILDING AREA

Net Floor Area	2,115
Garage	100
Total	2,215
Net Floor Area	2,115
Garage	100
Total	2,215

COVERAGE CALCULATIONS

PROPERTY ADDRESS	TAYLOR AVENUE
LOT AREA	10,200 SF
ALLOWED COVERAGE	5,260 SF
PROPOSED COVERAGE	2,215 SF
ESTIMATED	4,511 SF
PROPOSED	2,215 SF
LEFT SIDE	11,078 SF
RIGHT SIDE	11,078 SF

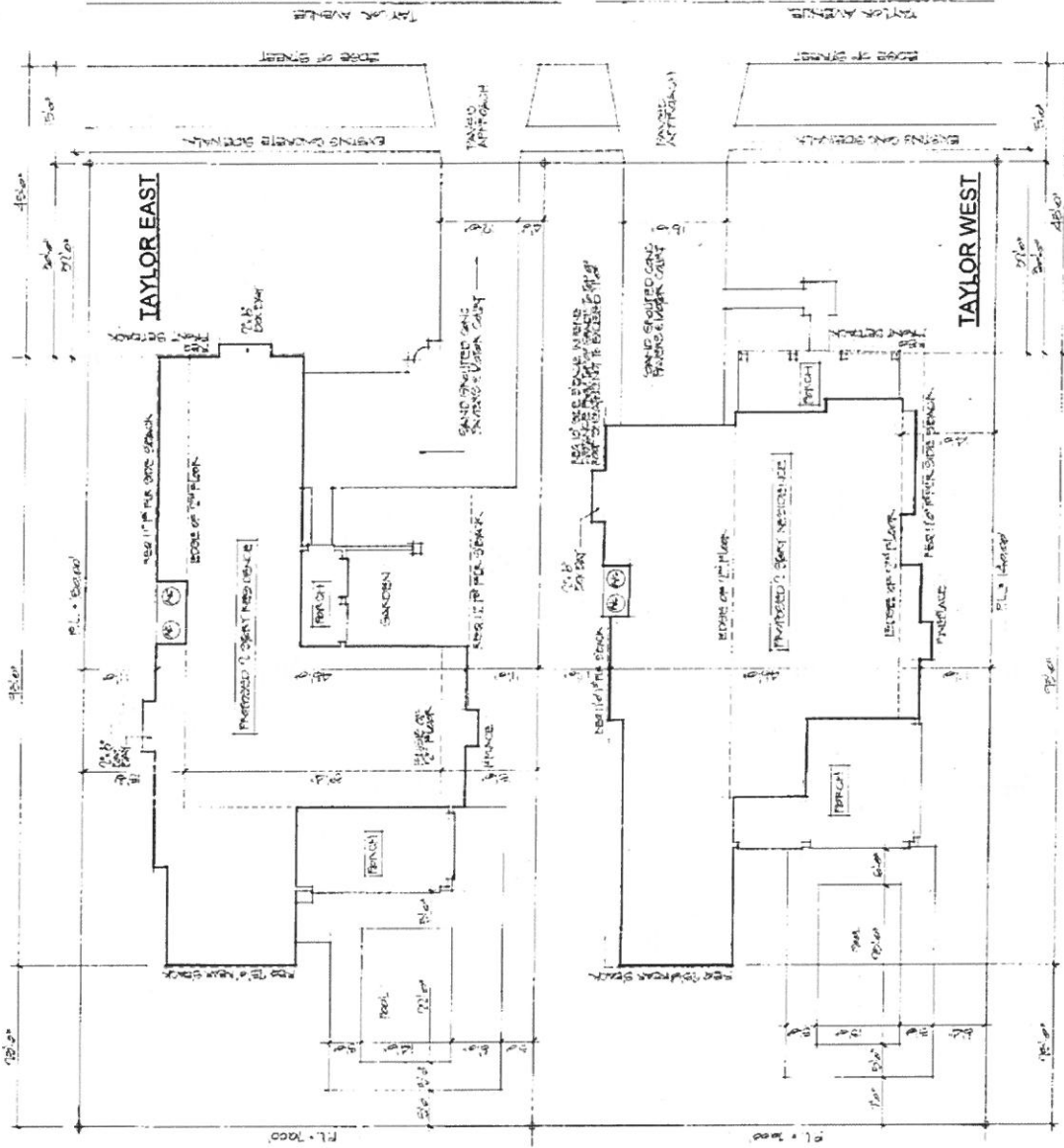
TAYLOR WEST RESIDENCE

BUILDING AREA

Net Floor Area	2,870
Garage	100
Total	2,970
Net Floor Area	2,870
Garage	100
Total	2,970

COVERAGE CALCULATIONS

PROPERTY ADDRESS	TAYLOR AVENUE
LOT AREA	10,200 SF
ALLOWED COVERAGE	5,260 SF
PROPOSED COVERAGE	2,970 SF
ESTIMATED	4,511 SF
PROPOSED	2,970 SF
LEFT SIDE	11,078 SF
RIGHT SIDE	11,078 SF



SITE PLAN

Following are examples of recent homes
that we have built in Winter Park on similar
lots

These homes are representative of the size
and architectural character of what we
intend to build on the two lots at 1751
Taylor

1751 Taylor (Existing)
to be demolished



1661 Oneco
3,342 \$1.175M



1701 Palm Ave
3,404sf \$1.123M



911 Poinciana
4,542sf \$1.16M



338 Sylvan Drive lot split

4,272sf \$1.4M



1369 Mayfield Ave

2,628sf \$829K





Edwin Ave lot split under
construction

2030 Versailles lot split

3,461sf



2050 Versailles lot split

3,591sf



1841 Laurel Ave
3,343sf \$1.239M



1870 Laurel Ave

3,986 \$1.365M



1970 Laurel Ave
3,314sf \$995,000



431 Langholm

3,625sf \$2M



301 Magnolia Rd

3,524sf \$853K



I have built many other homes in the area that I can show to you and would be happy to discuss this issue with you in person if desired. Thank you for your time.

Please feel free to contact me at (407) 466-8072 or by email at Brett@Lundev.com.

Brett Lundequam

**CITY OF WINTER PARK
PLANNING AND ZONING BOARD**

**Staff Report
October 4, 2016**

REQUEST OF UP FIELDGATE US INVESTMENTS – WINTER PARK LLC TO: AMEND
THE CONDITIONAL USE AND DEVELOPMENT AGREEMENT FOR THE WHOLE FOODS
PROJECT AT 1000/1040 N.ORLANDO AVENUE, 1160 GALLOWAY DRIVE AND 967

...new public
... floor area ratio
... purpose of this
... at this time, while
... development as they
... to the City of the

street. Under the terms of the Comprehensive Plan and the Zoning Code, floor area ratio cannot be transferred from one side of a street to the other side. The purpose of this agenda item is to request approval for the transfer of floor area ratio, as the property is in common ownership, so that it can be used by UP Development as originally envisioned the project. It will also allow a quicker dedication of Lee Road extension as public right-of-way.

Development Agreement Amendment: The method of implementation for this request is to provide an Amendment to the original Whole Foods Development Agreement for this purpose. The City Attorney has reviewed and modified the proposed Amendment for the protection of the City.

Result of the Development Agreement Amendment: The existing Whole Foods shopping center property is 11.0 acres in size. Based on the permitted 45% floor area ratio, that property potentially could hold 215,622 square feet of building space. The size of the Whole Foods grocery, Nordstrom Rack store and out-parcel development is 89,565 square feet. Thus, there is an unused "balance" of 126,057 square feet.

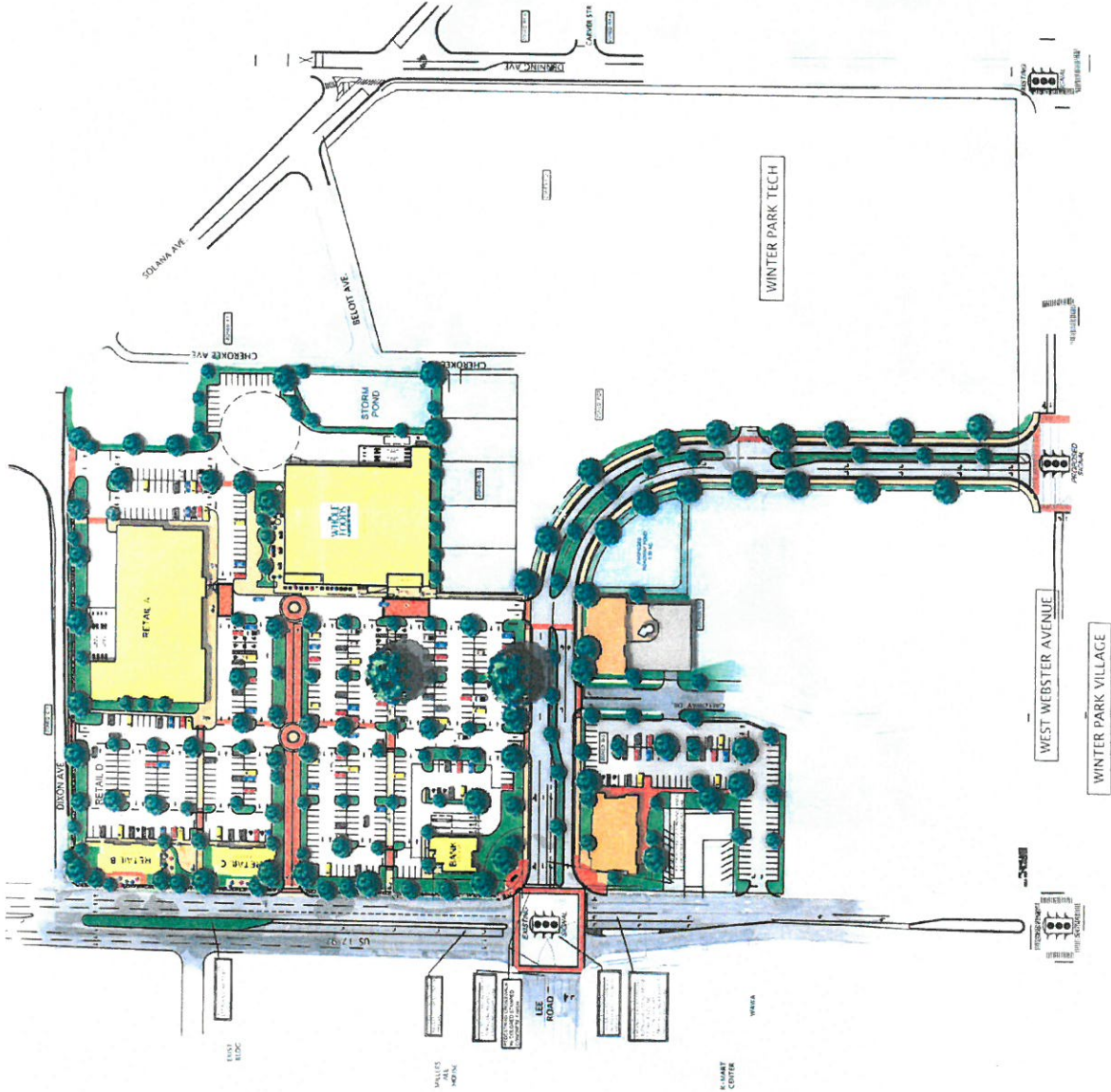
The new properties being added via this DA amendment at 900/950 N. Orlando Avenue are 2.04 acres in size. By themselves, within the permitted 45% floor area ratio, those combined properties could hold 39,988 square feet of building space. However with the unused "balance" added to this, the total potential building size increases to 166,045 square feet of building space. Viewed as a stand-alone parcel that potential development floor area ratio would be 187%. This scale of development is similar to the intensity that you can see for the 3-story buildings along New England Avenue in Hannibal Square.

It is important to point out that the request does not authorize development approval on the 900/950 N. Orlando property and does not ask for credit to be able to use the land under the Lee Road extension as land to be used toward floor area ratio. The request is that the City view the development (Phase I and Phase II) as a unified project, so that they can share the permitted floor area ratio across both Phase I and Phase II land areas of the project.

Next Steps, If Approved: If the Development Agreement is approved, then the next step will be for UP Development to request Conditional Use approval for a specific project utilizing some or all, of the permitted floor area ratio. Since that future project still must meet the parking requirements, it is certain that any development exceeding the 45% floor area ratio would contain a parking garage component. It also is to be expected that such future development would encompass most of the site.

Summary and Conclusion: When UP Development originally asked FDOT for approval to modify the Lee Road/Orlando Avenue intersection, all that UP Development desired was a signalized entrance/exit for the shopping center. If FDOT had granted that approval, then this agenda item would not be needed. Then, UP Development could have spread the permitted floor area ratio over the entire site within the permitted 45% floor area ratio. However, FDOT required the construction of the Lee Road extension and with the approval from the City it has been constructed and will soon be dedicated as a public street. So in that sense, UP Development is not asking for anything that they did not already have the ability to do, if not for the FDOT mandate.

STAFF RECOMMENDATION IS FOR APPROVAL



Prepared by:
Paul "J.J." Johnson, Jr., Esq.
Sloane & Johnson, PLLC
3670 Maguire Blvd, Ste 250
Orlando, FL 32803

Return to:
City of Winter Park
City Clerk's Office
401 Park Ave S
Winter Park, FL 32789

FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT (hereinafter referred to as the "Amendment") is entered into and made as of the ____ day of _____, 2016, by and between the **CITY OF WINTER PARK, FLORIDA**, 401 Park Ave South, Winter Park, Florida, 32789 (hereinafter referred to as the "City"), and **UP FIELDGATE US INVESTMENTS – WINTER PARK, LLC**, a Florida limited liability company, 3201 East Colonial Drive, Orlando, Florida, 32083, (hereinafter referred to as the "Owner/Developer"). The City and the Owner/Developer may be individually referred to as a "Party" or collectively as the "Parties."

W I T N E S S E T H

WHEREAS, the City and the Owner/Developer entered into that certain Developer's Agreement dated February 25, 2015 and recorded on March 19, 2015 at Book 10891, Page 2720 of the Public Records of Orange County, Florida (hereinafter referred to as the "Developer's Agreement"); and

WHEREAS, the Developer's Agreement addressed certain obligations and restrictions to govern the Owner/Developer's development of certain real property at 1000/1050 North Orlando Avenue, 1160 Galloway Drive and 967 Cherokee Avenue, lying within the municipal boundaries of the City of Winter Park, as more particularly described in the Developer's Agreement (hereinafter referred to as the "Original Property"), for the operation of a Whole Foods grocery store, a secondary retail store and out-parcels (hereinafter referred to as the "Phase I Project"); and

WHEREAS, the Owner/Developer is the fee owner of certain real property at 900/950 North Orlando Avenue and 1061 Cherokee Avenue, lying within the municipal boundaries of the City of Winter Park, as more particularly described on Exhibit "1" attached to and incorporated into this Amendment by reference (hereinafter referred to as the "Additional Property"); and

WHEREAS, the Owner/Developer desires to develop the Additional Property as the "Phase II Project"; and

WHEREAS, the Original Property and the Additional Property form one contiguous parcel (hereinafter referred to collectively as the "Property") with a floor area ratio of 0.45 under the City's Land Development Code for C-3 zoned area that may, subject to further review and approval in accordance with applicable development order and approval processes, be permitted to build to up a maximum of 255,610 square feet of building floor area based upon 13.04 acres, which acreage excludes any land used to construct the roadway improvements to connect the intersection of Lee Road and US17/92 to Webster Avenue (hereinafter referred to as for the "Lee Road Extension"); and

WHEREAS, the Owner/Developer acquired all necessary lands to construct the Lee Road Extension for the use, health, safety and welfare of the public and in accordance with that certain Memorandum of Understanding Regarding Lee Road Extension between the Parties dated August 19, 2015 (hereinafter referred to as the "MOU"); and

WHEREAS, the Owner/Developer is nearing completion of and desires to dedicate and convey to the City the right-of-way and roadway improvements constructed as the Lee Road Extension in accordance with the terms of the Agreement and the MOU; and

WHEREAS, the Owner/Developer desires to continue to utilize up to a maximum of 255,610 square feet of building floor area for the Property after dedication of the Lee Road Extension to the City, such building floor area reflecting the current maximum amount permitted for the Property as a contiguous parcel as of the date hereof less any land to be dedicated to the City as part of the Lee Road Extension; and

WHEREAS, the Owner/Developer understands and acknowledges that the Phase II Project remains subject to permitting to ensure compliance with the laws and regulations of the City and of other governmental authorities.

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained, the City and the Owner/Developer agree as follows:

A. RECITALS.

The above recitals are true and correct and form a material part of the Amendment. Capitalized terms not defined herein shall retain the original definition provided in the Developer's Agreement.

B. RATIFICATION. All provisions of the Developer's Agreement not modified (whether explicitly or implicitly) by this Amendment will remain in full force and effect according to their terms. This Amendment and the Developer's Agreement shall be construed as a single document and shall be collectively referred to as the Developer's Agreement, except to the extent the terms of this Amendment conflict or are inconsistent with the terms of the Developer's Agreement, in which case this Amendment will control.

C. AMENDMENT. The Developer's Agreement shall be amended as follows:

(i). The definition of the "Property" described in the first Whereas clause of and attached to and incorporated as Exhibit "A" of the Developer's Agreement is hereby amended to add the Additional Property, being that certain the real property as more particularly described on Exhibit "1" attached to and incorporated into this Amendment by reference. The proposed Phase II Project is not being approved by the Developer's Agreement and this Amendment. The purpose of this Amendment is primarily to give Owner/Developer assurance that the floor area ratio calculation for the Additional Property will be calculated as set forth herein. The Parties acknowledge and agree that the addition of the Additional Property to the Developer's Agreement does not vest or entitle the Additional Property with development permits, orders and rights, as the development of the Additional Property is still subject to further application, review and approval in accordance with the City's standard development order and permitting processes, including without limitation, conditional use approval, site plan approval and building permits.

(ii). A new Section 20, entitled "**FLOOR AREA RATIO**" is hereby added to the Developer's Agreement to read as follows:

"Section 20. FLOOR AREA RATIO. For purposes of calculation of the floor area ratio (FAR), the Property, which will be split by the Lee Road Extension to be constructed and dedicated by the Owner/Developer, shall be considered a singular parcel based upon a lot size of 13.04 acres remaining after dedication of the Lee Road Extension to the City, subject to permitting to ensure compliance with the laws and regulations of the City and of other governmental authorities. Land used for the Lee Road Extension to be conveyed to the City shall be excluded for the purposes of calculating the floor area ratio for the Property. Owner/Developer acknowledges and agrees that the maximum FAR is not an entitlement and a lower FAR may be applied to the development of the Property, since the calculation and application of FAR is subject to various factors as set forth in the City's Comprehensive Plan and the

land development regulations, including without limitation, the conditional use approval criteria and process.”

C. EFFECTIVE DATE

This Amendment shall not be effective and binding until the latest date that this Amendment is approved by and signed by all parties hereto.

D. RECORDING

This Amendment shall be recorded, at Owner/Developer’s expense, among the Public Records of Orange County, Florida no later than fourteen (14) days after the Effective Date. Notwithstanding the foregoing, the same shall not constitute any lien or encumbrance on title to the Property and shall instead constitute record notice of governmental regulations, which regulates the use and enjoyment of the Property.

IN WITNESS WHEREOF, the Owner/Developer and the City have executed this Amendment as of the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

OWNER/DEVELOPER:

UP FIELDGATE US INVESTMENTS – WINTER PARK, LLC, a Florida limited liability company

Signature of Witness #1
Printed Name: _____

By: _____
Scott Fish, Manager

Signature of Witness #2
Printed Name: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Scott Fish, as Manager of **UP FIELDGATE US INVESTMENTS – WINTER PARK, LLC (Owner/Developer)**, a Florida limited liability company, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public
Printed Name: _____
My commission expires: _____

CITY OF WINTER PARK, FLORIDA

ATTEST:

By: _____
Steve Leary, Mayor

By: _____
_____, City Clerk

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Steve Leary, Mayor, City of Winter Park, Florida, who is personally known to me.

Notary Public
Printed Name: _____
My commission expires: _____

Exhibit "1"

1061 Cherokee Ave

Lot 1 and the North 25 feet of Lot 2, Block 2, Havilah Park, according to the plat thereof as recorded in Plat Book O, Page 144, Public Records of Orange County, Florida, together with the South one-half of vacated Quaker Avenue lying North and adjacent to said Lot 1, Block 2, pursuant to Ordinance No. 1399 recorded in Book 3269, Page 1263, Book 3286, Page 1868 and Book 3466, Page 552, Public Records of Orange County, Florida, Less and Except right-of-way on West.

900 N Orlando Ave

Parcel E from a point 714 feet West and 546 feet South of the NE corner of SE 1/4 of NE 1/4, Section 1, Township 22 South, Range 29 East, run South 114 feet; thence West 66 feet, thence North 114 feet, thence East 66 feet to the Point of Beginning.

950 N Orlando Ave

Lots 8 through 13, inclusive, Block 1, Havilah Park, according to the plat thereof as recorded in Plat Book O, Page 144, Public records of Orange County, Florida; less and except the West 10 feet of Lots 8, 9 and 10, Block 1, thereof for road right-of-way for U.S. Highway 17-92 a/k/a Orlando Avenue, together with the North half of vacated Quaker Avenue lying between U.S. Highway 17-92 and Galloway Drive f/k/a Elah Street; and the South 25 feet of Lot 2, all of Lots 3, 18, 19 and 20, Block 2, Havilah Park, according to the Plat thereof as recorded in Plat Book O, Page 144, Public records of Orange County, Florida, together with the South 1/2 of vacated Quaker Avenue adjacent to Lot 20, Block 2, less and except that part deeded to the State of Florida for road right-of-way in Official Records Book 1762, Page 65, Public Records of Orange County, Florida.

Prepared by
Paul "J.J." Johnson, Jr., Esq.
Johnson Real Estate Law, PA
3660 Maguire Blvd, Ste 102
Orlando, FL 32803

After Recording Return To:
City of Winter Park, City Clerk's Office
401 Park Avenue South
Winter Park, Florida 32789

DOCN 20150138629 B: 10891 P: 2720
03/19/2015 08:34:10 AM Page 1 of 9
Rec Fee: \$78.00
Martha O. Haynie, Comptroller
Orange County, FL
SA - Ret To: CITY OF WINTER PARK



DEVELOPER'S AGREEMENT FOR
1000/1050 N. Orlando Avenue, 1160 Galloway Drive and 967 Cherokee Avenue

THIS AGREEMENT ("Agreement") entered into and made as of the 25th day of February, 2015, by and between the CITY OF WINTER PARK, FLORIDA, 401 S. Park Avenue, Winter Park, Florida, 32789 (hereinafter referred to as the "City"), and UP FIELDGATE US INVESTMENTS - WINTER PARK LLC, a Florida limited liability company, 3201 East Colonial Drive, Orlando, Florida, 32083, (hereinafter referred to as "Owner/Developer").

WITNESSETH

WHEREAS, UP FIELDGATE US INVESTMENTS - WINTER PARK LLC is the Owner/Developer of certain real property at 1000/1050 N. Orlando Avenue, 1160 Galloway Drive and 967 Cherokee Avenue, lying within the municipal boundaries of the City of Winter Park, as more particularly described on Exhibit "A" attached to and incorporated into this Agreement by reference (hereinafter referred to as "Property")

WHEREAS, the Owner/Developer desires to develop the Property for the operation of a Whole Foods grocery store (approximately 40,965 SF) with a secondary retail store (approximately 36,600 SF) and three out-parcels (approximately 4,000 SF each) as more particularly shown on Exhibit "B", the final site plan, attached to and incorporated into this Agreement by reference (hereinafter, the "Project"); and

WHEREAS, the Owner/Developer desires to facilitate the development of the Project, in compliance with the laws and regulations of the City, and of other governmental authorities as well as provide assurances that the Project will be compatible with surrounding properties; and

WHEREAS, the City of Winter Park has granted conditional use approval in order to facilitate this Project and has also agreed to consent to development of the Project provided that Owner/Developer acknowledge and abide by the restrictions mutually agreed upon for the operation and future use of the Property and such acknowledgement and restrictions are agreed upon to be in the form of a recordable Development Agreement to run with title to the land.

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained, the City and the Owner/Developer agree as follows:

SECTION 1. RECITALS

The above recitals are true and correct and form a material part of the Agreement.

SECTION 2. REPLATTING OF PROPERTY

The Owner/Developer consents and agrees to join, plat, and subdivide the Property as necessary to achieve the Project objectives in accordance with the Comprehensive Plan future land use and zoning designations provided by City. The City agrees and consents to Owner/Developer joining, platting, and subdividing the Property to allow for and to encourage third-party occupancy and future conveyance of all or part of the Property.

SECTION 3. BUILDING ARCHITECTURE

The Owner/Developer consents and agrees to design the out-parcel buildings in architectural conformity with the main retail buildings and to use City's themed acorn lights along US 17/92. Architectural conformity will be decided by the City Planning Department, with the Owner/Developer having the right to appeal such determinations to the Planning and Zoning Board and then to the City Commission within thirty (30) days of the receipt of said determination.

SECTION 4. SIGNAGE

The Owner/Developer consents and agrees to the Project being limited to monument signage for all ground signs in lieu of pole signs and that the location and number of monuments signs shall be subject to the master sign plan, as part of the final conditional use approval by the City Commission. The master sign plan shall continue to govern the Project after the platting of the Property.

SECTION 5. STORM WATER RETENTION

The Owner/Developer consents and agrees to retrofit the Property to conform to the storm water retention requirements of the City and Saint Johns River Water Management District.

SECTION 6. LANDSCAPING

The Owner/Developer consents and agrees to provide enhanced landscaping as required by City staff to create an appealing front door appearance and review opportunities to preserve, using commercially reasonable diligence, the two major live oak trees on-site. Owner/Developer will provide additional buffer around live oak trees as required by City staff.

SECTION 7. TRAFFIC SIGNALS

The Owner/Developer agrees to pay Twenty Eight Thousand One Hundred Twenty Five Dollars (\$28,125.00) as its proportionate share of funding for traffic signal timing improvements.

SECTION 8. RIGHT-OF-WAY DEDICATION

The Owner/Developer agrees to convey, or cause the applicable party to convey, to the City, by warranty deed and bill of sale, the right-of-way and roadway improvements constructed by the Owner/Developer for the Lee Road extension, shown in Exhibit "B". Acceptance of the right-of-way and roadways improvements will be upon terms and conditions acceptable to the City as evidenced by a memorandum of understanding approved by the City Manager. Upon acceptance, all maintenance of the Lee Road extension shall be the responsibility of the City.

SECTION 9. SOUND CONTAINMENT

The building and mechanical equipment will be designed and operated at all times under a maximum of 55 decibels at the Property line. At certificate of occupancy, the engineer of record shall provide a certification of compliance with this requirement, and any subsequent violation of the specific 55 decibel level shall be grounds for code enforcement by the City and shall require compliance by the property owner and tenant. Upon written notice from City of a violation, Owner and tenant shall comply with the 55 decibel level within fifteen (15) days of such notice.

SECTION 10. EXPANSIONS, AMENDMENTS & MODIFICATIONS TO THIS AGREEMENT

Expansions, amendments, and modifications to this Agreement, if requested by the Owner/Developer, may be permitted if approved following review by the City in conformance with the City's Land Development Code.

SECTION 11. AGREEMENT TO BE BINDING

This Agreement, including any and all supplementary orders and resolutions, together with the approved development plan, the master sign plan, and all final site plans, shall be binding upon the Owner/Developer and their successors and assigns in title or interest. The provisions of this Agreement

and all approved plans shall run with the Property including after platting the Property, and shall be administered in a manner consistent with Florida Statutes and local law.

SECTION 12. ENFORCEMENT

This Agreement may be enforced by specific performance. In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, the Owner/Developer shall be responsible for all costs and expenses, including attorney's fees, whether or not litigation is necessary, and if necessary, both at trial and on appeal, incurred in enforcing or ensuring compliance with the terms and conditions of this Agreement, which costs, expenses and fees shall also be a lien upon the Property superior to all others. Interest on unpaid overdue sums shall accrue at the rate of eighteen percent (18%) compounded annually or at the maximum rate allowed by law.

SECTION 13. GOVERNING LAW; VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The Venue for purpose of litigation shall be in Orange County, Florida.

SECTION 14. RECORDING

This Agreement shall be recorded, at Owner/Developer's expense, among the Public Records of Orange County, Florida no later than fourteen (14) days after full execution. Notwithstanding the foregoing, the same shall not constitute any lien or encumbrance on title to the Property and shall instead constitute record notice of governmental regulations, which regulates the use and enjoyment of the Property.

SECTION 15. TIME IS OF THE ESSENCE

Time is hereby declared of the essence as to the lawful performance of all duties and obligations set forth in this Agreement.

SECTION 16. SEVERABILITY

If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

SECTION 17. DEVELOPMENT PERMITS

Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Developer or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction.

SECTION 18. SUBORDINATION/JOINDER

Unless otherwise agreed to by the City, all liens, mortgages and other encumbrances not satisfied or released of record, must be subordinated to the terms of this Agreement or the lienholder join in this Agreement. It shall be the responsibility of the Owner/Developer to promptly obtain the said subordination or joinder, if necessary, in form and substance acceptable to the City Attorney, prior to the City's execution of the Agreement.

SECTION 19. EFFECTIVE DATE

This Agreement shall not be effective and binding until the latest date that this Agreement is approved by and signed by all parties hereto.

IN WITNESS WHEREOF, the Owner/Developer and the City have executed this Agreement as of the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

Signature of Witness #1
Printed Name: Paul Johnson

Signature of Witness #2
Printed Name: Frank W. Herring

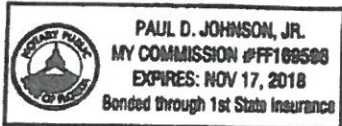
OWNER:

UP FIELDGATE US INVESTMENTS - WINTER
PARK LLC, a Florida limited liability company

By: [Signature]
Scott Fish, Manager

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 6 day of March, 2015, by Scott Fish, as Manager of **UP FIELDGATE US INVESTMENTS - WINTER PARK LLC (Owner/Developer)**, a Florida limited liability company, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

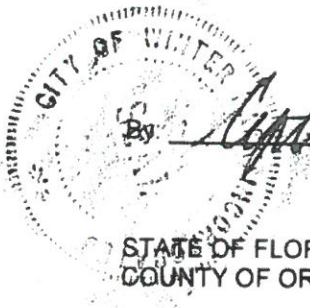


[Signature]
Notary Public
Printed Name: _____
My commission expires: _____

CITY OF WINTER PARK, FLORIDA

ATTEST:

By: Kenneth W. Bradley
Kenneth W. Bradley, Mayor



By: Christie Burkham

City Clerk

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 2nd day of March, ~~2014~~ 2015, by Kenneth W. Bradley, Mayor, of the City of Winter Park, Florida, who is personally known to me.

Michelle Bernstein

Notary Public

Printed Name: _____

My commission expires: _____

