

On March 12, 2012, the City of Winter Springs City Commission unanimously adopted the re-write of the Winter Springs Town Center District Code. The City's Town Center District code was originally written by Dover-Kohl & Partners in 2000 and was one of the first form-based codes adopted in the State of Florida and in the United States. The Winter Springs Town Center has been mentioned in numerous urban planning publications, at numerous national urban planning conferences and has been used as a template for many other "form based codes" throughout the United States. This code was originally written as a "street-based code" where building standards are tied to street types. When some of the limitations of the street-based code became evident, Dover-Kohl & Partners and city staff presented a workshop to the Winter Springs City Commission on August 1, 2011 recommending a re-write of the Town Center District Code utilizing a transect based approach while preserving several of the existing elements in the original code. Work on the code was done "in-house" by city staff, with Dover-Kohl & Partners providing guidance along the way. By performing the work in-house, the City was able to save an estimated \$75,000 in consultant costs.

While the original street based code provided guidance for over 10 years and allowed the City to create the infrastructure for the Town Center, City staff feels that the new code provides a future vision for the Town Center while allowing the City Commission greater flexibility in transitioning the center of the Town Center (T5 zone) to existing residential developments located within and around the edge of the Town Center. This code is not a document that is sitting on a shelf "gathering dust", rather it is the governing development plan for the Winter Springs Town Center, which has an active commercial center and existing residential units that were constructed utilizing neo-traditional concepts outlined in the original code. Currently, the Winter Springs Town Center has a total of over 600 neo-traditional units covering transects T3, T4, and T5 that include single-family, townhomes and apartments that are under construction or are proposed for construction, and several commercial projects that are in the planning stages.

The adoption of the re-write of the code is a holistic and innovative approach to urban planning and design in the Winter Springs Town Center, and in the greater Central Florida region. This plan focuses on character first, a strong commitment to creating a "sense of place", and the encouragement of neo-traditional development in the heart of the City of Winter Springs.