

Town Center Plan & Code

Winter Springs, FL

PROJECT DETAILS

Project Area: approximately 200 acres
Client: City of Winter Springs
Year Produced: 1998

For more information, visit doverkohl.com.



Buildings front important public green spaces.



Street-oriented buildings, wide sidewalks, and shade trees encourage walking to the Main Street.



A pier at the end of the Main Street provides access to Lake Jessup.



The Project

Prior to the design of the Winter Springs Town Center, the City of Winter Springs was comprised mostly of independent planned unit developments (PUDs) with no coherent or defined center. The Winter Springs Town Center and its adjacent neighborhoods, designed for approximately 200 acres of strategically-located, mostly undeveloped land, now serves as the focal point for the entire city. Tuskawilla Road, designed as the main street, runs perpendicular to SR 434, a four-lane arterial thoroughfare. As a main street, Tuskawilla Road links the bustling Market Square to the more quiet Magnolia Square. Adjacent and connected to these core areas are mixed-use neighborhoods that include office, retail, and residential uses. The Cross Seminole Trail runs through the site and offers alternate pedestrian and bicycle paths into the heart of the Town Center and provides equestrian and hiking trails around the periphery. The trails feature views of pristine wetland preserve areas. Gibbs Planning Group and Michael Design Associates assisted Dover, Kohl & Partners in the creation of the plan.

The Process

In February 1998, Dover-Kohl worked with the City of Winter Springs to create the plan for the Town Center. During the seven-day collaborative charrette, the design team created several iterations of the plan, which were based upon community feedback. Clear instructions were given to the designers: the Town Center is to capture the young city's imagination and project an image of its bright future.

First Principles

Key principles were identified during the charrette. These principles guided the evolution of the plan and serve as the basis for development decisions as the City matures. Priority was placed on urbanity instead of conventional strip mall development as well as walkability; predictability in design; and flexibility in land use. Also guiding the plan was the need for an urban configuration for State Road 434 and the establishment of important sites for special public places. Preserving and connecting natural environmental systems was also of critical importance, as was designing for the long- and near-term.

Status

In 1998, the Winter Springs City Commission adopted the conceptual master plan. Based upon this plan, the City won a \$5 million grant from Florida's State Trails and Greenways Program to purchase the Town Center's network of green spaces. In 2000, the City commenced modifications of their land development regulations and created the Winter Springs Town Center District. Dover-Kohl produced the form-based code regulating this new district and has since provided the City with assistance in the review of development applications. A number of property owners have initiated construction on their parcels and a variety of residential and mixed-use buildings have been completed.

Town Center District Code

The Town Center District Code was created to replace Winter Springs' existing land development regulations and legalize mixed-use development as envisioned in the Master Plan. The highly graphic, simple-to-use Code pre-approves desirable development, making it easier for developers to "do the right thing." Sample pages from the Code are included on this page.

City of Winter Springs



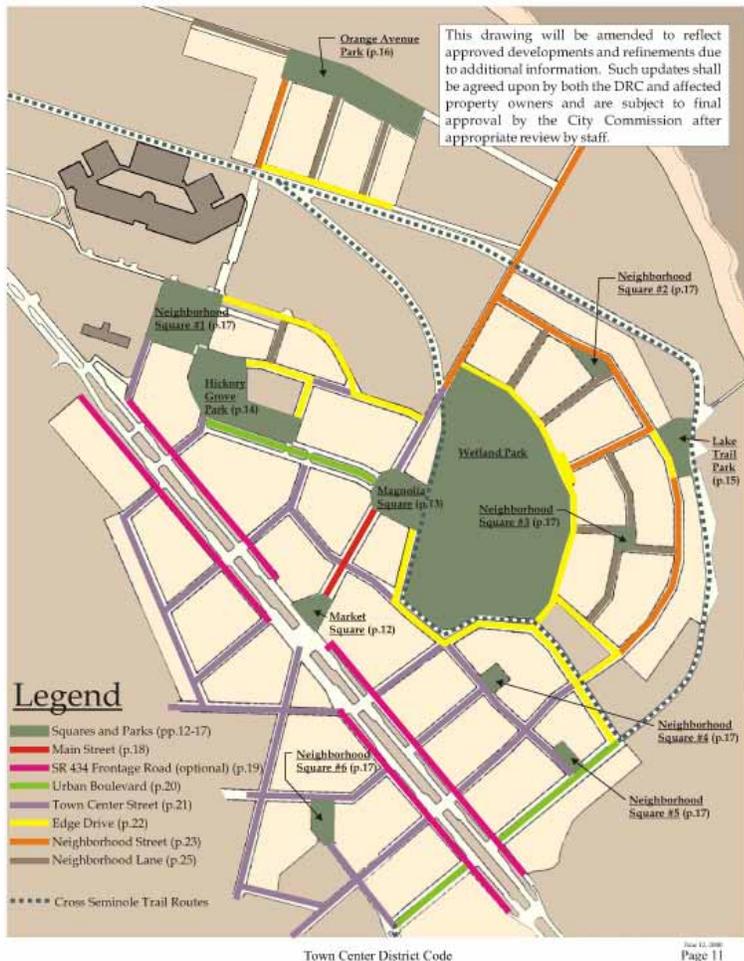
TOWN CENTER DISTRICT CODE

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C. Squares, Parks and Streets Map



II. Neighborhood Street

The Neighborhood Street is a quiet, tree-lined street. Buildings are set back and are designed to be visually appealing. It is a residential street with a mix of building heights and styles.

A. Building Element

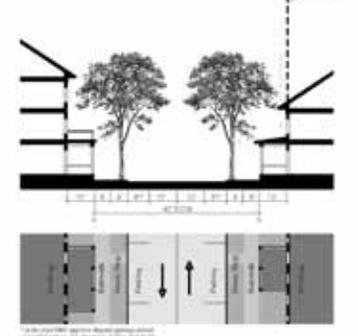
Street Section: 10' to 12' Side
Building: 10' to 12' Side

B. Building Volume

Reg. Width: 10' to 12' maximum
Reg. Height: 12' to 15' maximum
Reg. Depth: 12' to 15' maximum

C. Section

- Appropriately set back beyond the building line.
- Maximum height as allowed in all zones.
- Tree canopy shall provide a minimum of 40% coverage.
- Tree spacing shall be uniform for the species used. Determination will be by City Ordinance.
- The placement of trees before height of planting building is encouraged to provide for street view of all buildings.



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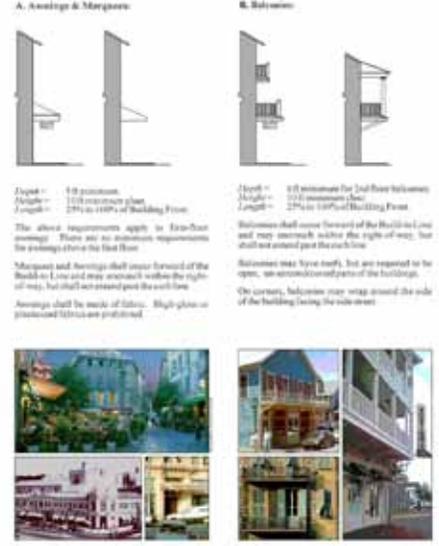
VII. Building Elements

A. Awnings & Marquees

Depth: 4' to 6' maximum
Height: 12' to 15' maximum
Length: 12' to 15' maximum

B. Balconies

Depth: 4' to 6' maximum for 2nd floor balconies
Height: 12' to 15' maximum
Length: 12' to 15' maximum



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E. Signs

- General Requirements:**
 - All signs shall be subject to a Departmental Signage Approval Review by the DRC. The DRC shall use graphics as the basis for reviewing applications, but shall make a determination of appropriateness of a sign by other means.
 - Signs shall be set against the facade, recessed projecting from the facade, or mounted above the top of the facade. Free standing structures are not permitted by special exception along State Road 434 Frontage.
 - Signs shall be extremely low, individual letters and symbols to be recessed to the facade.
- Sign Placement:**
 - Signs shall be placed on the facade.
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