



BZA Presentation Windermere HS Stadium

September 7, 2023

History

2006

- OCPS completes acquisition of high school property

2015

- OCPS & County reach settlement agreement which establishes that the football stadium will be located at Deputy Scott Pine Community Park

2017/18

- New Windermere High School and Deputy Scott Pine Community Park open with all football games played at Deputy Scott Pine Community Park



Current Situation

Windermere HS

- Track and field with limited/minimal field lighting (40' tall poles) and NO seating.
- 860 on-site paved parking spaces
- Traffic signals at two main vehicular entry points



Current Situation

Deputy Scott Pine Community Park

- Competition track and field with:
 - Full sports field lighting (80' poles)
 - 1,552 stadium seating and announcer's booth
 - Field house building with locker rooms, restrooms, and concessions
- 205 on-site paved parking spaces
- Parking lot entrance is not signalized



Challenges with the Current Situation

- Nowhere on site for public/spectators to shelter during a storm/lightning event.
- Traffic congestion
- Typical parking demand for events exceeds the available parking. Overflow parking on soccer field damages turf.
- Spectators use area across the street for overflow parking and drop off creating a safety issue.
- Parking in surrounding neighborhoods



Proposed Windermere High School Stadium Project

Proposed Plan

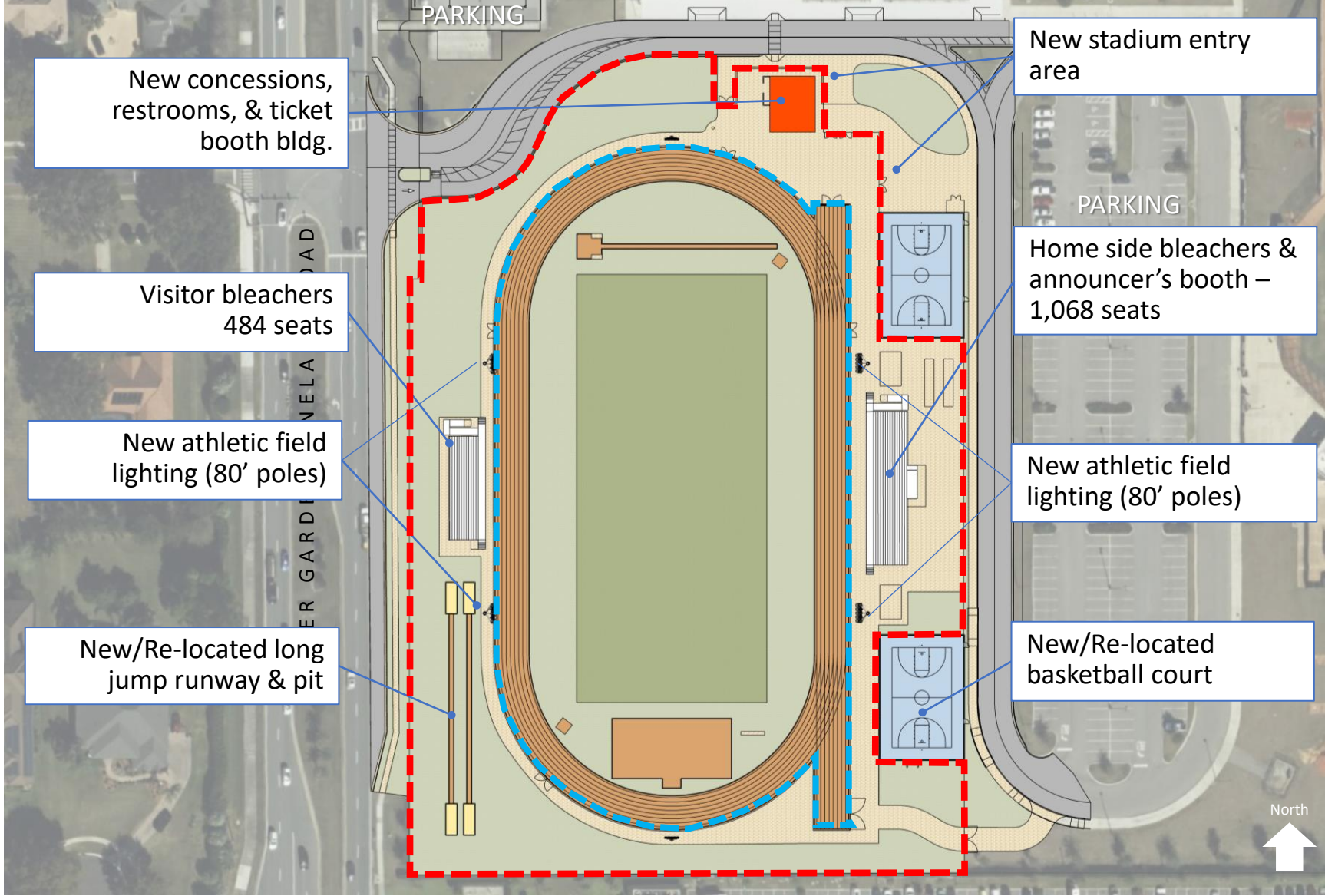
- Replace field lighting with full athletic field lighting package (80' poles)
- Construct a new restroom, concessions, and ticket booth building at north end of track
- Install stadium seating 1,552 total seats including:
 - 1,068 seats home side (east)
 - 484 seats visitor side (west)
 - Potential for 300 future/expansion seats



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Improvements vs. the Current Situation

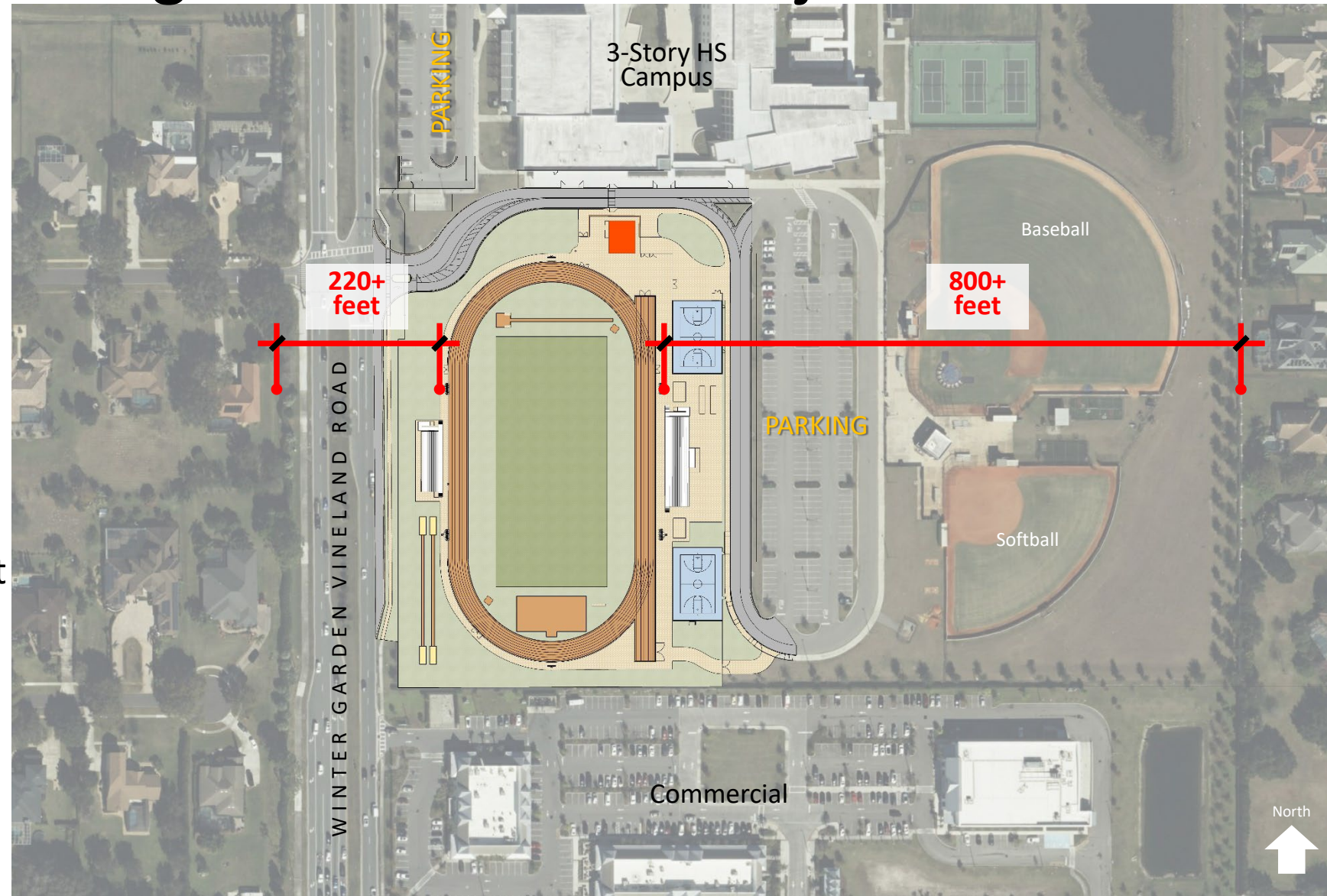
- Adjacent campus buildings provide area for shelter in case of storm/ lighting event
- 860 paved parking spaces on-site to handle the typical attendance for an event.
- Spectators will not have to cross Winter Garden Vineland Road to access stadium
- Signalized vehicular entrances provide safer traffic control



Proposed Windermere High School Stadium Project

Field Lighting

- Lighting buffers will eliminate:
 - light spillage to adjacent properties
 - visible glare to adjacent properties
- Lighting will comply with the Orange County Lighting Ordinance
 - Less than one footcandle at the HS property line
 - Less than 1% light above horizontal





Sports Lighting Since 1976

600+

Field lighting
projects in Florida
since 2016

40,000+

LED fixtures in
Florida since 2016



Windermere High School Stadium

Proposed Windermere High School Stadium Project

Field Lighting

The Evolution of Glare Control

What Matters in Lighting Technology **Light Control**

1977	1989	1989	1989	2005	2015
SportsCluster-	SportsCluster-2	SportsCluster-2 with Level 8"	Total Light Control™	Light-Structure Green™— HID	Light-Structure Green™— LED

Photographed at 100-feet from field edge

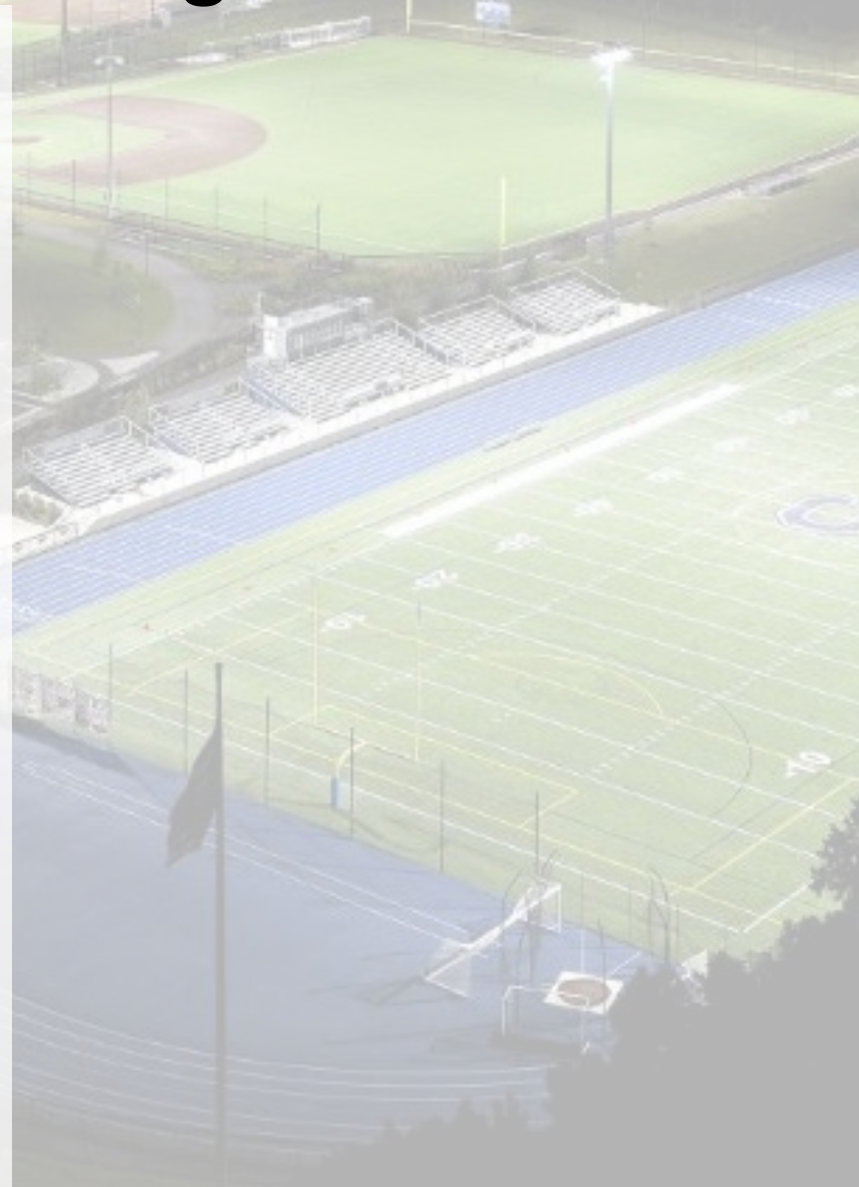
Used equal parameters for:

- On-field light level per pole
- Luminaire aiming angles
- Wattage per luminaire
- Pole distance from aiming point
- Mounting height

Proposed Windermere High School Stadium Project

Field Lighting

- New sports field lighting will be energy efficient LED
- Meet high school standards for sports field lighting
- Lighting will eliminate glare to surrounding neighbors
- Sports lighting will meet the International Dark Sky Assoc. (IDA) Community Friendly Sports Lighting Program



5 Easy Pieces™

Complete System from Foundation to Poletop

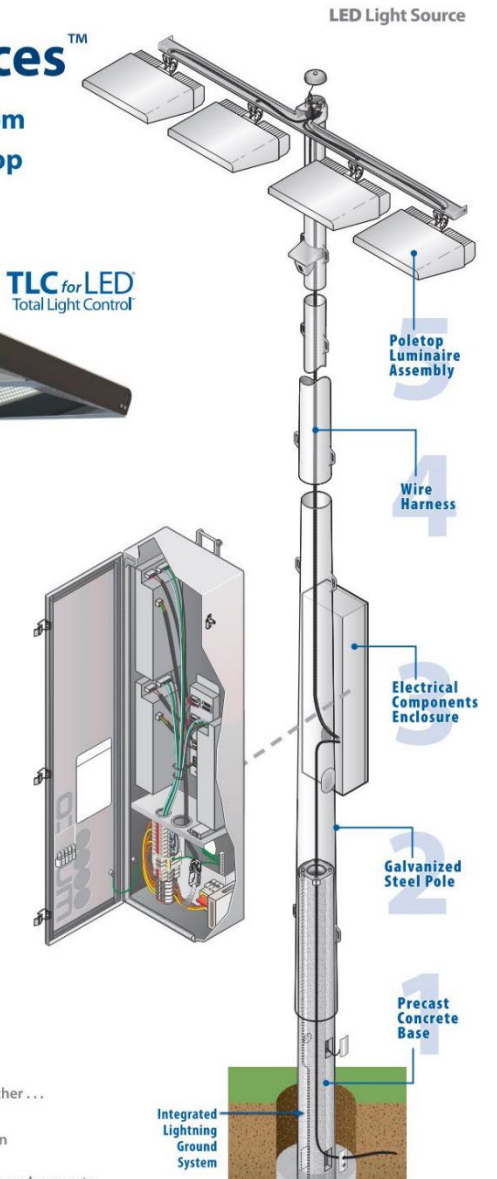


TLC for LED
Total Light Control



All components designed to work together . . .
factory built, wired, aimed, and tested
to assure reliable, trouble-free operation

Covered by a 25-year product assurance and warranty.

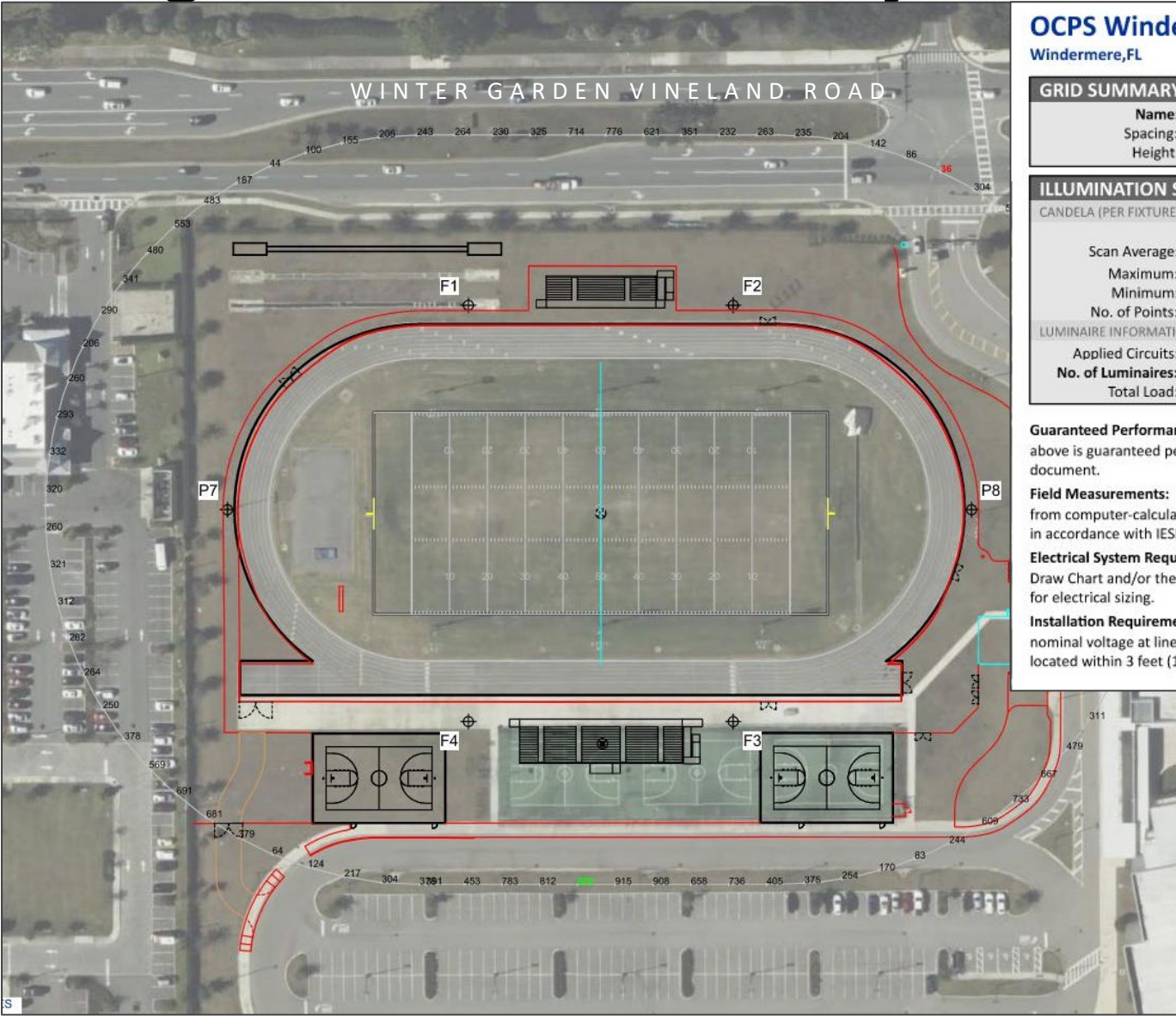


Proposed Windermere High School Stadium Project

Field Lighting

Windermere HS Photometrics

- International Dark Sky Assoc. (IDA) requires less than 1,000 candela at 150' surround the field
- Proposed lighting meets the criteria



OCPS Windermere HS Football

Windermere, FL

GRID SUMMARY

Name:	Spill 150ft Offset
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)	
Scan Average:	Entire Grid 375.3376
Maximum:	951.68
Minimum:	35.79
No. of Points:	82

LUMINAIRE INFORMATION

Applied Circuits:	A, B, C
No. of Luminaires:	50
Total Load:	49.9 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Proposed Windermere High School Stadium Project

Field Lighting

Older/Inferior Technology

With MUSCO TLC Technology



Typical Speaker Arrangement

- Example from high school built in 2021. All speakers placed on announcer's booth.
- Four speaker housings with 12" woofer and smaller 1-3" voice coils
- Two speakers pointed towards field
- Two speakers pointed to home stands
- Sound system includes limiter and digital signal processor



Special Exception Criteria

Consistent with the Comprehensive Plan

- The Comprehensive Plan provides that certain institutional uses, such as ancillary uses for public schools, as conditioned are consistent with residential Future Land Use designations through the Special Exception process.

Similar and compatible with the surrounding area

- The site is already developed with a high school with an existing occupancy of 2,800 students and employees daily. Therefore, the proposed improvements will be less of an impact and will be compatible with the adjacent properties in the area. Further, there is a significant distance separation between the stadium from adjacent properties, which includes existing retail to the south, single-family residences approximately 220 feet across Winter Garden Vineland Rd. to the west, single-family residences over 780 feet to the east and single-family residences 1,725 feet to the north.

Shall not act as a detrimental intrusion into a surrounding area

- The proposed improvements will be located in a manner to minimize impacts to adjacent properties and is over 220 feet from the nearest single-family property line to the west across Winter Garden Vineland Rd. In addition, there are existing mature Live Oak trees proposed to remain, located adjacent to Winter Garden Vineland Rd., which will screen the nearest visitor bleachers, and existing baseball fields and mature Live Oak trees located between the home bleachers and the nearest residences, over 780 feet to the east, and as such will not be a detrimental intrusion to the surrounding area.

Special Exception Criteria

Meet the performance standards of the district

- All improvements will meet the performance standards of the district.

Similar in noise, vibration, dust, odor, glare, heat generation

- The property is already developed with an existing high school and as such no additional activity takes place on the property that would generate noise, vibration, dust, odor, glare, or heat that is not similar to other uses allowed within the Zoning district.

Landscape buffer yards shall be in accordance with Section 24-5 of the Orange County Code

- The site is developed and the existing landscaping is in accordance with Chapter 24 (Landscaping, Buffering and Open Space) of the Orange County Code. No new landscaping is proposed.

Additional Stipulated Conditions of Approval

- Condition 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 the conditions in paragraph 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 requirements of the Orange County exterior lighting ordinance, including those relating to cutoff lighting.
- Condition 13: Sporting events at the stadium, other than football, shall be scheduled to be concluded by 10:00 pm. Football games shall be scheduled to be concluded by 11:00 pm. 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.~~

- Condition 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.
- Condition 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.

- Condition 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. 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.

- Condition 17: 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.
- Condition 18: 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 which are hereby deleted.

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Thank You

