



PROJECT update

West Canton Avenue Streetscape

The Gardens at Park West: Infill Balancing Act

During the summer of 2014, David Weekley Homes joined with Canin Associates to develop new home designs for a unique and challenging infill site in Winter Park, Florida, now known as the Gardens at Park West. This project is currently in its final completion phase.

The Canin team led the effort to create exclusive house plans for luxury home buyers. This was a challenging proposition given the extremely stringent setback and site development constraints for these small lots. Canin had to lay out the floor plans efficiently with precision to maximize every allowable square inch to its optimum potential. The site was approved for 12 single family, brick alley-loaded detached homes on 1.77 acres (6.8 units an acre), all with two car garages and Craftsman inspired architecture.

There are three model types in this community. The first models, along West Canton Avenue, have generous front porches and front yards. These prominent homes range between 2,031 and 2,415 square feet of living space.

The second models along North Capen Avenue are innovative upside-down houses with 2,031 square feet of living space. These homes have the bedrooms with the garages on the ground floor, while the second floor living spaces open to large, party-centric rooftop decks over the garage. There are two other floor plans of 1,745 square feet that are similar in layout.

The third model is a four-pack cluster of courtyard homes with two story balconies that are joined contiguously by their open front courtyards. These four homes are 2,233 square feet of living space each and feature a second floor master bedroom that opens onto a private balcony. These plans also feature attic truss storage rooms above the garages.

Canin Associates enjoyed offering our expertise in challenging high-density infill developments to David Weekley Homes for an exceptionally successful development. ■



Courtyard Homes



Amenity Building Rendering

Lakefront Luxury: Twin Lakes Amenity Buildings

Jones Homes USA is developing an exciting new 1,792-home lakefront active adult community in Osceola County. Canin Associates' Architecture Studio developed all the new model home designs for this community and also designed the impressive array of amenity structures.

The 20,151 square foot clubhouse was designed with continuous, full-height glass walls and a covered lanai that runs the entire length along the back of the building

to provide unobstructed, magnificent views of the huge resort-style pool area and Live Oak Lake. The clubhouse facility itself offers a main lounge with a 24' tall ceiling, club room, banquet rooms, catering/gourmet cooking class kitchen, activities director offices, Pilates/low impact fitness room, and crafts rooms. Other facilities include the guardhouse and the welcome center, a bar and grill, a resort pool cabana, a covered picnic pavilion, and a separate 8,450 square foot fitness/wellness facility. ■

Crafting a Vision for Mercy Drive

Hidden behind the Central Florida Fairgrounds and nestled between College Park and Pine Hills, Mercy Drive is a unique community of single family neighborhoods and a variety of large and small apartment complexes housing moderate and low-income families. The community has had its challenges, ranging from traffic concerns along its namesake street to the closure of several poorly maintained apartment complexes that are now in City ownership. Limited transportation connections in the area make Mercy Drive a popular cut through. Recognizing the need for a unified approach, and under the leadership

of Commissioner Regina Hill, the City has retained Canin Associates to work with the residents and stakeholders to create a forward-looking vision that improves quality of life and brings out residents' talents to build a better future for their families and their community. Canin held the first visioning workshop in May with two additional sessions to come in the Fall. This summer we are processing the results of the first workshop and investigating new opportunities from small business incubation to innovative mixed-income housing opportunities. We're excited to be part of what comes next for Mercy Drive. ■

Orange County: Shaping the County We Call Home

In early 2016, Canin Associates, in partnership with a consortium of professionals including DPZ CoDesign and RCLCO, launched a project with the potential to significantly change the future of Orange County. The Orange Code is a comprehensive update of the County's Zoning and Land Development Code. It will bring the County's standards up to date with the best practices in the planning field and with its goals for sustainability, redevelopment, streamlining, and housing affordability.

Over the years, the County has introduced innovations into the Code such as Planned Developments and the Horizon West Sector Plan. However, this is the first time since its 1957 adoption that the zoning code has been revisited comprehensively. Since Canin Associates helped to design many of the County's Planned Developments in the 1980s, the County has increasingly relied on this approach to allow

innovation, including major Canin-designed communities such as Hunter's Creek and Avalon Park. Now the County wants to make some of those innovations, like mixed-use development, easier to build by including form-based standards that focus on encouraging development that meets the County's current goals.

This work is a natural extension of efforts Canin Associates have been engaged in since 2006 building on the How Shall We Grow regional vision through various projects to envision a Central Florida that is multi-modal and sustainable. Canin Associates was also recently retained to assist Orange County with its update of the Comprehensive Plan. We are thrilled to be engaged in these two parallel efforts that are both complex, large scale, and aligned with our company values. ■

The Isles at Old Tampa Bay: The Old is New Again

As a continuation of our work on the site previously known as Georgetown, the Canin team has provided a variety of services to help bring this project to fruition. Building on the design vernacular of the old Bayshore area, the Landscape Architecture Studio designed the Main entry gateway, the spine road and the entry into the exclusive waterfront residential area.



Entry Signage Rendering



Guardhouse Final Rendering

The focus is on providing an upscale, refined landscape experience using brick and cast stone materials in a classically scaled manner in both vertical and hardscape treatments. The landscape features allees of palms alternating with canopy tree clusters and brick and metal walls. The Canin Associates team also collaborated on the creation of the Architectural and Landscape Design Guidelines Document. This document is a critical piece of the management of the design, construction, and quality control for the overall project. The guidelines were developed to be flexible enough to manage a variety of potential development scenarios and also maintain a high quality level of design and aesthetics. ■

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the buzz at CANIN

Construction is underway on a significant landscape renovation project at Grande Lakes Orlando. The Canin Landscape Architecture Studio is overseeing the installation of new and updated event terraces, entry modifications, and a new wedding pavilion. We are pleased to continue our long standing relationship with the resort in guiding these crucial updates.

We're happy to announce that our Director of Urbanism, Eliza Harris Juliano, has been named Board Chair of the **Congress for the New Urbanism (CNU)** for the 2017-2018 year. Canin Associates has been a proud supporter of CNU for over a decade and Eliza, now in her sixth year on the Board, has been a passionate volunteer since her university years. We look forward to seeing the organization continue to mature over the next year under the leadership of Eliza and the CNU's CEO Lynn Richards.

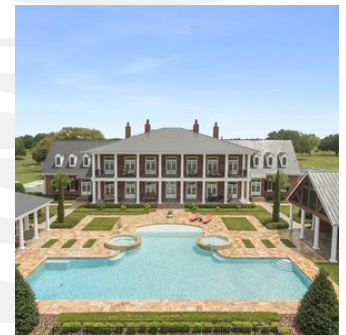
In addition to Eliza's many accomplishments, she has also been published in the Architectural Guide to Central Florida. Her essay on New Urbanism in Central Florida is included within the Architectural Guide, which gives a comprehensive look at the architects and buildings that have shaped the six county region.



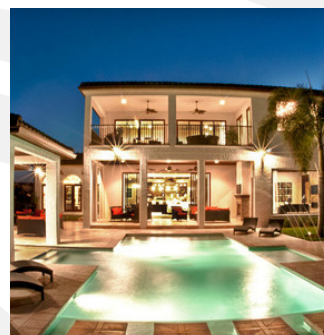
Canin's Architecture Studio has updated our Houzz.com page! Visit our page to see our latest projects by going to the Houzz website, click on the Find Professionals tab, then type in canin-associates-architecture-studio in the searchbar. Please feel free to leave a review! Here are a few examples of the exciting homes you will find on our Houzz site:



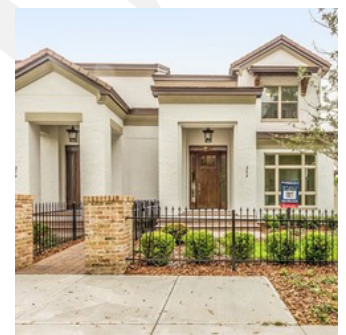
Bella Collina Custom Residence



Manor Estate



Palazza Lago Custom Residence



Lyman Avenue Paired Villas

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