



City Commission Work Session

Agenda

July 15, 2021 @ 1:00 pm

Virtual

welcome

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

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](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. Call to Order**2. Discussion Item(s)**a. **OAQ Discussion**

2 hours

- Update and Discussion on Mobility/Transportation Impact Fees
- OAQ Citywide Notice Review
- New Required Comprehensive Plan Element - Property Rights Element

3. Adjournment



City Commission agenda item

item type Discussion Item(s)	meeting date July 15, 2021
prepared by Allison McGillis	approved by Bronce Stephenson, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

OA0 Discussion

item list

- Update and Discussion on Mobility/Transportation Impact Fees
- OA0 Citywide Notice Review
- New Required Comprehensive Plan Element - Property Rights Element

motion / recommendation

background

Below is the Property Rights Element language provided by Attorney Dan Langley:
Goals, Objectives and Policies

GOAL 1:

The purpose and overall goal for the Property Rights Element is to signify respect for judicially acknowledged and constitutionally protected private property rights, and to ensure that those rights are considered in the City of Winter Park's decision-making concerning land use and zoning matters.

Objective 1.1:

The following objective provides a framework for ensuring that private property rights are considered in local decision-making concerning land use and zoning matters.

Policy 1.1. The following rights shall be considered in decision-making by the City of Winter Park concerning land use and zoning matters:

1. The right of a property owner to physically possess and control their interests in property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[OAO 2.0 Comp Plan Draft 6.25.21.pdf](#)

ATTACHMENTS:

[Zoning Code OAO 2.0 Draft 6.25.21.pdf](#)

ATTACHMENTS:

[Citywide Trifold 11x17 OAO.pdf](#)

ATTACHMENTS:

[Public Notice Tables.xlsx](#)

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK,
FLORIDA, AMENDING CHAPTER 58 "LAND
DEVELOPMENT CODE" ARTICLE I, AND THE
COMPREHENSIVE PLAN SO AS TO ADOPT NEW
GOALS, OBJECTIVES AND POLICIES OF THE FUTURE
LAND USE ELEMENT TO ESTABLISH THE ORANGE
AVENUE OVERLAY DISTRICT; PROVIDING FOR
CONFLICTS; SEVERABILITY AND AN EFFECTIVE
DATE.**

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

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

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

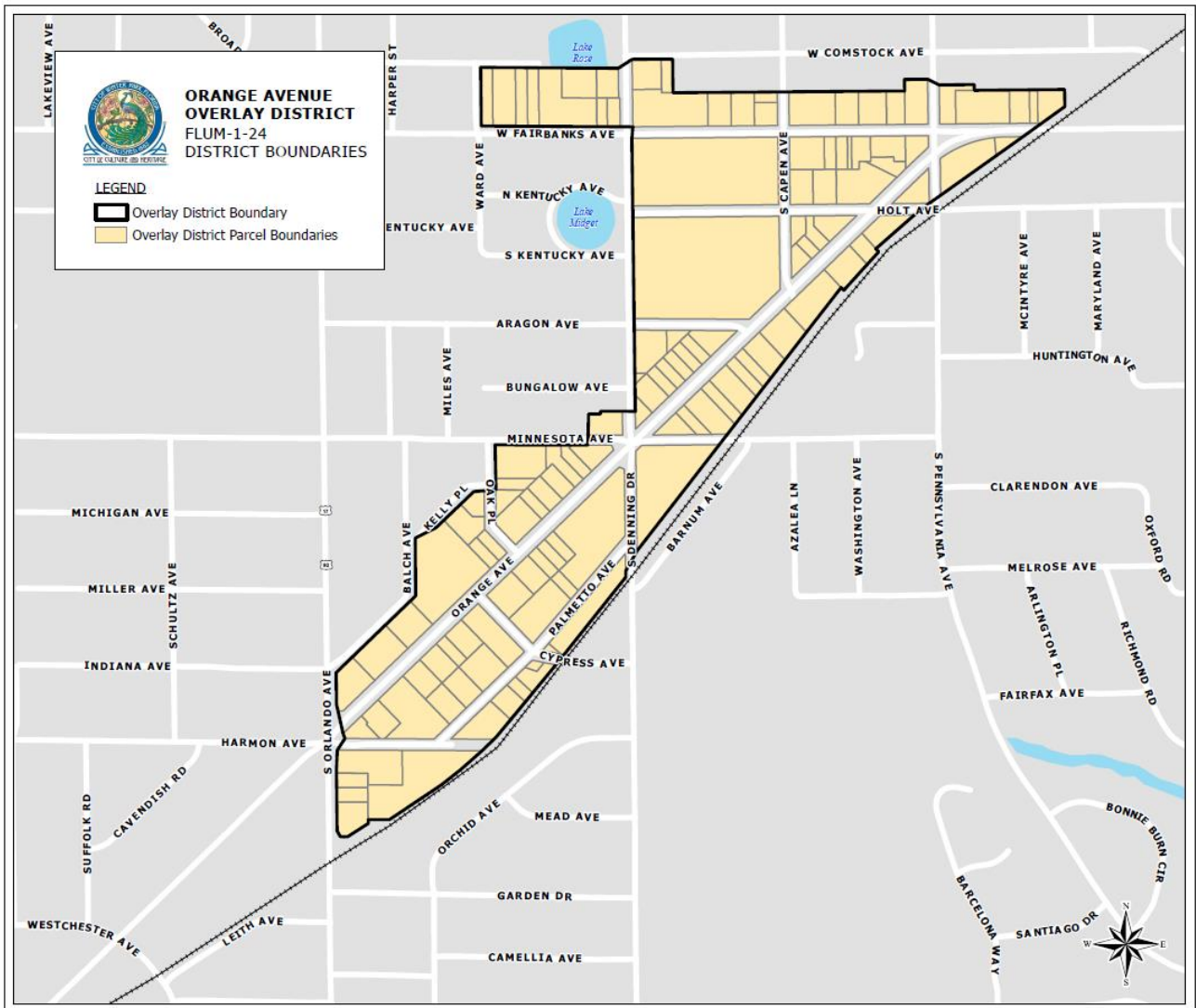
WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose, meets the requirements of law and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

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

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

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

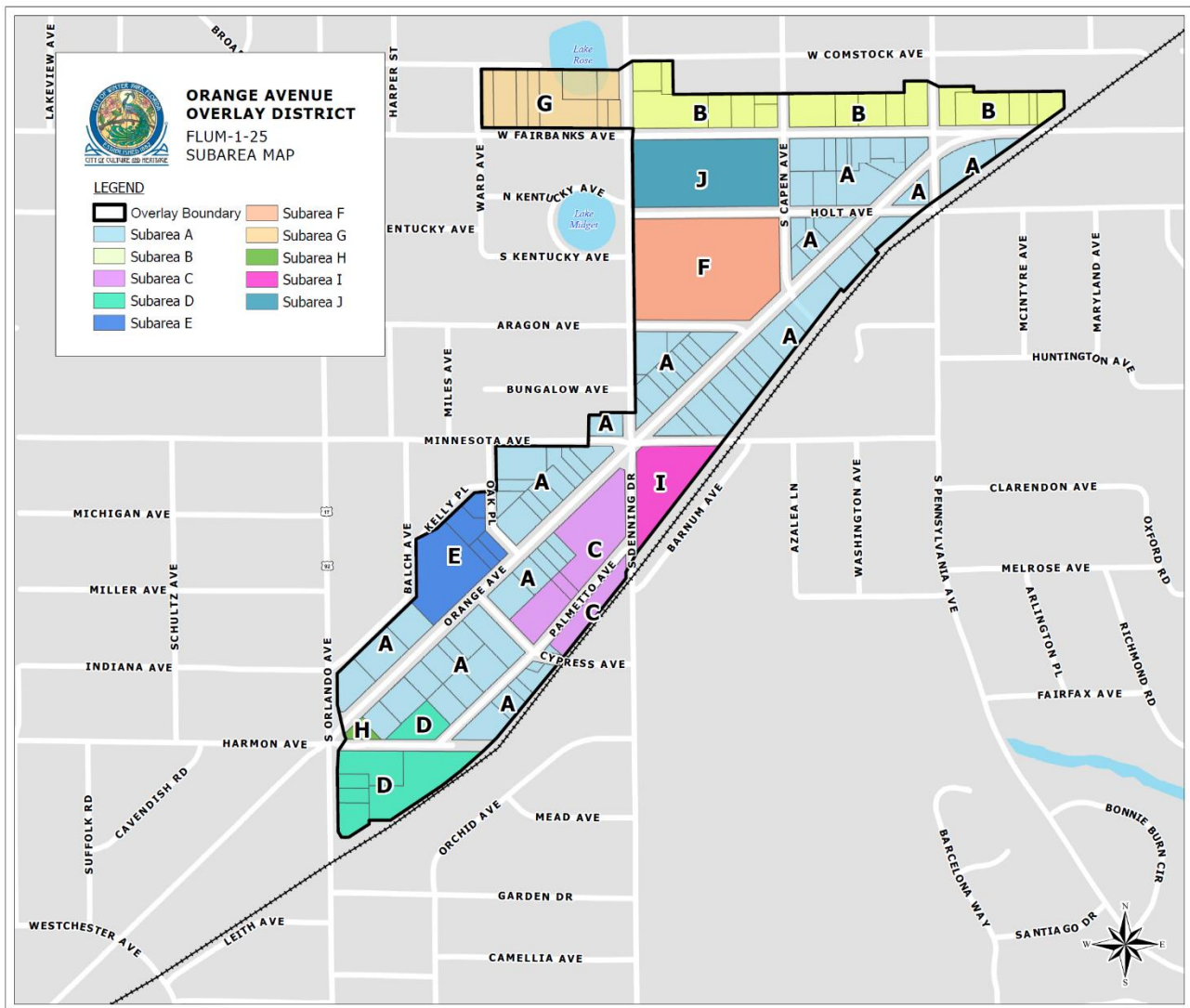
OBJECTIVE 1-8.1: Orange Avenue Overlay District. The boundaries of the Orange Avenue Overlay District are identified in FLUM-1-24 and the Policies regarding this Overlay District shall be established as defined herein.



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

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

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



- (1) Subarea A.
 - a. Base Floor Area Ratio: 45%
 - b. Maximum Achievable Floor Area Ratio: 60% (only with residential)
 - c. Maximum Height: 2 Stories for any properties abutting Orange Avenue and Minnesota Avenue, and 3 stories for all other properties within the subarea.
 - d. Maximum Residential Density: 17 units per acre
- (2) Subarea B.
 - a. Base Floor Area Ratio: 45%
 - b. Maximum Achievable Floor Area Ratio: 60% (only with residential)
 - c. Maximum Height: 3 Stories (but with maximum height of 35 feet)
 - d. Maximum Residential Density: 17 units per acre

- (3) Subarea C.
 - a. Maximum Floor Area Ratio: 25%
 - b. Maximum Floor Area Ratio of Parking Structure: 65%
 - c. Maximum Height: 2 stories, with possible rooftop area.
 - d. Maximum Height of Parking Structure: 3 levels, plus open top level.
 - e. Maximum Residential Density: 0 units per acre
- (4) Subarea D.
 - a. Base Floor Area Ratio: 60%
 - b. Maximum Achievable Floor Area Ratio: 100%
 - c. Maximum Height: 5 stories, but with maximum height of 56 feet
 - d. Maximum Residential Density: 17 units per acre
 - i. The City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.
- (5) Subarea E.
 - a. Base Floor Area Ratio: 45%
 - b. Maximum Achievable Floor Area Ratio: 60% (additional square footage only allowed for parking structure)
 - c. Maximum Height: 2 Stories
 - d. Maximum Residential Density: 17 units per acre
- (6) Subarea F.
 - a. Base Floor Area Ratio: 20%
 - b. Maximum Achievable Floor Area Ratio: 20%
 - c. Maximum Height: 2 Stories
 - d. Maximum Residential Density: Residential uses shall not be permitted.
- (7) Subarea G.
 - a. Base Floor Area Ratio: 45%
 - b. Maximum Achievable Floor Area Ratio: 45%
 - c. Maximum Height: 2 stories
 - d. Maximum Residential Density: 17 units per acre
- (8) Subarea H.
 - a. Base Floor Area Ratio: 0%
 - b. Maximum Achievable Floor Area Ratio: 0%
 - c. Maximum Height: N/A
 - d. Maximum Residential Density: Residential uses shall not be permitted.
- (9) Subarea I.
 - a. Base Floor Area Ratio: 45%
 - b. Base Floor Area with Residential: 60%
 - c. Maximum Achievable Floor Area Ratio: 100%
 - d. Maximum Height: 3 Stories
 - e. Maximum Residential Density: 17 units per acre

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

(10) Subarea J.

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

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

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

Policy 1-XXX: Contribution to Transportation and Mobility Infrastructure. Development and redevelopment within the OAO requiring a conditional use approval

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

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

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

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

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

SECTION 2. Vesting. In order to not adversely affect development projects that are in process and for which expenditures have been made in reliance upon the existing code provisions, the City will allow such development projects to be subject to the underlying zoning and future land use of the property, land development regulations and conditions of development approval existing prior to the adoption of this Ordinance provided such development's site and building floor plans and/or conditional use have been received and approved by the City prior to the effective date of this Ordinance. However, for any development project that received a conditional use approval from the City Commission prior to the effective date of this Ordinance, the expiration of that conditional use approval per Section 58-90 shall apply, and the City Commission will not approve any Conditional

Use extensions of those development projects that have been approved prior to the effective date of this Ordinance.

Further, to address claims of an inordinate burden to an existing use of real property or a vested right to a specific use of property, the City Commission may adopt land development regulations to allow, upon further City Commission approval, development of property within the OAO pursuant to the underlying zoning and future land use of the property existing prior to the adoption of this Ordinance and other applicable land development regulations without compliance with or the benefit of the goals, objectives and policies of this Ordinance and its implementing land development regulations.

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

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

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

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2021.

Phil Anderson, Mayor

Attest:

City Clerk Rene Cranis

**OAO ZONING CODE DRAFT
6.25.2021 VERSION**

----- = Section that needs review and/or edits
----- = Mayor Anderson Comments
----- = City Attorney edits

ORDINANCE NO. _____

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

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

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

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

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

WHEREAS, the City Commission hereby finds that the land development regulations set forth in this Ordinance are consistent with the Comprehensive Plan as recently amended to establish the Orange Avenue Overlay District goals, objectives and policies; and

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

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

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

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

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

An overlay district acts as an additional layer of zoning over the base (or underlying) zoning district. All development projects located within this overlay district shall adhere to the requirements of this Section and other applicable provisions of the Land Development Code. The provisions of this Section shall prevail to govern the development of property within the overlay district over conflicting provisions found in other parts of the Land Development Code, including the provisions of the applicable base zoning district.
- (3) *Orange Avenue Overlay District.* The provisions and regulations for the Orange Avenue Overlay District within the City of Winter Park are outlined below.
 - (1) *Orange Avenue Overlay District.* It is the intent of the Orange Avenue Overlay District ("OAO") to provide enhanced standards to protect and promote the unique characteristics of the Orange Avenue area and create a distinct gateway into Winter Park. This OAO is used to create a sense of place established through specific architectural styles, streetscape design, open space areas, setbacks, site design, landscaping and other regulatory controls. The following provisions and regulations apply to all properties located within the OAO unless expressly provided otherwise.
 - a. *Location and boundaries.* The OAO boundaries are identified on the following map. The provisions and regulations found herein shall only

**ORANGE AVENUE
OVERLAY DISTRICT
DISTRICT BOUNDARIES**

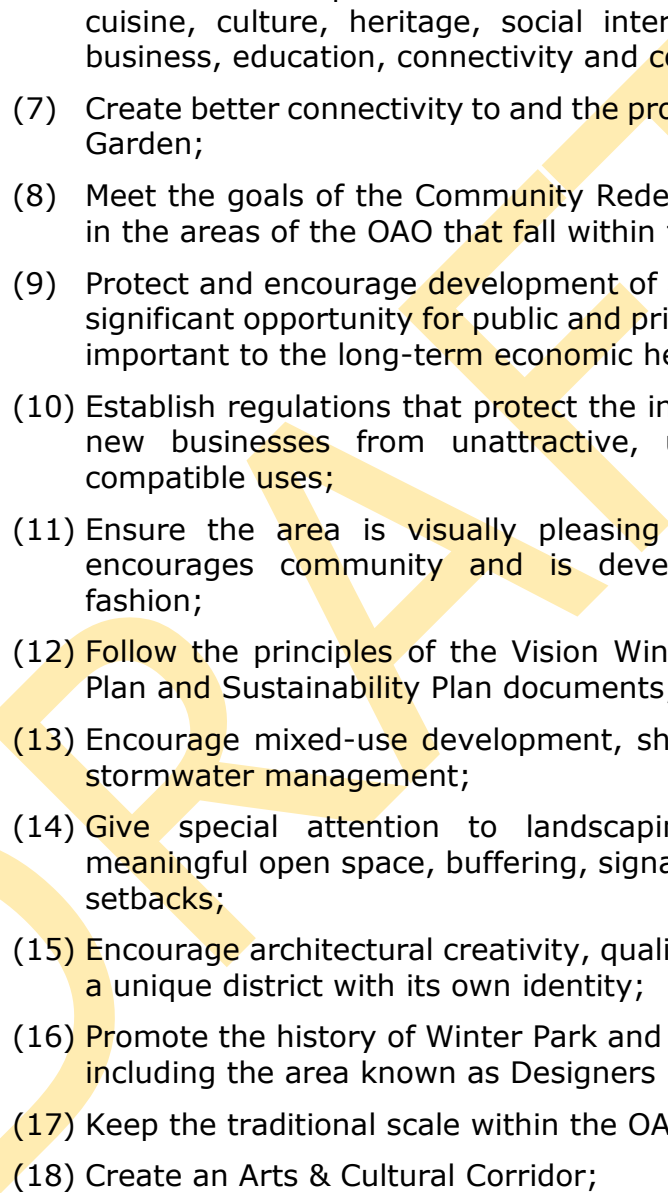
LEGEND

- Overlay District Boundary
- Overlay District Parcel Boundaries

The map displays the Orange Avenue Overlay District, which is bounded by Harper St to the north, S Orlando Ave to the west, and S Pennington Dr to the east. The district includes several streets and parcels, including W Comstock Ave, W Fairbanks Ave, N Kentucky Ave, S Kentucky Ave, Aragon Ave, Bungalow Ave, Minnesota Ave, Orange Ave, Kelly Pl, Oak Pl, Balch Ave, S Orlando Ave, Harmon Ave, Orchard Ave, Mead Ave, Garden Dr, Camellia Ave, Westchester Ave, Leith Ave, Cavenish Rd, Suffolk Rd, Miller Ave, Michigan Ave, Indiana Ave, Schultze Ave, Washington Ave, Azalea Ln, Barnum Ave, S Pennington Ave, Clarendon Ave, Melrose Ave, Arlington Pl, Fairfax Ave, Bonnie Burn Cir, Santa Go Dr, Barcelona Way, Richmond Rd, Oxford Rd, Maryland Ave, and McIntyre Ave. The map also shows Lake Rosa and Lake Michigan.

b. Purpos
(1) En
ac

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

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

with shaded sidewalks, interesting business fronts, connected destinations and walkable block sizes.

c. *Permitted Uses.* Any use not listed specifically as an allowed use herein shall be deemed to be prohibited in the OAO. The following uses up to 10,000 square feet shall be allowed by-right on any property within the OAO, unless otherwise specified within the applicable subarea policies:

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

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

e. *Prohibited Uses.* All uses not permitted or conditionally permitted within the OAO are prohibited. Without limiting the uses that are prohibited in the OAO, the following uses shall be prohibited in the OAO:

- (1) Adult-oriented businesses
- (2) Automotive-related businesses (i.e. auto sales, auto repair, auto rental, body shops, auto wash, auto audio, auto glass, auto tinting, auto parts sales)
- (3) Standalone massage parlors (not part of a health spa)
- (4) Fast food (with or without drive-thru)
- (5) Gas stations/convenience stores
- (6) Liquor stores
- (7) Pawn shops/check cashing
- (8) Tattoo parlors
- (9) Vape/smoke shops
- (10) Pain Management Clinics
- (11) Medical Marijuana Dispensaries, Processing, Growing, etc.
- (12) Billboards

f. *Non-Conforming Uses/Structures.* Existing but non-conforming properties uses and non-conforming structures, which existed as of the date the OAO became effective, shall be allowed to continue as legally non-conforming in the same manner after the adoption of the OAO as existed prior to the effective date of the OAO except as provided herein. Nonconforming uses and non-conforming structures shall be subject to and comply with the provisions of this OAO when any of the conditions below occur that cause the non-conforming use or non-conforming structure to be deemed abandoned and become illegal unless otherwise allowed to remain pursuant to a special permit granted by the city commission pursuant to section 58-64(f).

- (1) A non-conforming principal use on the property is discontinued for a period of three (3) calendar months then such non-conforming use shall be deemed abandoned and become an illegal use;
- (2) A non-conforming structure is destroyed or significantly altered by sixty (60) percent or greater then such structure shall be brought into compliance with the OAO requirements; or
- (3) Enlargements of any existing non-conforming structures and/or uses are made to the property that increases the gross square footage then such property shall be brought into compliance with the OAO requirements.

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

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

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

(1) The OAO is designed to enhance pedestrian walkability, connectivity and safety and to create a safe, comfortable and convenient pedestrian experience. Towards this end, the OAOs transportation system is based on inter-connected streets forming small blocks similar to successful patterns of the more walkable areas of the City such as the Park Avenue Corridor.

(2) Block Configuration/Lot Standards: Any additional development or redevelopment of parcels in excess of 2 acres within the OAO shall be required to create a block structure and pedestrian corridors conducive to pedestrian safety, comfort, and vehicular circulation.

(a) New or redeveloped buildings within the OAO shall have building widths of between a minimum of 50 feet and a maximum of 300 feet wide where they interface with pedestrian oriented street frontages.

(b) Development shall provide a continuous driveway or alley that connects to adjacent parcels and roadways and provides access for emergency vehicles and city services.

(c) To the extent possible, given the size and shape of the parcel, new or redeveloped blocks shall be between a minimum perimeter of 1000 linear feet and a maximum perimeter of 1500 linear feet. The City goal is to encourage walkability based upon successful Park Avenue Corridor block perimeters of 1300 linear feet. Where existing block perimeters are smaller than 1500 linear feet, no further breakdown is required. Where block perimeters are larger than 1500 linear feet, new development shall be organized to break the land mass into walkable blocks.

(d) Driveways or alleys shall be constructed at widths adequate for dumpsters, trash compactors and circulation of solid waste collection vehicles, large truck delivery and allow emergency vehicles to maneuver past parked delivery vehicles and waste receptacles.

(3) Street Realignment and Parallel Orange Avenue Access. Where Palmetto Drive, Vivian Drive and Harmon Drive provide secondary and primary access to properties within the OAO area, portions of these roadways may be considered to be closed, vacated or re-aligned subject to City Commission approval, so long as a parallel public access road and approved by the City Commission, is dedicated and maintained to allow vehicular access between Orlando Avenue and Denning Drive. Protection of on-street parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority concern should the roadway be re-aligned. Any road shall be constructed with a minimum street travel lane width of 24 feet unobstructed and shall have unobstructed vertical clearance per National Fire Protection Act (NFPA) codes, shall replace all existing on-street parking and maintain the existing 50-foot public right of way.

(4) Street Sections: Any new, realigned, or redesigned street sections within the OAO shall be designed to create and maintain a quality comfortable walking environment encouraging the use of multimodal transit options including:

(a) On-street parking is to be provided to the maximum extent possible to buffer pedestrians from vehicular traffic. Parking space dimensions shall be not less than 9ft x 18ft.

(b) Vehicular traffic lanes on streets with bus routes shall be designed at not less than 12 feet to support safe circulation of busses.

(c) Bus transfers are to be located inside project boundaries to lessen traffic delays and increase safety on major roads. Bus transfers shall be coordinated and approved by Lynx.

(d) Shaded sidewalks and benches for resting and waiting for public transit shall be provided.

(e) Care shall be taken to minimize curb cuts and maximize visibility surrounding curb cuts.

(f). New development in conjunction with the City shall pursue approval from FDOT to utilize the FDOT rail right of way for pedestrian/bicycle trails where appropriate prior to submission of project plans for City approval.

(5) Sidewalks: All buildings, parking areas, public spaces, amenity features, and adjoining developments of similar use shall be linked with sidewalks. Sidewalks shall be provided along public streets that provide access to the development. A minimum 17-foot sidewalk is to be provided along Orange Avenue. Fairbanks Avenue and Orlando Avenue shall provide sidewalks at least ten feet wide with a minimum 5-foot landscape buffer along the back of curb, between the roadway and sidewalk. All other sidewalks in the OAO shall be 10-feet in width with a minimum 5-foot landscape buffer. If sufficient right-of way is not available, the building may need to be set back to accommodate these wider sidewalks and the additional space required to create the required sidewalks as defined herein shall be dedicated to public access through easement. Sidewalks shall be constructed in accordance with the standards for sidewalks set forth in City of Winter Park Engineering Standards and Landscape standards and constructed at the sole cost of the developer.

(a) Restaurants and cafes with seating within the public right-of-way shall be subject to the regulations contained in Chapter 90, Article VI - Sidewalk Cafes, of the Winter Park code of Ordinances.

(6) New Streetscapes: In order to improve the pedestrian experience, new development or redevelopment shall provide the streetscape area including sidewalks, lighting, landscape and street furniture and will dedicate pedestrian easements over this area prior to certificate of occupancy.

(7) Access Standard:

- (a) All city services including utility access, utility equipment, solid waste containers shall be placed at the rear of lots and accessed by driveways or alleys opening to side streets.
- (b) Garage and parking shall be accessed through driveways or alleys opening to side streets.

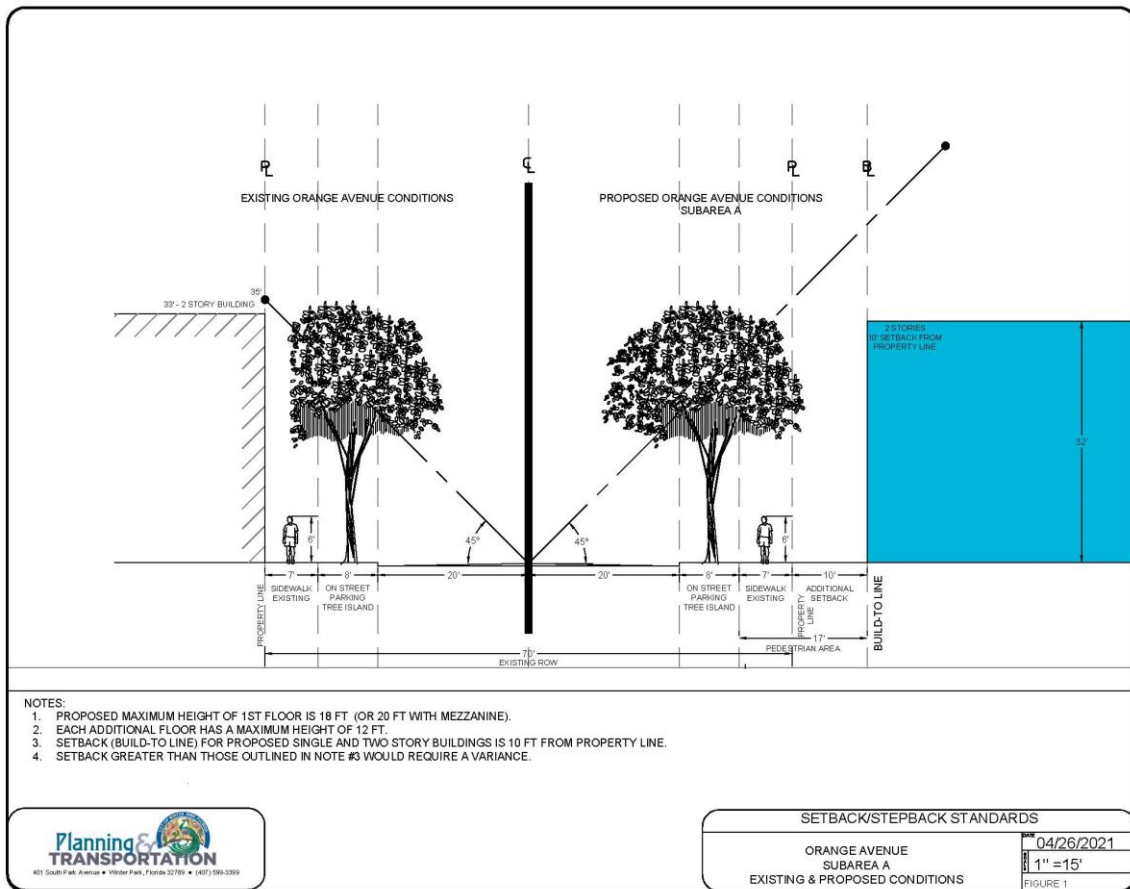
j. *Architectural Standards.* Development within all Subareas defined later in this section shall meet the following architectural standards.

- (1) *Building Height.* To allow for flexibility in design, but preserving development standards that will reduce building massing, buildings shall be measured in stories. For parking garages, levels visible on the exterior of the building shall be counted towards building height (ex. A 3-story building wraps around a 4-level interior parking garage, only the 3 stories would count as they are the only part visible).

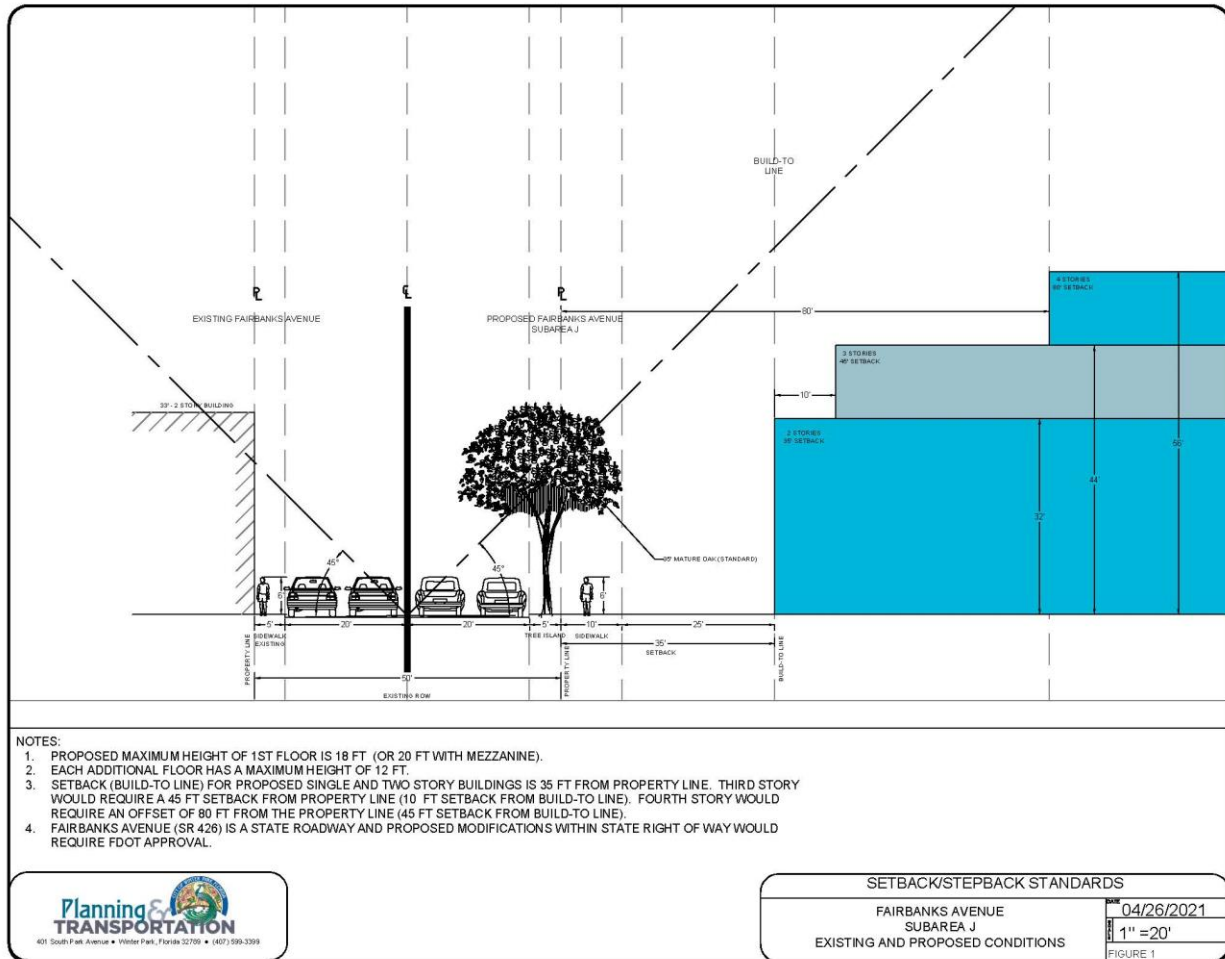
The first floor of any building shall be allowed to be a maximum of 18 feet in height. When mezzanines, balconies or lofts are provided, first floor heights of 20 feet may be allowed. Mezzanine, balcony or loft levels shall be allowed within the first story, as long as they do not cover more than 30%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

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

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



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

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

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

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

- (3) Facades. The intent of this subsection is to provide visual interest to all facades by requiring a minimum level of detail features on facades. These detail features shall not consist solely of applied graphics or paint. There shall be some sort of articulation, material or color change, window, entryway or other breakup of the building façade at least every 50 feet. Murals shall be allowed to contribute towards façade breakup.

(a) All facades of buildings with a gross floor area of ten thousand square feet or more shall be required to incorporate at least three (3) of the following facade treatments. At least one of these treatments shall repeat horizontally. All such design elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

(b) All facades of buildings with a gross floor area of less than thousand (10,000) square feet shall be required to incorporate at least two (2) of the following facade treatments. At least one (1) of these treatments shall repeat horizontally. All such design elements shall repeat at intervals of no more than twenty-five (25) feet, either horizontally or vertically.

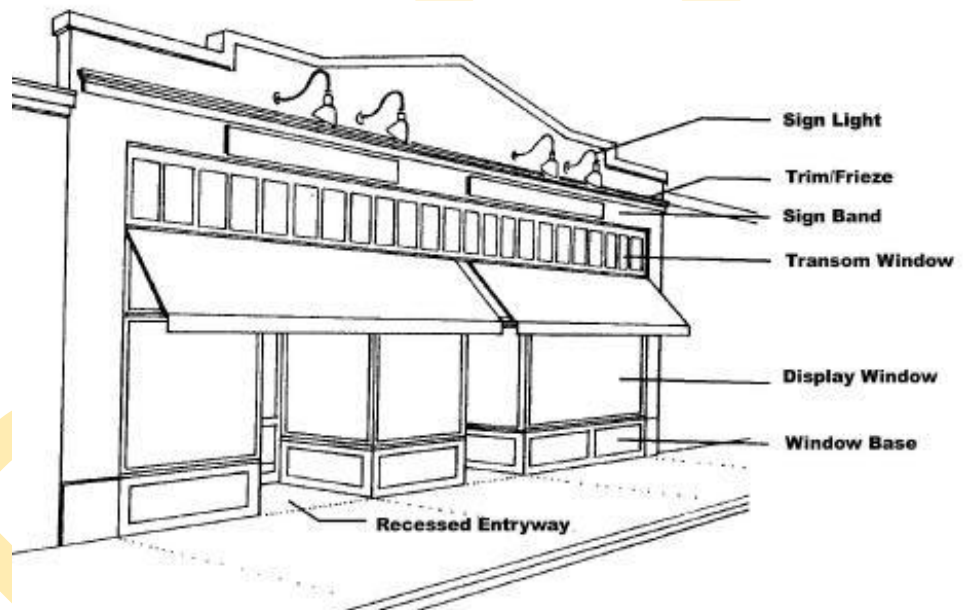
- 1.Expression of a vertical architectural treatment with a minimum width of twelve (12) inches.
- 2.Building stepbacks, offsets or projections, a minimum of four (4) feet in depth.
- 3.Texture and /or material change.
- 4.Architectural banding.
- 5.Pattern change.
- 6.Other treatment that, in the opinion of the Planning & Transportation Director after review by the OAO Appearance Review Advisory Board, meets the intent of this subsection.

(c) No building shall exceed more than 300 feet of horizontal length on any street facing façade. When multiple buildings are included on the same parcel, those buildings shall be separated by 20 feet to support growth of healthy canopy crowns or provide courtyard, parking or other gathering spaces on the site.

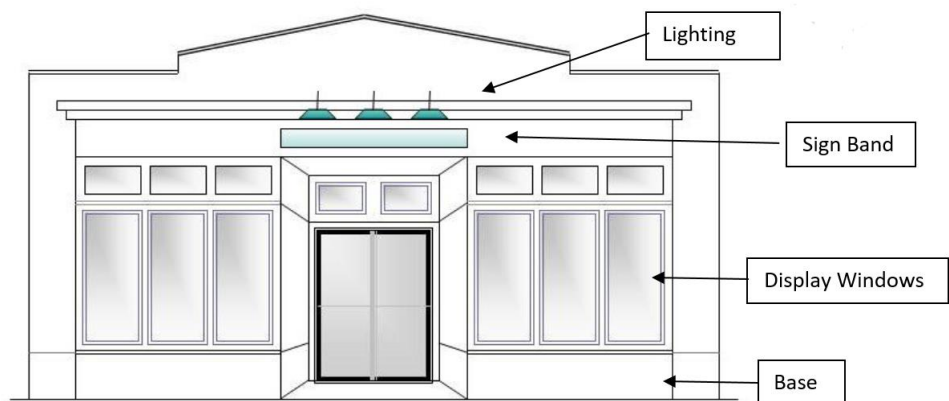
Commercial Façade Treatment Example 1:



Commercial Façade Treatment Example 2:



Commercial Façade Treatment Example 3:



- (4) *Additional Façade Treatment Requirements.* Roof lines, parapets and building heights shall be architecturally articulated and

diverse in design form with adequately scaled and proportioned architectural treatments which complement the building's design.

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

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

- (5) *Glazing Requirements.* The lower story of the building has the most immediate visual impact on the passerby. Traditionally, buildings along urban streets have a high proportion of glazing to solid wall surface, with higher floor to floor heights, on the first story. To maintain continuity with this treatment, non-residential buildings on Orange Avenue shall have 60% minimum glass on the first story and shall be allowed height up to 20 feet. Along other roads within the OAO, non-residential buildings shall have 40% minimum glass on the first story. The first floor shall be clearly defined and articulated from upper stories.
- (6) *Building Entrance.* Primary building entrances in the OAO shall be clearly defined, and shall be recessed or framed by a sheltering element such as an awning, arcade, overhang, or portico (in order to provide weather protection for pedestrians). Awnings are encouraged. Awning standards include:
 - (a) Awnings for a building façade shall be of compatible color, look, shape, and height;
 - (b) Awnings shall provide vertical clearance of no less than eight (8) feet above sidewalks; and
 - (c) Awnings are not allowed to hang over vehicular traffic ways.
- (7) *Architectural Towers, Spires, Green Roof Features, Solar Panels, Chimneys, Or Other Architectural Appendages.* Any architectural tower, spire, chimney, flag pole or other architectural appendage to a building shall conform to the underlying subarea height limit. However, when necessary to meet the building code

requirements, chimneys may exceed the height by the minimum required.

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

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

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

- (10) *Appearance Review.* In addition to meeting the architectural standards as set forth in this section. All external renovation or development projects and Conditional Use requests within the OAO shall undergo Appearance Review. **Need a provision on architectural review submittal requirements for smaller projects – what do they need to provide to the Appearance Review Board?**

For developments requiring a conditional use approval having a land area of more than 80,000 square feet, having more than 25 residential units, or having structures exceeding 35,000 gross square feet above grade, professionally prepared fully rendered

3-D digital architectural perspective images and elevations that show all sides of the proposed building(s), parking areas, parking structures and any other site improvement shall be submitted to and reviewed by and commented upon by the Orange Avenue Overlay Appearance Review Advisory Board to ensure high quality architecture consistent with the goals and objectives of the OAO. At the request of the Director of Planning an Acoustical Engineer may be invited to comment on projects having rooftop or open-air elements. The comments and recommendations of the Orange Avenue Overlay Appearance Review Advisory Board shall be transmitted to the Building Official, Director of Planning, Planning and Zoning Board and City Commission for consideration in rendering a decision on the proposed conditional use or building permit sought for the proposed development.

k. Parking Requirements & Access Management.

- (1) To the extent net street parking, over and above that currently existing within the OAO, is provided by the developer prior to certificate of occupancy, such net new parking directly adjacent to the development lot may count towards satisfying code parking requirements.
- (2) *Parallel Orange Avenue Access.* Where Palmetto Drive, Vivian Drive and Harmon Drive provide secondary and primary access to properties within the OAO area, portions of these roadways may be considered to be closed, vacated or re-aligned, so long as a parallel access road, as approved by the City Commission, is dedicated and maintained to allow public vehicular access between Orlando Avenue and Denning Drive. Protection of on-street parking, maximizing ease of traffic flow for Palmetto Avenue and maintaining the existing 50-foot public right of way shall be matters of priority concern should the roadway be re-aligned. Any road shall be constructed with a minimum street travel lane width of 12 feet unobstructed and shall have unobstructed vertical clearance per National Fire Protection Act (NFPA) codes, shall replace all existing on-street parking and maintain the existing 50-foot public right of way. No on-street parking permitted along a curved roadway segment where the curve exceeds 60 degrees.
- (3) *Off-Street Parking Requirements.* Unless specifically provided within the OAO, parking spaces, parking management plans and parking leases shall be provided in accordance with Land Development Code requirements.
 - (a) *General Business and Retail Commercial:* One parking space for each 333 square feet of gross floor space.
 - (b) *Office, Professional or Public Buildings:* One parking space for each 333 square feet of gross floor space.
 - (c) *Medical Office:* One parking space per 200 square feet of gross floor space.

- (d) *Hotel:* One parking space for each guest room shall be provided. Other ancillary uses in the hotel (restaurant, spa, retail, meeting space, etc.) shall be required to provide parking in accordance with the off-street parking requirements defined in Section 58-86 subject to a credit of 50% of the rooms.
- (e) *Restaurants, Food Service Establishments, Nightclubs, Taverns or Lounges:* One space for every four seats.
- (f) *Multi-family residential:*
 - (1) Each one-bedroom or studio unit shall be required to provide 1.25 dedicated parking spaces per unit.
 - (2) Each two-bedroom unit shall be required to provide 2.0 dedicated spaces per unit.
 - (3) Each three-bedroom or above unit shall be required to provide 2.5 dedicated parking spaces per unit.
- (4) *Off-street Parking Access Design.* Parking access to properties along Orange Avenue, Orlando Avenue and Fairbanks Avenue shall be through an alley originating from side streets or from a side street if frontage is available on a side street. In mid-block locations without existing alleys, new alleys shall be provided and accessed from the frontage street. Garages shall not be located in front of the primary building. If side street frontage is not available, access from cross-access easements preferably in the form of shared rear alleys shall be utilized. If cross-access is not available, a driveway will be allowed from Orange Avenue, Orlando Avenue, or Fairbanks Avenue, provided the driveway and building gap surrounding it is not more than 20 feet. Any new driveways or curb cuts along Fairbanks Avenue or Orlando Ave shall require FDOT coordination prior to submittal. Throughout the OAO, cross-access agreements, preferably in the form of shared rear alleys are required, to reduce the number of curb cuts and driveways. The intent is to maintain the building street wall without large voids for access driveways and improve traffic circulation by providing rear access for services and deliveries. The goal in this parking arrangement is to decrease the visibility of parking from the street as much as possible, by having parking behind the building and to reduce the turning movements with limited visibility across multiple lanes of traffic.
- (5) *Off-site Parking.* Required parking may be located within 750 feet of the building, or within the closest parking structure where excess parking is available for lease. In the event of new construction, addition, or change in intensity of use of the principal building or property being serviced by the remote parking lot, all existing parking spaces located on such remote lot shall be allocated to the existing building or principal use to meet the minimum requirements of this article, and any additional spaces may then be allocated to that portion of the building or

property which is the subject of the new construction, addition, or change in intensity of use.

- (6) *Bicycle Parking Requirements.* Unless specifically provided within the OAO, bicycle Parking shall be required in accordance with other Land Development Code Standards. Where large projects provide parking garages, 20% of the required bike parking shall be provided onsite. The other 80% of required bike parking may be located within City right-of-way, along bike paths, or within greenspace areas throughout the OAO. The City shall determine where the off-site bicycle parking shall be located.
- (7) *Parking Exclusion.* A parking exclusion shall apply only to existing square footage or floor space. Parking shall be provided as required by the OAO parking standards or other provisions of the Land Development Code, where not specifically addressed herein. The OAO shall apply for any net new building or net new floor space created by redevelopment, new construction, additions, alterations, or remodeling or for any change in use requiring additional parking such as an office or retail space conversion to restaurant. Existing parking spaces may be counted to satisfy this requirement only where such existing spaces are in excess of the parking space requirements of this section for any existing floor space.
- (8) *Floor Area Ratio for Parking Structures.* In subareas where the city encourages the use of structured parking, an opportunity to achieve increased floor area ratio (FAR) is included in the Subarea development standards. Parking structures shall count towards the floor area ratio (FAR) for any property within the OAO (except for underground level and open top level), developments that provide parking at least 10% above what is required by minimum code requirements or parking structures meeting the following conditions are eligible to take advantage of the Bonuses offered in the OAO Development Enhancement Menu.
- i. Provide for multi-property parking collectives. For smaller-scale garages, multiple property owners may create a collective where parking can be built on a property that can serve multiple properties that do not have adequate available parking.
 - ii. Provide level-two electric vehicle charging stations for a minimum of 2% of all spaces within the structure.
 - iii. Provide and construct parking spaces at least 10% above what is required to meet code minimum requirements. This excess parking must be available for lease at or below fair market value (based on comparable area parking leases) to small businesses in the OAO located in Subarea A. When parking spaces to satisfy the 10% requirement are located on

the primary parcel as part of structured parking, the square footage associated with those spaces shall not be included in FAR calculations. At the discretion of the City Commission, a portion of this additional parking may be provided in another location of verified parking deficiency within the OAO. Any parking spaces provided under this provision shall be constructed in conformance with the standards of the Subarea in which they are constructed, subject to an approved Parking Management Plan and supported by a recorded instrument acceptable to the City Manager with review and advice from the City Attorney. Provision of parking spaces shall run concurrent with the primary development use. The City's preference is structured parking. Should the City Commission agree to accept surface parking spaces as part of the required 10% additional parking, the number of spaces will be adjusted to reflect the comparable value of surface versus structured parking based on current market values as determined by the Office of Management and Budget.

- iv. Stairwells required for parking garages shall be designed to have open walls, visible to the outside of the garage.
- v. Parking structures shall be designed to allow sufficient airflow to ensure that all structured parking remain "open-air." Mechanical ventilation shall not be allowed for structured parking within the OAO, unless the parking structure is located below ground.
- vi. Parking structures shall be screened at least 50% on all visible sides with green walls, living walls, liner buildings (with adequate spacing to allow air and light to enter garage), murals (that do not include advertising of any type), mature shade trees or vegetative screening, or designed with architectural details to match the primary structure. that soften the appearance from looking like a stark parking garage wall.
- vii. Subarea A properties shall be offered priority for parking spaces that are required to be available for lease. Parking spaces shall also be eligible for purchase by other properties, first opportunity to purchase shall be given to Subareas A.
- viii. Parking structures shall meet height, building setback, allowable building envelope area and screening requirements as outlined in the OAO.
- ix. Parking garages shall be set back from the Orange Avenue, Fairbanks Avenue or Orlando Avenue frontages in accordance with requirements of Section 58-83(3).i. (2) Setbacks Allowable Building Envelope Cross-Section based on height. Parking structures shall be screened as required in the OAO. Parking shall be accessed from private drives or public/private alleys originating and terminating on side

streets to the maximum extent feasible. They shall be designed in an architectural style that is compatible with its building counterpart and shall also conform to the City's parking garage design guidelines, be subject to Parking Management Plans and standards in Section 58-84 and Section 58-86.

- x. Parking structures shall not be permitted on the north side of Fairbanks Avenue.

l. Public Notice and Hearing Requirements.

- (1) In addition to notice required by state law, City-wide notice, as defined in Section 58-89, shall be required for OAO code text amendments and any proposed development within the OAO that requires Conditional Use approval and has a land area of more than 80,000 square feet, or a building of more than 35,000 square feet or having more than 25 residential units. Said notice of the hearing shall be published in a newspaper of general circulation within the city at least 30 days in advance of the hearing; written notice of the time and place of such meeting and the proposed action to be taken shall be posted upon the property and mailed to all owners of record of property within 1,500 feet of the property, and mailed to all households as determined from the listing of utility billing addresses within the entire city limits at least 30 days prior to the public hearing. The public notice posted on the property shall be erected to be in full view of the general public on each parcel, street side, and shall be erected by the applicant.
- (2) In addition to notice required by state law and Section 58-89, for proposed development within the OAO requiring Conditional Use Approval, but not qualifying for city-wide notice, public notice shall be required as follows: Said notice of the hearing shall be published in a newspaper of general circulation within the city at least 15 days in advance of the hearing; written notice of the time and place of such meeting and the proposed action to be taken shall be posted upon the property and mailed to all owners of property of record within 1,500 feet of the property requested for Conditional Use, at least 15 days prior to the public hearing. The public notice posted on the property shall be erected to be in full view of the general public on each parcel, street side, and shall be erected by the applicant.
- (3) All changes to OAO zoning code text and subarea maps and approval of Conditional Uses for all projects that meet the size, density or intensity requirements for city-wide notice, shall be deemed approved when the change has received the affirmative vote of a majority of the city commission on at least two (2) separate days at either regular or special meetings of the commission. If the city commission approves the required conditional use at the first public hearing, such approval shall not

be considered final until the second approval at the second public hearing.

m. Meaningful Open Space Requirements. It is the intent of the OAO to ensure that the development and enhancement of properties includes the creation of meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind and stimulate social connection. Where properties are planned for redevelopment, meaningful open space and the design of structures around these open spaces is the most important consideration. At a minimum, each property 2 acres in size and above, or any project covering 2 acres, that is redeveloped shall provide at least 25% meaningful open space, which is predominately visible from public right of ways, open to and available to the public. At least 50% of open-space areas provided shall be greenspace. Pervious areas such as retention ponds, parking lot islands or landscape planting areas around building bases shall not be counted as open space. Existing park space shall not count towards open space requirements. Open space shall be areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similar-type spaces. At least 90% of the open space shall be provided at ground level. The intent is that each of these areas create the opportunity for social interaction, relaxation, recreation and reflection. Given Winter Park's location on a recharge area of the Floridan Aquifer, nothing set forth in the OAO standards supersedes the requirement of Comprehensive Plan Policy 4-6.1.3 requiring not less than 25% of the total building lot land square footage be pervious ground.

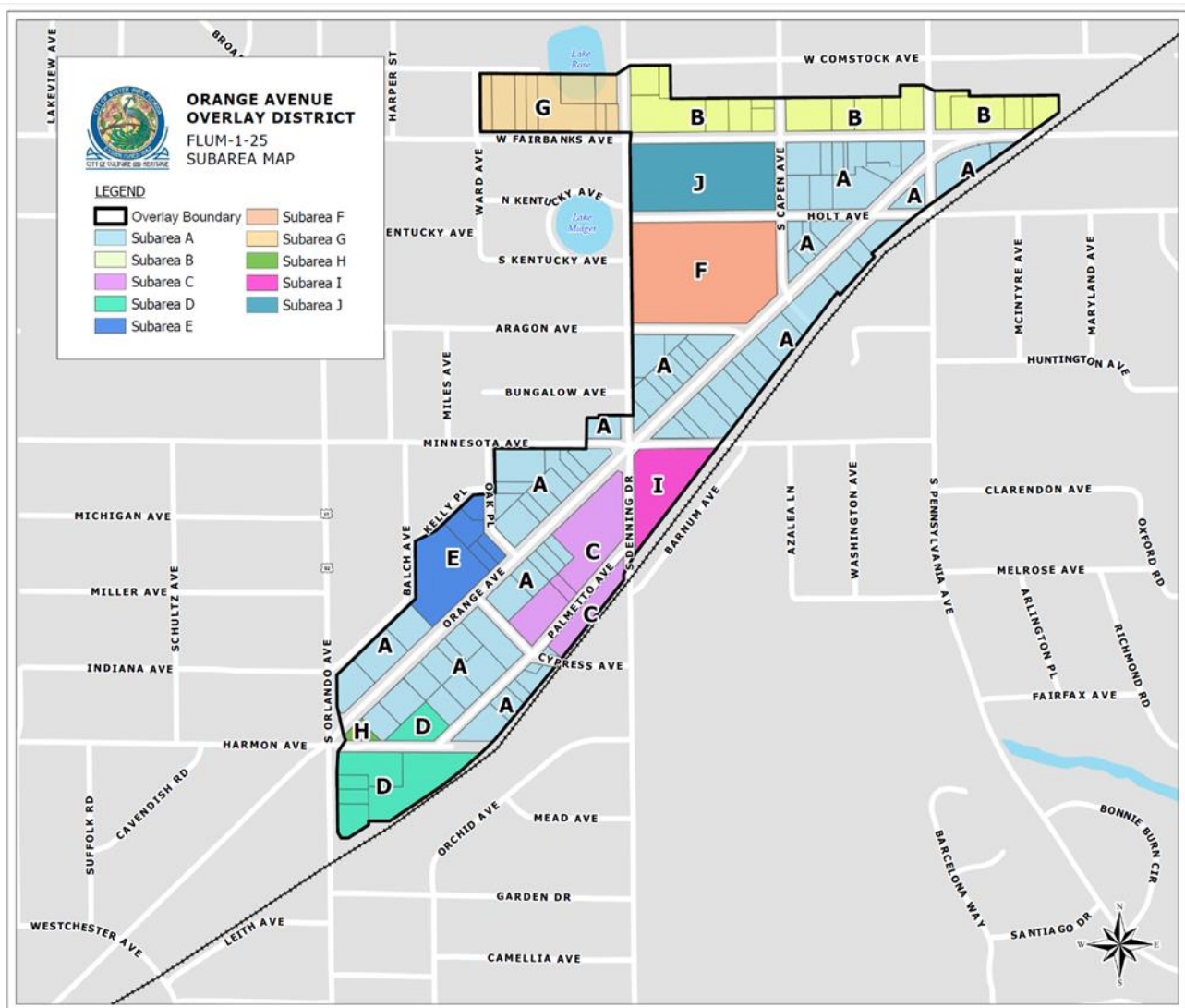
n. Signage Requirements. Signage within the OAO with frontage along Orange Avenue shall comply with the following requirements:

- (1) Each occupant shall be permitted a maximum of two signs indicating the business, commodities, service or other activity sold, offered or conducted on the premises. Where one occupancy has two signs, only the following combinations of sign types shall be permitted: One wall or canopy sign; one projecting sign and one wall or canopy sign; one canopy sign and one under-canopy sign. These signs shall also comply with the applicable provisions of Sections 58-125 through 58-128.
- (2) Projecting signs on properties or buildings within the OAO shall be limited to an area of each face of 20 square feet and shall have a minimum clearance of seven feet.
- (3) The maximum copy area of canopy signs shall be two square feet per linear foot of canopy front and sides. These signs should also comply with applicable provisions of Section 58-128.
- (4) Signs attached to the underside of a canopy (under-canopy signs) shall have a copy area no greater than six square feet, with a maximum letter height of nine inches, subject to a minimum clearance of seven and a half feet from the sidewalk.

- (5) OAO properties may not have digital, electronic, and/or internally-illuminated signs, such as backlit plastic, acrylic or glass. Front lighting of signs is encouraged. External illumination must be provided by a light source that is installed to prevent direct light from shining onto the street or adjacent properties. Flashing or moving lights are not permitted. Backlit halo-type opaque sign lettering is permitted; however, the light color must be white or subdued and muted such as a pastel shade. Sign faces and sides may not be translucent and must be an opaque material such as metal or wood.
- (6) Ground signs or monument signs (excluding pole and pylon signs) are only permitted within the Subareas C, D, E, I, J and K. Ground signs within these subareas are limited to 30 square feet in size, and shall be located as to prevent interference with pedestrian and vehicular traffic. The design and location of such signs shall be subject to the approval of the Planning and Community Development director and/or Building Department director via a sign location and design plan to ensure that the sign does not interfere with pedestrian traffic, parking or does not create excessive signage in one area.
- o. Sidewalk Design and Utilization.* All buildings, parking areas, public spaces, amenity features, and adjoining developments of similar use shall be linked with sidewalks. Sidewalks shall be provided along public streets that provide access to the development. A minimum 17-foot sidewalk is to be provided along Orange Avenue. Fairbanks Avenue and Orlando Avenue shall provide sidewalks at least ten feet wide with a minimum 5-foot landscape buffer along the back of curb, between the roadway and sidewalk. All other sidewalks in the OAO shall be at least 10-feet in width with a minimum 5-foot landscape buffer. If sufficient right-of way is not available, the building may need to be set back to accommodate these wider sidewalks and the additional space required to create the required sidewalks as defined herein shall be dedicated to public access through easement. Sidewalks shall be constructed in accordance with the standards for sidewalks set forth in City of Winter Park Engineering Standards and Landscape standards and constructed at the sole cost of the developer. Restaurants and cafes with seating within the public right-of-way shall be subject to the regulations contained in Chapter 90, Article VI - Sidewalk Cafes, of the Winter Park code of Ordinances.
- p. Display of Merchandise Outside of Commercial Buildings.* Only properties within the OAO with frontages along Orange Avenue are allowed one display of merchandise to be located outside of a commercial business exclusive of beautification elements such as plants (that are not for sale). This display must be placed within two feet of the front wall or window of the building. This display must not block or impede pedestrian traffic or be placed on the public sidewalk and at least six feet of clear sidewalk width must remain for pedestrian traffic. This display must be no more than six feet in height and no

more than two feet in width. The display must be safely secured and removed under windy conditions. The display must be removed when the business is not open. An outside display is not permitted if the business chooses to place an outdoor portable sign.

- q. Contribution to Transportation and Mobility Infrastructure.* Development and redevelopment within the OAO requiring a conditional use approval shall contribute to the cost of transportation and mobility improvements prior to permitting based upon the estimated cost to fund the design, engineering, permitting, and construction of those transportation and mobility projects within or proximate to the OAO that are impacted by such development or redevelopment. The owner and developer of a project shall enter into an agreement with the City, as part of conditional use approval addressing the project's contribution to transportation infrastructure. In the event the City establishes a mobility fee, road impact fee, special assessment or other funding mechanism a project's payment of such required fee may satisfy requirements of this policy.
- r. Stormwater Management:* To increase efficiency of land use, at the discretion of the Director of Planning and Transportation or the Director of Public Works, stormwater management systems serving multiple building developments may be considered provided such systems are made available before certificate of occupancy and recorded with a legal instrument acceptable to the City with review and advice from the City Attorney.
- s. Orange Avenue Overlay District Subareas and Standards for Development.* The subarea map depicted below delineates the different subareas of the OAO and the specific standards, requirements and opportunities for each subarea. Each subarea has unique characteristics, issues and opportunities.



After the adoption of the OAO, no changes to the subarea map shall be allowed. Variances to height, number of stories, FAR, permitted/prohibited uses, required open space or maximum residential density shall not be granted for any property or development within the Orange Avenue Overlay District. Variances to other development standards shall be considered, with sufficient showing of reasoning and hardship, as outlined in Section 58-90 and 58-92.

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

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

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

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

(a) *Exemptions.* The following Land Development Code Requirements shall not be required to be met for renovation or remodel of existing structures that will maintain the existing use, gross square footage, number of stories and conditions of the property:

1. Floor Area Ratio (to the extent existing structure already exceeds FAR)
2. Minimum Parking Requirements
3. Stormwater Retention (but a minimum of 10 cubic feet of stormwater treatment and storage shall be created)
4. Impervious Surface Percentage
5. Setbacks
6. Landscaping
7. Height (no increase in stories)

(b) *Reconstruction of Buildings.* Given the age of buildings within Subarea A, the properties within this subarea shall

be allowed to reconstruct the same building footprint (and square footage) when the building on the site is completely demolished, regardless of non-conforming status, on the site without being required to meet all development standards. Reconstruction of buildings shall be required to provide stormwater retention and the sidewalk widths as described herein. All building and life safety codes shall be met with all reconstruction.

(c) *Subarea A Development Standards:*

1. Base Floor Area Ratio (FAR): 45%
2. Maximum Achievable FAR with Residential: 60%
3. Maximum Height: 2 Stories for any properties abutting Orange Avenue and Minnesota Avenue, and 3 stories for all other properties within the subarea.
4. Maximum Impervious Coverage: 85%
5. Setbacks: Maximum front setback is 0 feet, but must allow for at least a 17-foot wide sidewalk along Orange Avenue. Fairbanks Avenue and Orlando Avenue and other streets in the OAO shall each be designed to provide for a 10-foot wide sidewalk with a minimum 5-foot landscape buffer on the back of curb. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer or street tree canopy clearance, the area shall be dedicated as a public access easement. Side setback is a minimum of 0 feet, and rear setback is a minimum of 10 feet.
6. Maximum Residential Density: 17 units per acre
7. Historic Preservation: It is a purpose of the OAO to protect and promote historic resources within the OAO. Towards that end the CRA in conjunction with the City, shall provide financial and administrative assistance to historic assets to submit applications for designation on the local and National Register of Historic Places. Additionally, discounts on license and permit fees shall be offered to incentivize registration on the local register of Historic Places. Applications for façade grants from historic assets shall be given prioritization.

(2) *Subarea B.*

(a) *Subarea B Development Standards:*

1. Base Floor Area Ratio: 45%
2. Maximum Achievable FAR with Residential: 60%
3. Maximum Height: 2 stories when property line is shared with residential use or zoning. Structures on parcels not having a common boundary with residential may increase to 3 stories if the 3rd floor is set back an additional 10 feet from front and rear setback lines. 3rd floors shall only allow residential uses.
4. Maximum Impervious Coverage: 85%

5. Setbacks:

- a. Front/Street: 25 feet within 100 feet of the Fairbanks and Denning intersection, otherwise front setback is 20 feet. Front setbacks must allow for at least a 10-footwide sidewalk and 5-foot landscape buffer area on the back of curb along Fairbanks Avenue. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
- b. Side: 0
- c. Rear: 35 ft
- d. Third stories shall require an additional 10-foot setback from the front and rear setbacks.

6. Maximum Residential Density: 17 units per acre

- (b) *Additional Development Regulations.* For properties within this Subarea B with an underlying zoning of single-family residential, these properties shall only be used for single-family residential use, open space, or transportation improvements.

(3) Subarea C.

(a) *Subarea C Development Standards:*

1. Base Floor Area Ratio: 25%
2. Bonus FAR exclusively for Structured Parking: 65%
3. Maximum Achievable FAR with Parking Structure: 90%
4. Total FAR must be divided between multiple buildings
5. Maximum Height: 2 Stories or 35 feet (including any awnings or shade structures) for Commercial Structures and Parking garage shall be allowed up to 4-levels including the rooftop deck.
6. Maximum Impervious Coverage: 75%
7. Setbacks: 0 front setback along Orange Avenue, Denning Drive, or Palmetto Avenue, except front setbacks on Orange must allow for at least a 17-foot wide sidewalk and setbacks on Denning and Palmetto must allow for a 10-foot wide sidewalk and 5-foot landscape buffer on back of curb. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. The bike trail may substitute for applicable sidewalk requirements at the discretion of the Director of Planning. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
8. Maximum Residential Density: 0 units per acre

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

(4) Subarea D.

(a) *Subarea D Development Standards:*

1. Base Floor Area Ratio (FAR): 60%
2. Maximum Achievable FAR with Enhancements: 100%
3. Maximum Height: 5 Stories or 56 feet
4. Maximum Impervious Coverage: 75%
5. Setbacks:
 - a. Street: Minimum 50 feet along Orlando Avenue. Setbacks must allow for at least a 10-foot wide

sidewalk and 5-foot landscape buffer area on the back of curb along Orlando Avenue and Palmetto Avenue. 0 feet along Orange Avenue except front setbacks must allow for at least a 17-foot wide sidewalk. The bike trail may substitute for applicable sidewalk requirements on one side of realigned Palmetto, at the discretion of the Director of Planning. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.

6. Rear: 35 feet

7. Maximum Residential Density: 17 units per acre

(a) Residential Uses shall only be allowed above the ground floor fronting Orange Avenue. On a case by case basis the City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of inclusionary affordable/workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.

(b) *Required Development Enhancements.* In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea D shall include structured parking and the following item(s) from the Development Enhancement Menu: CT.1.

(c) *Road Realignment.* Realignment of the Harmon Avenue or Vivian Avenue right-of-way may be considered, subject to City Commission approval and shall require dedication of equivalent Right-Of-Way for the re-alignment of Palmetto Ave. Harmon Avenue currently serves as access to businesses on Palmetto Avenue. Replacement of on-street parking and maximizing ease of traffic flow for Palmetto Avenue shall be matters of priority concern should the City Commission approve closing or vacation of Harmon Ave or Vivian Avenue. No on-street parking permitted along a curved roadway segment where the curve exceeds 60 degrees.

(5) Subarea E.

(a) *Subarea E Development Standards:*

1. Base Floor Area Ratio: 45%

2. Maximum Achievable Floor Area Ratio with structured parking: 60%.

3. Maximum Height: Maximum 2 Stories

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

(6) Subarea F.

(a) *Subarea F Development Standards:*

1. Base Floor Area Ratio: 20%
2. Maximum Achievable Floor Area Ratio: 20%
3. Maximum Height: 2 Stories
4. Maximum Impervious Coverage: 50%
5. Setbacks: 20 feet. Orange Avenue setbacks must allow for at least a 17-foot wide sidewalk and 5-foot landscape buffer area on the back of curb. Setbacks on Capen Avenue, Aragon Avenue and Denning Drive must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area on the back of curb. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.
6. Maximum Residential Density: No Residential Uses Allowed

- (b) *Additional Subarea Requirements:* This area shall not be used for any other future purpose than public space, recreation, open sports/recreation facilities, including ancillary structures, or the parking needed to support these uses. No offices, classrooms, residences or other college uses shall be allowed on the property.

(7) Subarea G.

Subarea G Development Standards:

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

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

(8) *Subarea H.*

(a) *Subarea H Development Standards:*

1. Base Floor Area Ratio: 0%
2. Maximum Achievable Floor Area Ratio: 0%
3. Maximum Height: N/A
4. Maximum Impervious Coverage: N/A
5. Setbacks: N/A
6. Maximum Residential Density: N/A

(9) *Subarea I.*

(a) *Subarea I Development Standards:*

1. Base Floor Area Ratio (FAR): 45%
2. Maximum FAR with Residential: 60%
3. Maximum Achievable FAR with Enhancements: 100%
4. Maximum Height: 3 Stories
5. Maximum Impervious Coverage: 75%
6. Setbacks: Orange Avenue 0 front setback, except front setbacks must allow for at least a 17-foot wide sidewalk. On Denning Drive and Minnesota Avenue setbacks must allow for at least a 10-ft wide setback and a 5-ft planting strip back of curb. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.

2. Maximum Residential Density: 17 units per acre. Residential Uses shall only be allowed above the ground floor. On a case-by-case basis the City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of inclusionary affordable/workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.

(b) *Required Development Enhancements.* In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea I shall include structured parking and the following item(s) from the Development Enhancement Menu: CT.7. The City of Winter Park shall determine the area required to be dedicated for intersection improvements.

(c) *Intersection and Open Space Viewshed.* Due to the unique shape of the property and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is bounded by the lines described as follows: start where the property lines of Subarea I meet at the intersection of Denning Drive and Minnesota Avenue; then travel 50 feet east along Minnesota Avenue's southern right of way line; thence south westerly to the point on the east boundary of S. Denning Drive that is 30 feet south of the starting point; then north to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO. This viewshed is in addition to other setback requirements for Subarea I.

(10) Subarea J.

(a) *Subarea J Development Standards:*

1. Base Floor Area Ratio: 60%
2. Maximum Achievable Floor Area Ratio with Enhancements: 100%
3. Maximum Height: 3 stories fronting on Fairbanks Avenue and Denning Drive. 4 Stories when setback 80 feet from Fairbanks Avenue and Denning Drive. 4 stories fronting on Holt and Capen Avenues.
4. Maximum Impervious Coverage: 75%
5. Setbacks: 35 feet from the back of sidewalk on Fairbanks Avenue. Setbacks must allow for at least a 10-foot wide sidewalk and 5-foot landscape buffer area at the back of curb along Fairbanks Avenue. On Holt Avenue, Denning Drive and Capen Avenue setbacks must allow for at least

a 10-ft wide sidewalk and a 5-ft planting strip back of curb. Where the building requires an additional setback to achieve the required sidewalk, landscape buffer, or street tree canopy clearance, the area shall be dedicated as a public access easement.

6. Maximum Residential Density: 17 units per acre. Residential Uses shall only be allowed above the ground floor. On a case-by-case basis the City Commission may permit the maximum density in this subarea to be exceeded by up to 10% per acre when such allowances are used exclusively for the construction of inclusionary affordable/workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.
7. Vehicle access to the property shall only be allowed from Capen Avenue or Holt Avenue. A service alley of at least 30 feet is required to extend from Holt to Capen.

(b) *Required Development Enhancements:* In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea J shall include structured parking and the following item from the Development Enhancement Menu: CT.7. The City of Winter Park shall determine the area required to be dedicated for intersection improvements and the required land may be property under common ownership located offsite from Subarea J.

t. *Orange Avenue Overlay District Development Enhancements/Bonuses.* Enhanced development entitlements shall be considered for the OAO developments including structured parking, but shall be earned based upon a project meeting certain established criteria, rather than simply granted.

(1) *Square-FootPercentage-Based Development Enhancement Menu.* A square-footpercentage-based upgrade system for properties with new developments or redevelopments that include structured parkingpublic parking (right of way, public easements and/or other enhancements?) within the OAO is hereby established. For properties to obtain additional development entitlements, Floor Area Ratio (FAR) beyond what is provided in the relevant subarea or underlying zoning, the following provisions and Tables are established.

(2) Property owners or developers providing structuredpublic parking (right of way, public easements and/or other enhancements?) may use any combination of the Development Enhancement Menu to obtain up to the Maximum Achievable Floor Area Ratio. Certain subareas shall require certain Enhancements to be met. Each development enhancement utilized shall be required to be designed

and shown on any development plans submitted for development of a property. Off-site improvements shall require plan submittal for the area where the improvements are proposed. Any enhancement or improvement shall be designed by a licensed professional (Architect, Civil Engineer, Landscape Architect, Structural Engineer, etc.) as determined by the Planning Director.

(3) For physical improvements from the Development Enhancement Menu, the City may require a development agreement with terms acceptable to the City setting forth the ownership, operation, maintenance and replacement responsibilities for such Enhancement(s). Unless otherwise stated in the Development Enhancement Menu or a development agreement, the property owner/developer is obligated, at its expense, to operate, maintain, and replace with comparable product at the end of the enhancements' useful life based on industry standards and best practices any physical improvement enhancement made within or upon the development project for the life of the development project. For physical improvement(s) from the Development Enhancement Menu made to City-owned property or other public property, the City may require the property owner/developer, at its expense, to cause the operation, maintenance and replacement of such improvement(s) for up to twenty (20) years from completion in the manner set forth in a development agreement. For any amenities placed upon private property intended to be accessed and/or used by the public, the property owner/developer may be required to grant easements to the City permitting public access and use of such amenities without subjecting the City to any operation, maintenance and replacement responsibilities or liability arising from such public access or use.

(3) The following OAO Development Enhancement Menu was created to address the wide-ranging issues affecting the Orange Avenue area, while meeting the goals of the Comprehensive Plan, the Vision Winter Park plan and the Winter Park Sustainability Plan. To ensure that the intent of the Development Enhancement Menu is met, any project that utilizes this menu shall be reviewed by the Planning Director in order to make a recommendation to the City Commission as to whether and to what extent an increase in FAR is allowed.

(4) Where the City requires Transportation, Affordable Housing or Parks Usage Fees, those fees are separate from enhancements proposed in the following Enhancement/Incentives Menu. Unless otherwise stated within this section, enhancements are not eligible to serve as credits against otherwise required fees.

(5) The relationship between the Enhancements that will benefit the community and the Incentive that will benefit the developer is based on the following components:

a. The "Enhancement Cost" to be borne by the Developer.

- b. The "Incentive" to the Developer expressed as FAR square Feet allowed over and above the Baseline FAR
- c. The Value of each additional FAR Square foot, the "FAR Value"
- d. The "Multiplier" as established by Commission Policy.

(6) The calculation of the Incentive relative to the Enhancement is expressed as follows:

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

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

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

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

(7) The "Enhancement Cost" shall be the installation cost plus the present value of the 20-year maintenance requirement, if applicable. Enhancement Cost shall be determined by staff as directed by the City Manager in their sole discretion. Staff (at the direction of city manager) may consider actual costs, estimated costs, comparable market values, consultant estimates or any other means or methods that staff may choose.

(8) The value of each additional square foot allowed by increasing the FAR, "FAR Value," shall initially be \$70 per SF. FAR Value shall be subject to approval by the Commission, upon recommendations from staff, but as a minimum shall increase 2.5% per year. Staff shall make recommendations to increase the FAR Value not less than every 10 years. Staff recommendations shall primarily consider recent sale comparisons expressed as the Sales Price divided by the greater of the SF permissible under the Baseline FAR or the actual SF approved at the time of the sale closing.

(9) The "Multiplier" is set as a policy matter by the Commission to provide a range of profit on cost or a risk premium over the cost of the Enhancement.

Examples of Multipliers and the Policy may include:

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

a-c. "Strongly Encouraged Enhancements" = [2.0 times] (e.g., 100% profit on cost or risk premium)

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

Category Number	Enhancement	Description & Potential Bonus	Incentive Achievement Maximums	Maximum FAR Increase
S.1	Shared Electric Vehicle On-Site	1% Entitlement Bonus for Each Shared Electric Vehicle On-Site.	Max 2 Vehicle Credit	2%
S.2	Green Roof	At least 50% of the total surface area of the principal building's roof is a green roof constructed in accordance with ASTM green building standards.	10%	10%
S.3	Renewable Energy	For Each Percentage of the Total Electricity Used On the Property That Is Generated Onsite, a 1% Entitlement Increase Shall Be Granted.	10%	10%
S.4	Recycling	Recycling Receptacles provided for each use on the site building and large collection receptacle placed in the dumpster area of the site.	2%	2%
S.5	Rainwater Reuse	At least 75% of rain water from the roofs of structures is captured and recycled for landscape irrigation.	5%	5%

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

Category Number	Enhancement	Description & Potential Bonus	Incentive Achievement Maximums	Maximum FAR Increase
IS.1	Stormwater Retention Beyond Code Minimum Requirements	Each 1% of additional water quality treatment and stormwater retention capacity, beyond what is required to accommodate development of a site provided (that can feasibly receive off-site stormwater) shall earn a 0.51% entitlement bonus. The calculation shall be based on the retention required on the site to meet City and St. Johns requirements. Vaulting, Underground Storage or Raingarden Areas Shall Be Allowed.	Max 25.15% Entitlements Bonus	25.15%

Table 3: Orange Avenue Overlay District Development Enhancement Menu – Arts & Culture Category

Category Number	Enhancement	Description & Potential Bonus	Multiplier Incentive Achievement Maximums	Maximum FAR Increase
AC.1	Public Art	Each Public Art Installation Shall Earn 1% Entitlement Bonus	Max 5 Locations	5%
AC.2	Gateway Feature	Creation of signage, art or other type of gateway feature that welcomes people to Winter Park.	5%	5%
AC.3	Space For Non-Profit Arts & Cultural Organizations	For each 1,000 square feet of space that is built specifically and solely for non-profit arts and cultural facilities, a 1% entitlement bonus shall be granted. The space provided for these non-profit users shall not count towards the FAR of the site. The space shall only be rented to Arts & Cultural organizations with non-profit 501.C.3 status, in perpetuity. Parking shall also be provided and shared parking is encouraged. The rents charged shall not exceed 80% of	1.5 Max 15% Entitlement Bonus	15%

		the median rents charged for similar properties in the area. The rents shall not increase more than 3% per year.		
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Table 4: Orange Avenue Overlay District Development Enhancement Menu – Parking Category

Category Number	Enhancement	Description & Potential Bonus	Multiplier Incentive Achievement Maximums	Maximum FAR Increase
P.1	Public Parking	Each 5-3 Dedicated Public Parking Spaces within a Parking Structure, Which Remain Free for Public Parking at All Times, 7- Shall Earn a 1% Entitlement Bonus	1.25 Max 10% Entitlement Bonus	10%
P.2	Screening of Parking Structures	Parking structures shall be screened at least 50% on all visible sides with green walls, living walls, murals (that do not include advertising of any type), shade trees or vegetative screening, or other screening treatments. This enhancement is in addition to the requirements for FAR exemption.	10%	10%

Table 5: Orange Avenue Overlay District Development Enhancement Menu – Miscellaneous Category

Category Number	Enhancement	Description & Potential Bonus	Incentive Achievement Maximums	Maximum FAR Increase
M.1	5G Small Cell Facilities Placed On Building	Each 5G Small Cell Placement on Structure Earns 1% Entitlement Bonus	Max 5 Locations	5%
M.2	Workforce Housing Provided	Each Unit Provided at Orange County Workforce Housing Standards Shall Earn a 0.5% Entitlement Increase. Address through Density Bonus not FAR.	Max 20 Units	10%

Table 6: Orange Avenue Overlay District Development Enhancement Menu – Meaningful Open Space Category

Category Number	Enhancement	Description & Potential Bonus	Multiplier Incentive Achievement Maximums	Maximum FAR Increase
OS.1	Open Space Beyond Minimums	Each 1/4 acre (10,890 square feet) of Additional dedicated open space available to the public (When?) beyond the required minimum, shall earn a 5% Entitlement Bonus, or 20% per acre.	1.5 20%	20%
OS.2	Shade Tree Planting	Each 50 25-inches of Shade Tree Caliper Planted Onsite Beyond Minimum Requirements Shall Earn 1% Entitlement Bonus. Species Shall Be City Arborist Approved and Planted with Irrigation. A minimum 5" caliper tree shall be required.	1.5 Max 500 250- Inch Tree Caliper Bonus	10%

Category Number	Enhancement	Description & Potential Bonus	Multiplier Incentive Achievement Maximums	Maximum FAR Increase
OS.3	Tree Fund Donation	Payment may be made into the City of Winter Park Tree Replacement Trust Fund, so that meaningful trees can be planted throughout the City to maintain and grow our tree canopy. For each donation of \$10,000 to the Tree Replacement Trust Fund, a 1% Entitlement Increase Shall Be Granted.	1.5 Maximum \$50,000 Donation	5%
OS.4	Mead Garden Improvements	Donation to <u>City of Winter Park- designated for Mead Botanical Garden</u> Improvements/Restoration/Enhancements Shall Earn a 1% Entitlement Increase for Each \$10,000 Donation. The Funds Shall Only Be Used for Capital Improvements or Enhancements in Mead Botanical Garden <u>with a maximum donation of \$100,000.</u>	1.25 Max \$100,000.00 Donation	10%
OS.5	Donation of Land for Parks	For each 5,000 square feet of land donated to the City of Winter Park for park space <u>located adjacent to existing public parkland</u> (which is accepted by the City Commission as meaningful and useful park land), shall earn an additional 1% Entitlement Increase. Donated park land cost shall equal FAR value.	2.0 Maximum 20%	20%
OS.6	Martin Luther King, Jr. Park Expansion	Donation to the City of Winter Park, Park Acquisition Fund Shall Earn a 1% Entitlement Increase for Each \$10,000 Donation. Funds Shall Only Be Used for the Acquisition of Additional Park Land. The Funds Shall Only Be Used For the Acquisition of the Area Identified as Subarea "G" herein, to expand Martin Luther King, Jr. Park. <u>Maximum donation of \$100,000.</u>	2.0 Max \$100,000.00 Donation	10%
OS.7	Social Connection Amenities	Provide amenities, that support community interaction and are open to the general public, creating third places:	1.25 Max Based on Type	
		Yard games (life size chess/checkers, bocce ball, bean bag toss, walking labyrinth)		3 earns 1%
		Multi-Generational Play Areas		3%
		Fountain/splash pad/water feature		3%
		Stage areas for music/art performance		2%
		Dedicated Standalone Public Restrooms (not a part of a business onsite)		2%
		Public seating/gathering spaces of significant size (street furniture, seating walls, outdoor furniture, fire pits)		2%

Table 7: Orange Avenue Overlay District Development Enhancement Menu – Connectivity & Transportation Category

Category Number	Enhancement	Description & Potential Bonus	Multiplier Incentive Achievement Maximums	Maximum FAR Increase
CT.1	Rail-Trail Construction & Easement	Option A —Provide Dedicated Utility & Public Access Easement of a Minimum of 20 feet and Construction of Rail-Trail with a 12-foot Trail Width, to match regional trail widths and 4-foot planting strip along each side within said 20 foot easement, earns 1% Entitlement Bonus for each 50 linear feet of trail , with decorative light pole (as selected by City of Winter Park to match other areas of town) & shade or understory tree of minimum 5" caliper (as selected by Urban Forestry) with irrigation for every 50 feet of railroad frontage. The trail and easement shall connect from the property line where the rail enters, to the property line where the rail exits. The trail shall be designed to align with existing or future trail locations and the design of the trail shall be determined on the site plan when a project is submitted for consideration. Enhancement costs shall not include land costs.	Max 20%	20%
CT.2	Off-Site Trails	Donation to the Construction of Bike/Pedestrian Trails. Due to the unique circumstances and properties in each area, every section of future trail will have challenges and opportunities. Because no two areas are the same, it is preferable to have developers pay into a trails fund, with design and installation provided by the City. Each \$10,000 donation shall earn a 1% entitlement bonus. Maximum donation of \$100,000.	1.5 Max \$100,000 donation	10%
CT.3	Denning Drive Mobility Extension	Complete Extension of Denning Drive from Orange Ave to Mead Botanical Garden, Minimum 12' Wide Multi-Use Paved Path With Decorative Lighting, and Shade Tree in Grate with Irrigation Every 50 feet, with Required ADA Crossings & Signage on E side of Denning Drive	2.0 25%	25%
CT.4	Rideshare Dedicated Curb	Each 24 feet of marked and dedicated rideshare curb in front of the building shall earn a 0.5% Entitlement Bonus	2 Dedicated Spaces	1%
CT.5	Bicycle/Pedestrian Repair Facilities & Rest Areas	Provide bicycle/pedestrian amenities that are available to the community near any Bike Trail facility. One of each of these facilities shall be allowed to locate in one or more of the following locations: Rail Trail area as defined in this chapter, In Martin Luther King, Jr. Park along a bike trail, Along the new Bike Path connecting to Mead Botanical Garden, or along the Denning Drive bicycle facilities. Each location shall require the following elements under a covered roof or shade area: Bicycle Fix-It Stations with bike lift, air pump and tools; water fountain and water bottle filling; bike rack; trash and recycling receptacles; and a bench. Maximum cost of \$25,000.	1.5 2% per location, Max 3 locations per development. Can be located off-site	6%

Category Number	Enhancement	Description & Potential Bonus	Multiplier Incentive Achievement Maximums	Maximum FAR Increase
CT.6	Covered Transit Stops	Bench, Trash Receptacle, Recycling Receptacle and Covered Area Provided for Transit Users a. At a Stop on a Bus Route	1.5 * KEEP THIS ONE? 1%	1%
CT.7	Land Donation for Transportation Improvements	Each 100 square feet of land dedicated to the City of Winter Park or FDOT as right-of-way for needed transportation improvements, shall earn a 1% Entitlement Bonus Right-of-way land cost shall equal 25% of FAR value.	1.25 Max 25%	25%

u. Definitions.

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

- (g) *Floor Area Ratio (FAR)*: The gross floor area divided by the land area of the building site excluding land areas across a public street under the same ownership. The gross floor area ratio is the square footage of the building or buildings on the property (and contiguous properties being used in connection with such building(s)) divided by the area of such property in square feet. This mathematical expression (gross floor area ÷ land area = floor area ratio) shall determine the maximum building size permitted. The floor area of parking structures is included in the calculation of the Floor Area Ratio with the exception of underground parking, open-air top-level parking and the 10% parking in excess of code required in accordance with Section 58:83 j(7)(c).
- (h) *Food Hall*: Unlike food courts made up of fast food chains, food halls typically mix local artisan restaurants, butcher shops and other food-oriented boutiques under one roof.
- (i) *Green Roof*: A green roof or living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, increasing benevolence and decreasing stress of the people around the roof by providing a more aesthetically pleasing landscape, and helping to lower urban air temperatures and mitigate the heat island effect.
- (j) *Green Wall/Living Wall*: Living walls or green walls are self-sufficient vertical gardens that are attached to the exterior or interior of a building. They differ from green façades (e.g. ivy walls) in that the plants root in a structural support which is fastened to the wall itself. The plants receive water and nutrients from within the vertical support instead of from the ground.
- (k) *Impervious Area*: Impervious Areas are man-made areas that cannot absorb water from rain or snow. Impervious Area Examples: Roofs; Roads; Sidewalks; Driveways; Parking Lots.
- (l) *Meaningful Open Space*: Privately -owned property that is not a part of the inside of a building. These areas are intended to provide for the use and benefit of the general public, and are legally accessible by the general public. These areas are accessible and designed for outdoor living, gathering, landscaping, recreation, pedestrian activity, meaningful, useable, accessible, green and beautiful open space that invites the public to relax, interact, recreate, unwind and stimulate social connection. Open space shall not be retention ponds, parking lot islands or landscape planting areas around building bases.

Meaningful opens spaces are areas that are open and inviting to the public. Open space can include green areas, hardscape areas, semi-pervious areas, balcony or roof areas that are open to the public and other similar-type spaces. The intent is that each of these areas create the opportunity for social interaction, relaxation, recreation and reflection.

- (m) *Mixed-Use*: Mixed-use development combines two or more types of land use into a building or set of buildings that are physically and functionally integrated and mutually supporting. This can be some combination of residential, commercial, industrial, office, institutional, or other land uses. The form of mixed-use development can be vertical or horizontal. Vertical mixed-use occurs when different uses inhabit the same building and sit atop one another, such as residential or office uses over ground floor retail. Horizontal mixed-use occurs when uses are placed next to each other, such as an apartment building that is adjacent to offices, restaurants, or retail shops. Mixed-use areas often create the main street/downtown, activity center, or commercial corridor of a local community, district, or neighborhood. They frequently involve stacking uses – residential or office above retail, for example, in low or midrise buildings, but are predominately made up of a variety of individual buildings arranged around streets and around public squares or other open spaces.
- (n) *Multi-Generational Play Area*: Instead of focusing exclusively on children, these playgrounds broaden their scope to include equipment, activities and amenities for those older than age 12—and perhaps significantly older—so that anyone who visits the playground, regardless of age or ability, can find something there they enjoy.
- (o) *Multi-Modal Transportation*: This concept is that all modes of transportation should have equality and there shouldn't be the typical hierarchy where private automobiles have more opportunities at the cost of pedestrians, cyclists, public transportation users and handicapped persons.
- (p) *Overlay District*: An area where certain additional requirements are mapped upon an underlying zoning district(s). The district modifies or supplements the underlying zoning regulations and allows for flexibility in design and the ability to apply more area specific requirements including, but not limited to, architecture, height, setbacks, use, open space, landscaping, historic preservation, floor area ratio, parking, public improvements, access, stormwater, etc. In the instance of conflicting requirements, the stricter shall apply.
- (q) *Percentage-Based Development Enhancement*: In exchange for the ability to obtain additional development entitlements above

those currently allowed by the underlying zoning. Subject to approval by the City Commission, certain public improvements and area-wide solutions will be required by those who develop or redevelop properties and the requirements for Development Enhancement Bonuses must be met. Subject to approval by the City Commission, property owners or developers may propose use of any combination of the Development Enhancement Menu to earn their way up to the Maximum Achievable Floor Area Ratio.

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

public spaces that contribute to people's health, happiness, and well-being.

- (w) *Workforce Housing*: A dwelling unit, with regard to a unit for sale, which costs less than 120 percent of the median price of the single-family homes sold the previous year in the Orange County metropolitan area; and with regard to a unit for rent, one which rents monthly for less than 120 percent of the median monthly cost of similar sized units for the previous year in the Orange County metropolitan area, and for which the purchaser's or renter's income or combined family income does not exceed 120 percent of the median family income for the Orange County metropolitan area.

v. Vested Rights.

(1) In order to not adversely affect development projects that are actively in the process of being developed for which expenditures have been made in reliance upon the previously existing land development regulations prior to the effective date of this Section as evidenced by such development project's site and building floor plans and/or conditional use having been received and approved by the City prior to the effective date of this Section, the City will allow such development projects to proceed subject to compliance with the underlying zoning and future land use of the property existing prior to the adoption of this Section, other applicable land development regulations and conditions of approval without the need to comply with the development standards of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies for which this Section implements. Provided however, a conditional use approval or other development order that has been approved by the City which subsequently expires, whether prior to or after adoption of this Section, does not create a vested right to develop a property without compliance with this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements. The City Commission will not approve any Conditional Use extensions of those development projects within the OAO that have been approved prior to the effective date of this Ordinance.

(2) For development projects that may otherwise satisfy the applicable legal standard for the provisions of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 (and its corresponding Objectives and Policies which this Section implements) creating an inordinate burden on an existing use of real property or a vested right to a specific use of real property, a property owner may apply for a vested rights determination by the City Commission to allow development of a property within the OAO subject to the underlying zoning and future land use of the property existing prior to the adoption of this Section and other applicable land development regulations without compliance with the development standards of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements. The Director of Planning and Transportation is authorized to develop a vested rights

determination application, the minimum submittal requirements for such application and a reasonable fee associated with the review and processing of such application. The property owner requesting a vested rights development under this subsection has the burden of proof to show that the property owner has a vested right to develop its real property without being subject to the provisions of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements. The City Commission will conduct a quasi-judicial public hearing on the vested rights determination request to consider whether to approve or disapprove the property owner's request for a vested rights determination. If the City Commission approves the vested rights determination, the applicable property will be able to develop subject to compliance with the underlying zoning and future land use of the property existing prior to the adoption of this Section and other applicable land development regulations without compliance with or benefitting (including benefitting from any increased densities or intensities allowed by the OAO) from the development standards of this Section and the Comprehensive Plan Future Land Use Element Goal 1-8 and its corresponding Objectives and Policies which this Section implements.

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

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

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

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

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

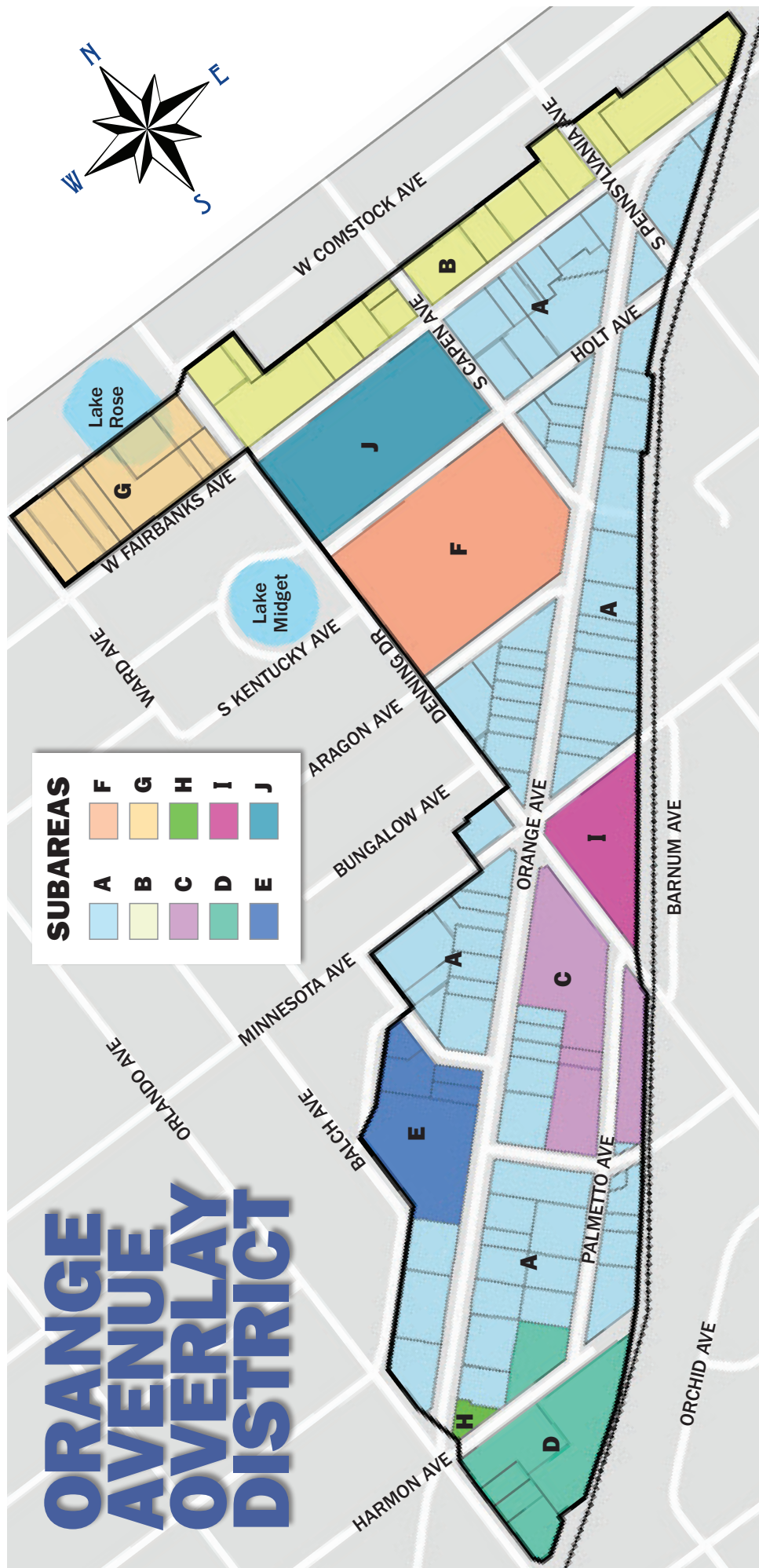
SECTION 6. Effective Date. This Ordinance shall become effective upon the comprehensive plan amendments establishing the Orange Avenue Overlay District goals, objectives and policies as provided for under Ordinance _____ become effective. If Ordinance _____ does not become effective, then this Ordinance is not effective and shall not become part of the City's land development regulations.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2021.

Mayor Phil Anderson

Attest:

City Clerk



PRSRT STD
U.S. POSTAGE
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ACG

City of Winter Park
401 South Park Avenue
Winter Park, FL 32789



citywide **PUBLIC NOTICE**

ORANGE AVENUE OVERLAY DISTRICT

PUBLIC HEARINGS	Planning & Zoning Board TUESDAY 09-07-21* @ 6 p.m. City Commission WEDNESDAY 09-22-21* @ 3:30 p.m. <small>*Dates are subject to change. For updates, please access cityofwinterpark.org/citywide-notices.</small>	City Hall Commission Chambers 2nd Floor 401 South Park Avenue Winter Park, Florida 32789
	2021	

access more info @ cityofwinterpark.org/oao

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	2021

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

The City of Winter Park is considering the creation of the Orange Avenue Overlay District, a Zoning Overlay, which would generate new Land Development Code standards for development and redevelopment of proper ties within the Overlay District. This Overlay District is being considered as directed by the city's Comprehensive Plan. As a part of the creation of the Overlay District, the City of Winter Park Comprehensive Plan would be amended to reflect and accommodate the new development standards of the Overlay District.

For more information about the Orange Avenue Overlay District including draft language and maps, please access cityofwinterpark.org/oao.

PLEASE NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105).

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Planning & Transportation Department at 407-599-3324 at least 48 hours in advance of the meeting.

SUBAREA A	EXISTING	PROPOSED	
Land Use	Commercial/Office/ Medium Density Residential/Parking Lot	Orange Avenue Overlay District	
Zoning	C-3/O-1/O-2/R-3/PL	OAOB Subarea A	
Building Height	0 to 4 stories	2 to 3 stories	
Gross Sq. Footage	342,900	N/A	
		BASE	MAX
Maximum Potential Building Size	571,522 square feet @ 0% to 60% FAR	440,873 sq ft @ 45% FAR	587,830 sq ft @ 60% FAR

SUBAREA F	EXISTING	PROPOSED	
Land Use	Open Space & Recreation	Orange Avenue Overlay District	
Zoning	PR	OAOB Subarea F	
Building Height	2 stories	2 stories	
Gross Sq. Footage	20,199	N/A	
		BASE	MAX
Maximum Potential Building Size	53,950 square feet @ 20% FAR	53,950 sq ft @ 20% FAR	53,950 sq ft @ 20% FAR

SUBAREA B	EXISTING	PROPOSED	
Land Use	Commercial/ Single Family	Orange Avenue Overlay District	
Zoning	C-3/R-1A	OAOB Subarea B	
Building Height	2 to 3 stories	2 to 3 stories	
Gross Sq. Footage	63,250	N/A	
		BASE	MAX
Maximum Potential Building Size	167,770 square feet @ 43% to 60% FAR	128,832 sq ft @ 45% FAR	171,776 sq ft @ 60% FAR

SUBAREA G	EXISTING	PROPOSED	
Land Use	Commercial/Office	Orange Avenue Overlay District	
Zoning	C-3/O-1	OAOB Subarea G	
Building Height	2 to 3 stories	2 stories	
Gross Sq. Footage	29,734	N/A	
		BASE	MAX
Maximum Potential Building Size	90,535 square feet @ 60% FAR	67,901 sq ft @ 45% FAR	67,901 sq ft @ 45% FAR

SUBAREA C	EXISTING	PROPOSED	
Land Use	Office	Orange Avenue Overlay District	
Zoning	O-1	OAOB Subarea C	
Building Height	2 to 3 stories	2 stories	
Gross Sq. Footage	0	N/A	
		BASE	MAX
Maximum Potential Building Size	97,540 square feet @ 60% FAR	40,641 sq ft @ 25% FAR	146,309 sq ft @ 90% FAR

SUBAREA H	EXISTING	PROPOSED	
Land Use	Open Space & Recreation	Orange Avenue Overlay District	
Zoning	PR	OAOB Subarea H	
Building Height	2 stories	0 stories	
Gross Sq. Footage	0	N/A	
		BASE	MAX
Maximum Potential Building Size	1,655 square feet @ 20% FAR	0 sq ft @ 0% FAR	0 sq ft @ 0% FAR

SUBAREA D	EXISTING	PROPOSED	
Land Use	Office/Industrial	Orange Avenue Overlay District	
Zoning	O-1/I-1	OAOB Subarea D	
Building Height	4 stories	5 stories	
Gross Sq. Footage	42,976	N/A	
		BASE	MAX
Maximum Potential Building Size	141,215 square feet @ 60% to 100% FAR	99,049 sq ft @ 60% FAR	165,082 sq ft @ 100% FAR

SUBAREA I	EXISTING	PROPOSED	
Land Use	Office	Orange Avenue Overlay District	
Zoning	O-1	OAOB Subarea I	
Building Height	2 to 3 stories	3 stories	
Gross Sq. Footage	0	N/A	
		BASE	MAX
Maximum Potential Building Size	49,083 square feet @ 60% FAR	36,813 sq ft @ 45% FAR	81,806 sq ft @ 100% FAR

SUBAREA E	EXISTING	PROPOSED	
Land Use	Office/Commercial/ Parking Lot	Orange Avenue Overlay District	
Zoning	O-1/C-3/PL	OAOB Subarea E	
Building Height	0 to 3 stories	2 stories	
Gross Sq. Footage	65,720	N/A	
		BASE	MAX
Maximum Potential Building Size	60,505 square feet @ 0% to 60% FAR	56,454 sq ft @ 45% FAR	75,272 sq ft @ 60% FAR

SUBAREA J	EXISTING	PROPOSED	
Land Use	Commercial	Orange Avenue Overlay District	
Zoning	C-3	OAOB Subarea J	
Building Height	2 to 3 stories	3 to 4 stories	
Gross Sq. Footage	49,180	N/A	
		BASE	MAX
Maximum Potential Building Size	110,320 square feet @ 60% FAR	110,320 sq ft @ 60% FAR	183,867 sq ft @ 100% FAR

FID	Shape *	OBJECTID_	OBJECTID	PARCEL	NAME1	NAME2	PROP_NAM	SUBTYPE
0	Polygon	99761	114007	2.92E+14	LARRY E W			1
1	Polygon	99764	114010	2.92E+14	S A PROPE		STATE FARI	1
3	Polygon	99789	114041	2.92E+14	S A PROPE			1
4	Polygon	99791	114045	2.92E+14	LEMIEUX P		FAMILY DE	1
5	Polygon	99792	114046	2.92E+14	S A PROPE			1
8	Polygon	99814	114079	2.92E+14	KUHN RALF	KUHN VICT	BUTTERMIL	1
9	Polygon	99830	114104	2.92E+14	MALTABES		RAVENOUS	1
11	Polygon	99858	114139	2.92E+14	SUS PROPE		DR WILLIAM	1
12	Polygon	99866	114149	2.92E+14	GATEWAY I		GATEWAY I	1
13	Polygon	99896	114180	2.92E+14	PALMETTO			1
14	Polygon	99899	114184	2.92E+14	TAVERN SC		EINSTEIN'S	1
15	Polygon	99901	114187	2.92E+14	PALMETTO		ALLAN & C	1
17	Polygon	99945	114234	2.92E+14	WINTER PA		VILLAGE RE	1
26	Polygon	160505	180159	3.02E+14	ENTWINED		FLOYD'S BA	1
27	Polygon	160506	180160	3.02E+14	CVJCR PRO		660 W FAIF	1
28	Polygon	160507	180161	3.02E+14	CVJCR PRO			1
29	Polygon	160508	180162	3.02E+14	CVJCR PRO		KANE & AS	1
30	Polygon	160509	180163	3.02E+14	DANN WAF		SPEAK FREE	1
31	Polygon	160510	180164	3.02E+14	DI PARTNEI		CLASSIC M	1
32	Polygon	160511	180167	3.02E+14	CVJCR PRO		THE PORCH	1
33	Polygon	160512	180168	3.02E+14	DI PARTNEI		MEAT HOU	1
34	Polygon	160513	180170	3.02E+14	AJZ LLC		WINTER PA	1
35	Polygon	160525	180185	3.02E+14	DI PARTNEI		AVALON EX	1
36	Polygon	160526	180186	3.02E+14	DI PARTNEI		VACANT BL	1
37	Polygon	160528	180189	3.02E+14	PENN STAT			1
38	Polygon	160533	180194	3.02E+14	DI PARTNEI		WINTER PA	1
39	Polygon	160573	180239	3.02E+14	840 DENNI		IBERIA BAN	1
40	Polygon	160574	180240	3.02E+14	B AND H 91		BEISLEY & I	1
41	Polygon	160583	180251	3.02E+14	FERDERIGC	FERDERIGC	FRAMES FC	1
42	Polygon	160585	180256	3.02E+14	ORANGE A'		S & W KITC	1
43	Polygon	160588	180259	3.02E+14	FRANCIS L.		PALMANO	1
44	Polygon	160589	180262	3.02E+14	FRANCIS L.			1
45	Polygon	160590	180263	3.02E+14	ALEXANDEI		WINTERLAI	1
46	Polygon	160595	180272	3.02E+14	DBG INC		ISLAND COI	1
47	Polygon	160597	180274	3.02E+14	ZIMMER RE		HC DESIGN	1
56	Polygon	232689	258497	2.92E+14	MALTABES		CLUB PILAT	1
57	Polygon	246848	274238	3.02E+14	935 ORANC		MARINE SC	1
60	Polygon	253548	281668	3.02E+14	DI PARTNEI		AERO CLAV	1
61	Polygon	253554	281674	3.02E+14	935 ORANC			1
62	Polygon	253555	281675	3.02E+14	F S INTERN		CLASSIC CR	1
64	Polygon	256032	284351	2.92E+14	SUS PROPE			1
68	Polygon	273566	303945	3.02E+14	DI PARTNEI			1
70	Polygon	278496	309694	2.92E+14	TUDOR PR		THE WEBB	1
71	Polygon	278498	309697	2.92E+14	GEORGIAN		THE SEAMS	1
72	Polygon	278500	309700	2.92E+14	HVC LAND		BMO HARR	1
73	Polygon	278502	309703	2.92E+14	KUHN RALF	KUHN VICT	SOLONMU'	1

74 Polygon	278503	309705	2.92E+14	ORANGE A'	ROOMMAT	1
78 Polygon	304329	337893	2.92E+14	S A PROPE	SURGICAL /	1
80 Polygon	324107	360171	2.92E+14	YORK RON	YORK JULIE REAL PROP	1
84 Polygon	331837	368747	3.02E+14	WINTER PA	INVESTMEI MASTER CL	1
88 Polygon	398156	114146	2.92E+14	TBZ PROPE	THOMAS, Z	1
89 Polygon	398158	114181	2.92E+14	ISONS FL PI	ALTERATIO	1
90 Polygon	398159	114186	2.92E+14	WONG LEU		1
91 Polygon	398160	114223	2.92E+14	BRIGHT HC	CAREER BU	1
94 Polygon	398272	284368	2.92E+14	PALMETTO		2
95 Polygon	398292	337906	2.92E+14	ISONS FL PI	FIRST COPY	1
96 Polygon	398295	360184	2.92E+14	GARBER CA	FOXTAIL FA	1
97 Polygon	398296	360187	2.92E+14	PALMETTO		2
99 Polygon	398328	114188	2.92E+14	R ALLEN TR	FL COUNSE	1
100 Polygon	398342	258510	2.92E+14	R ALLEN TR	JO ANN L C	1
102 Polygon	398350	360192	2.92E+14	R ALLEN TR		1
103 Polygon	398351	360193	2.92E+14	R ALLEN TR	COLONY HC	1
104 Polygon	406248	274230	3.02E+14	ENTWINED	ENTWINED	1
107 Polygon	422810	180166	3.02E+14	DI PARTNEI	FIDDLER'S (	1
108 Polygon	422811	180165	3.02E+14	540 W FAIF		1
110 Polygon	422832	964619	3.02E+14	WATSON A	BRITANNIA	1
111 Polygon	422833	327773	3.02E+14	RB2 PROPE	SOAR PROF	1
112 Polygon	422834	964620	3.02E+14	972 CO L L	EASEL EXPE	1
113 Polygon	422835	964621	3.02E+14	972 CO L L	CITY NATIO	1
114 Polygon	422836	964614	3.02E+14	JBR GLOBA		1
115 Polygon	422837	964634	3.02E+14	LUMBER Y/		1
116 Polygon	422840	964610	3.02E+14	CENTRAL B	FLORIDA B/	1
117 Polygon	422841	964611	3.02E+14	HOLLER RC	HOLLER JUI WATKINS P	1
118 Polygon	422842	964612	3.02E+14	HOLLER RC	HOLLER JUI GOODWILL	1
119 Polygon	422848	964616	3.02E+14	LYDEN PRC		1
120 Polygon	422849	964617	3.02E+14	STROLLO J/	STROLLO C' WOOF GAM	1
121 Polygon	422850	964618	3.02E+14	STROLLO J/	STROLLO C' VESPA OF C	1
122 Polygon	0	0				0
48 Polygon	162365	182384	3.02E+14	DI PARTNEI		1
49 Polygon	162366	182385	3.02E+14	DI PARTNEI		1
50 Polygon	162369	182389	3.02E+14	CAR AND C	CAR & QUE	1
51 Polygon	162378	182398	3.02E+14	JT PALM HC	WP CLEANI	1
52 Polygon	162379	182399	3.02E+14	DI PARTNEI		1
53 Polygon	162380	182403	3.02E+14	GERACI RU	GERACI MI RUDI'S & S	1
54 Polygon	162381	182404	3.02E+14	CVJCR PRO	AUTO-MAS	1
55 Polygon	162384	182407	3.02E+14	ANIMAL W	FAIRBANKS	1
58 Polygon	247007	274433	3.02E+14	DI PARTNEI	HOLLER HC	1
59 Polygon	247008	274434	3.02E+14	ALAMI AC-	ALAMI HAT ROANE'S T	1
63 Polygon	253714	281870	3.02E+14	JT PALM HC	ENTERPRIS	1
69 Polygon	273738	304149	3.02E+14	631 FAIRBA	OFF PARK I	1
77 Polygon	295242	327967	3.02E+14	DI PARTNEI		1
85 Polygon	332009	368949	3.02E+14	JT PALM HC	RAVENOUS	1
87 Polygon	377857	182402	3.02E+14	641 WEST I	THE HOTAF	1

105 Polygon	422801	182401	3.02E+14	501 W FAIF	SPRINKLES	1
106 Polygon	422802	182400	3.02E+14	NEILSON EI NEILSON EI	PR'S MEXIC	1
2 Polygon	99765	114011	2.92E+14	CITY OF WI	PROGRESS	1
10 Polygon	99832	114106	2.92E+14	CITY OF WI		1
66 Polygon	256040	284361	2.92E+14	CITY OF WI		1
98 Polygon	398327	114103	2.92E+14	CITY OF WI		1
16 Polygon	99933	114221	2.92E+14	WINTERGA	WINTERGA	1
19 Polygon	100002	114296	2.92E+14	LOMBARDI	FORMER LC	1
20 Polygon	100030	114326	2.92E+14	WINTERPA		1
92 Polygon	398161	114344	2.92E+14	CHRISTINE		1
93 Polygon	398162	114355	2.92E+14	1350 ASSN		2
101 Polygon	398343	258516	2.92E+14	LOMBARDI		1
6 Polygon	99793	114048	2.92E+14	SUS PROPE		1
7 Polygon	99810	114075	2.92E+14	MARLIB IN	JEWETT OR	1
65 Polygon	256037	284358	2.92E+14	SUS PROPE	VACANT CC	1
81 Polygon	324111	360176	2.92E+14	MARLIB IN		1
82 Polygon	324112	360179	2.92E+14	SUS PROPE	PHYSICIAN	1
76 Polygon	295075	327765	3.02E+14	ROLLINS CC	ALFOND ST	1
21 Polygon	106301	121539	2.92E+14	FOCUSED S		1
22 Polygon	106302	121540	2.92E+14	FAIRBANKS	MANIC ENF	1
23 Polygon	106303	121541	2.92E+14	OWENS M/		1
24 Polygon	106304	121542	2.92E+14	EUTEDRA J	MAGNOLIA	1
25 Polygon	106305	121543	2.92E+14	MILLS ALLE MILLS BEVE	IMPERIAL L	1
67 Polygon	256638	285037	2.92E+14	ALPHA TRA	SPATZ DELI	1
75 Polygon	281975	313455	2.92E+14	JOHN AND	KRUNGTHE	1
79 Polygon	307307	341131	2.92E+14	GREENBER	GARDBERG	1
83 Polygon	328368	364945	2.92E+14	DEAVER-JO	ALARM PR	1
18 Polygon	99976	114268	2.92E+14	CITY OF WI		1
109 Polygon	422817	303957	3.02E+14	BANK OF TI		1
86 Polygon	332011	368951	3.02E+14	DI PARTNEI	ORLANDO I	1

TYPE_CODE	FLOOR_NO	CITY_CODE	MILL_CODE	DOR_CODE	EXEMPT_C	NBHD_CODE	NC_FLAG	CONDO_FL
SB	0	WP	6	1700	9.72E+08	0	0	
SB		WP	6	1700	9.72E+08	0		
SB		WP	6	2800	9E+08	0		
SB		WP	6	1900	9.72E+08	0		
SB		WP	6	800	3.21E+08	0		
SB		WP	6	1200	9.72E+08	0		
SB		WP	6	2100	9.32E+08	0		
SB		WP	6	1900	9.72E+08	0		
SB		WP	6	1900	9.72E+08	0		
SB		WP	6	1000	9E+08	0		
SB		WP	6	2200	9.32E+08	0		
SB		WP	6	1700	9.72E+08	0		
SB		WP	6	1200	9.72E+08	0		
SB		WP	4	1100	9.32E+08	0		
SB		WP	4	1700	9.72E+08	0		
SB		WP	4	2800	9E+08	0		
SB		WP	4	1700	9.72E+08	0		
SB		WP	4	1105	9.32E+08	0		
SB		WP	4	1800	9.72E+08	0		
SB		WP	4	2100	9.32E+08	0		
SB		WP	4	1100	9.32E+08	0		
SB		WP	4	1110	9.32E+08	0		
SB		WP	4	1100	9.32E+08	0		
SB		WP	4	2740	9.6E+08	0		
SB		WP	4	1700	9.72E+08	0		
SB		WP	4	2100	9.32E+08	0		
SB		WP	4	1800	9.72E+08	0		
SB		WP	4	1105	9.32E+08	0		
SB		WP	4	1100	9.32E+08	0		
SB		WP	4	1100	9.32E+08	0		
SB		WP	4	1700	9.72E+08	0		
SB		WP	4	1000	9E+08	0		
SB		WP	4	1100	9.32E+08	0		
SB		WP	4	1100	9.32E+08	0		
SB		WP	4	1100	9.32E+08	0		
SB		WP	4	1100	9.32E+08	0		
SB		WP	6	1105	9.32E+08	0		
SB		WP	4	1700	9.72E+08	0		
SB		WP	4	4800	9.6E+08	0		
SB		WP	4	4800	9.6E+08	0		
SB		WP	4	1105	9.32E+08	0		
SB		WP	6	2800	9E+08	0		0
SB		WP	4	2800	9E+08	0		
SB		WP	6	1700	9.72E+08	0		
SB		WP	6	1700	9.32E+08	0		
SB		WP	6	1800	9.72E+08	0		
SB		WP	6	1100	9.32E+08	0		

SB	WP	6	1800	9.72E+08	0
SB	WP	6	1900	9.72E+08	0
SB	WP	6	1700	9.72E+08	0
SB	WP	4	1105	9.32E+08	0
SB	WP	6	1700	9.72E+08	0
SB	WP	6	1105	9.32E+08	0
SB	WP	6	2100	9.32E+08	0
SB	WP	6	1800	9.72E+08	0
CO	WP	6	49	9.9E+08	0 C
SB	WP	6	1100	9.32E+08	0
SB	WP	6	1105	9.32E+08	0
CO	WP	6	49	9.9E+08	0 C
SB	WP	6	1700	9.72E+08	0
SB	WP	6	1700	9.72E+08	0
SB	WP	6	1000	9E+08	0
SB	WP	6	1700	9.72E+08	0
SB	WP	4	1100	9.32E+08	0
SB	WP	4	1105	9.32E+08	0
SB	WP	4	1000	9E+08	0
SB	WP	4	4800	9.6E+08	0
SB	WP	4	1800	9.72E+08	0
SB	WP	4	1105	9.32E+08	0
SB	WP	4	1105	9.32E+08	0
SB	WP	4	2800	9E+08	0
SB	WP	4	2800	9E+08	0
SB	WP	4	2300	9.72E+08	0
SB	WP	4	1100	9.32E+08	0
SB	WP	4	1100	9.32E+08	0
SB	WP	4	1700	9.72E+08	0
SB	WP	4	1700	9.72E+08	0
SB	WP	4	1100	9.32E+08	0
					0
SB	WP	4	1	3.21E+08	0
SB	WP	4	1	3.21E+08	0
SB	WP	4	1700	9.72E+08	0
SB	WP	4	1105	9.32E+08	0
SB	WP	4	2800	9.6E+08	0
SB	WP	4	2740	9.6E+08	0
SB	WP	4	2740	9.6E+08	0
SB	WP	4	1700	9.72E+08	0
SB	WP	4	2740	9.6E+08	0
SB	WP	4	1105	9.32E+08	0
SB	WP	4	2740	9.6E+08	0
SB	WP	4	1700	9.72E+08	0
SB	WP	4	2800	9E+08	0
SB	WP	4	2110	9.32E+08	0
SB	WP	4	1800	9.72E+08	0

SB	WP	4	1100	9.32E+08	0
SB	WP	4	1100	9.32E+08	0
SB	WP	6	8900	8.2E+08	0
SB	WP	6	8900	8.2E+08	0
SB	WP	6	8900	8.2E+08	0
SB	WP	6	8900	8.2E+08	0
SB	WP	6	1800	9.72E+08	0
SB	WP	6	4800	9.6E+08	0
SB	WP	6	1900	9.72E+08	0
SB	WP	6	1700	9.72E+08	0
CO	WP	6	49	9.9E+08	0 C
SB	WP	6	4000	9E+08	0
SB	WP	6	1	3.21E+08	0
SB	WP	6	1900	9.72E+08	0
SB	WP	6	1000	9E+08	0
SB	WP	6	1000	9.6E+08	0
SB	WP	6	1900	9.72E+08	0
SB	WP	4	7200	8.3E+08	0
SB	WP	2	1100	9.32E+08	0
SB	WP	2	1105	9.32E+08	0
SB	WP	2	9600	9E+08	0
SB	WP	2	1100	9.32E+08	0
SB	WP	2	1100	9.32E+08	0
SB	WP	2	3300	9.32E+08	0
SB	WP	2	2100	9.32E+08	0
SB	WP	2	9600	9E+08	0
SB	WP	2	1100	9.32E+08	0
SB	WP	6	8970	8.2E+08	0
SB	WP	6	1700	9.72E+08	0
SB	WP	4	2700	9.6E+08	0

FEAT_CODI	CONDO_V/	LAND_MKT	BLDG_MKT	XFOB_MKT	TOTAL_MK	TOTAL_ASSD	TOTAL_XM	TAXABLE
0	550297	126016	8000	684313	684313	0	684313	
0	344454	318737	9000	672191	672191	0	672191	
0	123600	0	12000	135600	135600	0	135600	
0	235120	114967	6920	357007	357007	0	357007	
0	167764	33810	0	201574	157154	0	157154	
0	237930	48793	7800	294523	294523	0	294523	
0	475860	192200	14000	682060	682060	0	682060	
0	709067	539017	15460	1263544	1263544	0	1263544	
0	945423	78180	36900	1060503	1060503	0	1060503	
0	11233	0	0	11233	11233	0	11233	
0	1062304	216475	37610	1316389	1316389	0	1316389	
0	55347	139568	0	194915	194915	0	194915	
0	506759	71162	0	577921	577921	0	577921	
0	324469	58936	8000	391405	391405	0	391405	
0	285929	337323	14890	638142	638142	0	638142	
0	69595	0	10634	80229	80229	0	80229	
0	201143	158157	16033	375333	375333	0	375333	
0	201175	129344	0	330519	304249	0	304249	
0	555156	158617	16530	730303	730303	0	730303	
0	289925	373369	5018	668312	668312	0	668312	
0	1127612	195640	40908	1364160	1251370	0	1251370	
0	447303	119649	12750	579702	579702	0	579702	
0	261179	82395	5000	348574	348574	0	348574	
0	235910	84467	0	320377	264146	0	264146	
0	164704	26168	13825	204697	204697	0	204697	
0	261484	65377	7229	334090	334090	0	334090	
0	806531	1647048	62000	2515579	2515579	0	2515579	
0	431395	396525	0	827920	827920	0	827920	
0	237880	45848	13131	296859	296859	0	296859	
0	237880	275077	6825	519782	519782	0	519782	
0	237880	65838	8588	312306	312306	0	312306	
0	1438	0	1320	2758	2493	0	2493	
0	457938	78990	6010	542938	542938	0	542938	
0	194892	198776	0	393668	393668	0	393668	
0	330051	136623	6000	472674	472674	0	472674	
0	237930	140059	11000	388989	388989	0	388989	
0	231538	314218	5000	550756	550756	0	550756	
0	425205	269718	5670	700593	634238	0	634238	
0	179365	37151	3101	219617	219617	0	219617	
0	237880	300309	0	538189	521466	0	521466	
0	849212	0	67000	916212	916212	0	916212	
0	425217	0	49700	474917	311632	0	311632	
0	521938	308719	16050	846707	634204	0	634204	
0	281001	116298	8000	405299	405299	0	405299	
0	743770	1180842	0	1924612	1924612	0	1924612	
0	237930	63191	5000	306121	306121	0	306121	

	0	761460	419869	0	1181329	1181329	0	1181329
	0	348941	227011	4000	579952	579952	0	579952
	0	417193	332105	11000	760298	760298	0	760298
	0	402029	1177513	0	1579542	1050114	0	1050114
	0	475860	428268	11550	915678	915678	0	915678
	0	475860	198266	0	674126	674126	0	674126
	0	475860	128118	18750	622728	622728	0	622728
	0	300000	203760	0	503760	503760	0	503760
CA	0	100	0	0	100	100	0	100
	0	237930	86965	5400	330295	330295	0	330295
	0	1051540	1421256	0	2472796	2472796	0	2472796
CA	0	100	0	0	100	100	0	100
	0	187500	294583	0	482083	482083	0	482083
	0	214115	99594	0	313709	313709	0	313709
	0	98355	0	2475	100830	100830	0	100830
	0	405822	216730	0	622552	622552	0	622552
	0	409346	100404	11000	520750	520750	0	520750
	0	901725	487256	0	1388981	1278340	0	1278340
	0	128367	0	0	128367	128367	0	128367
	0	678328	571799	0	1250127	1250127	0	1250127
	0	294064	626504	9000	929568	929568	0	929568
	0	357713	288972	0	646685	646685	0	646685
	0	701063	467465	0	1168528	1125472	0	1125472
	0	263054	0	24150	287204	287204	0	287204
	0	289722	0	20000	309722	309722	0	309722
	0	461897	891088	9000	1361985	1361985	0	1361985
	0	276878	44508	5000	326386	326386	0	326386
	0	594549	222099	10125	826773	826773	0	826773
	0	575318	307387	22342	905047	905047	0	905047
	0	308248	267725	2993	578966	578966	0	578966
	0	320614	144057	26222	490893	490893	0	490893
	0	0	0	0	0	0	0	0
	0	118965	0	0	118965	61080	0	61080
	0	156791	0	0	156791	114522	0	114522
	0	640893	62375	28271	731539	689751	0	689751
	0	471168	76239	0	547407	547407	0	547407
	0	1281798	0	112965	1394763	1372084	0	1372084
	0	410042	102800	35350	548192	548192	0	548192
	0	378443	56028	14168	448639	448639	0	448639
	0	260812	129693	5961	396466	372292	0	372292
	0	821000	398535	30255	1249790	1249790	0	1249790
	0	378732	184375	0	563107	563107	0	563107
	0	356295	84142	16946	457383	457383	0	457383
	0	327506	164897	11100	503503	503503	0	503503
	0	91816	0	7875	99691	99691	0	99691
	0	873297	588334	55166	1516797	1516797	0	1516797
	0	491661	125342	0	617003	617003	0	617003

CA

0	143380	134085	6000	283465	283465	0	283465
0	454496	130449	6000	590945	576976	0	576976
0	3158412	608925	820	3768157	2647797	2647797	0
0	175236	118378	0	293614	293614	293614	0
0	761500	0	1116	762616	762616	762616	0
0	544085	0	91	544176	544176	544176	0
0	1577367	875572	0	2452939	2452939	0	2452939
0	1222625	152397	35814	1410836	1070376	0	1070376
0	286749	181700	6500	474949	474949	0	474949
0	286748	213377	6240	506365	506365	0	506365
0	100	0	0	100	100	0	100
0	663826	0	0	663826	663826	0	663826
0	159775	0	0	159775	119280	0	119280
0	3155164	1182231	0	4337395	4337395	0	4337395
0	236356	0	0	236356	236356	0	236356
0	120116	0	0	120116	120116	0	120116
0	236356	5934493	81920	6252769	6252769	0	6252769
0	9168836	524811	51278	9744925	5735070	5735070	0
0	329763	171274	26365	527402	527402	0	527402
0	1010859	199648	0	1210507	1210507	0	1210507
0	100	0	0	100	100	0	100
0	145297	70342	8000	223639	223639	0	223639
0	193041	35124	6300	234465	234465	0	234465
0	659891	118210	20500	798601	798601	0	798601
0	330076	75436	15000	420512	420512	0	420512
0	100	0	0	100	100	0	100
0	329842	177418	14000	521260	521260	0	521260
0	100	0	0	100	100	100	0
0	2966981	264667	580	3232228	1390250	0	1390250
0	4792496	797310	446743	6036549	5110516	0	5110516

TAXES	TOTAL_LAND	STR_NUM	FRACTION	PRE_TYPE	PRE_DIR	STR_NAME	POST_TYPE	POST_DIR
12892.81	550297	1121				ORANGE	AVE	
12742.5	344454	1155				ORANGE	AVE	
2245.15	123600	930				OAK	PL	
6794.24	235120	1185				ORANGE	AVE	
2816.78	167764	940				OAK	PL	
5445.86	237930	1198				ORANGE	AVE	
12912.12	475860	1230				ORANGE	AVE	
24031.83	709067	1341				ORANGE	AVE	
19326.34	945423	1355				ORANGE	AVE	
185.95	11233	1242				PALMETTO	AVE	
21856.76	1062304	1200			S	ORLANDO	AVE	
3285.81	55347	1280				PALMETTO	AVE	
10903.73	506759	1360				ORANGE	AVE	
6503.51	324469	610			W	FAIRBANKS	AVE	
10711.12	285929	660			W	FAIRBANKS	AVE	
1328.35	69595	666			W	FAIRBANKS	AVE	
6309.9	201143	670			W	FAIRBANKS	AVE	
4967.52	201175	700			W	FAIRBANKS	AVE	
12184.07	555156	710			W	FAIRBANKS	AVE	
11169.34	289925	643				ORANGE	AVE	
20521.98	1127612	669				ORANGE	AVE	
9323.73	447303	660				ORANGE	AVE	
6609.61	261179	745				ORANGE	AVE	
4561.61	235910	745				HOLT	AVE	
3865.42	164704	753				ORANGE	AVE	
6308.94	261484	761				ORANGE	AVE	
42109.57	806531	840			S	DENNING	DR	
15504.26	431395	919				ORANGE	AVE	
5591.76	237880	941				ORANGE	AVE	
9854.34	237880	953				ORANGE	AVE	
5911.74	237880	963				ORANGE	AVE	
41.1	1438	860			S	DENNING	DR	
10226.6	457938	1011				ORANGE	AVE	
7516.83	194892	1021				ORANGE	AVE	
8932.21	330051	1030				ORANGE	AVE	
7248.95	237930	1222				ORANGE	AVE	
10461.35	231538	935				ORANGE	AVE	
10514.31	425205	650			S	CAPEN	AVE	
3630.73	179365	800				ARAGON	AVE	
9357.48	237880	947				ORANGE	AVE	
14891.27	849212	950				MINNESOT	AVE	
6089.26	425217	671				HOLT	AVE	
12846.74	521938	925			S	DENNING	DR	
7698.4	281001	1141				ORANGE	AVE	
34991.85	743770	1211				ORANGE	AVE	
5746.47	237930	1194				ORANGE	AVE	

21274.54	761460	1270		ORANGE AVE
11076.91	348941	1181		ORANGE AVE
14398.58	417193	1151		ORANGE AVE
22455.44	402029	711		ORANGE AVE
17343.2	475860	1302		ORANGE AVE
12607.16	475860	1336		ORANGE AVE
11715.98	475860	1346		ORANGE AVE
8321.85	300000	1353		PALMETTO AVE
1.65	100	1347		PALMETTO AVE
6249.81	237930	1330		ORANGE AVE
46331.68	1051540	1280		ORANGE AVE
1.65	100	0		PALMETTO AVE
7964.22	187500	1260		PALMETTO AVE
5181.34	214115	1312		PALMETTO AVE
1669.35	98355	0		PALMETTO AVE
10282.38	405822	1330		PALMETTO AVE
8845.86	409346	620	W	FAIRBANKS AVE
20873.63	901725	544	W	FAIRBANKS AVE
2125.35	128367	540	W	FAIRBANKS AVE
23415.45	678328	958		ORANGE AVE
17635.49	294064	1010		ORANGE AVE
12111.26	357713	972		ORANGE AVE
20247.59	701063	976		ORANGE AVE
5287.96	263054	826		ORANGE AVE
5710.52	289722	816		ORANGE AVE
25840.7	461897	702		ORANGE AVE
6166.39	276878	720		ORANGE AVE
15645.96	594549	750		ORANGE AVE
17129.8	575318	900		ORANGE AVE
11011.12	308248	918		ORANGE AVE
9277.68	320614	930		ORANGE AVE
0	0	0		
1382.41	118965	872	W	COMSTOCK AVE
2108.28	156791	882	W	COMSTOCK AVE
11157.98	640893	609	W	FAIRBANKS AVE
9041.21	471168	595	W	FAIRBANKS AVE
21728.46	1281798	805	W	FAIRBANKS AVE
8770.38	410042	661	W	FAIRBANKS AVE
7428.17	378443	771	W	FAIRBANKS AVE
6027.18	260812	753	W	FAIRBANKS AVE
20492.49	821000	711	W	FAIRBANKS AVE
9202.77	378732	801	W	FAIRBANKS AVE
7491.81	356295	511	W	FAIRBANKS AVE
8265.9	327506	631	W	FAIRBANKS AVE
1623.69	91816	555	S	CAPEN AVE
25289.51	873297	565	W	FAIRBANKS AVE
10190.67	491661	641	W	FAIRBANKS AVE

4744.46	143380	501	W	FAIRBANKSAVE
9169.4	454496	499	W	FAIRBANKSAVE
0	3158412	1150		ORANGE AVE
0	175236	1211		PALMETTO AVE
0	761500	1241		PALMETTO AVE
0	544085	1210		PALMETTO AVE
45578.15	1577367	1350		ORANGE AVE
20485.55	1222625	1152		HARMON AVE
8443.8	286749	1320	S	ORLANDO AVE
8473.52	286748	1330	S	ORLANDO AVE
1.65	100	1350	S	ORLANDO AVE
10899.92	663826	1132		HARMON AVE
2170.11	159775	951		OAK PL
81239.51	3155164	1285		ORANGE AVE
4437.36	236356	1235		ORANGE AVE
1988.77	120116	955		OAK PL
119009.6	236356	1245		ORANGE AVE
0	9168836	801		ORANGE AVE
8794.23	329763	1019	W	FAIRBANKSAVE
19994.06	1010859	929	W	FAIRBANKSAVE
1.65	100	900	W	COMSTOCK AVE
3752.51	145297	919	W	FAIRBANKSAVE
3906.88	193041	901	W	FAIRBANKSAVE
13222.51	659891	1025	W	FAIRBANKSAVE
7000.98	330076	1051	W	FAIRBANKSAVE
1.65	100	0	W	COMSTOCK AVE
8718.44	329842	1021	W	FAIRBANKSAVE
0	100	1390		ORANGE AVE
38093.02	2966981	1100		ORANGE AVE
87139.07	4792496	860	W	FAIRBANKSAVE

UNIT_TYPE	UNIT_NUM	SITUS	ZIP_SITUS	STYS	BATH	BEDS	LIVING_AREA	ACREAGE
	1121	ORAN	32789		1	0	0	937
	1155	ORAN	32789		1	0	0	2913
	930	OAK PL	32789		0	0	0	0
	1185	ORAN	32789		1	0	0	1589
	940	OAK PL	32789		1	2	2	1200
	1198	ORAN	32789		1	0	0	910
	1230	ORAN	32789		1	0	0	3600
	1341	ORAN	32789		1	0	0	6460
	1355	ORAN	32789		3	0	0	10772
	1242	PALM	32789		0	0	0	0
	1200	S ORL	32789		1	0	0	2133
	1280	PALM	32789		1	0	0	2048
	1360	ORAN	32789		1	0	0	816
	610	W FAIF	32789		1	0	0	1218
	660	W FAIF	32789		1	0	0	4974
	666	W FAIF	32789		0	0	0	0
	670	W FAIF	32789		1	0	0	2604
	700	W FAIF	32789		1	0	0	2364
	710	W FAIF	32789		2	0	0	2987
	643	ORANC	32789		1	0	0	5024
	669	ORANC	32789		1	0	0	3885
	660	ORANC	32789		1	0	0	1769
	745	ORANC	32789		1	0	0	3876
	745	HOLT /	32789		1	0	0	4088
	753	ORANC	32789		1	0	0	900
	761	ORANC	32789		1	0	0	1120
	840	S DENI	32789		2	0	0	8797
	919	ORANC	32789		2	0	0	5615
	941	ORANC	32789		1	0	0	938
	953	ORANC	32789		1	0	0	3050
	963	ORANC	32789		1	0	0	1190
	860	S DENI	32789		0	0	0	0
	1011	ORAN	32789		1	0	0	3228
	1021	ORAN	32789		1	0	0	4622
	1030	ORAN	32789		1	0	0	3082
	1222	ORAN	32789		1	0	0	3000
	935	ORANC	32789		1	0	0	3857
	650	S CAPE	32789		1	0	0	7469
	800	ARAGC	32789		1	0	0	1600
	947	ORANC	32789		1	0	0	3650
	950	MINNE	32789		0	0	0	0
	671	HOLT /	32789		0	0	0	0
	925	S DENI	32789		1	0	0	3607
	1141	ORAN	32789		1	0	0	2700
	1211	ORAN	32789		3	0	0	12471
	1194	ORAN	32789		1	0	0	2272

1270 ORAN	32789	2	0	0	9432	0.482
1181 ORAN	32789	1	0	0	3224	0.244
1151 ORAN	32789	1	0	0	3532	0.276
711 ORAN	32789	2	0	0	6532	0.27153
1302 ORAN	32789	1	0	0	4098	0.321
1336 ORAN	32789	1	0	0	3740	0.321
1346 ORAN	32789	1	0	0	2332	0.321
1353 PALM	32789	2	0	0	5914	0.344
1347 PALM	32789	0	0	0	0	0.34
1330 ORAN	32789	1	0	0	2024	0.16
1280 ORAN	32789	1	0	0	10825	0.665
PALMETTO	32789	0	0	0	0	0.52
1260 PALM	32789	1	0	3	5734	0.237
1312 PALM	32789	1	0	0	4125	0.271
PALMETTO	32789	0	0	0	0	0.124
1330 PALM	32789	1	0	0	7518	0.513
620 W FAIF	32789	1	0	0	5350	0.332
544 W FAIF	32789	1	0	0	7828	0.730701
540 W FAIF	32789	0	0	0	0	0.113081
958 ORAN	32789	2	0	0	10789	0.458142
1010 ORAN	32789	2	0	0	3708	0.168769
972 ORAN	32789	1	0	0	4666	0.241599
976 ORAN	32789	1	0	0	7230	0.487702
826 ORAN	32789	0	0	0	0	0.166544
816 ORAN	32789	0	0	0	0	0.278913
702 ORAN	32789	1	0	0	2921	0.346639
720 ORAN	32789	1	0	0	1624	0.187003
750 ORAN	32789	1	0	0	4625	0.401558
900 ORAN	32789	1	0	0	5994	0.38857
918 ORAN	32789	1	0	0	6257	0.208191
930 ORAN	32789	1	0	0	2415	0.216543
		0	0	0	0	0
872 W COM	32789	0	0	0	0	0.167
882 W COM	32789	0	0	0	0	0.374
609 W FAIF	32789	1	0	0	980	0.445
595 W FAIF	32789	1	0	0	3300	0.318227
805 W FAIF	32789	0	0	0	0	1.129
661 W FAIF	32789	1	0	0	3650	0.332
771 W FAIF	32789	1	0	0	3480	0.333
753 W FAIF	32789	1	0	0	2719	0.229
711 W FAIF	32789	1	0	0	13742	0.665
801 W FAIF	32789	1	0	0	5394	0.333
511 W FAIF	32789	1	0	0	2160	0.288719
631 W FAIF	32789	1	0	0	3952	0.265
555 S CAPE	32789	0	0	0	0	0.103
565 W FAIF	32789	1	0	0	5952	0.769307
641 W FAIF	32789	2	0	0	6624	0.398

501 W FAIF	32789	1	0	0	1950	0.116187
499 W FAIF	32789	1	0	0	6100	0.306966
1150 ORAN	32789	1	0	0	17833	1.999
1211 PALM	32789	1	0	5	2400	0.141
1241 PALM	32789	0	0	0	0	0.791
1210 PALM	32789	0	0	0	0	0.801
1350 ORAN	32789	2	0	0	23688	1.065
1152 HARM	32789	2	0	0	13212	0.825
1320 S ORL	32789	1	0	0	2162	0.193
1330 S ORL	32789	1	0	0	2162	0.193
1350 S ORL	32789	0	0	0	0	0.4
1132 HARM	32789	0	0	0	0	1.595
951 OAK PL	32789	0	0	0	0	0.191
1285 ORAN	32789	2	0	0	31796	1.997
1235 ORAN	32789	0	0	0	0	0.159
955 OAK PL	32789	0	0	0	0	0.374
1245 ORAN	32789	2	0	0	23088	0.159
801 ORANC	32789	2	0	0	9502	6.192639
1019 W FA	32789	1	0	0	2193	0.29
929 W FAIF	32789	1	0	0	7369	1.007
900 W COM	32789	0	0	0	0	0.28
919 W FAIF	32789	2	0	0	2100	0.127
901 W FAIF	32789	1	0	0	1992	0.156
1025 W FA	32789	1	0	0	4508	0.581
1051 W FA	32789	1	0	0	1456	0.29
W COMSTC	32789	0	0	0	0	0.443
1021 W FA	32789	2	0	0	3922	0.29
1390 ORAN	32789	0	0	0	0	0.19
1100 ORAN	32789	1	0	0	7539	1.878
860 W FAIF	32789	1	0	0	16954	4.221

ACRE_COD	POOL	MKTIDX	AYB	EYB	SALE_DATE	SALE_ADJ_	QUAL_COD	ADD1
AI	N	1700-04	1983	1998	1/1/1900	0		300 N PAR
AI	N	1700-03	1979	1995	#####	397000	Q	1181 ORAN
AI	N		0	0	1/1/1900	0		1181 ORAN
AI	N	1900-03	1954	1970	#####	315000	Q	1185 ORAN
AI	N	0812-03	1956	1960	1/1/1900	0		1181 ORAN
AI	N	1210-01	1925	1975	7/1/1983	129956	Q	383 EMERS
AI	N	2100-03	1960	1980	1/1/1900	0		C/O GEORC
AI	N	1900-03	1966	1979	7/1/2015	950000	Q	1285 ORAN
AI	N	1900-01	1966	1966	#####	900000	Q	1355 ORAN
AI	N		0	0	1/1/1900	0		1560 LAKE
AI	N	2200-03	1965	1985	1/1/1900	0		PO BOX 29
AI	N	1700-03	1957	1986	1/1/1900	0		1560 LAKE
AI	N	1210-06	1930	1965	#####	715000	Q	1350 N ORI
AI	N	1100-04	1959	1989	#####	706400	Q	1211 ORAN
AI	N	1700-03	1952	1985	#####	985500	Q	1011 N WY
AI	N		0	0	#####	115100	Q	1011 N WY
AI	N	1700-03	1950	1974	#####	577200	Q	1011 N WY
AI	N	1105-03	1946	1950	1/1/1900	0		C/O DANN
AI	N	1800-02	1950	1975	4/1/1987	169600	Q	1011 N WY
AI	N	2100-04	1946	2006	#####	605000	Q	1011 N WY
AI	N	1100-03	1925	1990	1/1/1900	0		1011 N WY
AI	N	1110-04	1966	1986	#####	493100	Q	660 ORANC
AI	N	1100-03	1961	1970	1/1/1900	0		1011 N WY
AI	N	2740-01	1959	1959	#####	187000	Q	1011 N WY
AI	N	1700-03	1953	1968	2/8/2005	205000	Q	1773 ALAB
AI	N	2100-02	1970	1980	5/1/1981	60000	Q	1011 N WY
AI	N	1800-05	2006	2006	3/3/2005	1240000	Q	502 N US H
AI	N	1105-04	1951	1981	#####	737500	Q	1412 DRUI
AI	N	1100-03	1976	1990	1/1/1900	0		10454 BIRC
AI	N	1100-05	1948	2000	#####	660000	Q	3 ISLE OF S
AI	N	1700-03	1954	1972	1/1/1900	0		217 SECRE
AI	N		0	0	1/1/1900	0		217 SECRE
AI	N	1100-03	1958	1990	8/2/2006	900000	Q	223 N ORA
AI	N	1100-03	1930	1976	#####	332000	Q	1021 ORAN
AI	N	1100-03	1960	1990	1/1/1900	0		PO BOX 62
AI	N	1105-02	1955	1990	1/1/1900	0		C/O GEORC
AI	N	1700-03	1962	1995	9/2/2008	981500	Q	446 MELRC
AI	N	4800-03	1958	1978	1/1/1984	320000	Q	1011 N WY
AI	N	4800-03	1968	1976	9/2/2008	428500	Q	446 MELRC
AI	N	1105-03	1940	1980	7/1/1979	60000	Q	ZIEGELGAS
AI	N		0	0	#####	875000	Q	1285 ORAN
AI	N		0	0	1/1/1900	0		1011 N WY
AI	N	1700-03	1984	1990	#####	485000	Q	925 S DEN
AI	N	1105-03	1961	1971	1/1/1900	0		C/O GEORC
AI	N	1800-05	1989	1996	#####	2237300	Q	1211 ORAN
AI	N	1100-03	1943	1963	7/1/1983	150044	Q	383 EMERS

AI	N	1800-04	1991	1991	#####	2250000 Q	3 ISLE OF S
AI	N	1900-03	1968	1969	1/1/1900	0	1181 ORAN
AI	N	1700-03	1956	1996	1/4/2011	725000 Q	1151 N OR
AI	N	1105-06	1946	1996	1/1/1900	0	C/O DAN H
AI	N	1700-03	1997	1999	1/1/1900	0	1302 ORAN
AI	N	1105-03	1969	1980	#####	245000 Q	12522 DUN
AI	N	2100-03	1966	1976	5/1/1985	300000 Q	1346 ORAN
AI	N	1800-02	1987	1987	1/1/1900	0	1353 PALM
AI	N		0	0	1/1/1900	0	1347 PALM
AI	N	1100-03	1959	1980	8/1/1986	200000 Q	12522 DUN
AI	N	1105-08	1946	2016	4/1/2014	1600000 Q	1211 ORAN
AI	N		0	0	1/1/1900	0	PO BOX 10
AI	N	1700-03	1955	1975	1/1/1900	0	C/O VICKI F
AI	N	1700-03	1964	1964	1/1/1900	0	C/O VICKI F
AI	N		0	0	1/1/1900	0	C/O VICKI F
AI	N	1700-03	1959	1986	1/1/1900	0	C/O VICKI F
AI	N	1100-03	1940	1965	#####	945400 Q	1211 ORAN
AI	N	1105-05	1952	1975	9/1/1977	117500 Q	1011 N WY
AI	N		0	0	4/1/1979	27000 Q	1806 HAMI
AI	N	4800-03	1948	1972	1/1/1900	0	665 BERWI
AI	N	1800-06	2002	2010	#####	1175000 Q	951 TUSKA
AI	N	1105-03	1946	2005	6/1/1977	44000 Q	300 N PAR
AI	N	1105-03	1937	1990	6/1/1976	60000 Q	300 N PAR
AI	N		0	0	#####	505000 Q	8687 W IRL
AI	N		0	0	#####	775000 Q	8687 W IRL
AI	N	2300-05	2008	2008	#####	1530000 Q	20701 BRU
AI	N	1100-04	1968	1968	8/1/1979	89645 Q	PO BOX 17
AI	N	1100-04	1967	1980	1/1/1900	0	PO BOX 17
AI	N	1700-02	1945	1988	6/1/1976	102600 Q	1600 ALAB
AI	N	4800-02	1956	1982	#####	360100 Q	777 FRENC
AI	N	1100-04	1960	1990	#####	214900 Q	777 FRENC
			0	0	#####	0	
AI	N		0	0	#####	95000 Q	1011 N WY
AI	N		0	0	#####	250000 Q	1011 N WY
AI	N	1700-02	1941	1981	#####	440000 Q	609 W FAIF
AI	N	1105-03	1958	1973	4/3/2015	491900 Q	565 W FAIF
AI	N		0	0	#####	1180000 Q	1011 N WY
AI	N	2740-03	1965	1965	1/1/1900	0	1143 S KAN
AI	N	2740-02	1951	1951	6/2/2017	585000 Q	1011 N WY
AI	N	1900-02	1958	1965	1/1/1900	0	753 W FAIF
AI	N	2740-03	1957	1975	1/1/1900	0	1011 N WY
AI	N	1105-03	1958	1958	6/1/1978	125000 Q	11154 LEM
AI	N	2740-02	1951	1975	4/3/2015	444800 Q	565 W FAIF
AI	N	1700-03	1950	1970	#####	410000 Q	211 N MAC
AI	N		0	0	#####	95000 Q	1011 N WY
AI	N	2110-02	2002	2002	4/3/2015	1605300 Q	565 W FAIF
AI	N	1800-03	1971	1971	#####	750000 Q	PO BOX 38

AI	N	1100-05	1949	1990	#####	350000 Q	2815 7TH S
AI	N	1100-03	1949	1965	1/1/1900	0	1540 WEST
AI	N	1700-03	1963	1963	6/5/2008	2216000 Q	401 PARK /
AI	N	1700-03	1950	1975	#####	425000 Q	401 PARK /
AI	N		0	0	6/5/2008	1046300 Q	401 PARK /
AI	N		0	0	6/5/2008	795300 Q	401 PARK /
AI	N	1800-03	1961	1961	#####	1100000 Q	1350 ORAN
AI	N	4800-02	1975	1975	1/1/1900	0	1888 W FA
AI	N	1900-03	1967	1977	#####	520000 Q	1350 ORAN
AI	N	1700-04	1967	1986	#####	600000 Q	1330 S ORL
AI	N		0	0	1/1/1900	0	1350 S ORL
AI	N		0	0	1/1/1900	0	1888 W FA
AI	N		0	0	3/1/1986	100000 Q	1285 ORAN
AI	N	1900-03	1982	1982	#####	377550 Q	1285 ORAN
AI	N		0	0	1/1/1900	0	1285 ORAN
AI	N		0	0	1/1/1900	0	1285 ORAN
AI	N	1900-06	2015	2015	#####	400000 Q	1285 ORAN
AI	N	3400-03	1984	1984	1/1/1900	0	CAMPUS BI
AI	N	1100-04	1925	1996	4/4/2016	599000 Q	1019 W FA
AI	N	1100-03	1952	1984	#####	550000 Q	923 N PENI
AI	N		0	0	1/1/1900	0	747 N CAPE
AI	N	1100-03	1958	1970	5/5/1998	174000 Q	C/O EUTED
AI	N	1100-03	1965	1970	6/1/1975	17500 Q	638 KILMAI
AI	N	3300-03	1957	1957	2/1/1994	312800 Q	1025 W FA
AI	N	2100-03	1979	1979	9/1/1985	121500 Q	C/O LISA M
AI	N		0	0	1/1/1900	0	1350 ORAN
AI	N	1100-04	1925	1980	5/2/2008	750000 Q	1021 W FA
AI	N		0	0	9/1/1987	400 Q	401 PARK /
AI	N	1700-03	1989	1999	6/5/2008	1342400 Q	17901 CHE
AI	N	2700-03	1960	1986	1/1/1900	0	1011 N WY

ADD2	ADD3	ADD4	CITY	STATE	ZIP	ZIP4	COUNTRY	LAND_LINE
			WINTER PA	FL	32789	3875		1
			WINTER PA	FL	32789	4907		1
			WINTER PA	FL	32789	4907		1
			WINTER PA	FL	32789	4907		1
			WINTER PA	FL	32789	4907		1
			ALTAMON	FL	32701	4060		1
12 MOORE			PENNINGT	NJ	8534	1839		1
			WINTER PA	FL	32789	4961		1
			WINTER PA	FL	32789	4933		1
			WINTER PA	FL	32789	2735		1
			SATSUMA	FL	32189	298		1
			WINTER PA	FL	32789	2735		1
			WINTER PA	FL	32789	1937		1
			WINTER PA	FL	32789	4966		1
			WINTER PA	FL	32789	1737		1
			WINTER PA	FL	32789	1737		1
			WINTER PA	FL	32789	1737		1
7185 SUMI			ENGLEWO	FL	34224	7110		1
			WINTER PA	FL	32789	1754		1
			WINTER PA	FL	32789	1737		1
			WINTER PA	FL	32789	1754		1
			WINTER PA	FL	32789	4702		1
			WINTER PA	FL	32789	1754		1
			WINTER PA	FL	32789	1754		1
			WINTER PA	FL	32789	2648		1
			WINTER PA	FL	32789	1754		1
			LONGWOO	FL	32750	4414		1
			MAITLAND	FL	32751	4208		1
			WINDERM	FL	34786	8013		1
			WINTER PA	FL	32789	1505		1
			CASSELBER	FL	32707	3345		1
			CASSELBER	FL	32707	3345		1
			ORLANDO	FL	32805	1611		1
			WINTER PA	FL	32789	4708		1
			OVIEDO	FL	32762	3276		1
12 MOORE			PENNINGT	NJ	8534	1839		1
			WINTER PA	FL	32789	5074		1
			WINTER PA	FL	32789	1754		1
			WINTER PA	FL	32789	5074		1
BAYERN			FREISING	XX	85354		GERMANY	1
			WINTER PA	FL	32789	4961		1
			WINTER PA	FL	32789	1754		1
			WINTER PA	FL	32789	4766		1
1660 JEFFE			LONGWOO	FL	32750	6218		1
			WINTER PA	FL	32789	4966		1
			ALTAMON	FL	32701	4060		1

	WINTER PA FL	32789	1505	1
	WINTER PA FL	32789	4907	1
	WINTER PA FL	32789	4907	1
236 S LUCE	ORLANDO FL	32801	4499	1
	WINTER PA FL	32789	4912	1
	FORT SMIT AR	72916	8401	1
	WINTER PA FL	32789	4912	1
	WINTER PA FL	32789	4943	1
	WINTER PA FL	32789	4915	1
	FORT SMIT AR	72916	8401	1
	WINTER PA FL	32789	4966	1
	ORLANDO FL	32802	1010	1
271 W HOF	MAITLAND FL	32751	5531	1
271 W HOF	MAITLAND FL	32751	5531	1
271 W HOF	MAITLAND FL	32751	5531	1
271 W HOF	MAITLAND FL	32751	5531	1
	WINTER PA FL	32789	4966	1
	WINTER PA FL	32789	1754	1
	WINTER PA FL	32789	6608	1
	WINTER PA FL	32792	4712	1
	WINTER SP FL	32708	4023	1
	WINTER PA FL	32789	3875	1
	WINTER PA FL	32789	3875	1
	KISSIMMEE FL	34747	8205	1
	KISSIMMEE FL	34747	8205	1
	TAMPA FL	33647	3676	1
	WINTER PA FL	32790	1720	1
	WINTER PA FL	32790	1720	1
	WINTER PA FL	32789	2688	1
	WINTER PA FL	32789	5023	1
	WINTER PA FL	32789	5023	1
				0
	WINTER PA FL	32789	1754	1
	WINTER PA FL	32789	1754	1
	WINTER PA FL	32789	4710	1
	WINTER PA FL	32789	5005	1
	WINTER PA FL	32789	1754	1
	GROVELAN FL	34736	2713	1
	WINTER PA FL	32789	1737	1
	WINTER PA FL	32789	4755	1
	WINTER PA FL	32789	1754	1
	ORLANDO FL	32836	5047	1
	WINTER PA FL	32789	5005	1
	ORLANDO FL	32801	1805	1
	WINTER PA FL	32789	1754	1
	WINTER PA FL	32789	5005	1
	WINTER PA FL	32790	3852	1

	BOULDER CO	80304	3013	1
	WINTER PA FL	32789	5537	1
	WINTER PA FL	32789	4319	1
	WINTER PA FL	32789	4319	1
	WINTER PA FL	32789	4319	1
	WINTER PA FL	32789	4319	1
	WINTER PA FL	32789	4932	1
	WINTER PA FL	32789	4502	1
	WINTER PA FL	32789	4932	1
	WINTER PA FL	32789	5560	1
	WINTER PA FL	32789	5555	1
	WINTER PA FL	32789	4502	1
	WINTER PA FL	32789	4984	1
	WINTER PA FL	32789	4984	1
	WINTER PA FL	32789	4984	1
	WINTER PA FL	32789	4984	1
	WINTER PA FL	32789	4984	1
1000 HOLT	WINTER PA FL	32789	4499	1
	WINTER PA FL	32789	4718	1
	WINTER PA FL	32789	2456	1
	WINTER PA FL	32789	3016	1
4002 WINE	ORLANDO FL	32835	2604	1
	NEW SMYR FL	32168	7966	1
	WINTER PA FL	32789	4718	1
211 W 25TH	SANFORD FL	32771	4411	1
	WINTER PA FL	32789	4945	1
	WINTER PA FL	32789	4718	1
	WINTER PA FL	32789	4319	1
	LITTLE ROCK AR	72223	5831	1
	WINTER PA FL	32789	1754	1

LAND_DOR	ZONING_CD	LAND_QTY	LAND_QTY	LAND_UNI	LAND_UNI	CLASSIFIED PY	ASSESSSE	PYJUST_VA
1700	C-3	SF	12228.82	45	45	45	686763	686763
1700	O-1	SF	10133.98	33.99	33.99	34	678773	678773
2800	R-3	UT	1	123600	123600	123600	135600	135600
1900	O-1	SF	6917.34	33.99	33.99	34	361914	361914
800	R-3	LT	1	167763.8	167763.8	167764	142867	204700
1200	C-3	SF	7000	33.99	33.99	34	286743	295405
2100	C-3	SF	14000	33.99	33.99	34	687809	687809
1900	O-1	SF	13907.36	33.99	33.99	34	1280166	1280166
1900	O-1	SF	27814.73	33.99	33.99	34	1009788	1060503
1000	O-1	SF	1442	15.58	7.79	8	11230	11233
2200	C-3	SF	22322	47.59	47.59	48	1318557	1322022
1700	O-1	SF	2221	24.92	24.92	25	198454	198454
1200	O-1	SF	14909.07	33.99	33.99	34	580821	580821
1100	C-3	SF	9546.01	33.99	33.99	34	392794	392794
1700	C-3	SF	10092.79	28.33	28.33	28	646920	646920
2800	C-3	SF	2456.59	28.33	28.33	28	80229	80229
1700	C-3	SF	7100	28.33	28.33	28	381099	381099
1105	C-3	SF	7101.12	28.33	28.33	28	276590	329749
1800	C-3	SF	21303	26.06	26.06	26	735882	735882
2100	C-3	SF	8529.7	33.99	33.99	34	674595	674595
1100	C-3	SF	33174.83	33.99	33.99	34	1137609	1368665
1110	C-3	SF	9389	36.26	36.26	36	547666	582736
1100	C-3	SF	7684	33.99	33.99	34	352091	352091
2740	C-3	SF	6940.56	33.99	33.99	34	240133	320377
1700	C-3	SF	4845.65	33.99	33.99	34	205919	205919
2100	C-3	SF	7211.35	36.26	36.26	36	336046	336046
1800	O-2	SF	22243	36.26	36.26	36	2543294	2543294
1105	C-3	SF	12691.81	33.99	33.99	34	825885	825885
1100	C-3	SF	6998.52	33.99	33.99	34	297823	297915
1100	C-3	SF	6998.52	33.99	33.99	34	524931	524931
1700	C-3	SF	6998.52	33.99	33.99	34	314895	314895
1000	O-2	SF	1198	24.08	1.2	1	2266	2758
1100	C-3	SF	13472.72	33.99	33.99	34	544757	544757
1100	C-3	SF	5374.85	36.26	36.26	36	400422	400422
1100	C-3	SF	9102.34	36.26	36.26	36	475820	475820
1105	C-3	SF	7000	33.99	33.99	34	382280	392214
1700	C-3	SF	6811.93	33.99	33.99	34	557245	557245
4800	C-3	SF	15009	28.33	28.33	28	576580	709175
4800	O-2	SF	5277	45.32	33.99	34	218028	220880
1105	C-3	SF	6998.52	33.99	33.99	34	474060	536866
2800	PL	SF	31232.52	27.19	27.19	27	886125	916212
2800	C-3	SF	15009.43	28.33	28.33	28	283302	474917
1700	O-2	SF	14394.32	36.26	36.26	36	576549	853816
1700	C-3	SF	8267.16	33.99	33.99	34	410060	410060
1800	O-1	SF	21882.01	33.99	33.99	34	1843188	1919637
1100	C-3	SF	7000	33.99	33.99	34	306121	306121

1800 C-3	SF	21000	36.26	36.26	36	1104395	1178644
1900 O-1	SF	10266	33.99	33.99	34	590074	590074
1700 O-1	SF	6708	33.99	33.99	34	767017	767017
1105 C-3	SF	11827.85	33.99	33.99	34	954649	1575860
1700 C-3	SF	14000	33.99	33.99	34	923846	923846
1105 C-3	SF	14000	33.99	33.99	34	670959	672469
2100 C-3	SF	14000	33.99	33.99	34	624081	624081
1800 O-1	SF	15000	20	20	20	502615	502615
49 O-1	UT	1	100	100	100	100	100
1100 C-3	SF	7000	33.99	33.99	34	332897	332897
1105 C-3	SF	14000	36.26	36.26	36	2466718	2466718
49 O-1	UT	1	100	100	100	100	100
1700 O-1	SF	10342	18.13	18.13	18	481015	481015
1700 O-1	SF	11810	18.13	18.13	18	312938	312938
1000 O-1	SF	5425	18.13	18.13	18	100819	100830
1700 O-1	SF	22384	18.13	18.13	18	621025	621025
1100 C-3	SF	14449.19	28.33	28.33	28	534264	534264
1105 C-3	SF	31829.33	28.33	28.33	28	1162127	1385744
1000 C-3	SF	4925.82	26.06	26.06	26	128362	128367
4800 C-3	SF	19956.68	33.99	33.99	34	1247287	1247287
1800 C-3	SF	7351.6	40	40	40	939445	939445
1105 C-3	SF	10524.07	33.99	33.99	34	645177	645177
1105 C-3	SF	21244.32	33	33	33	1023156	1165655
2800 C-3	SF	7254.66	36.26	36.26	36	278205	287204
2800 C-3	SF	7989	36.26	36.26	36	300694	309722
2300 C-3	SF	15099.61	33.99	30.59	31	1376491	1376491
1100 C-3	SF	8145.87	33.99	33.99	34	328463	328463
1100 C-3	SF	17491.87	33.99	33.99	34	833417	833417
1700 C-3	SF	16926.09	33.99	33.99	34	912467	912467
1700 C-3	SF	9068.78	33.99	33.99	34	586523	586523
1100 C-3	SF	9432.6	33.99	33.99	34	494210	494210
		0	0	0	0	0	0
1 R-1A	LT	1	118965	118965	118965	55527	118965
1 R-1A	LT	1	156791.3	156791.3	156791	104111	156791
1700 C-3	SF	19421	33	33	33	627046	733351
1105 C-3	SF	13861.95	33.99	33.99	34	546062	546062
2800 C-3	SF	49186.41	26.06	26.06	26	1247349	1394763
2740 C-3	SF	14473.76	28.33	28.33	28	515129	548192
2740 C-3	SF	14522	26.06	26.06	26	448639	448639
1700 C-3	SF	10008.13	26.06	26.06	26	338447	396466
2740 C-3	SF	28979.88	28.33	28.33	28	1217090	1263809
1105 C-3	SF	14533.09	26.06	26.06	26	551110	561795
2740 C-3	SF	12576.6	28.33	28.33	28	446288	460342
1700 C-3	SF	11560.39	28.33	28.33	28	490323	510541
2800 C-3	SF	4503	20.39	20.39	20	96785	99691
2110 C-3	SF	33511	26.06	26.06	26	1527412	1527412
1800 C-3	SF	17354.77	28.33	28.33	28	615486	615486

1100 C-3	SF	5061.08	28.33	28.33	28	286552	286552
1100 C-3	SF	13371.45	33.99	33.99	34	524524	590945
8900 O-1	SF	87104.59	36.26	36.26	36	2407088	3768157
8900 O-1	SF	6125	28.61	28.61	29	297778	297778
8900 O-1	SF	34457	22.1	22.1	22	762167	762616
8900 O-1	SF	34922	15.58	15.58	16	544003	544176
1800 O-1	SF	46406.79	33.99	33.99	34	2415487	2447365
4800 I-1	SF	22500	33.99	33.99	34	973069	1410836
1900 O-1	SF	8436.29	33.99	33.99	34	509980	509980
1700 O-1	SF	8436.26	33.99	33.99	34	511776	511776
49 O-1	UT	1	100	100	100	100	100
4000 I-1	SF	38733.77	10.2	10.2	10	653984	663826
1 PL	LT	1	159775	159775	159775	108436	159775
1900 O-1	SF	27815	36.26	36.26	36	4327539	4327539
1000 C-3	SF	6953.68	33.99	33.99	34	236356	236356
1000 PL	SF	16298	7.37	7.37	7	120116	120116
1900 C-3	SF	6953.68	33.99	33.99	34	6339494	6339494
7200 PR	SF	269751	33.99	33.99	34	5213700	9758946
1100 C-3	SF	6224	26.06	26.06	26	531146	531146
1105 C-3	SF	31050	26.06	26.06	26	1207502	1207685
9600 O-1	UT	1	100	100	100	100	100
1100 C-3	SF	5575.49	26.06	26.06	26	226641	226641
1100 C-3	SF	6814	28.33	28.33	28	235964	235964
3300 C-3	SF	12420	26.06	26.06	26	798601	798601
2100 C-3	SF	6238	26.06	26.06	26	422838	422838
9600 O-1	UT	1	100	100	100	100	100
1100 C-3	SF	6226	26.06	26.06	26	526568	526568
8970 PR	UT	1	100	100	100	100	100
1700 O-1	SF	81825.18	36.26	36.26	36	1263864	3232228
2700 C-3	SF	183902.37	26.06	26.06	26	4645924	6045573

PYTAXABLE	JUST_CHAN	CRA_CODE	DOR_CODE	PARENT_IC	BLDG_DOR	CITY_SITUS	VALUE_MEX	COORD
686763	-0.35			12-22-29-6	1700	WINTER PAM	540186.8	
678773	-0.96				1700	WINTER PAM	540040.5	
135600	0					WINTER PAM	539862.7	
361914	-1.35				1900	WINTER PAM	539941.4	
142867	-1.52				812	WINTER PAM	539837.1	
286743	-0.29				1210	WINTER PAM	540015.9	
687809	-0.83				2100	WINTER PAM	539926	
1280166	-1.29				1900	WINTER PAM	539399.8	
1009788	0				1900	WINTER PAM	539274.7	
11230	0					WINTER PAM	540017.3	
1318557	-0.42				2200	WINTER PAM	539168.3	
198454	-1.78				1700	WINTER PAM	539941.9	
580821	-0.49				1210	WINTER PAM	539278.3	
392794	-0.35 WP1				1100	WINTER PAM	541592.4	
646920	-1.35 WP1				1700	WINTER PAM	541351.4	
80229	0 WP1					WINTER PAM	541301.6	
381099	-1.51 WP1				1700	WINTER PAM	541268	
276590	0.23 WP1			#####		WINTER PAI	541218	
735882	-0.75 WP1				1800	WINTER PAM	541118	
674595	-0.93 WP1				2100	WINTER PAM	541456.6	
1137609	-0.32 WP1				1100	WINTER PAM	541375.2	
547666	-0.52 WP1				1110	WINTER PAM	541565.2	
352091	-0.99 WP1				1100	WINTER PAM	541161.3	
240133	0 WP1				2740	WINTER PAM	541080.2	
205919	-0.59 WP1				1700	WINTER PAM	541122.4	
336046	-0.58 WP1				2100	WINTER PAM	541093.8	
2543294	-1.08 WP1				1800	WINTER PAM	540443	
825885	0.24 WP1				1105	WINTER PAI	540710.3	
297823	-0.35 WP1				1100	WINTER PAM	540599.3	
524931	-0.98 WP1				1100	WINTER PAM	540527.4	
314895	-0.82 WP1				1700	WINTER PAM	540491.4	
2266	0 WP1					WINTER PAM	540399.8	
544757	-0.33 WP1				1100	WINTER PAM	540448.7	
400422	-1.68 WP1				1100	WINTER PAM	540413	
475820	-0.66 WP1				1100	WINTER PAM	540546.9	
382280	-0.82				1105	WINTER PAM	539980	
557245	-1.16 WP1				1700	WINTER PAM	540635.2	
576580	-1.21 WP1				4800	WINTER PAM	541094.7	
218028	-0.57 WP1				4800	WINTER PAM	540564.8	
474060	0.24 WP1				1105	WINTER PAI	540563.3	
886125	0					WINTER PAM	539881.8	
283302	0 WP1					WINTER PAM	541194.7	
576549	-0.83				1700	WINTER PAM	540248.6	
410060	-1.16				1105	WINTER PAM	540121.5	
1843188	0.25				1800	WINTER PAI	539874.2	
306121	0				1100	WINTER PAM	540051.9	

1104395	0.22		1800 WINTER PAI	539836
590074	-1.71		1900 WINTER PAM	539986.4
767017	-0.87		1700 WINTER PAM	540071.6
954649	0.23 WP1		1105 WINTER PAI	541240.4
923846	-0.88		1700 WINTER PAM	539638.1
670959	0.24		1105 WINTER PAI	539530.2
624081	-0.21		2100 WINTER PAM	539458.2
502615	0.22		1800 WINTER PAI	539558.9
100	0		WINTER PAM	539630.9
332897	-0.78		1100 WINTER PAM	539584.2
2466718	0.24		1105 WINTER PAI	539762.2
100	0		WINTER PAM	539720.8
481015	0.22		1700 WINTER PAI	539946.4
312938	0.24		1700 WINTER PAI	539827.9
100819	0		WINTER PAM	539879.5
621025	0.24		1700 WINTER PAI	539710.9
534264	-2.52 WP1		##### WINTER PAM	541467.8
1162127	0.23 WP1		1105 WINTER PAI	541814.5
128362	0 WP1		WINTER PAM	541989.1
1247287	0.22 WP1		4800 WINTER PAI	540798.1
939445	-1.05 WP1		1800 WINTER PAM	540629.8
645177	0.23 WP1		##### WINTER PAI	540749.1
1023156	0.24 WP1		1105 WINTER PAI	540696.9
278205	0 WP1		WINTER PAM	541049.9
300694	0 WP1		WINTER PAM	541095.8
1376491	-1.05 WP1		2300 WINTER PAM	541468.3
328463	-0.63 WP1		1100 WINTER PAM	541364.4
833417	-0.79 WP1	07-22-30-0	1100 WINTER PAM	541284.4
912467	-0.81 WP1		1700 WINTER PAM	540931.5
586523	-1.28 WP1		##### WINTER PAM	540883
494210	-0.67 WP1		1100 WINTER PAM	540849.5
0	0			0
55527	0 WP1		WINTER PAM	540513.9
104111	0 WP1		WINTER PAM	540426.3
627046	-0.24 WP1		1700 WINTER PAM	541590.1
546062	0.24 WP1		1105 WINTER PAI	541764.8
1247349	0 WP1		WINTER PAM	540528.1
515129	0 WP1		##### WINTER PAM	541290.5
448639	0 WP1		2740 WINTER PAM	540840.6
338447	0 WP1		1900 WINTER PAM	540940.9
1217090	-1.1 WP1		2740 WINTER PAM	541140.6
551110	0.23 WP1		1105 WINTER PAI	540740.6
446288	-0.64 WP1		2740 WINTER PAM	542035.9
490323	-1.37 WP1		1700 WINTER PAM	541500.5
96785	0 WP1		WINTER PAM	540939.9
1527412	-0.69 WP1		2110 WINTER PAM	541876.4
615486	0.24 WP1		1800 WINTER PAI	541400.5

286552	-1.07 WP1		1100 WINTER PAM	542096.9
524524	0 WP1		1100 WINTER PAM	542172.4
0	0		1700 WINTER PAM	540177.3
0	-1.39		1700 WINTER PAM	540070.5
0	0		WINTER PAM	539964.3
0	0		WINTER PAM	540169.1
2415487	0.22		1800 WINTER PAI	539420.4
973069	0		4800 WINTER PAM	539228.8
509980	-6.86		##### WINTER PAM	539154.4
511776	-1.05	12-22-29-6	1700 WINTER PAM	539155.1
100	0		WINTER PAM	539156
653984	0		WINTER PAM	539468.4
108436	0		WINTER PAM	539674
4327539	0.22		1900 WINTER PAI	539578.5
236356	0		WINTER PAM	539757.2
120116	0		WINTER PAM	539638.7
6339494	-1.36		1900 WINTER PAM	539721.5
0	-0.14 WP1		##### WINTER PAM	540684.5
531146	-0.7 WP2		1100 WINTER PAM	539935.5
1207502	0.23 WP2		1100 WINTER PAI	540085.3
100	0 WP2		WINTER PAM	540256.8
226641	-1.32 WP2	01-22-29-4	1100 WINTER PAM	540233.4
235964	-0.63 WP2		1100 WINTER PAM	540283.3
798601	0 WP2		3300 WINTER PAM	539810.6
422838	-0.55 WP2		2100 WINTER PAM	539735.7
100	0 WP2		WINTER PAM	540134.4
526568	-1 WP2		1100 WINTER PAM	539885.5
0	0		WINTER PAM	539194.9
1263864	0		1700 WINTER PAM	540559.1
4645924	-0.14 WP1		##### WINTER PAM	540678.8

Y_COORD	Z_COORD	SITUS_CITY	SITUS_ZIP	OWNER	URL	Shape_STA	Shape_STL	SUB_AREA
1547108	0	Winter Parl	32789	LARRY E W	http://www	12228.82	484.1199	A
1547006	0	Winter Parl	32789	S A PROPE	http://www	10617.87	433.1435	A
1546994	0	Winter Parl	32789	S A PROPE	http://www	7603.742	426.0567	A
1546911	0	Winter Parl	32789	LEMIEUX P	http://www	7091.574	383.663	A
1546939	0	Winter Parl	32789	S A PROPE	http://www	7543.901	418.0796	A
1546689	0	Winter Parl	32789	KUHN RALF	http://www	7000	380	A
1546603	0	Winter Parl	32789	MALTABES	http://www	14000	480	A
1546387	0	Winter Parl	32789	SUS PROPE	http://www	20861.05	578.015	A
1546266	0	Winter Parl	32789	GATEWAY I	http://www	27814.73	677.3533	A
1546281	0	Winter Parl	32789	PALMETTO	http://www	1441.551	194.5104	A
1546150	0	Winter Parl	32789	TAVERN SC	http://www	22321.91	611.5876	A
1546211	0	Winter Parl	32789	PALMETTO	http://www	2221.225	200.5776	A
1545972	0	Winter Parl	32789	WINTER PA	http://www	14909.07	492.1014	A
1548451	0	Winter Parl	32789	ENTWINED	http://www	9546.005	427.3155	A
1548443	0	Winter Parl	32789	CVJCR PRO	http://www	10092.79	449.3913	A
1548426	0	Winter Parl	32789	CVJCR PRO	http://www	2456.587	318.6	A
1548425	0	Winter Parl	32789	CVJCR PRO	http://www	7099.591	383.9948	A
1548425	0	Winter Parl	32789	DANN WAF	http://www	7101.123	384.0163	A
1548424	0	Winter Parl	32789	DI PARTNEI	http://www	21303.39	584.049	A
1548377	0	Winter Parl	32789	CVJCR PRO	http://www	8529.697	450.0392	A
1548296	0	Winter Parl	32789	DI PARTNEI	http://www	33174.83	769.4893	A
1548246	0	Winter Parl	32789	AJZ LLC	http://www	12335.86	536.0926	A
1548056	0	Winter Parl	32789	DI PARTNEI	http://www	7683.983	414.4441	A
1548099	0	Winter Parl	32789	DI PARTNEI	http://www	6940.555	367.0419	A
1548019	0	Winter Parl	32789	PENN STAT	http://www	4845.651	293.3825	A
1547968	0	Winter Parl	32789	DI PARTNEI	http://www	7211.349	377.892	A
1547575	0	Winter Parl	32789	840 DENNI	http://www	22243.07	600.5605	A
1547606	0	Winter Parl	32789	B AND H 91	http://www	12691.81	521.9328	A
1547544	0	Winter Parl	32789	FERDERIGC	http://www	6998.522	379.9791	A
1547475	0	Winter Parl	32789	ORANGE A'	http://www	6998.522	379.979	A
1547440	0	Winter Parl	32789	FRANCIS L.	http://www	6998.522	379.979	A
1547461	0	Winter Parl	32789	FRANCIS L.	http://www	1198.312	166.6128	A
1547376	0	Winter Parl	32789	ALEXANDEI	http://www	13472.72	461.0339	A
1547304	0	Winter Parl	32789	DBG INC	http://www	5374.853	354.2289	A
1547254	0	Winter Parl	32789	ZIMMER RE	http://www	9102.344	460.2878	A
1546655	0	Winter Parl	32789	MALTABES	http://www	7000	380	A
1547578	0	Winter Parl	32789	935 ORANC	http://www	6811.929	377.3364	A
1548278	0	Winter Parl	32789	DI PARTNEI	http://www	15009.42	500.1255	A
1547634	0	Winter Parl	32789	935 ORANC	http://www	5276.545	349.5639	A
1547509	0	Winter Parl	32789	F S INTERN	http://www	6998.522	379.9791	A
1547092	0	Winter Parl	32789	SUS PROPE	http://www	30962.88	704.2763	A
1548279	0	Winter Parl	32789	DI PARTNEI	http://www	15009.43	500.1258	A
1547259	0	Winter Parl	32789	TUDOR PR	http://www	14394.32	497.9986	A
1547084	0	Winter Parl	32789	GEORGIAN	http://www	8060.093	441.5609	A
1546846	0	Winter Parl	32789	HVC LAND	http://www	22082.98	585.7281	A
1546724	0	Winter Parl	32789	KUHN RALF	http://www	7000	380	A

1546516	0 Winter Parl	32789 ORANGE A'	http://www	21000	580 A
1546954	0 Winter Parl	32789 S A PROPE	http://www	10628.5	433.4269 A
1547064	0 Winter Parl	32789 YORK RON	http://www	12006.08	588.7849 A
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1546221	0 Winter Parl	32789 ISONS FL PI	http://www	14000	480 A
1546151	0 Winter Parl	32789 WONG LEU	http://www	14000	480 A
1546047	0 Winter Parl	32789 BRIGHT HC	http://www	15000	500 A
1546116	0 Winter Parl	32789 PALMETTO	http://www	15000	500 A
1546273	0 Winter Parl	32789 ISONS FL PI	http://www	7000	380 A
1546340	0 Winter Parl	32789 GARBER CA	http://www	29000	780 A
1546203	0 Winter Parl	32789 PALMETTO	http://www	22500	600 A
1546146	0 Winter Parl	32789 R ALLEN TR	http://www	10341.73	474.9838 A
1546055	0 Winter Parl	32789 R ALLEN TR	http://www	11810.02	435.9419 A
1546110	0 Winter Parl	32789 R ALLEN TR	http://www	5425.164	317.2284 A
1545956	0 Winter Parl	32789 R ALLEN TR	http://www	22383.58	658.5848 A
1548453	0 Winter Parl	32789 ENTWINED	http://www	14449.19	517.9852 A
1548396	0 Winter Parl	32789 DI PARTNEI	http://www	31829.33	789.7677 A
1548473	0 Winter Parl	32789 540 W FAIF	http://www	4925.82	342.2125 A
1547408	0 Winter Parl	32789 WATSON A	http://www	19956.68	600.3466 A
1547257	0 Winter Parl	32789 RB2 PROPE	http://www	7351.6	419.8804 A
1547350	0 Winter Parl	32789 972 CO L L	http://www	10524.07	521.59 A
1547295	0 Winter Parl	32789 972 CO L L	http://www	21244.32	612.0311 A
1547686	0 Winter Parl	32789 JBR GLOBA	http://www	7254.658	391.0451 A
1547740	0 Winter Parl	32789 LUMBER Y/	http://www	12149.45	451.2419 A
1548109	0 Winter Parl	32789 CENTRAL B	http://www	15127.45	569.01 A
1548013	0 Winter Parl	32789 HOLLER RO	http://www	8150.235	368.6768 A
1547925	0 Winter Parl	32789 HOLLER RO	http://www	17506.96	536.1648 A
1547557	0 Winter Parl	32789 LYDEN PRO	http://www	16926.09	540.8654 A
1547500	0 Winter Parl	32789 STROLLO J/	http://www	9068.779	463.3762 A
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1548758	0 Winter Parl	32789 DI PARTNEI	http://www	7277.769	391.1706 B
1548765	0 Winter Parl	32789 DI PARTNEI	http://www	16326.49	511.2309 B
1548646	0 Winter Parl	32789 CAR AND C	http://www	19420.78	588.4573 B
1548708	0 Winter Parl	32789 JT PALM H(	http://www	13861.95	640.4549 B
1548613	0 Winter Parl	32789 DI PARTNEI	http://www	49186.41	971.1374 B
1548619	0 Winter Parl	32789 GERACI RU	http://www	14473.76	489.494 B
1548615	0 Winter Parl	32789 CVJCR PRO	http://www	14522.3	490.4644 B
1548594	0 Winter Parl	32789 ANIMAL W	http://www	10008.13	400.1646 B
1548618	0 Winter Parl	32789 DI PARTNEI	http://www	28979.88	689.783 B
1548614	0 Winter Parl	32789 ALAMI AC-	http://www	14533.08	490.6801 B
1548626	0 Winter Parl	32789 JT PALM H(	http://www	12576.6	463.1197 B
1548621	0 Winter Parl	32789 631 FAIRBA	http://www	11560.39	449.0411 B
1548666	0 Winter Parl	32789 DI PARTNEI	http://www	4503.379	290.0451 B
1548624	0 Winter Parl	32789 JT PALM H(	http://www	33511	752.8905 B
1548620	0 Winter Parl	32789 641 WEST I	http://www	17354.77	529.2568 B

1548626	0 Winter Parl	32789 501 W FAIF	http://www	5061.085	359.2074	B
1548641	0 Winter Parl	32789 NEILSON EI	http://www	13371.45	474.7319	B
1546766	0 Winter Parl	32789 CITY OF WI	http://www	87104.59	1381.973	C
1546561	0 Winter Parl	32789 CITY OF WI	http://www	6161.218	346.6852	C
1546441	0 Winter Parl	32789 CITY OF WI	http://www	34457.31	776.8407	C
1546443	0 Winter Parl	32789 CITY OF WI	http://www	34922.49	1124.266	C
1546007	0 Winter Parl	32789 WINTERGA	http://www	46406.79	983.6804	D
1545770	0 Winter Parl	32789 LOMBARDI	http://www	35970.15	866.1062	D
1545715	0 Winter Parl	32789 WINTERPA	http://www	8436.293	394.9977	D
1545652	0 Winter Parl	32789 CHRISTINE	http://www	8436.258	394.9965	D
1545553	0 Winter Parl	32789 1350 ASSN	http://www	17546.9	519.7331	D
1545745	0 Winter Parl	32789 LOMBARDI	http://www	69519.76	1384.676	D
1546905	0 Winter Parl	32789 SUS PROPE	http://www	8325.081	362.9908	E
1546636	0 Winter Parl	32789 MARLIB IN	http://www	87015.17	1211.261	E
1546732	0 Winter Parl	32789 SUS PROPE	http://www	6953.682	379.3383	E
1546819	0 Winter Parl	32789 MARLIB IN	http://www	16297.84	528.9911	E
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1547929	0 Winter Parl	32789 ROLLINS CC	http://www	269751.4	2065.708	F
1548667	0 Winter Parl	32789 FOCUSED S	http://www	12654.09	606.7456	G
1548602	0 Winter Parl	32789 FAIRBANKS	http://www	43895.13	1006.055	G
1548727	0 Winter Parl	32789 OWENS M/	http://www	12235.62	447.7414	G
1548601	0 Winter Parl	32789 EUTEDRA J	http://www	5575.49	338.0261	G
1548601	0 Winter Parl	32789 MILLS ALLE	http://www	6814.497	357.972	G
1548668	0 Winter Parl	32789 ALPHA TRA	http://www	25322.68	706.9092	G
1548668	0 Winter Parl	32789 JOHN AND	http://www	12665.68	607.2043	G
1548728	0 Winter Parl	32789 GREENBER	http://www	19331.88	557.7446	G
1548667	0 Winter Parl	32789 DEAVER-JO	http://www	12656.99	606.8602	G
1545944	0 Winter Parl	32789 CITY OF WI	http://www	8310.161	420.2066	H
1547048	0 Winter Parl	32789 BANK OF TI	http://www	81825.18	1382.027	I
1548345	0 Winter Parl	32789 DI PARTNEI	http://www	183902.4	1843.613	J

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Prop #	Prop Name
122	piece of Demetree property
0	LARRY E WILLIAMS AND JOYCE M WILLIAMS PRIVATE FOUNDATION INC
8	KUHN RALPH D LIFE ESTATE
9	MALTABES FAMILY LIVING TRUST
14	TAVERN SQUARE PROPERTIES LLC
26	ENTWINED CAPITAL LLC
27	CVJCR PROPERTIES LTD LLLP
28	CVJCR PROPERTIES LTD LLLP
29	CVJCR PROPERTIES LTD LLLP
30	DANN WARREN FRANKS AND MARY NELLE FRANKS REVOCABLE LIVING TRUST
31	DI PARTNERS LLLP
32	CVJCR PROPERTIES LTD LLLP
33	DI PARTNERS LLLP
34	AJZ LLC
35	DI PARTNERS LLLP
36	DI PARTNERS LLLP
37	PENN STATION III LLC
38	DI PARTNERS LLLP
40	B AND H 919 BUILDING LLC
41	FERDERIGOS DANNY
42	ORANGE AVE PROPERTY LLC
43	FRANCIS L JACKSON INSURANCE AGENCY INC
45	ALEXANDER FAMILY PROPERTY HOLDINGS LLC
46	DBG INC
47	ZIMMER REALTY INC
56	MALTABES FAMILY LIVING TRUST
57	935 ORANGE AVE L L C
60	DI PARTNERS LLLP
62	F S INTERNATIONAL INC
68	DI PARTNERS LLLP
71	GEORGIANA HARKINS LIVING TRUST
73	KUHN RALPH D LIFE ESTATE
74	ORANGE AVE PROPERTY #2 LLC
84	WINTER PARK MERCANTILE
88	TBZ PROPERTIES
89	ISONS FL PROPERTIES LLC
90	WONG LEUNG LLC
95	ISONS FL PROPERTIES LLC
96	GARBER CAPITAL LLC
104	ENTWINED CAPITAL LLC
107	DI PARTNERS LLLP
108	540 W FAIRBANKS LLC
110	WATSON AND WATSON PROPERTIES LLC
111	RB2 PROPERTY HOLDINGS LLC
112	972 CO L L C
113	972 CO L L C

114 JBR GLOBAL HOLDINGS LLC
115 LUMBER YARD LLC
116 CENTRAL BANK
117 HOLLER ROGER W III TR
118 HOLLER ROGER W III TR
119 LYDEN PROPERTIES LLC
120 STROLLO JAMES P
121 STROLLO JAMES P
 1 S A PROPERTIES OF WINTER PARK LLC
 4 LEMIEUX PETER G
11 SUS PROPERTIES LLP
12 GATEWAY PROPERTY LLC
13 PALMETTO CENTER OF WINTER PARK INC
15 PALMETTO CENTER OF WINTER PARK INC
17 WINTER PARK STATION LLC
72 HVC LAND CORP
78 S A PROPERTIES OF WINTER PARK LLC
80 YORK RON
91 BRIGHT HOLDING COMPANY L C
94 PALMETTO PROFESSIONAL BUILDING ASSN INC
97 PALMETTO PROPERTIES CONDOMINIUM ASSN INC
99 R ALLEN TROVILLION TRUST
100 R ALLEN TROVILLION TRUST
102 R ALLEN TROVILLION TRUST
103 R ALLEN TROVILLION TRUST
39 840 DENNING LLC
44 FRANCIS L JACKSON INSURANCE AGENCY INC
61 935 ORANGE AVE L L C
70 TUDOR PROPERTIES INC
64 SUS PROPERTIES LLP
 3 S A PROPERTIES OF WINTER PARK LLC
 5 S A PROPERTIES OF WINTER PARK LLC

