



# City Commission Regular Meeting

## Agenda

**November 9, 2022 @ 3:30 pm**

City Hall - Commission Chambers  
401 S. Park Avenue

### welcome

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

### assistance & appeals

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

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

### please note

Times are projected and subject to change.

**1. Meeting Called to Order****2. Invocation**

- a. [City Manager Randy Knight](#) 1 minute

**Pledge of Allegiance****3. Approval of Agenda****4. Mayor Report****5. City Manager Report**

- a. [Donation of art from The Pizzuti Companies.](#) 5 minutes  
b. [City Manager's Report](#) 5 minutes

**6. City Attorney Report****7. Non-Action Items**

- a. [Appointment to Keep Winter Park Beautiful and Sustainability Advisory Board - Mayor Anderson](#) 1 minute

**8. Public Comments | 5 p.m. or soon thereafter**

(If the meeting ends earlier than 5:00 p.m., public comments will be at the end of the meeting)

(Three minutes are allowed for each speaker)

**9. Consent Agenda**

- a. [Approve the minutes of the regular meeting, October 26, 2022](#) 1 minute  
b. [Approve the following formal solicitations:](#) 1 minute
1. Glass Protection Specialists of Florida, LLC - RFP24-22 - Window Tinting Services for City Facilities; Amount: \$150,000
  2. Dix.Hite + Partners, Inc. - RFQ30-22 - Professional Landscape Architectural Services
  3. GAI Consultants, Inc. - RFQ30-22 - Professional Landscape Architectural Services
  4. LandDesign, Inc. - RFQ30-22 - Professional Landscape Architectural Services
  5. Borrelli + Partners, Inc. - RFQ31-22 - Professional Architectural Services
  6. KMF Architects - RFQ31-22 - Professional Architectural

Services

7. Zyscovich, LLC - RFQ31-22 - Professional Architectural Services

c. [Approve the following piggyback contracts:](#) 1 minute

1. Asphalt Paving Systems, Inc. - Sumter County Contract #032-0-2021/RS - Pavement Maintenance and Rehabilitation Continuing Services; For services on an as-needed basis during the term of the Agreement through October 12, 2023; Amount: \$150,000.

2. Ten-8 Fire Equipment Co. - Lake County Contract #22-730K - Fire Equipment, Supplies, & Services; For goods and services on an as-needed basis during the term of the Agreement through July 31, 2023; Amount: \$200,000.

d. [Approve the following contracts:](#) 1 minute

1. Paymentus Corp. - Renewal of FY20-75 - Payment Management & Processing Services; Amount: \$350,000 for services on an as needed basis during the term of the Agreement.

2. AGH Management, LLC - IFB5-22 - Athletic Field Maintenance & Laserfield Leveling; Amount: \$125,000 for additional services on an as needed basis.

## 10. Action Items Requiring Discussion

a. [Assignment of Exchange Agreement - Elevation Plaza](#) 5 minutes

b. [First amendment to the memorandum of understanding between Rollins College and the City of Winter Park for the use of the old library parking lot as a staging and materials storage area.](#) 5 minutes

c. [Final Design Approval of Progress Point Park](#) 30 minutes

## 11. Public Hearings: Quasi-Judicial Matters

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

## 12. Public Hearings: Non-Quasi Judicial Matters

(Public participation and comment on these matters may be virtual or in-person.)

a. [Resolution 2265-22 - Accepting the conveyance of the property located at 655 N. Wymore Road.](#) 10 minutes

b. [Ordinance 3257-22 - Amending adopted FY22 Budget \(2nd Reading\)](#) 2 minutes

c. [Ordinance 3258-22 - Amending Chapter 58, "Land Development](#) 10 minutes

Code”, Article III, “Zoning Regulations” Sections 58-61 through 58-71, collectively, the residential zoning code provisions, and Section 58-95 “Definitions” providing for updates, simplification, and modernization to the current regulations. (2nd Reading)

**13. City Commission Reports**

**14. Summary of Meeting Actions**

**15. Adjournment**



# City Commission **agenda item**

item type Invocation	meeting date November 9, 2022
prepared by Kim Breland	approved by
board approval	
strategic objective	

## subject

City Manager Randy Knight

## motion / recommendation

## background

## alternatives / other considerations

## fiscal impact



# City Commission agenda item

item type City Manager Report	meeting date November 9, 2022
prepared by Craig O'Neil	approved by Clarissa Howard, Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

## subject

Donation of art from The Pizzuti Companies.

## motion / recommendation

James Russell will present a donation of art from The Pizzuti Companies to the City of Winter Park.

## background

## alternatives / other considerations

## fiscal impact



# City Commission **agenda item**

<b>item type</b> City Manager Report	<b>meeting date</b> November 9, 2022
<b>prepared by</b> Jennifer Guittard	<b>approved by</b> Peter Moore, Michelle del Valle, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b>	

## **subject**

City Manager's Report

## **motion / recommendation**

## **background**

## **alternatives / other considerations**

## **fiscal impact**

## **ATTACHMENTS:**

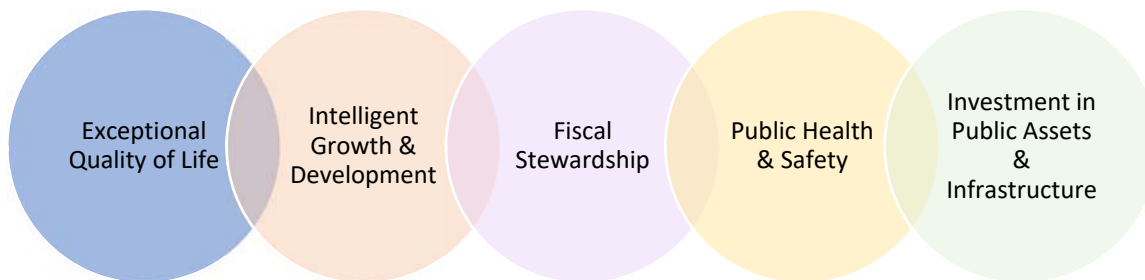
[City Managers Report 11.9.22.pdf](#)



## 90-Day Report

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

### City of Winter Park Strategic Objectives



## Upcoming Commission Items

### Title 1: Intelligent Growth & Development

Item	Description	Item Department	Item Date
Lakefront Code Update	Updates to the lakefront development regulations of the zoning code.	Planning & Transportation	Dec
Stormwater Code updates	Updates to the stormwater section of the city's codes.	Planning	Dec



## Additional Items of City Interest

### Title 2: Investment in Public Assets & Infrastructure

Item	Description	Item Department
Electric Undergrounding	<b>Miles of Undergrounding performed</b> Project J: 2.72 miles 45% complete Project L: 9.57 miles 65.3% complete Project R: 4.31 miles 37.8% complete Commission approved advancement	Electric
	<b>TOTAL for FY 2022: 0.03 miles</b>	

## Upcoming Advisory Board Meetings

This report provides a summary of upcoming board meetings currently scheduled on the calendar for the next month.

Additional information relating to all of the City's boards such as meeting schedules, agendas, minutes, and board membership can be located on the City website at:

<https://cityofwinterpark.org/government/boards/>

## November Board Meetings

Advisory Board	Meeting Date	Meeting Time
Civil Service Board	11/1/22	4 p.m.
Planning & Zoning Board	11/1/22	6 p.m.
Lake Killarney Board	11/2/22	10 a.m.
Code Compliance Board	11/3/22	3 p.m.
Winter Park Police Officers' Pension Board	11/3/22	4 p.m.
Economic Development Advisory Board	11/8/22	8:15 a.m.
Lakes & Waterways Board	11/8/22	Noon
Historic Preservation Board	11/9/22	9 a.m.
Community Redevelopment Advisory Board	11/9/22	2:30 p.m.
Winter Pines Golf Course Advisory Board	11/14/22	8 a.m.
KWPB & Sustainable Advisory Board	11/15/22	11:45 a.m.
Board of Adjustments	11/15/22	5 p.m.
Parks & Recreation Advisory Board	11/16/22	5:30 p.m.
Public Art Advisory Board	11/21/22	Noon
Utilities Advisory Board	11/22/22	Noon

## Upcoming Work Sessions

This report provides a summary of upcoming work sessions currently scheduled on the calendar for the next three months.

Work Sessions	Meeting Date	Meeting Time
City Commission Work Session	11/10/22	1 p.m.
Planning & Zoning Board Work Session	11/22/22	Noon

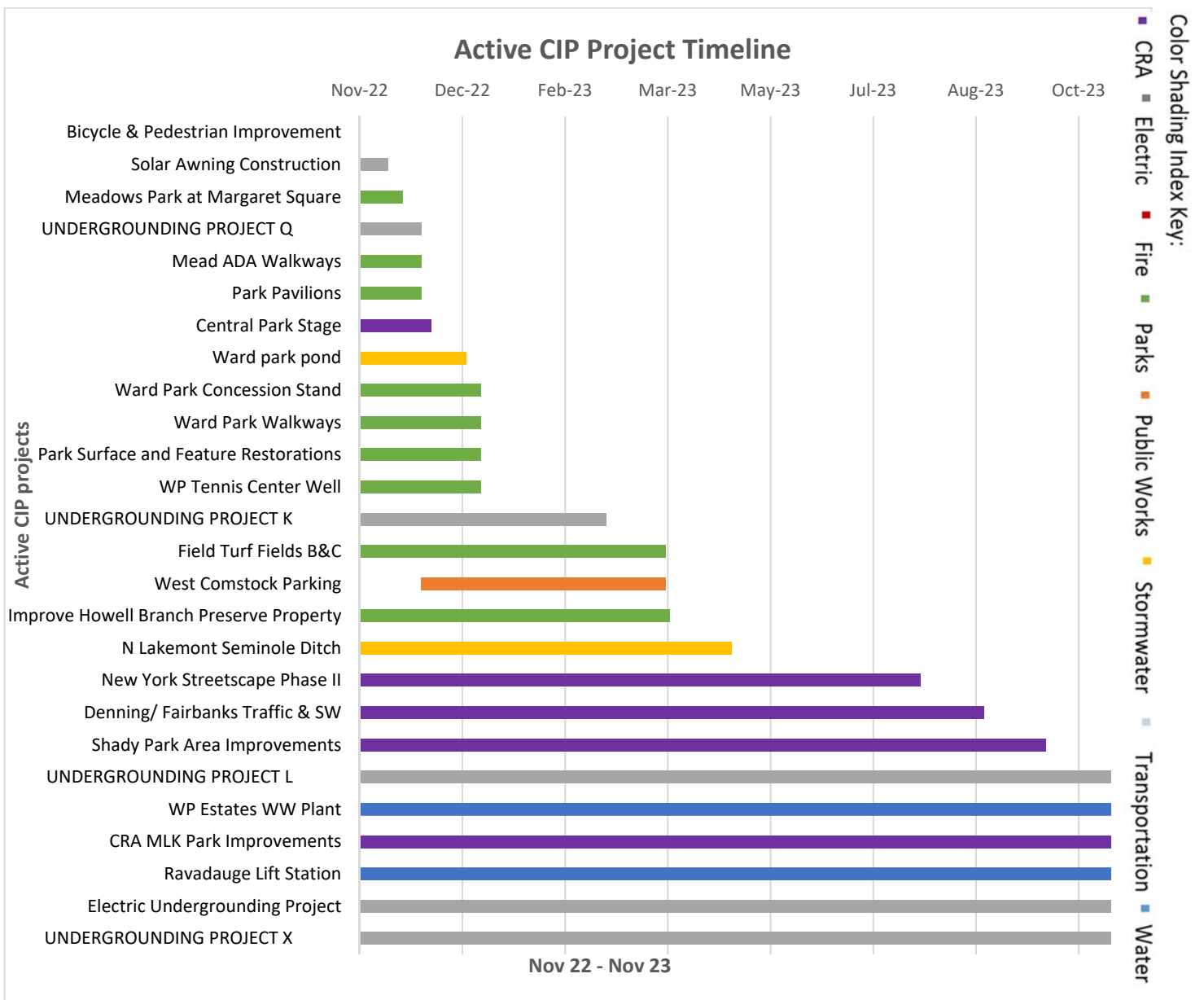
As of 11/9/22



This report is updated monthly to monitor capital projects occurring throughout the city and to provide information about recently completed projects. The project status options have been adjusted to (Planning, Active, Pending). To define; all projects in design, research, or review are in the Planning status. All projects with purchases, construction, and implementation are in the Active status. The remaining projects have a Pending status that have stopped the planning or active work of a project such as pending review and approval, additional funding, and scheduling.

### Count by Status

<i><b>Project Status</b></i>	<i><b>Planning Status</b></i>	<i><b>Active Status</b></i>	<i><b>Pending Status</b></i>
<b>Count Total 54</b>	<b>21</b>	<b>19</b>	<b>13</b>



## Title 1: Planning Status

Project	Project Update	Strategic Objective	Division
<b>1792 Streetscape Imp.</b>	MOU amendment approved at CRA meeting 1/27/20. Design review underway by FDOT and staff including lighting and landscaping. FDOT in process of due diligence and potential ROW acquisition. FDOT and Metroplan currently evaluating projects based on new pricing for materials and labor.	Intelligent Growth & Development	CRA
<b>Bicycle &amp; Pedestrian Improvement</b>	ADA improvement on Loch Lomond Dr removed ramp going to a driveway and connected existing sidewalk on west side of Moray Lane. Additional projects are being planned.	Exceptional Quality of Life	Transportation
<b>CRA MLK Park Improvements</b>	Board and CRA Agency approved items for several aspects of the park including fields and MLK memorial corner. Design and/or construction underway for these pieces of the project. Consultant provided concept design, and led/assisted with multiple stakeholder meetings. Staff is proceeding with memorial corner design including a request for call for artists to integrate a sculpture element into the corner and overall park improvement. Staff is additionally coordinating for an additional MLK playground public meeting to clarify scope and costs.	Exceptional Quality of Life	CRA
<b>Denning Dr. Intersection</b>	Extension to railroad north of Webster approved by CRA Agency on August 24 with a value of 500k. Design concept at 30%. Working through internal review.	Investment in Public Assets & Infrastructure	CRA
<b>Denning/Fairbanks Traffic &amp; SW</b>	Purchase of both 901 and 919 W. Fairbanks complete. Demolition of both properties and sod installation complete. Design schematics complete for transportation improvements, and sent for comment by FDOT including a separate southbound right turn lane to ease traffic congestion. Improvements approved by the CRA Agency at their August 24th meeting. Plans in coordination with FDOT and city consultant Kimley-Horn for final comment with solicitation and bid forthcoming.	Investment in Public Assets & Infrastructure	CRA
<b>Dinky Dock Renovations</b>	Concept approved by PRAB and work will commence Fall/Winter 2022.	Exceptional Quality of Life	Parks
<b>FDOT 17-92 UT Line Relocate</b>	Preliminary design in progress. Draft deliverable anticipated in December 2022.	Investment in Public Assets	Water & Sewer

Project	Project Update	Strategic Objective	Division
		& Infrastructure	
<b>Fire Safety Equipment</b>	The current Emergency Dispatch CAD vendor is designing a software update to support the new alerting system. Estimated update from the CAD vendor & beta testing is anticipated to begin within the next 45 days.	Public Health & Safety	Fire
<b>Improve Howell Branch Preserve Property</b>	The initial treatment of invasive species at the Howell Branch Preserve Trail Grant project properties has taken place and quarterly treatment has begun as well. Commission approved design concept on 10/12 and City and Dix Hite are moving forward with permitting process.	Investment in Public Assets & Infrastructure	Parks
<b>Kennedy Rd Wide Force Mn</b>	Met with Orange County and other Utility Agency Owners (UAOs) in mid-July 2022 to review updated plans and utility location issues. Orange County to send updated plans to UAOs for coordination of utility relocations. Roadway project split into 2 phases. City force main within Phase 2 which is scheduled to begin July 2026.	Investment in Public Assets & Infrastructure	Water & Sewer
<b>Lift Station R&amp;R</b>	Designing upgrades for Lift Station #47 (Ranger) and #23 (Solana). Reviewing lift station conditions for future rehabilitations next fiscal year.	Intelligent Growth & Development	Water & Sewer
<b>MLK Regional Stormwater</b>	Lake Mendsen (Lake Island) was included as part of CRA Stormwater plan and staff is working to coordinate improvements with MLK Park enhancements to better leverage funding. Staff proposal for including the stormwater plan as part of the overall MLK Park plan approved by the Agency on August 24.	Investment in Public Assets & Infrastructure	CRA
<b>N Lakemont Seminole Ditch</b>	The survey is complete and the design was submitted to Seminole County for review at 60% completion on October 28, 2022. Final design and permitting will follow and bid package will be generated for a start of construction in late spring of 2023.	Investment in Public Assets & Infrastructure	Stormwater
<b>Park Pavilions</b>	Working with Mead Gardens on design and needs of new pavilion with tentative start in Winter 2022.	Investment in Public Assets & Infrastructure	Parks
<b>Parks Swoope Facility BLD</b>	Property swap complete. City working with architect firm for facility design.	Exceptional Quality of Life	Parks

Project	Project Update	Strategic Objective	Division
<b>Ravadauge Lift Station</b>	Final design kickoff meeting with City and consultant scheduled for early November.	Investment in Public Assets & Infrastructure	Water & Sewer
<b>Richard Crotty Pkw</b>	Roadway project pushed back by Orange County to begin construction Spring 2025. Water and wastewater utilities design 95% complete.	Investment in Public Assets & Infrastructure	Water & Sewer
<b>Shady Park Area Improvements</b>	Splash pad area demolition complete. Public outreach complete and reviewed favorably by advisory boards. Design approved by CRA Agency in February 2022. RFP process vetted through selection committee and artist chosen. Proposal reviewed by CRA, Parks and Recreation, and Public Art Advisory Board members. Contract approved by City Commission. Staff has met with the artist and community stakeholders with an agreed upon work plan. Timeline for fabrication, installation of the art piece, and remaining amenity enhancements currently estimated at 12-14 months.	Exceptional Quality of Life	CRA
<b>UT Lines 434 Road Widening</b>	Design is 90% complete. FDOT has delayed roadway project bid until July 2026.	Investment in Public Assets & Infrastructure	Water & Sewer
<b>Winter Park Sports Complex</b>	Baseball Fields complete. Drainage work on field 7 outfield to be completed in December.	Investment in Public Assets & Infrastructure	Parks
<b>WP Estates WW Plant</b>	Generator delivered mid-June 2022. Installation bid awarded, planning scheduling.	Investment in Public Assets & Infrastructure	Water & Sewer

## Title 2: Active Status

Project	Project Update	Strategic Objective	Division
<b>Cemetery Improvements</b>	Structures are fabricated and should be delivered and installed by the end Fall 2022. Site preparations and landscape/greenscreen install is underway.	Investment in Public Assets & Infrastructure	Parks
<b>Central Park Stage</b>	Certificate of Occupancy (CO) has been issued for the project. Landscaping and acoustics are underway.	Exceptional Quality of Life	CRA
<b>Downtown Enhancements</b>	Coordination with Parks Department for new irrigation system in Central Park areas complete. Park Avenue parking	Exceptional Quality of Life	CRA

Project	Project Update	Strategic Objective	Division
	sensor project pilot underway. Pucks installed with monitoring over through November at no cost to the city. Pending project outcome, CRA board may wish to implement technology in other areas.		
<b>EL Substation upgrades</b>	An agreement has been reached with OUC to maintain City substations. Inspections and equipment evaluation began in January. There is a 1 year trial period to determine effectiveness. No major upgrades planned at this time.	Investment in Public Assets & Infrastructure	Electric
<b>Electric Undergrounding Project</b>	<b>Miles of Undergrounding performed</b> Project J: 2.72 miles 45% complete Project L: 9.57 miles 65.3% complete Project R: 4.31 miles 37.8% complete Commission approved advancement <b>TOTAL so far for FY 2023: 0.03 miles</b>	Investment in Public Assets & Infrastructure	Electric
<b>Facility Capital Improvements</b>	Scheduling HVAC replacements for the remaining water plants with installs to be completed over the next couple of months. Evaluating HVAC replacement for Emergency Operations. Evaluating UPS replacement for Emergency Operations. Building 10 is scheduled to be painted over the next month. Mead Garden HVAC replacement scheduled over the next month.	Investment in Public Assets & Infrastructure	Public Works
<b>Improve Mead Garden</b>	Work is being performed to update the walkways in phase 1 main ada trail loop.	Exceptional Quality of Life	Parks
<b>IT Infrastructure Upgrade</b>	Funding being utilized for modernization of IT infrastructure.	Fiscal Stewardship	IT
<b>Meadows Park at Margaret Square</b>	Playground equipment to be installed November 2022; Basketball court reconstruction Fall 2022. Additional improvements to grounds will take place Sept through October 2022.	Exceptional Quality of Life	Parks
<b>Meter Data Management Upgrade</b>	Harris Smartworks continues to coordinate with Water/Wastewater, Finance and IT Departments for software development. Upgrade to new RNI version complete.	Investment in Public Assets & Infrastructure	Water & Sewer
<b>New York Streetscape</b>	Phase I construction complete (Intersection of Fairbanks and New York Avenue) to improve turning lanes, ADA improved pedestrian crosswalks, and mast arm construction. Coordination on Phase II (New York Avenue to Morse Blvd intersections) streetscape and ADA	Intelligent Growth & Development	CRA



Project	Project Update	Strategic Objective	Division
	enhancements underway. New York and Comstock intersection complete with intersections at Welbourne and Morse remaining.		
<b>Post Office Acquisition</b>	Awaiting response from Post Office regarding their opinion of the two Commission approved potential sites.	Investment in Public Assets & Infrastructure	CRA
<b>Signalization Upgrade</b>	New controllers have been purchased and delivered. The four intersections that are being tested will be converted to the new controllers that are consistent with FDOT's controllers. In addition, City staff is currently working with FDOT to evaluate traffic signal timings along the state roads to see if the timings can be optimized.	Investment in Public Assets & Infrastructure	Transportation
<b>Solar Awning Construction</b>	Construction has completed. Foundations and steel framing are complete as well as module installation. Lightning protection as well as rain decking and electric to be completed by mid-November.	Intelligent Growth & Development	Electric
<b>Stormwater Rehab</b>	Hurricane Ian has introduced several pipe failures in the City's storm sewer system. Several in-house drainage improvements and repairs to be scheduled for FY'23.	Investment in Public Assets & Infrastructure	Stormwater
<b>Upgrade Water Mains</b>	Upgrading water mains. Currently working on Kentucky Avenue. Next area is the Kingwood subdivision.	Investment in Public Assets & Infrastructure	Water & Sewer
<b>Ward park pond</b>	Ward Park ponds construction is complete. Estimated completion of the necessary piping is December 2022.	Investment in Public Assets & Infrastructure	Stormwater
<b>Water Treatment Plants R&amp;R</b>	Replacement sodium hypochlorite tanks at Magnolia, Aloma and Swoope WTPs have been purchased and delivered. Installation underway. One tank at both Swoope and Magnolia WTPs installed (2 of 6 total). Waiting to refill plant mechanic position for installation of remaining tanks. Considering contracting work out.	Investment in Public Assets & Infrastructure	Water & Sewer
<b>West Comstock Parking</b>	Comstock parking layout and grading changes are being performed. An extension to the Library parking lot concept drawing is complete. Both are pending permitting by the SJRWMD.	Investment in Public Assets & Infrastructure	Public Works



### Title 3: Pending Status

Project	Project Update	Strategic Objective	Division
<b>Cady Way Pool Improvements</b>	Replacement of filtration system is being scheduled as RFO recently completed. Company chosen and scheduling 4-6 months out.	Exceptional Quality of Life	Parks
<b>CRA Small Projects</b>	Canton & Garfield pedestrian connection project is now on hold due to unforeseen added cost. Process moving forward is to evaluate in conjunction with other improvement opportunities. As the Central Park Stage project draws to conclusion, staff is reviving internal conversations on how to support pedestrian traffic to this new civic amenity. Staff is determining an updated cost for the project.	Intelligent Growth & Development	CRA
<b>Decorative Lights and Trees in CRA</b>	140 total decorative lights have been installed. Coordination with Electric Utility on assessment of light replacements/additions as needed.	Intelligent Growth & Development	CRA
<b>East OC Service Improvement</b>	Pending in house availability to planning redirection of flow to East plant.	Investment in Public Assets & Infrastructure	Water & Sewer
<b>EL Meter Replacement</b>	The replacement of electric meters has been pending the go-live date for the utility billing software so that compatibility with meter types can be tested. Due to extremely long lead times the city has proactively ordered meters but is still awaiting receipt.	Investment in Public Assets & Infrastructure	Electric
<b>Lake Bell Weir Improvements</b>	Pending monitoring assessment.	Investment in Public Assets & Infrastructure	Stormwater
<b>Park Surface and Feature Restorations</b>	Phelps Park Playground- Kompan structure received and installed Miracle structure has been ordered with expected install date of December 2022.	Exceptional Quality of Life	Parks
<b>Progress Pointe Redevelopment</b>	Approved concept and final budget at 7/28 commission meeting. ACi completing construction drawings and design amendment to trail along palmetto ave. based on Commission feedback. Revised design pending potential purchase of Ozarks property by direction of Commission from October 2022 meeting.	Investment in Public Assets & Infrastructure	Parks
<b>Sewer Main Extensions</b>	Extension of sewer mains to support new development or redevelopment.	Investment in Public Assets & Infrastructure	Water & Sewer

Project	Project Update	Strategic Objective	Division
<b>St. Andrews Trail</b>	Design completed for which the City has been reimbursed by the FDOT. Due to the 250% increase in construction materials, this project has been delayed to FY2026-FY2027 per Metroplan Orlando.	Investment in Public Assets & Infrastructure	Transportation
<b>Temple Dr SW Imp</b>	Stormwater pipe lining at Whitesell and Temple Dr.	Investment in Public Assets & Infrastructure	Stormwater
<b>Tennis Center Upgrades</b>	Pending project scope for replacement of pickleball space with block hitting wall and installation of well for clay court maintenance/irrigation.	Investment in Public Assets & Infrastructure	Parks
<b>WP Pines Golf Course</b>	Scheduling of ADA restroom update and plumbing pending material delivery. Estimated installation for December.	Investment in Public Assets & Infrastructure	Parks

## Recently Completed Projects

### Community Redevelopment Agency

The CRA completed the construction of the central park stage as part of the Public Assets and Infrastructure strategic objective.

### Parks & Recreation Department

The Parks Department completed the Hole 1 tee box extension and patio improvements as part of Exceptional Quality of Life strategic objective.

### Information Technology Department

The IT Department completed the upgrade of the ERP software as part of the Fiscal Stewardship strategic objective.





# City Commission **agenda item**

item type Non-Action Items	meeting date November 9, 2022
prepared by Rene Cranis	approved by
board approval	
strategic objective	

## subject

Appointment to Keep Winter Park Beautiful and Sustainability Advisory Board - Mayor Anderson

## motion / recommendation

## background

## alternatives / other considerations

## fiscal impact



# City Commission **agenda item**

<b>item type</b> Consent Agenda	<b>meeting date</b> November 9, 2022
<b>prepared by</b> Rene Cranis	<b>approved by</b> Michelle del Valle, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b>	

## **subject**

Approve the minutes of the regular meeting, October 26, 2022

## **motion / recommendation**

## **background**

## **alternatives / other considerations**

## **fiscal impact**

## **ATTACHMENTS:**

[CC-min-2022-10-26.pdf](#)



# City Commission Regular Meeting Minutes

October 26, 2022 at 3:30 p.m.

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

## Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada, and Todd Weaver (virtual); City Manager Randy Knight; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

### 1) Meeting Called to Order

Mayor Anderson called the meeting to order at 3:30 p.m.

### 2) Invocation

The invocation was given by Pastor John Evans, Action Church, followed by the pledge of allegiance.

### 3) Approval of Agenda

**Motion made by Commissioner Sullivan to approve the agenda; seconded by Commissioner DeCiccio. Motion carried unanimously with a 5-0 vote.**

### 4) Mayor Report

#### a. Proclamation for Week of the Family

Mayor Anderson welcomed Elizabeth Rahter, her son Ashton, and Victoria Laney. He presented a proclamation declaring Week of the Family, November 5-12, 2022. Mrs. Rahter outlined the week's programs and events and thanked the city for its support.

Mayor Anderson thanked staff and volunteers for their work after Hurricane Ian.

### 5) City Manager Report

Mr. Knight gave an update on debris removal from Hurricane Ian. Staff making a second pass through the neighborhoods to ensure any remaining debris has been picked up.

### 6) City Attorney Report

### 7) Non-Action Items

#### a. Presentation: FDOT Vision/Target Zero - Loreen Bobo

Loreen Bobo, District Five Safety Administrator for FDOT Department of Safety, provided data on traffic accidents with the biggest issues being speeding, distractive driving and failure to wear a seat belt. She explained the department's function, responsibilities, goals and programs and techniques toward achieving those goals. She spoke about the project to improve conditions on S.R. 426 from Park Avenue to

Lakemont Avenue, which will include extensive public and agency involvement over the next few years with an anticipated completion date in FY 2027. She reviewed events and communications to increase and encourage safety awareness.

Ms. Bobo responded to questions regarding the S.R. 426 project and discussion followed on opportunities to accelerate the project, possible interim improvements, funding (including the one cent sales tax on the November ballot). She provided additional information on communications with bicycle and pedestrian groups that participate in their efforts.

Mayor Anderson reviewed the city's efforts and commitment to improve safety and thanked the members of the Fix 426 group for bringing this to the forefront.

**8) Public Comments | 5 p.m. or soon thereafter (taken after Item 10)**

**9) Consent Agenda**

- a. Approve the minutes of the regular meeting, October 6, 2022
- b. Approve the minutes of the regular meeting, October 12, 2022
- c. Approve the following formal solicitations:
  1. Abbott Printing Company, Inc. - RFP28-22 - Printing and Mailing Services; Amount: \$150,000
  2. CJ's Sales and Service Inc. - IFB29-22 - Water Treatment Plant Generator Replacement; Amount: \$149,000
- d. Approve the following piggyback contracts:
  1. Ingenium Power and Sport, LLC - Sourcewell Contract #031121-GNR - Grounds Maintenance Equipment; for goods on an as-needed basis during the term of the Agreement through April 30, 2025; Amount: \$225,000.
  2. Vermeer Manufacturing Company - Sourcewell Contract #110421-VRM - Public Utility Equipment; for goods on an as-needed basis during the term of the Agreement through December 27, 2025; Amount: \$300,000.
  3. Alan Jay Fleet Sales - Sourcewell Contract #091521-NAF - Cars, Trucks, Vans, SUVs, Cab Chassis, & Other Vehicles; for goods on an as-needed basis during the term of the Agreement through November 08, 2025; Amount: \$150,000.
  4. Atlantic Pipe Services LLC - City of Orlando Contract #IFB22-0161 - Sanitary Sewer Lining and Manhole Rehabilitation; for services on an as-needed basis during the term of the Agreement through July 17, 2025; Amount: \$1,250,000.
  5. Fifth Asset, Inc dba DebtBook - Region 14 Education Service Center/NCPA Contract #14-03; Debt and Lease Management Software and Consulting Services; for services on an as-needed basis during the term of the Agreement through July 31, 2024; Amount: \$75,000.
  6. Axon Enterprise, Inc. - OMNIA Partners Contract #151089 - Body Cameras for PD; for goods on an as-needed basis during the term of the Agreement through February 15, 2028; Amount: \$1,000,000.
  7. USIC Holdings, Inc. d/b/a USIC Locating Services, LLC - OUC Contract #50380Q - Underground Facilities Line Locating Services; for services on

an as-needed basis during the term of the Agreement through December 17, 2024; Amount: \$75,000.

e. Approve the following contracts:

1. Graef-USA, Inc. - Renewal of RFQ19-18 - Professional Structural Engineering Consulting; Amount: \$125,000 for services on an as needed basis during the term of the Agreement.
2. Irvine Mechanical, Inc. - Renewal of IFB19-19C - HVAC Installation, Repair & Replacement Services; Amount: \$300,000 for services on an as needed basis during the term of the Agreement.
3. Novoaglobal, Inc. - FY23-1 - Red Light Safety and Speeding Enforcement Program; Amount: \$2,200,000 for services on an as needed basis during the term of the Agreement through October 27, 2027.
4. Sternberg Lanterns (Landreth) - SS23-27 - Decorative Streetlighting; Amount: \$200,000 for goods on an as needed basis during FY23.
5. Florida Fish and Wildlife Conservation Commission - FY23-2 - Aquatic Vegetation Control Services for City Eligible Water Bodies; for services on an as needed basis during the term of the Agreement through February 28, 2025.
6. Thomson Reuters-West - FY23-3 - CLEAR Services; Amount: \$75,000 for services on an as needed basis during the term of the Agreement through October 30, 2025.

f. Authorize the annual financial allocation to Habitat for Humanity of Winter Park/Maitland, Inc.

Commissioner Sullivan asked to remove items b and f.

**Motion made by Commissioner Sullivan to approve the Consent Agenda except Items b and f; seconded by Commissioner DeCiccio. Motion carried unanimously with a 5-0 vote.**

Item 9b: Mr. Knight clarified that the official asking price for the Bank of the Ozarks property is \$7.5M (as stated in the minutes).

Item 9f: Commissioner Sullivan said the proposed zoning amendments (FAR) will not allow a single-story house to be built on the property at 715 Douglas Avenue which is being purchased with this allocation of funding. (Zoning amendments were addressed Public Hearing Item c.)

**Motion made by Commissioner Sullivan to approve Items b and e; seconded by Commissioner DeCiccio. Motion carried unanimously with a 5-0 vote.**

## 10) Action Items Requiring Discussion

a. Review of 5/25 Year Capital Plan

Mayor Anderson stated this review is largely due to a citizen-lead effort to identify additional parkland for the city. He feels the commission's consideration will require review of all of the priorities and funding sources. He believes the discussion will focus on budgeting and possible authority to move ahead in some manner, but it is not a commitment to spend funds or execute a contract.

Division Director of OMB Peter Moore reviewed prior discussions and the list of unfunded project priorities in five years as of the last commission meeting totaling approximately \$7m. Additional projects identified by the commission increased to total to approximately \$26m. He reviewed general reserve balance and other potential funding sources including sale or lease of old library building, ARPA funds, special assessments, transportation sales tax if approved, grants and CRA funds.

Mayor Anderson noted that \$1.8m is designated for parks acquisition or improvements such as purchase of the Bank of the Ozarks property for parkland, Howell Branch Preserve and restroom at Progress Point.

Mr. Moore responded to questions stating the \$1.8m is after \$1m previously allocated for Progress Point. He explained the statutes regarding use of CRA funds before the CRA ends in 2027 and discussion followed on the rules for allocating funds before the end of CRA and spending limitations after the end of the CRA. Mr. Moore noted that discussion on potential expansion or extension of the CRA will be on the November 9th agenda.

Commissioner DeCiccio said the first step is to decide whether to purchase the Ozark property before deciding on the \$1.8m.

Mayor Anderson said the question is whether the city is interested in participating with the citizen-led initiative to purchase of the property for parkland. He said he feels this may be one of the things he would like to do but is tempered by the size of the commitment.

Commissioner Cruzada said he is interested in purchasing the property but would like to explore funding sources.

Staff responded to questions on available and allowed use of specific funds and discussion followed funding sources to purchase the property.

Commissioner Sullivan said the purchase of the property could be funded from lease revenue or sale of the old library property.

Commissioner Weaver said he understands that the Trust for Public Land cannot participate in the purchase if the price is over fair market value and recommended obtaining an appraisal. He suggested the city could ask Bank of the Ozarks to finance the purchase at a lower interest rate. He said he feels this property is an ideal location for stormwater treatment and management as well as greenspace, bike path connector to Mead Garden or potential roundabout.

Commissioner DeCiccio suggested the following funding scenario based on a purchase price of \$6.5m and provided the appraisal is acceptable: \$1m from Winter Park Land Trust, \$1.5-2m from Public Land Trust, \$1.8m from Park Acquisition Fund and reallocating \$2.3m from Progress Point improvements. She feels the old Library should not be considered. She said if the property is purchased, the entire area would need to be redesigned. In the meantime, she would like irrigation and sod on the Progress Point property so make it useable.



Director of Parks and Recreation Jason Seeley said although sod would make it better, research would be needed to make sure the park meets ADA and other requirements without sidewalks.

Mayor Anderson agreed that greenspace is needed at Progress Point. He clarified that Progress Point improvements will be unfunded if funds are reallocated to purchase the Ozarks property. Funds may then have to be reallocated from other prioritized projects to fund Progress Point improvements. Discussion followed on potential funding sources, i.e. reallocation of ARPA funds.

Commissioner DeCiccio said she feels the question is whether give Mr. Knight the authority to work with Public Land Trust to negotiate if they can negotiate the purchase price and also to raise funds toward the purchase. If the Public Land Trust cannot raise the funds, the city may not be able to purchase the property.

Mayor Anderson opposed reallocating funds from and deferring Progress Point improvements since a funding source will need to be identified for the deferred improvements.

Commissioner Weaver agreed with Commissioner DeCiccio and said if the property is acquired, Progress Point could be redesigned to reduce costs. He suggested that a portion of Progress Point funding could be reallocated rather than the full amount.

Commissioner Sullivan presented two revenue options: if the city purchases this property, require developers of property on Orange Avenue to purchase stormwater treatment rights or a land lease on a portion of the property.

Additional discussion was held on projects, priorities and funding sources.

Commissioner DeCiccio suggested using \$250k of unallocated ARPA funds for Howell Branch Preserve project.

Mr. Moore clarified that there is \$1.4m in allocated ARPA funds that could be reallocated and \$326k that has not been allocated.

Commissioner DeCiccio suggested that staff work with Trust for Public Land to begin negotiations toward a lower price and raise funds. Mr. Knight advised that the city could match private donations.

Commissioner Weaver said he would like an appraisal in hand before voting on allocating funds or purchase, which is part of Trust for Public Land's process.

Sally Flynn, 1400 Highland Road, spoke in support of the purchase and urged the commission to take some action tonight toward the purchase of the Ozarks property under certain circumstances. Mayor Anderson noted that the commission's allocation of fund shows its commitment to the purchase.

Bob Bendick, 1211 Oxford Road, spoke about value of the purchase due its location and multi-purpose use which will revitalize the area.

Pat McDonald, 2348 Summerfield Road, supported the city's purchase of this property.

Steve Goldman, 2009 Venetian Way, gave the background and purpose of Winter Park Land Trust and Trust for Public Land. He said he anticipates private donations of

approximately \$1M. He feels this purchase is important for the future of Winter Park and a good investment for the city.

Brad Blum, 1169 Lakeview Drive, said this is a one-time opportunity and should be a high priority. It will benefit residents and Orange Avenue businesses. He expressed concern about potential development and impact if it is not purchased by the city.

Mayor Anderson spoke about the decision to develop Progress Point Park and the commission's commitment to develop park space.

**Motion made by Commissioner DeCiccio to allow the City Manager to work with Trust for Public Land to negotiate with Bank of the Ozarks and to allow Trust for Public Land to begin raising money to help purchase the property; allocate \$1.4m from ARPA funds and \$1.8m from the Parks Acquisition Fund toward the purchase and move forward with the appraisal if it cannot be accomplished in a timely manner by the Trust for Public Land; seconded by Commissioner Weaver.**

**Motion made by Commissioner DeCiccio to allocate \$250k from unallocated ARPA funds to the Howell Branch Preserve project; seconded by Commissioner Weaver.**

**Motion made by Mayor Anderson to amend the motion to create a visioning committee with three members of the commission, three from the Parks and Recreation Advisory Board and three residents; seconded by Commissioner DeCiccio.**

Upon a roll call vote on the amendment, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.

Upon a roll call vote on the main motion as amended, Commissioners Sullivan, DeCiccio, Cruzada and Weaver voted yes and Mayor Anderson voted no. Motion carried with a 4-1 vote.

Upon a roll call vote on the motion to allocate \$250k to the Howell Branch Road project, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote. (Vote was taken after Public Comments.)

Commissioner Weaver volunteered to serve on the committee. Commissioner DeCiccio recommended that Fire Chief Hagedorn be part of the meetings.

#### **8) Public Comments | 5 p.m. or soon thereafter**

Jacqueline Foster, 327 Orange Avenue, Longwood, suggested digital sidewalk signs. Mayor Anderson asked that staff contact Ms. Foster.

A recess was held from 5:26 p.m. to 5:40 p.m.

#### **11) Public Hearings: Quasi-Judicial Matters**

- a. Request of the City of Winter Park and Elevation Plaza LLC for:
  - ORDINANCE 3254-22 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, " LAND DEVELOPMENT CODE", ARTICLE I,

COMPREHENSIVE PLAN" TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF INSTITUTIONAL TO OFFICE ON A PORTION OF THE PROPERTY AT 631 N. NEW YORK AVENUE AND TO CHANGE FROM OFFICE TO INSTITUTIONAL ON A PORTION OF THE PROPERTY AT 507 N. NEW YORK AVENUE AS PART OF A SWAP OF PROPERTIES.

- ORDINANCE 3255- 22 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, " LAND DEVELOPMENT CODE", ARTICLE III, " ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE FROM PUBLIC, QUASI- PUBLIC ( PQP) ZONING TO OFFICE ( 0- 1) ZONING ON A PORTION OF THE PROPERTY AT 631 N. NEW YORK AVENUE AND TO CHANGE FROM OFFICE ( 0- 1) TO PUBLIC, QUASI- PUBLIC ( PQP) ON A PORTION OF THE PROPERTY AT 507 N. NEW YORK AVENUE AS PART OF A SWAP OF PROPERTIES.(2<sup>nd</sup> reading)

Attorney Ardaman read the ordinances by title. A simultaneous public hearing was held on these ordinances.

**Motion made by Commissioner Weaver to adopt the ordinances; seconded by Commissioner DeCiccio.** There were no public comments.

**Upon a roll vote on the motion to adopt the zoning ordinance, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

**Upon a roll vote on the motion to adopt the comp plan ordinance, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

b. Ordinance - Amending adopted FY22 Budget (1st Reading)

Attorney Ardaman read the ordinance by title.

Mr. Moore advised this ordinance follows prior practice to consolidate all budget amendments throughout the year into one ordinance at the end of the fiscal year.

There were no public comments.

**Motion made by Commissioner Weaver to approve the ordinance; seconded by Commissioner DeCiccio. Upon a roll vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

- c. Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning Regulations" Sections 58-61 through 58-71, collectively, the residential zoning code provisions, and Section 58-95 "Definitions" providing for updates, simplification, and modernization to the current regulations. (1st Reading)

Attorney Ardaman read the ordinance by title.

Senior Planner John Harbilas explained current and proposed review process and of application of setback regulations and the current and proposed regulations on building height, attics, side setbacks, corner lot setbacks, floor area ratio, front setbacks (20% of lot depth or setback of the existing or most current demolished home, whichever is greater). He reviewed staff's proposal to address the impact of the changes, which is proposed to take effect January 1, 2023. The Planning and Zoning Board recommended approval.

Mayor Anderson spoke about the basis and need for simplification of the code and commended staff on their work. He recommended moving forward with the document as presented in the packet but leave the 28' height limit for flat roof structures.

Commissioner Sullivan stated Habitat for Humanity homes that are typically built on a 50' x 70' lot and the allowable footprint for one-story house would allow a 31% FAR. He said setbacks do not allow the structure to meeting minimum FAR of 40% and suggested different setbacks for smaller lots. Mr. Harbilas reviewed city code regarding setbacks for smaller lots and discussion followed on impact of FAR and setbacks on smaller lots and calculation of allowable square footage.

Mayor Anderson suggested looking at scenarios that show the size of homes allowed on attainable housing and affordable housing lots.

**Motion made by Commissioner Weaver to approve the ordinance leaving the maximum height of 28 feet for flat roofs; seconded by Mayor Anderson.**

**Motion made by Mayor Anderson to amend Item e(2) on Page 44 of the ordinance to read "Townhomes/Cluster Housing" and reinstate deleted text, and amend Item (6) on Page 51 to reinstate deleted language; seconded by Commissioner Weaver.**

Paul Mandelkern, 653 Selkirk Drive, addressed the language on Page 42, Section (6)a, Front yard setback and its application to the vacant lot at 654 Selkirk since the house that was recently demolished had a smaller front setback the original house. He expressed his concern to staff who proposed clarifying that setbacks will be determined by the most recent house that received a Certificate of Occupancy. Mr. Harbilas noted that the language will be included for second reading.

Mike Lahr, M. Lahr Homes, said although he appreciates the simplification of the language, it appears there is a goal to decrease FAR which will adversely impact the allowed size of homes.

Mayor Anderson said the intent was to simplify the code and to capture unpermitted square footage and suggested Mr. Lahr e-mail different scenarios to the commission.

Monarcha Marcet was called to speak, Total Solutions Group, said she appreciates the need for simplification and asked for a copy of staff's presentation and clarification on calculation of building height measurement.

**Upon a roll call vote on the amendment, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

Upon a roll call vote on the main motion as amended, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.,

## **12) Public Hearings: Non-Quasi -Judicial Matters**

- a. **ORDINANCE 3256-22: AN ORDINANCE OF THE CITY OF WINTER PARK FLORIDA, AMENDING ARTICLE III OF CHAPTER 2 OF THE WINTER PARK CODE OF ORDINANCES REGARDING SUBSIDIARY CITY BOARDS TO MODIFY THE MEMBERSHIP REQUIREMENTS OF THE KEEP WINTER PARK BEAUTIFUL AND SUSTAINABLE ADVISORY BOARD; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. (2nd reading)**

Attorney Ardaman read the ordinance by title.

**Motion made by Mayor Anderson to approve the ordinance; seconded by Commissioner Weaver. There were no public comments. Upon a rollcall vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

## **13) City Commission Reports**

Commissioner Sullivan - no report

Commissioner DeCiccio -

- Addressed about the peacocks on streets and asked that the number for Florida Fish and Wildlife Commission be made available to provide to callers to the Police Department.
- Announced that Park Avenue is part of Main Street USA.

Commissioner Cruzada - no report

Commissioner Weaver -

- Asked to put review of backyard chicken ordinance on next agenda due to end of pilot program. Agreed by consensus.

Mayor Anderson -

- Expressed his pleasure in serving with the members of this commission.

## **14) Summary of Meeting Actions**

- Presented Proclamation for Week of the Family
- Received presentation from Lorena Bobo, FDOT
- Approved the Consent Agenda.
- Authorized staff to work with Trust for Public Land to obtain an appraisal and a contingent contract to purchase the Bank of the Ozarks property with funding of \$1.8m from Parks Acquisition Fund, \$1.4m from ARPA funds and remaining from the Land Trust and Trust for Public Land fundraising.
- Approved establishing park visioning task force with three members of the Commission, three Parks and Recreation Advisory Board members and three residents.

- Approved \$250k from ARPA funds for Howell Branch project.
- Adopted zoning and comp plan ordinances for properties on N. New York Avenue.
- Approved ordinance amending FY 22 budget on first reading.
- Approved ordinance amending to single-family zoning regulations on first reading
- Adopted ordinance amending member requirements to allow a non-resident member on the Keep Winter Park Beautiful and Sustainability Advisory Board.
- Have phone numbers of FWC and animal control at the Call Center for peacock complaints.
- Place backyard chicken ordinance on next agenda.

### 15) Adjournment

The meeting adjourned at 6:38 p.m.

---

Mayor Phillip M. Anderson

ATTEST:

---

City Clerk Rene Cranis



# City Commission **agenda item**

<b>item type</b> Consent Agenda	<b>meeting date</b> November 9, 2022
<b>prepared by</b> Michael Hall	<b>approved by</b> Jennifer Maier, Michelle del Valle, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b> Fiscal Stewardship.	

## **subject**

Approve the following formal solicitations:

## **item list**

1. Glass Protection Specialists of Florida, LLC - RFP24-22 - Window Tinting Services for City Facilities; Amount: \$150,000
2. Dix.Hite + Partners, Inc. - RFQ30-22 - Professional Landscape Architectural Services
3. GAI Consultants, Inc. - RFQ30-22 - Professional Landscape Architectural Services
4. LandDesign, Inc. - RFQ30-22 - Professional Landscape Architectural Services
5. Borrelli + Partners, Inc. - RFQ31-22 - Professional Architectural Services
6. KMF Architects - RFQ31-22 - Professional Architectural Services
7. Zyscovich, LLC - RFQ31-22 - Professional Architectural Services

## **motion / recommendation**

Commission approve items as presented and authorize the Mayor to execute the agreements.

## **background**

1-7: A formal solicitation process was conducted to award these contracts.

## **alternatives / other considerations**

N/A

## **fiscal impact**

Total expenditure included in approved budgets.



# City Commission **agenda item**

<b>item type</b> Consent Agenda	<b>meeting date</b> November 9, 2022
<b>prepared by</b> Michael Hall	<b>approved by</b> Jennifer Maier, Michelle del Valle, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b> Fiscal Stewardship	

## **subject**

Approve the following piggyback contracts:

## **item list**

1. Asphalt Paving Systems, Inc. - Sumter County Contract #032-0-2021/RS - Pavement Maintenance and Rehabilitation Continuing Services; For services on an as-needed basis during the term of the Agreement through October 12, 2023; Amount: \$150,000.
2. Ten-8 Fire Equipment Co. - Lake County Contract #22-730K - Fire Equipment, Supplies, & Services; For goods and services on an as-needed basis during the term of the Agreement through July 31, 2023; Amount: \$200,000.

## **motion / recommendation**

Commission approve items as presented and authorize the Mayor to execute the Agreements.

## **background**

1-2: The originating agencies conducted a formal solicitation process to award these contracts.

## **alternatives / other considerations**

N/A

## **fiscal impact**

Total expenditures included in approved budget.





# City Commission **agenda item**

<b>item type</b> Consent Agenda	<b>meeting date</b> November 9, 2022
<b>prepared by</b> Michael Hall	<b>approved by</b> Jennifer Maier, Michelle del Valle, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b> Fiscal Stewardship	

## **subject**

Approve the following contracts:

## **item list**

1. Paymentus Corp. - Renewal of FY20-75 - Payment Management & Processing Services; Amount: \$350,000 for services on an as needed basis during the term of the Agreement.
2. AGH Management, LLC - IFB5-22 - Athletic Field Maintenance & Laserfield Leveling; Amount: \$125,000 for additional services on an as needed basis.

## **motion / recommendation**

Commission approve items as presented and authorize Mayor to execute the Agreements.

## **background**

- 1: Formal Agreement for the City's Payment Management & Processing Services.
- 2: A formal solicitation was issued to award this contract. Additional funds are being requested to cover monthly maintenance costs at MLK Park.

## **alternatives / other considerations**

N/A

## **fiscal impact**

Total expenditures included in approved budgets.



# City Commission **agenda item**

<b>item type</b> Action Items Requiring Discussion	<b>meeting date</b> November 9, 2022
<b>prepared by</b> Rene Cranis	<b>approved by</b> Michelle del Valle, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b>	

## **subject**

Assignment of Exchange Agreement - Elevation Plaza

## **motion / recommendation**

Approve

## **background**

Elevation Plaza, LLC has requested that the City approve Elevation Plaza, LLC's assignment of the Exchange Agreement to its development entity which is Elevation Fortis IV, LLC. A copy of the proposed Assignment which we prepared and has been executed by both Elevation entities is attached for the City Commission's review and approval. If the Commission approves the Assignment, both Elevation entities will be jointly and severally liable to the City under the Exchange Agreement.

## **alternatives / other considerations**

## **fiscal impact**

## **ATTACHMENTS:**

[Assignment of Exchange Agree \(Executed by Elevation Plaza and Elevation Fortis IV\).pdf](#)

## **ASSIGNMENT OF AGREEMENT**

THIS ASSIGNMENT OF AGREEMENT ("Assignment") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between ELEVATION PLAZA, LLC, a Florida limited liability company (hereinafter "Assignor"), and ELEVATION FORTIS IV, LLC, a Florida limited liability company (hereinafter "Assignee").

**WHEREAS**, Assignor is both a seller and purchaser under that certain Exchange Agreement with an effective date of July 6, 2022 (hereinafter the "Agreement") with the CITY OF WINTER PARK, a Florida municipal corporation (hereinafter the "City");

**WHEREAS**, Assignor wishes to assign its rights under the Agreement to Assignee and Assignee wishes to accept the assignment and assume Assignor's obligations under the Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises herein and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Assignor assigns its rights under the Agreement and any amendments thereto to Assignee including all rights, privileges, and deposits arising thereunder.
3. Assignor acknowledges that by making this assignment Assignor shall not be released of liability but rather shall be jointly and severally liable with Assignee for Assignor's obligations under the Agreement including but not limited to the obligation to convey the Elevation Property and the Easement Benefitting Elevation Property to the City.

4. Assignee accepts the assignment, assumes Assignor's obligations under the Agreement, and agrees that it shall be jointly and severally liable with Assignor for such obligations.

5. This Assignment may be executed manually or by electronic signature and thereafter electronically mailed to the other parties and the executed telecopy shall be binding and enforceable as an original. This Assignment may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute the Assignment.

**IN WITNESS WHEREOF**, the parties have executed this Assignment effective the date referenced above.

{Signatures on following page}

**ASSIGNOR:**

**ELEVATION PLAZA, LLC,**  
a Florida limited liability company

By: Elevation Financial Group, LLC  
a Florida limited liability company  
Manager

By: \_\_\_\_\_

T. Chris King  
Manager

**ASSIGNEE:**

**ELEVATION FORTIS IV, LLC,**  
a Florida limited liability company

By: \_\_\_\_\_

T. Chris King  
Manager

**CONSENT**

The City hereby consents to the foregoing assignment.

**THE CITY:**

**CITY OF WINTER PARK**  
a Florida municipal corporation

By: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

Its: \_\_\_\_\_



# City Commission **agenda item**

<b>item type</b> Action Items Requiring Discussion	<b>meeting date</b> November 9, 2022
<b>prepared by</b> Randy Knight	<b>approved by</b> Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b>	

## **subject**

First amendment to the memorandum of understanding between Rollins College and the City of Winter Park for the use of the old library parking lot as a staging and materials storage area.

## **motion / recommendation**

Approve the amendment to allow for an extension of the terms through April 30, 2023.

## **background**

On September 8, 2021, the City and Rollins College entered into a MOU allowing Rollins to use the parking lot of the old library as a construction staging and material storage area through January 31, 2023. Rollins is paying the City a use fee of \$4,000 per month for that usage.

Rollins has requested a three month extension, through April 30, 2023, at the same terms and and conditions. City staff has checked with the current applicant looking to redevelop the old library site and they have no objections to the City granting the requested extension.

The first amendment is attached. Also attached is the original MOU.

## **alternatives / other considerations**

## **fiscal impact**

The City will receive \$12,000 over the extension period.

## **ATTACHMENTS:**

[MOU First Amendment - Rollins use of old Library Parking lot.pdf](#)

## **ATTACHMENTS:**

[Memorandum\\_of\\_Understanding\\_-\\_Rollins\\_College.pdf](#)

## FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING

THIS **FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING** (this “Amendment”) is made and entered into as of October \_\_\_, 2022 (the “Effective Date”) by and between **ROLLINS COLLEGE**, a Florida not-for-profit corporation (“Rollins College”), whose mailing address is 1000 Holt Avenue, Box 2717, Winter Park, FL 32789 and **THE CITY OF WINTER PARK**, a Florida municipal corporation (the “City”), whose mailing address is 401 Park Avenue South, Winter Park, FL 32789.

### WITNESSETH:

**WHEREAS**, Rollins College and the City entered in that certain Memorandum of Understanding dated as of September 8, 2021 (the “Memorandum”); and

**WHEREAS**, Rollins College and the City are desirous to amend the Memorandum as provided herein; and

**WHEREAS**, all capitalized terms used and not otherwise defined in this Amendment shall have the same meaning ascribed to them in the Memorandum.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and as an inducement for the City to allow Rollins College to use the Parking Lot, the parties agree as to follows.

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by this reference as part of this Amendment.
2. **Authority**. The undersigned persons have full legal authority to enter into this Amendment on behalf of their respective parties.
3. **Amendment of Term**. Section 3 of the Memorandum is hereby deleted in its entirety and replaced with the following:

The City agrees to allow Rollins College to use the Parking Lot as a license grant for a term commencing on December 1, 2021 (or at such time as the Library has vacated the property is later than December 1<sup>st</sup>) and expiring on April 30, 2023 (the “Term”), subject to the terms and conditions set forth in this Agreement. Upon expiration of the Term, the Term shall be automatically extended on a month-to-month basis. Either party may terminate this Agreement with or without cause and for any or no reason upon thirty (30) days written notice to the other party.

4. **Full Force and Effect**. All other terms and conditions of the Memorandum shall remain in full force and effect and unmodified.
5. **Counterparts**. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all shall constitute one and the same Amendment; provided; however, this Amendment shall not be effective until fully executed by both

parties. To facilitate execution of this Amendment, electronic signatures and/or signed copies transmitted by electronic mail shall be deemed originals.

*[signatures to follow]*



IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment as of the date above written.

WITNESSES:

Kathy Currie

989A20D0A98345A...

Print Name: Kathleen M. Currie

Kathy Nichols

602C0EE739EC4ED...

Print Name: Kathryn G. Nichols

**ROLLINS COLLEGE,**

a Florida not-for-profit corporation

By:

Ed Kania

785D7BD38CB3465...

Name: Edward A. Kania

Title: VP Business & Finance

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization this 28 day of October 2022, by Edward A. Kania, as VP Business & Finance of ROLLINS COLLEGE, a Florida not-for-profit corporation, on behalf of the corporation. He/She X is personally known to me or \_\_\_ has produced \_\_\_ as identification.

(NOTARY SEAL)

DocuSigned by:

Kathy Currie

989A20D0A98345A...

Notary Public Signature

Kathleen M. Currie

(Name types, printed, or stamped)

Commission # HH295986

Expires: 9/23/2026

County of Orange; State of Florida

WITNESSES:

**CITY OF WINTER PARK**

\_\_\_\_\_  
Print Name: By: \_\_\_\_\_

\_\_\_\_\_  
Print Name:

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of \_\_\_\_ physical presence or \_\_\_\_ online notarization this \_\_\_\_ day of October 2022, by \_\_\_\_\_, as \_\_\_\_\_ of the CITY OF WINTER PARK, FLORIDA. He/She \_\_\_\_ is personally known to me or \_\_\_\_ has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name types, printed, or stamped)

## MEMORANDUM OF UNDERSTANDING

**THIS MEMORANDUM OF UNDERSTANDING** (this “Agreement”) is made and entered into as of July \_\_\_\_, 2021 (the “Effective Date”) by and between **ROLLINS COLLEGE**, a Florida not-for-profit corporation (“Rollins College”) whose mailing address is 1000 Holt Avenue, Box 2717, Winter Park, FL 32789 and **THE CITY OF WINTER PARK**, a Florida municipal corporation (the “City”), whose mailing address is 401 Park Avenue South, Winter Park, FL 32789.

### WITNESSETH:

**WHEREAS**, Rollins College is expanding the Alford Inn (the “Project”) and the Project will require the use of additional parking facilities; and

**WHEREAS**, the City owns that certain parcel of real property known as the Winter Park Library which is adjacent to the Project and located at 460 E New England Ave, Winter Park, Florida (the “Property”) as more particularly shown on Exhibit A attached hereto and incorporated herein; and

**WHEREAS**, Rollins College desires to use the paved parking lot located on the Property as generally described in the rendering shown on Exhibit B attached hereto and incorporated herein (the “Parking Lot”) to temporarily accommodate the Project, reduce traffic on New England Avenue and Lyman Avenue, reduce the use of on-street parking and reduce noise for the adjacent neighbors; and

**WHEREAS**, the City has agreed to grant a license to allow Rollins College to use the Parking Lot pursuant to the terms and conditions of this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and as an inducement for the City to allow Rollins College to use the Parking Lot, the parties agree as follows.

1. The foregoing recitals are true and correct and are incorporated herein by this reference as part of this Agreement.

2. The undersigned persons have full legal authority to enter into this agreement on behalf of their respective parties.

3. The City agrees to allow Rollins College to use the Parking Lot as a license grant for a term commencing on December 1, 2021 (or at such time as the Library has vacated the property if later than December 1<sup>st</sup>) and expiring on January 31, 2023 (the “Term”), subject to the terms and conditions set forth in this Agreement. Rollins College may request to extend the Term on a month-to-month basis by submitting a written request to the City no later than sixty (60) days prior to the then-expiration of the Term (the “Request to Extend”). If the City approves the Request to Extend, then the Term shall be extended on a month-to-month basis pursuant to the terms and conditions set forth in this Agreement. Either party may cancel this Agreement with or without

cause and for any or no reason upon sixty (60) days written notice to the other party. 4. On the Effective Date and on the first (1<sup>st</sup>) day of each month during the Term thereafter, Rollins College agrees to pay the City the sum of FOUR THOUSAND AND 00/100 DOLLARS (\$4,000.00) as consideration for the use of the Parking Lot (the "Payments"). The Payments shall be made without notice or demand to the mailing address specified for the City in the introduction paragraph of this Agreement, or as otherwise specified by the City. Rollins College acknowledges that as a governmental entity, the City is exempt from payment of sales tax on rent.

5. No Property Interest. The right to use of the Parking Lot granted herein is solely a license for the express purposes set forth in this Agreement and does not grant any leasehold, easement, property or equitable interest in the Parking Lot to Rollins College. The license granted herein is personal to Rollins College and it does not run with the land and title to the Property. City reserves all rights of ownership of the Parking Lot. Rollins College shall ensure that no contractor, subcontractor, materialmen, vendor, supplier or any other entity or person performing work for the Rollins College or for the Project claims or files a lien against the Property or any other City property. The City is exempt from construction liens and mechanics liens.

6. Rollins College shall be allowed to use the entirety of the Parking Lot as it deems reasonably appropriate for the intended use as stated herein and in a manner consistent with the terms of this Agreement. Rollins College shall provide three reserved parking spaces next to the building for visitor and contractor parking for the City. Upon request by the City, additional spaces may be reserved by the City on an as needed basis. The parties expressly acknowledge and agree that Rollins College shall not be permitted to use the interior of the building located on the Property (the "Library") and Rollins College shall have no obligation to maintain the Library.

7. Rollins College agrees to maintain the Parking Lot in a clean and orderly condition. Prior to the expiration of the Term, Rollins College shall remove any of its personal property, debris or other material resulting from Rollins College's use of the Parking Lot. Rollins College shall be responsible for any damage to the Property caused by or arising from its use of the Parking Lot or use by any of its employees, agents, contractors, or subcontractors. Rollins College shall repair and restore the Parking Lot to its previous condition existing prior to this Agreement or better. Rollins College shall comply with all laws, ordinances, regulations and rules in the use of the Parking Lot. Rollins College shall not cause environmental contamination of the Parking Lot or the Property. Rollins College shall not store fuel or petroleum tanks on the Parking Lot. Rollins College agrees that the City and its employees shall have the right to access and inspect the Parking Lot at any time to ensure compliance with this Agreement.

8. Rollins College shall cause their construction partner Balfour Beatty Construction LLC, a Delaware limited liability company ("BB"), to conduct a pre-inspection of the Property and to prepare as-built video and photo documentation of the Parking Lot, sidewalks and landscaping areas on the Property.

9. Rollins College or its contractors, agents, or invitees shall lay plywood under any materials stored on the Parking Lot.

10. Rollins College shall be permitted to erect fencing on the Parking Lot, including a six (6) foot chain link fence with solid wind screen on the back of the Parking Lot connecting to

the corners of the Library and the construction fence as shown on Exhibit B (the "Fence"). The Fence will include two (2) twenty-four (24) foot locked gates. Rollins College will provide the gate combinations to the City to be used for emergency purposes.

11. Rollins College shall cause BB to maintain landscaping located within the fenced area in good condition and repair. Rollins College shall not be required to maintain any landscaping located outside of the fenced area, which shall be maintained by the City. Rollins College shall cause BB to install tree protection barriers at any trees within the fenced area which are reasonably requested by the City. The City shall pay for, monitor, manage and provide utilities, including but not limited to the irrigation systems which service the Property. City shall maintain and provide illumination of the Parking Lot from dusk until dawn using the existing parking lot lighting at no additional cost to Rollins College.

12. Rollins College will not be obligated to provide any on-site security personnel to monitor the Parking Lot or the Library building. However, in no event shall the City be responsible for security and risk protection of vehicles, equipment and materials stored on the Parking Lot by Rollins College or those persons or entities using or accessing the Parking Lot on behalf of Rollins College. The City shall permit BB to install one or more web cameras on the outside of the Library Building or elsewhere on the Parking Lot that will monitor the Parking Lot and the Project area. The web camera(s) will not be monitored in real time, but footage may be provided to the City upon request.

13. Rollins College freely, voluntarily and knowingly executes this Agreement, including the hold harmless and indemnification provisions, with the express intention of releasing, and hereby does release, the City, its officers, directors, agents, servants, and employees, from all liability for any claim, including injury to any person or property, arising out of Rollins College's use of the Parking Lot or the Property.

14. Rollins College understands and assumes all risks to itself, its officials, employees, representatives, agents, and invitees and accepts the use of the Parking Lot as-is. The City makes no representations or warranties (implied or expressed) regarding the condition of Parking Lot or concerning its feasibility for use for its intended purposes.

15. Rollins College agrees to hold harmless, indemnify and defend the City, its representatives, officers, agents, affiliates, and employees, from and against all liability, suits, action, claims, costs, expenses and demands (including, without limitation, suits, actions, claims, costs, expenses or demands resulting from death, personal injury and property damage) and expenses of every kind and character, including reasonable attorneys' fees, costs and appeals, arising or resulting, in whole or in part, as a result of any tort, intentional action, negligent acts or omissions on the part of Rollins College or any of its officers, agents, servants, employees, contractors, subcontractors, participants, guests, or invitees arising out of or in any way connected with the use of the Parking Lot or Property or arising from any breach of Rollins College's responsibilities and duties under this Agreement. This indemnification and hold-harmless provision applies to claims and damages regardless of whether Rollins College can claim immunity under Section 440.11, Florida Statutes or other statute. Nothing claimed herein shall be construed as a waiver of any immunity or limitation of liability the City may have under the doctrine of

sovereign immunity of Section 768.28, Florida Statutes or as otherwise provided by law. This paragraph shall survive termination and expiration of this Agreement.

16. Rollins College shall at its sole cost provide liability coverage in at least the amount of One Million (\$1,000,000.00) Dollars per occurrence, and Three Million (\$3,000,000.00) Dollars in the aggregate. All insurance shall be obtained from companies authorized to do business in the State of Florida and which have an AM Best rating of at least "A". The City must be an additional insured on the policy of insurance obtained by Rollins College in compliance with this Agreement, and Rollins shall provide the City with a copy of the policy(ies) of insurance within five (5) days of the Effective Date of this Agreement. Rollins College shall ensure that the insurer's agreement(s) it obtains provides for not less than thirty (30) days advance notice to the City before cancellation, expiration or alteration of any policy of insurance. Rollins College agrees to maintain such policies of insurance during the term of this Agreement, and any failure to do so will constitute a breach of the terms of the Agreement. The City shall be named as an additional insured and said policy will be primary over any other collectible insurance for any liability arising out of claims in connection with this Agreement.

17. The terms, conditions and provisions of this Agreement shall be binding upon and shall inure to the benefit of each of the parties hereto, their heirs, personal representatives, successors and assigns; provided, however, this Agreement or any right hereunder shall not be assigned by Rollins College without the prior written consent of the City, in the City's sole discretion.

18. Any notice or demand to be given or that may be given hereunder shall be in writing and shall be (i) delivered by hand, or (ii) delivered through United States mail, postage prepaid, certified, return receipt requested and addressed to the parties at the address shown on Page 1 of this Agreement. Any notice or demand that may be given hereunder shall be deemed complete (i) one (1) day after mailing of such notice or demand in the United States mail with proper postage affixed thereto, certified, return receipt requested, or (ii) upon hand-delivery to the appropriate address as herein provided. Any party hereto may change said address by notice in writing to the other parties in the manner herein provided.

19. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement, and venue shall be in Orange County, Florida.

20. If any provision of this Agreement is found to be unconstitutional, illegal, or otherwise unenforceable by judgment of a court of competent jurisdiction, such judgment shall not invalidate the remainder of this Agreement, unless such judgment renders the purpose or performance of this Agreement no longer practical for either party.

21. In no event shall any of the terms of this Agreement confer upon any third person, corporation, or entity other than the parties hereto any right or cause of action for damages claimed against any of the parties to this Agreement arising from the performance of the obligations and responsibilities of the parties herein or for any other reason.

*[signatures to follow]*

IN WITNESS WHEREOF, the parties hereto have made and executed this contract this \_\_\_\_day of \_\_\_\_\_, 2021.

WITNESSES:

ROLLINS COLLEGE, a Florida non-profit corporation

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of ROLLINS COLLEGE, a Florida non-profit corporation, on behalf of the corporation. He (She) ☐ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

ATTEST:

CITY OF WINTER PARK

\_\_\_\_\_  
Rene Cranis, City Clerk

By: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence  
or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by  
\_\_\_\_\_, as \_\_\_\_\_ of the CITY OF WINTER PARK,  
FLORIDA. He (She) ☐ is personally known to me or ☐ has produced  
\_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)



Exhibit A

[INSERT LEGAL DESCRIPTION OF PROPERTY]

## Exhibit B





# City Commission **agenda item**

<b>item type</b> Action Items Requiring Discussion	<b>meeting date</b> November 9, 2022
<b>prepared by</b> Kesha Thompson	<b>approved by</b> Michelle del Valle, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b>	

## **subject**

Final Design Approval of Progress Point Park

## **motion / recommendation**

Approve as presented, pending acquisition opportunity related to Ozarks Property.

## **background**

Parks and Recreation staff presented a concept design for Progress Point Park based on original concept from ACi/Land Design and feedback received through Parks and Recreation Advisory Board. At the July 27th Commission made recommended revisions to the plan specifically related to the location and routing of bike path. Additionally, Commission approved additional funding for specific add alternates that have now been added to the design concept

## **alternatives / other considerations**

City staff is aware that the current Progress Point design concept could be significantly altered if the City is able to secure the adjacent property (Ozarks), but in the event the City is not successful in securing the property we would like to have the plan for the current property shovel ready

## **fiscal impact**

Design concept meet the budget approved by Commission on July 27<sup>th</sup>

## **ATTACHMENTS:**

[2022\\_11\\_02 Progress Point\\_Overall Plan.pdf](#)





SPLASH PAD REMOVED



MULTI-USE TRAIL PULLED INTO SITE AND OFF OF PALMETTO AVE.



## ART STRUCTURES ALONG THE WALKWAY REMOVED



## HARDSCAPE ENHANCEMENTS AT KEY PEDESTRIAN INTERSECTIONS



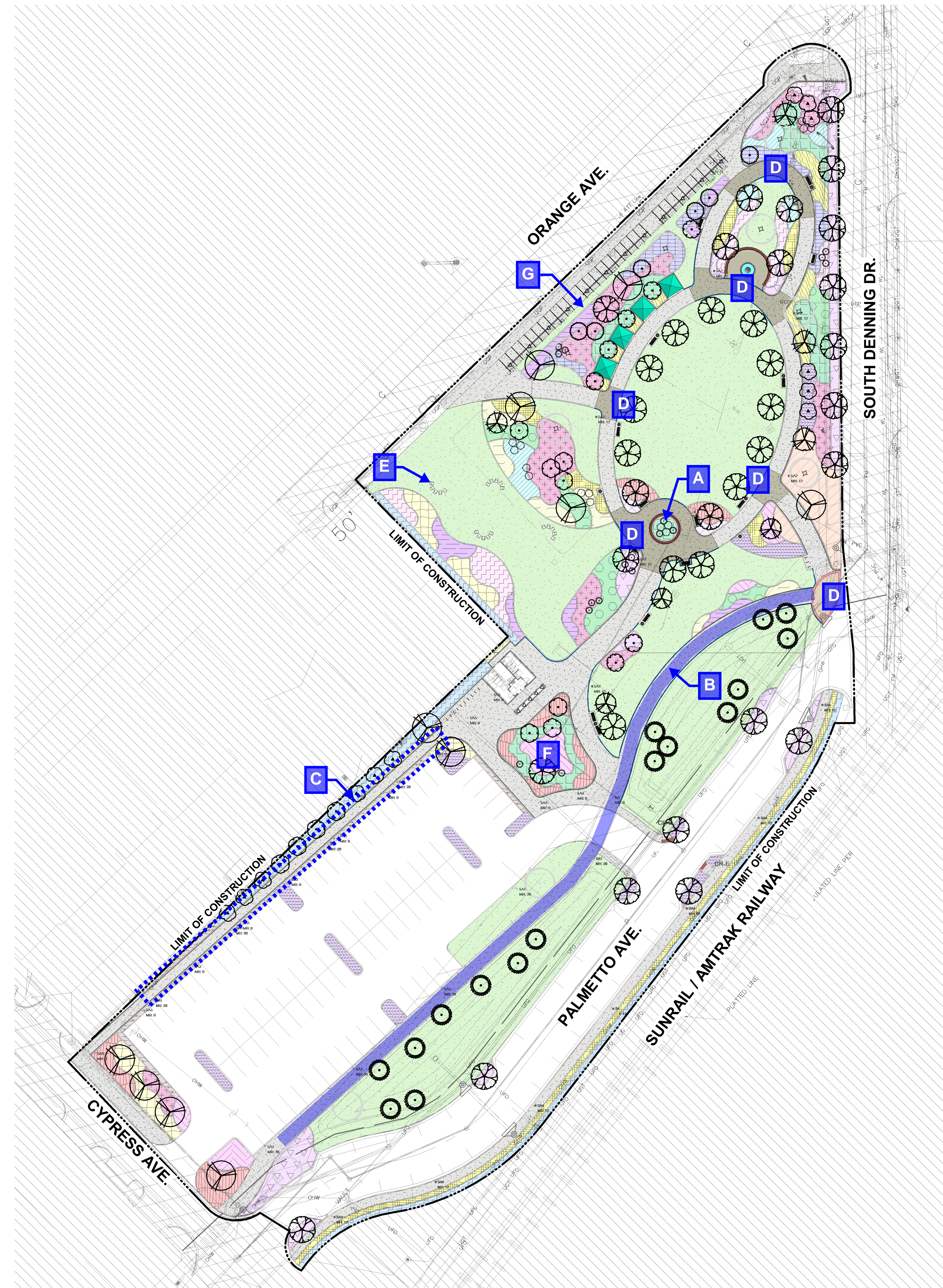
## MOVABLE SEATING OPTIONS UPDATED



### ADDITIONAL PLANT MATERIAL NEAR THE RESTROOM



REDUCED PAVEMENT SURFACING ADJACENT TO THE PERGOLAS ALONG ORANGE AVE.



1 OVERALL PLAN  
EX1 1" = 40'-0"

## KEY MAP

SEAL

PROJECT

## PROGRESS POINT

WINTER PARK, FL 32789

LANDDESIGN PROJ.# 8120068

REVISION/ISSUANCE

[illegible]

DESIGNED BY: KMS  
DRAWN BY: SVR  
CHECKED BY: AMG

SCALE NORTH

SCALE: 1"=40'

0 20' 40' 60'

SHEET TITLE

## OVERALL PLAN

SHEET NUMBER

EX1





# City Commission **agenda item**

<b>item type</b> Public Hearings: Non-Quasi Judicial Matters (Public participation and comment on these matters may be virtual or in-person.)	<b>meeting date</b> November 9, 2022
<b>prepared by</b> Randy Knight	<b>approved by</b> Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b>	

## **subject**

Resolution 2265-22 - Accepting the conveyance of the property located at 655 N. Wymore Road.

## **motion / recommendation**

Approve the attached Resolution

## **background**

The property located at 655 N. Wymore Avenue is owned by the FDOT and was being used as a laydown yard for the I-4 Ultimate project. Now that the project is complete the property is no longer needed by FDOT. The property is just south of the Denny's on Lee Road and is between Wymore and I-4.

The city manager inquired of the FDOT about the possibility of the City acquiring the site for a fire station. FDOT has agreed to transfer the site to the City at no costs.

The site is approximately two acres, large enough for the future fire station and to accommodate the funded fire training facility that we were trying to shoehorn in at the Operations Compound.

The only restriction is a reverter clause should the city ever take the property out of public use.

There is a request from Duke Energy for a utility easement along the south property line that we will need to accommodate but that should have no impact on our proposed uses.

## **alternatives / other considerations**

### **fiscal impact**

There is no fiscal impact of accepting the property other than some closing costs. The training facility is budgeted and the fire station in on the 5/25 year plan but will still needs to be budgeted at some point in the future.

#### **ATTACHMENTS:**

[RESOLUTION accepting donation and conveyance of land from FDOT.docx](#)

#### **ATTACHMENTS:**

[Quitclaim Deed.doc](#)

#### **ATTACHMENTS:**

[655 N Wymore site map.pdf](#)

#### **ATTACHMENTS:**

[655 N Wymore Rd - property card.pdf](#)

October 26, 2022

This instrument prepared by

Robin D. Derr

Under the direction of

DANIEL L. MCDERMOTT, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 469,Part

SECTION 75280

F.P. NO. 242484-5

P.M. NO. 5108

STATE ROAD 400

COUNTY Orange

### RESOLUTION \_\_\_\_\_

#### A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA, ACCEPTING FOR PUBLIC PURPOSES THE DONATION AND CONVEYANCE OF LAND FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.

ON MOTION of Commissioner \_\_\_\_\_, seconded by  
Commissioner \_\_\_\_\_, the following Resolution was adopted by  
the City Commission of the City of Winter Park:

WHEREAS, the State of Florida Department of Transportation has constructed or improved State Road No.400, Section No. 75280, F.P. No. 242484-5 in Orange County, Florida; and

WHEREAS, it is necessary that certain lands now owned by State of Florida Department of Transportation (FDOT) be acquired by the City of Winter Park; and

WHEREAS, said property is not needed for FDOT purposes: and

WHEREAS, the City of Winter Park has made application to the State of Florida Department of Transportation to execute and deliver a quitclaim deed, in favor of the City of Winter Park, without consideration, to be used solely for public purposes, pursuant to the provisions of Section 337.25, Florida Statutes, conveying all rights, title and interest that said State of Florida, Department of Transportation has in and to said lands, as described in **Exhibit A attached hereto**, and being that certain parcel of land having Orange County Tax Parcel Identification #02-22-29-0000-00-036 ("Donated Parcel"), and said request having been duly considered.

PARCEL NO. 469,Part  
SECTION 75280  
F.P. NO. 242484-5  
PAGE 2

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Winter Park, that the conveyance of real property by the State of Florida, Department of Transportation will be used solely for public purposes and that the deed in favor of the City of Winter Park, conveying, without consideration, all right, title and interest of the State of Florida Department of Transportation in and to said lands, should be drawn and executed by \_\_\_\_\_, District Five Secretary, on behalf of the State of Florida Department of Transportation.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 719 South Woodland Blvd., DeLand, Florida, 32720-6834.

The City Manager is authorized to execute documents and take other actions as necessary to accept the donation and conveyance of the Donated Parcel.

This Resolution is effective immediately upon its adoption.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this 10th day of November 2022.

City of Winter Park

Attest:

\_\_\_\_\_  
Phil Anderson, Mayor

\_\_\_\_\_  
Rene Cranis, City Clerk

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the City Commission of the City of Winter Park, Orange County, Florida at a meeting held on the 10th day of November, 2022.

\_\_\_\_\_  
Rene Cranis, City Clerk  
City of Winter Park Florida



PARCEL NO. 469,Part  
SECTION 75280  
F.P. NO. 242484-5  
PAGE 3

**EXHIBIT "A"**

**PARCEL NO. 469 PART**

**SECTION NO. 75280  
FP NO. 242484 5**

ALL OF:

"From the Southeast corner of the Northwest  $\frac{1}{4}$  of Section 2, Township 22 South, Range 29 East, Orange County, Florida, run S.89°25'44" W. along the South line of said Northwest  $\frac{1}{4}$  of Section 2, a distance of 30.07 feet for the point of beginning on the West right-of-way line of Wymore Road; thence S. 03°41'31"W. along said right-of-way line 46.80 feet; thence leaving said West right-of-way line, run S. 89°16'16"W. 196.12 feet to a point 5.00 feet East of and at right angles to the East right-of-way line of Interstate Highway No. 4; thence run parallel with said right-of-way N. 01°28'04" W. 67.62 feet; thence N. 03°41'31"E. 353.51 feet; thence leaving said parallel line, run S. 89°51'59" E. 83.83 feet; thence N.00°08'01" E. 53.00 feet; thence S. 89°51'59" E. 121.47 feet, to the aforesaid West right-of-way line of Wymore Road; thence run S.03°41'31"W. 424.58 feet to the Point of Beginning."

(The above described lands being described and recorded in Official Records Book 10330, Page 9357, Public Records of Orange County, Florida.)

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

From nail and disc stamped "JWG LB 1 FDOT" over a 6" X 6" concrete monument (no identification) at the Southeast corner of the Northeast  $\frac{1}{4}$  of Section 2, Township 22 South, Range 29 East, Orange County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 400, F.P. No. 242484 5 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida run South 89 degrees 26 minutes 01 seconds West 2504.45 feet along the South boundary of said Northeast  $\frac{1}{4}$  of Section 2 to the Northeast corner of the Southwest  $\frac{1}{4}$  of said Section 2; thence continue South 89 degrees 26 minutes 01 seconds West 30.08 feet along the North boundary of said Southwest  $\frac{1}{4}$  to a point on the existing Westerly right of way line of Wymore Road; thence continue South 89 degrees 26 minutes 01 seconds West 193.93 feet along said North boundary for the POINT OF BEGINNING, said point being North 89 degrees 26 minutes 01 seconds East 161.60 feet from centerline of survey of State Road 400 station 407+85.76 as shown on said Right of Way Map; thence South 01 degrees 28 minutes 41 seconds East 47.20 feet to a point on the South boundary of that certain parcel described and recorded in Official Records Book 4359, Page 3158, Public Records of Orange County, Florida; thence South 89 degrees 16 minutes 25 seconds West 6.40 feet to the Southwest corner of said parcel; thence North 01 degrees 27 minutes 55 seconds West 67.62 feet along the West boundary of said parcel to a point; thence North 03 degrees 41 minutes 36 seconds East 314.90 feet along said West boundary to a point; thence South 01 degrees 28 minutes 41 seconds East 228.19 feet to a point; thence South 12 degrees 01 minutes 04 seconds West 94.27 feet to a point; thence South 01 degrees 28 minutes 41 seconds East 14.26 feet to the Point of Beginning.

PARCEL NO. 469,Part  
SECTION 75280  
F.P. NO. 242484-5  
PAGE 4

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW ALONG THE  
WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL.

CONTAINING: 1.993 ACRES, MORE OR LESS.

October 26, 2022

This instrument prepared by

Robin D. Derr

Under the direction of

DANIEL L. MCDERMOTT, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 469,Part

SECTION 75280

F.P. NO. 242484-5

P.M. NO. 5108

STATE ROAD 400

COUNTY Orange

### **QUITCLAIM DEED**

Public Purpose

THIS INDENTURE, Made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to the CITY OF WINTER PARK, a municipality of the State of Florida, Party of the Second Part, 401 S. Park Avenue, Winter Park, FL 32789.

### **WITNESSETH**

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on \_\_\_\_\_, pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part without consideration, to be used solely for public purposes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337.25, Florida Statutes, all that certain land situate in Orange County, Florida, viz:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

PARCEL NO. 469,Part  
SECTION 75280  
F.P. NO. 242484-5  
PAGE 2

SUBJECT to all Utilities in place and in use to the maintenance thereof and all other liens and encumbrances on said land, recorded or unrecorded.

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

REVERTER - The property herein described is to be used for public purpose by the Party of the Second Part. If the property ceases to be used for the above described purpose all property rights shall revert back to the said Party of the First Part.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

ATTEST: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(type/print name)  
Executive Secretary

\_\_\_\_\_  
District Five Secretary

(Affix Department Seal)

Legal Review

\_\_\_\_\_  
Office of General Counsel

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, District Secretary for District Five, who is personally known to me, or who has produced \_\_\_\_\_ as identification.

(Affix Notary Seal)

\_\_\_\_\_  
\_\_\_\_\_  
(type/print name)  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_

PARCEL NO. 469,Part  
SECTION 75280  
F.P. NO. 242484-5  
PAGE 3

## EXHIBIT A

**PARCEL NO. 469 PART**

**SECTION NO. 75280  
FP NO. 242484 5**

ALL OF:

"From the Southeast corner of the Northwest  $\frac{1}{4}$  of Section 2, Township 22 South, Range 29 East, Orange County, Florida, run S.89°25'44" W. along the South line of said Northwest  $\frac{1}{4}$  of Section 2, a distance of 30.07 feet for the point of beginning on the West right-of-way line of Wymore Road; thence S. 03°41'31"W. along said right-of-way line 46.80 feet; thence leaving said West right-of-way line, run S. 89°16'16"W. 196.12 feet to a point 5.00 feet East of and at right angles to the East right-of-way line of Interstate Highway No. 4; thence run parallel with said right-of-way N. 01°28'04" W. 67.62 feet; thence N. 03°41'31"E. 353.51 feet; thence leaving said parallel line, run S. 89°51'59" E. 83.83 feet; thence N.00°08'01" E. 53.00 feet; thence S. 89°51'59" E. 121.47 feet, to the aforesaid West right-of-way line of Wymore Road; thence run S.03°41'31"W. 424.58 feet to the Point of Beginning."

(The above described lands being described and recorded in Official Records Book 10330, Page 9357, Public Records of Orange County, Florida.)

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

From nail and disc stamped "JWG LB 1 FDOT" over a 6" X 6" concrete monument (no identification) at the Southeast corner of the Northeast  $\frac{1}{4}$  of Section 2, Township 22 South, Range 29 East, Orange County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 400, F.P. No. 242484 5 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida run South 89 degrees 26 minutes 01 seconds West 2504.45 feet along the South boundary of said Northeast  $\frac{1}{4}$  of Section 2 to the Northeast corner of the Southwest  $\frac{1}{4}$  of said Section 2; thence continue South 89 degrees 26 minutes 01 seconds West 30.08 feet along the North boundary of said Southwest  $\frac{1}{4}$  to a point on the existing Westerly right of way line of Wymore Road; thence continue South 89 degrees 26 minutes 01 seconds West 193.93 feet along said North boundary for the POINT OF BEGINNING, said point being North 89 degrees 26 minutes 01 seconds East 161.60 feet from centerline of survey of State Road 400 station 407+85.76 as shown on said Right of Way Map; thence South 01 degrees 28 minutes 41 seconds East 47.20 feet to a point on the South boundary of that certain parcel described and recorded in Official Records Book 4359, Page 3158, Public Records of Orange County, Florida; thence South 89 degrees 16

PARCEL NO. 469,Part  
SECTION 75280  
F.P. NO. 242484-5  
PAGE 4

minutes 25 seconds West 6.40 feet to the Southwest corner of said parcel; thence North 01 degrees 27 minutes 55 seconds West 67.62 feet along the West boundary of said parcel to a point; thence North 03 degrees 41 minutes 36 seconds East 314.90 feet along said West boundary to a point; thence South 01 degrees 28 minutes 41 seconds East 228.19 feet to a point; thence South 12 degrees 01 minutes 04 seconds West 94.27 feet to a point; thence South 01 degrees 28 minutes 41 seconds East 14.26 feet to the Point of Beginning.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW ALONG THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL.

CONTAINING: 1.993 ACRES, MORE OR LESS.



# Property Record - 02-22-29-0000-00-036

Orange County Property Appraiser •  
http://www.ocpafl.org

## Property Summary as of 10/31/2022

### Property Name

655 N Wymore Rd

### Names

Dot/State Of Florida

### Municipality

WP - Winter Park

### Property Use

8000 - Govt Vacant Land

### Mailing Address

719 S Woodland Blvd  
Deland, FL 32720-6834

### Physical Address

655 N Wymore Rd  
Winter Park, FL 32789



QR Code For Mobile Phone

## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2022		\$1,209,230	+	\$0	+	\$104,423 = \$1,313,653 (9.1%) <b>\$1,313,653</b> (9.1%)
2021		\$1,099,629	+	\$0	+	\$104,423 = \$1,204,052 (0%) <b>\$1,204,052</b> (0%)
2020		\$1,099,629	+	\$0	+	\$104,423 = \$1,204,052 (1.8%) <b>\$1,204,052</b> (1.8%)
2019		\$1,077,890	+	\$0	+	\$104,423 = \$1,182,313 <b>\$1,182,313</b>

Tax Year Benefits		Other Exemptions	Tax Savings
2022		\$1,313,653	<b>\$20,297</b>
2021		\$1,204,052	<b>\$18,990</b>
2020		\$1,204,052	<b>\$19,315</b>
2019		\$1,182,313	<b>\$19,290</b>

### 2022 Taxable Value and Certified Taxes



Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %
Public Schools: By State Law (Rle)	\$1,313,653	\$1,313,653	\$0	3.2140 (-7.88%)	\$0.00 0 %
Public Schools: By Local Board	\$1,313,653	\$1,313,653	\$0	3.2480 (0.00%)	\$0.00 0 %
Orange County (General)	\$1,313,653	\$1,313,653	\$0	4.4347 (0.00%)	\$0.00 0 %
City Of Winter Park	\$1,313,653	\$1,313,653	\$0	4.0923 (0.00%)	\$0.00 0 %
City Of Winter Park Debt Service 2017 & 2020	\$1,313,653	\$1,313,653	\$0	0.2647 (-8.44%)	\$0.00 0 %
St Johns Water Management District	\$1,313,653	\$1,313,653	\$0	0.1974 (-9.82%)	\$0.00 0 %
				15.4511	\$0.00

2022 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

FROM SE COR OF NW1/4 RUN W 30.07 FT FOR THE POB BEING ON W R/W LINE OF WYMORE RD TH S 03 DEG W ALONG R/W 46.80 FT W 196.12 FT TO A PT 5 FT E OF E R/W LINE OF I-4 RUN N 01 DEG W 67.62 FT N 03 DEG E 353.51 FT TH E 83.83 FT N 53 FT E 121.47 FT S 03 DEG W 424.58 FT TO POB SEC 02-22-29

Total Land Area

90,578 sqft (+/-)

|

2.08 acres (+/-)

GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
8000 - Govt Vacant Land	O-1	90579 SQUARE FEET	\$13.35	\$1,209,230	\$0.00		\$1,209,230

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6030 - Paved Asphalt	01/01/1989	59670 Unit(s)	\$3.50	\$104,423

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
01/25/2012	\$0	20120073123	10330 / 9357	Warranty Deed	Florida Conference Assn Of Seventh Day Adventist	Dot/State Of Florida	Improved
12/24/1991	\$2,976,000	19913959612	04359 / 3158	Warranty Multiple			Improved
12/24/1991	\$100	19913959611	04359 / 3155	Quitclaim Multiple			Vacant
04/29/1991	\$100	19913788128	04289 / 3127	Quitclaim Multiple			Vacant
06/01/1969	\$15,500	19690243638	01802 / 0551	Warranty Deed			Vacant

### Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
604 E Main St	01/27/2022	\$669,000		Special Warranty	0/0	20220075258	/



# City Commission **agenda item**

<b>item type</b> Public Hearings: Non-Quasi Judicial Matters (Public participation and comment on these matters may be virtual or in-person.)	<b>meeting date</b> November 9, 2022
<b>prepared by</b> Peter Moore	<b>approved by</b> Michelle del Valle, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b> Fiscal Stewardship	

## **subject**

Ordinance 3257-22 - Amending adopted FY22 Budget (2nd Reading)

## **motion / recommendation**

As required by statute, approve the ordinance adopting amendments made to the FY22 budget over the course of the last fiscal year (2021 - 2022).

## **background**

The City Commission is required by Statute to approve any budget adjustments that alter the total amount budgeted in any fund or when funds are transferred between different fund types. The City has adopted the practice of bringing budget amendments to the City Commission as they arise and then bringing a year-end ordinance adopting all the amendments formally to comply with Statute.

Through the receipt of grants or due to a need to revise original revenue estimates the city periodically needs to make changes to stated account revenues and expenditures. This is primarily a housekeeping process and it properly provides departments and divisions with an accurate picture of the funds available to undertake programs and projects. The following attachment highlights the budget amendments (Exhibit A of the Ordinance) that have already been approved by the Commission at prior meetings and now need to be formally adopted through public hearing. In addition to those previously adopted, a few additional amendments have been brought for approval and are all related to facility or operating functions in the city that due to increased use also have increased associated costs:

1) Winter Pines Budget: The city purchased the course in April of 2022 and this amendment provides a revised budget to reflect the majority of revenues received and expenditures incurred for the partial year of operation that was not part of the original

budget. The total amendment is \$409,500 and is merely an accounting change that will better represent the overall revised budget performance for FY22.

2) Winter Park 9 Amendment: The course has seen increased membership revenue as well as purchase of merchandise and food and beverages. This total amendment of \$105,000 accounts for that improved performance.

3) Police Special Detail Pay: The Police Department provides security for events that occur throughout the year. As part of the budget this is structured as a wash, where revenues are expected to match expenses. There has been greater use of police services by 3rd parties and this amendment reflects those added revenues and expenses. Like the other amendments, this \$90k change is for accounting purposes and better reflects budget performance.

These additional amendments will properly reflect the use of revenues to offset costs that are already incurred on the books and are all budget neutral.

#### **alternatives / other considerations**

Not approving this would require staff to remove the amendments in the accounting system it would not affect actual revenues received or expenditures incurred.

#### **fiscal impact**

None. All the amendments have been previously approved by the Commission or are revenue neutral.

#### **ATTACHMENTS:**

[Budget Amendments Sheet - FY22 YrEnd.pdf](#)

#### **ATTACHMENTS:**

[ORD 3257-22 Budget Amendment FY22.docx](#)

Exhibit A

Item	Amount	Source Account	Source Acct. Name	Exp. Account	Exp. Acct. Name	Note	Approval Date
<b>1401 Howell Branch Purchase - Vet Clinic</b>	\$ 470,000	0010383 383100	General Fund - Fund Balance	3013101 565344	1401 Howell Branch Project	This amendment affords the purchase of the old vet clinic at 1401 Howell Branch for the purpose of creating the future home for the Building Department and Code Enforcement operations. It was supported by reserve funds from the Building Dept. and General Fund.	12/8/2021
	\$ 940,000	0010383 383211	Restricted Building Dept. Reserves - Fund Balance				
<b>Library FF&amp;E from ARPA</b>	\$ 300,000	3010381 381113	Transfer from Covid Fund	3013101 565313	WP Library Project	Contribution to library furniture, fixtures, and equipment. Funds needed to be moved from the ARPA fund to the Capital Projects fund.	1/26/2022
<b>MLK Memorial Funding</b>	\$ 400,000	1040383 383100	CRA Fund Balance	1042308 565185	MLK Park Project	Additional funding approved by the CRA Agency to support the plans for the MLK Memorial Corner.	2/9/2022
<b>Winter Pines Golf Course Partial Year Operations</b>	\$ 409,500	Various	See Attachment	Various	See Attachment	The Pines was purchased during the fiscal year and has generated some operating costs and revenues which are being partially reflected for FY22.	Pending
<b>Police Special Detail</b>	\$ 90,000	0010342 342101	Police Special Detail - Rev	0014104 515020	PD Special Detail	Estimates are made to be a wash in the budget however revenues and expenses have exceeded estimates and are being accounted for here.	Pending
<b>WP9 Golf Operations</b>	\$ 105,000	0010347 347231	WP9 Membership Fees	0016301 552016 0016301 552012 0016301 552015	WP9 Food, Beverage, and Merchandise	Revenues and expenses at the WP9 are higher than originally forecasted and this amendment partially corrects for that.	Pending

## Winter Park Pines Budget Amendments

*Accounting for partial year of operations not originally in budget*

Account #		Account Name	Amount
0010347	347250	PARKS-GOLF GREEN FEES-PINES	270,000
0010347	347251	PARKS-GOLF MEMBERSHIP FEE-PINE	25,000
0010347	347252	PARKS-DRIVING RANGE-PINES	50,000
0010347	347254	PARKS-PRO SHOP MERCH-PINES	12,500
0010347	347255	PARKS-GOLF PRO SHOP FOOD-PINES	50,000
0010347	347257	PARKS-GIFT CARDS/CERTS-PINES	2,000
<b>Total Revenue Adjustment</b>			<b>409,500</b>

Account #		Account Name	Amount
0016303	534040	OTHER SERVICES - CONTRACTUAL	50,000
0016303	546030	REPAIR & MAINT - GROUNDS	5,000
0016303	546050	REPAIR & MAINT - VEHICLE	20,000
0016303	552010	OPERATING SUPPLIES - GENERAL	25,000
0016303	552012	OPERATING SUPPLIES - MERCHDISE	15,000
0016303	552016	OPERATING SUPPLIES - ALCOHOL	100,000
0016303	552020	OPERATING SUPPLIES - FUEL	5,000
0016303	552050	OPERATING SUPPLIES - CHEMICALS	20,000
0016303	552060	OPERATING SUPPLIES - JANITOR	2,000
0016303	552090	OPERATING EQUIP UNDER \$5000	500
0016303	552090	OPERATING EQUIP UNDER \$5000	30,000
0016303	564050	CAPITAL OUTLAY - MACH & EQUIP	60,000
0016303	512010	REGULAR SALARIES AND WAGES	77,000
<b>Total Expenditure Adjustment</b>			<b>409,500</b>

ORDINANCE 3257-22

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA,  
AMENDING THE ADOPTED BUDGET AND ACCOMPANYING FIVE YEAR  
CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2021 – 2022 BY  
PROVIDING FOR CHANGES IDENTIFIED IN EXHIBIT A; PROVIDING  
FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING  
AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance No. 3216-21, the City of Winter Park, Florida has adopted the Budget and Capital Improvement Program for the fiscal year 2021 – 2022; and

WHEREAS, the City of Winter Park, Florida desires to amend the Budget and Capital Improvement Program for supplemental appropriations in the amounts identified in Exhibit A; and

WHEREAS, Section 166.241(4)(c) Florida Statutes require such a budget amendment be adopted in the same manner as the original budget.

BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA THAT:

SECTION 1. The Budget and Capital Improvement Program for fiscal year 2021 – 2022 is hereby amended by providing for changes identified in Exhibit A.

SECTION 2. If any section, subsection, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. In the event of any conflict between the provisions of this Ordinance and any other ordinance, resolution, or portions thereof, the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 4. The provisions of this Ordinance shall become effective immediately upon passage.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this 9<sup>th</sup> day of November, 2022.

---

Phillip M. Anderson, Mayor

Attest:

---

Rene S. Cranis, City Clerk



# City Commission agenda item

<b>item type</b> Public Hearings: Non-Quasi Judicial Matters (Public participation and comment on these matters may be virtual or in-person.)	<b>meeting date</b> November 9, 2022
<b>prepared by</b> John Harbilas	<b>approved by</b> John Harbilas, Allison McGillis, Michelle del Valle, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b>	

## subject

Ordinance 3258-22 - Amending Chapter 58, "Land Development Code", Article III, "Zoning Regulations" Sections 58-61 through 58-71, collectively, the residential zoning code provisions, and Section 58-95 "Definitions" providing for updates, simplification, and modernization to the current regulations. (2nd Reading)

## motion / recommendation

Staff recommendation is for approval of the Ordinance.

## background

Based on the conditions of the motion made at the 1st reading, the following amendments were made:

- Removed strike-through related to cluster home development and subsequent appearance review procedures Sec. 58-66(e)2.
- Removed strike-through related to R-2 properties abutting single-family Sec. 58-66(f) (6).
- Kept in flat roof height provision.
- Defined existing home (as it relates to front setback determinations): means the principal, habitable structure, that exists on a residentially zoned property, which has been permitted, inspected, and received a Certificate of Occupancy.

## Background from 1st Reading

At the direction of the City Commission, staff has prepared an Ordinance to modernize the residential zoning codes. This modernization aims at replacing outdated zoning regulations, as well as simplifying the codes to make them easier to enforce and explain to the public. The changes result in a net reduction of over 10 pages of antiquated and repetitive language, in exchange for a clear and concise set of zoning regulations that can



be largely reflected in table format. City staff has worked diligently with the Planning & Zoning Board over the course of 5 work sessions, including a joint session with the City Commission to create and fine tune the code language, to better serve the community at large. The Planning and Zoning Board heard this item on October 4, 2022 and voted 7-0 to recommended approval.

### **Summary of Changes**

- Accessory structures – generalized categories based on size of the accessory structure, rather than use, and eliminated majority of the exceptions.
- Rear setbacks – left the rear setbacks the same as they exist today since they are a standard 25 feet to the first floor, and 35 feet to the second floor.
- Impervious surface ratio – changed the impervious surface ratio to 50% for both one-story and two-story homes.
- Floor area ratio – simplified FAR into two categories based on lot size to 40% for lots under 12,500 square feet and 35% for lots over 12,500 square feet. Eliminated the exception for increased FAR in exchange for increased side setbacks.
- Building height – removed the exception to allow for additional height; lots under 12,500 square feet are permitted 32 feet in height, and lots over 12,500 square feet are permitted 35 feet in height (inclusive of any architectural features or appendages).
- Attics – improved the definition of an attic and added that any living area within the roof slope(s), not accessed by a pulldown ladder is permitted up to an additional 3% of the maximum FAR allowed for the lot. These areas include bonus rooms, air-conditioned storage areas, dens, etc. In addition, dormers or windows above the second story may only face the public right-of-way.
- Side setbacks – removed the sliding scale of increased setbacks for increased FAR and standardized them to 30% to the first floor and 40% to the second floor.
- Street-side setbacks – standardized side and rear setbacks for corner lots.
- Front setbacks – standardized the front setback to be 20% of the lot depth, or the established front setback of the existing/previously demolished home, whichever is greater; in lieu of requiring a survey to determine the average setback of the adjacent homes.

### **alternatives / other considerations**

### **fiscal impact**

#### **ATTACHMENTS:**

[ORD 3258-22 CH\\_58 Single Family Zoning.pdf](#)

## **ORDINANCE 3258-22**

### **AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING REGULATIONS" SECTIONS 58-61 THROUGH 58-71, COLLECTIVELY, THE RESIDENTIAL ZONING CODE PROVISIONS, AND SECTION 58-95 "DEFINITIONS" PROVIDING FOR UPDATES, SIMPLIFICATION, AND MODERNIZATION TO THE CURRENT REGULATIONS, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of Winter Park desires to amend the City's land developments regulations pertaining to single-family residential uses with the goal of replacing outdated zoning regulations, as well as simplifying the codes to make them easier to enforce and explain to the public; and

**WHEREAS**, this Ordinance seeks to maintain similar entitlements and yields as permitted under the preexisting single-family regulations so as not to impact economic yields or values; and

**WHEREAS**, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Land Development Code set forth in this Ordinance having held an advertised public hearing on October 4, 2022, and has recommended approval of this Ordinance to the City Commission; and

**WHEREAS**, the City Commission has conducted the necessary public hearings to adopt the land development regulation amendments set forth in this Ordinance; and

**WHEREAS**, in addition to conducting public hearings, the City Commission and the Planning and Zoning Board have held multiple public workshops to discuss the proposed amendments to the zoning regulations set forth in this Ordinance; and

**WHEREAS**, the City Commission hereby finds that this Ordinance is consistent with the City of Winter Park Comprehensive Plan; and

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

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

**SECTION 1.** That Chapter 58 "Land Development Code", Article III "Zoning Regulations", Sections 58-61 through 58-64 of the City of Winter Park Land Development Code is

hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

### **ARTICLE III. ZONING REGULATIONS**

#### ***Sec. 58-61. Short title; establishment of districts; provision for official zoning map.***

(a) *Intent and purpose.*

- (1) These regulations are intended to promote the orderly development and redevelopment of the City of Winter Park, Florida, in accordance with the official comprehensive plan and the other component portions of the land development code.
- (2) The city is primarily a residential community but has the elements of a true city. The primary goals of the city, upon which the comprehensive plan was developed, are to preserve the natural beauty, pleasant environment and unique character of the city; to retain the quality of our existing residential neighborhoods by encouraging the residents to maintain and improve their property and protect these areas from the encroachment of detrimental and noncompatible land uses; and to insure that future residential areas are well planned and provided with full and adequate urban services. The intent of this zoning article is to ensure that these goals are pursued and to ensure that other necessary and desired land uses are located and regulated to encourage the development of the city toward the city's adopted goals.
- (3) This article is also adopted for the following purposes:
  - a. To promote and protect the public health, safety, comfort, morals, and general welfare;
  - b. To secure adequate light, pure air, privacy, and convenience of access to property;
  - c. To regulate and limit the heights and size of buildings, to regulate and limit the intensity of use of lot areas, to regulate and determine the areas of open spaces between buildings, to classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential and other uses;
  - d. To protect against fire, panic, explosion, noxious fumes and other dangers;
  - e. To secure clean waterways and other public bodies of water and to protect public land and conservation areas;

- f. To promote a wholesome, serviceable and attractive city, increase the safety and security of home life, and preserve and create a more favorable living environment;
  - g. Encourage the redevelopment and renewal of blighted areas;
  - h. Encourage the elimination or reduction of uses inconsistent with the city's character and future land uses;
  - i. Discourage the proliferation of urban sprawl;
  - j. Ensure the availability of suitable land for utilities necessary to support proposed development;
  - k. Ensure the protection of natural resources, the natural environment and designated historically significant resources, structures and properties; and
  - l. Relate future growth and future land uses appropriately with topography, soil conditions and the availability of facilities and services;
  - m. Ensure smooth and orderly land use transition;
  - n. Ensure infill development is compatible with surrounding properties.
- (4) This general statement of the goals, intent and purpose of this article includes, among others, the specific purposes set forth in the preamble to the respective districts and groups of districts.
- (5) The city has developed over the years as a city with a unique character and environment. Since a primary goal of the city is to retain this environment as much as possible, this article must impose certain extraordinary restrictions on the use of land within the corporate limits of the city to ensure that future development is in keeping with the existing development.
- (6) The regulations and requirements herein set forth have been made in accordance with the city's comprehensive plan, adopted pursuant to F.S. ch. 163 and applicable rules of the state department of community affairs. In the preparation of the comprehensive plan, reasonable consideration has been given to, among other things, the prevailing land uses, growth characteristics and the character of respective districts and their peculiar suitability for particular uses, and the encouragement of the most appropriate use of land throughout the city.
- (b) *Official zoning map.*
- (1) The city is hereby divided into zones or districts as shown on the official zoning map, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this article.

- (2) The official zoning map shall be identified by the signature of the mayor, attested by the city clerk and bearing the seal of the city under the following words: "This is to certify that this is the Official Zoning Map of the City of Winter Park, Florida."
  - (3) If in accordance with the provisions of these zoning regulations changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the €City €Commission.
  - (4) No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedures set forth in this article. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this article.
  - (5) Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map which shall be located in city hall shall be the final authority as to the correct zoning status of land and water areas, buildings and other structures in the city.
- (c) *Replacement and updating of official zoning map.*
- (1) The €City €Commission may by ordinance adopt a new official zoning map or amendments there to which shall supersede the prior official zoning map.
  - (2) The official zoning map may be updated from time to time to approved amendments or to include any updates, correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original official zoning map.

(Ord. No. 2796-10, § 1(Exh. A), 2-22-10)

### **Sec. 58-62. Rules for interpretation of district boundaries.**

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the center line of streets, highways or alleys shall be construed to follow such center lines.
- (2) Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.
- (3) Boundaries indicated as approximately following city limits shall be construed as following such city limits.

- (4) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (5) Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following center lines of streams, canals, lakes or other bodies of water shall be construed to follow such center lines.
- (6) Boundaries indicated as parallel to or extensions of features indicated in subsections (1) through (5) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- (7) Where physical features existing on the ground are at variance with those shown on the official zoning map or in other circumstances not covered by subsections (1) through (6) above, the City Commission shall interpret the district boundaries.
- (8) Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

**Sec. 58-63. Application of district regulations.**

The regulations set by this article within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure of land. Except as otherwise provided in this article:

- (1) No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all the regulations herein specified for the district in which it is located.
- (2) No building or other structure shall hereafter be erected or altered:
  - a. To exceed the height or bulk limitations;
  - b. To accommodate or house a greater number of families;
  - c. To occupy a greater percentage of lot area;
  - d. To have narrower or smaller rear yards, front yards, side yards or other open spaces;

than herein required, or in any other manner contrary to the provisions of this article.

- (3) No part of a yard or other open space or off-street parking or loading space required about or in connection with any building for the purpose of complying with this article shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building.
- (4) No yard or lot existing at the time of passage of this article shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this article shall meet at least the minimum requirements established by this article. Notwithstanding any other provision of this article to the contrary, no existing yard, lot, building site or parcel (or contiguous combination thereof) shall, without prior variance or subdivision approval, be sold, conveyed or subdivided, in whole or in part, in such a manner as to cause a residential or an accessory structure to be located in whole or in part within any setbacks required by the provisions of this article applicable to the zoning district in which that structure is located. No sale, conveyance or subdivision in violation of the above shall be recognized as valid for the purpose of issuance of building permits.
- (5) All territory which may hereafter be annexed to the city shall be considered to continue to retain the zoning requirements of its prior governmental jurisdiction until an appropriate zoning district for the city can be established in accordance with the procedures outlined in this article.

**Sec. 58-64. Nonconforming lots, nonconforming uses and nonconforming structures.**

(a) *Purpose and intent.*

- (1) Within the zoning districts established by this article or amendments that may later be adopted here exist: (a) lots; (b) structures, and (c) uses of land and structures which were lawful before this article was passed or amended but which would be prohibited, regulated or restricted under the terms of this article or future amendment. It is the intent of this article that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or to allow uses prohibited elsewhere in the same district.
- (2) Nonconforming uses are incompatible with permitted uses in the districts involved. A nonconforming use of land or of a structure or in combination shall not be extended or enlarged after passage of this article by attachment on a building or premises of additional signs intended to be seen from off the

premises, or by the addition of other uses of a nature which would be prohibited generally in the district involved.

- (3) To avoid undue hardship, nothing in this article shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption of amendment of this article and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction provided that work shall be carried on diligently.

(b) *Nonconforming lots of record.*

- (1) Notwithstanding any limitations as to frontage and total area imposed by any other provision of this article, any residential lots which were of record upon any recorded plat upon August 25, 1971, may be used to construct thereon a dwelling in conformity with the district provided (a) that such dwelling does not exceed a two-family residence as defined in this article, (b) that such lots shall have a minimum width throughout their length of at least 50 feet, (c) that any such dwelling shall conform to the requirements for the district in which it is located, (d) that wherever there may exist a residence which by itself or with accessory structures exists on a building site containing more than one platted lot of record, such building site shall not henceforth be reduced or diminished in dimension or area below the minimum requirements set forth in this article for the district in which it is located (regardless of whether the residence or accessory structures have been demolished, destroyed or removed from there, in whole or in part).
- (2) If two or more lots or combinations of lots and portions of lots with continuous frontage are under single ownership at any time after April 12, 1994, and if all or part of the lots do not meet the requirements for lot width or area imposed by any other provision of this article, the lots involved shall be considered to be an undivided parcel for the purposes of this article, and no portion of such lot shall be used or sold which does not meet lot width and area requirements established by this article, nor shall any division of the parcel be made which leaves remaining any lot or parcel with width or area below the requirements stated in this article.

- (c) *Nonconforming structures.* Where a lawful structure exists at the effective date of adoption or amendment of this article that could not be built under the terms of



this article by reason of restrictions on area, lot coverage, height, yards, floor area ratio, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- (1) No nonconforming structure or portion thereof may be enlarged or altered in a way which increases its nonconformity, including enlargement of a structure or building into a required setback at any floor level (irrespective of the gross building area), but any structure or portion thereof may be altered to decrease its nonconformity.
- (2) If a nonconforming structure or portion thereof be demolished or destroyed through repair, remodeling, reconstruction or any other means to an extent of more than 50 percent of the replacement-cost assessed value of the improvements detailed on the most current records of the Orange County Property Appraiser, at the time of demolition or destruction, it shall not be reconstructed or restored except in conformity with the provisions of these zoning regulations. Alternatively, the assessed value may be determined using the average of the market-rate value as determined by an independently certified and licensed property appraiser and the most current records of the Orange County Property Appraiser. Removal and replacement of a nonconforming portion of a building with a new structure (such as new walls or roof) is not to be permitted. When 90 percent or more of the roof structure of a nonconforming building is removed, and interior floor areas are remodeled including the substantial removal of existing plumbing, electrical and mechanical systems, then that building shall be deemed to have exceeded the 50 percent destruction threshold referenced in this paragraph. Building renovations phased over a two-year period shall be combined to determine applicability of the 50 percent threshold criteria.
- (3) If a nonconforming structure is to be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
- (4) Should such nonconforming structure be demolished, destroyed, or damaged by fire, wind storm, hurricane, tornado, flood, explosion, or other such calamity, such structure may be rebuilt or restored to its original dimensions and building setback as long as the nonconformities are not increased beyond the pre-existing condition and the building is rebuilt at same setback but not less than least five feet from the closest property line for those portions of the building which had nonconforming setbacks.

- (d) *Nonconforming uses of land, nonconforming structures or structures and land in combination.* If lawful use involving land or individual structures or involving structures and land in combination, exists at the effective date of adoption or amendment of this article that would not be allowed in the district under the terms of this article, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (1) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this article.
  - (2) No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this article.
  - (3) No existing structure devoted to a use not permitted by this article in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered, except in changing the use of the structure to a use permitted in its zoning district.
  - (4) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this article, but no such use shall be extended to occupy any land outside such building.
  - (5) If any structure, or part of a structure, or a structure and land in combination, in or on which a nonconforming use exists, is then superseded by a permitted use, the structure, structure and land in combination or any part of the structure or land shall then thereafter conform to the regulations of its zoning district, and the nonconforming use may not thereafter be resumed.
  - (6) When a nonconforming use of land or a structure or land and structure in combination is discontinued for three consecutive months (except when governmental action impedes access to the premises), the land or structure or land and structure in combination shall not thereafter be used except in conformity with the regulations of the district in which it is located. If a nonconforming use is discontinued or abandoned on a portion of the land or structure for three consecutive months, that portion of the land or structure shall not thereafter be used except in conformity with the regulations of the district in which it is located. Land or structures shall not be deemed to be active and in continued nonconforming usage solely from the existence of a state license or local business tax receipt permitting such a use or business, but such use or business must be actively undertaken, staffed and in operation,

unless other facts show legally sufficient activity, for such use or business to be deemed in active continued nonconforming usage.

- (7) When the nonconforming use of a structure involves an accessory garage apartment or other accessory living unit, if such accessory use is not occupied by a tenant for six consecutive months, then the structure must be used in conformity with the regulations of its zoning district, unless such unit has been actively advertised for lease or purchase during the six-month period.
- (8) Where nonconforming uses status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purposes of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at the time of destruction

(e) *Repairs and maintenance.*

- (1) On any nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs or repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding ten percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure, provided that the cubic content existing when it became nonconforming shall not be increased.
- (2) If a nonconforming structure becomes physically unsafe or unlawful due to the lack of repairs and maintenance and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located.
- (3) Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

(f) *Nonconforming building additions.*

- (1) One-story residential building additions may be constructed less than the required side setback on lots built in line with the predominant side wall setback of an existing dwelling subject to the conditions set forth in section 58-71(g).

(g) *Special permit.*

- (1) The intent and purpose of this section is to recognize that there are limited and special circumstances where overall community and public policy objectives of

the city encourage, and shall be served by, the continuation of some nonconforming uses and structures, provided said uses and structures are not detrimental to the surrounding neighborhood and to the community values established in the city's comprehensive plan and city codes. The €City €Commission desires to establish specific standards for this category of special permit in order to allow the continuation of some nonconforming uses and structures notwithstanding any contrary provisions of this article or City Code.

- (2) The €City €Commission at a duly held public hearing may grant a special permit to allow the continuation of a nonconforming use or structure provided the following terms and conditions are strictly satisfied:
- a. The owner of the property on which the nonconforming use or structure exists files a special permit application provided by the city; and
  - b. The applicant demonstrates that the continuation of the nonconforming use or structure:
    1. Is capable of contributing in a positive way to the character and serves the need of the community, or reuse of buildings with architectural or historic value; and reuse of buildings that generate a significant necessary economic benefit to the community; and
    2. Is compatible with, and not detrimental to, the surrounding neighborhood in terms of traffic, noise, parking, odor, light, intensity and land uses, hours of operation, landscaping, aesthetics, structural design, and density; and
    3. Is consistent with the community values, objectives, and policies established in the city's comprehensive plan and City Code.
- (3) The €City €Commission may impose conditions and safeguards as a condition of approval of any special permit granted under this section and may also provide time limits and expiration of such special event.

(Ord. No. 2796-10, § 1(Exh. A), 2-22-10; Ord. No. 3098-17 , § 9, 12-11-17)

Editor's note(s)—Ord. No. 2796-10, § 1(Exh. A), adopted Feb. 22, 2010, amended § 58-64 in its entirety as set out herein. The former § 58-64 pertained to similar subject matter.

**SECTION 2.** That Chapter 58 "Land Development Code", Article III "Zoning Regulations", Sections 58-65 through 58-66 of the City of Winter Park Land Development Code is hereby repealed and replaced as shown below (underlined language are new sections; ~~stricken through~~ language are repealed sections):

**~~Sec. 58-65. R-1AAA lakefront district.~~**

- ~~(a) *Purpose and intent.* This district is established within the city to provide areas for single-family dwellings and necessary accessory buildings that minimize impacts on the lakes, which are among the city's greatest assets. The regulations enumerated for this district are designed to promote the construction of and continued use of land for a single-family dwelling and to provide as conditional uses certain structures and uses required to serve the residents, such as churches and noncommercial recreational area. Prohibited are uses of the land that would overburden public facilities or create impacts to adjacent lakes; thus, diminishing their water quality and aesthetic appeal. Areas zoned R-1AAA shall be those existing low-density residential areas adjacent to lakes or other water bodies, plus certain undeveloped areas whose development in a manner prescribed by this district would fulfill the intent of the comprehensive plan.~~
- ~~(b) *Permitted uses.* Detached single-family dwellings.~~
- ~~(c) *Accessory uses permitted.* Accessory buildings, including private garages to serve the residences, accessory living quarters which contain no cooking facilities, a recreation room, guesthouse, greenhouse, dock, boathouse, swimming pools, spas are permitted. Stormwater retention facilities servicing exclusively uses permitted in this district are permitted. In addition, for properties which contain a residence that is 5,000 square feet in gross floor area or larger, a second kitchen may be included in a dwelling or cabana subject to not having a separate utility meter and not allowing this portion of the dwelling to be rented, let or hired out for occupancy whether compensations be paid directly or indirectly and subject to executing a deed restriction which outlines the above restrictions. That deed restriction shall be recorded prior to the issuance of the building permit and shall be removed only with the consent of the city.~~
- ~~(d) *Conditional uses.* The following uses may be permitted within this district only after review by the planning and zoning commission and approval by the city commission in accordance with provisions of this article:~~
- ~~(1) Churches or similar places of worship with necessary accessory structures, but not including mission or revival tents. Churches may not operate day nurseries, kindergartens or schools (grades 1—12) without first receiving conditional use approval for this use.~~
  - ~~(2) Public parks, playgrounds, playing fields and neighborhood municipal recreation buildings and uses in keeping with the character and requirements of the district.~~
  - ~~(3) Libraries, community centers and other public buildings.~~

~~(4) Tennis courts.~~

~~(e) Minimum building site.~~

~~(1) The minimum lot area for the R-1AAA lakefront district shall be 25,000 square feet with a minimum width at the building line, which is the front setback line of the main residence of 150 feet and a minimum frontage at the street and at the lake of 150 feet.~~

~~(2) The creation of new lakefront "flag" lots within this district shall be prohibited. Flag lots are any lot with dimensions at the street less than would exist at the building line front setback for the main residence.~~

~~(f) Site and building improvement regulations.~~

~~(1) Floor area ratio.~~

~~a. Limitations on allowable floor area are established for the following purposes:~~

- ~~1. To provide adequate living space for single-family dwellings;~~
- ~~2. To assure that the overall bulk and mass of all buildings on each site will be harmoniously related to the size of the building sites on which they are constructed;~~
- ~~3. To prevent out-of-scale developments that are inconsistent with the preservation of neighborhood character and open space.~~

~~b. Buildings and accessory structures constructed in the single-family zoning districts shall not exceed a gross floor area based on lot size as follows:~~

- ~~1. Properties with an area of 11,600 square feet or less shall use a maximum floor area ratio of 38 percent.~~
- ~~2. Properties with an area between 11,600 square feet to 13,600 square feet shall have a maximum gross floor area of 4,500 square feet.~~
- ~~3. Properties with an area larger than 13,600 square feet shall use a maximum floor area ratio of 33 percent.~~
- ~~4. Additional allowance for greater gross floor area may be permitted in accordance with the side setback standards in subsection 58-65(f)(6).~~

~~c. For one-story homes or homes with the second floor located within a sloping roof that has a roof slope of 12:12 or less, the allowable floor area ratio may be increased by up to five percent for properties less than 11,600 square feet in area or properties over 13,600 square feet in area. For homes utilizing this special allowance with lot areas between 11,600 to~~

~~13,600 square feet, a gross floor area of up to 5,200 square feet is permitted. Homes qualified to receive this additional special floor area allowance may provide roof dormers with a maximum width of eight feet, occupying up to 45 percent of the roof area within the same roof plane and the dormer(s) must be placed at least 2.5 feet back from the required setback of the home. In addition, one-story homes may utilize a maximum allowable impervious coverage of 60 percent.~~

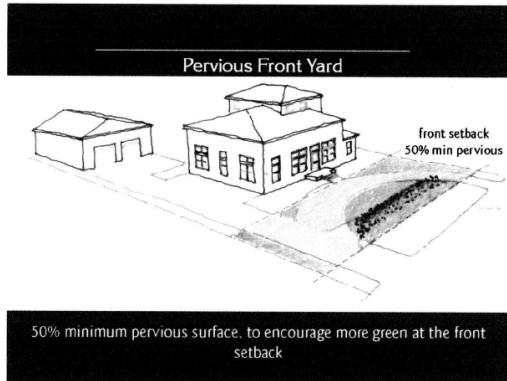
- ~~d. Gross floor area shall be defined as the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior surface of the walls or columns of open-roofed structures. Basement areas or other below-grade floor areas are excluded when more than one-half of that basement or floor height is below the established existing grade or curb level or edge of street when no curb is present. The area of stairways, elevators and multistory rooms or atriums shall be counted on each floor level. The area within carports, screened or roofed porches and balconies shall be counted, except those areas permitted to be excluded in this article and except as provided in the definitions for "gross floor area".~~
- ~~e. The area of screen pool enclosures shall not be counted in the floor area ratio. However, the area within screen pool enclosures shall not exceed eight percent of the lot area unless approved by the planning and zoning commission. Properties may exceed the eight percent limitation for screen pool enclosures without planning and zoning commission approval provided the total area of all structures, including screen pool enclosures, does not exceed the combination of the permitted floor area ratio and the eight percent of lot area. This approval shall insure that the screen enclosure and pool equipment is adequately set back, adequately buffered by landscaping, sufficiently designed to accommodate onsite retention, and appropriate in size and scale so as to negate any detriment to adjacent properties.~~
- ~~f. Floor area ratio on lakefront lots shall only be computed using the site area used for the building. Land area located across a street and separated from the building site shall not be included in the available land area calculation.~~
- ~~g. The gross floor area of a single-family building shall include the area of stairways, elevators, atriums, and volume ceiling spaces on each floor level, when such height would permit a floor level to exist with seven-and-one-half feet clearance. This is deemed to occur when the interior floor to ceiling height exceeds 17½ feet.~~

~~h. The area within an open street front porch and entry may be excluded from the "gross floor area," subject to the limitations in this paragraph. This exclusion shall be limited to a maximum area of 400 square feet. The area on the first floor within an open or screened rear or open side porch, lanai, porte cochere or other covered area shall not be included within the "gross floor area." This exclusion shall be limited to a maximum area of 500 square feet. On the second floor, rear or side porches must have exterior sides that are 75 percent open in order to utilize up to 300 square feet of the total allowable 500 square feet of excludable gross floor area. An open front porch, entry area or porte cochere utilizing this exemption shall also comply with the provisions in subsection 58-65(f)(5)c.~~

~~(2) Impervious lot or site coverage.~~

- ~~a. Limitations on allowable impervious lot or site coverage are established for the following purposes:
  - ~~1. To provide sufficient area on each building site for landscaping and open space;~~
  - ~~2. To protect existing vegetation including trees;~~
  - ~~3. To assure adequate percolation of rainfall into the soil thereby avoiding excessive erosion or runoff of water onto neighboring properties and promoting aquifer recharge.~~~~
- ~~b. Buildings, accessory structures, patios, decks, drives and other impervious surfaces shall not cover more than 50 percent of the total land area of the lot and at least 50 percent of the front yard area must consist of pervious surfaces with landscaping material. In any area of the front yard hard surfaces such as concrete, asphalt, brick, pavers or similar materials and driveways with stone or gravel may cover a maximum of 50 percent of the front yard area. Mulch drives are prohibited. The front yard area includes that area between the front lot line and the front wall(s) or front porch of the home. One-story homes may utilize a maximum impervious coverage of 60 percent.~~



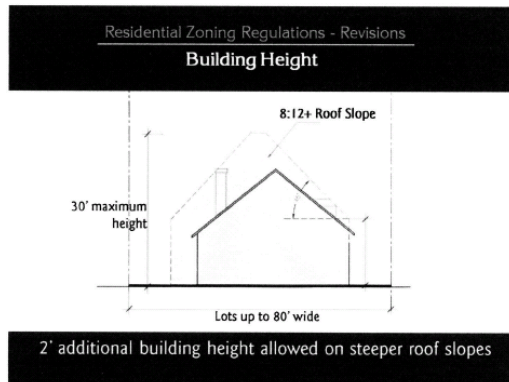


- c. ~~Impervious lot or site coverage shall be defined as the percentage of the lot land area that is covered with impervious materials such as buildings, swimming pools, decks, patios, driveways, etc. Standard engineering coefficients of permeability may be utilized for mixed surfaces.~~
- d. ~~On lakefront lots, land located across a street and separated from the building site shall not be included in the available land area calculation.~~

~~(3) Building height.~~

- a. ~~Limitations on the maximum allowable height of structures are established for the following purposes:~~
  - 1. ~~To protect the value and enjoyment of neighboring properties by avoiding excessively massive buildings or buildings which dominate over neighborhood structures;~~
  - 2. ~~To preserve reasonable access to light, air and privacy for all properties;~~
  - 3. ~~To prevent the inequitable loss of private views or the unreasonable interference with significant public views resulting from excessively tall or poorly planned structures.~~
- b. ~~Height limits. The following limits shall apply to all height determinations in residential districts:~~
  - 1. ~~No building shall have more than two stories except as permitted in this section. Attic area above the second floor within a sloping roof with a maximum slope of 12:12 and within the allowed building height may be air conditioned and finished space and may be excluded from the gross floor area to be used in calculating the allowable floor area ratio. Homes with a mansard- or gambrel-roof types may not utilize this exception. This area shall also comply with the building code.~~

2. ~~No building or portion thereof shall exceed 30 feet in height.~~  
~~Exception: homes with a roof slope of 8:12 or greater may be permitted to have two feet of additional building height.~~



- c. ~~Building height shall be defined as the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.~~
- d. ~~Properties or lots with at least 80 feet of width at the building line are permitted building heights of 35 feet if the side setbacks are increased to 20 feet. Exception: homes with a roof slope of 8:12 or greater are permitted two feet of additional building height.~~
- e. ~~Properties or lots exceeding 50,000 square feet in size with at least 100 feet width at the building line may be permitted building heights of 40 feet if side setbacks are increased to 35 feet.~~
- f. ~~The special side setbacks referenced above shall be measured to the two-story roof component of the building over 30 feet in height.~~
- (4) ~~Setbacks.~~

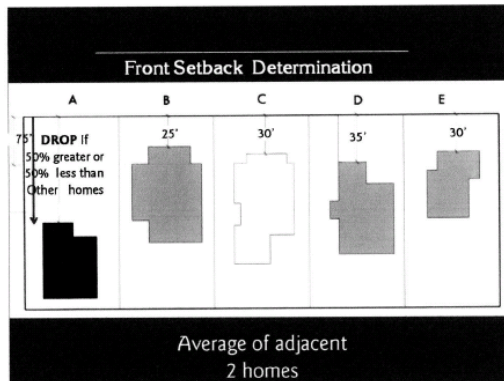
- a. ~~Minimum setback standards are established for the following purposes:~~
1. ~~To provide open space on each building site;~~
  2. ~~To assure a harmonious relationship of buildings on each site to the public right-of-way;~~
  3. ~~To protect access within building sites for emergency existing and fire protection access.~~
  4. ~~To protect trees by providing greater area for them.~~
- b. ~~Effect of setback standards. Setback standards define a yard area on the building site that is parallel and adjacent to the property line from which the setback is measured. Setbacks shall be maintained at not less than the~~

~~minimum width specified by the setback standard. This minimum yard area shall be maintained as unoccupied space and shall be kept open and unobstructed from the ground upward along its full length and width. Required yard dimensions shall be measured between the property line of the building and that part of any structure or improvement nearest to the property line.~~

- ~~c. *Second-story setbacks.* For the purposes of determining required setbacks, a building wall that exceeds 12 feet in height above the natural grade to the wall plate shall be located on a lot so as to be in compliance with the setback requirements for the two-story portion of the building. In the case of a gable end or similar walls, the height shall be measured from the grade to the top plate at the bottom of the gable. Framed or trussed knee walls that add to the height of the wall shall be included when determining the allowable height of the wall.~~

~~(5) *Front yard setbacks.*~~

- ~~a. The front setback shall be the average of the adjacent two homes on each side of the subject property located on the same side of street. If one of the four homes is set back 50 percent greater or 50 percent less than the other three homes, then that larger or smaller setback number shall be removed from the average, and the front setback of the three remaining homes shall be used to determine the average. If the adjacent lot is vacant, then the next adjacent home shall be used for the front setback comparison. If the subject lot is a corner lot or one lot away from a corner, then the adjacent three homes shall be used to compute the setback. The front setback shall be measured to the front vertical wall of the home, however, when the adjacent homes have an open front porch qualifying as an open front porch under subsection 58-65(f)(5)c., the front setback measurement shall be made to a point five feet behind the porch column line, and the new home or addition utilizing this front setback average may not include a two-story structure or structural component in front of the main house wall of the existing adjacent homes.~~



- ~~b. The front setback shall be 25 feet when an average front setback has not been established as described above.~~
- ~~c. For an open front or street-side yard porch or entry, the front setbacks established above and the street-side yard setback on corner lots may be reduced by up to five feet in order to permit the addition of an open front porch or entry. Properties utilizing this exemption shall record a deed covenant outlining the restrictions precluding the screening or enclosing of such porch or entry. Open front porches or entry areas utilizing this setback exception shall have a maximum height of 12 feet from grade to the wall plate or to the top of the beam above the columns. The gable end walls on these porches may extend an additional maximum height of six feet. In order to exclude open front porches or entry areas from the floor area ratio, the exterior sides of these building elements must be approximately 75 percent open when measured from the floor to the underside of the opening with a maximum enclosed area of three feet above the opening to the wall plate or top of the support beam.~~
- ~~d. Notwithstanding the required or established front setback for a residence, no garage or carport shall be located so as to provide a front setback or street-side yard setback of less than 20 feet to the garage or carport opening.~~
- ~~e. See subsection 58-71(i)(3) for provisions on garages and carports.~~
- ~~(6) Side yard setbacks.~~
  - ~~a. The side setback for one-story homes or the first floor of two-story homes is equal to 25 percent of the lot width in feet equally divided on each side of the home, except the side setback is 7.5 feet for lots which are 60 feet wide or less.~~
  - ~~b. The side setback for two-story homes measured to the second story wall shall be 35 percent of the lot width in feet equally divided on each side of~~

~~the home, except the second floor side setback is ten feet for lots which are 60 feet wide or less.~~

- ~~c. Special setbacks to allow increased floor area. In order to allow additional floor area for two-story homes, the required side setback on both floors must increase in feet by one percent of the lot width for each one percent increase in the allowable floor area up to a maximum allowable increase of five percent for properties less than 11,600 square feet in area or for properties over 13,600 square feet in area.~~

~~For homes utilizing this special setback allowance with lot areas between 11,600 to 13,600 square feet, use 4,500 square feet of gross floor area as the allowable base area. This base area may be increased to a maximum of 5,200 square feet by increasing the side setback in increments of 140 square feet for each one percent increase in the side setbacks until reaching the maximum of 5,200 square feet. For example, to allow a gross floor area of 4,640 square feet (4,500 + 140), the required side setbacks must be increased by one percent on both floors which is 26 percent of the lot width on the first floor and 36 percent on the second floor.~~

~~Exception to allow five percent increase in the floor area ratio for narrow lots: Lots which are 60 feet wide or less shall use a second floor setback of 12.5 feet or greater.~~

- ~~d. General side setback rules. The lot width is measured at the building line across the front of the existing or proposed home. The required setback must be rounded up to the next whole number when the required setback number is one-half foot or greater, and rounded down to the next whole number when the required setback is less than one-half foot. Lots over 200 feet in width shall use the required setback for lots which are 200 feet in width.~~
- ~~e. One or two-story homes on lots over 60 feet and up to 110 feet in width which have a first floor side wall height of 11 feet or less measured from the natural grade to the top of the roof sheathing may utilize a side setback of ten feet to the first floor wall. To utilize this setback allowance, homes with a gable end side wall must limit the gable end width to 24 feet and the roof height to 24 feet. The side wall height of a gable end wall is measured from pre-construction existing grade to plate height or to a point 12 feet below the gable roof ridge, whichever is lower in elevation. One-story homes with a flat roof may utilize a side setback of ten feet when the maximum height of the roof is 13 feet.~~

- f. The table below provides examples of the required side setbacks for various lot widths in accordance with paragraphs "a," "b," "c" and "d" above:

Setbacks Based on % of lot width at 1st and 2nd floors using 25%—35%

Lot width	50'	60'	75'	80'	90'	100'	125'	175'	200'
1st floor setback [25%]	7.5'	7.5'	9'	10'	11'	13'	16'	22'	25'
2nd floor setback [35%]	10'	10'	13'	14'	16'	18'	22'	31'	35'

Setbacks Based on % of lot width at 1st & 2nd floors using 30%—40%

Lot width	50'	60'	75'	80'	90'	100'	125'	175'	200'
1st floor setback [30%]	7.5'	9'	11'	12'	14'	15'	19'	26'	30'
2nd floor setback [40%]	12.5'	12.5'	15'	16'	18'	20'	25'	35'	40'

- g. Special side setback option for narrow lots (65 feet wide or less) with rear parking areas or garages: Provide a side setback of 11 feet on one side to allow driveway access and provide a minimum setback of six feet on the other side with a side wall height limit of 11 feet measured from existing grade to the top of the roof sheathing and provide a second floor setback of ten feet; or as an alternate for lots 60 feet wide or less provide a minimum setback of eight feet to both floor walls on one side and a minimum setback of ten feet to both floor walls on the other (driveway) side. The driveway may utilize a side setback of one foot subject to not diverting drainage onto the neighboring property. The maximum allowed floor area ratio is permitted when using this option.
- h. For lots with a front to rear sloping topography, an average side wall height of 12 feet measured from the natural or pre-existing site grade to the wall plate may be utilized at the required side setback. Walls averaging higher than 12 feet must be located at the required second floor setback.
- i. Lot width is measured at the front building line across the lot. The building line is located at the required front setback for vacant home sites or properties being redeveloped and at the front building wall closest to the street of the existing homes. If an existing home has an open front porch or carport encroaching into the established front setback as determined above in paragraph (5), then the building line shall be determined to be

located five feet behind the front support columns of the porch or carport. For unusual shaped lots such as pie-shaped lots that have a reducing or increasing width toward the rear of the lot, an average lot width may be utilized as measured between the front setback line and the required rear setback line. In addition, the lot width shall be determined by the building director for other unusual lot configurations.

- ~~(7) *Rear yard setbacks.* The rear setback shall be 25 feet to a one-story structure and 35 feet to the two-story portion of any building. The rear setback may be reduced to 25 feet from 35 feet for two-story components when those consist of a second-story loft or mezzanine that is within the normal scale and height (not to exceed 18 feet) of a typical one-story structure.~~

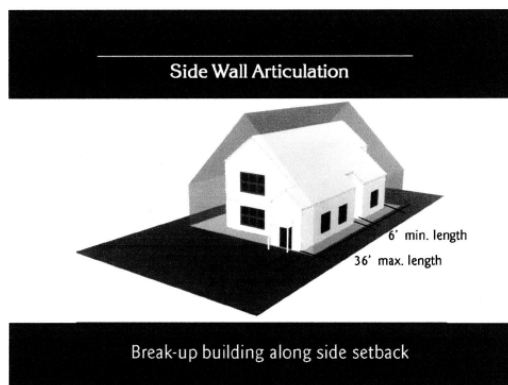
~~The rear setback may be reduced to ten feet when the rear yard of the residential property abuts non-residentially zoned property or property zoned R-3 or R-4, State of Florida railroad property or a permanent stormwater retention area over 25 feet in width.~~

- ~~(8) *Side wall articulation.* Each side wall shall provide architectural articulation by stepping the wall plane in or out by at least two feet when the side wall plane and side roof line extend more than 36 feet along the side lot line. The articulation must be provided on one-story walls, on both floors for two-story-high walls, and on the first floor of two-story homes where the second floor is set back from the first floor by at least two feet and includes roof articulation unless the omission of roof line articulation is critical to maintain the architectural style of the home. The inset or projection must extend a distance of at least six feet along the side property line and may continue for another 36 feet of wall length before repeating the articulation. Projections designed to accomplish this articulation requirement must meet the required side setback. The minimum inset or projection is two feet. Bay windows, chimneys or imitation chimneys up to eight feet wide may be utilized to accomplish articulation and may extend up to two feet into the required side setback except where the permitted side setback is six feet or greater. See subsection 58-71(g) for additional chimney setback allowance.~~

~~Alternate allowances for articulation:~~

- ~~a. For existing homes without articulation which have a side wall length of 48 feet or less, extending the existing side wall without articulation is permitted for a maximum additional distance of 12 feet for one-story homes.~~

- b. ~~A one-story side entry garage set back at least 24 feet from the side lot line with entry door(s) recessed at least eight inches from the plane of the garage wall that faces the side lot line.~~
- c. ~~Glazed openings covering over 25 percent of the side wall that provide relief in the mass of the wall area by recessing the plane of the glazed surface by at least two inches from the wall plane and with a maximum side wall length of 48 feet.~~
- d. ~~An open or screened porch having one side in line with the side wall plane or within two feet of the side wall plane at the rear of a one-story home with roof line articulation when the wall plane changes.~~
- e. ~~Articulation breaks of 12 inches in lieu of two feet including the roof line, combined with the use of contrasting materials with a minimum three-inch depth, such as brick, stone, siding or similar materials that provide relief in the mass of the wall.~~



~~(9) Special setback situations.~~

- a. ~~Special setbacks exist for corner lots and through lots that may impose more restrictive setbacks for principal and accessory structures, garages, swimming pools and other improvements. See subsection 58-71(h).~~
- b. ~~Flag lots shall observe a 20-foot setback from the property side parallel to the street on the side closest to the street.~~
- c. ~~Any residential construction on lots within 200 feet of the lake's edge or with canal frontage shall have the approval of the planning and zoning commission. The setback from the lake's edge for structures other than boathouses, docks, gazebos, or retaining walls shall be the average established by the adjacent lakefront properties within 200 feet of the subject property, or 50 feet, whichever is greater. The planning and zoning commission shall have the authority to approve lakefront and canal front~~



setbacks less than the average to a minimum of 50 feet in accordance with their lakefront review authority.

~~(g) *Nonconforming lots.* Lots of record that have widths at the building line or frontages at the street or lake, or that have lot areas less than that required by this R-1AAA district shall also observe the following provision, in addition to those defined elsewhere in this article.~~

~~(1) When two or more adjoining lots of record with continuous frontage are in a single ownership on or any time after January 23, 1979, and such adjoining lots have a width at the building line or frontage at the street or lot areas less than is required by this R-1AAA district in which they are located, such lots shall be considered as one tract so as to create one or more lots which conform to, or more closely conform to the building line, frontage and area requirements of this district.~~

~~(2) Any single lot of record on January 23, 1979, may be used for a single-family dwelling, provided it has a minimum width at the building line of at least 50 feet. However, such a lot must not have been of continuous frontage with other lots in the same ownership on or at any time after January 23, 1979.~~

~~(Ord. No. 2377, § 1, 9-12-00; Ord. No. 2443-01, §§ 1, 8, 10-9-01; Ord. No. 2510-03, § 1, 4-8-03; Ord. No. 2512-03, § 1, 4-8-03; Ord. No. 2590-04, § 1, 7-12-04; Ord. No. 2601-04, § 1, 9-13-04; Ord. No. 2664-06, § 1, 2-27-06; Ord. No. 2705-07, § 1, 3-12-07; Ord. No. 2711-07, § 1, 5-29-07; Ord. No. 2795-10, § 1, 2-22-10; Ord. No. 2875-12, § 1, 6-11-12; Ord. No. 2885-12, § 1, 9-24-12; memo of 4-22-13; Ord. No. 3030-16, §§ 1, 3, 2-8-16)~~

#### **~~Sec. 58-66. R-1AA and R-1A districts.~~**

~~(a) *Purpose and intent.* These districts are established within the city to provide areas for single-family dwellings and necessary accessory buildings. The regulations enumerated for this district are designed to encourage and promote the construction of and the continued use of the land for single-family dwellings, to promote and encourage a suitable environment for family life, to prohibit uses of the land which would substantially interfere with development or continuation of single-family dwellings in the districts, and to prevent use of the land for purposes which would overburden the public facilities. Permitted as conditional uses within these districts will be certain structures and uses required to serve the residents such as public schools, churches and noncommercial recreational uses. Areas zoned for R-1AA and R-1A districts shall be those existing low-density residential areas plus certain undeveloped areas which should develop in a similar manner according to the comprehensive plan.~~

- ~~(b) *Permitted uses.* Detached single family dwellings.~~
- ~~(c) *Accessory uses permitted.* Accessory buildings including private garages to serve the residences, accessory living quarters which contain no cooking facilities, a recreation room, guest house, greenhouse, dock boathouse, swimming pools, spas are permitted. Stormwater retention facilities servicing exclusively uses permitted in this district are permitted. In addition, for properties which contain a residence that is 5,000 square feet in gross floor area or larger, a second kitchen may be included in a dwelling or cabana subject to not having a separate utility meter and not allowing this portion of the dwelling to be rented, let or hired out for occupancy whether compensations be paid directly or indirectly and subject to executing a deed restriction which outlines the above restrictions. That deed restriction shall be recorded prior to the issuance of the building permit and shall be removed only with the consent of the city.~~
- ~~(d) *Conditional uses.* The following uses may be permitted within this district only after review by the planning and zoning commission and approval by the city commission in accordance with provisions of this article:~~
- ~~(1) Churches or similar places of worship with necessary accessory structures, but not including mission or revival tents. Churches may not operate day nurseries, kindergartens or schools (grades 1—12) without first receiving conditional use approval for this use;~~
  - ~~(2) Public playgrounds, parks, playing fields and neighborhood municipal recreation buildings and uses in keeping with the character and requirements of the district;~~
  - ~~(3) Libraries, community centers and other public buildings;~~
  - ~~(4) Tennis courts;~~
  - ~~(5) Affordable or workforce housing developments within a designated community redevelopment area (CRA).~~
- ~~(e) *Minimum building site.*~~
- ~~(1) The minimum lot area for the R-1AA district shall be 10,000 square feet with a minimum frontage at the building line of 100 feet. Corners lots shall have an extra ten feet of lot width required.~~
  - ~~(2) The minimum lot area for the R-1A district shall be 8,500 square feet with a minimum frontage at the building line of 75 feet. Corners lots shall have an extra ten feet of lot width required.~~

- ~~(3) The minimum lot width for lakefront property located across a street from the principal lot with the main residence shall be the same lot width as is required for main residence.~~

~~(f) Site and building improvement regulations.~~

~~(1) Floor area ratio.~~

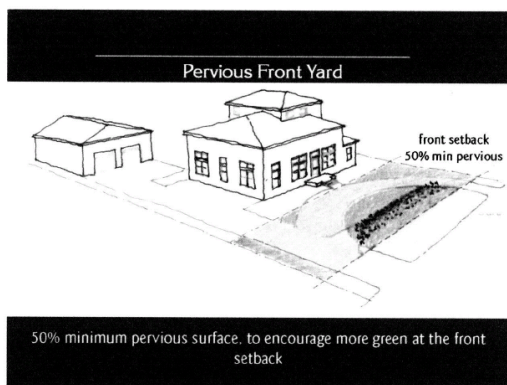
- ~~a. Limitations on allowable floor area are established for the following purposes:~~
- ~~1. To provide adequate living space for single-family dwellings;~~
  - ~~2. To assure that the overall bulk and mass of all buildings on each site will be harmoniously related to the size of the building sites on which they are constructed;~~
  - ~~3. To prevent out-of-scale developments that are inconsistent with the preservation of neighborhood character and open space.~~
- ~~b. Buildings and accessory structures constructed in the single-family zoning districts shall not exceed a gross floor area based on lot size as follows:~~
- ~~1. Properties with an area of 11,600 square feet or less shall use a maximum floor area ratio of 38 percent.~~
  - ~~2. Properties with an area between 11,600 square feet to 13,600 square feet shall have a maximum gross floor area of 4,500 square feet.~~
  - ~~3. Properties with an area larger than 13,600 square feet shall use a maximum floor area ratio of 33 percent.~~
  - ~~4. Additional allowance for greater gross floor area may be permitted in accordance with the side setback standards in subsection 58-66(f)(6).~~
- ~~c. For one-story homes or homes with the second floor located within a sloping roof that has a roof slope of 12:12 or less, the allowable floor area ratio may be increased by up to five percent for properties less than 11,600 square feet in area or properties over 13,600 square feet in area. For homes utilizing this special allowance with lot areas between 11,600 to 13,600 square feet, a gross floor area of up to 5,200 square feet is permitted. Homes qualified to receive this additional special floor area allowance may provide roof dormers with a maximum width of eight feet, occupying up to 45 percent of the roof area within the same roof plane and the dormer(s) must be placed at least 2.5 feet back from the required setback of the home. In addition, one-story homes may utilize a maximum allowable impervious coverage of 60 percent.~~

- d. ~~Gross floor area shall be defined as the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior surface of the walls or columns of open-roofed structures. Basement areas or other below-grade floor areas are excluded when more than one-half of that basement or floor height is below the established existing grade or curb level or edge of street when no curb is present. The area of stairways, elevators and multistory rooms or atriums shall be counted on each floor level. The area within carports, screened or roofed porches and balconies shall be counted, except those areas permitted to be excluded in this article and except as provided in the definitions for "gross floor area".~~
- e. ~~The area of screen pool enclosures shall not be counted in the floor area ratio. However, the area within screen pool enclosures shall not exceed eight percent of the lot area unless approved by the planning and zoning commission. Properties may exceed the eight percent limitation for screen pool enclosures without planning and zoning commission approval provided the total area of all structures, including screen pool enclosures, does not exceed the combination of the permitted floor area ratio and the eight percent of lot area. This approval shall insure that the screen enclosure and pool equipment is adequately set back, adequately buffered by landscaping, sufficiently designed to accommodate onsite retention, and appropriate in size and scale so as to negate any detriment to adjacent properties.~~
- f. ~~Floor area ratio on lakefront lots shall only be computed using the site area used for the building. Land area located across a street and separated from the building site shall not be included in the available land area calculation.~~
- g. ~~The gross floor area of a single-family building shall include the area of stairways, elevators, atriums, and volume ceiling spaces on each floor level, when such height would permit a floor level to exist with seven-and-one-half feet clearance. This is deemed to occur when the interior floor to ceiling height exceeds 17½ feet.~~
- h. ~~The area within an open street front porch and entry may be excluded from the "gross floor area," subject to the limitations in this paragraph. This exclusion shall be limited to a maximum area of 400 square feet. The area on the first floor within an open or screened rear or open side porch, lanai, porte cochere or other covered area shall not be included within the "gross floor area." This exclusion shall be limited to a maximum area of 500 square feet. On the second floor, rear or side porches must have exterior~~

sides that are 75 percent open in order to utilize up to 300 square feet of the total allowable 500 square feet of excludable gross floor area. An open front porch, entry area or porte-cochere utilizing this exemption shall also comply with the provisions in subsection 58-65(f)(5)c.

~~(2) Impervious lot or site coverage.~~

- ~~a. Limitations on allowable impervious lot or site coverage are established for the following purposes:
  - ~~1. To provide sufficient area on each building site for landscaping and open space;~~
  - ~~2. To protect existing vegetation including trees;~~
  - ~~3. To assure adequate percolation of rainfall into the soil thereby avoiding excessive erosion or runoff of water onto neighboring properties and promoting aquifer recharge.~~~~
- ~~b. Buildings, accessory structures, patios, decks, drives and other impervious surfaces shall not cover more than 50 percent of the total land area of the lot and at least 50 percent of the front yard area must consist of pervious surfaces with landscaping material. In any area of the front yard hard surfaces such as concrete, asphalt, brick, pavers or similar materials and driveways with stone or gravel may cover a maximum of 50 percent of the front yard area. Mulch drives are prohibited. The front yard area includes that area between the front lot line and the front wall(s) or front porch of the home. One-story homes may utilize a maximum impervious coverage of 60 percent.~~



- ~~c. Impervious lot or site coverage shall be defined as the percentage of the lot land area that is covered with impervious materials such as buildings, swimming pools, decks, patios, driveways, etc. Standard engineering coefficients of permeability may be utilized for mixed surfaces.~~

- d. ~~On lakefront lots, land located across a street and separated from the building site shall not be included in the available land area calculation.~~

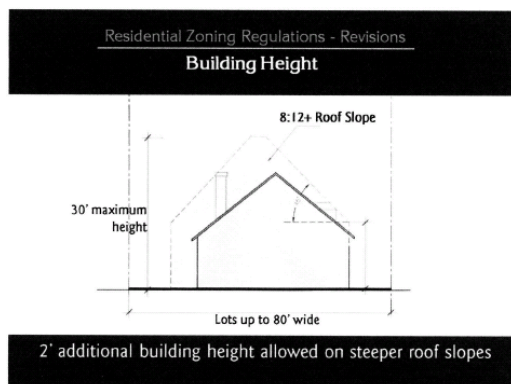
~~(3) Building height.~~

- a. ~~Limitations on the maximum allowable height of structures are established for the following purposes:~~

- ~~1. To protect the value and enjoyment of neighboring properties by avoiding excessively massive buildings or buildings which dominate over neighborhood structures;~~
- ~~2. To preserve reasonable access to light, air and privacy for all properties;~~
- ~~3. To prevent the inequitable loss of private views or the unreasonable interference with significant public views resulting from excessively tall or poorly planned structures.~~

- b. ~~Height limits. The following limits shall apply to all height determinations in residential districts:~~

- ~~1. No building shall have more than two stories except as permitted in this section. Attic area above the second floor within a sloping roof with a maximum slope of 12:12 and within the allowed building height may be air conditioned and finished space and may be excluded from the gross floor area to be used in calculating the allowable floor area ratio. Homes with a mansard or gambrel roof types may not utilize this exception. This area shall also comply with the building code.~~
- ~~2. No building or portion thereof shall exceed 30 feet in height. Exception: homes with a roof slope of 8:12 or greater may be permitted to have two feet of additional building height.~~



- ~~c. Building height shall be defined as the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.~~
- ~~d. Properties or lots with at least 80 feet of width at the building line are permitted building heights of 35 feet if the side setbacks are increased to 20 feet. Exception: homes with a roof slope of 8:12 or greater are permitted two feet of additional building height.~~
- ~~e. Properties or lots exceeding 50,000 square feet in size with at least 100 feet width at the building line may be permitted building heights of 40 feet if side setbacks are increased to 35 feet.~~
- ~~f. The special side setbacks referenced above shall be measured to the two-story roof component of the building over 30 feet in height.~~

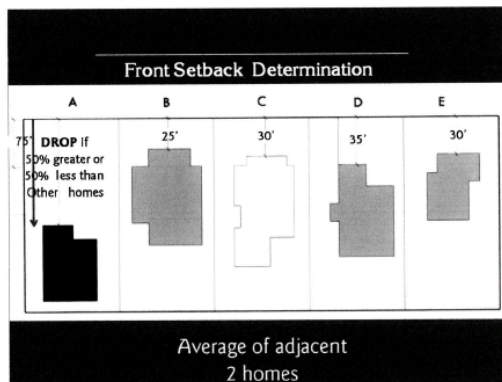
~~(4) Setbacks.~~

- ~~a. Minimum setback standards are established for the following purposes:~~
  - ~~1. To provide open space on each building site;~~
  - ~~2. To assure a harmonious relationship of buildings on each site to the public right-of-way;~~
  - ~~3. To protect access within building sites for emergency existing and fire protection access.~~
  - ~~4. To protect trees by providing greater area for them.~~
- ~~b. Effect of setback standards. Setback standards define a yard area on the building site that is parallel and adjacent to the property line from which the setback is measured. Setbacks shall be maintained at not less than the minimum width specified by the setback standard. This minimum yard area shall be maintained as unoccupied space and shall be kept open and unobstructed from the ground upward along its full length and width. Required yard dimensions shall be measured between the property line of the building and that part of any structure or improvement nearest to the property line.~~
- ~~c. Second-story setbacks. For the purposes of determining required setbacks, a building wall that exceeds 12 feet in height above the natural grade to the wall plate shall be located on a lot so as to be in compliance with the setback requirements for the two-story portion of the building. In the case of a gable end or similar walls, the height shall be measured from the grade to the top plate at the bottom of the gable. Framed or trussed knee~~

walls that add to the height of the wall shall be included when determining the allowable height of the wall.

~~(5) Front yard setbacks.~~

- ~~a. The front setback shall be the average of the adjacent two homes on each side of the subject property located on the same side of street. If one of the four homes is set back 50 percent greater or 50 percent less than the other three homes, then that larger or smaller setback number shall be removed from the average, and the front setback of the three remaining homes shall be used to determine the average. If the adjacent lot is vacant, then the next adjacent home shall be used for the front setback comparison. If the subject lot is a corner lot or one lot away from a corner, then the adjacent three homes shall be used to compute the setback. The front setback shall be measured to the front vertical wall of the home, however, when the adjacent homes have an open front porch qualifying as an open front porch under subsection 58-66(f)(5)c., the front setback measurement shall be made to a point five feet behind the porch column line, and the new home or addition utilizing this front setback average may not include a two-story structure or structural component in front of the main house wall of the existing adjacent homes.~~



- ~~b. The front setback shall be 25 feet when an average front setback has not been established as described above.~~
- ~~c. For an open front or street-side yard porch or entry, the front setbacks established above and the street-side yard setback on corner lots may be reduced by up to five feet in order to permit the addition of an open front porch or entry. Properties utilizing this exemption shall record a deed covenant outlining the restrictions precluding the screening or enclosing of such porch or entry. Open front porches or entry areas utilizing this setback exception shall have a maximum height of 12 feet from grade to the wall plate or to the top of the beam above the columns. The gable end~~



~~walls on these porches may extend an additional maximum height of six feet. In order to exclude open front porches or entry areas from the floor area ratio, the exterior sides of these building elements must be approximately 75 percent open when measured from the floor to the underside of the opening with a maximum enclosed area of three feet above the opening to the wall plate or top of the support beam.~~

- ~~d. Notwithstanding the required or established front setback for a residence, no garage or carport shall be located so as to provide a front setback or street-side yard setback of less than 20 feet to the garage or carport opening.~~
- ~~e. See subsection 58-71(i)(3) for provisions on garages and carports.~~

~~(6) Side yard setbacks.~~

- ~~a. The side setback for one-story homes or the first floor of two-story homes is equal to 25 percent of the lot width in feet equally divided on each side of the home, except the side setback is 7.5 feet for lots which are 60 feet wide or less.~~
- ~~b. The side setback for two-story homes measured to the second story wall shall be 35 percent of the lot width in feet equally divided on each side of the home, except the second floor side setback is ten feet for lots which are 60 feet wide or less.~~
- ~~c. Special setbacks to allow increased floor area. In order to allow additional floor area for two-story homes, the required side setback on both floors must increase in feet by one percent of the lot width for each one percent increase in the allowable floor area up to a maximum allowable increase of five percent for properties less than 11,600 square feet in area or for properties over 13,600 square feet in area.~~

~~For homes utilizing this special setback allowance with lot areas between 11,600 to 13,600 square feet, use 4,500 square feet of gross floor area as the allowable base area. This base area may be increased to a maximum of 5,200 square feet by increasing the side setback in increments of 140 square feet for each one-percent increase in the side setbacks until reaching the maximum of 5,200 square feet. For example, to allow a gross floor area of 4,640 square feet (4,500 + 140), the required side setbacks must be increased by one percent on both floors which is 26 percent of the lot width on the first floor and 36 percent on the second floor.~~

Exception to allow five percent increase in the floor area ratio for narrow lots: Lots which are 60 feet wide or less shall use a second floor setback of 12.5 feet or greater.

- d. ~~General side setback rules. The lot width is measured at the building line across the front of the existing or proposed home. The required setback must be rounded up to the next whole number when the required setback number is one-half foot or greater, and rounded down to the next whole number when the required setback is less than one-half foot. Lots over 200 feet in width shall use the required setback for lots which are 200 feet in width.~~
- e. ~~One or two-story homes on lots over 60 feet and up to 110 feet in width which have a first floor side wall height of 11 feet or less measured from the natural grade to the top of the roof sheathing may utilize a side setback of ten feet to the first floor wall. To utilize this setback allowance homes with a gable end side wall must limit the gable end width to 24 feet and the roof height to 24 feet. The side wall height of a gable end wall is measured from pre-construction existing grade to plate height or to a point 12 feet below the gable roof ridge, whichever is a lower in elevation. One-story homes with a flat roof may utilize a side setback of ten feet when the maximum height of the roof is 13 feet.~~
- f. ~~The table below provides examples of the required side setbacks for various lot widths in accordance with paragraphs "a," "b," "c" and "d" above:~~

~~Setbacks Based on % of lot width at 1st and 2nd floors using 25%—35%~~

Lot width	50'	60'	75'	80'	90'	100'	125'	175'	200'
1st floor setback [25%]	7.5'	7.5'	9'	10'	11'	13'	16'	22'	25'
2nd floor setback [35%]	10'	10'	13'	14'	16'	18'	22'	31'	35'

~~Setbacks Based on % of lot width at 1st & 2nd floors Using 30%—40%~~

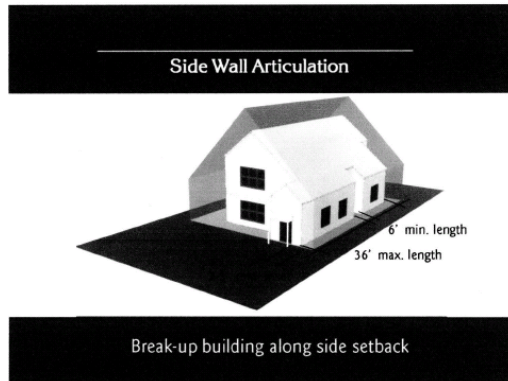
Lot width	50'	60'	75'	80'	90'	100'	125'	175'	200'
1st floor setback [30%]	7.5'	9'	11'	12'	14'	15'	19'	26'	30'
2nd floor setback [40%]	12.5'	12.5'	15'	16'	18'	20'	25'	35'	40'

- ~~g. Special side setback option for narrow lots (65 feet wide or less) with rear parking areas or garages: Provide a side setback of 11 feet on one side to allow driveway access and provide a minimum setback of six feet on the other side with a side wall height limit of 11 feet measured from existing grade to the top of the roof sheathing and provide a second floor setback of ten feet or as an alternate for lots 60 feet wide or less, provide a minimum setback of eight feet to both floor walls on one side and a minimum setback of ten feet to both floor walls on the other (driveway) side. The driveway may utilize a side setback of one foot subject to not diverting drainage onto the neighboring property. The maximum allowed floor area ratio is permitted when using this option.~~
  - ~~h. For lots with a front to rear sloping topography, an average side wall height of 12 feet measured from the natural or pre-existing site grade to the wall plate may be utilized at the required side setback. Walls averaging higher than 12 feet must be located at the required second floor setback.~~
  - ~~i. Lot width is measured at the front building line across the lot. The building line is located at the required front setback for vacant home sites or properties being redeveloped and at the front building wall closest to the street of the existing homes. If an existing home has an open front porch or carport encroaching into the established front setback as determined above in paragraph (5), then the building line shall be determined to be located five feet behind the front support columns of the porch or carport. For unusual shaped lots such as pie-shaped lots that have a reducing or increasing width toward the rear of the lot, an average lot width may be utilized as measured between the front setback line and the required rear setback line. In addition, the lot width shall be determined by the building director for other unusual lot configurations.~~
- ~~(7) *Rear yard setbacks.* The rear setback shall be 25 feet to a one-story structure and 35 feet to the two-story portion of any building. The rear setback may be reduced to 25 feet from 35 feet for two-story components when those consist of a second-story loft or mezzanine that is within the normal scale and height (not to exceed 18 feet) of a typical one-story structure.~~
- ~~The rear setback may be reduced to ten feet when the rear yard of the residential property abuts non-residentially zoned property or property zoned R-3 or R-4, State of Florida railroad property or a permanent stormwater retention area over 25 feet in width. [See subsection 58-66(f)(9) for special reduced rear and front setbacks on certain lots with shallow depths of 105 feet or less.]~~

~~(8) *Side wall articulation.* Each side wall shall provide architectural articulation by stepping the wall plane in or out by at least two feet when the side wall plane and side roof line extend more than 36 feet along the side lot line. The articulation must be provided on one-story walls, on both floors for two-story-high walls, and on the first floor of two-story homes where the second floor is set back from the first floor by at least two feet and includes roof articulation unless the omission of roof line articulation is critical to maintain the architectural style of the home. The inset or projection must extend a distance of at least six feet along the side property line and may continue for another 36 feet of wall length before repeating the articulation. Projections designed to accomplish this articulation requirement must meet the required side setback. The minimum inset or projection is two feet. Bay windows, chimneys or imitation chimneys up to eight feet wide may be utilized to accomplish articulation and may extend up to two feet into the required side setback except where the permitted side setback is six feet or greater. See subsection 58-71(g) for additional chimney setback allowance.~~

~~Alternate allowances for articulation:~~

- ~~a. For existing homes without articulation which have a side wall length of 48 feet or less, extending the existing side wall without articulation is permitted for a maximum additional distance of 12 feet for one-story homes.~~
- ~~b. A one-story side entry garage set back at least 24 feet from the side lot line with entry door(s) recessed at least eight inches from the plane of the garage wall that faces the side lot line.~~
- ~~c. Glazed openings covering over 25 percent of the side wall that provide relief in the mass of the wall area by recessing the plane of the glazed surface by at least two inches from the wall plane and with a maximum side wall length of 48 feet.~~
- ~~d. An open or screened porch having one side in line with the side wall plane or within two feet of the side wall plane at the rear of a one-story home with roof line articulation when the wall plane changes.~~
- ~~e. Articulation breaks of 12 inches in lieu of two feet including the roof line, combined with the use of contrasting materials with a minimum three-inch depth, such as brick, stone, siding or similar materials that provide relief in the mass of the wall.~~



~~(9) Special setback situations.~~

- ~~a. Lots with short lot depth. Lots with an average depth of 75 feet or less may utilize a ten-foot rear setback to a one-story structure and a 25-foot rear setback to the two-story portion of any building. Properties with an average lot depth of 105 feet or less may utilize a 15-foot rear setback to a one-story structure and a 30-foot rear setback to the two-story portion of any building. Any front facing garage opening must be set back at least 20 feet.~~
- ~~b. Special setbacks exist for corner lots and through lots that may impose more restrictive setbacks for principal and accessory structures, garages, swimming pools and other improvements. See subsection 58-71(h).~~
- ~~c. Flag lots shall observe a 20-foot setback from the property side parallel to the street on the side closest to the street.~~
- ~~d. Any residential construction on lots within 200 feet of the lake's edge or with canal frontage shall have the approval of the planning and zoning commission. The setback from the lake's edge for structures other than boathouses, docks, gazebos, or retaining walls shall be the average established by the adjacent lakefront properties within 200 feet of the subject property, or 50 feet, whichever is greater. The planning and zoning commission shall have the authority to approve lakefront and canal front setbacks less than the average to a minimum of 50 feet in accordance with their lakefront review authority.~~

~~(g) Affordable or workforce housing developments.~~

- ~~(1) The city may permit, within any designated community redevelopment area (CRA), as a conditional use, the use of land and buildings in this district as affordable or workforce housing developments. These developments shall be restricted to the use as independent households or living units including kitchens and all other normal amenities. This shall not include any use of these~~

~~households or living units as an adult congregate living facility or any other type of assisted living facility where services are provided for food shopping, meal preparation, cleaning, laundry, nursing care, etc. The city commission may place conditions upon such conditional use approvals including conformance to operational, maintenance and management regulations.~~

- ~~(2) Each affordable or workforce housing unit shall have no less than 750 square feet and no more than 1,000 square feet of living area. Such units may be developed as independent detached buildings or as attached units of no more than three units in any building. No building shall be more than one story in height.~~
- ~~(3) The collective size or square footage of buildings developed as affordable or workforce housing shall not exceed the applicable floor area ratio for such property. Buildings developed as affordable or workforce housing shall meet all other applicable single family zoning requirements, except that the city commission may approve buildings with only one parking space per unit and/or utilizing a ten foot rear building setback.~~
- ~~(4) Prior to the issuance of a building permit for the development of affordable or workforce housing, as approved via conditional use, the property owner shall record a deed restriction and covenant running with title to the land, the text of which shall be approved by the city attorney, restricting the use of the property as follows:~~
  - ~~a. Affordable housing shall be restricted such that with regard to a unit for sale, it must be sold for less than 80 percent of the median price of the single family homes sold the previous year in the Orlando metropolitan area, and with regard to units for rent, the unit must rent monthly for less than 80 percent of the median monthly cost of similar sized one bedroom units for the previous year in the Orlando metropolitan area.~~
  - ~~b. Affordable housing shall be restricted such that the tenants or purchasers shall not have annual incomes in excess of 80 percent of the median annual family income for the Orlando metropolitan area.~~
  - ~~c. Workforce housing shall be restricted such that with regard to a unit for sale, it must be sold for less than 120 percent of the median price of the single family homes sold the previous year in the Orlando metropolitan area, and with regard to units for rent, the unit must rent monthly for less than 120 percent of the median monthly cost of similar sized one bedroom units for the previous year in the Orlando metropolitan area.~~

- d. ~~Workforce housing shall be restricted as affordable housing such that the tenants or purchasers shall not have annual incomes in excess of 120 percent of the median annual family income for the Orlando metropolitan area.~~
  - e. ~~These deed restrictions and covenants shall run with the land to successors in title to the property and may only be removed with the consent of the city.~~
  - f. ~~These restrictions and covenants shall also require the property owner to provide to the city any information including copies of leases, contracts and other data to ascertain compliance with these conditions regarding the use of the property as elderly housing sold or rented as affordable housing.~~
  - g. ~~These restrictions and covenants shall also require that the property owner of an elderly affordable housing development provide to the city an annual report outlining compliance with city codes regarding the maintenance and upkeep of the grounds, landscaping, buildings and parking lot.~~
  - h. ~~These restrictions and covenants shall also require that the property owner convert such property to a single-family use (notwithstanding any nonconforming setbacks) in conformance with the R-1A or R-1AA zoning if such project fails to comply with these requirements for affordable housing.~~
- (Ord. No. 2377, § 1, 9-12-00; Ord. No. 2443-01, §§ 2, 8, 10-9-01; Ord. No. 2510-03, § 2, 4-8-03; Ord. No. 2512-03, § 2, 4-8-03; Ord. No. 2590-04, § 2, 7-12-04; Ord. No. 2601-04, § 2, 9-13-04; Ord. No. 2664-06, § 1, 2-27-06; Ord. No. 2705-07, § 1, 3-12-07; Ord. No. 2795, § 2, 2-22-10; Ord. No. 2875-12, § 2, 6-11-12; Ord. No. 2885-12, § 2, 9-24-12; memo of 4-22-13; Ord. No. 3030-16, §§ 1—3, 2-8-16; Ord. No. 3098-17, § 10, 12-11-17)

#### **Sec. 58-65. R-1A, R-1AA and R-1AAA districts.**

- (a) Purpose and intent. These districts are established within the city to provide areas for single-family dwellings and necessary accessory buildings. The regulations enumerated for this district are designed to encourage and promote the construction of and the continued use of the land for single-family dwellings, to promote and encourage a suitable environment for family life, to prohibit uses of the land which would substantially interfere with development or continuation of single-family dwellings in the districts, and to prevent use of the land for purposes which would overburden the public facilities. For lakefront properties, the regulations enumerated in this section are designed to encourage and promote the construction of residential uses in a manner which minimizes the impacts on the lakes, which are among the city's greatest assets; thus, diminishing their water

quality and aesthetic appeal. Permitted as conditional uses within these districts will be certain structures and uses required to serve the residents such as public schools, churches and noncommercial recreational uses. Areas zoned for R-1A, R-1AA and R-1AAA districts shall be those existing low-density residential areas plus certain undeveloped areas which should develop in a similar manner according to the comprehensive plan.

(b) *Permitted uses.* Detached single-family dwellings.

(c) *Accessory uses permitted.* Accessory buildings including private garages to serve the residences, accessory living quarters which contain no cooking facilities, a recreation room, outdoor recreation areas, guest house, greenhouse, dock, boathouse, outdoor kitchens, swimming pools, and spas are permitted. Stormwater retention facilities servicing exclusively uses permitted in this district are permitted.

(d) *Conditional uses.* The following uses may be permitted within this district only after review by the Planning and Zoning Board and approval by the City Commission in accordance with provisions of this article.

(1) Churches or similar places of worship with necessary accessory structures, but not including mission or revival tents. Churches may not operate day nurseries, kindergartens or schools (grades 1—12) without first receiving conditional use approval for this use;

(2) Public playgrounds, parks, playing fields and neighborhood municipal recreation buildings and uses in keeping with the character and requirements of the district;

(3) Libraries, community centers and other public buildings;

(e) *Minimum building site.*

(1) The minimum lot area for the R-1A district shall be 8,500 square feet with a minimum width at the building line of 75-feet. Corner lots shall have an extra ten feet of lot width required.

(2) The minimum lot area for the R-1AA district shall be 10,000 square feet with a minimum frontage at the building line of 100-feet. Corner lots shall have an extra ten feet of lot width required.

(3) The minimum lot area for the R-1AAA district shall be 25,000 square feet with a minimum frontage at the building line, which is the front setback line of the main residence of 150-feet and a minimum frontage at the street and at the lake of 150-feet. Corner lots shall have an extra ten feet of lot width required.



(f) Site and building improvement regulations. The following table summarizes the general development standards for single-family homes for all R-1 Districts as further addressed in the provisions throughout this section. For lots of unique shape or size, reference Sec. 58-70.

	<b><u>Lots 12,500 square feet or less</u></b>	<b><u>Lots over 12,500 square feet</u></b>
<u>Front Setback</u>	<u>20% of the lot depth or existing setback<sup>1</sup>, whichever is greater<sup>2</sup></u>	<u>20% of the lot depth or existing setback<sup>1</sup>, whichever is greater<sup>2</sup></u>
<u>First-floor Side Setback</u>	<u>30% of the lot width<sup>3,4</sup></u>	<u>30% of the lot width<sup>3,4</sup></u>
<u>Second-story Side Setback</u>	<u>40% of the lot width<sup>3,4</sup></u>	<u>40% of the lot width<sup>3,4</sup></u>
<u>First-floor Rear Setback</u>	<u>25 feet</u>	<u>25 feet</u>
<u>Second-story Rear Setback</u>	<u>35 feet</u>	<u>35 feet</u>
<u>Floor Area Ratio (FAR)</u>	<u>40%</u>	<u>35%</u>
<u>Max. Building Height</u>	<u>32 feet<sup>5</sup></u>	<u>35 feet<sup>5</sup></u>
<u>Impervious Surface Ratio</u>	<u>50%</u>	<u>50%</u>
<p><sup>1</sup><u>Existing Setback.</u> Existing setback shall be calculated using the setback of the existing home or the most recently demolished home.</p> <p><sup>2</sup><u>Lot Depth.</u> Lot depth is the average distance measured perpendicular to the front lot line and the rear lot line.</p> <p><sup>3</sup><u>Lot Width.</u> Lot width is measured at the building line across the front of the existing or proposed home.</p> <p><sup>4</sup><u>Side Setback.</u> The side setback shall be equally divided on each side of the lot, unless otherwise specified in the code.</p> <p><sup>5</sup><u>Flat Roof.</u> Roofs with a pitch of 2:12 or less shall be a maximum height of 28 feet.</p>		

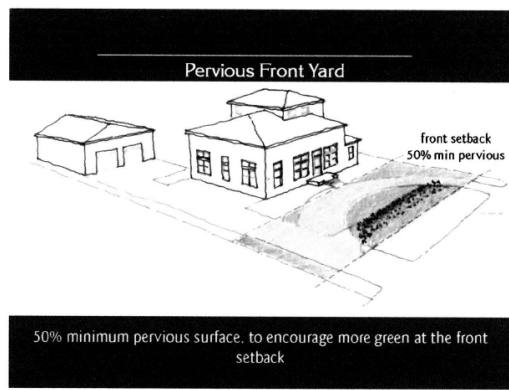
(1) Floor Area Ratio (FAR).

- a. Limitations on allowable floor area are established for the following purposes:
  1. To provide adequate living space for single-family dwellings;
  2. To assure that the overall bulk and mass of all buildings on each site will be harmoniously related to the size of the building sites on which they are constructed;
  3. To prevent out-of-scale developments that are inconsistent with the preservation of neighborhood character and open space.
- b. The maximum Floor Area Ratio for single-family zoned property shall not exceed 40%.

1. Properties with an area of 12,500 square feet or less shall use a maximum floor area ratio of 40 percent.
  2. Properties with an area larger than 12,500 square feet shall use a maximum floor area ratio of 35 percent.
- c. Gross floor area shall be defined as the sum of the gross horizontal areas of the floors of a building or buildings measured from the exterior surface of the walls or columns of open-roofed structures. Basement areas or other below-grade floor areas are excluded when more than one-half of that basement or floor height is below the established existing grade or curb level or edge of street when no curb is present. The area of stairways, elevators, atriums, or any room with a height greater than 17 feet, shall be counted on each floor level. The area within carports, screened or roofed porches and balconies shall be counted, except those areas permitted to be excluded in this article and except as provided in the definitions for "gross floor area".
  - d. The area of screen pool enclosures shall not be counted in the floor area ratio. However, the area within screen pool enclosures shall not exceed eight percent of the lot area. Properties may exceed the eight percent limitation for screen pool enclosures provided the total area of all structures, including screen pool enclosures, does not exceed the combination of the permitted floor area ratio and the eight percent of lot area.
  - e. The area within an open street-front porch and entry may be excluded from the "gross floor area," subject to the limitations in this paragraph. This exclusion shall be limited to a maximum area of 400 square feet. The area within an open or screened rear or open side porch, lanai, porte cochere or other covered area shall not be included within the "gross floor area." This exclusion shall be limited to a maximum area of 500 square feet total, regardless of which floor the exception is located on. An open front porch, entry area or porte cochere utilizing this exemption shall also comply with the provisions in subsection 58-65(f)(5)c.
  - f. Floor area ratio on lakefront lots shall only be computed using the site area used for the building. Land area located across a street and separated from the building site as well as any submerged land areas shall not be included in the available land area calculation.

(2) Impervious lot or site coverage.

- a. Limitations on allowable impervious lot or site coverage are established for the following purposes:
1. To provide sufficient area on each building site for landscaping and open space;
  2. To protect existing vegetation including trees;
  3. To assure adequate percolation of rainfall into the soil thereby avoiding excessive erosion or runoff of water onto neighboring properties and promoting aquifer recharge.
- b. Buildings, accessory structures, patios, decks, drives and other impervious surfaces shall not cover more than 50 percent of the total land area of the lot and at least 50 percent of the front yard area must consist of pervious surfaces with landscaping material. In any area of the front yard hard surfaces such as concrete, asphalt, brick, pavers or similar materials, and driveways with stone or gravel may cover a maximum of 50 percent of the front yard area. Any areas outside of the defined driveway and walkways, shall contain landscaping materials. Mulch drives are prohibited. The front yard area includes that area between the front lot line and the front wall(s) or front porch of the home.



- c. Impervious lot or site coverage shall be defined as the percentage of the lot land area that is covered with impervious materials such as buildings, swimming pools, decks, patios, driveways, etc. Standard engineering coefficients of permeability may be utilized for mixed surfaces.
- d. On lakefront lots, land located across a street and separated from the building site as well as any submerged land areas shall not be included in the available land area calculation.

(3) Building height.

- a. Limitations on the maximum allowable height of structures are established for the following purposes:
  - 1. To protect the value and enjoyment of neighboring properties by avoiding excessively massive buildings or buildings which dominate over neighborhood structures, preserving the character and charm of the community;
  - 2. To preserve reasonable access to light, air and privacy for all properties;
  - 3. To prevent the inequitable loss of private views or the unreasonable interference with significant public views resulting from excessively tall or poorly planned structures.
- b. Height limits. No building shall have more than two stories. Building height shall be defined as the vertical distance measured from the average elevation of the existing lot grade, as defined in Sec. 58-95, to the highest point of the roof, including all appurtenances, and architectural features. The average elevation shall be measured along the front wall of the principal structure. The following limits shall apply to all height determinations in residential districts:
  - 1. For properties with a lot area of 12,500 square feet or less, no building or portion thereof shall exceed 32 feet in height.
  - 2. For properties with a lot area over 12,500 square feet, no building or portion thereof shall exceed 35 feet in height.
  - 3. Flat roofs, which are those roofs with a roof pitch of 2:12 or less, shall not exceed 28 feet in height.
  - 4. Properties or lots exceeding 50,000 square feet in size with at least 100 feet width at the building line may be permitted building heights of 40 feet if all side setbacks are increased to 35 feet.

(4) Attics.

- a. Any living area directly within the roof slope(s) not accessed by a pulldown ladder, that is over five (5) feet in height, is permitted up to an additional three percent (3%) of the maximum floor area ratio allowed for the lot. These areas include bonus rooms, air-conditioned storage areas, etc. In addition, dormers or windows above the second-story may only face the public right-of-way. Homes with a mansard, gambrel, or flat roof types may not utilize this exception. This area shall also comply with the Building code.

(5) Setbacks.

a. Minimum setback standards are established for the following purposes:

1. To provide open space on each building site;
2. To assure a harmonious relationship of buildings on each site to the public right-of-way;
3. To protect access within building sites for emergency egress.
4. To protect trees by providing greater area for them.

b. Effect of setback standards. Setback standards define a yard area on the building site that is parallel and adjacent to the property line from which the setback is measured. Setbacks shall be maintained at not less than the minimum width specified by the setback standard. This minimum yard area shall be maintained as unoccupied space and shall be kept open and unobstructed from the ground upward along its full length and width. Required yard dimensions shall be measured between the property line of the building and that part of any structure or improvement nearest to the property line.

c. Second-story setbacks. For the purposes of determining required setbacks, a building wall that exceeds 12 feet in height above the natural grade to the wall plate shall be located on a lot so as to be in compliance with the setback requirements for the two-story portion of the building. In the case of a gable end or similar walls, the height shall be measured from the grade to the top plate at the bottom of the gable.

d. Setbacks to be rounded to the nearest whole number. Unless otherwise provided in this section, all required setbacks must be rounded to the nearest whole number. One-half foot or greater shall be rounded up unless otherwise stated in this section.

(6) Front yard setbacks.

a. Standardized calculation method. The front yard setback shall be calculated using twenty percent (20%) of the lot depth or the setback of the existing or most recently demolished home, whichever is greater. The front setback shall not exceed a maximum ten (10) foot difference beyond the existing home. In instances where a lot has never been built upon, the 20% of the lot depth measurement shall be utilized.

b. Notwithstanding the required or established front setback for a residence, no garage or carport shall be located so as to provide a front setback or

street-side yard setback of less than 20 feet to the garage or carport opening.

(7) Side yard setbacks.

- a. The side setback for one-story homes or the first floor of two-story homes is equal to 30 percent of the lot width in feet equally divided on each side of the home, except the side setback is 7.5 feet for lots which are 60 feet wide or less.
- b. The side setback for two-story homes measured to the second story wall shall be 40 percent of the lot width in feet equally divided on each side of the home, except the second-floor side setback is ten feet for lots which are 60 feet wide or less.
- c. General side setback rules. The lot width is measured at the code required front setback, as defined in this chapter. Lots over 200 feet in width shall use the required setback for lots which are 200 feet in width.
- d. Special side setback option for narrow lots (70 feet wide or less) with rear parking areas or garages: Provide a side setback of 11 feet on one side to allow driveway access and provide a minimum setback of six feet on the other side. The driveway shall utilize a minimum side setback of one foot, subject to not diverting drainage onto the neighboring property.

(8) Rear yard setbacks. The rear setback shall be 25-feet for a one-story structure and 35-feet for any second-story portion of any building. The rear setback may be reduced to ten feet when the rear yard of the residential property abuts non-residentially zoned property.

(9) Side wall articulation. Each side wall shall provide architectural articulation by stepping the wall plane in or out by at least two feet every 36 feet. The articulation must be provided on one-story walls, and on both floors for two-story-high walls. Articulation is not required on the second story, when the second story setback is at least 3 feet greater than the first story setback. Each structure is permitted one 2'x8' projection into each of the required side setback to satisfy the articulation requirement. Projections designed to accomplish any additional required articulation must meet the required side setback.

**SECTION 3.** That Chapter 58 "Land Development Code", Article III "Zoning Regulations", Sections 58-67 through 58-70 of the City of Winter Park Land Development Code is

hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

**Sec. 58-667. Low density residential (R-2) district.**

(a) *Purpose and intent.*

- (1) Certain areas within the city are suitable for low-density residential development, but are not suitable for multiple-family development. These areas possess at least one of the following characteristics:
  - a. Areas of the city in which a mix of housing types is compatible with existing development;
  - b. Areas in which low density residential development presently exists;
  - c. Areas in which imposition of R-1A, or R-1AA, or R-1AA standards would impose a hardship upon persons desiring to build a ~~single-family~~ single-family residence; and
  - d. Areas in which a small tract of land would lend itself to clustering of units in such a way that a unified development is accomplished which would not adversely affect adjacent residential properties.

(b) *Permitted uses.*

- (1) Single-family residences.
- (2) Duplexes.
- (3) Principal dwellings and cottage dwellings.

(c) *Accessory uses permitted.* Accessory buildings to a principal structure including: ~~including private garages to serve the residences, a recreation room, and, guesthouse, only when a single-family dwelling exists on the property,~~ greenhouse, dock, boathouse, swimming pools, and spas. Stormwater retention facilities serving exclusively uses that are permitted in this district.

(d) *Redevelopment of existing buildings.* Properties which have existing single family residences, duplexes and/or existing detached garages may be modified or enlarged in accordance with the following standards:

- (1) An existing single-family dwelling being enlarged or an existing duplex being converted to a single-family dwelling may be enlarged along existing nonconforming setbacks for one-story or two-story additions ~~subject to obtaining a letter of approval from all property owners abutting the side of the subject property with the nonconforming setback where the addition(s) are~~

~~planned~~ and subject to a minimum setback of five feet from the side or rear lot lines.

- (2) An existing garage or accessory building may be enlarged along existing nonconforming setbacks for the purpose of adding a one-story ~~or two-story~~ cottage dwelling addition or garage ~~subject to obtaining a letter of approval from all property owners abutting the side or the rear of the subject property with the nonconforming setback where the addition(s) are planned and subject to a minimum setback of five feet from the side or rear lot lines.~~
  - ~~(3) Except where utilizing the setback redevelopment standards in subsections (1) and (2) above, all other development standards for these redeveloping properties shall conform to the standards in subsection (f), General development standards.~~
  - ~~(4) The letter of approval referenced in subsections (1) and (2) above must include information describing the use, height, size and setbacks of the proposed building addition, and this procedure for an administrative variance shall not preclude the property owner from applying for a variance through the board of adjustment.~~
- (e) *Conditional uses.* The following uses may be permitted as conditional uses only after review by the ~~p~~Planning and ~~z~~Zoning ~~Board~~commission and approval by the ~~e~~City ~~e~~Commission in accordance with the provisions of this article.
- (1) Any conditional use as listed in the R-1AA and R-1A Districts.
  - (2) Townhomes/Cluster housing, but not including garden apartments or density in a single building greater than defined for this use. Cluster housing on property, which is abutting or across the street from single family zoned property shall utilize a maximum floor area ratio of 45 percent. Cluster housing on property which is abutting single family zoned property shall provide the same rear yard setback as required in the abutting single family zoned property, except where the abutting single family zoned property is not used for residential purposes, such as churches, parks, community centers, etc.

Appearance review shall be conducted during the cluster housing application process to ensure compatibility with surrounding neighborhoods and to encourage the development of traditional building elevations with low density single family residential appearance while allowing flexibility of building design and site layout. The intent of the appearance review is to apply the basic design considerations described below in a manner, which meets the criteria while allowing a variety of architectural styles. Specific architectural types shall not be mandated, but rather many housing styles are encouraged while minimizing



any negative impacts, such as large building mass next to smaller buildings on surrounding properties. Extremely unusual styles, not prevalent in the city, shall be prohibited. They shall include but are not limited to: dome houses, homes constructed of cast in place concrete with exposed unfinished walls, pyramid homes, and similar unusual styles unless approved as part of the conditional use.

The following parameters shall provide objective guidelines for preparing building plans for approval under the appearance review process:

Building(s) layout: Each site must provide a layout, which maintains the scale of a single family dwelling with attention to yards and open space.

Location and adequacy of parking: Parking must be located to the side and rear of the main dwellings with access from the rear through a private driveway or alley where possible.

Exterior building finish: All finishes must be traditional siding, clapboard, stucco (or similar coating material), brick, cedar shakes (or similar alternate), finished block, board and battens, stone or combinations of these finishes.

Roof shape: Roof patterns must be traditional standard shapes such as gable, hip, shed, gambrel, or flat with parapet walls.

Fenestration: Window and door openings must blend with and be in balance with architecture of the building and not undersized or oversized for any street front elevation, such as a small, out of scale window next to a larger window.

Porch/Balcony: Open porches or covered entry ways must be located on the street front side of the building with a minimum porch depth of seven feet for those cluster dwellings with street front locations. Balconies may project into a required setback by 3.5 feet.

Building elevations: All street fronting elevations must provide approximately 15 percent window openings and provide a main entry for dwelling units with a street front location.

Height of building: The relationship of the height of buildings to that of nearby structures shall be taken into consideration through designs which utilize stepped down roof areas if the new buildings are located among homes with one-story or lower building heights. However, the design may utilize the height allowed under the development standards.

Use of impervious coverage: In achieving the 65 percent allowable impervious coverage, use of pervious paving materials may be utilized to enhance stormwater retention to the extent permitted by the city stormwater engineer.

However, use of these materials shall not reduce the provision of landscaping on at least 25 percent of the property.

Landscaping: All sides of property along street frontages shall be landscaped. The landscape plan shall be prepared by a licensed design professional and shall be submitted to the city for review and approval.

Tree canopy and protection: Unless additional restrictions are imposed by the planning and zoning commission or city commission during the public review process, arbor control shall be regulated by the tree ordinance in section 58-281 et seq.

Waste containers: Use of individual waste disposal containers shall be required, except that large solid waste containers may only be used for developments utilizing four units per building or larger. When large solid waste containers are provided, a decorative enclosure shall be provided so as to blend in with the architecture of the buildings.

Alternative materials or designs may be considered during the appearance review process.

- (3) Adult congregate living facilities.
- (4) Outdoor recreation areas ~~Tennis courts~~.
- (5) Non-profit educational facilities, deemed non-profit pursuant to IRS standards, limited to locations within the central business district, provided that the proposed use enables an appropriate adaptive reuse of a historic landmark building such that the historic character of the building is preserved for the duration of its new function. Buildings eligible for consideration include those buildings listed in or eligible for listing in the National Register of Historic Places as shown on the most recent Winter Park Architectural Survey and National Register Evaluation, or that represent a designated historic landmark of exceptional local significance as determined by the Winter Park Historic Preservation Board ~~Commission~~. A use that would require modifications to the building or site shall be locally designated and receive a certificate of review under sections 58-457 through 58-478. In addition, any such approval must meet the general conditional use requirements and the standards for consideration contained in subsection 58-86(i).
- (6) Child care centers which are operated by a non-profit educational institution. The location of such use may not have ingress and egress onto a street which serves primarily residential traffic. The proposed CUP must specifically address traffic impacts, parking, playground noise and hours of operation.

(f) *General development standards:*

(1) *Part 1, for properties over ~~65~~ 70 feet in width:*

	Single family detached	Duplexes	<u>Townhomes/</u> Cluster housing
Minimum land area (sq. ft.)	6,000	9,000	12,000
Minimum lot width (ft.)	50	50	70
Min. land area/unit	6,000	4,500	4,000
Minimum building setbacks (ft.)			
Front yard	25	25	25
1st Floor	25	25	25
2nd Floor	30	30	30
Side yard	10	10	10
Side yard, two-story	15	<u>10</u> 5	<u>10</u> 5
Rear yard, one-story	10	10	10
Rear yard, two-story	<del>25</del> <u>20</u>	<del>25</del> <u>20</u>	25
Max. building coverage*	40%	35%	35%
Max. floor area ratio	55%	55%	55%
Max. impervious coverage	65%	65%	65%
Max. building height (ft.)	30	30	30
Max. building stories	2	2	2
* For determination of the allowable building coverage and floor area ratio, up to 300 square feet of area per dwelling unit may be excluded for open front porches or side and rear porches. Screen pool enclosures may also be permitted an additional eight percent of the lot area in addition to the permitted building coverage. Common driveways are permitted between two adjoining lots.			

(2) *Part 2, for properties which are ~~65~~ 70 feet in width or less:*

	<del>Principal dwelling</del> <u>Single Family Detached</u>	Cottage dwelling	Single family dwelling*	Duplex dwelling**
Max. floor area ratio <sup>1</sup>	30%	20%	55%	50%
Max. bldg. coverage	35%		40%	35%

Minimum living area (sq. ft.)	1,000	500	1,000	1,000/unit
Maximum area of porches (sq.ft.) #	400 <sup>2</sup>	300 <sup>2</sup>	700 <sup>2</sup>	600 <sup>2</sup>
Minimum building setbacks (ft.)				
Distance to main bldg. front at 1st story	25	25	25	25
Distance to 2nd floor in front	30	30	30	30
Side yard to 1st floor wall <sup>3</sup>	7	7	7	7
Side yard, driveway side <sup>4</sup>	11	11	11	11
Side yard to 2nd floor wall	10	10	10	10 <sup>5</sup>
Rear yard to 1st floor wall	10	10	10	10
Rear yard to 2nd floor wall <sup>6</sup>	25	25	25	25
Max. impervious coverage <sup>7</sup>	65%	65%	65%	60%
Max. building height (ft.)	30	30	30	30
Max. building stories	2	2	2	2
* See subsection (f)(4) for additional requirements. ** See subsection (f)(6) for additional requirements. # Not counted in the floor area ratio.				
Notes:				
1. If a single-family residence, only, is built on the lot, the maximum floor area ratio is 55 percent. The maximum total floor area ratio on a property developed with a principal dwelling and a cottage dwelling shall be 50 percent with the principal dwelling having a larger gross floor area than the cottage dwelling. 2. Only open porches in the front and screened or open porches in the rear and side of the building may be excluded from the floor area ratio up to a total area as indicated in table. 3. The seven-foot side setback shall only be permitted on one side of the lot except as in note 4 below, and a five-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to eight feet and limiting the building wall length to 22 feet. 4. The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access. Where two abutting properties utilize one common driveway, the side setback may be ten feet. Where properties utilize a rear or alley access, the seven-foot first floor setback may be utilized on both sides of the lot. 5. For duplexes, side building walls over 20 feet in length and over 17 feet in height				

above the existing grade must be set back an additional five feet from the lot line at the second-floor wall and continue at the additional five-foot setback for at least ten feet along the side of the building before returning to the ten-[foot] side setback. Alternate methods to accomplish this relief from having long two-story boxlike buildings along the side lot line may be approved by staff.

6. For lots that have rear lot lines adjoining non-residential zoning, the second-floor setback may be ten feet.

7. Maximum impervious coverage includes principal and cottage dwelling and all other impervious surfaces.

(3) *Additional development standards (lots ~~65~~ 70 feet or less in width):*

- a. Parking shall be provided behind the front dwelling with only one driveway entering the property.
- b. The driveway and parking surface setback are permitted to be one foot from the rear or side lot line subject to providing a design which will not cause additional drainage onto a neighboring property.
- c. The required off-street parking shall be two spaces for the principal building, one space for the cottage dwelling, and two spaces per unit for a duplex.
- d. Circular driveways and parking in front shall be prohibited.
- e. No front entry garages are permitted, except when provided in the rear half of the lot or on a corner lot.
- f. Open front porches or covered entryways must be provided or a similar alternate front entryway must be provided.
- g. The principal dwelling may be placed in either the front or the rear of the lot.
- h. For corner lots the street side setback shall be 14 feet and the interior side setback shall be seven feet to the first-floor wall only. Other site development requirements remain the same as established for lots 65 feet or less in width.
- i. The area between the building and the street shall be landscaped with grass, plantings or both, and any unusual designs shall be subject to the approval of the ~~parks director of Parks and Recreation~~ Zoning Official.
- j. Screen pool enclosures may also be permitted an additional eight percent of the lot area in addition to the permitted building area.

- k. Minor deviations of the floor area ratio for a principal dwelling and a cottage dwelling may be considered up to plus or minus one percent.
  - l. When utilizing one common driveway between two properties, the required side setback of 11 feet may be reduced to seven feet to the first-floor wall and ten feet to the second-floor wall.
- (4) *Additional development standards for development of a single-family residence, only:*
- a. Front entry garages are permitted if set back at least 35 feet from the front property line, and placed behind the front building line of the dwelling by at least four feet.
  - b. The 11-foot side setback shall be required if the garage is at the rear of the lot. If no driveway around the home is provided, then a seven-foot side setback shall be observed to the first-floor wall, and the second-floor setback shall be ten feet to the second-floor wall from the side lot line.
  - c. All other provisions of the development standards for lots 65 feet in width or less shall apply where applicable.
- (5) *Development standards for all properties in the R-2 District:*
- a. A minimum distance of 22 feet shall be provided in front of garages and carports for parking turn around space, except on corner lots a minimum distance of 20 feet may be permitted in front of a garage.
  - b. One common drive may serve two abutting properties without meeting the driveway setback requirement.
  - c. The architecture of the front of the building shall not include two-story high features such as entry areas, porches or columns unless set back at least 30 feet from the front lot line.
  - d. Open front porches or covered entryways may encroach up to seven feet into the required front setback. A porch depth of 8 feet or more is requested for functionality
  - e. Minimum living area. The minimum living area of any single-family residence shall be 1,000 square feet. The minimum living area of duplex, or cluster residential, or townhome units shall average 750 square feet but no individual unit shall be less than 400 square feet.
  - f. Properties or lots exceeding 10,000 square feet are permitted building heights of 35 feet if the side setback is increased to 20 feet measured to the roof component of the building over 30 feet in height.

(6) *Additional development standards for R-2 lots which abut single-family zoned properties:*

- a. The rear yard setback shall be 25 feet to the first-floor wall and 35 feet to the second-floor wall, except where the abutting single-family zoned property is not used for residential purposes, such as churches, parks, community centers, etc.
  - b. The maximum floor area ratio shall be 45 percent, except a single-family dwelling may utilize a floor area ratio of 55 percent.
  - c. All building plans for duplexes shall require appearance review approval by the town designer or planning department designee in accordance with criteria listed under (e)(2) of this section. Appeals of the appearance review determination of the town designer may be made by the applicant and shall be heard by the planning and zoning commission within 40 days of receipt of the appeal request. The applicant or city staff may appeal the decision of the planning and zoning commission to the city commission within 15 days from the date of that decision. The matter shall be heard by the city commission within 30 days for final determination.
- (g) *Stormwater control.* Duplex and cluster housing shall provide onsite stormwater retention as provided by the land development code.

(Ord. No. 2436-01, § 1, 8-28-01; Ord. No. 2501-03, § 1, 1-28-03; Ord. No. 2646-05, § 11, 9-12-05; Ord. No. 2699-07, § 2, 2-12-07; Ord. No. 2729-08, § 1, 1-14-08; Ord. No. 3025-16, § 1, 1-11-16; Ord. No. 3030-16, § 4, 2-8-16)

**Sec. 58-678. Medium density multiple-family residential (R-3) district.**

- (a) *Purpose and intent.* This district provides areas within the city for medium-density residential developments. Residential development shall be limited in height and ground coverage to encourage medium-density multifamily structures, as well as duplex and single-family residences. The regulations of this district are so designed to stabilize, protect and provide the essential characteristics of a suitable residential environment.
- (b) *Permitted uses.*
  - (1) Single-family residences per the development standards of the R-2 district or as outlined in this section.
  - (2) Duplexes per the development standards of the R-2 district or as outlined in this section.

- (3) Multiple-family residences per the development standards of townhome cluster housing within the R-2 district or as outlined in the section.
- (c) *Conditional uses.* The following uses may be permitted after review by the planning and zoning board and approval by the city commission in accordance with the provisions of this article. See section 58-90, conditional uses.
- (1) Any conditional use permitted in the ~~R-1AA district~~ and R-1A districts;
  - (2) Kindergartens, day nurseries and other child or adult day care facilities;
  - (3) Adult congregate living facilities;
  - (4) Nursing homes, retirement homes or villages, assisted living facilities for retirees, provided such building(s) are located at least 50 feet from any other residential property;
  - (5) Residential complexes which are developed and operated by the Winter Park Housing Authority, or by nonprofit 501(c) corporations providing affordable housing and receiving financial support for affordable or workforce housing from agencies of the federal, state or city government.
  - (6) ~~Tennis courts~~ Outdoor recreation areas;
  - (7) Buildings over 10,000 square feet or any addition over 500 square feet to an existing building over 10,000 square feet or additions over 500 square feet to existing buildings that result in a building over 10,000 square feet in size, but not including detached accessory buildings such as garages, carports, storage buildings, etc.
  - (8) Buildings with a third floor within the central business district, provided that such conditional use approvals require two public hearing approvals by the city commission and buildings with a third floor outside the central business district subject to the normal public hearing approvals outlined in section 58-90.
  - (9) Nonprofit educational facilities, deemed nonprofit pursuant to IRS standards, limited to locations within the central business district, provided that the proposed use enables an appropriate adaptive reuse of a historic landmark building such that the historic character of the building is preserved for the duration of its new function. Buildings eligible for consideration include those buildings listed in for listing in the National Register of Historic Places as shown on the most recent Winter Park Architectural Survey and National Register Evaluation, or that represent a designated historic landmark of exceptional local significance as determined by the Winter Park Historic Preservation Commission. A use that would require modifications to the building or site shall be locally designated and receive a certificate of review under sections 58-



457 through 58-478. In addition, any such approval must meet the general conditional use requirements and the standards for consideration.

- (10) Bed and breakfast inns provided such property location is 100 feet from any single-family zoned property.

(d) *Minimum building site and maximum density.*

- (1) The minimum building site required for either a single-family residence or a duplex shall be the same as required by the R-2 district.
- (2) The minimum building site for a multiple-family complex shall be 15,000 square feet with a minimum front width of 100 feet and a minimum depth of 100 feet. For properties with less than 15,000 square feet in size, the provisions of the R-2 zoning district shall apply.
- (3) The maximum density shall be 17 units per acre.

(e) *Development standards.*

- (1) Development in the R-3 district, at the discretion of the property owner, may meet the requirements of the R-2 district or shall meet the following R-3 development standards. The requirements of R-2 district must be met for lots which are ~~7065~~ 7065 feet wide or less.

	<i>Single Family</i>	<i>Duplexes</i>	<i>Multi-family housing</i>
Min. land area (sq. ft.)	6,000	9,000	15,000
Min. lot width (ft.)	50	50	100
Min. land area per unit	6,000	4,500	2,562
Min. building setbacks (ft.):			
front yard	25	25	25
side yard	10	10	20
rear yard—one-story	10	10	20
rear yard—two-story	25	25	25
Max. building coverage	35%	35%**	40%**
Max. impervious coverage	60%	65%	70%
Max. building height (ft.)	30*	30*	35/30*
Min. off-street parking	2/unit	2/unit	2.5/unit

\*Note: The comprehensive plan limits development in the R-3 zoning district to a maximum of two stories and 30 feet of building height in the area bounded by Minnesota, Azalea Lane, Melrose and Pennsylvania

Avenues, and the area bounded by Orlando, Orange, Fairbanks Avenues and Denning Drive.

\*Note: In cases where the interior building floor plan design includes a first-floor bedroom space in order to accommodate the housing needs of the elderly or mobility impaired, the building footprint coverage may be increased by the actual size of the first-floor bedroom space, up to a maximum of three percent, but this shall not allow any variance or exception to the required amount of open space pervious coverage.

- (2) Each residential unit shall have a minimum living area of 750 square feet, or if efficiency units are to be included within the complex, the average living area of the residential units within the complex shall at least equal 750 square feet.
- (3) On corner lots, the Zoning Official~~building director~~ shall determine the principal street front yard to comply with a minimum 25-foot front setback and the secondary street(s) to comply with a minimum 20-foot setback. All setbacks to be measured from the property lines.
- (4) The maximum floor area ratio shall be 110 percent for any building of three stories, and a maximum of 75 percent for any building of two stories or less. The floor area ratio shall include the floor area of any attached or detached above-grade private parking garage. The aggregate floor area ratio for projects with a variety of building heights shall not exceed 95 percent. The maximum floor area ratios outlined above are not an entitlement and are not achievable in all situations. Many factors may limit the achievable floor area ratio, including limitations imposed by the maximum height map, concurrency management/level of service standards, physical limitations imposed by property dimensions and natural features, as well as compliance with applicable Code requirements such as, but not limited to, parking and internal circulation, setbacks, landscaping requirements, impervious lot coverage, design standards and on-site and off-site improvements and design amenities required to achieve land use compatibility. Land located across a street and/or separated from the building site shall not be included in the floor area ratio calculations.
- (5) The land area included within interior courtyards enclosed by more than 75 percent by the surrounding building shall not be included within the pervious land area calculation, unless the interior courtyard is predominately visible from the street.
- (6) Other Code sections related to development that should be referenced include, but are not limited to, off-street parking regulations, general provisions,

definitions, sign regulations (article IV), environmental protection (article V) (this section includes division 1, stormwater; division 6, tree preservation; division 8, landscape regulations; division 9, irrigation regulations; and division 10, exterior lighting), subdivision regulations (article VI), historic preservation (article VIII) and concurrency management regulations (article II).

- (7) The intent of the Code requirement for two and one-half spaces for multiple family projects is to provide resident and visitor parking spaces for guests, service calls, deliveries, etc. For multiple family projects providing two and one-half parking spaces per unit, the provision of those resident and visitor spaces may not be exclusively within enclosed garages or carports and there must be at least one visitor parking space for each two units that are open and accessible for guests, service calls, deliveries, etc. Multiple family projects may not sell or lease any of the code required visitor parking spaces to individual unit owners or residents. In cases where the city may grant or has granted a variance or exception enabling the total parking spaces for any multiple family project to be less than the code required two and one-half spaces per unit, then at least 15 percent of the total number of parking spaces approved by the city must be made available as visitor parking. All such visitor parking spaces shall be clearly marked on the pavement or have signage provided, indicating their use for visitor parking. In cases where there is restricted access security or gates for resident parking, then such restricted access security or gates, etc., shall not prohibit access to the required number of visitor parking spaces. Parking necessary for on-site management or other on-site employees shall be provided in parking spaces in excess of the number required as visitor parking. The city's code enforcement board may enforce these provisions when it is witnessed by city staff that on any four consecutive occasions within any two consecutive day period, the same resident vehicle or management employee vehicle is utilizing any designated visitor parking spaces. Two car garages utilized to meet the parking requirements shall be a minimum size of 22 × 22 feet.
- (8) Except within the central business district geographical area, multi-family residential development within areas designated R-3, shall not exceed two stories in height unless approved via conditional use by the city commission. In addition, such third floors must have a roof slope of a maximum 12:12 roof slope (45-degree angle) for the third floor starting at the second-floor eave height. When the roof slope height reaches the maximum roof height, then a flat roof is permitted or the roof slope may function as a parapet wall. Dormer windows are permitted on the third floor to provide light into such spaces but the dormers may not exceed 45 percent of within the same roof plane and

must be placed at least two and one-half feet back from the second-floor wall below. Alternative methods of compliance may be approved by the city commission such as terracing and enhanced setbacks for the third floor, such as in wedding cake manner, that setbacks at least 75 percent of the third-floor walls without roof porch coverings from the floor walls below for a significant distance on the sides facing streets or other properties.

(Ord. No. 2297, § 1, 4-13-99; Ord. No. 2587-04, § 1, 6-14-04; Ord. No. 2729-08, § 1, 1-14-08; Ord. No. 2796-10, 2-22-10; Ord. No. 2849-11, § 1, 9-12-11; Ord. No. 2986-14, § 1, 12-8-14; Ord. No. 3110-18, § 2, 6-11-18)

.....

**Sec. 58-698. Multi-family (high density R-4) district**

.....

**Sec. 58-7069. Planned Unit Residential Development (PURD) district**

.....

**SECTION 4.** That Chapter 58 "Land Development Code", Article III "Zoning Regulations", Section 58-71 of the City of Winter Park Land Development Code is hereby repealed and replaced with a new Sections 58-70 and 58-71 to read as shown below (underlined language are new sections; ~~stricken through~~ language are repealed sections):

**Sec. 58-70. Corner lots, through lots, flag lots, and other lots of unique shape or conditions.**

**(a) Corner lots.**

- (1) Front of lot. For corner lots, the side having the least street frontage shall be considered the front for setback purposes; however, the Zoning Official may waive this requirement and determine the front yard to be on the street front which is in line with the established building pattern of the street.
- (2) Corner lot. In case of corner lots, the side yard setback toward the street shall be 15-feet on lots where the front of the lot has a width at the building line of 70-feet or less. On corner lots where the front of the lot has a width at the building line of more than 70-feet, a setback of 20-feet shall be provided on the street side yard. These special corner lot setbacks are applicable within the R-1AAA, R-1AA, R-1A, and R-2 districts and within single-family areas of planned unit residential districts (PURD). The street-side yard setback for lots over 70-feet in width for lots in the R-2 district shall be 20-feet. Accessory buildings (structures), swimming pools, spas and outdoor recreational areas shall also be set back according to these standards.

- (b) Through-lots. In case of through-lots, front yards shall be provided on all street frontages. Where one of the front yards that would normally be required on a through-lot is not in keeping with the prevailing yard pattern, the Zoning Official may determine whether it may be treated as a rear or street-side yard.
- (c) Flag lots. Flag lots are any lot with dimensions at the street less than would exist at the building line front setback for the main residence. Flag lots shall observe a 20-foot setback from the property side parallel to the street on the side closest to the street.
- (1) The creation of new lakefront "flag" lots within the R-1AAA, R-1AA, and R-1A zoning districts shall be prohibited.
- (d) Shallow lots. Lots with an average depth of 75-feet or less may utilize a 10-foot rear setback to a one-story structure and a 20-foot rear setback to the two-story portion of any building. Properties with an average lot depth of 115-feet or less may utilize a 15-foot rear setback to a one-story structure and a 25-foot rear setback to the two-story portion of any building.
- (e) Lots of unusual shape. For any lots of unusual shape, not forming part of a general rectangular lot pattern as determined by the Zoning Official, the Zoning Official may prescribe front and side yard setbacks.
- (f) Garage and carport setbacks. All lots shall maintain a setback to a garage or carport door(s)/entry of at least 20-feet from any street front lot line so as to preclude the parking of vehicles over a sidewalk or in the right-of-way. Unless approved as part of an overall project development plan by the City Commission, any garage doors or carport entry facing a public or private alley or access easement or other roadway used by more than two residences shall maintain a setback of at least 20-feet from the garage door(s) or carport entry to the roadway pavement of the public or private alley or access easement. In addition, for garage doors and carport entries facing a side or rear interior property line, a minimum distance of 22-feet shall be provided in front of garages and carports for the minimum parking exiting turn around space.
- (g) Nonconforming building additions. One-story residential building additions may be constructed less than the required side setback on lots built in line with the predominant side wall setback of an existing dwelling subject to the following conditions:
- a. The existing dwelling has a nonconforming side setback of five feet or greater.
- b. The length of the proposed addition does not exceed 24-feet.

c. The proposed addition is one story and no taller than the existing first-floor portion of the structure.

**~~Sec. 58-71. General provisions for residential zoning districts.~~**

~~(a) *Suitability of buildings.* Any proposed building shall be considered as to its suitability of design and type of construction in relation to the district and to the immediate neighborhood site, and if such design, lot grading or construction is markedly incongruous with the character of such neighborhood as to be detrimental to the value of adjacent or nearby properties, then the building director or the public works director shall deny the application for a building permit.~~

~~(b) *Grading of building site.*~~

~~(1) Every lot which is used for a building site shall be so graded that it will be dry and free from standing water and the grade around the walls of every new building at the point where the sill meets these walls shall not be less than 12 inches above the crown line established or to be established for the street on which such a building faces, unless the lot has drainage away from the street to the lake or canal or has other adequate means of drainage as may be checked and approved by the building director or the public works director at the request of the city building director. If the street on which the lot faces has a slope between lot lines, an elevation half-way between the high and low points is to be used for determining the height of crown line.~~

~~(2) No lot owner shall grade a lot in such a way as to interfere with the natural drainage of adjoining lots, divert the drainage of a lot onto adjoining lots, or interfere with the natural drainage of any lot so that the drainage of such lot is diverted in a manner that is inconsistent with permitted stormwater management systems or upon any public street or thoroughfare in a manner or in such amounts as to flood a public street or thoroughfare.~~

~~(3) In addition, no lot shall be filled with elevated lot grades adjacent to or near other surrounding properties so as to require the use of retaining walls or other barriers to create an unnatural lot grade transition unless approved by the building director or the public works director based on one or more of the following criteria:~~

~~a. Verified topographic conditions on the property exist which include grading that requires the use of a retaining wall to prevent drainage onto adjacent properties.~~

~~b. Terraced retaining walls are required to retain water on site to prevent storm water runoff into a water body or other properties. On the~~

~~waterfront side of lakefront properties terraced retaining walls must not exceed three feet in height above the natural grade.~~

- ~~c. The proposed retaining wall is located a large distance from the nearest residential property, such as, but not limited to 30 feet, or a distance determined proportionately based on the lot width in a manner that is designed to provide no adverse or increased storm water drainage onto an adjacent property.~~
- ~~d. Terraced retaining walls are used for aesthetic landscaping only and are designed in a manner that does not create storm water drainage onto neighboring residential properties.~~

~~(c) Architectural towers, spires, chimneys, or other architectural appendages, etc.~~

- ~~(1) Any architectural tower, spire, chimney, flag pole or other architectural appendage to a building shall conform to that districts height limit. However, when necessary to meet the building code requirements, chimneys may exceed the height by that minimum required distance. One flag pole may be placed on a residential lot or parcel subject to a height limit of five feet less than the permitted building height and located in front of the home encroaching up to ten feet into the front setback and not within the required side and rear yard setbacks established for the subject property.~~
- ~~(2) Architectural appendages, embellishments and other architectural features may be permitted to exceed the roof heights specified in that section, except on one- or two- family buildings on a limited basis encompassing no more than 30 feet of the building roof length and area, up to eight feet of additional height upon approval of the city commission, based on a finding that said features are compatible with adjacent projects. For any such approval not part of a conditional use request the planning and zoning commission will review the plans at a public hearing after notification of such request is mailed to all owners of property within 500 feet. The planning and zoning commission will make a recommendation to the city commission for their final decision.~~

~~(d) Parking of commercial vehicles in residential districts.~~

- ~~(1) The regular or constant parking of commercial vehicles or vehicles used primarily for commercial purposes, or vehicles having outside lettering larger than three square feet in area per side displaying information identifying a business, product or service, including trucks (with a rated capacity over one ton), semi- trailers, truck tractors or any combination thereof or any other truck or special mobile equipment or heavy equipment, building materials and other~~

similar materials is not permitted within the residential zoning districts. (R-1AAA, R-1AA, R-1A, R-2, R-3, R-4 or PURD).

~~(2) Exceptions. The provision of this section shall not apply to:~~

- ~~a. Property where construction is underway for which a current and valid building permit has been issued by the city, as to those vehicles and equipment actively engaged in such construction;~~
- ~~b. Those vehicles and equipment being used to perform lawful work upon the premises where the vehicle is parked, including immediate pick-up or delivery service;~~
- ~~c. Any vehicle, with a capacity rating under 10,000 pounds that is parked entirely inside a garage and not visible from the street or from surrounding properties;~~
- ~~d. Political signage on vehicles as otherwise permitted by the sign regulations.~~

~~(e) Buses and mobile homes. No mobile homes, as defined in the state statutes, shall be parked within a residential district. In residential districts, buses shall be parked only in designated bus parking areas approved pursuant to the notification and procedures outlined for conditional uses.~~

~~(f) Boats, trailers, and recreational vehicles.~~

~~(1) Boats, trailers of any type, recreational vehicles, as defined in state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including public rights-of-way, except as hereinafter specifically permitted. Under no circumstances shall any boat, trailer or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.~~

~~(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes) and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.~~

~~(3) Boats, trailers and recreational vehicles having an overall length of 32 feet or less may be parked in a private driveway within a residential district for an aggregate of not more than 24 hours during any one calendar week.~~



- ~~(4) Boats, trailers and recreational vehicles may be parked or stored within side or rear lot areas of properties in residential districts provided no portion thereof shall be visible from the public right-of-way.~~
- ~~(5) The parking of boats, trailers and recreational vehicles in side and rear lot areas is permitted only if fences, walls and landscape screening, including hedges, trees, etc., of heights necessary to substantially screen the view of the boat, trailer or recreational vehicle shall be constructed and planted so as to buffer adjacent residential properties.~~
- ~~(6) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to seven days in the driveway or behind the main structure of the lot on which it is parked, provided that the building official shall be notified no later than 24 hours after such vehicle is so parked. After seven days have passed, at least 30 days shall elapse before the same vehicle shall be permitted to park on the same lot for another seven days.~~
- ~~(g) *Projections into setbacks.* Eaves, roof overhangs, open fire escapes, balconies, canopies, and awnings may project into the minimum yard or setback areas up to three and one-half feet. Chimneys and flues may project into the minimum yard or setback area up to three feet. Fabric canopies, awnings, etc., with ground supports are considered a structure and shall observe the setback requirements of the districts in which they are located. Bay windows may project two feet into the front, street side yard and rear setbacks and are limited to a maximum width of eight feet. Second floor open porches, two-story high columns or similar features shall not project into the required front setback or street side setback.~~
- ~~(h) *Corner lot and other residential setbacks.*~~
- ~~(1) *Front of lot.* For corner lots, the side having the least street frontage shall be considered the front for setback purposes; however, the building director may waive this requirement and determine the front yard to be on the street front which is in line with the prevailing pattern of front yards on the street in order to be consistent with the established pattern of the street. For lots with front lot lines that are not generally perpendicular to the side lot lines and create a projection out on one side of the lot, the front setback shall be applied at the nonprojecting side of the lot and shall be extended across the lot perpendicular to the side lot line.~~
- ~~(2) *Corner lot.* In case of corner lots, the side yard setback toward the street shall be 15 feet on lots where the front of the lot has a width at the building line of 65 feet or less. On corner lots where the front of the lot has a width at the building line of more than 65 feet to 75 feet, a setback of 20 feet to the first~~

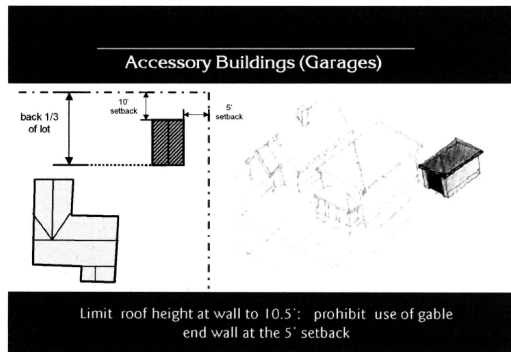
~~floor and 22.5 feet to the second floor shall be provided on the street side yard. A setback of 25 feet shall be provided on corner lots over 75 feet in width, and the rear yard setback may be reduced by five feet on each floor. As an alternative, corner lots over 75 feet in width may utilize a side yard setback toward the street of 20 feet when the rear setbacks of 25 feet and 35 feet are provided to the first and second floors' walls. These special corner lot setbacks are applicable within the R-1AAA, R-1AA and R-1A districts and within single-family areas of planned unit residential districts (PURD). The street-side yard setback for lots over 65 feet in width for lots in the R-2 district shall be 20 feet. Accessory buildings (structures), swimming pools, spas and tennis courts shall also be set back according to these setbacks. The 22.5- and 25-foot side yard setbacks shall not apply to properties in the R-3, and R-4 districts.~~

- ~~(3) *Through-lots.* In case of through-lots, front yards shall be provided on all street frontages. Where one of the front yards that would normally be required on a through-lot is not in keeping with the prevailing yard pattern, the building director may waive the requirement which shall not exceed the average of the yards provided on adjacent lots.~~
- ~~(4) *Lots of unusual shape.* For any lots of unusual shape, not forming part of a general rectangular lot pattern, the building director shall prescribe front and side yard setbacks subject to the following limitations:~~
  - ~~a. No front yard shall be required to have a greater depth than is required generally within the district.~~
  - ~~b. No side yard shall be required to have a greater width than the depth required generally for front yards within the district.~~
- ~~(5) *Garage and carport setbacks.* All lots shall maintain a setback to a garage or carport door(s)/entry of at least 20 feet from any street front lot line so as to preclude the parking of vehicles over a sidewalk or in the right-of-way. Unless approved as part of an overall project development plan by the city commission, any garage doors or carport entry facing a public or private alley or access easement or other roadway used by more than two residences shall maintain a setback of at least 20 feet from the garage door(s) or carport entry to the roadway pavement of the public or private alley or access easement so as to preclude the parking of vehicles over the roadway. In addition, for garages doors and a carports entry facing a side or rear interior property line, a minimum distance of 22 feet shall be provided in front of garages and carports for the minimum parking exiting and turn around space.~~

- ~~(6) *Nonconforming building additions.* One-story residential building additions may be constructed less than the required side setback on lots built in line with the predominant side wall setback of an existing dwelling subject to the following conditions:~~
- ~~a. The existing dwelling has a nonconforming side setback of five feet or greater.~~
  - ~~b. The length of the proposed addition does not exceed 24 feet.~~
  - ~~c. The proposed addition is one story.~~
  - ~~d. A letter of approval from the adjacent property owner is provided to the city.~~
- ~~(i) Accessory buildings, structures, air-conditioning equipment and other accessory uses in residential zones.~~
- ~~(1) No detached accessory use or structure shall be permitted in the required front yard. On double frontage lots or corner lots, no detached accessory use or structure shall be permitted in the required yards fronting on the streets. In addition, no storage sheds shall be permitted in the area between the building line of the main structure and street or streets.~~
  - ~~(2) An accessory building may be attached to a principal structure by a one-story open-sided roofed breezeway with a maximum width of eight feet connected to the principal structure without meeting the setback requirements of the principal building and complying with the setbacks of the accessory building; however, all other zoning requirements must be met, such as impervious coverage, building coverage or floor area ratio, where applicable.~~
    - ~~a. Accessory structures for the housing of persons such as guesthouses, bedrooms and garage apartments including bathrooms but excluding swimming pool cabanas, shall not be located in any required yard. Pool cabanas and greenhouses no more than 500 square feet in area may be located five feet from the side lot line and ten feet from the rear lot line. Cabanas which include or are used as accessory living quarters or guest houses must meet the same setbacks as the principal home.~~
    - ~~b. Air-conditioning equipment, swimming pool equipment and electric generators shall not be located in any front yard or required side yard with street frontage unless totally shielded from view from the street by shrubbery or walls and fences otherwise complying with the zoning code. Air-conditioning equipment may be located up to ten feet from a rear lot line as long as they are adjacent to the accessory structure or principal~~

~~structure. Air-conditioning compressors and electric generators shall not be located in any side yard or within ten feet from the rear lot line except that they may be permitted six feet from a side or rear property line if written permission is granted by the adjacent property owner. In addition, for lots over 75 feet in width, air-conditioning compressors and electric generators may be located ten feet from the side lot line. Any air-conditioning equipment placed on a roof must be screened from view from surrounding properties and from public streets.~~

- ~~c. Other accessory structures or buildings, up to 100 square feet in size, may be located five feet from a side or rear interior property line. Accessory buildings over 100 square feet in size up to 320 square feet shall not be located closer than ten feet to any rear property line, and any two-story accessory building shall meet the same rear and side setback as required for the principal structure. No accessory structure shall exceed a height of 18 feet unless located so as to comply with the setbacks of the principal structure.~~
- ~~d. Accessory buildings in rear yards. The exterior walls of accessory buildings shall not exceed 10.5 feet in height measured from natural grade to the roof sheathing surface unless placed at the same setback as required for the principal building. Additionally, accessory buildings located less than ten feet from an interior side lot line must have a sloped or flat roof, e.g., the side wall adjacent to the lot line cannot be a gable end wall. Accessory buildings greater than 600 square feet (including garages) must comply with building setbacks of the principal building, except a garage with a maximum area of 820 square feet which meets the requirements of this section may be located ten feet from the rear lot line and must meet the required side setback of the home. A rear garage utilizing the setbacks in this section must be located in the rear third of the lot depth. All accessory buildings exceeding 320 square feet in size shall comply with the setback requirements of the principal building, except that a garage not exceeding 600 square feet may be located five feet from the interior side lot line and ten feet from the rear lot line. Additionally, private garages (attached or detached) shall be limited in size to no greater than 50 percent of the living area of the dwelling.~~



~~(3) Garages and carports for single-family dwellings on any lot and two-family dwellings on lots over 65 feet wide:~~

~~a. Front-facing garages must meet one of the following design standards:~~

- ~~1. The front wall of the garage must be located at least two feet behind or at least two feet in front of the main wall of the home with a maximum of two doors no greater than nine feet wide with the garage door face recessed at least six inches from the plane of garage wall. For an existing home undergoing a remodel or enclosing a carport, one garage door may be permitted up to 18 feet wide with architectural design features such as glazing, hardware and raised panels integrated into the door or other finishes matching the primary structure.~~
- ~~2. The garage wall face must be set back at least four feet behind the front building wall.~~
- ~~3. The garage must have a side entry or be located at the rear of the property behind the main dwelling.~~
- ~~4. A third front-facing garage bay with a maximum door width of nine feet if recessed back at least four feet from the adjacent front wall is permitted under #2 or #3 above.~~

~~In addition, no street-facing garage shall have a garage opening exceeding ten feet in height.~~

~~Open carports must be located at least two feet behind or at least two feet in front of the main house wall. In cases where the front setback is permitted to be less than 20 feet, the minimum front setback to the garage or carport opening shall be at least 20 feet after complying with one of the design standards in this section. Alternate methods to accomplish the setback shall be reviewed on a case-by-case basis. In addition, no front-facing garages on the front half of the lot shall have doors exceeding ten feet in height.~~

- ~~b. Detached garages located in front of or within 25 feet behind the front wall of a home must adhere to the same required side yard setback as the main residence.~~
- ~~c. Requirements when two courtyard garages are located in front of a home:
  - ~~1. An additional five feet of front setback shall be required to the garage wall.~~
  - ~~2. The entry drive width is limited to 16 feet from the front lot line to the front wall of the garages,~~
  - ~~3. Windows or similar architectural features shall be provided in the garage wall facing the street.~~
  - ~~4. Landscaping shall be provided to buffer at least 20 percent of side wall of the garages including one or more understory or shade trees in front of each garage wall facing the street. Specific details of proposed landscaping shall be shown on building plans.~~~~
- ~~d. *Porte cochere*. The roof height of a porte cochere in front of a home must not exceed 14 feet unless located behind the front setback by five feet or more. A porte cochere attached to the side of a home may utilize a side-yard setback of five feet from an interior side lot line subject to the following: three sides of the structure must be at least 75 percent open; a maximum height of 13 feet from natural grade to roof top and a maximum roof overhang of 12 inches. If a porte cochere has an area greater than 250 square feet, then the principal building setbacks shall be applied.~~
- ~~(4) Accessory structures for the housing of persons such as guesthouses, bedrooms and garage apartments, including bathrooms but excluding swimming pool cabanas, shall not be located in any required yard. Pool cabanas and greenhouses no more than 500 square feet in area may be located five feet from the side lot line and ten feet from the rear lot line.~~
- ~~(5) An accessory building or structure shall not be located within five feet of any other building. The building height of any accessory building shall not exceed the building height of the main building or principal residence on the property.~~
- ~~(6) No combination of accessory structures, singly or together, shall exceed ten percent of the lot area. In addition, no lot shall contain more than two storage sheds (buildings).~~
- ~~(7) A guesthouse or garage apartment shall not be constructed on a lot for occupancy before completion of the main buildings. This shall not prohibit the erection of other accessory buildings prior to the construction of the principal~~

~~building, when such accessory buildings are neither constructed nor used for dwelling purposes.~~

- ~~(8) Guesthouses or garage apartments are permitted accessory uses when they provide accommodations for guests, domestic service employees or members of a family occupying the main building on the same property. Guesthouses or garage apartments shall not exceed 1,000 square feet of floor area. Guesthouses or garage apartments as permitted accessory uses may not have a kitchen area or cooking facilities. They also may not have separate utility meters or be rented, let or hired out for occupancy whether compensations be paid directly or indirectly. In order to insure that these provisions are understood as ownership of property transfers and to protect the city from a proliferation of prohibited nonconforming rental uses, all applicants for building permits for guesthouses or garage apartments, or for the substantial improvement of same shall record a deed restriction outlining the above restrictions and conditions of that building permit. That deed restriction shall be recorded prior to the issuance of the building permit and shall be removed only with the consent of the city. Substantial improvement, for the purposes of this section, shall be work totaling more than 25 percent of the replacement construction value of the original accessory structure.~~
- ~~(9) An arbor, pergola or trellis structure may be placed up to five feet from side and rear lot lines and the overhead beams or framing members may be permitted to terminate on top of a six-foot wall or solid fence subject to a maximum length of 18 feet when attached along a side or rear yard wall or fence. The overall maximum height shall be ten feet, except within the building area of the lot, the structure may extend to no higher than the height of the principal building on the property. In front yard and street yard setback areas, a decorative arbor or trellis may be placed 15 feet from any front lot line or ten feet from any street side yard lot line, subject to approval by the building director and a maximum size of 50 square feet.~~
- ~~(10) *Play structures.* Play structures, tree forts and similar play structures used by children that incorporate an elevated floor level type of raised or elevated platform for walking or playing upon which has a height equal to or greater than six feet above natural grade shall maintain a side and rear setback of at least 15 feet. If attached accessories are incorporated, including swings, slides and similar play items used by children, that are not six feet in height or over those play structures may be permitted a side and rear setback of five feet. Play structures include playground type equipment, swings, slides, forts and similar~~

~~structures used by children. All other provisions of accessory building regulations shall also apply.~~

~~(11) Backyard chicken coop accessory structures.~~

- ~~a. Chicken coops, pens or chicken tractors must be located in the rear yard (behind the rear of the home) and be set back a minimum of ten feet from the rear and a minimum of seven and a half feet from the side lot lines. Coops must be screened at grade from adjacent properties with a solid six foot fence or wall. No coop will be allowed in any front or side yard.~~
- ~~b. The coop, pen, or chicken tractor must be a minimum of 20 feet from any pre-existing neighboring residential principal structure, at least five feet from the principal structure on the subject property, and at least five feet from any property line. No setback is required between a coop and another accessory structure on the subject property.~~
- ~~c. Chicken coops must be less than 50 square feet and may have an attached run. The coop must also be tied down for wind resistance.~~
- ~~d. The maximum height of a coop shall be six feet, as measured from the existing grade to the highest part of the coop.~~
- ~~e. An applicant for a permit must demonstrate compliance with the criteria in the Code in order to obtain a permit. The application for a permit must be submitted to the building official. Applicants must submit photos of the proposed site of the coop/run areas, a to scale survey/site plan of the subject property showing the location, and proof of successful completion of a University of Florida Agricultural Extension Service class or an equivalent class approved by the building official, completed within the last year.~~
- ~~f. A building official determination is required for a permit. The building official is authorized to implement reasonable rules and regulations regarding backyard chickens. The building official must not approve locations with outstanding code violations.~~
- ~~g. No more than 25 permits will be issued citywide. Permits will be issued on a first-come, first-served basis. Participants choosing to leave the program must provide notice to the city. The city is then authorized to re-issue the permit to another qualified applicant. If a participant is removed from the program due to violations of the terms of this ordinance. The permit may also be re-issued to another qualified applicant.~~



- ~~(j) *Swimming pools and screen enclosures.* Swimming pools for private residential use are accessory uses and shall be constructed in accordance with the Florida Building Code. The location of pools, pool decks and screen enclosures shall be as follows:~~
- ~~(1) Swimming pools and spas are permitted to have a rear setback of ten feet and a side setback of 7.5 feet for lots which are 60 feet wide or less and are permitted to have a side and rear setback of ten feet for lots which are over 60 feet in width. The setback to a lake, canal or stream shall not be construed as a side or rear setback.~~
  - ~~(2) Pool decks shall be located no closer to the side and rear lot line than 50 percent of the required setback for swimming pools. Pool decks may be permitted in the remaining area of the required side and rear setbacks only if screened from the adjacent property by a six foot masonry wall. The setback to a lake, canal or stream shall not be construed as a side or rear setback. Instead, on lakefront lots, pool decks must be set back a minimum of 50 feet from the ordinary high water elevations established in this article. On streamfront or canalfront lots, pool decks may be setback a minimum of 20 feet from the canal bulkhead if approved by the planning and zoning commission.~~
  - ~~(3) Screen pool enclosures on lakefront, canalfront or streamfront lots shall be regulated as structures and located only within the required setbacks and as approved by the planning and zoning commission. Screen pool enclosures on nonwaterfront lots shall be regulated as structures and located only within required setbacks for the respective zoning district except as provided for in the following paragraphs:~~
    - ~~a. The rear setback may be ten feet, subject to limiting the height of the screen enclosure to ten feet at the sides of the enclosure and 13 feet at the apex of the enclosure with increases in height allowed on a basis of one-to-one ratio from that point to the 25-foot setback. For example: a screen enclosure with a rear yard setback of 11 feet could be built with side walls no higher than 11 feet and the apex of the enclosure at the middle could be 14 feet in height.~~
    - ~~b. The rear setback may be seven and one-half feet subject to limiting the height of the screen enclosure to seven and one-half feet in height at the rear setback and compliance to the height limitations cited above provided that there is also a dense landscape or solid fence buffer along the rear lot line to a minimum height of six feet installed and maintained.~~
  - ~~(4) Other screen enclosures (not enclosing a swimming pool or spa) with screen roofs shall also be regulated as described above.~~

- ~~(k) *Tennis courts.* Tennis courts require side and rear setbacks of ten feet. Their associated backstop and side fencing shall also conform to these setbacks and shall not exceed 12 feet in height. The composition of this fencing shall be chain link or other decorative fencing that does not impede the flow of air and which received the approval of the building director. The location of tennis courts, the composition and height of tennis court fences, the nature of any lighting and control of stormwater shall be subject to the approval of the planning and zoning and city commissions.~~
- ~~(l) *Residential decks; patios.* Any deck or patio shall not be closer to the side lot line than 50 percent of the required side setback. Decks or patios may not be located closer than five feet from a rear property line. These provisions shall apply to decks or patios only if they are less than two feet above grade, otherwise, such decks or patios must conform to the setbacks for the main structure.~~
- ~~(m) *Residential driveways; parking spaces; motor courts; sidewalks, etc.* Any residential sidewalk, driveway, parking space or other vehicle circulation area, whether of a paved surface such as asphalt, concrete or brick, or of an unpaved surface such as gravel, mulch or dirt, shall be setback at least two feet from the side or rear property lines, except where a common drive is permitted between adjoining properties or a nonconforming drive exists and does not create any drainage problem for an adjacent property. On lots that are 60 feet wide or less, a one-foot setback may be utilized as the driveway setback along a side lot line. The drive and parking surfaces must be designed to prohibit the diversion of drainage from vehicle driveways, parking or circulation areas onto adjacent properties.~~
- ~~(n) *Walls and fences.*~~
- ~~(1) *Permits.* Requests for permits for walls and fences must be accompanied by a site plan and drawings clearly showing the locations, heights and materials for which approval is requested.~~
- ~~(2) *Height and setbacks in residential districts.* In front yards and in side yards with street frontages, walls and fences shall not exceed three feet in height above the street curb elevation. However, these decorative front yard or street frontage walls and fences may be permitted columns or posts to exceed this height limit by one foot provided they are spaced at least ten feet apart. Light fixtures may also be placed on columns at driveway entrances up to one foot in height. In street-side yard areas of corner lots, a decorative fence or wall may be constructed five feet in height above the existing ground level when setback at least ten feet from the street-side property line. In all other side and rear yard areas, walls and fences may be a maximum of six feet in height above the ground. Where compliance with these height limits could cause a hardship due~~

to the natural sloping topography of a particular lot, the administrative official may permit portions of a fence or wall to be up to eight feet in height in areas where the normal maximum height would be six feet; and where fences are normally limited to three feet in height above the street curb elevation, the administrative official may permit the fence to be measured from the natural ground level rather than the curb. No wall or fence shall be permitted which would in any way obstruct or impair the visibility of automobiles at intersections and points of ingress and egress to the public right-of-way. For walls and solid fences located on any street, a setback of one foot from the lot line is required to prevent interference with pedestrian mobility on existing or future sidewalks. Gates located on any street must match the openness of the fencing or no less than 60 percent open in composition whichever is greater. Walls and fences on the lakefront, canalfront, or streamfront side of properties shall meet the requirements established in this article for such waterfront properties. For purposes of locating walls and fences, front yards shall be the area from the front lot line to the front building wall or as determined by the building director.

- ~~(3) *Materials permitted in residential districts.* In any residential district, fences in the front yard or in a side yard with street frontage shall be decorative. Chain link, chicken wire or similar type fences shall be prohibited. Barbed wire, electrically charged fences and solid or mostly solid metal fences shall not be erected in any residential district. A wall, fence or similar structure erected in any residential district shall not contain material or substances such as broken glass, spikes, nails, barbs or similar materials designed to inflict pain or injury on any person or animal.~~
- ~~(4) *Additional fence height for certain fencing in front and street-side yard areas.* Fencing up to a maximum height of four feet shall only be permitted on a case-by-case basis by the town architect or building official for decorative open fencing such as wrought iron, aluminum, or similar types of fencing in front yards and in street-side yard areas with additional requirements such as landscaping and a setback from the lot line as determined for the specific property, and subject to not creating a traffic visibility hazard at points of ingress and egress to the public right-of-way. Wood, PVC (polyvinylchloride) and similar type picket fences are limited to 3.5 feet in height.~~
- ~~(5) The column and post height of a wall or fence may exceed the allowable wall or fence height by a maximum of two feet in areas outside the front yard and street-side yards provided they are spaced 20 feet apart in side and rear yards, except the additional two feet of post height may be permitted on columns~~

~~located on either side of entry gates in areas outside the front yard and street-side yards.~~

- ~~(6) Walls and fences shall be finished on both sides with similar architectural treatments and color on both surfaces so that, for example, a brick-veneered masonry wall shall have brick veneer on both sides or a stuccoed masonry wall shall have a stucco finish on both sides, a painted wood fence would be painted on both sides, unless different surface treatments and color are agreed upon by the property owners on both sides of the wall and the building director.~~
- ~~(7) Existing nonconforming walls or fences on corner lots located within a required setback may be repaired or replaced subject to verification that the new wall or fence does not create a traffic visibility obstruction, is not closer than five feet to a street-side property line and is constructed of a material permitted by this section. In addition, where a hedge or landscaping material was required as a screening buffer due to a variance or a condition of a permit, the hedge or landscaping material shall be maintained and irrigated to ensure continued viability.~~
- ~~(8) Corner lots with nonconforming walls or fences for one or two family dwellings: When an existing dwelling has a nonconforming building wall or fence located along a street side yard at a distance of ten feet or greater from the street side lot line, a new fence or wall complying with a permitted material up to six high is allowed to be constructed at the same nonconforming street side setback as a replacement in the same location.~~
- ~~(o) *Building to have access on a public street.* Every building hereafter erected or moved shall be on a lot with frontage on a public street or previously approved private street. The structures on these lots shall be so located so as to provide safe and convenient access for servicing, fire protection, other emergency vehicles, and required off-street parking. Furthermore, no building hereafter erected or moved shall be on a lot solely adjacent to an unpaved road.~~
- ~~(p) *Land and building uses seen generally.* (See general provisions for nonresidential districts for applicable regulations).~~
- ~~(q) *Solid waste containers.* Prior to the issuance of a building permit, plans for the location or use of any solid waste container must show the location of container(s) for solid waste disposal. The number of containers, their location and access to them for unloading purposes are subject to the approval of the city. Solid waste containers or dumpsters shall be screened from view of surrounding properties for~~

all new development. Recycling containers may be exempted from this requirement by the city.

~~(r) Relocation or moving a building.~~

- ~~(1) No building shall be moved into or relocated to a new site within the city and no work shall be commenced in preparation therefore, unless a moving permit has first been issued.~~
- ~~(2) Applicants shall submit to the city photographs showing all elevations of the structure to be moved, the proposed relocation site with proposed setbacks and other details to allow verification of compliance with zoning requirements, detailed plans setting forth the new site and foundation plans signed and sealed by a civil or structural engineer registered and licensed in the state. Plans shall also show the proposed route to be taken and the hours in which the building will be moved. Plans shall show the proposed date of commencement of work on the building in preparation for moving and the proposed date of completion of moving.~~
- ~~(3) Plans shall be reviewed by the city's administrative staff to determine that the proposed route, time of moving, and relocation of site are in conformity to the zoning, building and other applicable regulations of the city, and will not inconvenience the public or damage property.~~
- ~~(4) Plans shall also be submitted to all utility companies located in the city for their review and issuance of moving permits shall be conditioned upon approval of utility companies. Utility companies shall be entitled to make such requirements as they deem necessary to insure the utilities of the area will not be damaged or interrupted during the moving process.~~
- ~~(5) Prior to the issuance of a moving permit, the building shall be inspected by the building division of the city to insure that it is in conformity to the necessary building, plumbing, electrical, and other codes of the city or sufficient plans shall be provided showing compliance with all applicable building codes, and any deficiencies shall be corrected prior to the issuance of a moving permit or prior to final inspection approval of the building on the new site.~~
- ~~(6) Moving permits shall be issued only to companies or persons duly licensed as building movers in the city and who have posted the required \$10,000.00 bond. The code enforcement director of the city shall have the authority to require such other and additional bonds as may be necessary to insure that the building is moved in a safe and proper manner and that property is protected. Any damage to city property or city trees shall be compensated by the building mover based on the cost of repairs for damage to city infrastructure, including,~~

but not limited to, electrical equipment, water and sewer systems, streets, curbs, sidewalks, drainage conveyances, street lights and signs. Compensation for tree damage shall be in accordance with section 58-287.

- ~~(7) The building director shall have the power to accept or reject an application for a moving permit and may impose such additional regulations, conditions, or restrictions, as it deems necessary or proper to insure that the building is moved in a safe and proper manner, that property is protected during the moving process, that the moving process will not unreasonably inconvenience the public and that the building proposed to be moved will fit harmoniously into the neighborhood wherein it is to be located. Applicants may appeal these decisions to the city commission. Larger buildings over 2,500 square feet in gross area may be referred to the city commission for approval and any building moving applicant may appeal building moving determinations of the building director to the city commission.~~
- ~~(s) *Curb cut permits.* Any proposed construction in zoning districts other than R-1AAA, R-1AA, R-1A and R-2 shall have its access points or curb cuts for off-street parking facilities approved by the building director. In all such cases where that use has an access point or curb cut onto one public street, no additional curb cuts may be made onto another public street without the approval of the building director. Approval shall be based on a finding that no additional traffic will be directed onto local residential streets.~~
- ~~(t) *Satellite dish antenna.*~~
- ~~(1) One satellite dish-shaped antenna is permitted as an accessory structure for each property within the residential districts of the city. The size of the satellite antenna shall not exceed ten feet in diameter or 12 feet in height.~~
- ~~(2) Satellite dishes in residential districts shall be setback 15 feet from the rear and/or side property lines. No satellite dish shall be permitted in front yards or in any yard area that is visible from any public right-of-way.~~
- ~~(3) Satellite dishes in residential districts shall be of the metal mesh variety that is painted in a corresponding color so as to blend in with the surrounding vegetation or buildings. Landscape screening including hedges, trees, etc., of heights necessary to screen the view of the dish shall be planted so as to buffer adjacent neighbors.~~
- ~~(4) Satellite dish-shaped antennae are permitted as accessory structures for properties within the nonresidential districts of the city. The number, location, and size of all satellite dishes on such properties shall be first subject to the site plan approval by the code enforcement director to insure that such satellite~~

dishes are located in a manner to be not visible from any public street or visible as little as reasonably possible.

- ~~(5) A building permit shall be required for the installation of all satellite dishes so as to precipitate inspection for compliance with this section and for anchoring in accordance with the requirements of the building code.~~
- ~~(6) The above regulations shall only apply to satellite dish antenna greater than one meter in diameter.~~

~~(u) *Underground utilities.*~~

- ~~(1) It is the intent of the city to improve the aesthetic appeal of the city and the reliability of utility service by requiring that utility lines, such as electric, telephone, cable TV, fiber optics and other utilities, be placed underground in conjunction with the construction of all new buildings. The implementation of underground utilities shall also be required as a component to the substantial renovation of any existing building. Substantial renovations shall be interpreted as when the building permit value of such renovations and/or additions exceeds 50 percent of the value of the existing improvements on the most current property tax roll. Property owners shall provide space on site within the private property or within the building for any necessary pad-mounted transformers and switch gear and shall screen such to the degree possible with landscaping or other approved screening when visible from the public right-of-way.~~
- ~~(2) The city recognizes that certain physical elements such as existing buildings, swimming pools, large trees and such may impose unreasonable hardships on property owner's compliance with the placement of utilities underground and for the location of transformers. Upon confirmation of these hardships by the utility companies, the building director may waive this requirement for such projects or may allow the waiver of up to two required parking spaces to be used for the required pad-mounted transformer and switch gear.~~

~~(v) *Duplex-modified yard developments.*~~

- ~~(1) This development concept is to provide for more flexible and creative site planning which may assist in lowering development and housing costs, expand the choice and type of dwelling units while maintaining compatibility with, and the integrity of, adjacent residential neighborhoods.~~
- ~~(2) "Duplex-modified yard development" defined. A duplex-modified yard development shall consist of a building designed for, or occupied exclusively by, two families and containing dwelling units erected as a single building on~~

~~adjoining lots, each being separated from the adjoining unit by an approved party wall, thereby creating noncommunicating dwelling units. Such buildings shall be designated duplex-modified yard dwellings.~~

- ~~(3) Duplex-modified yard developments shall be permitted only when a declaration of covenants and restriction containing or addressing the provisions set forth in subsection (5) below is executed by all holders of any interest in or lien upon the real property upon which the duplex-modified yard dwelling is constructed, is approved by the city attorney as to form and content and is recorded in the Public Records of Orange County, Florida. Those desiring to utilize these duplex-modified yard provisions shall reimburse the city for the costs of the review and approval by the city attorney.~~
- ~~(4) The adjoining lots on which each duplex-modified yard dwelling is constructed shall together be considered to be one lot for the purpose of compliance with the development standards applicable to the particular zoning district in which the duplex-modified yard dwelling is located.~~
- ~~(5) The declaration of covenants and restrictions shall contain or address the following:
  - ~~a. A legal description of the entire parcel of real property upon which the duplex-modified yard dwelling is constructed, hereinafter referred to as the "duplex-modified yard development property," and legal descriptions of each separate parcel therein to be subjected to fee simple ownership;~~
  - ~~b. A provision that restrictions shall run with the land, and shall not be amended or rescinded without the written consent of the city commission;~~
  - ~~c. A provision designating those portions of the duplex-modified yard development property that will be commonly used by both fee simple owners, if any; establishing mutual easements permitting such use and governing the insurance, maintenance and repair thereof;~~
  - ~~d. A provision governing the insurance, maintenance and repair of all party walls;~~
  - ~~e. A provision governing the insurance, maintenance and repair of all exterior portions of all improvements to the duplex-modified yard development property. This provision must require that any exterior maintenance or repair performed with respect to any portion of the duplex-modified yard development property be accomplished in such a duplex-modified yard development property as a whole, i.e., the entire duplex-modified yard~~~~



~~dwelling must be repainted at the same time under a common color scheme.~~

- ~~f. A provision governing the landscaping of the duplex-modified yard development property. This provision must require that the landscaping be performed and maintained at all times in such a manner so as to preserve the overall appearance and value of the duplex-modified yard development property as a whole.~~
- ~~g. A provision governing the method by which the owners of the duplex-modified yard development property will be assessed for the expenses of insurance, maintenance and repair of those items set forth in the preceding paragraphs of this subsection. This provision must include a means by which one owner may perform any necessary maintenance or make any necessary repairs to the duplex-modified yard development property and receive contribution from the other owner should the other owner unreasonably refuse to bear his portion of the expense. This provision must also include a description of the remedies that the contributing owner shall have against the noncontributing owner, such remedies being generally consistent with the remedies afforded to co-tenants in common, and a method by which disputes concerning the necessity or reasonableness of a given item of maintenance or repair may be resolved.~~
- ~~h. An optional provision establishing an incorporated owner's association to perform the duties of insurance, maintenance, repair and assessment described above. The owner's association may operate more than one duplex-modified yard development property in a common manner not inconsistent with this section.~~
- ~~(6) The foregoing duplex-modified yard development standards shall also apply to principal and cottage dwelling developments with the following provisions:~~
  - ~~a. The two dwelling units (principal and cottage dwellings) are not required to be joined by a common party wall.~~
  - ~~b. The dwelling units must be provided with at least ten feet of driveway access to each of the dwellings from the public street or alley.~~
- ~~(w) *Significant changes to buildings or approved plans.* Various sections of this zoning article require approvals by the planning and zoning board and/or city commission. Within the section for conditional uses there are specific requirements defining significant changes for conditional uses. For all other types of approvals, the standards below will determine whether a significant change or substantial~~

~~deviation shall be deemed to have occurred which then would require a subsequent review and approval for those changes by the planning and zoning board and/or the city commission as follows:~~

- ~~(1) When there is an increase in the height of a building of more than one foot; or~~
- ~~(2) When there is an increase in the square footage of a proposed building of more than 500 square feet above grade; or~~
- ~~(3) When there is an increase in the impervious lot coverage of more than 1,000 square feet; or~~
- ~~(4) When there is a change in the architectural style of the building; or~~
- ~~(5) When there is a major shift or relocation of the site and floor plan(s) or distribution of uses within the building or major shift or relocation in the features of building location, stormwater retention, parking area and/or driveways; or~~
- ~~(6) When additional variances are requested that were not part of the original public record in the review by the planning and zoning board and/or the city commission; or~~
- ~~(7) When the planning director, building director or city commission finds that a material change has been made to a plan detail that was critical to the decision rendered by the board or the commission.~~
- ~~(x) *Tents.* (See general provisions for nonresidential districts for applicable regulations).~~
- ~~(y) *Special events.* (See provisions for nonresidential districts for applicable regulations).~~
- ~~(z) *Home occupations.*~~
  - ~~(1) *Generally.* Any use customarily conducted entirely within a dwelling and carried on by members of the immediate family residing on the premises, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, is permitted as a home occupation provided that there is used no sign or display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling, there is no commodity sold upon the premises and no mechanical or electrical equipment is used except such as is permissible for purely domestic or household purposes, and no clients, customers or guests connected with the business may visit the property. Fabrication of articles, such as are commonly classified under the terms "arts and handicrafts" may be deemed a home occupation.~~

- ~~(2) *Requirements for receiving a home business certificate.* All home occupations shall be required to obtain a business certificate prior to the start of such business and use of the property. The applicant must submit the following in order to obtain a business certificate. Business certificates issued for home occupations shall only be issued to the residential address and not to a post office box.~~
- ~~a. Address number and tax ID number of the property;~~
  - ~~b. A survey or sketch with dimension showing the floor plan and the area to be utilized for the home occupation along with the total floor area of the residence;~~
  - ~~c. A detailed written description of the exact nature of the home occupation;~~
  - ~~d. If the residence is a rental unit, a notarized letter of approval for the home occupation from the property owner or property manager is necessary; and~~
  - ~~e. A signed copy of the home occupation regulation form.~~
- ~~(3) *Prohibited home occupations.* The building director shall make determination as to whether any business qualifies as a home occupation based upon its type and operational characteristics. The following list of uses indicates some the businesses which shall be prohibited as home occupations but is not intended to be a complete list:~~
- ~~a. Adult entertainment;~~
  - ~~b. Antique shops;~~
  - ~~c. Auto service and repair;~~
  - ~~d. Barber shop and beauty salon;~~
  - ~~e. Bed and breakfast facilities;~~
  - ~~f. Body scrubs, body art or tattoo;~~
  - ~~g. Child care of more than five pre-school children and/or five after-school children (see family day care definition);~~
  - ~~h. Churches;~~
  - ~~i. Clothes modeling or sales;~~
  - ~~j. Clubs, private;~~
  - ~~k. Escort services;~~
  - ~~l. Food processing and handling;~~

- ~~m.— Fortune tellers;~~
  - ~~n.— Group instruction of more than two persons;~~
  - ~~o.— Health spas;~~
  - ~~p.— Kennels or overnight boarding of animals;~~
  - ~~q.— Massage therapy;~~
  - ~~r.— Retail commercial operations;~~
  - ~~s.— Taxi or limousine service;~~
  - ~~t.— Vehicle sales/rental;~~
  - ~~u.— Storage or warehousing.~~
- ~~(4) *Storage of merchandise.* No merchandise shall be displayed or sold on the premises. No outside display of merchandise or outside storage of equipment or materials shall be permitted.~~
- ~~(5) *Employees.* No person shall be engaged in any home occupation as an employee or volunteer worker other than members of the immediate family residing in the dwelling unit. No accessory building shall be used for such home occupation. Any home occupation that creates objectionable noise, fumes, odor, dust, electrical interference shall be prohibited.~~
- ~~(aa) *Short-term rental of residential dwellings.* The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited.~~
- ~~(bb) *Construction tolerances.* The city's building director may permit setback encroachments up to six inches upon request in writing on a sworn affidavit from the property owner attesting to the cause or reason for the error relating to technical reasons that is subject to acceptance by the city.~~
- ~~(cc) *Limitation on first or second floor walls of buildings in residential zoning districts.* First or second floor walls of buildings in residential zoning districts shall not extend above the top plate of the first floor for one-story buildings or above the second floor top plate of two-story buildings so as to create additional wall height or the appearance of an additional story unless such area is part of the allowable floor area and meets the required setbacks. This limitation does not prevent the provision of a parapet wall for flat-roof buildings.~~
- ~~(dd) *Required two-story setback applies.* The required two-story setback shall apply to walls which extend 12 feet in height or more above the existing pre-construction grade for buildings in residential zoning districts.~~

~~(ee) *Solar panels.* Solar photovoltaic (PV) is a permitted accessory use, provided that it meets the provisions of the respective zoning district and limited to the setbacks, area and coverage limitations of accessory structures in the respective zoning district. Solar panels shall be placed in locations that, to the greatest extent possible, are not visible from the public right-of-way or, as an alternative, other technologies such as roofing materials designed as photo-voltaic collectors shall be used if the optimum location is visible from the public right-of-way.~~

~~(ff) *Residential attics.* Attic areas may be air-conditioned subject to meeting state energy code requirements (including insulation, wall treatments and similar minimal finishing provisions) and subject to a maximum area of 200 square feet. Other non-air-conditioned attic spaces shall not have drywall or other wall finishing materials and shall only have minimal lighting unless the residential building has additional floor area available which does not exceed the allowable floor area ratio for the property.~~

~~(gg) *Canton Park site development standards.* The property described as and known as Canton Park Subdivision shall have the following development standards for lots in the R-2 and R-1A zoning district:~~

~~Front setback to main dwelling: 23 feet.~~

~~Porch setback: 15 feet from front lot line.~~

~~Side setbacks: Eight feet on one side and 12 feet on opposite side.~~

~~Rear setback: 25 feet to main dwelling. Lots less than 90 feet deep may utilize a rear setback of ten feet.~~

~~Garages in rear: Ten feet to rear lot line and five feet to side lot line.~~

~~Chimneys and bay windows may encroach two feet into the setback.~~

~~Side setback to a porte cochere is two feet.~~

~~Rear screened porches may be connected to the garage.~~

~~Air-conditioning compressors shall observe a five-foot side setback.~~

~~Other zoning provisions shall apply where applicable or not covered under this subsection.~~

~~(hh) *Reserved.*~~

~~(ii) *Parking garage setbacks.* Any above-grade parking garage or parking deck shall be setback at least 100 feet from any property used for single-family or low-density residential. The distance shall be measured from the closest point of the parking~~

~~garage structure to the property line of the property used for single-family or low-density residential.~~

- ~~(jj) *Gateway plan conformance.* Pursuant to the desire to provide attractive entrance features and architectural interest at the gateway entrances into the city, the city commission shall have the authority in the review of plans for the development or redevelopment of properties to negotiate for a portion of such property to be reserved for the construction of gateway design structures, and the city commission may negotiate on a case-by-case basis, depending on the size of the project, a financial arrangement between the property owner/developer and the city to facilitate the construction of gateway design structures.~~
- ~~(kk) *Parking garage design guidelines.* Parking garages shall conform to the parking garage design guidelines and procedures outlined within section 58-84. This requirement, however, shall not apply to parking garages below grade within basements, defined as having at least half the height of the entire parking structure below existing grade or for parking garages that are totally enclosed by other liner building areas that are not visible from any public street other than the entrance/exit feature.~~
- ~~(ll) *Parking shelters.* For multi-family residential projects, the city may permit open accessory detached shelter structures for shade and rain protection for vehicles provided that the parking shelter is at least 80 percent open, that the posts or columns meet a minimum five foot setback from adjacent properties, that the structures meets all building code wind load requirements; are not more than one story in height and limited to no more than ten feet in height to the roof eave. Such parking shelters shall only cover a row of parking one space deep and may not span across a landscape island or the drive aisle. Such shelters may only located in the rear of the property or side of the property and not located in any area within 25 feet of a right-of-way. Furthermore, such parking shelters must be architecturally consistent with the principle building and as such, metal post and canvas type coverings are not permitted.~~
- ~~(mm) *Gated streets and gated communities.* Consistent with the subdivision regulations provisions that prohibit private streets, and in order to promote vehicular and pedestrian ingress and egress access and for providing uninhibited emergency services access to any neighborhood, in subdivision or other housing community or housing projects, the use of gates or other access controls to restrict access to streets, neighborhoods, condominiums or other housing communities shall be prohibited. This shall not interpreted to prohibit the access management controls and gates to private residential parking garages provided unrestricted access is provided to visitor parking, that may be required per this Code or by a condition of~~

approval of a residential project by the city commission nor shall it be interpreted to prohibit gates on driveways to any individual single family home.

(nn) *Reserved.*

(oo) *Split residential zoning.* In cases where a property has split and different zoning designations, the property may be used cumulatively for the density permitted by the combined zoning designations, subject to approval by the city commission.

~~(Ord. No. 2796-10, § 1(Exh. A), 2-22-10; Ord. No. 2795-10, § 4, 2-22-10; Ord. No. 2849-11, § 15, 9-12-11; Ord. No. 2875-12, § 4, 6-11-12; Ord. No. 3002-15, § 1, 7-13-15; Ord. No. 3006-15, § 1, 8-10-15; Ord. No. 3030-16, § 5, 2-8-16; Ord. No. 3096-17, § 6, 12-11-17; Ord. No. 3098-17, § 5, 12-11-17; Ord. No. 3182-20, § 5, 9-9-20; Ord. No. 3185-20, § 2, 10-14-20)~~

### **Sec. 58-71. General provisions for residential zoning districts.**

(a) *Suitability of buildings.* Any proposed building shall be considered as to its suitability of design and type of construction in relation to the district and to the immediate neighborhood site, and if such design, lot grading or construction is markedly incongruous with the character of such neighborhood as to be detrimental to the value of adjacent or nearby properties, then the Zoning Official shall deny the application for a building permit.

(b) *Grading of building site.*

(1) Every lot which is used for a building site shall be so graded that it will be dry and free from standing water and the grade around the walls of every new building at the point where the sill meets these walls shall not be less than 12 inches above the crown line established or to be established for the street on which such a building faces, unless the lot has drainage away from the street to the lake or canal or has other adequate means of drainage as may be checked and approved by the building director or the public works director at the request of the city building director. If the street on which the lot faces has a slope between lot lines, an elevation half-way between the high and low points is to be used for determining the height of crown line.

(2) No lot owner shall grade a lot in such a way as to interfere with the natural drainage of adjoining lots, divert the drainage of a lot onto adjoining lots, or interfere with the natural drainage of any lot so that the drainage of such lot is diverted in a manner that is inconsistent with permitted stormwater management systems or upon any public street or thoroughfare in a manner or in such amounts as to flood a public street or thoroughfare.

(3) In addition, no lot shall be filled with elevated lot grades adjacent to or near other surrounding properties so as to require the use of retaining walls or other barriers to create an unnatural lot grade transition unless approved by the building director or the public works director based on one or more of the following criteria:

- a. Verified topographic conditions on the property exist which include grading that requires the use of a retaining wall to prevent drainage onto adjacent properties.
- b. Terraced retaining walls are required to retain water on site to prevent storm water runoff into a water body or other properties. On the waterfront side of lakefront properties terraced retaining walls must not exceed three feet in height above the natural grade.
- c. The proposed retaining wall is located a large distance from the nearest residential property, such as, but not limited to 30 feet, or a distance determined proportionately based on the lot width in a manner that is designed to provide no adverse or increased storm water drainage onto an adjacent property.
- d. Terraced retaining walls are used for aesthetic landscaping only and are designed in a manner that does not create storm water drainage onto neighboring residential properties.

(c) Architectural towers, spires, chimneys, or other architectural appendages, etc.

- (1) Any architectural tower, spire, faux chimney, flag pole or other architectural appendage to a building shall conform to the maximum building height. However, when necessary to meet the building code requirements, functional chimneys may exceed the height by that minimum required distance. One flag pole may be placed on a residential lot or parcel subject to a height limit of five feet less than the permitted building height and located in front of the home encroaching up to ten feet into the front setback and not within the required side and rear yard setbacks established for the subject property.

(d) Parking of commercial vehicles in residential districts.

- (1) The regular or constant parking of commercial vehicles or vehicles used primarily for commercial purposes, or vehicles having outside lettering larger than three square feet in area per side displaying information identifying a business, product or service, including trucks (with a rated capacity over one ton), semi-trailers, truck tractors or any combination thereof or any other truck or special mobile equipment or heavy equipment, building materials and other



similar materials is not permitted within the residential zoning districts. (R-1AAA, R-1AA, R-1A, R-2, R-3, R-4 or PURD).

(2) Exceptions. The provision of this section shall not apply to:

- a. Property where construction is underway for which a current and valid building permit has been issued by the city, as to those vehicles and equipment actively engaged in such construction. Those vehicles and equipment, not including construction machinery, must be removed each evening and at any time the vehicles and equipment are not actively engaged in such construction;
- b. Those vehicles and equipment being used to perform lawful work upon the premises where the vehicle is parked, including immediate pick-up or delivery service;
- c. Any vehicle, with a capacity rating under 10,000 pounds that is parked entirely inside a garage and not visible from the street or from surrounding properties;
- d. Political signage on vehicles as otherwise permitted by the sign regulations.

(e) Buses. In residential districts, buses shall be parked only in designated bus parking areas approved pursuant to the notification and procedures outlined for conditional uses.

(f) Boats, trailers, and recreational vehicles.

(1) Boats, trailers of any type, recreational vehicles, as defined in state statutes (including campers, travel trailers and motor homes) and similar vehicles shall not be parked or stored within any residential district including public rights-of-way, except as hereinafter specifically permitted. Under no circumstances shall any boat, trailer or recreational vehicle be slept in or otherwise used for lodging or habitation while parked or stored within a residential district.

(2) Boats and boat trailers may be parked if stored entirely within a carport, garage or enclosed structure. Recreational vehicles (including campers, travel trailers, and motor homes) and trailers (other than boat trailers) may be parked if stored entirely within a garage or other enclosed structure. As used herein, a garage or other enclosed structure shall mean a structure having at least 75 percent opaqueness.

(3) Boats, trailers and recreational vehicles having an overall length of 32 feet or less may be parked in a private driveway within a residential district for an aggregate of not more than 24 hours during any one calendar week.

- (4) The parking of boats, trailers and recreational vehicles in side and rear lot areas is permitted only if fences, walls and landscape screening, including hedges, trees, etc., having at least 65 percent opaqueness of the view of the boat, trailer or recreational vehicle shall be constructed and planted so as to buffer adjacent residential properties.
- (5) Residents may allow their guests to park a boat, trailer or recreational vehicle having a length of 32 feet or less for up to 48 hours in the driveway or behind the main structure of the lot on which it is parked. If additional time is needed, the Code Compliance Manager shall be notified no later than 24 hours after such vehicle is so parked.
- (g) *Projections into setbacks.* Eaves, roof overhangs, canopies, chimneys and flues, and awnings may project into the minimum yard or setback areas up to three and one-half feet. Fabric canopies, awnings, balconies, etc., with ground supports, second floor open porches, two-story high columns or similar features are considered a structure, and to be part of the main structure, and thus shall observe the setback requirements of the districts in which they are located. Cantilevered bay windows which project from the wall at a minimum height of 24-inches above grade may project two feet into the front, and rear setbacks and are limited to a maximum width of eight feet.
- (h) Accessory buildings, structures, air-conditioning equipment and other accessory uses in residential zones.
- (1) No detached accessory use or structure shall be permitted in the required front yard. On double frontage lots or corner lots, no detached accessory use or structure shall be permitted in the required yards fronting on the streets. In addition, no storage sheds shall be permitted in the area between the building line of the main structure and street or streets, unless screened by an opaque fence or wall.
- (2) An accessory building may be attached to a principal structure by a one-story open-sided roofed breezeway with a maximum width of eight feet connected to the principal structure without meeting the setback requirements of the principal building and complying with the setbacks of the accessory building; however, all other zoning requirements must be met, such as impervious coverage, building coverage or floor area ratio, where applicable.
- (3) Mechanical equipment, which includes air-conditioning equipment, swimming pool equipment, generators, and similar type equipment, shall not be located in any front yard or required side yard with street frontage unless totally shielded from view from the street by walls or vinyl fences otherwise complying

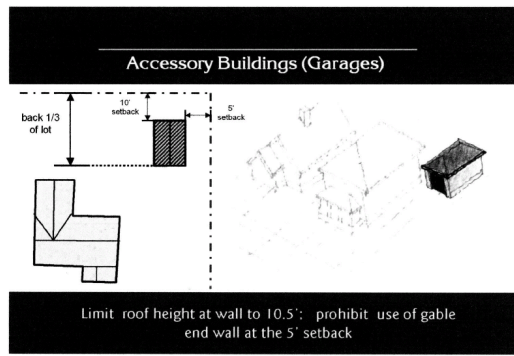
with the zoning code. Mechanical equipment may be located up to ten feet from a rear lot line as long as they are adjacent to the accessory structure or principal structure. Mechanical equipment shall not be located in any required side yard or within ten feet from the rear lot line except that they may be permitted up to six feet from a side or rear property line if surrounded by block wall equal in height of the equipment. Propane tanks shall not be located within five feet of any side or rear lot line. Any mechanical equipment placed on a roof must be screened from view from surrounding properties and from public streets.

- (4) Accessory structures or buildings, up to 100 square feet in size, may be located five feet from a side or rear interior property line. Accessory buildings over 100 square feet in size up to 400 square feet shall not be located closer than ten feet to any side or rear property line, and any two-story accessory building or any accessory building over 400 square feet shall meet the same rear and side setback as required for the principal structure. No accessory structure shall exceed a height of 16 feet unless located so as to comply with the setbacks of the principal structure. Total square footage of accessory structures shall be inclusive of all enclosed, and covered open air areas such as patios, summer kitchens, or porches.
- (5) The following table summarizes the side and rear setback requirements for accessory structures based on size and type as indicated throughout this section.

<b><u>Accessory Structure Size (square feet)</u></b>	<b><u>Side Setback (feet)</u></b>	<b><u>Rear Setback (feet)</u></b>
<u>≤ 150</u>	<u>5</u>	<u>5</u>
<u>151-400</u>	<u>10</u>	<u>10</u>
<u>&gt; 400</u>	<u>Principal</u>	<u>Principal</u>
<u>Detached Garage ≤ 620</u>	<u>5</u>	<u>10</u>
<u>Two-story structures</u>	<u>Principal</u>	<u>Principal</u>

- (6) Accessory buildings in rear yards. The exterior walls of accessory buildings shall not exceed 10.5 feet in height. Additionally, accessory buildings located less than ten feet from an interior side lot line must have a sloped or flat roof, e.g., the side wall adjacent to the lot line cannot be a gable end wall. A garage not exceeding 620 square feet may be located five feet from the interior side lot line and ten feet from the rear lot line. Additionally, private garages (attached or detached) shall be limited in size to no greater than 50 percent of the living area of the

dwelling. A rear garage utilizing the setbacks in this section must be located in the rear third of the lot depth.



(7) Garages and carports for single-family dwellings on any lot and two-family dwellings on lots over 65 feet wide:

a. Front-facing garages must meet one of the following design standards:

1. The front wall of the garage must be offset at least three feet from the main wall of the home with a maximum of two doors no greater than nine feet wide, with the garage door face recessed at least six inches from the plane of garage wall. For an existing home undergoing a remodel or enclosing a carport, one garage door may be permitted up to 18 feet wide with architectural design features such as glazing, hardware and raised panels integrated into the door or other finishes matching the primary structure. The main wall of the home is considered to be a solid wall which separates air-conditioned living space from the outdoors.
2. The garage must have a side entry or be located at the rear of the property behind the main dwelling.
3. A third front facing garage bay with a maximum door width of nine feet, shall be recessed back at least four feet from the adjacent front wall of the other garage doors or main wall of the home.

In addition, no street-facing garage shall have a garage opening exceeding ten feet in height.

- b. Open carports must be located at least two feet behind or at least two feet in front of the main house wall. In cases where the front setback is permitted to be less than 20 feet, the minimum front setback to the garage or carport opening shall be at least 20 feet after complying with one of the design standards in this section. Alternate methods to accomplish the step back shall be reviewed on a case-by-case basis. In

addition, no front-facing garages on the front half of the lot shall have doors exceeding ten feet in height.

- c. Detached garages located in front of or within 25 feet behind the front wall of a home must adhere to the same required side yard setback as the main residence.
  - d. Requirements when two courtyard garages are located in front of a home:
    - 1. An additional five feet of front setback shall be required to the garage wall.
    - 2. The entry drive width is limited to 16 feet from the front lot line to the front wall of the garages.
    - 3. Windows or similar architectural features shall be provided in the garage wall facing the street.
    - 4. Landscaping shall be provided to buffer at least 20 percent of side wall of the garages including one or more understory or shade trees in front of each garage wall facing the street. Specific details of proposed landscaping shall be shown on building plans.
  - e. *Porte cochere*. The roof height of a porte cochere in front of a home must not exceed 14 feet unless located behind the front setback by five feet or more. A porte cochere attached to the side of a home may utilize a side-yard setback of five feet from an interior side lot line or 15-feet from a street-side lot line subject to the following: three sides of the structure must be at least 75 percent open; a maximum height of 13 feet from natural grade to roof top and a maximum roof overhang of 12 inches. If a porte cochere has an area greater than 250 square feet, then the principal building setbacks shall be applied. Porte cocheres less than 250 square feet shall not be counted towards floor area ratio.
- (8) An accessory building or structure shall not be located within five feet of any other building. The building height of any accessory building shall not exceed the building height of the main building or principal residence on the property.
  - (9) No combination of accessory structures, singly or together, shall exceed ten percent of the lot area. In addition, no lot shall contain more than two storage sheds (buildings).
  - (10) A guesthouse or garage apartment shall not be constructed on a lot for occupancy before completion of the main buildings. This shall not prohibit the erection of other accessory buildings prior to the construction of the principal

building, when such accessory buildings are neither constructed nor used for dwelling purposes.

- (11) Guesthouses or garage apartments are permitted accessory uses when they provide accommodations for guests, domestic service employees or members of a family occupying the main building on the same property. Guesthouses or garage apartments shall not exceed 1,000 square feet of floor area. Guesthouses or garage apartments as permitted accessory uses may not have a kitchen area or cooking facilities. They also may not have separate utility meters or be rented, let or hired out for occupancy whether compensations be paid directly or indirectly.
- (12) An arbor, pergola or trellis structure may be placed up to five feet from side and rear lot lines and the overhead beams or framing members may be permitted to terminate on top of a six-foot wall or solid fence subject to a maximum length of 18 feet when attached along a side or rear yard wall or fence. The overall maximum height shall be ten feet, except within the building area of the lot, the structure may extend to no higher than the height of the principal building on the property. In front-yard and street-yard setback areas, a decorative arbor or trellis may be placed 15 feet from any front lot line or ten feet from any street side yard lot line, subject to approval by the Zoning Official and a maximum size of 50 square feet.
- (13) *Play structures.* Play structures, tree forts and similar play structures used by children that incorporate an elevated-floor-level-type of raised or elevated platform for walking or playing upon which has a height equal to or greater than six feet above natural grade shall maintain a side and rear setback of at least 15 feet. If attached accessories are incorporated, including swings, slides and similar play items used by children, that are not six feet in height or over those play structures may be permitted a side and rear setback of five feet. Play structures include playground-type equipment, swings, slides, forts and similar structures used by children. All other provisions of accessory building regulations shall also apply.
- (14) Backyard chicken coop accessory structures.
- a. Chicken coops, pens or chicken tractors must be located in the rear yard (behind the rear of the home) and be set back a minimum of ten feet from the rear and a minimum of seven and a half feet from the side lot lines. Coops must be screened at grade from adjacent properties with a solid six-foot fence or wall. No coop will be allowed in any front or side-yard.

- b. The coop, pen, or chicken tractor must be a minimum of 20 feet from any pre-existing neighboring residential principal structure, at least five feet from the principal structure on the subject property, and at least five feet from any property line. No setback is required between a coop and another accessory structure on the subject property.
- c. Chicken coops must be less than 50 square feet and may have an attached run. The coop must also be tied down for wind resistance.
- d. The maximum height of a coop shall be six feet, as measured from the existing grade to the highest part of the coop.
- e. An applicant for a permit must demonstrate compliance with the criteria in the Code in order to obtain a permit. The application for a permit must be submitted to the building official. Applicants must submit photos of the proposed site of the coop/run areas, a to scale survey/site plan of the subject property showing the location, and proof of successful completion of a University of Florida Agricultural Extension Service class or an equivalent class approved by the building official, completed within the last year.
- f. A building official determination is required for a permit. The building official is authorized to implement reasonable rules and regulations regarding backyard chickens. The building official must not approve locations with outstanding code violations.
- g. No more than 25 permits will be issued citywide. Permits will be issued on a first-come, first-served basis. Participants choosing to leave the program must provide notice to the city. The city is then authorized to re-issue the permit to another qualified applicant. If a participant is removed from the program due to violations of the terms of this ordinance. The permit may also be re-issued to another qualified applicant.
- (j) Swimming pools and screen enclosures. Swimming pools for private residential use are accessory uses and shall be constructed in accordance with the Florida Building Code. The location of pools, pool decks and screen enclosures shall be as follows:
  - (1) Swimming pools and spas are permitted to have a rear setback of ten feet and a side setback of 7.5 feet for lots which are 60 feet wide or less and are permitted to have a side and rear setback of ten feet for lots which are over 60 feet in width. The setback to a lake, canal or stream shall not be construed as a side or rear setback. Swimming pools and spas shall not be permitted in any required front or street-side yard.

- (2) Pool decks shall be located no closer to the side and rear lot line than 50 percent of the required setback for swimming pools. Pool decks may be permitted in the remaining area of the required side and rear setbacks only if screened from the adjacent property by a six-foot masonry wall. Pool and spa decks shall not be constructed more than three feet in height above the existing grade elevation at the tallest edge of the deck, patio or terrace. The setback to a lake, canal or stream shall not be construed as a side or rear setback. Instead, on lakefront lots, pool decks must be set back a minimum of 50 feet from the ordinary high-water elevations established in this article. On streamfront or canalfront lots, pool decks may be setback a minimum of 20 feet from the canal bulkhead if approved by the Planning and Zoning Board.
- (3) Screen pool enclosures on lakefront, canalfront or streamfront lots shall be regulated as structures and located only within the required setbacks and as approved by the Planning and Zoning Board. Screen pool enclosures on nonwaterfront lots shall be regulated as structures and located only within required setbacks for the respective zoning district except as provided for in the following paragraphs:
- a. The rear and side setback may be 7.5 feet, subject to limiting the height of the screen enclosure to 10 feet at the sides of the enclosure and 14 feet at the apex of the enclosure.
  - b. The rear and side setback may be 5 feet subject to limiting the height of the screen enclosure to 7.5 feet in height at the rear and side setback and compliance to the apex height limitations cited above provided that there is also a dense landscape or solid fence buffer along the rear lot line to a minimum height of 6 feet installed and maintained.
  - c. No variance shall be granted regarding the height of screen pool enclosures.
- (4) Other screen enclosures (not enclosing a swimming pool or spa) with screen roofs shall also be regulated as described above.
- (k) *Outdoor recreational areas.* Outdoor recreational areas including tennis courts, basketball courts, etc., shall require side and rear setbacks of ten feet. Their associated backstop and side fencing shall also conform to these setbacks and shall not exceed 12 feet in height. The composition of this fencing shall be chain link or other decorative fencing that does not impede the flow of air and which received the approval of the Zoning Official.
- (l) *Residential decks; patios.* Any deck or patio shall not be closer to the side lot line than 50 percent of the required side setback. Decks or patios may not be located



closer than five feet from a rear property line. These provisions shall apply to decks or patios only if they are less than three feet above existing grade, otherwise, such decks or patios must conform to the setbacks for the main structure.

(m) Residential driveways; parking spaces; motor courts, sidewalks, etc. Any residential sidewalk, driveway, parking space or other vehicle circulation area, whether of a paved surface such as asphalt, concrete or brick, or of an unpaved surface such as gravel, mulch or dirt, shall be setback at least two feet from the side or rear property lines, except where a common drive is permitted between adjoining properties or a nonconforming drive exists and does not create any drainage problem for an adjacent property. On lots that are 60 feet wide or less, a one-foot setback may be utilized as the driveway setback along a side lot line. The drive and parking surfaces must be designed to prohibit the diversion of drainage from vehicle driveways, parking or circulation areas onto adjacent properties.

(n) Walls and fences.

(1) Permits. Requests for permits for walls and fences must be accompanied by a site plan and drawings clearly showing the locations, heights and materials for which approval is requested.

(2) Height and setbacks in residential districts. The table provided below summarizes the maximum height of walls and fences in each required yard as well as the types of walls and fences permitted, as outlined in the following paragraphs. Decorative fences must be a minimum of 75% open.

<b><u>Required Yard</u></b>	<b><u>Max. Height (feet)</u></b>	<b><u>Max. Column Height (feet)</u></b>	<b><u>Min. Column Spacing (feet)</u></b>	<b><u>Fence/Wall Types Permitted</u></b>
<u>Front</u>	<u>3<sup>1</sup></u>	<u>4<sup>1</sup></u>	<u>10</u>	<u>Decorative</u>
<u>Street-Side</u>	<u>3<sup>1,2</sup></u>	<u>4<sup>1</sup></u>	<u>10</u>	<u>Decorative</u>
<u>Interior Side</u>	<u>6</u>	<u>6</u>	<u>20</u>	<u>Decorative and Privacy</u>
<u>Rear</u>	<u>6</u>	<u>6</u>	<u>20</u>	<u>Decorative and Privacy</u>

<sup>1</sup> Above street curb elevation.

<sup>2</sup> Street-side yard areas of corner lots may construct a decorative fence six feet in height above the existing ground level when setback at least ten feet from the street-side property line subject to vegetative planting on the street facing side of the fence.

In front yards and in side yards with street frontages, walls and fences shall not exceed three feet in height above the existing grade. However, these decorative front yard or street frontage walls and fences may be permitted columns or posts to exceed this height limit by one foot provided they are spaced at least ten feet apart. Light fixtures may also be placed on columns at driveway entrances up to one foot in height. In street-side yard areas of corner lots, a decorative fence or wall may be constructed six feet in height above the existing ground level when setback at least ten feet from the street-side property line, subject to vegetative planting on the street facing side of the fence. In all other side and rear yard areas, walls and fences may be a maximum of six feet in height above the existing grade. No wall or fence shall be permitted which would in any way obstruct or impair the visibility of automobiles at intersections and points of ingress and egress to the public right-of-way. For walls and solid fences located on any street, a setback of one foot from the lot line is required to prevent interference with pedestrian mobility on existing or future sidewalks. Gates located on any street must match the material of the fencing or no less than 60 percent open in composition, whichever is greater. Walls and fences on the lakefront, canalfront, or streamfront side of properties shall meet the requirements established in this article for such waterfront properties. For purposes of locating walls and fences, front yards shall be the area from the front lot line to the front building wall or as determined by the Zoning Official.

- (3) *Materials permitted in residential districts.* In any residential district, fences in the front yard or in a side yard with street frontage shall be decorative. In all yards, chain link, chicken wire or similar-type fences shall be prohibited. Barbed wire, electrically-charged fences and solid or mostly solid metal fences shall not be erected in any residential district. A wall, fence or similar structure erected in any residential district shall not contain material or substances such as broken glass, spikes, nails, barbs or similar materials designed to inflict pain or injury on any person or animal.
- (4) The column and post height of a wall or fence may exceed the allowable wall or fence height by a maximum of two feet in areas outside the front yard and street-side yards, provided they are spaced 20 feet apart in side and rear yards, except the additional two feet of post height may be permitted on columns located on either side of entry gates in areas outside the front yard and street-side yards.
- (5) Walls and fences shall be finished on both sides with similar architectural treatments and color on both surfaces so that, for example, a brick-veneered

masonry wall shall have brick veneer on both sides or a stuccoed masonry wall shall have a stucco finish on both sides, a painted wood fence would be painted on both sides. At no point shall the exposed fence posts face outward toward the adjacent neighbor or public Right Of Way.

- (6) Existing nonconforming walls or fences on corner lots located within a required setback may be repaired or replaced subject to verification that the new wall or fence does not create a traffic visibility obstruction, is not closer than five feet to a street-side property line and is constructed of a material permitted by this section. In addition, where a hedge or landscaping material was required as a screening buffer due to a variance or a condition of a permit, the hedge or landscaping material shall be maintained and irrigated to ensure continued viability.
- (7) Corner lots with nonconforming walls or fences for one- or two-family dwellings: When an existing dwelling has a nonconforming building wall or fence located along a street side yard at a distance of ten feet or greater from the street side lot line, a new fence or wall complying with a permitted material up to six high is allowed to be constructed at the same nonconforming street side setback as a replacement in the same location.
- (o) *Building to have access on a public street.* Every building hereafter erected or moved shall be on a lot with frontage on a public street or previously approved private street. The structures on these lots shall be so located so as to provide safe and convenient access for servicing, fire protection, other emergency vehicles, and required off-street parking. Furthermore, no building hereafter erected or moved shall be on a lot solely adjacent to an unpaved road.
- (p) *Land and building uses seen generally.* (See general provisions for nonresidential districts for applicable regulations).
- (q) *Solid waste containers.* Prior to the issuance of a building permit, plans for the location or use of any solid waste container must show the location of container(s) for solid waste disposal. The number of containers, their location and access to them for unloading purposes are subject to the approval of the city. Solid waste containers or dumpsters shall be screened from view of surrounding properties for all new development. Recycling containers may be exempted from this requirement by the city.
- (r) *Relocation or moving a building.*

  - (1) No building shall be moved into or relocated to a new site within the city and no work shall be commenced in preparation therefore, unless a moving permit has first been issued pursuant to the Florida Building Code.

- ~~(2) Applicants shall submit to the city photographs showing all elevations of the structure to be moved, the proposed relocation site with proposed setbacks and other details to allow verification of compliance with zoning requirements, detailed plans setting forth the new site and foundation plans signed and sealed by a civil or structural engineer registered and licensed in the state. Plans shall also show the proposed route to be taken and the hours in which the building will be moved. Plans shall show the proposed date of commencement of work on the building in preparation for moving and the proposed date of completion of moving.~~
- ~~(3) Plans shall be reviewed by the city's administrative staff to determine that the proposed route, time of moving, and relocation of site are in conformity to the zoning, building and other applicable regulations of the city, and will not inconvenience the public or damage property.~~
- ~~(4) Plans shall also be submitted to all utility companies located in the city for their review and issuance of moving permits shall be conditioned upon approval of utility companies. Utility companies shall be entitled to make such requirements as they deem necessary to insure the utilities of the area will not be damaged or interrupted during the moving process.~~
- ~~(5) Prior to the issuance of a moving permit, the building shall be inspected by the building division of the city to ensure that it is in conformity to the necessary building, plumbing, electrical, and other codes of the city or sufficient plans shall be provided showing compliance with all applicable building codes, and any deficiencies shall be corrected prior to the issuance of a moving permit or prior to final inspection approval of the building on the new site.~~
- ~~(6) Moving permits shall be issued only to companies or persons duly licensed as building movers in the city and who have posted the required \$10,000.00 bond. The code enforcement director of the city shall have the authority to require such other and additional bonds as may be necessary to ensure that the building is moved in a safe and proper manner and that property is protected. Any damage to city property or city trees shall be compensated by the building mover based on the cost of repairs for damage to city infrastructure, including, but not limited to, electrical equipment, water and sewer systems, streets, curbs, sidewalks, drainage conveyances, street lights and signs. Compensation for tree damage shall be in accordance with section 58-287.~~
- ~~(7) The Building Director shall have the power to accept or reject an application for a moving permit and may impose such additional regulations, conditions, or restrictions, as it deems necessary or proper to insure that the building is moved in a safe and proper manner, that property is protected during the~~

moving process, that the moving process will not unreasonably inconvenience the public and that the building proposed to be moved will fit harmoniously into the neighborhood wherein it is to be located. Applicants may appeal these decisions to the City Commission. Larger buildings over 2,500 square feet in gross area may be referred to the City Commission for approval and any building moving applicant may appeal building moving determinations of the Building Director to the City Commission.

(s) Curb cut permits. Any proposed construction in zoning districts other than R-1AAA, R-1AA, R-1A and R-2 shall have its access points or curb cuts for off-street parking facilities approved by the City Traffic Engineer. In all such cases where that use has an access point or curb cut onto one public street, no additional curb cuts may be made onto another public street without the approval of the City Traffic Engineer. Approval shall be based on a finding that no additional traffic will be directed onto local residential streets.

(t) Underground utilities.

(1) It is the intent of the city to improve the aesthetic appeal of the city and the reliability of utility service by requiring that utility lines, such as electric, telephone, cable TV, fiber optics and other utilities, be placed underground in conjunction with the construction of all new buildings. The implementation of underground utilities shall also be required as a component to the substantial renovation of any existing building. Substantial renovations shall be interpreted as when the building permit value of such renovations and/or additions exceeds 50 percent of the value of the existing improvements on the most current property tax roll. Property owners shall provide space on site within the private property or within the building for any necessary pad-mounted transformers and switch gear and shall screen such to the degree possible with landscaping or other approved screening when visible from the public right-of-way.

(2) The city recognizes that certain physical elements such as existing buildings, swimming pools, large trees and such may impose unreasonable hardships on property owner's compliance with the placement of utilities underground and for the location of transformers. Upon confirmation of these hardships by the utility companies, the Building Director may waive this requirement for such projects or may allow the waiver of up to two required parking spaces to be used for the required pad-mounted transformer and switch gear.

(u) Duplex-modified yard developments.

- (1) This development concept is to provide for more flexible and creative site planning which may assist in lowering development and housing costs, expand the choice and type of dwelling units while maintaining compatibility with, and the integrity of, adjacent residential neighborhoods.
- (2) "Duplex-modified yard development" defined. A duplex-modified yard development shall consist of a building designed for, or occupied exclusively by, two families and containing dwelling units erected as a single building on adjoining lots, each being separated from the adjoining unit by an approved party wall, thereby creating noncommunicating dwelling units. Such buildings shall be designated duplex-modified yard dwellings.
- (3) Duplex-modified yard developments shall be permitted only when a declaration of covenants and restriction containing or addressing the provisions set forth in subsection (5) below is executed by all holders of any interest in or lien upon the real property upon which the duplex-modified yard dwelling is constructed, is approved by the city attorney as to form and content and is recorded in the Public Records of Orange County, Florida. Those desiring to utilize these duplex-modified yard provisions shall reimburse the city for the costs of the review and approval by the city attorney.
- (4) The adjoining lots on which each duplex-modified yard dwelling is constructed shall together be considered to be one lot for the purpose of compliance with the development standards applicable to the particular zoning district in which the duplex-modified yard dwelling is located.
- (5) The declaration of covenants and restrictions shall contain or address the following:
  - a. A legal description of the entire parcel of real property upon which the duplex-modified yard dwelling is constructed, hereinafter referred to as the "duplex-modified yard development property," and legal descriptions of each separate parcel therein to be subjected to fee simple ownership;
  - b. A provision that restrictions shall run with the land, and shall not be amended or rescinded without the written consent of the city commission;
  - c. A provision designating those portions of the duplex-modified yard development property that will be commonly used by both fee simple owners, if any; establishing mutual easements permitting such use and governing the insurance, maintenance and repair thereof;
  - d. A provision governing the insurance, maintenance and repair of all party walls;

- e. A provision governing the insurance, maintenance and repair of all exterior portions of all improvements to the duplex-modified yard development property. This provision must require that any exterior maintenance or repair performed with respect to any portion of the duplex-modified yard development property be accomplished in such a duplex-modified yard development property as a whole, i.e., the entire duplex-modified yard dwelling must be repainted at the same time under a common color scheme.
  - f. A provision governing the landscaping of the duplex-modified yard development property. This provision must require that the landscaping be performed and maintained at all times in such a manner so as to preserve the overall appearance and value of the duplex-modified yard development property as a whole.
  - g. A provision governing the method by which the owners of the duplex-modified yard development property will be assessed for the expenses of insurance, maintenance and repair of those items set forth in the preceding paragraphs of this subsection. This provision must include a means by which one owner may perform any necessary maintenance or make any necessary repairs to the duplex-modified yard development property and receive contribution from the other owner should the other owner unreasonably refuse to bear his portion of the expense. This provision must also include a description of the remedies that the contributing owner shall have against the noncontributing owner, such remedies being generally consistent with the remedies afforded to co-tenants in common, and a method by which disputes concerning the necessity or reasonableness of a given item of maintenance or repair may be resolved.
  - h. An optional provision establishing an incorporated owner's association to perform the duties of insurance, maintenance, repair and assessment described above. The owner's association may operate more than one duplex-modified yard development property in a common manner not inconsistent with this section.
- (6) The foregoing duplex-modified yard development standards shall also apply to principal and cottage-dwelling developments with the following provisions:
- a. The two dwelling units (principal and cottage dwellings) are not required to be joined by a common party wall.

- b. The dwelling units must be provided with at least ten feet of driveway access to each of the dwellings from the public street or alley.
- (v) Significant changes to buildings or approved plans. Various sections of this zoning article require approvals by the Planning and Zoning Board and/or City Commission. Within the section for conditional uses there are specific requirements defining significant changes for conditional uses. For all other types of approvals, the standards below will determine whether a significant change or substantial deviation shall be deemed to have occurred which then would require a subsequent review and approval for those changes by the Planning and Zoning Board and/or the City Commission as follows:
  - (1) When there is an increase in the height of a building of more than one foot; or
  - (2) When there is an increase in the square footage of a proposed building of more than 500 square feet above grade; or
  - (3) When there is an increase in the impervious lot coverage of more than 1,000 square feet; or
  - (4) When there is a change in the architectural style of the building; or
  - (5) When there is a major shift or relocation of the site and floor plan(s) or distribution of uses within the building or major shift or relocation in the features of building location, stormwater retention, parking area and/or driveways; or
  - (6) When additional variances are requested that were not part of the original public record in the review by the planning and zoning board and/or the city commission; or
  - (7) When the Planning Director, Building Director, Zoning Official, or City Commission finds that a material change has been made to a plan detail that was critical to the decision rendered by the board or the commission.
- (w) Tents. (See general provisions for nonresidential districts for applicable regulations).
- (x) Special events. (See provisions for nonresidential districts for applicable regulations).
- (y) Home occupations.
  - (1) Generally. Any use customarily conducted entirely within a dwelling and carried on by members of the immediate family residing on the premises, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, is permitted as a home occupation provided that there is used no sign or display that will indicate from the exterior that the building is being utilized in part for any purpose other



than that of a dwelling, there is no commodity sold upon the premises and no mechanical or electrical equipment is used except such as is permissible for purely domestic or household purposes, and no clients, customers or guests connected with the business may visit the property. Fabrication of articles, such as are commonly classified under the terms "arts and handicrafts" may be deemed a home occupation.

(2) *Requirements for receiving a home business certificate.* All home occupations shall be required to obtain a business certificate prior to the start of such business and use of the property. The applicant must submit the following in order to obtain a business certificate. Business certificates issued for home occupations shall only be issued to the residential address and not to a post office box.

- a. Address number and tax ID number of the property;
- b. A survey or sketch with dimension showing the floor plan and the area to be utilized for the home occupation along with the total floor area of the residence;
- c. A detailed written description of the exact nature of the home occupation;
- d. If the residence is a rental unit, a notarized letter of approval for the home occupation from the property owner or property manager is necessary; and
- e. A signed copy of the home occupation regulation form.

(3) *Prohibited home occupations.* The Building Director and/or Zoning Official shall make determination as to whether any business qualifies as a home occupation based upon its type and operational characteristics. The following list of uses indicates some the businesses which shall be prohibited as home occupations but is not intended to be a complete list:

- a. Adult entertainment;
- b. Antique shops;
- c. Auto service and repair;
- d. Barber shop and beauty salon;
- e. Bed and breakfast facilities;
- f. Body scrubs, body art or tattoo;
- g. Child care of more than five pre-school children and/or five after-school children (see family day care definition);

- h. Churches;
  - i. Clothes modeling or sales;
  - j. Clubs, private;
  - k. Escort services;
  - l. Food processing and handling (excluding Cottage Food businesses subject to F.S. § 500.80);
  - m. Fortune-tellers;
  - n. Group instruction of more than two persons;
  - o. Health spas;
  - p. Kennels or overnight boarding of animals;
  - q. Massage therapy;
  - r. Retail commercial operations;
  - s. Taxi or limousine service;
  - t. Vehicle sales/rental;
  - u. Storage or warehousing.
- (4) Storage of merchandise. No merchandise shall be displayed or sold on the premises. No outside display of merchandise or outside storage of equipment or materials shall be permitted.
- (5) Employees. No person shall be engaged in any home occupation as an employee or volunteer worker other than members of the immediate family residing in the dwelling unit. No accessory building shall be used for such home occupation. Any home occupation that creates objectionable noise, fumes, odor, dust, electrical interference shall be prohibited.
- (z) Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited.
- (aa) Construction tolerances. The city's Zoning Official may permit setback encroachments up to one-foot upon request in writing on a sworn affidavit from the property owner attesting to the cause or reason for the error relating to technical reasons that is subject to acceptance by the city.
- (bb) Limitation on first or second floor walls of buildings in residential zoning districts. First or second floor walls of buildings in residential zoning districts shall not extend above the top plate of the first floor for one-story buildings or above the second-floor top plate of two-story buildings so as to create additional wall height or the

appearance of an additional story unless such area is part of the allowable floor area and meets the required setbacks. This limitation does not prevent the provision of a parapet wall for flat-roof buildings.

(cc) Required two-story setback applies. The required two-story setback shall apply to walls which extend 12 feet in height or more above the existing pre-construction grade for buildings in residential zoning districts.

(dd) Solar panels. Solar photovoltaic (PV) is a permitted accessory use, provided that it meets the provisions of the respective zoning district and limited to the setbacks, area and coverage limitations of accessory structures in the respective zoning district. Solar panels shall be placed in locations that, to the greatest extent possible, are not visible from the public right-of-way or, as an alternative, other technologies such as roofing materials designed as photo voltaic collectors shall be used if the optimum location is visible from the public right-of-way.

(ee) Canton Park site development standards. The property described as and known as Canton Park Subdivision as referenced in the Canton Avenue Cottages 1, plat page 108 of book 86 shall have the following development standards for lots in the R-2 and R-1A zoning district:

Front setback to main dwelling: 23 feet.

Porch setback: 15 feet from front lot line.

Side setbacks: Eight feet on one side and 12 feet on opposite side.

Rear setback: 25 feet to main dwelling. Lots less than 90 feet deep may utilize a rear setback of ten feet.

Garages in rear: Ten feet to rear lot line and five feet to side lot line.

Chimneys and bay windows may encroach two feet into the setback.

Side setback to a porte cochere is two feet.

Rear screened porches may be connected to the garage.

Air-conditioning compressors shall observe a five-feet side setback.

Other zoning provisions shall apply where applicable or not covered under this subsection.

(ff) Parking garage setbacks. Any above-grade parking garage or parking deck shall be setback at least 100 feet from any property used for single-family or low-density residential. The distance shall be measured from the closest point of the parking garage structure to the property line of the property used for single-family or low-density residential.

- (gg) Gateway plan conformance. Pursuant to the desire to provide attractive entrance features and architectural interest at the gateway entrances into the city, the city commission shall have the authority in the review of plans for the development or redevelopment of properties to negotiate for a portion of such property to be reserved for the construction of gateway design structures, and the city commission may negotiate on a case-by-case basis, depending on the size of the project, a financial arrangement between the property owner/developer and the city to facilitate the construction of gateway design structures.
- (hh) Parking garage design guidelines. Parking garages shall conform to the parking garage design guidelines and procedures outlined within section 58-84. This requirement, however, shall not apply to parking garages below grade within basements, defined as having at least half the height of the entire parking structure below existing grade or for parking garages that are totally enclosed by other liner building areas that are not visible from any public street other than the entrance/exit feature.
- (ii) Parking shelters. For multi-family residential projects, the city may permit open accessory detached shelter structures for shade and rain protection for vehicles provided that the parking shelter is at least 80 percent open, that the posts or columns meet a minimum five-foot setback from adjacent properties, that the structures meets all building code wind load requirements; are not more than one story in height and limited to no more than ten feet in height to the roof eve. Such parking shelters shall only cover a row of parking one space deep and may not span across a landscape island or the drive aisle. Such shelters may only located in the rear of the property or side of the property and not located in any area within 25 feet of a right-of-way. Furthermore, such parking shelters must be architecturally consistent with the principle building and as such, metal post and canvas type coverings are not permitted.
- (jj) Gated streets and gated communities. Consistent with the subdivision regulations provisions that prohibit private streets, and in order to promote vehicular and pedestrian ingress and egress access and for providing uninhibited emergency services access to any neighborhood, in subdivision or other housing community or housing projects, the use of gates or other access controls to restrict access to streets, neighborhoods, condominiums or other housing communities shall be prohibited. This shall not be interpreted to prohibit the access management controls and gates to private residential parking garages provided unrestricted access is provided to visitor parking, that may be required per this Code or by a condition of approval of a residential project by the city commission nor shall it be interpreted to prohibit gates on driveways to any individual single family home.

(kk) Split residential zoning. In cases where a property has split and different zoning designations, the property may be used cumulatively for the density permitted by the combined zoning designations, subject to approval by the city commission.

(ll) Air Traffic Hazards. To ensure no air traffic hazards will be created, no structure, antenna, tower or appendage to a building may exceed the heights detailed in the Orlando/Orange County Airport Zoning Regulations text and map.

(Ord. No. 2796-10, § 1(Exh. A), 2-22-10; Ord. No. 2795-10, § 4, 2-22-10; Ord. No. 2849-11, § 15, 9-12-11; Ord. No. 2875-12, § 4, 6-11-12; Ord. No. 3002-15, § 1, 7-13-15; Ord. No. 3006-15, § 1, 8-10-15; Ord. No. 3030-16, § 5, 2-8-16; Ord. No. 3096-17, § 6, 12-11-17; Ord. No. 3098-17, § 5, 12-11-17; Ord. No. 3182-20, § 5, 9-9-20; Ord. No. 3185-20, § 2, 10-14-20)

**SECTION 5.** That Chapter 58 "Land Development Code", Article III "Zoning Regulations", Section 58-95 "Definitions" of the City of Winter Park Land Development Code is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

#### **Sec. 58-95. Definitions**

\*\*\*

~~Attic means an area of a building between the roof and the ceiling of the highest habitable floor~~ the space enclosed within the roof structure of a building accessed by a pulldown ladder. Spaces or rooms on the same floor as living areas, which are more than five feet in height, are not included in the definition of attic, and therefore count towards FAR. Attic areas are not to be habitable areas but shall serve only as storage area or for mechanical equipment. Attics shall not contain plumbing fixtures or finished room areas. Attics shall have minimal lighting and air-circulation fans.

\*\*\*

Existing grade means the existing grade or elevation of the ground surface that exists or existed prior to man-made alterations, such as grading, grubbing, filling, or excavating.

Existing home means the principal, habitable structure, that exists on a residentially zoned property, which has been permitted, inspected, and received a Certificate of Occupancy.

\*\*\*

Lot depth means the average distance measured perpendicular to the front lot line and the rear lot line.

Lot ~~frontage or~~ width means the measurement at the building line across the front of the existing or proposed home ~~the lot boundary dimension adjoining a street.~~

\*\*\*

Structure means any combination of materials assembled at a fixed location and requiring attachment to the land through pilings, footings, foundations and the like, to give support or shelter and/or provide for human habitation or use, such as a building, tower, framework, tunnel, tent, stadium, platform, tank, fence, sign, flagpole, swimming pool, or the like.

Substantial improvement means, for a structure any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the assessed value of the ~~improvements structure based upon the most construction costs determined for the type of construction as set forth in the building code cost~~ detailed on the most current records of the Orange County Property Appraiser, at the time of demolition or destruction, it shall not be reconstructed or restored except in conformity with the provisions of these zoning regulations. Alternatively, the assessed value may be determined using the average of the market-rate value as determined by an independently certified and licensed property appraiser and the most current records of the Orange County Property Appraiser.

**SECTION 6. CODIFICATION.** Sections 1, 2, 3, 4, and 5 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

**SECTION 7. SEVERABILITY.** The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

**SECTION 8. CONFLICTS.** In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

**SECTION 9. EFFECTIVE DATE.** Once adopted, this Ordinance shall become effective on the 1st day of January, 2023.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this \_\_\_\_ day of \_\_\_\_ 2022.

By: \_\_\_\_\_  
Mayor Phil Anderson

ATTEST:

By: \_\_\_\_\_  
Rene Cranis, City Clerk