

*Orange County Zoning Division*

**SE-23-10-079**

**APPLICANT: CHRISTOPHER MILLS FOR  
WINDERMERE HIGH SCHOOL**

**October 24, 2023**

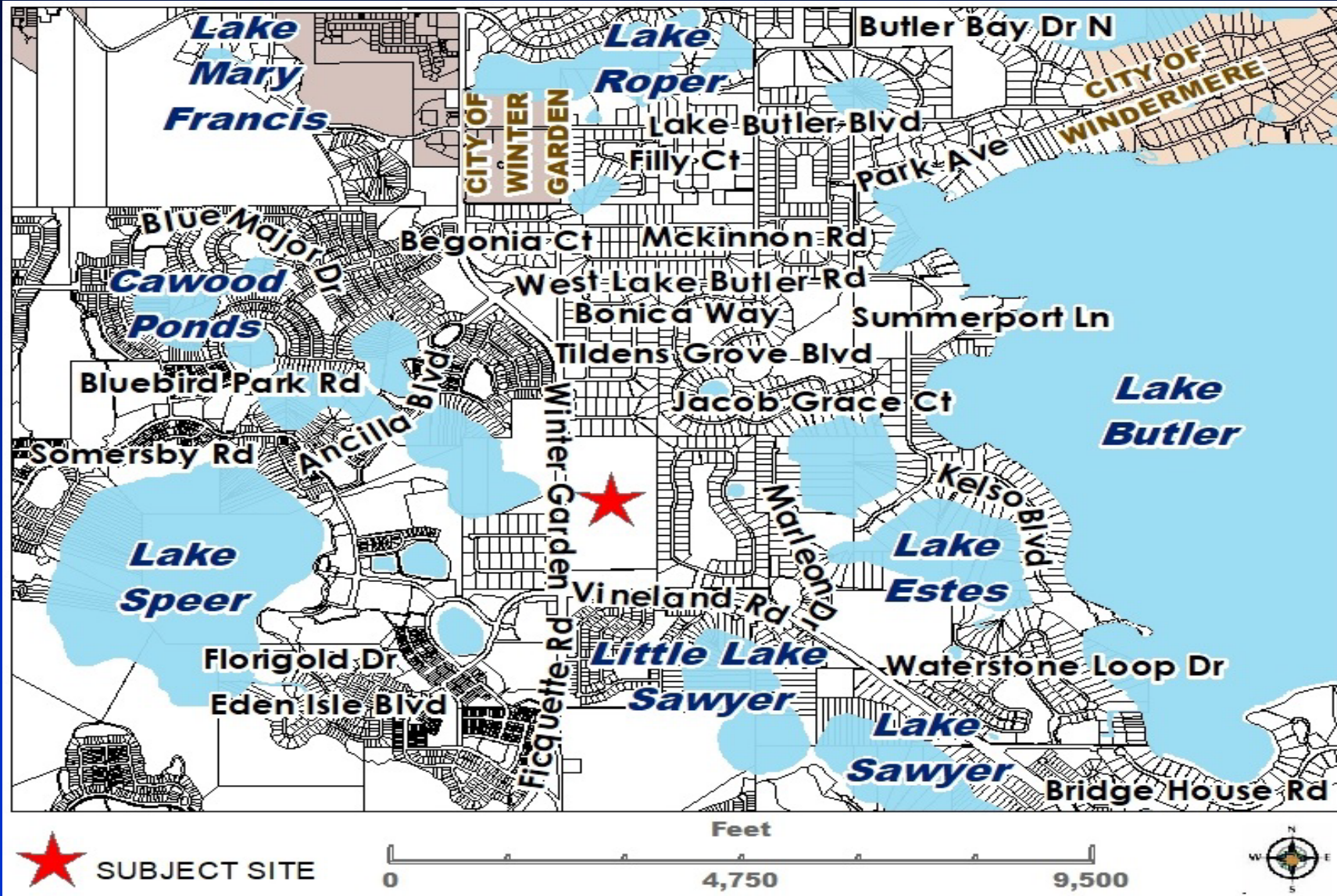


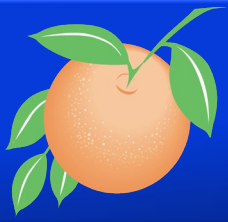
# Background

<b>APPLICANT:</b>	<b>Orange County Public Schools</b>
<b>CASE:</b>	<b>SE-23-10-079</b>
<b>ZONING:</b>	<b>R-CE (Rural Country Estate) District</b>
<b>FUTURE LAND USE:</b>	<b>RS 1/1 - West Windermere Rural Settlement</b>
<b>ADDRESS:</b>	<b>5523 Winter Garden Vineland Rd., Windermere, FL</b>
<b>LOCATION:</b>	<b>North of Winter Garden Rd., southwest of Lake Butler, south of Lake Butler Blvd.</b>
<b>TRACT SIZE:</b>	<b>+/- 64.9 acres</b>
<b>DISTRICT:</b>	<b>1</b>
<b>REQUEST:</b>	<b>Amendment to SE in the R-CE Zoning district to allow the construction of an on-site stadium for an existing public school.</b>

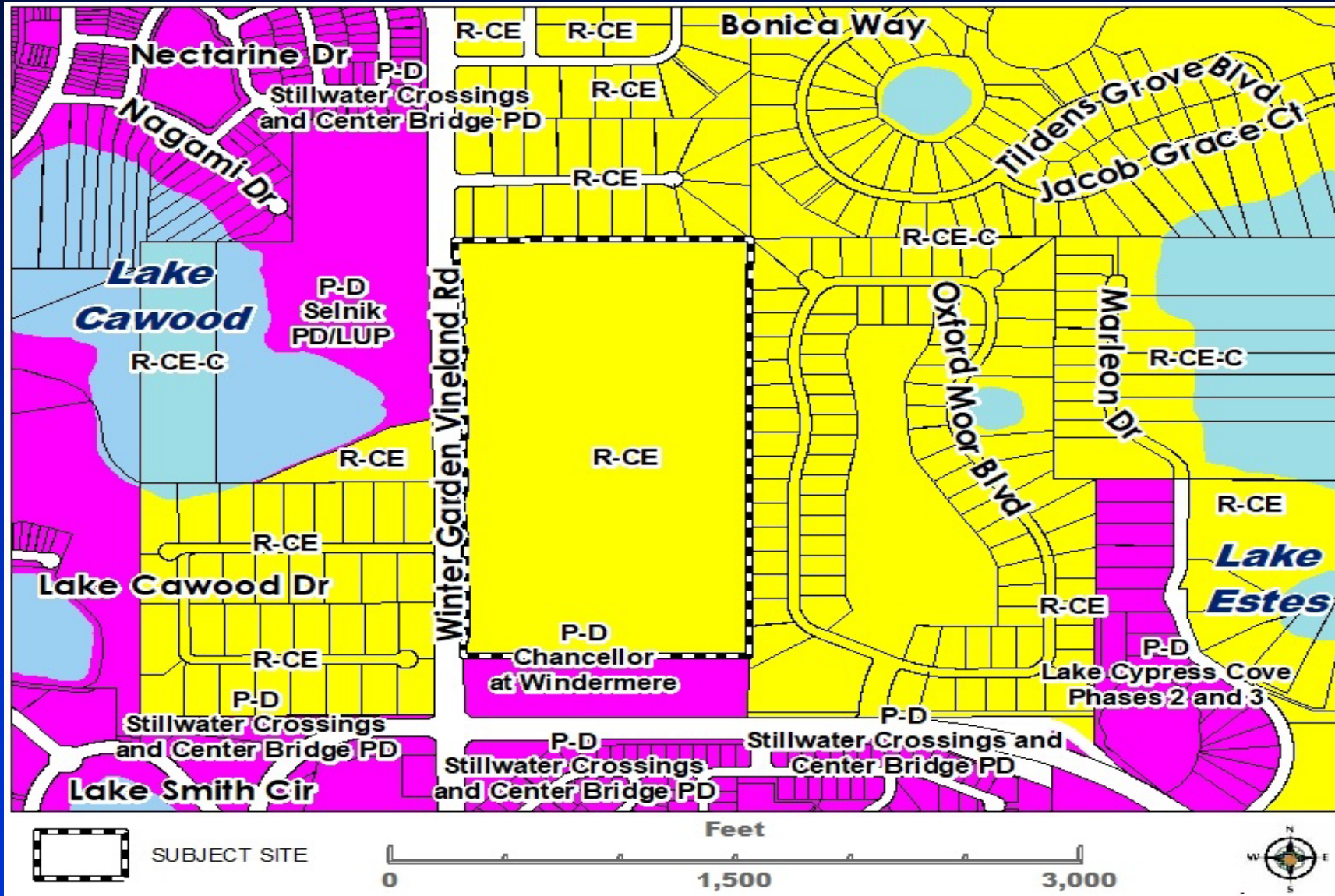


# Location Map





# Zoning Map



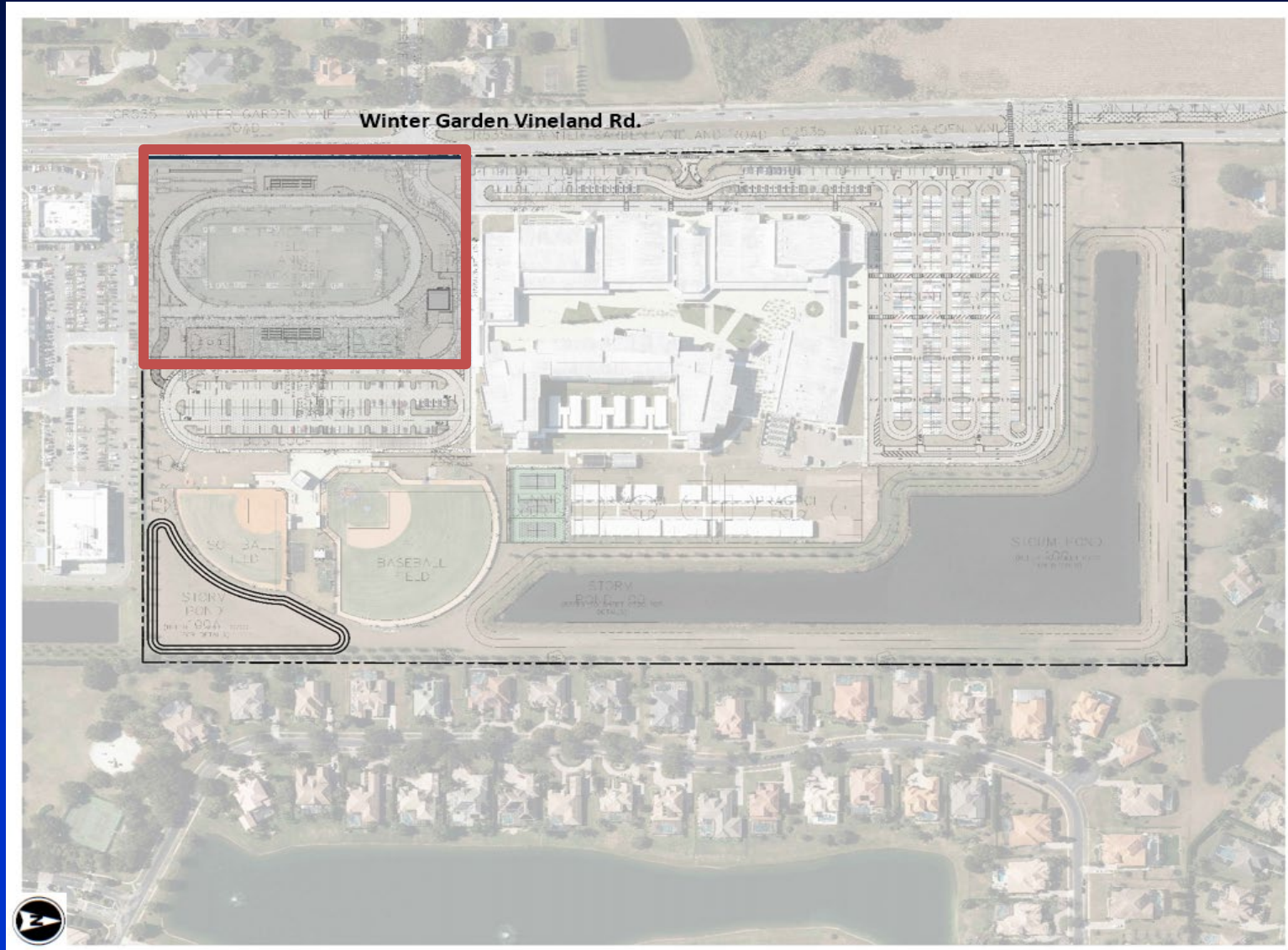


# Aerial Map

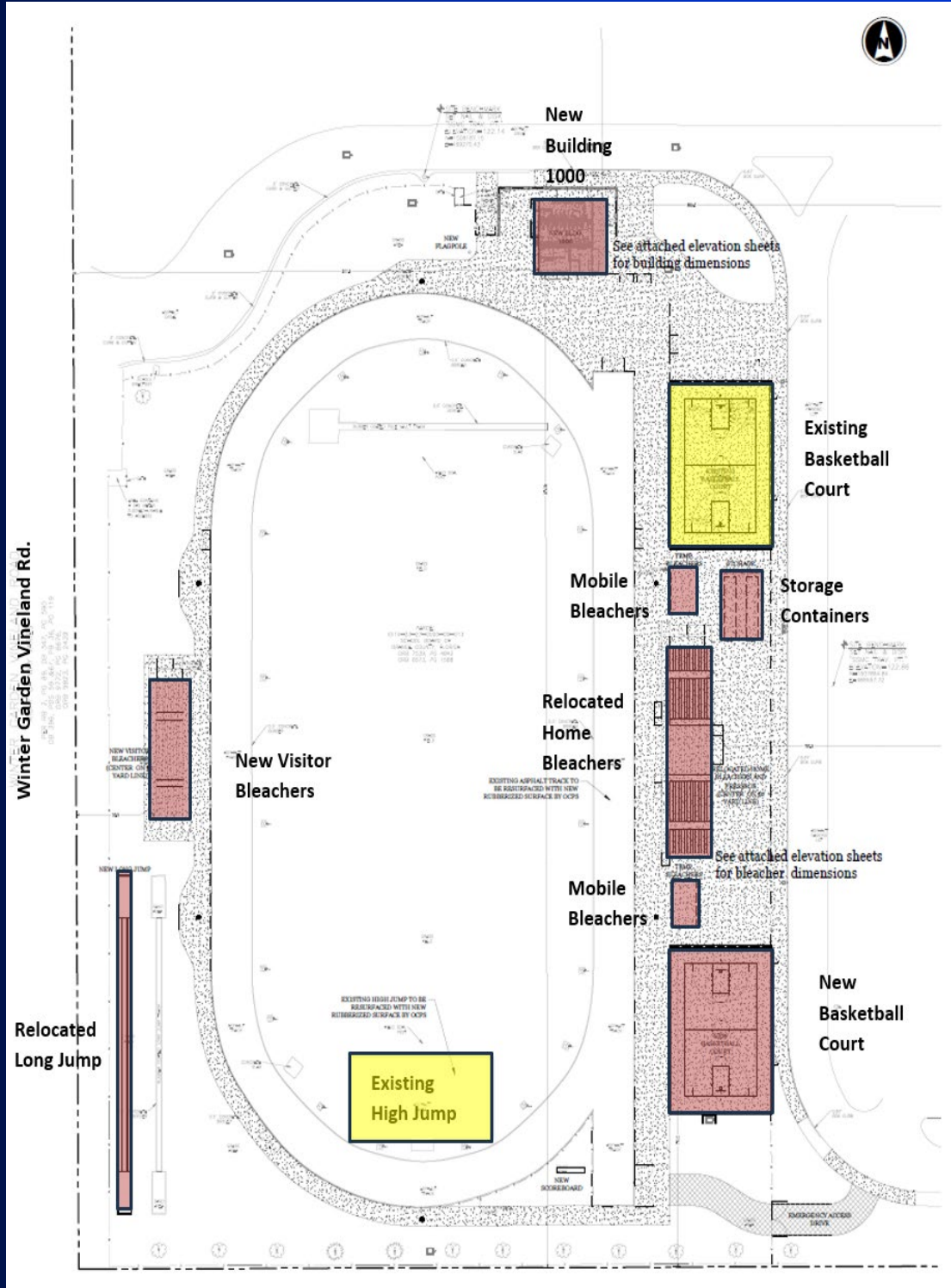


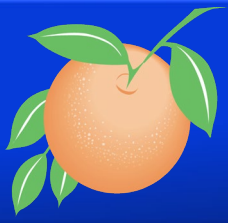


# Overall Site Plan



# Zoomed In Site Plan



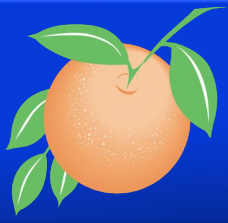


# Site Photograph

Property from Winter Garden Vineland Rd. facing east



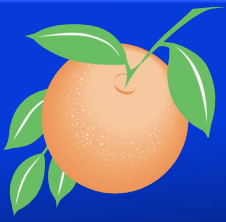




# Site Photograph

Facing northeast at south property line towards stadium



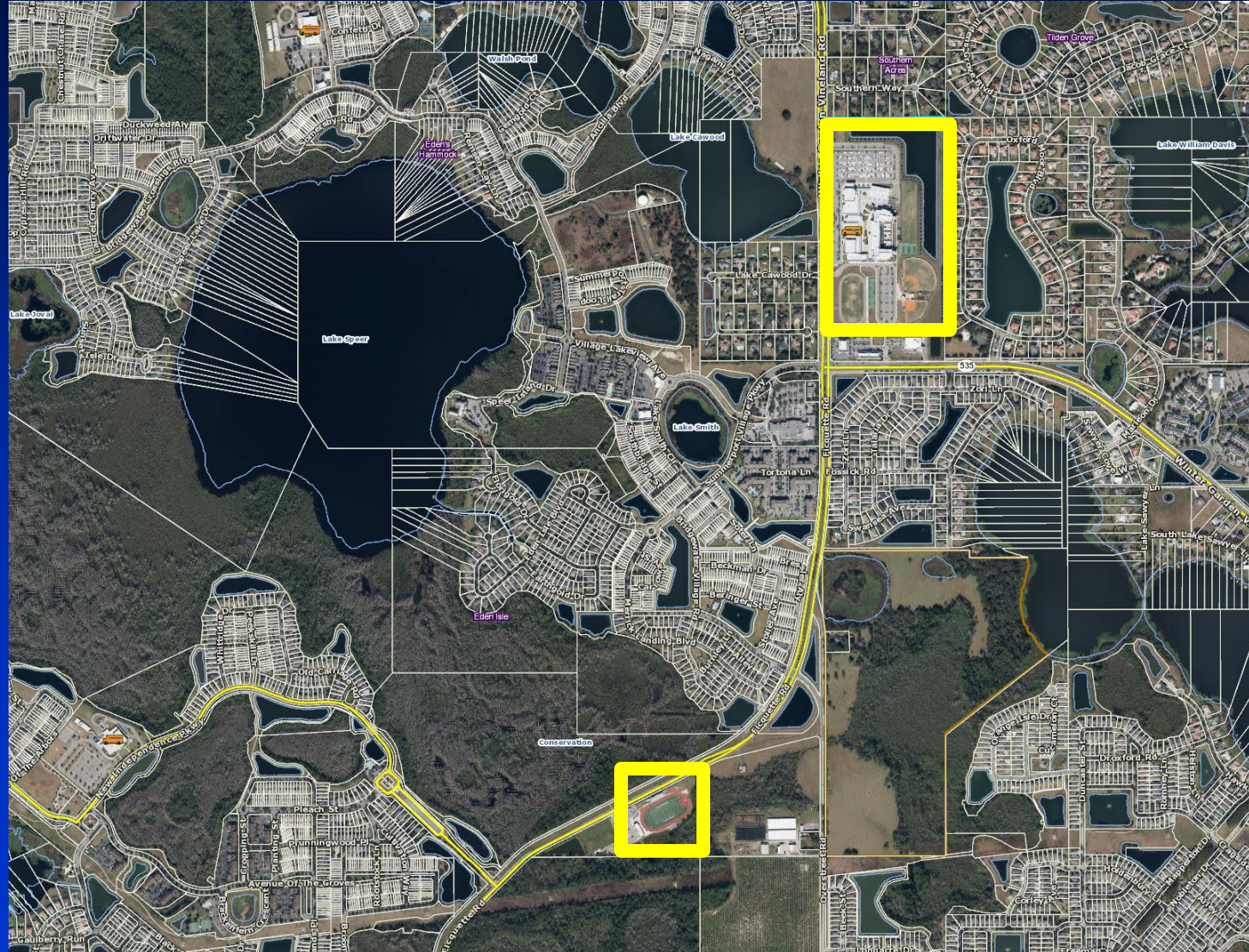


# History

- **November 5, 2013 - Board denied a request for Special Exception new HS Campus due to neighborhood concerns about incompatibly with the West Windermere Rural Settlement, traffic, noise and other concerns**
- **May 5, 2015 - Special Exception and Settlement agreement approved by Board**
  - **Special Exception for the construction of the high school campus - stadium off-site**
  - **Settlement agreement between the Board and OCPS pertaining to additional considerations and restrictions - addressed concerns related to neighbor opposition**
    - **Restrictions on the intensity of lighting**
    - **Provision of fences and walls**
    - **Architectural building styles**
    - **Installation of canopy trees for buffering**
    - **Maximum building capacity**
    - **Offsite stadium at Scott Pine Park**



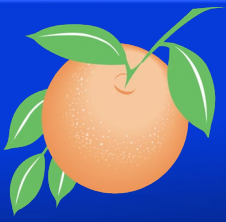
# Location of Scott Pine Park vs Windermere HS





# History

- **June 20, 2023 – Board approved an amendment to Settlement agreement**
  - Modified one of the terms pertaining to the stadium – to specifically allow it to be relocated from the existing location at Scott Pine Park
  - To address concerns regarding the existing off-site stadium, including:
    - Logistical issues that occur before and during events
    - Pedestrian and weather safety
    - Availability of parking spaces at the offsite location
  - Public Hearing for the Special Exception amendment is required before the Board per the amendment to the settlement agreement



# Staff Findings and Analysis

- **Site access from Winter Garden Vineland to the west**
- **Proposal is to amend existing Special Exception**
  - **Install stadium with total of 1,852 seats - same location as football practice field**
    - **Relocate games from Scott Pine Park**
  - **Construct 1,872 sq. ft. building**
    - **Ticket booth, restrooms, concessions**
  - **New basketball court**
  - **Storage containers for the use of athletics**
  - **Relocation of the existing long jump to the west**
  - **4 new LED light poles around the field to replace 6 existing poles**



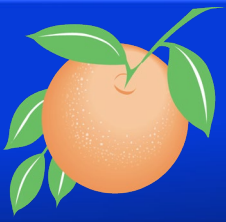
# Staff Findings and Analysis

- **Parking:**
  - Site has a total of 860 spaces
  - Comparatively, Scott Pine Park has 205 spaces
- **Hours of operation for the school will not change**
- **Football Games – Fridays at 7:00 p.m. to end no later than 11:00 p.m.**
- **Staff recommended approval of the Special Exception as it is compatible with the surrounding area and the improvements would not be a detrimental intrusion.**



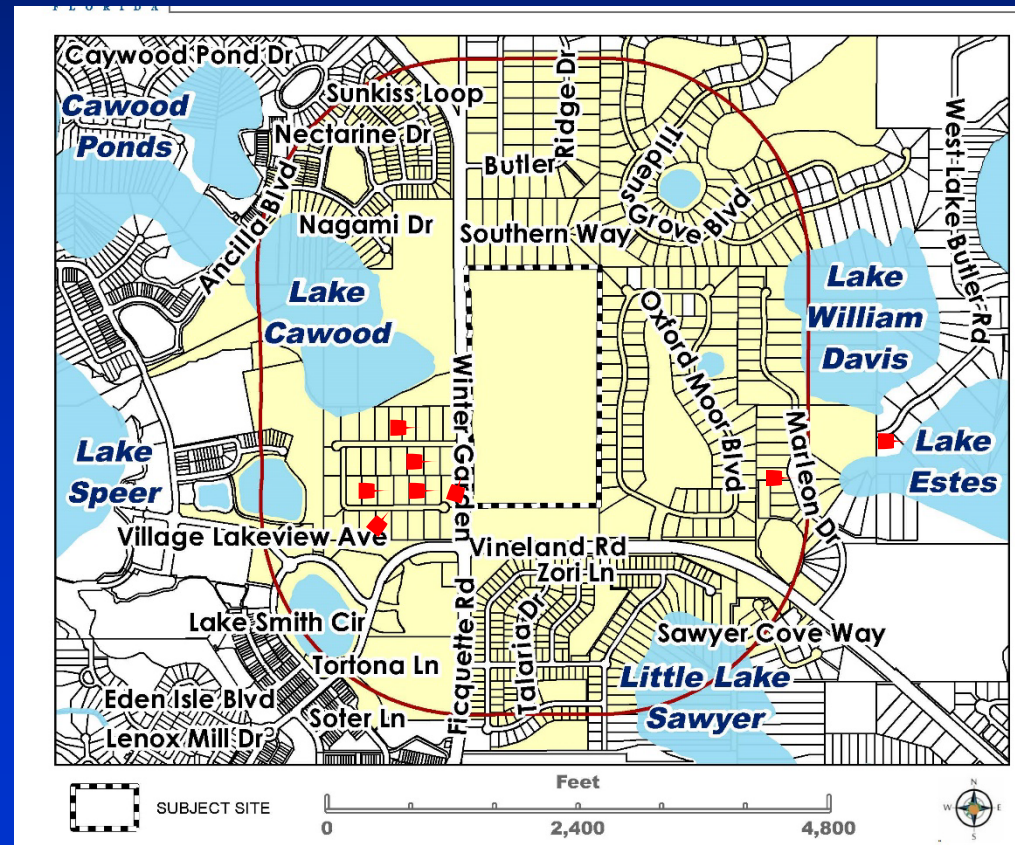
# Public Feedback

- **Community meeting was held on Wednesday, August 23, 2023 at Windermere High School.**
- **300 attendees**
- **Majority of attendees spoke overwhelmingly in support, including:**
  - **Concerns about parking availability at the offsite stadium location**
  - **Safety of crossing the road in the dark**
  - **Safety during rain and thunderstorm delays at the existing stadium**
  - **Benefits of having an onsite stadium for school morale**
- **Some concerns about proposal, including**
  - **Noise impacts of the new stadium**
  - **Times proposed for Friday night football games**



# Public Feedback

- Staff mailed a total of 822 notices to adjacent property owners in a 2,000 ft. radius
  - Staff received 80 correspondences in favor of this request, unmapped
  - Staff received 22 correspondences in opposition to this request, 8 mapped







# Special Exception Criteria

## Section 38-78, Orange County Code

**Subject to Section 38-78, in reviewing any request for a Special Exception, the following criteria shall be met:**

- 1. The use shall be consistent with the Comprehensive Plan**
- 2. The use shall be similar and compatible with the surrounding area and shall be consistent with the pattern of surrounding development**
- 3. The use shall not act as a detrimental intrusion into a surrounding area**
- 4. The use shall meet the performance standards of the district in which the use is permitted**
- 5. The use shall be similar in noise, vibration, dust, odor, glare, heat producing and other characteristics that are associated with the majority of uses currently permitted in the zoning district**
- 6. Landscape buffer yards shall be in accordance with Section 24-5, Orange County Code. Buffer yard types shall track the district in which the use is permitted**



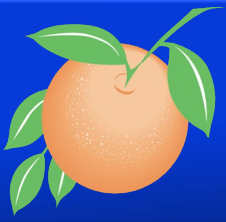
## BZA Findings

- The BZA concluded that the existing use of the site is consistent with the Comprehensive Plan; the proposed improvements will be located in a manner to minimize impacts to adjacent properties and would not be a detrimental intrusion; and recommended approval of the Special Exception, subject to the recognition that the county staff will need to review all new conditions of approval and changes prior to the Board of County Commissioners required public hearing, and subject to the following conditions as amended.



# Conditions of Approval

- 1. Development shall be in accordance with the site plan and elevations dated July 12, 2023, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any change to the location of the press box and bleachers from the east side of the football/sports field shall constitute a substantial deviation. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).**
- 2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.**



# Conditions of Approval

- 3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.**
- 4. The stadium and related improvements shall be installed within 5 years of final action on this application by Orange County or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.**
- 5. The number of seats provided in the bleachers for the stadium shall not exceed 1,852.**



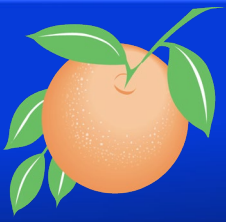
# Conditions of Approval

6. Stadium lighting for the football/sports field shall not exceed eighty feet (80') in height above finished grade and shall incorporate time controls to automatically turnoff for sports/band practice no later than 8:00 p.m. daily. For sporting events, the stadium lighting shall be turned off pursuant to condition 13 or as soon as the event has concluded, the stadium has been cleared, and any required clean-up has occurred, whichever is earlier. For non-school related functions and events, stadium lighting shall be turned off no later than 8:30 p.m. to allow for post-event stadium cleaning. Parking lot lighting shall not exceed thirty feet (30') in height above finished grade and include full cutoff flat lenses. All such parking lot lighting shall comply with the requirements of the Orange County exterior lighting ordinance, including those relating to cutoff lighting.
7. An exterior lighting photometric plan for the Stadium compliant with the county's exterior lighting ordinance, and with fixture color temperature of ~~3,500 K~~ 5,700 K maximum shall be submitted and approved at the time of permitting. In addition, glare visors shall be installed, and field-adjusted to prohibit off-site light spill.



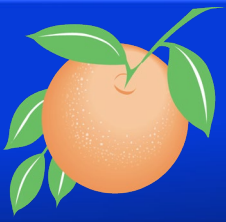
# Conditions of Approval

8. The stadium lighting fixtures shall, at a minimum, be the Musco Light-Structure Green LED or better fixture, and the stadium lighting fixtures shall be positioned/located on the property to prohibit any off-site glare or light spillage onto adjacent properties.
9. No lighting fixtures shall be allowed for the new/relocated basketball courts on the property.
10. Artificial noisemakers, such as but not limited to, air horns, bull horns with sirens, and vuvuzela horns, shall be prohibited at any onsite event. OCPS shall post signs at the entrance(s) and other readily visible locations throughout the football/sports stadium advising attendees of such prohibition. If OCPS or its representatives observe an attendee using a prohibited device during an event, OCPS shall confiscate the prohibited device and may, at its discretion, remove the attendee from the event.
11. Speakers at the football/sports stadium shall be limited to no more than four (4), twelve-inch (12") speakers mounted in solid housings to the corners of the press box. Two of the speakers shall be oriented in a downward direction toward the home bleachers and two of the speakers shall be oriented downward toward and across the sports field.



# Conditions of Approval

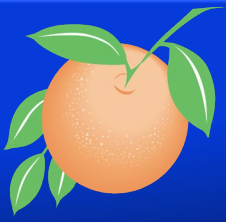
- 12. A limiter shall be installed on the P/A system at the football/sports stadium to prevent unnecessarily excessive volumes during events. The P/A system volume settings shall be set and maintained at all times during a public event so the system volume does not exceed the minimum level necessary to ensure that audio is clearly audible over crowd noise, consistent with FHSAA requirements for public safety. The P/A system shall have a volume control so that adjustments can be made when necessary during a public event. Usage of the P/A system during sports and band practices and other similar events where members of the public are not in attendance shall be prohibited.**
- 13. Sporting events at the stadium, other than football, shall be scheduled to be concluded by 10:00 p.m. Football games shall be scheduled to conclude by 11:00 p.m. In the event of exigent circumstances, including, but not limited to, a weather delay, injury delay, transportation delay, officiating crew issues, or a tie score requiring overtime to complete an event, the hours may be extended. Once a scheduled game has concluded and the stadium has been cleared of spectators, usage of the P/A system and speakers shall end, except in the case of an emergency requiring the use of the P/A system. Hours of operation for the stadium for football games shall be limited between 7:00 p.m. to 11:00 p.m., Fridays.**



## Conditions of Approval

- 14. Any weekend events at the stadium utilizing the P/A system and speakers shall begin no earlier than 8:00 a.m. Events may be set up prior to 8:00 a.m., however, the P/A system may not be used until 8:00 a.m.**
- 15. The stadium shall not be used for any outside non-school related function or event without complying with all terms and conditions of this special exception approval. Additionally, any outside non-school related function or event shall end no later than 8:00 p.m.**





# Conditions of Approval

16. Prior to or simultaneous with the completion of the football/sports stadium, OCPS shall install understory trees (e.g., crape myrtle, holly, etc.) adjacent to the existing landscape buffer consisting of a double row of live oak trees along the eastern property line. One (1) understory tree shall be planted evenly spaced in a row adjacent to the existing western row of live oak trees. The understory trees shall be placed to line up with the space between the existing western row of live oak trees and generally alternating between the spacing of the existing oak trees. Additionally, no later than the completion of the football/sports stadium, OCPS shall prune (lift) the existing live oaks along the eastern property line to promote crown growth to increase limb span for better coverage. OCPS shall inspect the existing live oak trees on an annual basis, using qualified personnel, to assess whether additional pruning is needed to promote crown growth. Additionally, prior to or simultaneous with the completion of the football/sports stadium, OCPS shall replace any existing dead live oak trees within such buffer with a live oak of at least 200 gallons at time of planting, and thereafter OCPS shall replace any dead, diseased, or fallen tree in such buffer within ninety (90) days with the same species and a minimum gallon size of 60-65 gallons for understory trees and 100 gallons for live oaks.

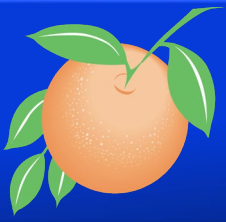


# Conditions of Approval

17. Prior to or simultaneous with the completion of the football/sports stadium, OCPS shall plant understory trees (e.g., Crape Myrtle, Holly, etc.) adjacent to the western side of the new stadium. One understory tree shall be planted evenly spaced in a row adjacent to the existing row of Live Oak trees. The understory trees shall be placed to line up with the space between the existing row of Live Oak trees and generally alternating between the spacing of the existing Oak trees.

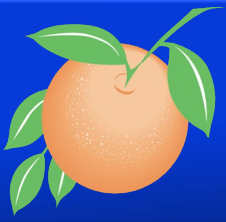
~~17-18.~~ Pursuant to Section 30-43(2)d. of the Orange County Code, violations of the conditions of approvals and safeguards provided herein may result in the revocation of this special exception after notice and hearing before the Orange County Board of County Commissioners.

~~18-19.~~ All previous conditions from the May 5, 2015 BCC approval (SE-13-07-046), and subsequent amendment via SE 18-11-144, shall apply with the exception of conditions of approval #12, #18 and #20 from SE-13-07-046 which are hereby deleted.

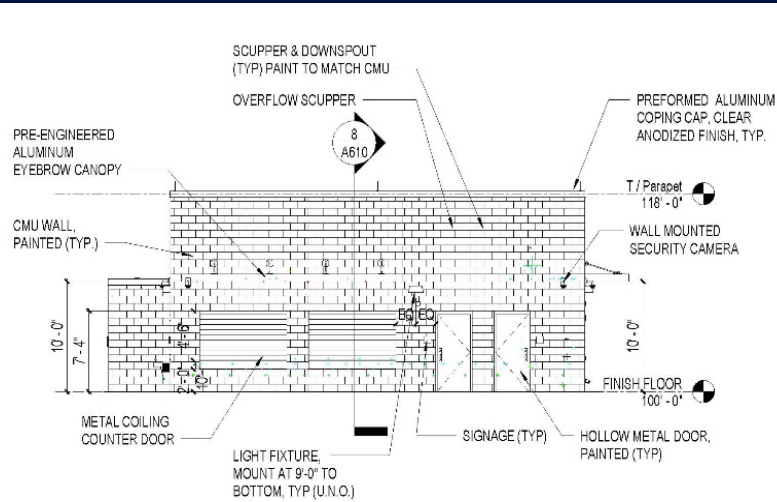


## Requested Action

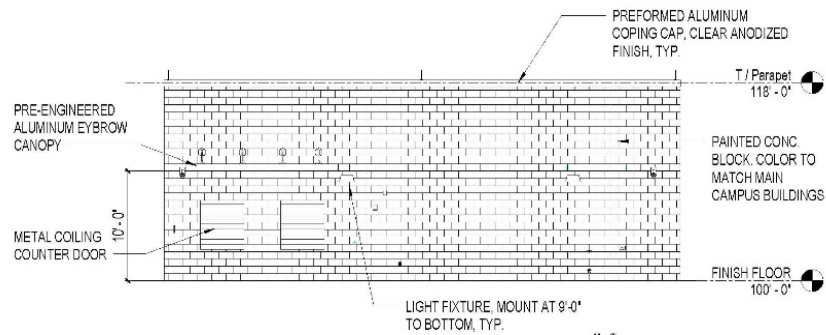
- Deny the applicant's request; or
- Approve the applicant's request with conditions
- If the request is approved:
- Consent Agenda D1 approval and Execution of Orange County, Florida and The School Board of Orange County, Florida First Amendment to Agreement Regarding West Orange County Relief High School Stadium



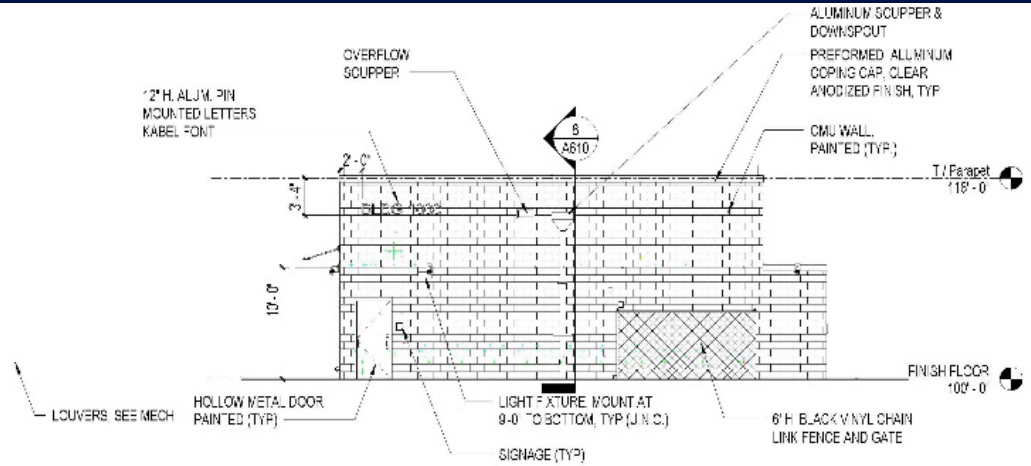
# New Building 1000 Elevations



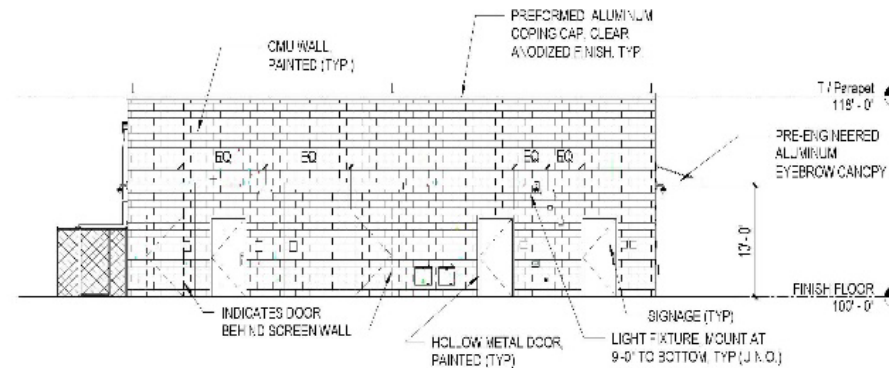
2 SOUTH ELEVATION - BLDG 900  
1/8" = 1'-0"



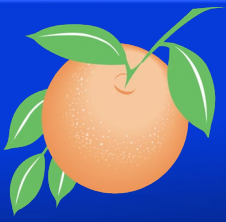
4 EAST ELEVATION - BLDG 1000  
1/8" = 1'-0"



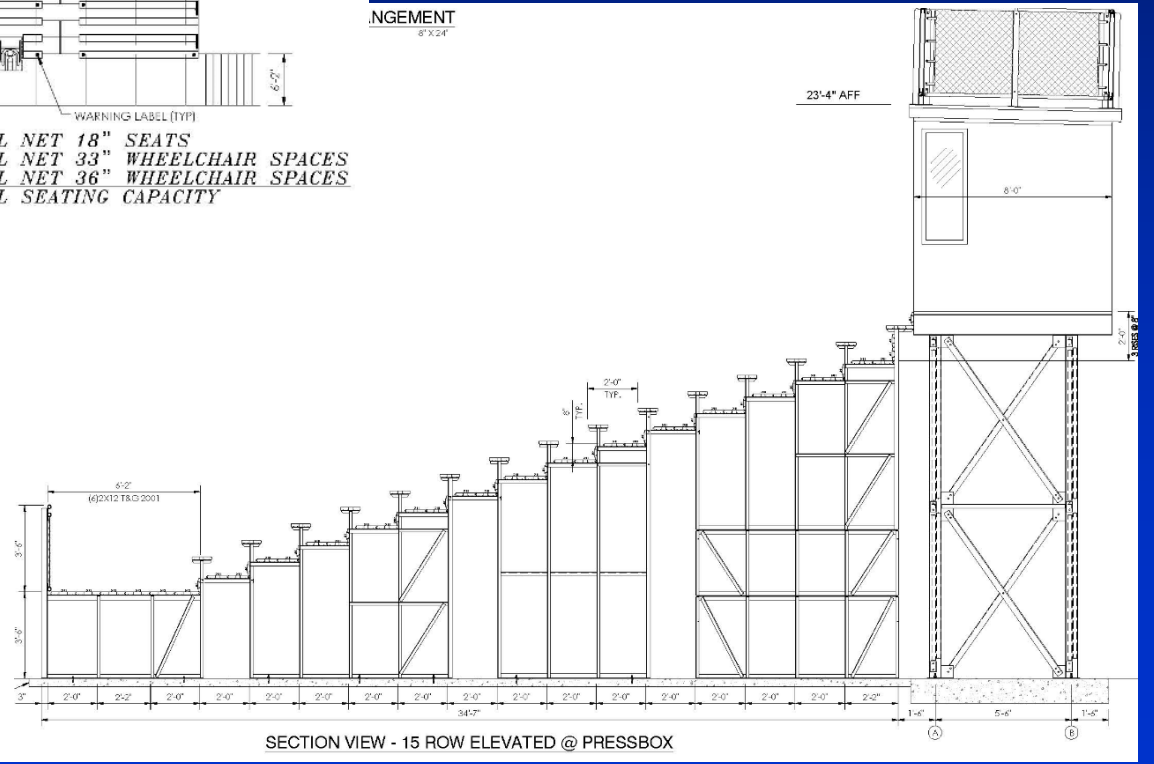
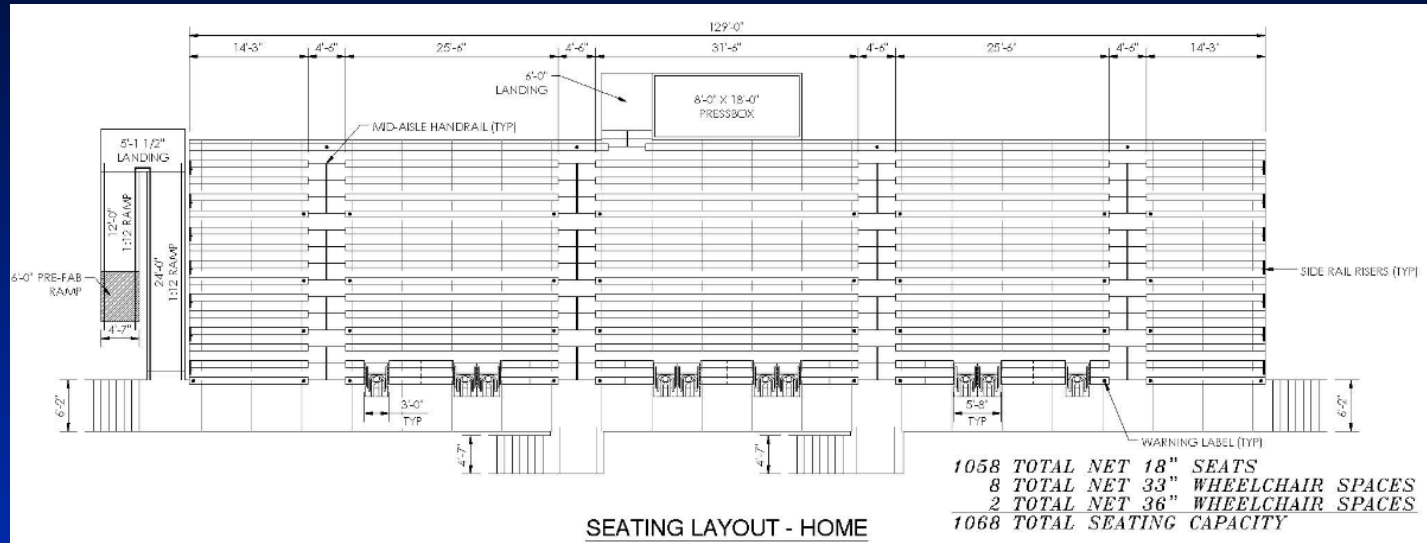
3 NORTH ELEVATION - BLDG 1000  
1/8" = 1'-0"

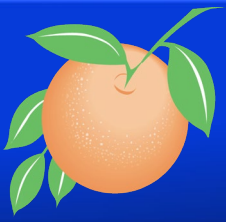


5 WEST ELEVATION - BLDG 900  
1/8" = 1'-0"

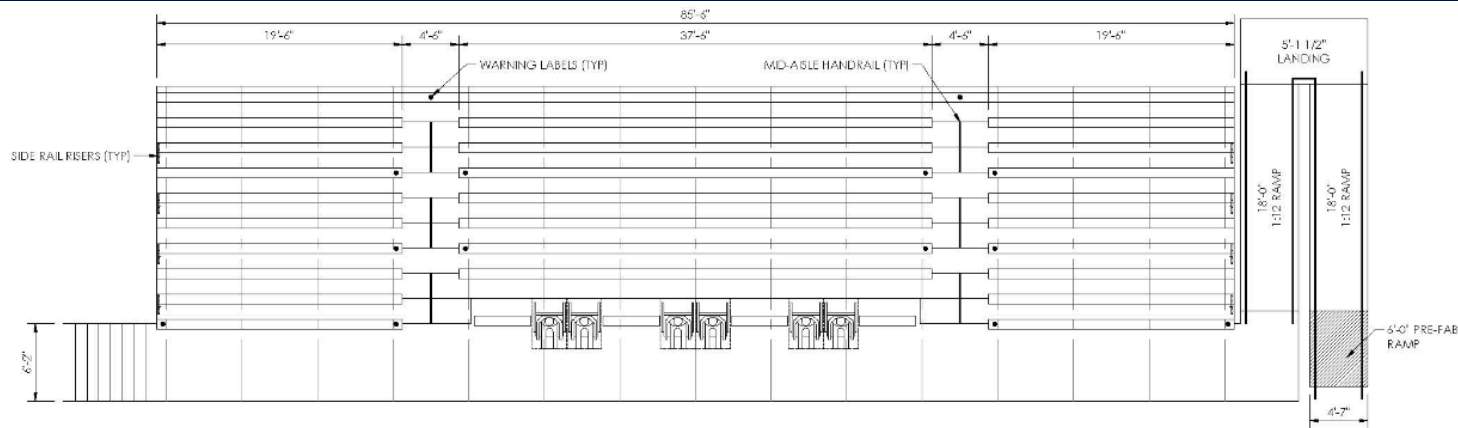


# Home Bleacher Elevations



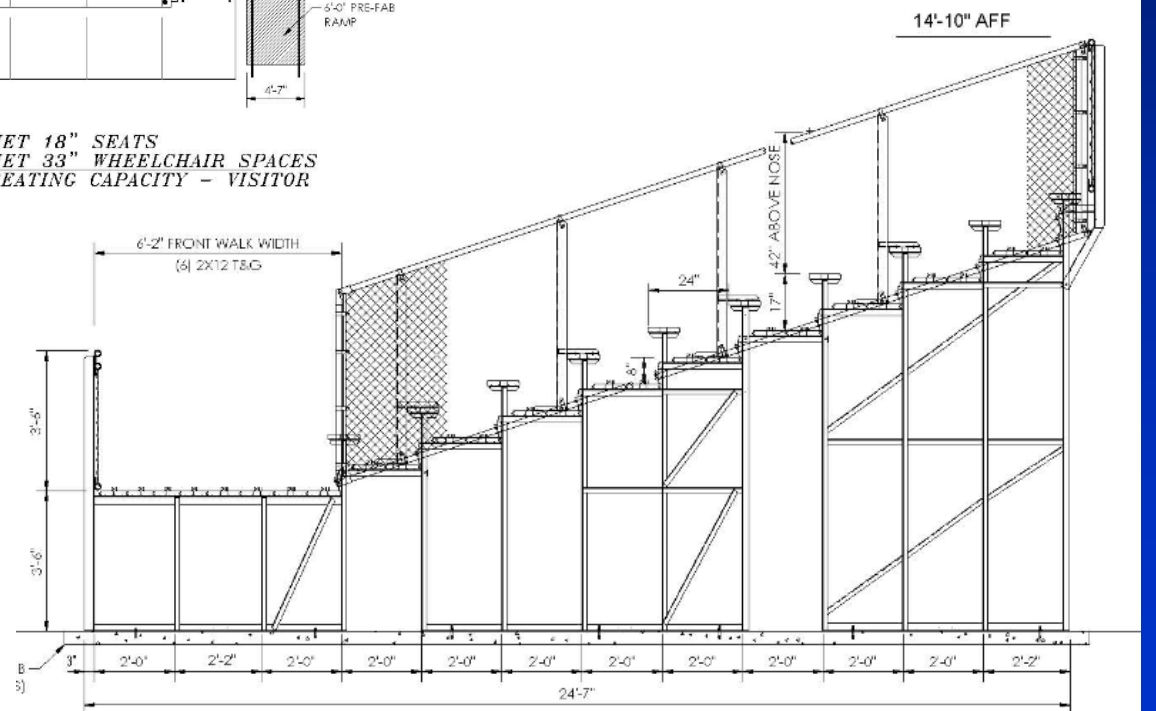


# Visitor Bleacher Elevations



SEATING LAYOUT - VISITOR

478 TOTAL NET 18" SEATS  
6 TOTAL NET 33" WHEELCHAIR SPACES  
484 TOTAL SEATING CAPACITY - VISITOR



SECTION VIEW - 10 ROW ELEVATED