



CITY COMMISSION

SPECIAL MEETING AGENDA

MONDAY, MARCH 2, 2020 AT 6:30 PM

CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call
Invocation
Pledge of Allegiance
Agenda Changes

AWARDS AND PRESENTATIONS

100. Not Used

INFORMATIONAL AGENDA

200. Not Used

PUBLIC INPUT

Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.

CONSENT AGENDA

300. Not Used

PUBLIC HEARINGS AGENDA

400. Not Used

REGULAR AGENDA

500. Discussion on Draft Ordinance 2020-02 to Amend the City Code Chapter 20
Town Center District Code and S.R. 434 Corridor Overlay District

Attachments: [Winter Springs Code of Ordinances - Chapter 20: Zoning \[EXTERNAL LINK\]](#)
[Ordinance 2020-02](#)

PUBLIC INPUT

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ADJOURNMENT

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes*.

"If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or 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" - per Section 286.0105 *Florida Statutes*.

ORDINANCE NO. 2020-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA, RELATED TO BUILDING SETBACKS, BUILDING STEP-BACKS AND STREETScape REQUIREMENTS ALONG THE STATE ROAD 434 CORRIDOR; SPECIFICALLY AMENDING THE TOWN CENTER DISTRICT CODE AND STATE ROAD 434 CORRIDOR OVERLAY DISTRICT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE CODE; AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under § 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City Commission previously adopted the Town Center District Code and the State Road 434 Corridor Overlay District which govern development of property along the State Road 434; and

WHEREAS, in consideration of recent citizen and developer input regarding the development of land along the State Road 434 corridor, the City Commission finds that modifications to the Town Center Code and State Road 434 Corridor Overlay District are necessary to enhance aesthetics, public safety, property values and the pedestrian and natural environment related to building orientation and the streetscape along the corridor; and

WHEREAS, on _____, the City's Land Planning Agency reviewed the proposed amendments to the Town Center District Code and State Road 434 Corridor Overlay District and has recommended approval of the amendments; and

WHEREAS, the City Commission of the City of Winter Springs, Florida, hereby finds this ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Winter Springs.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Commission of Winter Springs.

Section 2. Town Center District Code Amendments. The City of Winter Springs Code of Ordinances, Chapter 20, Article III, Division 12, Town Center District Code, is hereby

amended as set forth below (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from the Ordinance of text existing in Chapter 20, Article III, Division 12. It is intended that the text in Chapter 20, Article III, Division 12 denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to adoption of this ordinance.

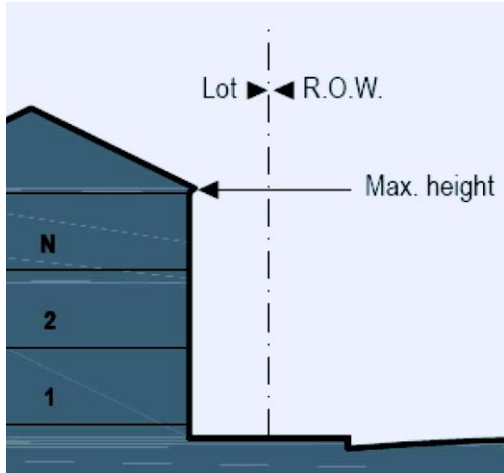
CHAPTER 20 – ZONING

DIVISION 12. – TOWN CENTER DISTRICT CODE

Sec. 20-324. - General provisions.

The following general provisions apply to all street types.

- (12) *Building height.* Cupolas, spires, domes, pinnacles, chimneys, penthouses and similar architectural features may be erected to a height greater than any limit prescribed in this Code provided, each feature does not exceed six hundred (600) square feet in area and does not extend more than thirty (30) feet above the designated height limit for each transect zone. Building height is measured as the vertical distance from the lowest point on the tallest side of the structure to the top of the cornice, eave or similar architectural feature. Subject to aesthetic review approval, buildings must have a building step-back consisting of an architectural design element that is applied to the upper-story or stories of the development. Typically, a step back requires that any portion of a building above a certain height is further pushed-in towards the center of the property for purposes of reducing the scale of the building and enhancing its aesthetic character while exposing and emphasizing the ground-level elements of a structure, increasing views of surroundings areas, and increasing solar and wind pass through.



Sec. 20-325 – Transect Standards.

(b) *Transect zone design standards.*

T5 (Urban Center Zone)

(1) *Description.* The T5 urban center zone comprises the core of the town center and is synonymous with the city’s urban central business district. It shall consist of a higher intensity mix of uses that include retail, offices, and residential. T5 areas typically have fairly small blocks with wide sidewalks regularly- spaced tree plantings, ~~and buildings set close to the street.~~

(2) *Dimensional requirements.* Applications are subject to standard administrative provisions in section 20-321 of this Code.

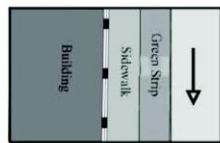
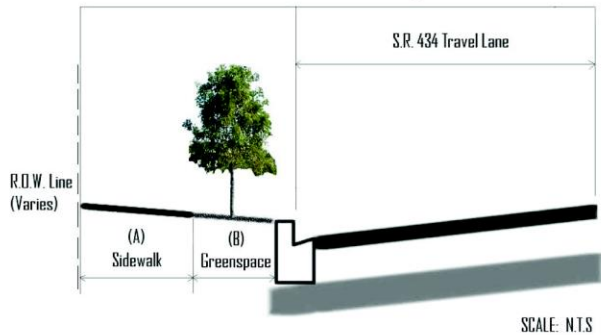
Lot Design Guidelines	
Lot orientation	
Lot width	18 ft. min., 180 ft. max.
Lot depth	30 ft. min., 160 ft. max.

Lot Design Guidelines	
Lot coverage	100% max.
Principle building setbacks (from property line)	
Front/principle plane	<u>0 25 ft.-8-50 ft. max (from front property line). The minimum required front setback shall be the average of the front setback of the two developed lots abutting each side of the property. When one or more of the abutting lots is vacant, the next developed lot on the same block shall be used. When there is only one abutting lot on the same block face, it shall be used in this calculation.</u>
Rear	3 ft. (from rear property line)
Side	<u>0 3 ft. min,24-100 ft. max.</u> (from side property line)
Frontage buildout	80-20% min. (at front setback)
Accessory building setbacks	
Front	20 ft. min. + building setback (from front property line)
Rear	3 ft. min. (from rear property line).
Side	<u>0 3 ft. min.</u> (from side property line)
Building height	
Principle	2 stories min., 5 stories max. *
Accessory	2 stories min.
Private frontages	
Common yard	Prohibited
Porch and fence	Permitted

Lot Design Guidelines	
Terrace/light court	Permitted
Forecourt	Permitted
Stoop	Permitted
Shopfront, awning and balcony	Permitted
Gallery/arcade/colonnade	Permitted

(c) *Thoroughfare standards.*

(2) SR 434 Street Edge (Each are acceptable options. Proposed parking configurations will be evaluated and can consist of angled, parallel, or back-in angle parking).

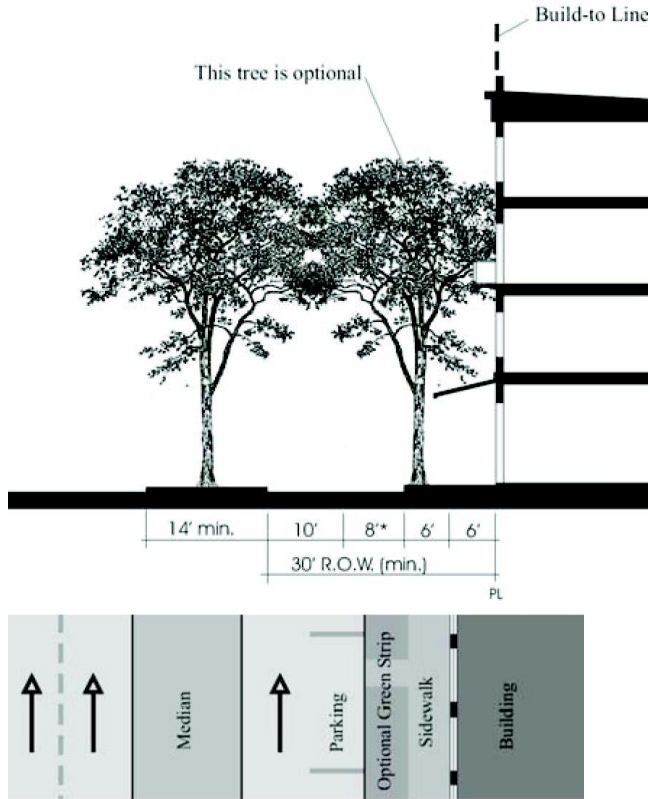


Detail Elevations:

For Residential Area - (A) 10' Sidewalk
(B) 15' Greenspace

For Commercial Area - (A) 12' Sidewalk
(B) 15' Greenspace

* Greenspace may be reduced to a minimum of 6' by special exception and subject to D.R.C. approval.



The graphic above for the SR 434 Street Edge depicts the maximum width of the required sidewalk and the minimum greenspace. The minimum sidewalk width shall be 8 feet. In addition, in the event that there is insufficient space within the SR 434 right-of-way to accommodate the required minimum sidewalk and greenspace between the curb and the property line, the property owner shall be required to accommodate the required minimum sidewalk and greenspace, or portion thereof, on the property fronting SR 434.

Section 3. SR 434 Amendments. The City of Winter Springs Code of Ordinances, Chapter 20, Article VI, Division 2, S.R. 434 Corridor Vision Plan is hereby amended as set forth below (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from the Ordinance of text existing in Chapter 20, Article VI, Division 2. It is intended that the text in Chapter 20, Article VI, Division 2 denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to adoption of this ordinance.

DIVISION 2. - GENERAL DESIGN STANDARDS FOR NEW DEVELOPMENT AREA

Sec. 20-464. - Building height.

No building shall exceed five (5) stories in height. For the purpose of these design standards, building height shall be measured from ground level to the highest point of the coping of a flat roof or the mean height level between eaves and ridge for gable, hip or gambrel roofs. Cupolas, spires, domes, pinnacles, chimneys, penthouses and similar architectural features may be erected to a height greater than any limit prescribed in this Code provided, each feature does not exceed six hundred (600) square feet in area and does not extend more than thirty-feet above the designated height limit. Building height is measured as the vertical distance from the lowest point on the tallest side of the structure to the top of the cornice, eave or similar architectural feature. Subject to aesthetic review approval, buildings must have a building step-back consisting of an architectural design element that is applied to the upper-story or stories of the development. Typically, a step back requires that any portion of a building above a certain height is further pushed-in towards the center of the property for purposes of reducing the scale of the building and enhancing its aesthetic character while exposing and emphasizing the ground-level elements of a structure, increasing views of surroundings areas, and increasing solar and wind pass through.

Sec. 20-465. - Setbacks.

It is the intent of the City to create a sense of place along the S.R. 434 Overlay corridor. ~~It has been determined that a zero-foot setback allows flexibility in site and building design, and eliminates suburban sprawl. Buildings that are constructed to the property line are encouraged.~~ No improvement shall be located on any property closer to any property line than the minimum setbacks set forth below:

Buildings	
S.R. 434	Minimum 0 <u>25</u> -feet, Maximum 100-feet
Collector Street	Minimum 0 <u>25</u> -feet, Maximum 50 <u>100</u> -feet
Internal Street	Minimum 0-feet, Maximum 25-feet
Side	Minimum 10-feet

Buildings	
Rear	Minimum 10-feet

(b) The following improvements are specifically excluded from the setback restrictions:

- (1) Steps and walks;
- (2) Landscaping and landscape berms;
- (3) Planters three (3) feet in height or less; or
- (4) Other improvements such as balconies, stoops, and awnings may be permitted under applicable regulations of the city.

Section 4. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Commission, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 5. Incorporation Into Code. This Ordinance shall be incorporated into the Winter Springs City Code and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Springs, Florida, and pursuant to the City Charter.

ADOPTED by the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled on the _____ day of _____, 2020.

CHARLES LACEY, Mayor

ATTEST:

CHRISTIAN GOWAN
Interim City Clerk

**APPROVED AS TO LEGAL FORM AND SUFFICIENCY
FOR THE CITY OF WINTER SPRINGS ONLY.**

ANTHONY A. GARGANESE
City Attorney

First Reading:
Legal Ad Published:
Effective Date: