

## FUTURE LAND USE ELEMENT



CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

PLAN OUR GROWTH THROUGH A COLLABORATIVE PROCESS THAT PROTECTS OUR CITY'S TIMELESS SCALE AND CHARACTER

ENHANCE THE WINTER PARK BRAND THROUGH A FLOURISHING COMMUNITY OF ARTS AND CULTURE

BUILD AND EMBRACE OUR LOCAL INSTITUTIONS FOR LIFELONG LEARNING AND FUTURE GENERATIONS

**GOAL 1-1: MAINTAIN THE CITY'S CHARACTER** Ensure the City of Winter Park maintains its traditional scale and low density residential character while at the same time providing for the most effective provision of services; to promote sustainable community development now and for future generations; to promote conscientious economic development in appropriate locations, to promote quality infill and redevelopment which strengthens the character of the City, to protect sensitive natural areas by directing growth to environmentally appropriate areas, and prohibit those uses which are incompatible.

**OBJECTIVE 1-1.1: Principles for Managing Growth within Planning Horizons.** The City shall establish a ten-year planning horizon with projected population to provide data for the evaluation and analysis of this Comprehensive Plan and its elements.

**Policy 1-1.1.1:** The following table establishes population projections through the 10 year planning horizon for use in the Data, Inventory and Analysis sections of all Elements of this Comprehensive Plan:

Table 1-1: Future Population Estimates					
YEAR	2023 <del>0</del>	2025 <del>1</del>	2028 <del>1</del>	2030 <del>2</del>	2034 <del>2</del>
TOTAL PERMANENT POPULATION	30,021 24,090	30,250 28,434	30,500 29,308	30,750 30,508	31,000 32,308

**OBJECTIVE 1-1.2: Development Scale.** Encourage development that fosters pedestrian connectivity, appropriate design and landscaping with building mass and scale.

**Policy 1-1.2.1: Maintain Traditional Scale & Character.** The City shall strive to maintain the overall character of Winter Park consistent with the City's 2016 Visioning process through the Future Land Use Map. Towards this end, the City shall exercise strict application of the policies of this Comprehensive Plan and the implementing Land Use Codes for site development.

**Policy 1-1.2.2: City Comprehensive Plan Goals, Objectives & Policies are First Priority in Case of Conflicts.** The order of hierarchy or priority in the case of conflicts shall be the Comprehensive Plan Goals, Objectives and Policies first.

**Policy 1-1.2.3 City Charter Provisions.** Pursuant to Section 2.08(c) of the City Charter, the affirmative vote of at least four (4) members of the city commission shall be required for the approval of the following matters:

(a) Comprehensive plan future land use map amendment or change in use of park land to a use that is not a recreational or park use;

(b) Comprehensive plan future land use map amendment or change in use of land currently zoned public and quasi-public (PQP) district or zoned parks and recreation (PR) district;

(c) Comprehensive plan future land use map amendment of lakefront property from a residential use to a commercial use, mixed-use, medium-density residential use, or high-density residential use;

(d) Approval of a comprehensive plan future land use map amendment that changes the use of property from a residential category to a non-residential category, except that this subsection does not apply to changes from a residential use to a public, quasi-public or recreational use;

(e) Approval of a comprehensive plan text or map amendment or land development code amendment that increases the maximum allowed residential units per acre (density) or floor area ratio (intensity) by more than twenty-five (25) percent from the existing maximum allowed residential units per acre or floor area ratio; in evaluating floor area ratio increases for the purposes of this provision, parking garage square footage is included;

(f) Approving a development order authorizing development within "wetlands" as defined by Florida Statutes or the Florida Administrative Code.

**GOAL 1-2: FUTURE LAND USE MAP.** The City of Winter Park Comprehensive Plan Future Land Use Map (FLUM) series shall delineate adopted policies for managing of future land use, growth and development. Land use designations on the FLUM have been allocated pursuant to Goals, Objectives, and Policies established in the Comprehensive Plan and are based on the Comprehensive Plan Data, Inventory, and Analysis. Nothing in this section shall preclude necessary community facilities from locating within any future land use designation when such activity satisfies established criteria of this plan and the City's Land Development Code.

**OBJECTIVE 1-2.2: Future Land Use Map Densities & Intensities Defined.** The designations in the Future Land Use Map (FLUM) series shall be defined by the policies herein. The FLUM series, Maps FLUM-1-01 through FLUM-1-06, shall include the following:

**FUTURE LAND USE MAP SERIES:**

1. FLUM-1-01: Existing Land Use Map
2. FLUM-1-02: Future Land Use Map\*
3. FLUM-1-03: Maximum Height Map
4. FLUM-1-04: Jurisdictional Boundaries Map
5. FLUM-1-05: Surveyed Historic Properties Map
6. FLUM-1-06: National Register of Historic Properties Map

\*The Future Land Use Map Designation Density/ Intensity Table" denotes the maximum range of density and maximum floor area ratios (intensity), within each of the non-residential FLUM designations and shall be used in conjunction with the Future Land Use Map, Maximum Height Map and Map Series to determine the permitted density and intensity of development

**Policy 1-2.2.1: Function of Future Land Use Map & the Consistency Mandate.** All development, redevelopment and land use shall be consistent with those designations and limited to the standards for densities and intensities of use as outlined in the text for the Future Land Use Map Series and in accompanying table(s).

**Policy 1-2.2.2: Location of Essential Public Utilities.** Public utilities which provide essential service to existing and future land uses authorized by this Plan shall be permitted in all of the land use categories.

**Policy 1-2.2.3: Residential Density Defined.** Maximum residential density shall be determined by multiplying the Maximum Allowable Dwelling Units (DUs per acre) by the Residential Acres. All residential densities denoted for the FLUM establish the maximum residential densities permitted for residential development. Fractional portions shall not be counted.

**Policy 1-2.2.4: Application of Floor Area Ratio.** Basement areas or other below grade floor areas are excluded from the floor area when more than one-half of that basement or floor height is below the established curb level. The area of stairways, elevators, and multi-story rooms or atriums shall be counted on each floor level. The floor area of private parking garages (above grade) or parking levels shall be counted toward the floor area ratio when such parking is provided to meet the parking requirements of the Land Development Code except for the top open parking level if it is open and uncovered. The public parking component of any parking garage may be excluded from the floor area ratio calculation by the City Commission.

**Policy 1-2.2.5: Maximum Building Height Defined.** "Map FLUM-1-03: Comprehensive Plan Maximum Building Heights" designates graphically the maximum threshold for such building heights by stories. The Maximum Height Map is intended to be used together with the Future Land Use Map and applicable land use designations to determine the maximum density and intensity permitted to be developed within the City of Winter Park. The combination is detailed in the Maximum Future Land Use Map Designation Density/ Intensity Table. The height thresholds do

not include ancillary structures regulated by the land development code, including respective floor to floor heights, parapets, mechanical and elevator/ stair components, and architectural appendages.

**Policy 1-2.2.6: Floor Area Ratio Limitations.** The floor area ratios detailed in this Comprehensive Plan are the maximum density and intensity parameters potentially permitted in each respective future land use designation. These maximum floor area ratios are not an entitlement and are not achievable in all situations. Many factors may limit the achievable floor area ratio including limitations imposed by the Maximum Height Map, physical limitations imposed by property dimensions and natural features as well as compliance with applicable code requirements such as, but not limited to parking, setbacks, lot coverage and design standards.

**Policy 1-2.2.7: Restrictions on Density & Intensity of Development.** The maximum range of density and/or intensity stated in the Comprehensive Plan and in the Land Development Code may be further constrained by qualitative criteria and development standards included in the Comprehensive Plan and Land Development Code. In addition, natural constraints such as the shape and natural features of a site may present obstacles to achieving maximum density and/or intensity delineated on the adopted Comprehensive Plan Future Land Use Map Series.

**Policy 1-2.2.8: Transfer of Development Rights.** Except as otherwise specifically provided for in this Comprehensive Plan, development rights such as residential density or floor area ratio may not be transferred from one property to any other property or portion of the same property. When a single development site or property has a mix of future land use densities or intensities (floor area ratio) the amount of development proposed shall not exceed the permitted allowances within the specific future land use categories and there shall be no averaging across a development site.

<b>Table 1-2 Future Land Use – Zoning Compatibility Chart</b>	
<b>FUTURE LAND USE DESIGNATION</b>	<b>COMPATIBLE ZONING DISTRICTS</b>
Single Family Residential	R-1AAA, R-1AA, R-1A, PURD
Low Density Residential	R-2, PURD, R-1A
Medium Density Residential	R-3, R-2, PURD, PL
Commercial	C-3, C-3A, C-1, O-1, O-2, PL
Office and Professional	O-1, O-2, PL
Central Business District	C-2, PL
Industrial	I-1, C-3, O-1, O-2, PL
Parking Lot	PL
Institutional	PQP, PR, PL
Open Space & Recreation	PR
Orange Avenue Overlay	OAO

**OBJECTIVE 1-2.3: Residential Future Land Use Designations.** The Residential Future Land Use Map designations shall be established as defined herein.

**Policy 1-2.3.1: Single-Family Residential.** This Future Land Use Map designation is designed to indicate areas to be developed for single-family residential uses and the compatible zoning districts for such future land use designation are the R-1AAA, R-1AA, R-1A and PURD zoning districts. The residential uses intended for these areas include single-family detached housing, accessory units and attached townhouse units. The overall density range shall be up to five (5) dwelling units (DUs) per acre except in the approved PURD areas where the density of single-family, zero lot line or townhouse development maybe increased to eight (8) DUs to the acre but is mediated by the provision of readily useable open space areas. The maximum floor area ratio shall be set at 0.40 (40%) for properties less than 12,500 sf and 0.35 (35%) for properties over 12,500 sf with a 0.03 (3%) allowance for attic areas0.38 (38%) with the potential bonus of 5% to reach a maximum of 0.43 (43%) upon satisfaction of meeting design incentives and shall include the floor area of above grade, attached and unattached garages.

**Policy 1-2.3.2: Low-Density Residential.** This Future Land Use Map land use designation is designed to indicate areas to be zoned for and used for low density residential use. The compatible zoning districts for this designation shall be R1-A, PURD and R-2 zoning districts. The residential uses intended for these areas include single family homes, duplexes, and cluster housing that do not exceed ten units per acre. The floor area ratio shall not exceed 0.55 (55%) and shall include the floor area of above grade, attached and unattached garages.

**Policy 1-2.3.3: Medium-Density Residential.** This Future Land Use Map land use designation is designed to indicate areas to be zoned for multi-family residential uses. The compatible zoning districts for this designation shall be R-2 or R-3 zoning districts.

Included are townhouses, condominiums, and apartments. The maximum density is up to 17 units per acre on such properties. The floor area ratio shall not exceed 110% and as may be governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element and shall include the floor area of above grade, attached and unattached garages.

**Policy 1-2.3.4: High-Density Residential.** This Future Land Use Map land use designation is intended for multi-family residential use and is limited to properties approved for this designation prior to January 1, 2017. This future land use designation shall not be approved for or assigned to any property within the City that did not hold this land use designation as of January 1, 2017. The compatible zoning districts for this designation shall be R-3 or R-4 zoning districts. Included in this classification are townhouses, condominiums, and apartments. The maximum density is ~~seventeen (17) twenty-five (25)~~ units per acre. The floor area ratio shall not exceed ~~110%200%~~ and as may be governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element and shall include the floor area of above grade, attached and unattached garages.

**OBJECTIVE 1-2.4: Non-Residential Future Land Use Designations.** The allocation of land for non-residential uses shall be compatible with the goals, objectives, and policies identified in this Comprehensive Plan and shall be consistent with established patterns of legally established commercial, industrial, and institutional land uses. Nothing, however, shall prevent the use of land within non-residential designations from being utilized in part for residential uses subject to the density and intensity limitation of **Table 3: Maximum Future Land Use Density/Intensity Table**.

**Policy 1-2.4.1: Commercial.** This Future Land Use Map land use designation includes both the wide variety of commercial retail uses, restaurants, and various professional office uses. It is designed to relate to those areas zoned C-1, C-3 and C-3A, but may also include areas zoned I-1 when used for commercial or office or residential purposes and PQP where appropriate. This designation also allows a density of residential uses as a conditional use up to 17 units per acre. Residential units however, shall only be permitted above the first or ground floor level. The intensity of use (floor area ratio) of buildings in this designation may not exceed the standards as listed in the Maximum Future Land Use Density/ Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element.

**Policy 1-2.4.2: Office & Professional.** This land use designation includes the business and professional activities housed in office structures such as those allowed in the O-1 and O-2 districts and the PQP district where appropriate. This designation also allows a density of residential uses as a conditional use up to 17 units per acre. Residential units however, shall only be permitted above the first or ground floor level. The intensity of use of buildings (floor area ratio) in this designation may not exceed the standards as listed in the Maximum Future Land Use Density/ Intensity Table and

as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element. However, within the Winter Park Hospital planning area there are exceptions providing for single family and low density residential development.

**Policy 1-2.4.3: Central Business District (CBD).** This land use designation includes the retail business, restaurant, professional office and residential uses up to a density of 17 units per acre that are permitted within the historic downtown core of Winter Park. Properties with this land use classification are zoned C-2. This designation differs from the other commercial, office or planned development designations in terms of the land use policies for this area which strive to maintain and enhance pedestrian orientation, preserve the scale of the historic premiere retail areas, enhance the eclectic mix of architectural styles, preserve and maintain the mix of retail, office and residential uses, preserve the open space vistas and non-commercialization of historic Central Park and the predominance of small distinctive specialty shops. The maximum mix of residential unit areas within any building shall be included on upper floors and shall not exceed fifty (50%) percent of the total building area, with the residences confined to the upper floors.

**Policy 1-2.4.4: Maintain the Character & Scale of the CBD.** The City shall maintain the character and scale of the Central Business District (CBD), including the Park Avenue Corridor and the Hannibal Square Neighborhood Commercial District by requiring that developments in these areas consider pedestrian scale the orientation of the buildings to the streets, eclectic mix and use of architectural styles and vistas to Central Park and other open spaces.

**Policy 1-2.4.5: Height Restrictions in CBD.** Properties within the Central Business District shall be limited to two stories. Height restrictions may be increased to a maximum 3 stories if the development is approved by the City Commission and conforms to the Maximum Height Map. Properties designated low density residential and properties limited to two stories on the Maximum Height Map are not candidates for the three story height.

**Policy 1-2.4.6: Preserve the Pedestrian Scale & Orientation of the CBD.** The pedestrian orientation shall be protected by prohibiting new drive-in businesses within the C-2 zoning locations.

**Policy 1-2.4.7: Restriction on the Use of CBD Future Land Use & (C-2) Zoning.** CBD future land use and C-2 zoning may also be permitted on properties abutting Morse Blvd between Capen and Virginia Avenues, abutting New England Avenue between Pennsylvania and New York Avenues, abutting Pennsylvania Avenue between Garfield and Lyman Avenues, or abutting Hannibal Square, East. Central Business District future land use designations or C-2 zoning shall not be permitted by the City for any property outside these designated areas. Properties within the

designated areas are candidates for C-2 which may or may not be granted by the City Commission on a case by case basis.

**Policy 1-2.4.8: Preservation of the Historic Character of Park Avenue & the Open Vista of Central Park.** All properties facing on Park Avenue or adjacent roads within 140 feet of Park Avenue that are located across from Central Park and all properties that abut Central Park, where development would impact the open vista of Central Park shall be limited to two stories in height as depicted on the Maximum Height Map. Variances or approvals of development in violation of this policy are prohibited.

**Policy 1-2.4.9: Hannibal Square Neighborhood Commercial District.** Commercial, office and residential development policies shall permit buildings footprints that have minimal setbacks from the street in order to foster a pedestrian friendly environment and design standards shall require streetscape amenities and foster architectural features that promote a human scale. The District boundaries limited to:

1. Properties abutting Morse Boulevard between Capen and Virginia avenues;
2. Properties abutting New England Avenue between Pennsylvania and New York avenues;
3. Properties abutting Pennsylvania Avenue between Lyman and Garfield avenues, including those existing commercial properties just north of Garfield Avenue; and
4. Properties abutting Hannibal Square East.

**Policy 1-2.4.10: Height Restrictions in the Hannibal Square Neighborhood Commercial District.** Two story maximum building heights shall be the maximum permitted, except the City may permit third stories when limited to residential use and deed restricted for residential usage only. Building heights on the north end of Pennsylvania Avenue shall be two stories maximum when transitioning to residential. Shared parking shall be enforced whenever parking management plan approvals are granted.

**Policy 1-2.4.11: New England Avenue Transitional Development Standards.** Notwithstanding the limitations otherwise imposed upon properties designated with Commercial future land use, for any lots fronting on New England Avenue from Virginia to New York Avenues, development may be permitted enhanced density and intensity up to a maximum 100% floor area ratio (FAR).

**Policy 1-2.4.12: Medical Arts District.** This Future Land Use Map land use designation includes the land area of the Winter Park Hospital and the adjacent vicinity as depicted on the Future Land Use Map where medical, wellness and associated businesses exist and are encouraged to further develop. This future land use designation is currently limited to the geographic boundaries in Figure 1-14a. Any expansion of the district would require a Comprehensive Plan Amendment. With the

exception of existing development patterns which have not redeveloped, this designation does not allow residential uses other than those within related nursing homes, rehabilitation beds, and assisted living and memory care facilities. The maximum floor area ratio shall be 100% and shall include the floor area of above grade, attached and unattached **parking** garages. This designation differs from others in the Comprehensive Plan in that floor area ratio may be spread across a Hospital/medical center or wellness campus in common ownership (and thus across public streets) provided that the average floor area ratio across the hospital/medical center or wellness campus shall not exceed the maximum of 100% not counting the land area of public streets.

**Policy 1-2.4.13: Parking Lots.** This Future Land Use Map land use designation includes those lands designated for use as surface parking only to be used by adjacent commercial, office, institutional, or multi-family building(s) and as such the land is limited and restricted to such us as a surface parking lot only. This designation is intended to be used in proximity to residential properties in order to allow use of land for surface parking lots but be limited and restricted to the use. As this designation does not permit buildings there is no applicable floor area ratio or residential density, however the land area designated parking lot and restricted to a surface parking lot only, may be included in the land area calculation for the adjoining commercial, office, institutional or multi-family building purposes for the combined development density and intensity of both provided both such portions of the development site are in the same ownership and not divided by an intervening street.

**Policy 1-2.4.14: Mixed Use Designation.** In recognition that the City's land use designations for commercial and office properties already permit mixed use projects, Within one year from the adoption of this Comprehensive Plan, the City may also will create a mixed use overlay or district for commercially designated parcels that would be intended to facilitate design and use flexibility to achieve pedestrian scale, innovative transit connectivity and maximizing open space within a commercially viable and architecturally desirable design. Complementary uses may include, but are not limited to retail, entertainment, office, civic and residential uses. The City shall also prepare companion land development code regulations that implement the proposed mixed use overlay or district simultaneously with any policy amendments related to this overlay or district. All policies related to this overlay or district will be subject to a Comprehensive Plan amendment.

**Policy 1-2.4.15: Industrial.** This Future Land Use Map land use designation includes the light manufacturing storage and warehouse uses which are permitted within I-1 zoning district. Other allowable uses include retail business and offices. The intensity of use in this designation is up to a floor area ratio of 45% when used for retail and office uses and up to a floor area ratio of 100% when used for storage or warehouse uses.

**Policy 1-2.4.16: Maintain Industrial Land Use.** The City shall maintain industrial future land use category. Any expansion of industrial activities shall be determined based on several factors such as employment opportunities, market area and the impacts on transportation and public services.

**Policy 1.2.4.17: Institutional.** This Future Land Use Map land use designation includes lands used by governments, hospitals, churches, community centers, schools, utilities and social service agencies serving the public. This designation is compatible with the P.Q.P. and PL zoning districts the intensity of use in the designation is up to a maximum 45% floor area ratio outside of the Central Business District and up to a maximum 200% floor area ratio inside the same as the Central Business District future land use designation inside the C.B.D. If the institutional use that was the basis for such institutional future land use, cease to exist or cease operations, such as a church ending its' operations, then the applicable future land use shall automatically revert to the uses and densities and intensities permitted by the underlying zoning until such time as the City makes such a formal future land use amendment.

**Policy 1-2.4.18: New Institutional Facilities.** Since any new institutional facilities or expansions can only occur through conditional uses or Future Land Use Map changes, these proposed types of facilities such as public governmental buildings, schools, colleges or universities, public utility facilities, public parking lots, churches, museums, libraries, retirement and nursing homes, hospitals and non-profit community service facilities (excluding private clubs and lodges) may be exempted from policies in this element which discourages land use plan map changes so that appropriate future sites may be established that shall provide these public services and benefits.

**Policy 1-2.4.19: Ensure Compatibility of New Community Institutional Facilities.** New community facility uses or expansions shall be permitted only when those facilities or uses are compatible with the character of the surrounding area, and when there is minimal additional impact over that possible by existing land use, for such factors as traffic, parking, noise, height and size of the facilities.

**Policy 1-2.4.20: Redevelopment of Rollins College.** The City shall strive to accommodate the enhancement and redevelopment of the Rollins College campus to the extent that such redevelopment is compatible with the height and density of surrounding properties.

**Policy 1-2.4.21: Institutional Future Land Use for Churches.** The City hereby designates churches and other religious institutions with an Institutional future land use map designation. The underlying zoning districts may remain either residential or commercial to permit redevelopment in the future through the City's Conditional Use process. If a church intends to vacate their use of church property for non-related private development, the Church shall not rely upon the Institutional future land use designation for entitlements. The entitlements for private redevelopment shall be

governed by the existing zoning designations and the City shall be empowered to administratively change the Institutional future land use designation, without consent of the owner to reflect a private non-institutional use of the property is accordance with the zoning designation.

**Table 1-3 Future Land Use Map Designation Maximum Density/Intensity**

DENSITY	OFFICE	COMMERCIAL	C.B.D.
(units/acre)	17 units/acre	17 units/acre	17 units/acre
<b>INTENSITY (FAR)</b>			
<b>Up to 2- to 3-story limit</b>	45%*+ 60%**	45%*+ 60%**	200%
<b>Up to 4-story limit</b>	45%*+ 60%**	45%*+ 60%**	Not permitted
<b>Up to 5- to 8-story limit</b>	45%*+ 60%**	45%*+ 60%**	Not permitted

Note *All categories count private parking garage floor space toward FAR limits.* Maximum number of stories is determined by the Maximum Height Map and may be further restricted by other policies of this Comprehensive Plan.

+ The 45% FAR may be increased up to 5% if parking for the increase is entirely underground beneath the foot print of the building or if the building's upper floor(s) cantilevered over such parking or for hotel buildings.

\* For any building project exclusively commercial or office; or any mix of commercial or office uses.

\*\* For any building project at least 85% commercial or office on the first floor with residential units on upper floors.

Note This table reflects the maximum intensities that may be permitted in the underlying zoning district. The maximum intensity that will be approved on any specific site will be based on the applicable development regulations and the ability of the project to further promote the goals of the City, but is not an entitlement.

**OBJECTIVE 1-2.5: Open Space, Recreation & Conservation Future Land Use Designations.** The FLUM series shall identify lands that are environmentally important necessitating for long-term preservation by designating them as Conservation. Environmentally fragile lands shall be referred to as conservation resources. The protection and preservation of conservation resources shall be achieved through the implementation of the following Policies.

**Policy 1.2.5.1: Open Space & Recreation.** This Future Land Use Map designation accommodates land used for either passive or active recreation and land left in its natural state for environmental or conservation reasons. It encompasses public and private parks, golf courses and recreation areas and cemeteries which shall be precluded from development and those areas on unplatted parcels which the City shall consider for dedication as parkland when subdivision occurs. Land designated as parks and open space would also preclude its use for streets or roads. This designation standard for intensity of use is for passive recreational or active

recreational facilities. The maximum floor area ratio for land designated Open Space and Recreation shall be 20% for active recreation facilities such as Community Centers and 10% for passive recreational facilities.

**Policy 1-2.5.2: Conservation.** This Future Land Use Map designation includes lands that are natural and conservation resources as Conservation. It is the intent of the Conservation future land use designation to provide for the long-term protection and preservation of environmentally sensitive natural resource systems. The Conservation Future Land Use Map designation is designed to indicate the specific areas, of wetland floodways and the 100-year flood plain, for the Howell Branch Creek areas between Lakes Sue and Virginia and north of Lake Maitland that shall be conserved in their natural condition so that the physical and biological functions of the land may be optimized. No development other than structures that benefit the general public, such as boardwalks or access way for maintenance, are permitted on this land and/or stream front wetland floodplain areas. Access is limited so that these areas may also serve as a safe haven area for wildlife. The City shall have the option of obtaining a conservation easement from the property owner(s) to protect sum lands. The only exception and intensity of use potentially permitted is a boardwalk or gazebo for the passive enjoyment of this natural area provided the construction and use is non-intrusive and non-disruptive to the primary purpose as a natural conservation area.

**GOAL 1-3: URBAN DEVELOPMENT & CHARACTER** The City will continue to promote redevelopment that meets the quality and standards set out in this Plan.

**OBJECTIVE 1-3.1: Prevent Proliferation of Urban Sprawl.** The City shall continue to foster quality development while respecting the context and heritage of urban growth through the City.

**Policy 1-3.1.1: Development Orders & Permitting Process.** Development orders and permits for all future development shall be timed and staged to assure requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.

**Policy 1-3.1.2: Encouraging Infill Development.** The City will encourage quality, compatible infill. Actions including installation of sewer line expansions, reuse line expansion, and undergrounding of utilities will be evaluated as potential ways to encourage such infill.

**Policy 1-3.1.3: Concurrency Management System to Ensure Timely Provision of Facilities at Adequate Levels of Service.** The City's concurrency management system shall provide, and the City shall require, that facilities and services serving proposed development meet the City's adopted level-of-service standards and be available concurrent with the impacts of development, or that development orders and permits are specifically conditioned upon the availability of

the facilities and services necessary to serve the proposed development. The City shall, as a precedent to the issuance of any development order or building permits, require that services and facilities be either available or programmed to meet the needs of that development and the development must meet locally established level-of-service standards for parks, drainage, sanitary sewer, potable water and solid waste.

#### **GOAL 1-4: BUSINESS & QUALITY OF LIFE**

It is the goal of the City to create an environment that balances business creation and growth while maintaining an exceptional quality of life for its residents through appropriate placement, advanced City services and expanding tax base.

**OBJECTIVE 1-4.1: Maintain the Economic Vitality of the City.** Plan and manage the City's growth and redevelopment to promote an attractive business climate while protecting the residential character of Winter Park.

**Policy 1-4.1.1: Economic Development Plan.** The City will administer an economic development plan that considers existing and future economic indicators, opportunities in technology, redevelopment along major corridors and expanded public/private partnerships.

**Policy 1-4.1.2: Funding.** The City will pursue State and Federal grant funds that may be applicable to recreational and infrastructure improvements as well as other activities that enhance the City's competitive position in attracting new business and industry.

**Policy 1-4.1.3: Redevelopment Along Major Corridors.** The City will monitor the redevelopment of its major commercial arterials including Orlando Avenue, Lee Road, Fairbanks Avenue, Aloma Avenue, and Orange Avenue to determine trends, employment activity, high areas of redevelopment activity and compatibility and work to create policies and implementation tools to ensure quality.

**OBJECTIVE 1-4.2: ARTS & CULTURE** The City will continue to enhance local attractions and recreational facilities to promote tourism and quality of life, recognizing that the creative arts and culture play a major role in building and sustaining economically vibrant communities by generating jobs, revenue, and tourism.

**Policy 1-4.2.1: Tourism.** The City shall explore the administration of an events study to determine the economic impact of local shopping and tourism.

**Policy 1-4.2.2: Support of the Arts & Culture Community.** The City shall explore the economic value of its major nonprofit arts and cultural establishments and assist where appropriate to ensure their continued longevity.

**OBJECTIVE 1-4.3: Implement the CRA Plan.** The City and Orange County shall partner in the execution of the CRA Plan as the Winter Park CRA Agency.

**Policy 1-4.3.1: CRA Plan.** Coordinate and work with property owners and the development community to implement the intent of the CRA Plan and CRA strategic plan.

**Policy 1-4.3.2: CRA Tax Increment Financing.** The City's responsibilities shall include serving as the catalyst for stimulating, marketing, and encouraging both public support and private participation. As part of its responsibilities for maintaining and improving the CRA tax increment financing program, the City shall monitor CRA property values. These responsibilities shall include annual review, update, and evaluation of the effectiveness of the tax increment financing program including the timely processing of information by the City and County to ensure that the best interests of the City are carried forth.

**OBJECTIVE 1-4.4: ANNEXATION.** The City shall carry out annexation of unincorporated enclaves as well as certain fringe areas adjacent to the City which have been an integral part of the Comprehensive Plan since its original adoption in 1976. The program shall continue to be coordinated with Orange County and the adjacent municipalities of Orlando, Maitland, and Eatonville and shall continue to have as a principal objective the prevention of urban sprawl and disjointed urban service systems.

**Policy 1-4.4.1 Annexation.** Each annexation shall eliminate or partially eliminate an enclave, align municipal boundaries or establish a contiguous link with the City;

**Policy 1-4.4.2 Purpose.** Each annexation shall include property adjacent to the City which will generate revenues in excess of the cost of providing services including reserves, or shall provide the City control over the quality and scale of future development necessary to foster enhanced appreciation in property values of adjacent City lands.

**Policy 1-4.4.3: Actively Pursue the Annexation of Enclaves.** Winter Park shall actively pursue the annexation of enclaves as these additions provide economies and efficiencies in service delivery to both Orange County and the City of Winter Park.

**Policy 1-4.4.4: Small Scale Annexations.** Annexation of areas and updating the future land use map may be eligible to be considered as small-scale exemptions provided that the ordinance review process addresses the suitability of land for development.

**Policy 1-4.4.5: Criteria for Pursuing Annexation and Required Cost/Benefit Study.** Winter Park shall pursue the annexation of growth areas adjacent to the City limits when it would align municipal boundaries, unite sections of the City, or generate revenues in excess of the cost of providing services while providing City

control over the quality and scale of development. An annexation cost-benefit study shall be required for all annexations of growth areas through referendums.

**Policy 1-4.4.6: Intergovernmental Coordination with Orange County on Annexations.** The coordination with Orange County and municipalities adjacent to proposed annexation areas shall include coordinating land use and service delivery issues at an early stage in the annexation process as well as formal notice of all potential annexations consistent with state law.

**Policy 1-4.4.7: Joint Planning Agreements.** The City will work with Orange County to establish joint planning agreements for enclaves and new areas under consideration for annexation.

**Policy 1-4.4.8: Annexation Reserve Areas.** As a first priority the City shall annex enclaves surrounded completely by the City. As a second priority the City shall annex contiguous unincorporated areas required to establish logical City boundary alignments that are defined by natural barriers, streets, or similar features and avoid service duplications. In addition, Winter Park will not establish different zoning or land use on annexed property without the notice to Orange County. The City of Winter Park has undertaken extensive coordination and shall continue such coordination with Orange County and the Cities of Orlando, Maitland and Eatonville regarding the City's annexation program.

**Policy 1-4.4.9: Proposed Annexation Areas.** The City has and shall continue to achieve the coordination with Orange County prior to annexing the four unincorporated Annexation Reserve Areas (ARAs) identified below:

- 1. Annexation Reserve Area #1: Lake Killarney.** ARA #1 is a growth annexation area comprised of 198 acres, is located north of Fairbanks Avenue and is bounded by Lake Killarney on the north. The area contains approximately 1,300 residents and is primarily designated Low-Density Residential to the south side of the Lake, Office to the west along Wymore, and the Killarney Elementary School, located to the southwest near I-4, is designated Institutional. Annexation of this area would extend the City limits of Winter Park to I-4, the major barrier west of the City limits.
- 2. Annexation Reserve Area #2: Kentucky/Oglesby.** ARA #2 is a growth annexation area comprised of 13± acres and accommodating approximately 40 residents, is located south of Fairbanks Avenue, north of Oglesby Avenue, east of I-4 and east and west of Clay Street. Annexation of this area would fill in the gap between the existing City limits and the City limits of Orlando to the south.
- 3. Annexation Reserve Area #3: Lawndale.** ARA #3 is a growth annexation area containing 50± acres and approximately ~~300~~ 470 residents, is located south of Minnesota Avenue, north of Harmon Avenue, west of Clay Street, and east of Wisconsin Avenue with a section extending north of Minnesota following Jackson Avenue west of Nicolet Avenue and east of Harold Avenue. Annexation of this area would fill in the gap between the existing City limits and the City limits of Orlando to the south.

- 4. Annexation Reserve Area #4: Stonehurst.** ARA #4 is an enclave comprised of 5.6 acres and containing approximately 30 persons located in 13 single-family dwellings, is located in the south section of the City, south of Lake Virginia, north of Glenridge Way, between Lauren Road and Winchester Drive. This area is an unincorporated Orange County enclave, completely surrounded by the City limits of Winter Park.

### **GOAL 1-5: QUALITY & CHARACTER**

The City recognizes the many unique areas of the City and provides planning processes and regulations that ensures quality development while reflecting the context and heritage of the many facets of Winter Park.

**OBJECTIVE 1-5.1: Maintain and Preserve the Character & Quality of Lakefront and Other Waterfront Development through the Use of Land Use Controls.** It is the intent of the City to apply land use controls to maintain and preserve the existing density, character and quality of lakefront land use by prohibiting lot splits and maintaining low densities.

**Policy 1-5.1.1: Preserve Lakefront Estates.** To maintain the diversity of sizes of lakefront properties and estates, ~~the City shall prohibit and to strongly discourage~~ the subdivision or split of such properties, ~~the City shall~~ preserve low densities along the City's lakefront property, including larger lakefront estates in order to perpetuate the unique character of Winter Park that sets it apart from other cities throughout Florida.

**Policy 1-5.1.2: Limitations of Development of Waterfront Lots.** The City shall require that the Planning and Zoning Board review and approve plans for construction on all waterfront properties.

**Policy 1-5.1.3: Restrictions on Lake or Canal Lot Development.** The Planning and Zoning Board Commission shall have the discretion to place conditions on any lake or canal lot construction plan approval and to impose more stringent and restrictive requirements and development standards due to the environmental sensitivity of these properties.

**Policy 1-5.1.4: Management of Lakefront Development.** The City shall restrict lakefront development outside of the floodplain and lake setback areas around the lakes to the lowest density residential land uses with the corresponding lot coverage and impervious coverage.

**Policy 1-5.1.5: Management of Undeveloped Lakefront Lots.** Lakefront areas that are undeveloped but previously platted and in common ownership may combine lots so as to conform to the minimum lot sizes and frontages required or the average lot sizes and frontages of existing lots within a 500 ft. radius whichever is greater.

**Policy 1-5.1.6: Development of Large Lakefront Tracts to Provide Adequate Public Access for Public Purposes.** The development of large unplatted lakefront tracts shall include provisions for public access of a passive nature and public visual access along with agreements for the proper maintenance of these areas.

**Policy 1-5.1.7: Lakefront Setbacks.** The City shall enforce a minimum 50-foot lakefront setback and require site plan review for all lakefront and canal front construction. The City shall prohibit filling in lakefront and stream front wetlands and shall require a conditional use approval for any type of allowable construction in such areas. In addition, no encroachment, fill, or other new development shall be permitted in a floodway. Development of flood prone areas shall be addressed on a site by site basis as part of the site plan review or conditional use process. The City shall coordinate with the State, the St. Johns River Water Management District, the East Central Florida Regional Planning Council, Orange County, state agencies, and other agencies concerned with managing natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems.

**OBJECTIVE 1-5.2: Preserve the Quality & Character of Winter Park's Residential Neighborhoods.** By recognizing and maintaining the variety of neighborhoods and housing types available throughout the City, the City will protect and conserve the diverse range of residential opportunities.

**Policy 1-5.2.1: Maintain the Scale & Character of Neighborhoods** The City shall accommodate redevelopment activity in a manner that does not produce residential development that substantially alter the scale or character of a street. The aim shall be to create opportunities for redevelopment that complement the features of the existing neighborhood.

**Policy 1-5.2.2. Tools for Regulating Scale & Character of Neighborhoods.** The City shall regulate the degree and scale of development on single-family and low density properties through the use of setbacks, height limits, floor area ratio, and other land development regulations to manage the size, building mass, and design features of single-family and townhouse buildings.

**Policy 1-5.2.3: Maintain the Quality & Character of Single-Family Residential Neighborhoods.** The City shall maintain the quality and attractiveness of public infrastructure and public property such as streets, sidewalks, parkways, street canopies, and plants on public property through the site plan review process.

**Policy 1-5.2.4: Ensure Compatible Size, Form & Function are Achieved in Areas Designated Low-Density Residential.** The City shall promote redevelopment and renovation of Low Density Residential and consider controls on the height, size and coverage of duplex, townhouse, and apartment buildings and

required off-street parking to ensure compatibility, achieve a smooth transition in density, and protect adjacent Single-Family Residential designated areas.

**Policy 1-5.2.5: Ensure Compatible Size, Form & Function are Achieved in Areas Designated Medium and High-Density Residential.** The City shall apply regulatory measures within Medium and High-Density Residential designated areas in order to avoid land use compatibility conflicts due to dissimilar building types, size, mass, articulation, height, and other design features or ancillary loss of views, privacy, and access to light, as well as noxious impacts of traffic, noise, adverse changes in drainage patterns, and other negative effects of incompatible development.

**Policy 1-5.2.6: Investigate Policies for Density Issues Surrounding, Multiple Family Structures.** The City shall investigate approaches for revising land use policies addressing renovation or redevelopment of all multi-family regulations for apartments and condominiums, including their size, scale, design aesthetics and amenities.

**Policy 1-5.2.7: Subdivision of Lot Splits of Single-Family Estate Properties.** The City shall prohibit any subdivisions or lot splits of estate lots (one acre or greater) within areas designated single family residential unless such subdivision or lot split creates estate lots of one acre or greater.

**Policy 1-5.2.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family & Low Density Multi-Family Property.** The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single family, low density or multi-family residential, when the proposed new lots are designed at size and density that meet adopted subdivision regulations. In cases of variance requests for lot dimensions, the City shall not approve such lot dimension variances unless the proposed lot sizes are equal to or exceed the median lot size as established for the properties with the same zoning classifications within 300 feet of the subject property in same block as the subject property. The City Commission in consideration of lot subdivision requests may limit the applicable floor area ratio and approve other limitations on the scale and character of the proposed development as a condition of approval in order to preserve neighborhood scale and character.

**Policy 1-5.2.9: Lot Consolidations.** Lot consolidations resulting in the addition of more than 25 feet of new lot width and results in consolidated new lot sizes greater than 150% of the lot width or lot area standards shall require the approval by the City Commission. The City Commission in consideration of lot consolidation requests may limit the applicable floor area ratio and approve other limitations on the scale and character of the proposed development as a condition of approval in order to preserve neighborhood scale and character.

**OBJECTIVE 1-5.3: Protect Established Residential Neighborhoods From Encroachment Of Non-Residential Uses.** In order to protect the scale and traditional neighborhood character around the City, any intrusion of non-residential land uses is discouraged.

**Policy 1-5.3.1: Criteria for Managing Encroachment of Nonresidential Uses into Established Residential Neighborhoods.** The City shall require that any change in land use designation from residential to nonresidential comply with all of the following:

1. That this change shall not be a precedent toward other similar applications for change requesting similar land use as a matter of equity or fairness;
2. That the change can be demonstrated to be in the best interests of the City at large;
3. That the change can be demonstrated to be in the best interests of the adjacent residential area;
4. That residential use of the property is no longer a viable use.

**Policy 1-5.3.2: Protect Single Family & Low-Density Residential Property from Parking Garages.** The City shall prohibit above grade parking garages within 100 feet of a single family or low density residential property.

**OBJECTIVE 1-5.4: Development/Redevelopment of Multi-Family Residential, Commercial, Office & Mixed-Use Areas.** The City shall provide for development and redevelopment of its commercial and office areas when compatible with the scale and character the surrounding area context.

**Policy 1-5.4.1: Redevelopment of Areas Designated Commercial & Office/Professional.** The City shall consider adopting architectural design review guidelines along major transportation corridors, including form based code, identify building types and/or structural design features that shall be encouraged and those to be discouraged due to their adverse impacts on property in the immediate area.

**Policy 1-5.4.2: Improve Design Procedures & Resources and Architectural Review.** The City shall periodically update approved design guidelines to enhance the quality of architectural design, achieve more compatible relationships in the design of buildings, avoid unsightly appearance, avoid inordinate contrast in building mass, scale, height, articulation, and other design features.

**Policy 1-5.4.3: Investigate the Form Based Code.** The City shall investigate the application of a form based code along commercial corridors to more effectively provide for the review of development.

**Policy 1-5.4.4: Prohibit Fractional Ownership of Residential Units.** The City shall encourage a stable residential customer base by prohibiting the allowance of time-share or other fractional ownership of residential units.

**Policy 1-5.4.5: Encourage Single-Family Detached Homes.** The City shall encourage redevelopment of single family detached homes in transitional areas by strongly discouraging Future Land Use Map amendments from Single-Family Residential or Low-Density Residential to Medium or High-Density Residential.

**Policy 1-5.4.6: Promote Appropriate Scale & Height for Medium Density Multi-Family Development.** Except within the Central Business District geographical area, multi-family residential development within areas designated Medium Density Residential shall not exceed two stories in height unless approved via conditional use by the City Commission. In addition, such third floors must be entirely contained within a sloping roof having a maximum 12:12 roof slope.

**Policy 1-5.4.7: Gateway Plan for Development or Redevelopment of Properties.** The City shall create Gateway Plans and design studies for the potential redevelopment of the major transportation corridors leading into Winter Park to include:

1. West Fairbanks Avenue from I-4 east to Orlando Avenue;
2. Orlando Avenue from the southern City limits to the northern City limits;
3. Aloma Avenue from the City limits west to Lakemont Avenue;
4. Orange Avenue from Fairbanks Avenue to Orlando Avenue;
5. Lee Road from I-4 to Orlando Avenue.

**Policy 1-5.4.8: Enhance the Appeal & Improve the Property Values of Certain Gateway Corridor Entrances into the City of Winter Park.** In order to establish, maintain and enhance the character and aesthetic appeal of certain important gateway corridor entrances into the City of Winter Park, and to increase the property values along such gateway corridor entrances to the City, in order to distinguish those gateways as attractive entrances into the City, the City shall, prohibit certain business types along the frontage of those roadway corridors to exclude any new or used car sales businesses, auto repair businesses, resale stores or pawn shops, vapor lounges or smoke shops, adult oriented businesses, gas/service stations and convenience stores.

**Policy 1-5.4.9: Pursue Programs for Billboard Elimination.** The City shall utilize regulations and incentive programs and pursue programs to achieve the elimination of the existing billboards within the City, including the use of eminent domain condemnations.

**Policy 1-5.4.10: Agreement for New or Relocated Billboards.** As prohibited uses, new billboard(s) shall only be permitted when done in exchange for the removal of existing billboard(s) within the City.

**GOAL 1-6: STEWARDSHIP OF NATURAL RESOURCES**

The City will preserve the legacy of the natural environment through stewardship and enhancement of the many natural resources found within Winter Park.

**OBJECTIVE 1-6.1: Protect Natural Resources & Flood Prone Areas from Adverse Impacts of Development.** The City shall continue to carry out a development review process that ensures that development and conservation activities shall protect resources as directed in the policies below.

**Policy 1-6.1.1: Managing Environmentally Sensitive Lands.** Natural resources identified on the FLUM series shall be protected and/or preserved pursuant to goals, objectives, and Policies established in the Conservation Element of the Comprehensive Plan.

**Policy 1-6.1.2: Storm Water Management, Flood Prevention, Water Quality & Intergovernmental Coordination.** The City shall manage storm water runoff and prevent adverse impacts on water quality. Winter Park shall continue to be a participant in the National Flood Insurance Program which provides flood insurance to home owners and businesses. The City shall enforce its adopted floodplain management regulations which require new construction within the floodplain to construct the lowest floor above the 100 year flood elevation, and place restrictions on the materials and types of construction permitted.

**Policy 1-6.1.3: Habitats of Flora & Fauna Having Special Status.** The habitat of rare, endangered, and threatened species of flora and fauna and others having special status as identified in the Conservation Element shall be protected.

**Policy 1-6.1.4: Mining Prohibited.** The City shall prohibit the excavation of natural resources (mining) within the City limits.

**Policy 1-6.1.5: Protect the City's Cemeteries & Conservation Lands.** The City shall protect cemeteries and conservation lands from development.

**OBJECTIVE 1-6.2: Soil & Topographic Conditions/Natural Environment** All development must be designed with appropriate consideration for soil and topographic conditions and the natural environment, including Comprehensive Plan Goals, Objectives and Policies in the Conservation Element.

**Policy 1-6.2.1: Coordinated Land Use Planning.** The City shall ensure that all proposed land development is located and designed with appropriate consideration for soil and topographic conditions. The City shall ensure that all new development is consistent with performance criteria governing resource conservation, public facilities, concurrency management, and level of service standards before a development order is issued.

**Policy 1-6.2.2: Characteristics of Development.** The City shall ensure that density, intensity, design, and other characteristics of the development, are consistent with the character of the surrounding area, can be accommodated on the site without adversely impacting natural features of the site or the surrounding environment, meet concurrency requirements, and are consistent with the Comprehensive Plan and Land Development Code.

**OBJECTIVE 1-6.3: Protect the City's Tree Resources.** The City shall continue to protect its trees, including the bountiful oak tree canopy that provide a character distinguishing Winter Park from the majority of Florida's other municipalities.

**Policy 1-6.3.1: Protect Trees.** The City shall promote the proliferation and preservation of trees throughout the City, minimize the removal of protected trees, and require compensation and replanting for the loss of protected trees in various stages of maturity on public and private property in order to preserve the quality of life in the City well into the future.

**OBJECTIVE 1-6.4: Protection of Archaeological & Historic Resources.** The City shall identify, document, protect, preserve, and enhance the cultural, historic, architectural, scenic and archaeological resources significant to the heritage and character of the City of Winter Park.

**Policy 1-6.4.1: Inclusion of Historic Resources on FLUM.** The FLUM series shall include a map illustrating the location of significant historic sites or structures within the City. *[Note: The Historic Resources Map does not reveal the location of archaeological sites due to their sensitivity to abuse.]*

**Policy 1-6.4.2: Encourage Designation of Local Historic Resources & Establishment of Historic Districts.** The City shall encourage the designation of local historic resources, and the establishment of historic districts that protect historic resources and their settings through the Land Development Code regulations.

**Policy 1-6.4.3: Evaluation of Impacts of Rezoning & Redevelopment Applications on Historic Resources.** Evaluate the impact of rezoning and development applications on identified historic or archaeological resources on or in proximity to the property application, and seek timely discussion of issues threatening cultural, historic, archaeological and architectural resources in order for the Historic Preservation Commission to advocate a constructive solution.

**Policy 1-6.4.4: Land Use Decisions to Include Protective Measures to Preserve Significant Historical, Architectural, Scenic, Cultural & Archaeological Resources.** The City shall ensure that development and land use decisions assess and avoid the potential for adverse impacts to significant historical, architectural, scenic, cultural and archaeological resources. These resources shall be

buffered from potential adverse impacts, thus insuring protection from the cumulative adverse impacts of surrounding development.

**Policy 1-6.4.5: Rehabilitation & Adaptive Reuse of Historic Buildings for Contemporary Uses.** The City shall encourage the rehabilitation and adaptive reuse of historic buildings if the buildings may no longer feasibly be used for their historic purposes.

### **GOAL 1-7: COLLABORATIVE PLANNING PROCESS**

The City will embrace a collaborative planning process that evaluates and monitors the Goals, Objectives and Policies outlined in this Plan and enhances the community.

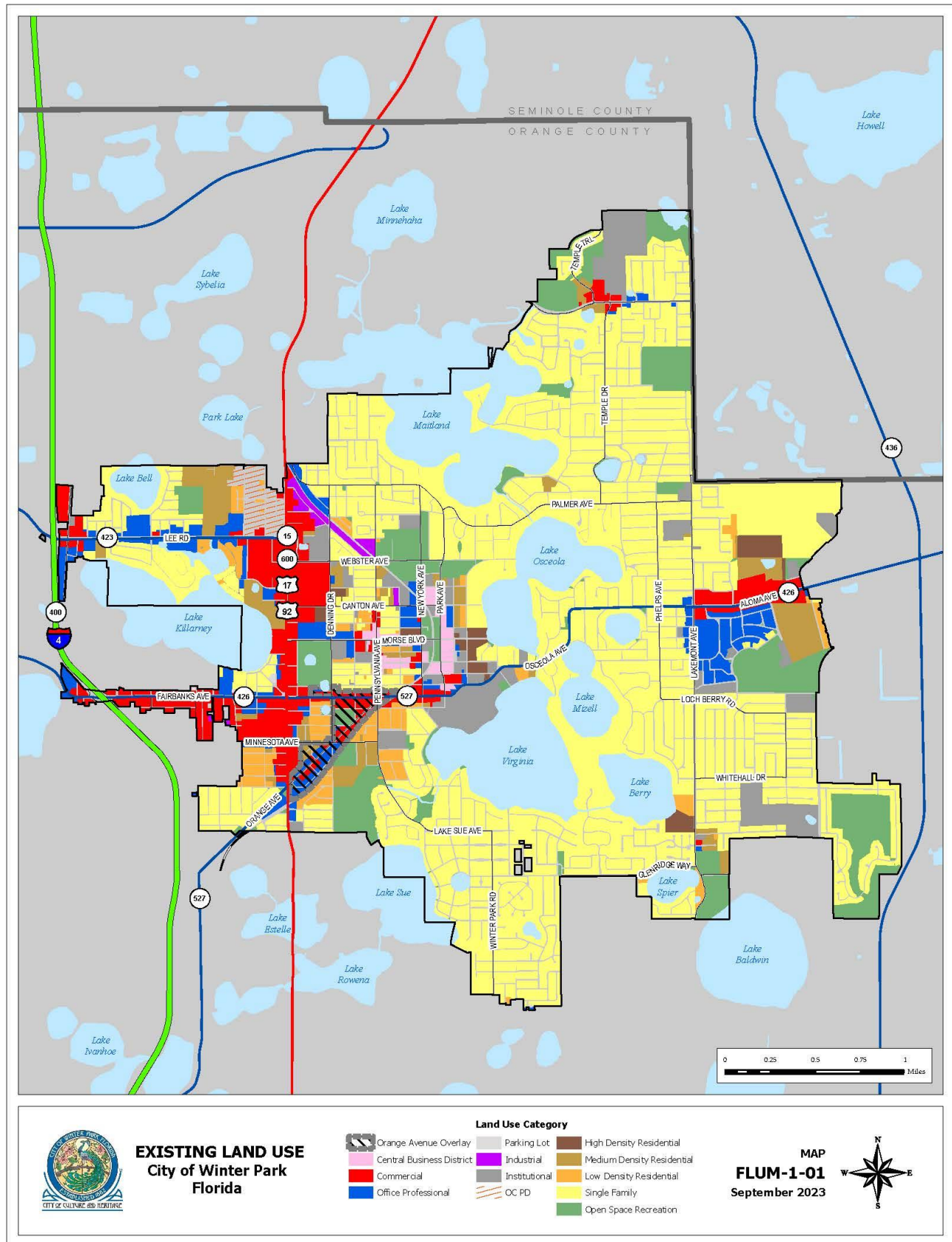
**OBJECTIVE 1-7.1: Continuing Evaluation Of Land Use Element Effectiveness.** The City shall use the following Policies as criteria in evaluating the effectiveness of the land use element.

**Policy 1-7.1.1: Review the Impact of Change Indicators on Land Use Policy.** Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The Policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use Codes shall be refined as needed in order to remain responsive to evolving problems and issues.

**Policy 1-7.1.2: Schedule, Budget & Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and Policies.

**Policy 1-7.1.3: Coordinate with Public & Private Sectors.** While continually implementing and evaluating the land use element, the City shall maintain a process of intergovernmental coordination. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.

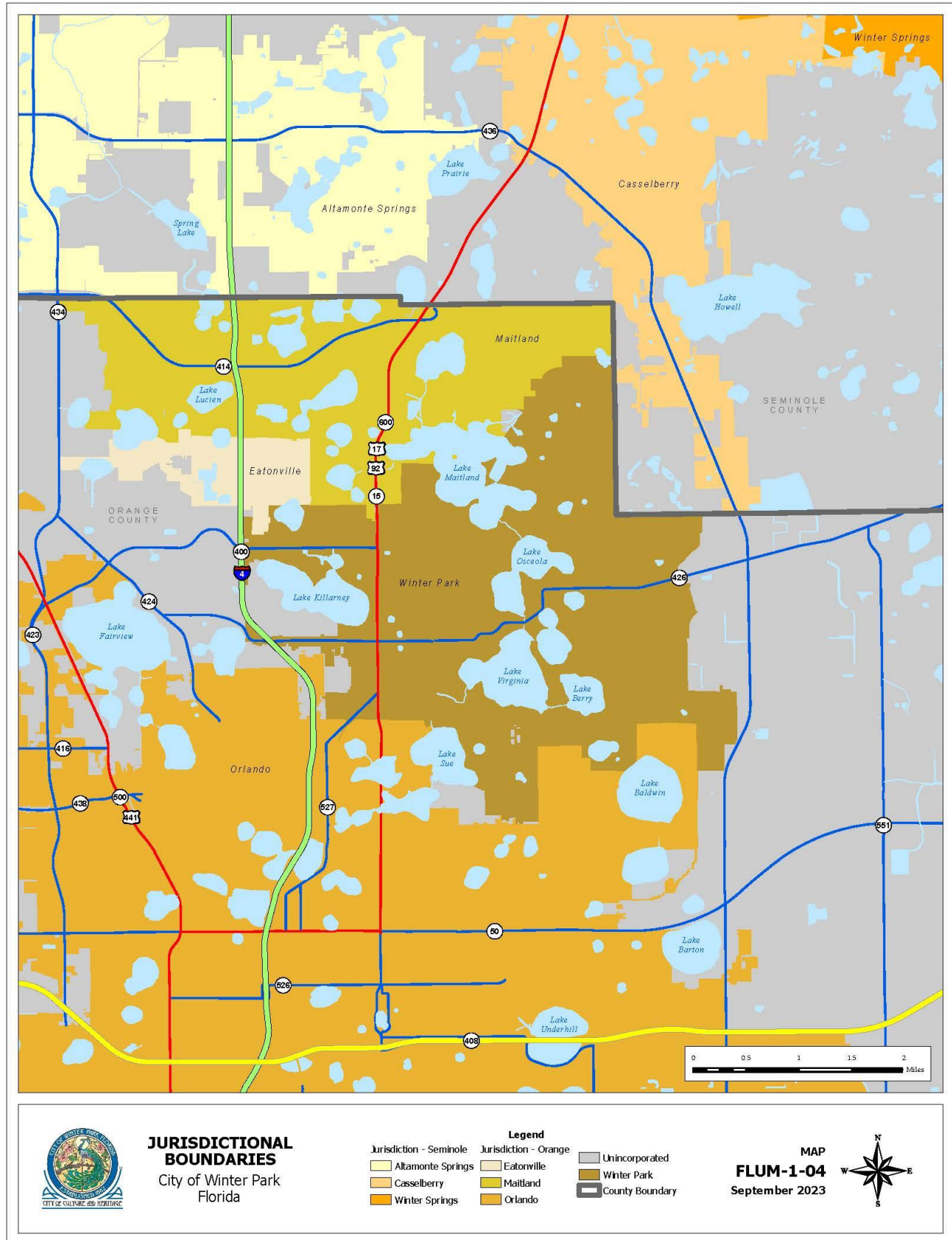
**Policy 1-7.1.4: Achieve Effective Plan Implementation.** The effectiveness of the land use element shall be measured by the City's success in achieving land use goals, objectives, and Policies. The land use element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

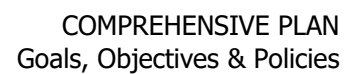


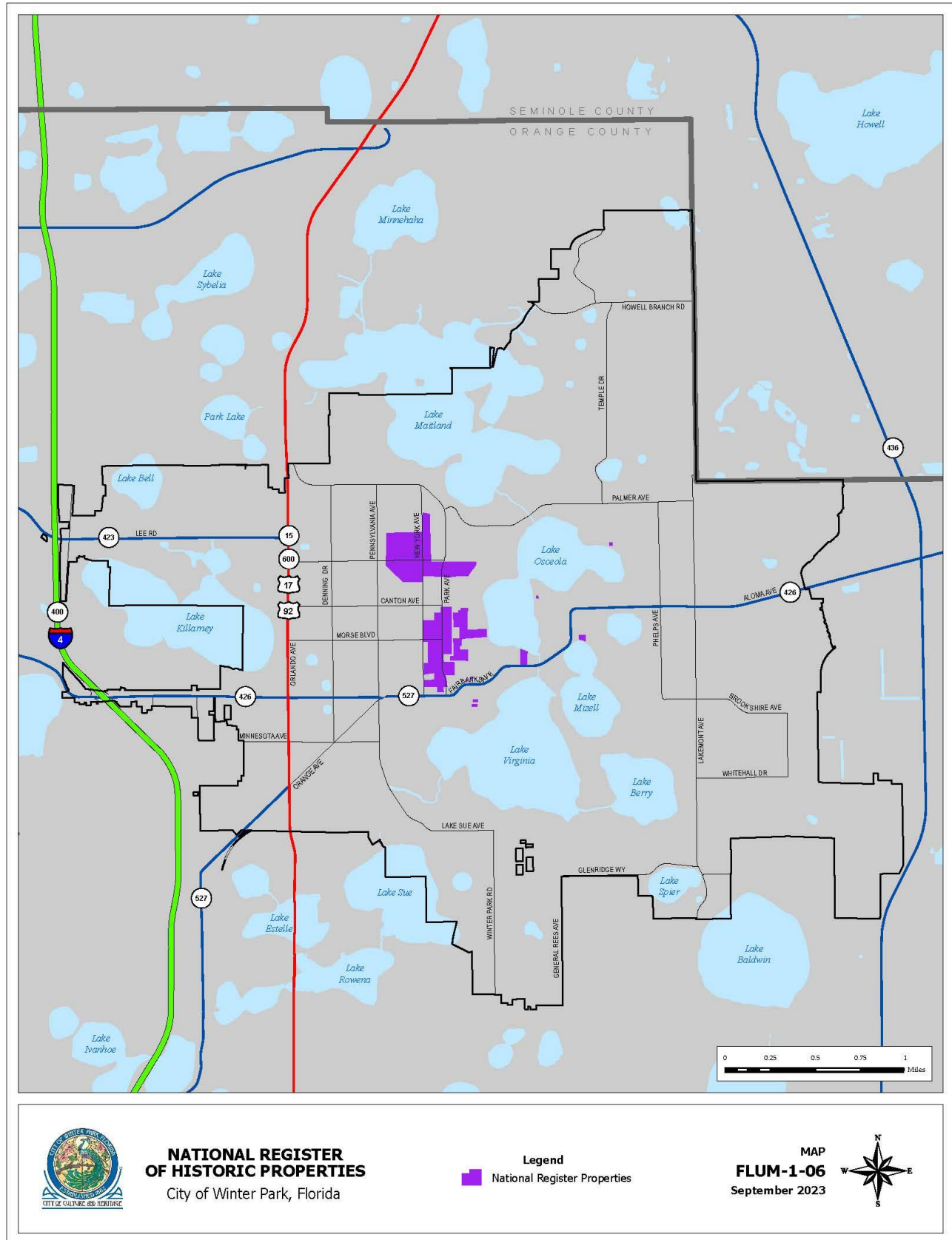
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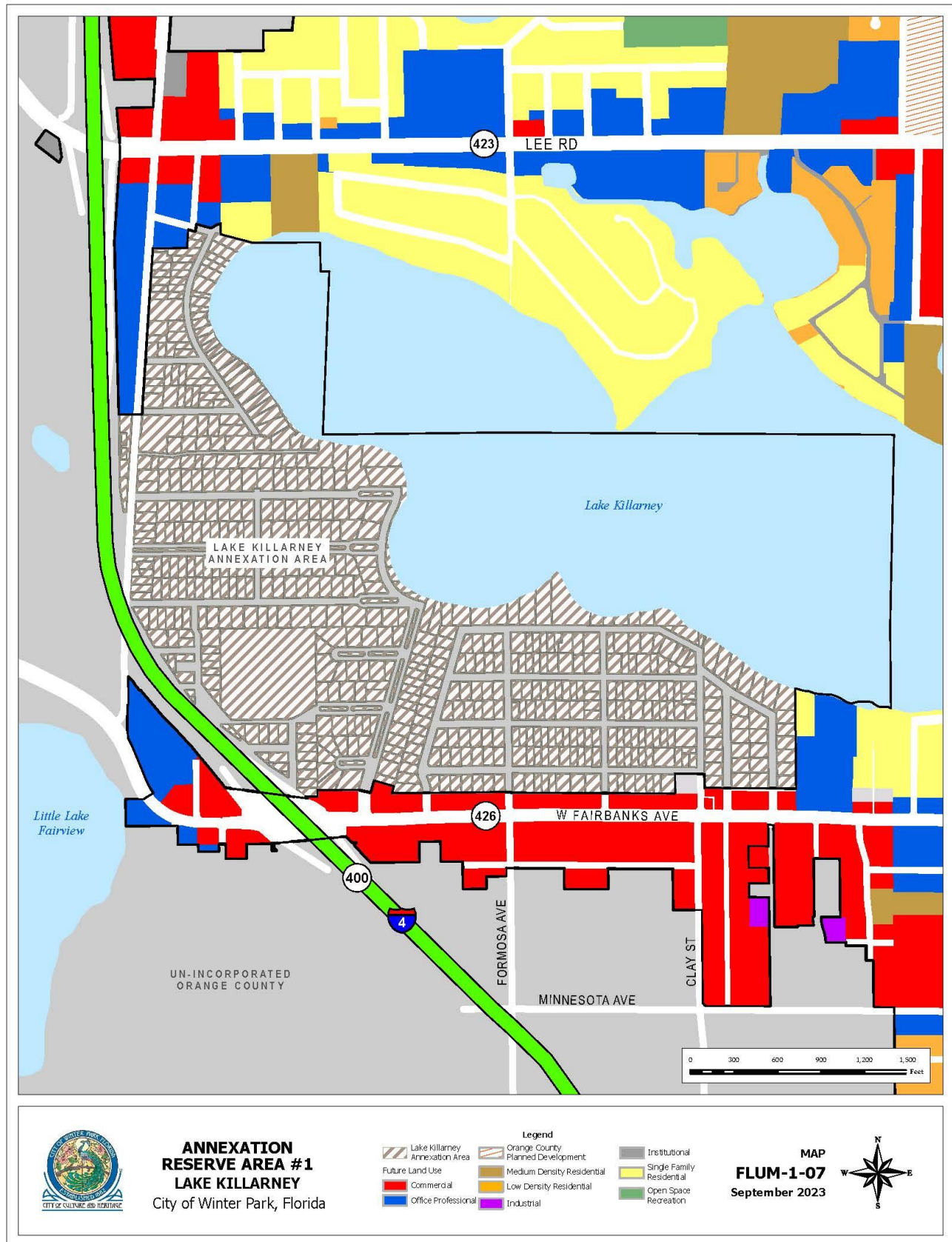
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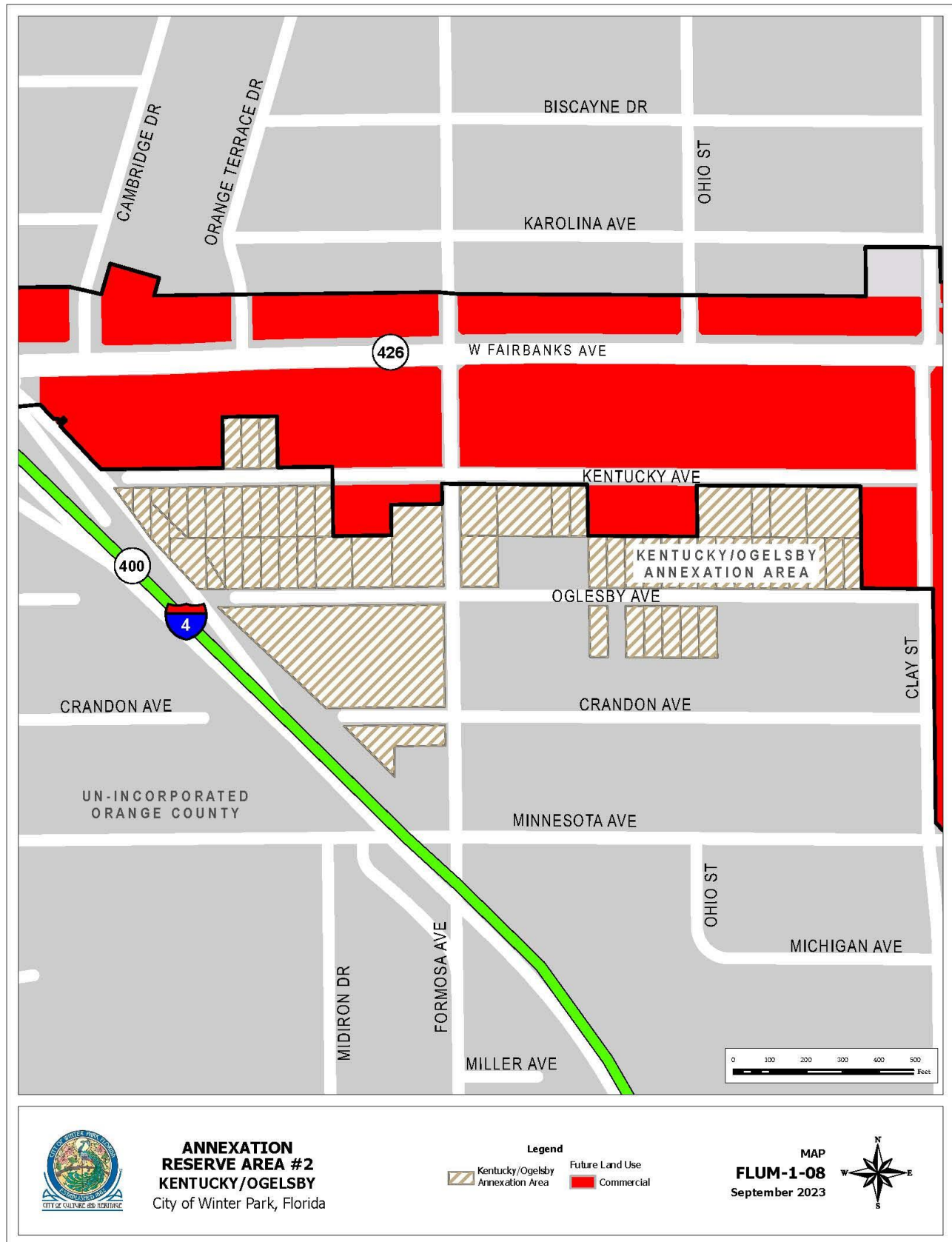
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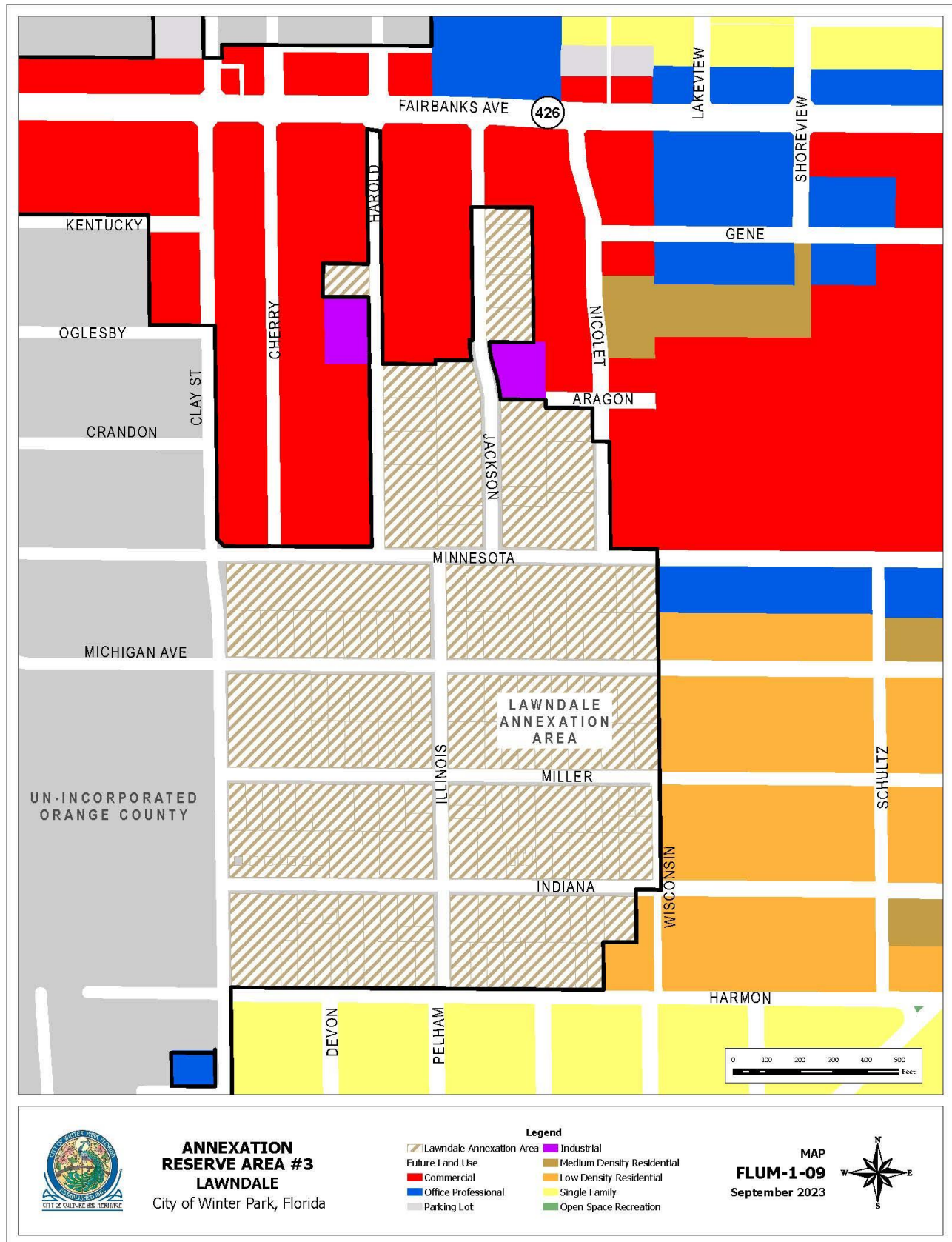


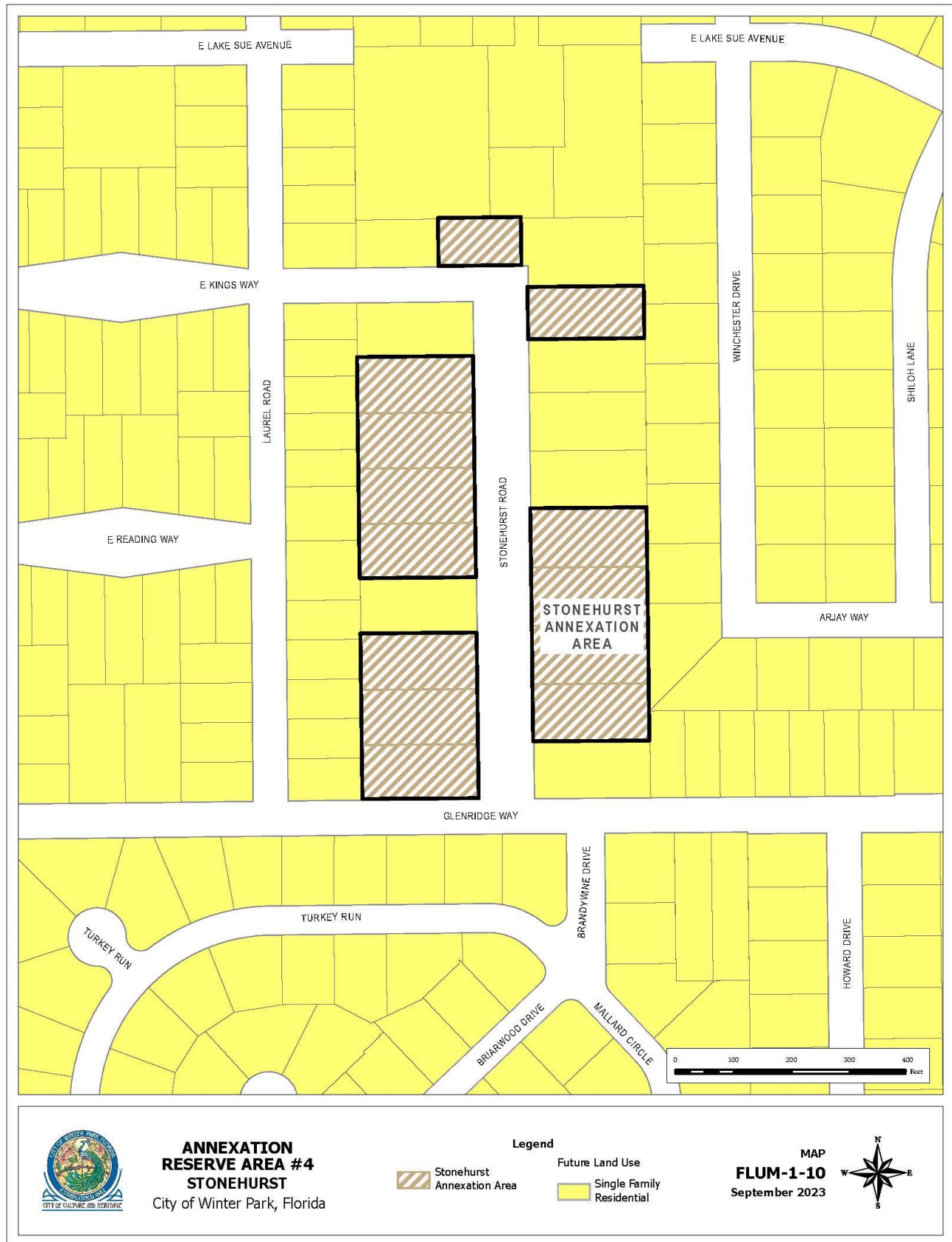










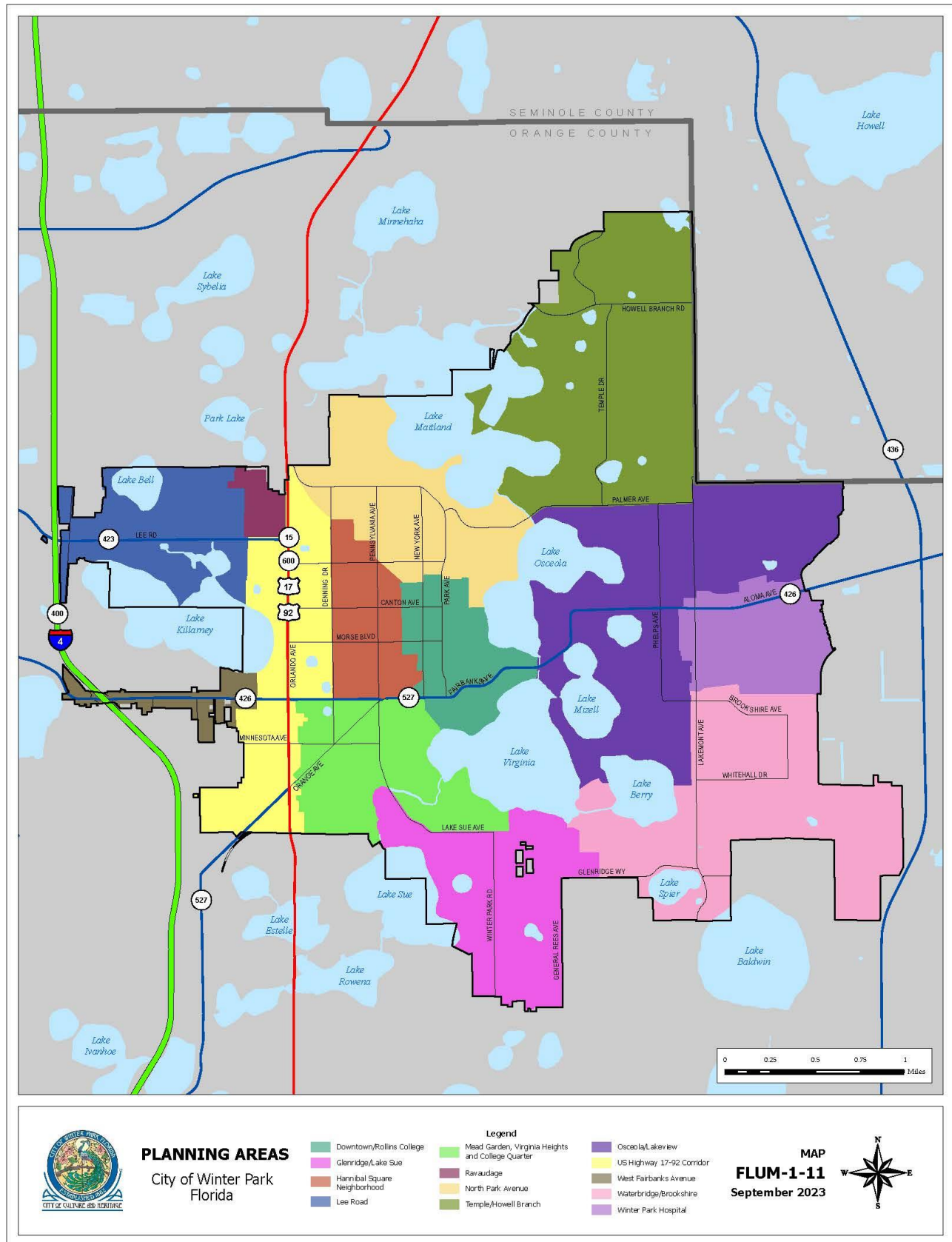


**GOAL 1-8. PRESERVE THE CHARACTER OF THE WINTER PARK'S NEIGHBORHOODS, THE CBD, AND FOSTER PLANNED REDEVELOPMENT INITIATIVES.**

**OBJECTIVE 1-8.1: Preserve the Integrity & Character of Planning Areas** Land use decisions and development approvals shall be guided by the policies delineated within the planning areas mapped and identified as Planning Areas A through M. The following Future Land Use policies are unique to specific planning areas within the City of Winter Park. Future Land Use Planning Area Maps that depicts the boundaries and future land use pattern within each of the respective Planning Areas are also presented. The City-wide Goals, Objectives and Policies of the Future Land Use Element apply to the Planning Areas. The supplementary objectives and policies for each planning area provide additional mandatory regulation on future zoning or land use issues.

The Planning Areas are as follows:

<b>PLANNING AREA A</b>	Temple/Howell Branch Planning Area
<b>PLANNING AREA B</b>	Osceola/Lakeview Planning Area
<b>PLANNING AREA C</b>	Winter Park Hospital Planning Area
<b>PLANNING AREA D</b>	Waterbridge/Brookshire Planning Area
<b>PLANNING AREA E</b>	Glenridge/Lake Sue Planning Area
<b>PLANNING AREA F</b>	Mead Garden, Virginia Heights & College Quarter
<b>PLANNING AREA G</b>	Downtown/Rollins College Planning Area
<b>PLANNING AREA H</b>	Hannibal Square Neighborhood Planning Area
<b>PLANNING AREA I</b>	North Park Avenue Planning Area
<b>PLANNING AREA J</b>	U. S. Highway 17-92 Corridor Planning Area
<b>PLANNING AREA K</b>	Lee Road Planning Area
<b>PLANNING AREA L</b>	West Fairbanks Avenue Planning Area
<b>PLANNING AREA M</b>	Ravaudage Planning Area



**PLANNING AREA A: Temple/Howell Branch**

**Policy 1-A-1: Preserve Single-Family Residential Land Use** The City shall preserve the single-family residential land use in the Temple/Howell Branch planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-A-2: Expansions of the YMCA** Any further expansion of the YMCA involving changes in future land use designations for an expanded site shall be deemed to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in this planning area section.

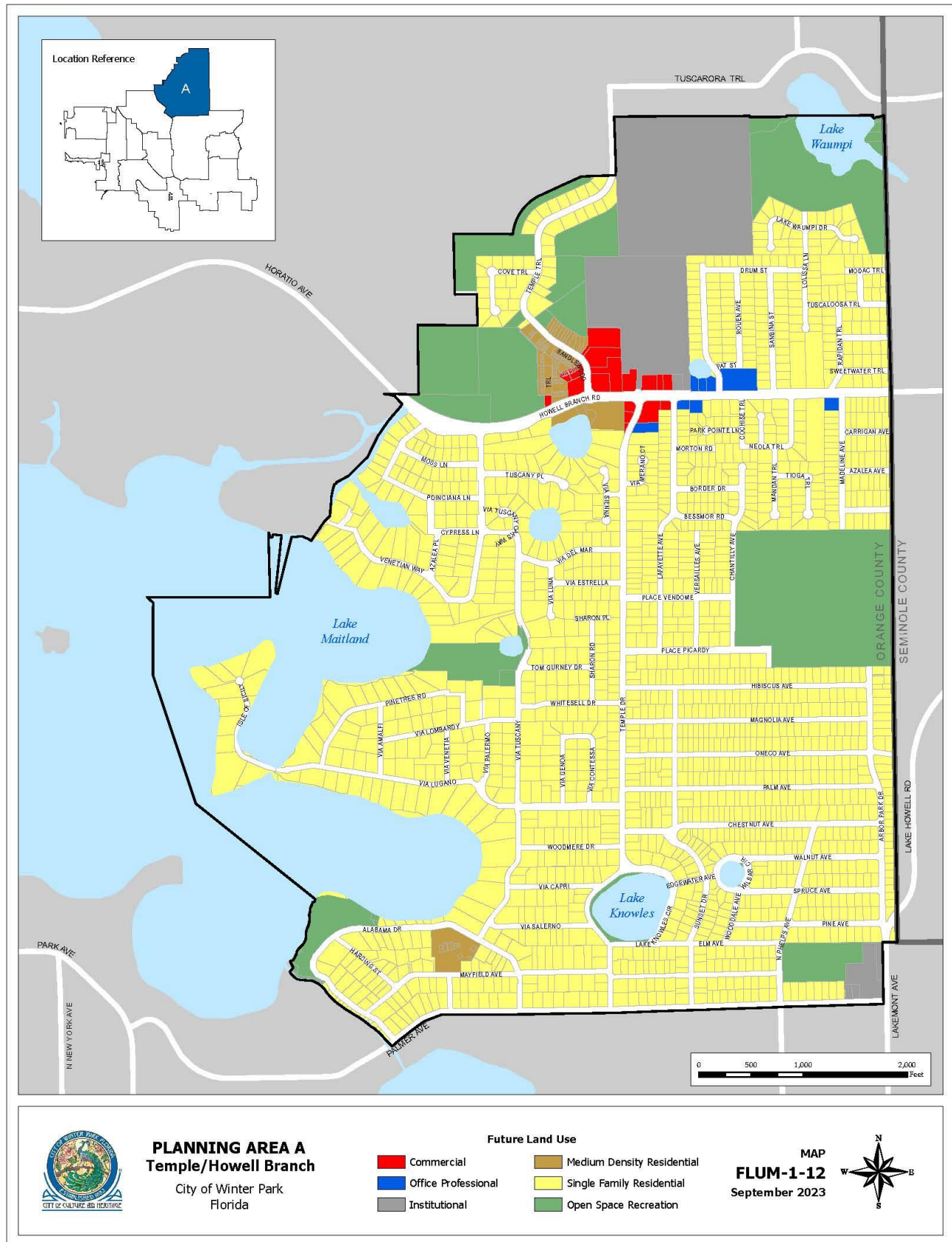
**Policy 1-A-3: Preserve Public Park & Recreational Land Uses while Expanding Wetlands Acquisition** The City shall preserve the public park and recreational land uses in this planning area and shall ensure any off-site impacts from these uses are minimized. The City shall strive to expand ownership of the wetlands and conservation lands on the north area of this planning area near Howell Creek and south of Lake Waumpi.

**Policy 1-A-4: Comprehensive Plan Amendments from Residential to Office/Professional to Preserve Existing Homes & Restrict Height to One-Story** Comprehensive Plan amendments from Residential to Office/Professional on the south side of Howell Branch Road from the New Life Evangelical Church (1720 Howell Branch Road) east to the Seminole County line shall only be considered in context of newly constructed one-story office buildings and not the conversion of existing homes.

**Policy 1-A-5: Prohibited Uses Along the Gateway Corridor of Howell Branch Road** The City shall prohibit new or used car sales, auto repair businesses, resale stores or pawn shops, tattoo businesses, vapor lounges and smoke shops, service/gas stations, fast food businesses and additional convenience stores in the commercial areas located on Howell Branch Road, as this portion of Howell Branch Road is a gateway into the City of Winter Park.

**Policy 1-A-6: Continue to Acquire, Preserve & Expand Recreational Trails and Greenway, Especially along Water Frontage** The City shall strive to preserve and expand the number and extent of recreational trails and greenways in this portion of the City to provide public access and enjoyment especially of the stream and waterfront environments along the City's Howell Creek properties.

**Policy 1-A-7: Alabama Hotel** Any renovations or expansions to the Alabama Condominium or Temple House shall maintain the historic architectural character of those buildings.



**PLANNING AREA B: Osceola/Lakeview**

**Policy 1-B-1: Preserve Single-Family Homes** The City shall preserve single-family residential land use in the Osceola/Lakeview planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in this Comprehensive Plan. If the Genius Preserve property is proposed for additional development the city shall observe policies B-2 through B-10 as follows:

**Policy 1-B-2: Retaining Natural Features & Open Space** Preserve the natural characteristics of the Genius Preserve property by requiring at least fifteen (15%) of the total land area be devoted to public or private park and open space exclusive of land included within lots or roads and the preservation of the natural features of the site. The City shall strive to acquire locations that have a connection to Winter Park history.

**Policy 1-B-3: Requiring Public Roads** Require all new roads to be dedicated to the public including the existing sections of the private portion of Genius Drive south of Henkel Circle within Windsong, which is required to be dedicated as a public street if additional development utilizes that roadway.

**Policy 1-B-4: Preserving Windsong Lakefront Large Lots** Lot sizes shall conform to the minimum standards of the lakefront lots within Windsong which average 1.5 acres in size with minimum 150 foot frontages on the lake and streets.

**Policy 1-B-5: Park Dedication** Any required dedications of park land or open space coincident with the Genius property development shall target sensitive natural areas.

**Policy 1-B-6: Achieving Public Access to Lakes** Any required dedication of park land or open space coincident with the Genius property development shall provide for physical and visual public access to one or more of the lakes. Public access shall not be construed to include boat docks/ boat ramps.

**Policy 1-B-7: Maintain Existing Public Access & Public Uses** The City shall not relinquish its public access rights and public usage of the Northshore Park (north shore of Lake Berry) within Windsong.

**Policy 1-B-8: Location of Storm Water Retention Facilities to Avoid Significant Environmentally Sensitive Areas** The creation of required storm water retention facilities shall not be located in areas of significant environmental importance.

**Policy 1-B-9: Genius Road Network** The road network created as part of the Genius property platting and development shall utilize some of the roadway stubs leading to the property, unless traffic safety problems are created or new traffic cut through routes would be created.

**Policy 1-B-10: Genius Roadway Design to Prevent Cut-Thru Traffic** Roadway links between the southern and northern sections of the Genius property shall be precluded so as to avoid a cut through traffic route from Glenridge Way to Mizell Avenue or Phelps Avenue.

**Policy 1-B-11: Aloma & Lakemont Intersection Comprehensive Plan Amendments and Development to Preserve Adjacent Residential Uses** In order to promote redevelopment and improve the image at the Aloma and Lakemont gateway intersection, the City shall allow:

- Comprehensive plan amendments from Single-Family Residential to Office/Professional of the properties on the south side of Aloma Avenue at 1810 and 1820 Aloma Ave., but only together as one new one-story office building with masonry wall screening adjacent to residential neighbors, and not as the conversion of the existing homes to offices.

**Policy 1-B-12: Lakemont Elementary School Improvements to Avoid Adverse Impacts on Surrounding Residential Areas** Improvements, rebuilding or expansions to the buildings and grounds of Lakemont Elementary School shall conform to Winter Park zoning regulations and standards and shall not negatively impact the surrounding residential areas.

**Policy 1-B-13: Preserve Mid-Block Demarcation Separating Lakemont & Harris Avenues and Prohibit Encroachment of Offices into Residential Area** The City shall preserve the mid-block demarcation between Lakemont and Harris Avenues to prohibit office encroachment into the residential area and shall deem land use changes from single family residential to low or medium density residential or a non-residential to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in this planning area section.

**Policy 1-B-14: Maintain Residential Zoning in Certain Areas along Edwin Boulevard and Lakemont Avenue** Comprehensive plan amendments from residential to office/professional or commercial shall be deemed to be in conflict with the Comprehensive Plan north of the mid-block line between Edwin Boulevard and Aloma Avenue and north along Lakemont Avenue or on properties fronting on Edwin Boulevard.



**PLANNING AREA C: Winter Park Hospital**

**Policy 1-C-1: Preserve Single-Family Residential Land Use** The City shall preserve the single-family residential land use in the Winter Park Hospital planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-C-2: Encourage High Technology & Medical Arts Professions** The City shall encourage high technology and medical arts professions. This includes increasing the density on the hospital campus and adjoining properties involving a new future land use designation including the creation of a medical/high technology zoning district.

**Policy 1-C-3: Medical Arts District** The geographic area of properties encompassing the Winter Park Hospital, the Winter Park Health Foundation and associated medical offices shall be deemed an district within the existing office future land use category. In order to encourage further development of these medical arts campuses, such properties are then to be governed as to density by the permitted floor area ratio which shall be a maximum of 100% and shall include the floor area of above grade, attached and unattached garages. This designation shall also differ from others in the Comprehensive Plan and Land Development Code in that floor area ratio may be spread across a hospital/medical center or wellness campus in common ownership (and thus across public streets) provided that the average floor area ratio across the hospital/medical center or wellness campus shall not exceed the maximum of 100%, not including the land area of any public streets.

**Policy 1-C-4: Continue Shared Use of Showalter Field/Cady Way Park Area** The City shall continue its partnership with the Orange County Public School Board and Rollins College for the shared use of Showalter Field/Cady Way Park area.

**Policy 1-C-5: Intergovernmental Coordination to Enhance Cady Way Bike Trail & Related Facilities** The City shall continue working with Orange County, the City of Orlando and Seminole County to enhance the Cady Way Bike Trail and its facilities.

**Policy 1-C-6: Preserve Residential Demarcation Line West of Lakemont Avenue & Prohibit Office Encroachment Westward into Residential Areas** The City shall preserve the residential demarcation line west of Lakemont Avenue and prohibit further office encroachment into the westward residential areas and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in this Comprehensive Plan.

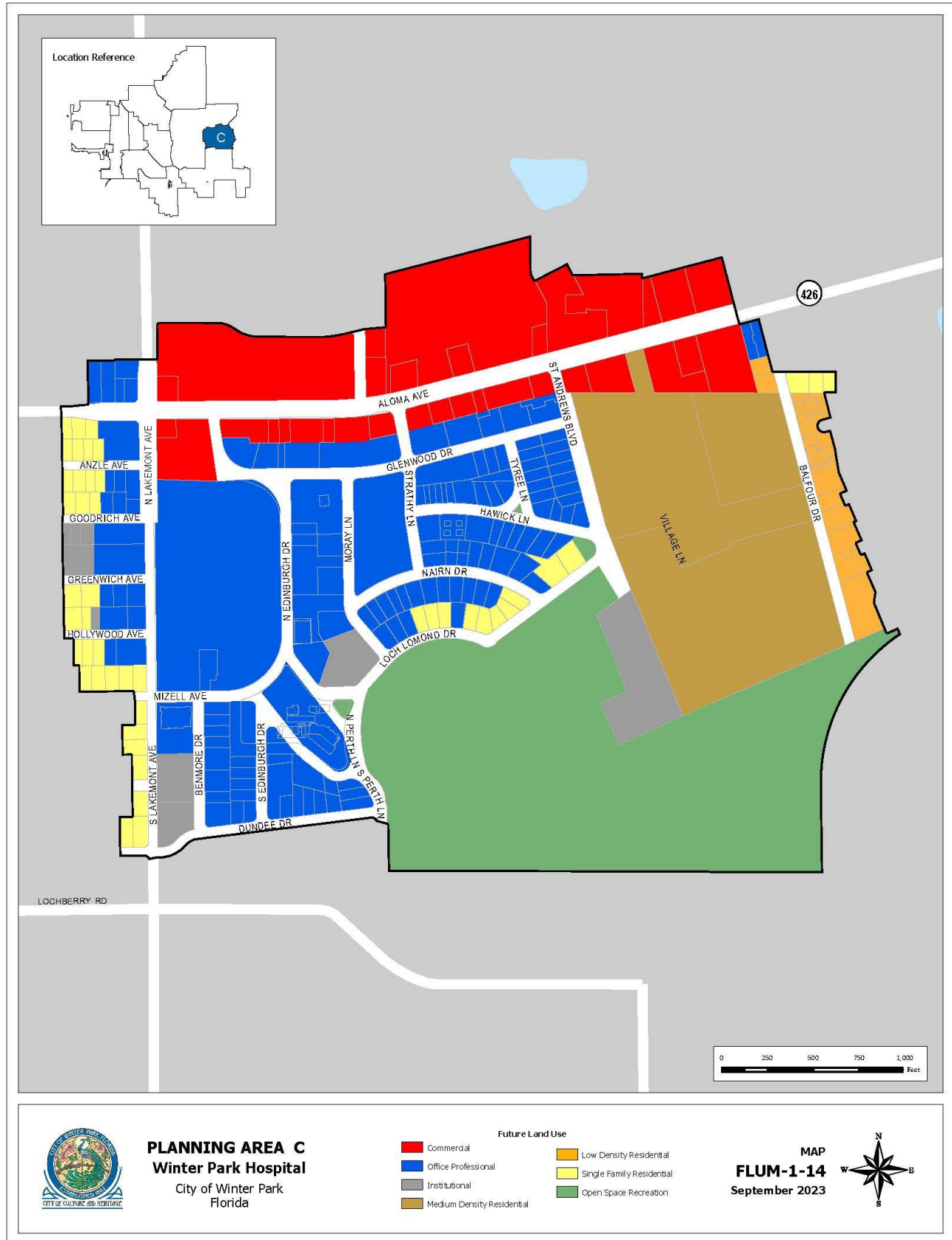
**Policy 1-C-7: Hospital Expansion to Provide Adequate Parking & Mitigate Off-Site Traffic Impacts** Further expansion of the hospital shall provide adequate parking

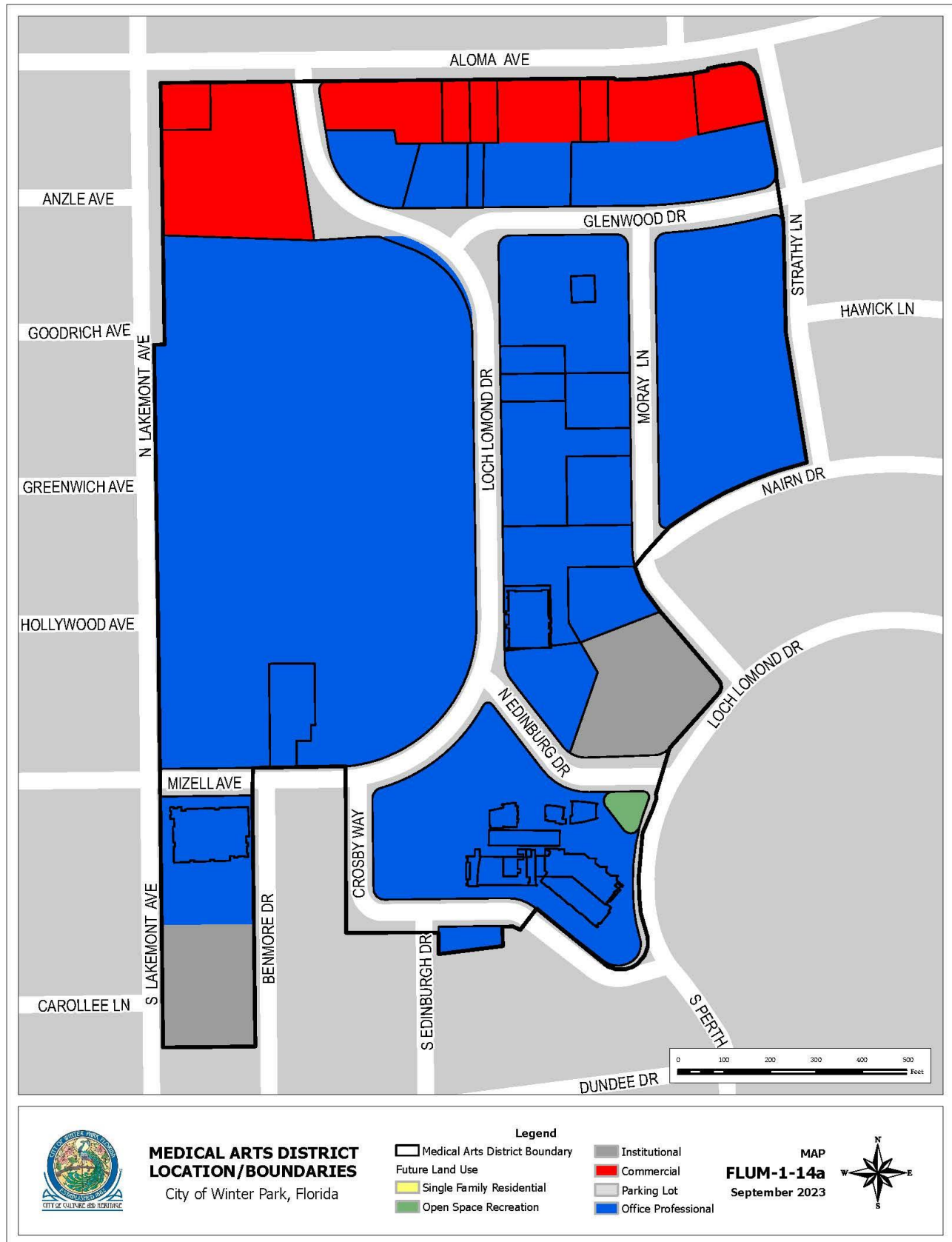
for their employees and visitors in conformance with the City's Land Use Development Code and shall ensure that off-site traffic impacts are mitigated.

**Policy 1-C-8: Prohibited Land Uses within Aloma Avenue Gateway to Winter Park** The City shall prohibit automobile sales and service or repair businesses, The City shall prohibit new or used car sales, auto repair businesses, resale stores or pawn shops, tattoo businesses, vapor lounges and smoke shops, in the commercial areas of the Winter Park Hospital Planning Area, as this portion of Aloma Avenue is a gateway into the City of Winter Park.

**Policy 1-C-9: Land Use Consistency East of Hospital** Notwithstanding the future land use text elsewhere in this element, for the office future land use category and for future land use and zoning compatibility; that within the land area to the east of the Winter Park Hospital bounded by Glenwood Drive, St. Andrews Boulevard, Loch Lomond Drive and Strathy Lane, the office future land use category shall also be deemed consistent with single family residential (R-1A) development and low density residential (R-2) development.

**Policy 1-C-10: Land Use Consistency on Loch Lomond Drive, East of Hospital** Notwithstanding the future land use text elsewhere in this element, for the office future land use category and for future land use and zoning compatibility; that within the land area to the east of the Winter Park Hospital that fronts on Loch Lomond Drive across from Cady Way Park, the office future land use category shall only be deemed consistent with single family residential (R-1A) development and while subdivision variances may be approved to allow smaller lots for future redevelopment, that redevelopment shall only be of single family homes.





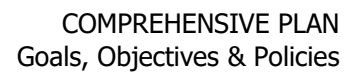
**PLANNING AREA D: Waterbridge/Brookshire**

**Policy 1-D-1: Preserve Existing Single-Family Residential Land Use in Waterbridge/Brookshire Planning Area** The City shall preserve single-family residential land use in the developed areas of the Waterbridge/Brookshire planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-D-2: Winter Park High School & Brookshire Elementary School Improvements to Avoid Adverse Impacts on Surrounding Residential Areas** Improvements or expansions to the buildings and grounds of Winter Park High School or Brookshire Elementary School shall conform to Winter Park zoning regulations and standards and shall not negatively impact the surrounding residential areas.

**Policy 1-D-3: Preserve Recreational Land Use of Winter Pines Golf Course** The City shall preserve the recreational land use and open space and recreation future land use designation of the Winter Pines Golf Course.

**Policy 1-D-4: Winter Pines Golf Club Expansion to Avoid Adverse Impacts on Surrounding Residential Areas** Expansion of the Winter Pines Golf Club services and property may be permitted as long as such expansions and improvements do not negatively impact the surrounding residential areas. Platted and developed in 1971-1977 via the Golfside plats and Greenview at Winter Pines plat, the development of this former marsh and wetland area has been deemed to have been granted the maximum density allowable via the golf course and surrounding residential homes, given the previous status as an environmentally sensitive site. Thus the full development potential of the area has been achieved and any subsequent sale of the golf course since the original platting does not bestow the allowance for any added development rights onto that golf course property other than that permitted by the open space and recreation future land use and parks and recreation zoning designation.



**PLANNING AREA E: Glenridge/Lake Sue**

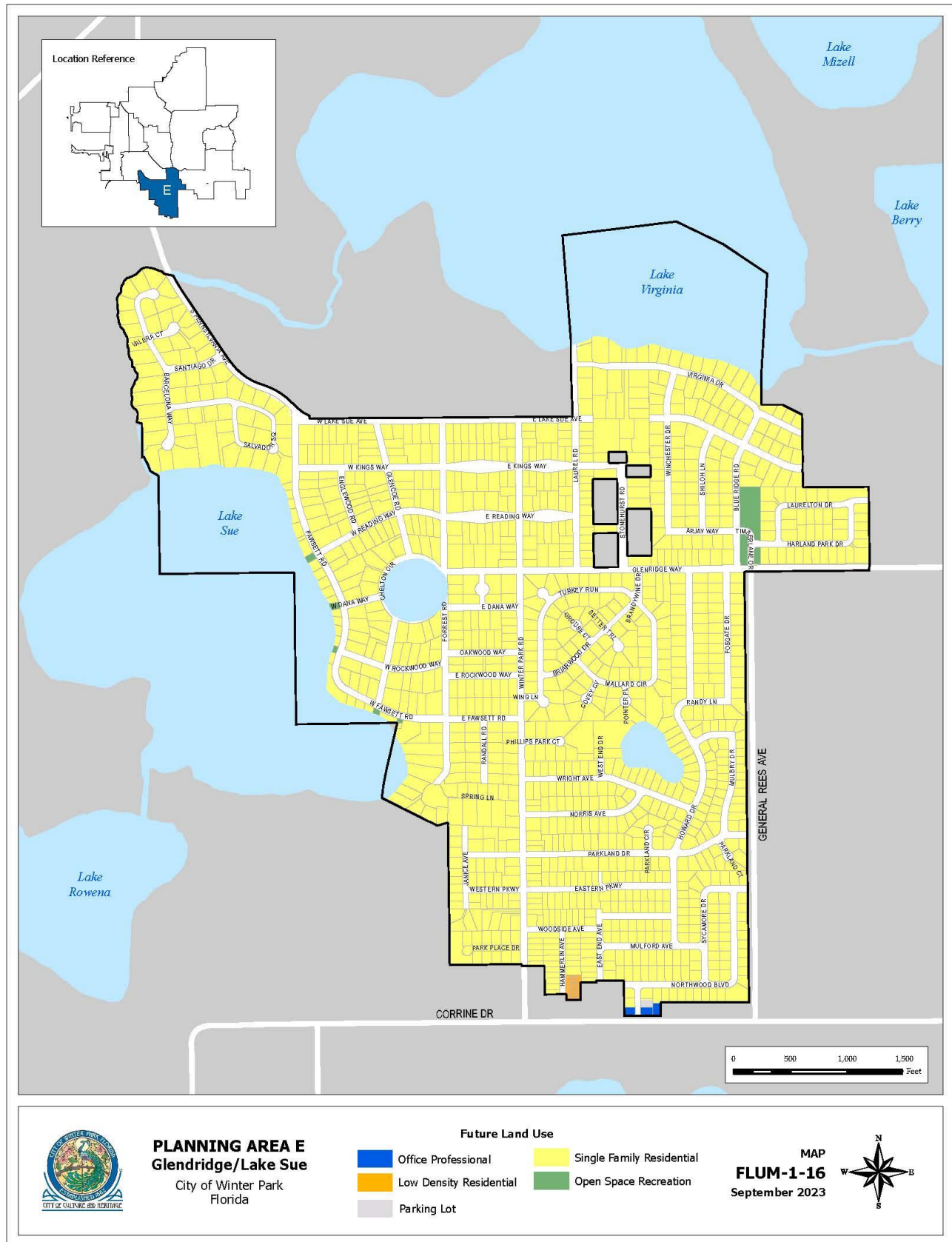
**Policy 1-E-1: Preserve Existing Single-Family Residential Land Use in Glenridge/Lake Sue Planning Area** The City shall preserve single-family residential land use in the Glenridge/Lake Sue planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-E-2: Protect Wetlands** The City shall continue to implement and enforce regulations protecting the wetlands areas in this study area from development.

**Policy 1-E-3: Promote Annexation of Stonehurst Drive Enclave** The City shall strive to annex the Stonehurst Drive enclave to form a continuous area of government service and control.

**Policy 1-E-4: Intergovernmental Coordination to Achieve Landscape Buffers to Protect Residential Property, Improve Corridor Aesthetics & Address Overflow Parking Conditions at Blue Jacket Park** The City will work with the City of Orlando and the neighborhoods adjacent to General Rees Boulevard to create an attractive wall and landscape buffer to ensure privacy and safeguard residential property values while improving the aesthetics of the corridor and providing opportunities for on street parking as over flow to the recreation events at Blue Jacket Park.

**Policy 1-E-5: Maintain Roadblock on Virginia Drive** The roadblock on Virginia Drive shall be maintained as it prohibits cut-through traffic in the Timberlane Shores neighborhood.



**PLANNING AREA F: Mead Botanical Garden, Virginia Heights and College Quarter**

**Policy 1-F-1: Preserve & Protect Residential Land Use along Denning Drive and Prevent Encroachment by Office & Commercial Uses.** The City shall preserve and protect the residential land use along Denning Drive in this Planning Area from office and commercial encroachment. In furtherance of this policy, the City shall not rezone the existing residential properties on Denning Drive to office or any other non-residential zoning and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-F-2: Preserve Recreational Use of Lake Midget Park & Harper Shepherd Field.** The City shall preserve the recreational land use of Lake Midget Park and Harper Shepherd Field.

**Policy 1-F-3: Prohibit Certain Business Types in Mead Garden Planning Area in Order to Preserve the Character of the Orange Avenue & Fairbanks Avenue Gateways to Winter Park.** The City shall prohibit certain business types within this Mead Garden Planning Area along Orange Avenue and Fairbanks Avenue including new or used car sales, new auto repair businesses, vapor stores and smoke shops, resale stores or pawn shops, tattoo businesses, adult oriented businesses, fast food businesses and convenience stores, as this portion of Orange Avenue and Fairbanks Avenue are gateways ~~is a gateway~~ into the downtown and central business district of the City of Winter Park.

**Policy 1-F-4: Support Restoration of Mead Botanical Garden.** The City shall encourage the restoration of Mead Botanical Garden.

**Policy 1-F-5: Growth & Expansion of the Lutheran Church Consistent with Master Plan.** Growth and expansion of the St. John Lutheran Church (located in Planning Area J) shall only be approved via conditional use consistent with protections and landscape buffers for this institutional use and provided that any negative impacts from parking or traffic are avoided and that adequate buffering and screening of such activities and improvements are achieved.

**Policy 1-F-6: Preserve Single-Family Homes within the College Quarter Historic District.** The City shall encourage single-family homes in the College Quarter Historic District, hereby encouraging any future land use amendments or new development within College Quarter to be detached single family units.

**Policy 1-F-7: Implement Wetlands Protection.** The City shall continue to implement and enforce regulations protecting the wetlands from development.

**Policy 1-F-8: Winter Park Ninth Grade Center Improvements to Avoid Adverse Impacts on Surrounding Residential Areas.** Improvements or expansions to the buildings and grounds of the Winter Park Ninth Grade Center shall conform to Winter Park

Comprehensive Plan and land development regulations and standards and shall not negatively impact the surrounding residential areas. The historic high school buildings shall be preserved and incorporated into any campus improvement or expansion.

**Policy 1-F-9: Encourage Preservation of Historic High School Buildings for Appropriate Adaptive Reuse with Public-Quasi Public Land Use(s).** When and if the Orange County Public School Board decides to sell the Winter Park Ninth Grade Center, the City shall protect the historic high school buildings for an appropriate adaptive reuse.

**Policy 1-F-10: Specific Land Uses for Future Redevelopment of Non-Historic Campus Areas.** If the Orange County Public School Board decides to sell the Winter Park Ninth Grade Center, the City's appropriate land use for the non-historic campus areas shall be low-density residential for the property fronting Pennsylvania Avenue, single-family residential for property fronting Huntington and Clarendon Avenues, and parks and recreation for a playing field area of at least five (5) acres.

**Policy 1-F-11: Redevelopment of Winter Park Ninth Grade Center to Be Consistent with Adopted Master Plan for Entire Property & Compatible with Historic District.** The development of the Winter Park Ninth Grade Center land shall be consistent with an adopted master plan for the entire property, and shall be compatible with the historic district.

~~**Policy 1-F-12: Restrictions on Redevelopment of the Commercial "Ahik's" Property at the Northeast Corner of the Pennsylvania/Holt Avenues Intersection.** Redevelopment of the commercial "Ahik's" property at 501 Holt Avenue at the northeast corner of the intersection of Pennsylvania and Holt Avenues shall be sensitive to traffic generated onto Holt Avenue. The scale and height of buildings fronting on Holt Avenue shall be limited to 2 stories (30 feet) in height as a compatible transition from the adjacent areas designated "Low Density Residential" on the Future Land Use Map. In addition, the redevelopment of the property shall be compatible with the adjacent historic district.~~

~~**Policy 1-F-13: Redevelopment of the Commercial "Ahik's" Property to be Concentrated along Railroad & Fairbanks Avenue Frontages While Maintaining Natural Features of the Site** Notwithstanding the heights and densities permitted or conditionally permitted under the existing commercial land use designations, the commercial redevelopment of the commercial "Ahik's" property (as mentioned above) at 501 Holt Avenue, shall be concentrated along the railroad and Fairbanks Avenue frontages while maintaining the natural features of the site, unless an alternative site plan and building layout, not exceeding two stories (30 feet) in height provides a more enhanced visual and sound buffer protections for the adjacent residential properties.~~

**Policy 1-F-124: Restriction on Development Fronting on Holt Avenue.** Expansions of commercial or office developments or the parking of vehicles on properties fronting on Holt Avenue shall be prohibited. Access driveways from commercial or office development on Fairbanks Avenue onto Holt Avenue shall be prohibited.

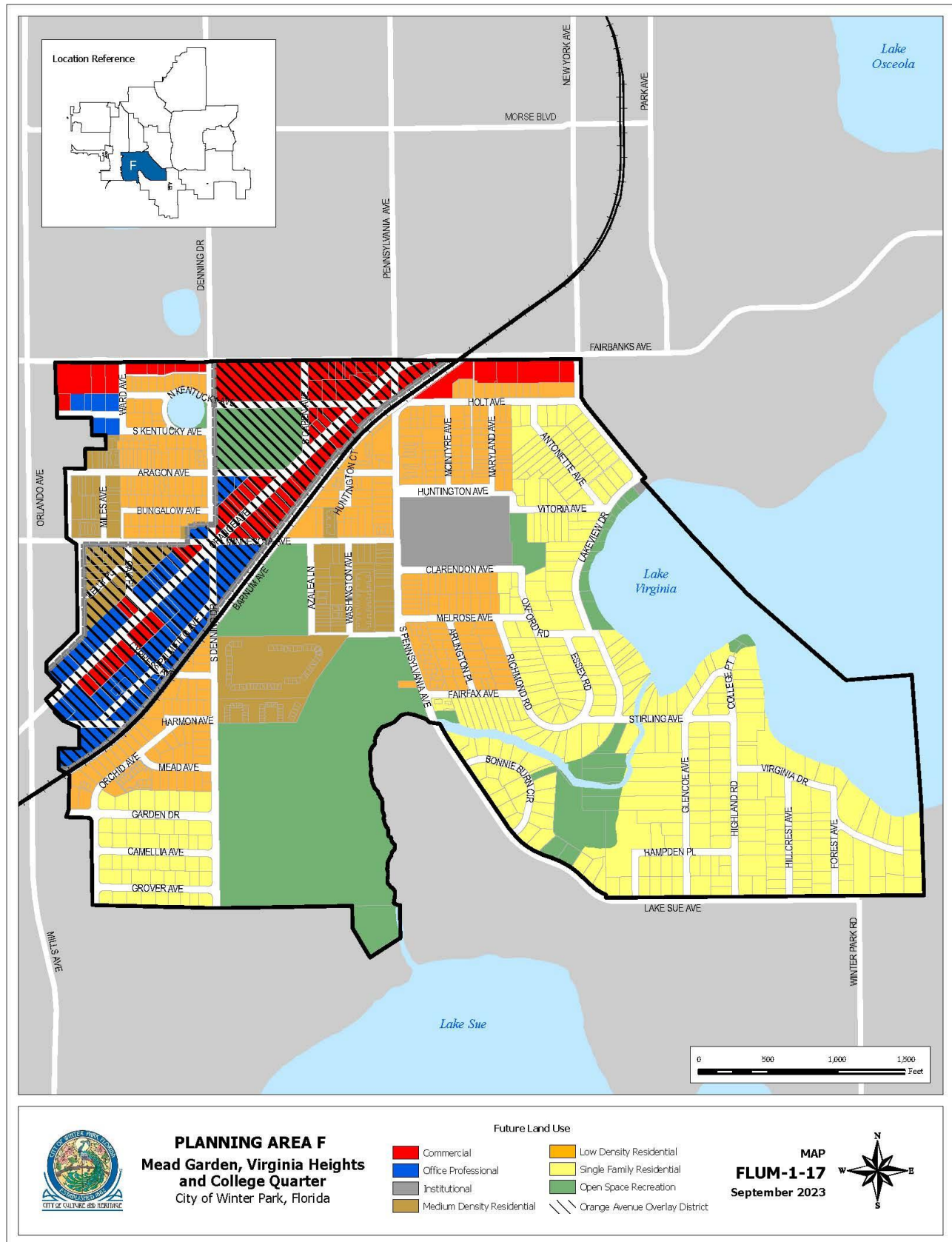
**Policy 1-F-135: Restriction on Building Stories to Preserve Neighborhood Character.** The area bounded by Minnesota, Pennsylvania, Melrose and Azalea Lane, zoned R-3 is deemed incompatible for three story buildings given the existing predominant character of one and two story buildings. While the density and intensity permitted by the medium density residential future land use designation and R-3 zoning of this area is compatible, future development shall be limited and restricted within this area to no more than two stories. The same restriction shall apply to the R-3 areas that exist between Orlando Avenue and Orange Avenue.

**Policy 1-F-46: Protect Wetlands.** The City shall continue to implement and enforce regulations protecting the wetlands areas from development.

~~**Policy 1-F-17: Orange Avenue Design Guidelines** The City shall consider design guidelines for the Orange Avenue corridor from Orlando Avenue to Fairbanks Avenue in order to protect and maintain the scale and appearance of this gateway corridor.~~

**Policy 1-F-158: Preserve Existing Single-Family Residential Land Use in the Planning Area.** The City shall preserve single-family residential land use in the planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-F-6: Orange Avenue Overlay District** The properties within this subarea that are also part of the Orange Avenue Overlay District ("OAO") shall be governed by the OAO policies of the Comprehensive Plan.



**PLANNING AREA G: Downtown/Rollins College**

**Policy 1-G-1: Preserve Residential Use in Downtown/Rollins Planning Area & Mixed Use Shall Not Qualify as Residential Use** The City shall ensure that residential land uses are preserved within the Downtown/Rollins Planning Area. Mixed Use buildings on land currently designated as residential shall not qualify as satisfying this policy. Thus, the intent of this Policy is to maintain the residential future land use and zoning in this planning area where it currently exists and to deny requests for changes to the future land use and zoning that would change from residential designations to non-residential designations.

**Policy 1-G-2: Preserve Central Park Primarily Passive Park Character & Avoid Commercialization of the Park** The City shall implement policies on the use of Central Park that preserve its primary passive park character, avoid commercialization by user groups and are generally guided by the Central Park Master Plan.

**Policy 1-G-3: Preserve Park Avenue as a Retail Shopping District with Complimentary Restaurant Destinations, Maintaining Existing Future Land Use Map Designations and Zoning & Prohibition of Bars/Nightclubs** The City shall preserve the primary focus of the Park Avenue Corridor as a retail shopping district with complimentary restaurant destinations. This shall require maintaining within the Park Avenue corridor the existing Future Land Use Map policies governing height and existing vertical zoning regulations and the prohibition on bars/nightclubs. The City should also explore modifications to the zoning regulations that would limit the growth of future new restaurant locations to prevent an oversaturation of the CBD with restaurant space thereby diminishing via the loss of existing retail stores, the primary focus of the CBD as a retail shopping destination.

**Policy 1-G-4: Preservation of the Historic Character of Park Avenue & the Open Vista of Central Park** All properties facing Central Park on Park Avenue or adjacent roads within 140 feet of Park Avenue shall be limited in height to two stories in height. All properties that abut Central Park or are located across from the park where development would impact the open vista of Central Park shall also be limited to two stories in height as depicted on the Maximum Height Map. Variances or approvals of development in violation of this policy are prohibited.

**Policy 1-G-5: Preserve Central Business District Pedestrian Scale & Orientation by Restricting Height** The City shall preserve the pedestrian scale and orientation of the Central Business District as a whole by limiting development to no more than three stories (including any mezzanine levels) in all zoning districts within the Central Business District. Exceptions to this policy include any property within the Central Business District that are is limited to two stories by other Comprehensive Plan policies or the Maximum Height Map as those properties have a two story height limit. Variances for more than three stories are prohibited.

**Policy 1-G-6: Preserving the Eclectic Architectural Mix & Dominance of Small Distinctive Specialty Shops along the Park Avenue Corridor through Central Business District Design Guidelines** The City shall strive to preserve the character and style of the Park Avenue Corridor as one of an eclectic architectural mix and a predominance of small distinctive specialty stores through the Central Business District design guidelines. The City shall explore alternatives for incentivizing the preservation of small distinctive specialty shops.

**Policy 1-G-7: Enforce Land Development Code Parking Requirements** The City shall continue to require parking, as directed by the Land Development Code, for any net new building or net new floor space constructed within the CBD.

**Policy 1-G-8: Managing Existing Off-Street Parking Deficit** The City's effort toward expanded public parking shall prioritize actions and programs needed to address the existing parking deficit as opposed to the provision of parking that would provide for a growth in the size of existing or new buildings or in the size of the Central Business District or provide parking for mass transit needs.

**Policy 1-G-10: Design Review of Building & Storefront Facades, Including Signage, within CBD** Design review or architectural review in the City's land development regulations shall include a provision for building and storefront facade review, including signage, in the CBD.

**Policy 1-G-11: Improvements at Rollins College & other Educational, Non-Profit or Other Institutional Entities to Avoid Adverse Impacts on Surrounding Residential Areas** Improvements or expansions to the buildings and facilities of Rollins College and other educational, non-profit or other institutional entities shall conform to existing Comprehensive Plan policies, including but not limited to the Future Land Use Map as well as Winter Park zoning regulations and standards and shall not negatively impact the surrounding residential areas.

**Policy 1-G-12: Managing Expansion & Physical Improvements at Rollins College and Other Educational, Non-Profit or Other Institutional Entities** The City shall endeavor to accommodate, through conditional use reviews, the physical development building needs and campus expansion requirements through land use changes to an "Institutional" Future Land Use designation and a "Public/Quasi-Public" zoning district classification for Rollins College and other educational, non-profit or other institutional entities as long as those projects are directly related to the educational purposes of serving students and/or staff as long as those projects are compatible with adjacent residential neighborhoods and properties.

**Policy 1-G-13: Joint Public-Private Development on City Land or City Rights of Way to Comply with LDC & Replace All Lost Parking Spaces** Any joint public-private development project on City land or City rights-of-way shall replace the same

number of on-site public parking spaces as well as providing the additional spaces required by the private segment of the development.

**Policy 1-G-14: Preservation of Osceola Lodge (231 N. Interlachen Ave.) & Knowles Cottage (232 N. Knowles Ave.)** Methods for preservation of Osceola Lodge (231 N. Interlachen Ave.) and/or the Knowles Cottage (232 N. Knowles Ave.) shall be encouraged, including changes to land use designations to permit non-residential usage as foundation office space or other appropriate use when designations as historic landmarks are provided.

**Policy 1-G-15: Development Restriction in CBD/Rollins College Planning Area along North Side of Osceola Avenue on Lake Osceola** Future subdivisions or parcel development in the CBD/Rollins College Planning Area along the north side of Osceola Avenue on Lake Osceola shall conform to the Single-Family Future Land Use designation and the R-1AAA zoning district standards, as well as policies within this Comprehensive Plan regarding the subdivision of estate lots.

**Policy 1-G-16: Promote CBD Cultural Institutions** The City shall endeavor to promote the cultural institutions existing within the CBD and seek to expand their contributions to Winter Park as the "City of Culture and Heritage".

**Policy 1-G-17: Maintain Pedestrian Scale Gateway to Park Avenue** To insure compatibility of future developments with the predominate one and two story pedestrian scale of the historic Park Avenue Corridor, buildings greater than two stories shall be prohibited on properties abutting Fairbanks between New York Avenue on the west and Interlachen Avenue on the east. These properties are deemed in-appropriate for three stories due to the potential scale of the developments and their adverse impact on the gateway to historic Park Avenue.

**Policy 1-G-18: Maintaining the Character of Interlachen Avenue** The City shall strongly discourage any change to the future land use and zoning from low density residential to medium or high density residential on the properties on the west side of Interlachen Avenue, now designated as low density residential and future development along Interlachen Avenue shall conform to a minimum 25 foot street front setback along Interlachen Avenue for buildings and structures that is consistent with the existing pattern of development.

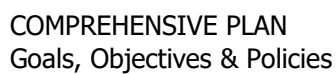
**Policy 1-G-19: Maintaining the Single Family Land Use Designations on Lake Osceola** Consistent with other policies of this Comprehensive Plan requiring the lowest densities of development on lakefront properties, those lands designated single family on Lake Osceola on Interlachen Avenue, Alexander Place, Chase Avenue, Osceola Avenue and Osceola Court shall not be designed for low density or multi-family residential development or for any non-residential or institutional land use and the City shall deem any such land use changes to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-G-20: Bed & Breakfast/Hotel Conversions** On properties designated residential with this planning area, conversions of existing homes or new construction of bed and breakfast inns or other overnight accommodations shall not be permitted within this planning area.

**Policy 1-G-21: Redevelopment of the City's Water Plant Property on New York Avenue** The City's former water plant property on New York Avenue, designated 'institutional' due to the former use and city ownership will be considered for redevelopment as an office or multi-family residential or combination within the limits of permitted floor area ratio for those designations and a maximum three story height.

**Policy 1-G-22: Encourage the Connectivity of the Hannibal Square Commercial District to Park Avenue** In order to encourage the connectivity of the Hannibal Square Commercial District to Park Avenue, the existing buildings and any other future buildings with street frontage on New England Avenue or West Park Avenue in this planning area, shall be required to be used for non-residential business purposes on the first floor and utilized as such for retail space, restaurants space, salons or office space and residential use shall be only permitted on the upper floors of any such building, other than an entrance lobby for access to the upper floor units.

**Policy 1-G-23: Preservation of Village Character in the CBD** The City shall preserve the village attributes of the Central Business District. These attributes include height limitations, medium density housing, mix of retail, restaurants and office, good public transit, open green spaces, proximity to public facilities and an overall emphasis on the pedestrian experience.



## PLANNING AREA H: Hannibal Square Neighborhood

**Policy 1-H-1: Discourage Non-Residential Encroachments into Residential Sections** The City shall discourage non-residential and medium or high-density residential future land use amendments into single family and low density residential areas of this neighborhood planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-H-2: If Non-Residential Zonings Are Approved, Compensation Required for Lost Housing** In situations where a change to non-residential Comprehensive Plan Amendment is approved, in this planning area, the loss of housing or housing potential must be compensated for through the provision of housing or negotiated fees in lieu of housing, paid to the Affordable and Workforce Housing Trust Fund.

**Policy 1-H-3: Restrictions on Multifamily Development** The City shall strongly discourage Comprehensive Plan Amendments from Single Family or Low-Density Residential Land Use categories to Medium-Density or High-Density Residential Land Use categories based on compatibility and recognition of the established neighborhood development pattern.

**Policy 1-H-4: Subsidized Multifamily Housing for Senior or Handicapped Citizens** The City shall encourage subsidized multifamily housing for senior or handicapped citizens in projects sponsored by, or which complement those of the Winter Park Housing Authority.

**Policy 1-H-5: Prohibited Uses** The City shall prohibit the establishment or expansion of auto sales/service enterprises, auto repair businesses, resale stores or pawn shops, tattoo businesses, adult-oriented businesses, vapor stores or smoke shops, fast food businesses and convenience stores along Fairbanks Avenue in this planning area.

**Policy 1-H-6: Non-Residential Use on Certain Segments of Comstock Avenue, New England Avenue & Symonds Avenue** A change to Non-residential land uses and zoning on Comstock Avenue between Denning Drive and the Railroad, on New England Avenue between Denning Drive and Pennsylvania Avenue and on Symonds Avenue between Capen Avenue and Pennsylvania Avenues shall be deemed to be in conflict with the Comprehensive Plan.

**Policy 1-H-7: Non-Residential Use on Certain Segments of New England Avenue & Symonds Avenue** A change to Non-residential land uses and zoning on New England Avenue between Denning Drive and Pennsylvania Avenue and on Symonds Avenue between Denning Drive ~~Capen Avenue~~ and Pennsylvania Avenues shall be deemed to be in conflict with the Comprehensive Plan.

**Policy 1-H-8: Commercial, Office, or Non-residential Development on the East Side of Denning Drive or Webster Avenue** The conversion or redevelopment of any existing residential property fronting on the east side of Denning Drive or on Webster Avenue for commercial, office or other non-residential development shall be deemed to be in conflict with the Comprehensive Plan.

**Policy 1-H-9: Non-Profit Service Agencies & Local Neighborhood Churches May Exist Compatibly with Residential Uses** The City may consider the construction or renovation of non-profit service agencies and local neighborhood church construction and renovation in recognition that neighborhood churches co-exist side by side with residential properties and commonly have depended upon on-street parking for those congregations.

**Policy 1-H-10: Rezoning Single-Family Property to  $\leq 7,500$  sq. ft. Lots Deemed Inconsistent with Comprehensive Plan** The rezoning of any single-family property of 50 foot by 150 foot (7,500 sq. ft.) or smaller to low-density (R-2) residential future land use for additional density shall be deemed in conflict with the Comprehensive Plan (single-family to duplex, for example).

**Policy 1-H-11: Provide for Additional Residential Density at 444 W. New England Ave.** Notwithstanding the residential density limits established for the Central Business District future land use category elsewhere within this element, this specific policy shall enable the property at 444 W. New England Avenue, to be used at a maximum residential density of up to 48 units per acre. This density allowance may only be applied to residential use within the existing second floor of the existing building as of the date of adoption of this Policy. Residential units are not permitted on the ground floor of the building located at 444 W. New England Avenue.

**Policy 1-H-12: Provide for Conforming Density of Mixed Use Projects along New England Avenue** To the extent that mixed use projects were permitted and approved by the City under Central Business District future land use and C-2 zoning prior to a unit per acre density restriction being introduced to those designations in 2009, such existing mixed use projects in existence prior to 2009, notwithstanding the current CBD future land use residential unit density limitations, shall be deemed as conforming uses and should such buildings be damaged or destroyed due to any calamity or occurrence such as fire, hurricane, tornado, sinkhole, etc. such buildings may be reconstructed and restored to their existing residential unit density and dimensions.

**Policy 1-H-13: Special Circumstances for 446 W. Swoope Ave. and on Symonds between Capen and Pennsylvania Avenues** Notwithstanding Policy 1-H-1 above, there exists an isolated property at 446 W. Swoope Ave. surrounded by medium density residential future land use that may be considered for a change to that designation and single family properties on Symonds Avenue between Capen and

Pennsylvania Avenue in a street section otherwise designated as low density residential that may be permitted a similar future land use.

**Policy 1-H-14: Encourage the Viability of the Hannibal Square Commercial District along New England Avenue** In order to encourage and insure the viability of the Hannibal Square Commercial District, the existing buildings and any other future buildings with street frontage on New England Avenue shall be required to be used for non-residential business purposes on the first floor and utilized as such for retail space, restaurants space, salons or office space and residential use shall be only permitted on the upper floors of any such building, other than an entrance lobby for access to the upper floor units.

**Policy 1-H-15: Hannibal Square Parking Garage** In consideration of the variances granted for the Hannibal Square parking garage for added height and additional spaces which were made based upon the Development Agreement and assurances that this parking garage would serve certain designated properties but also serve others not in the same ownership and serve the general business district needs as well, the parking management of this parking garage shall not permit any fee for parking and the City shall through the required parking management plan insure that reserved spaces other than for residents are available on nights and weekends for general public usage.

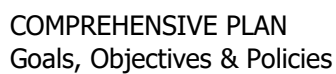
**Policy 1-H-16: Hannibal Square Community** Encourage the preservation and conservation of historic Hannibal Square Community's cultural buildings and churches, homes and places along West Welbourne Avenue.

**Policy 1-H-17: Hannibal Square Community** Encourage educational and interpretive walking and bicycling tours throughout the Hannibal Square Community for resident's health.

**Policy 1-H-18: Limitation on Building Heights on Morse Boulevard** In order to maintain the historical development scale along Morse Boulevard, no property or building with frontage on Morse Boulevard from Virginia Avenue to Denning Drive shall exceed two stories in height or 35 feet in height.

**Policy 1-H-19: Limitation on Building Heights on Pennsylvania Avenue** In order to maintain the historical development scale along the non-residential portions of Pennsylvania Avenue, outside the New England core, no property or building with frontage on Pennsylvania Avenue from Welbourne Avenue to Canton Avenue shall exceed two stories or 35 feet in height.

**Policy 1-H-20: Orange Avenue Overlay District** The properties within this subarea that are also part of the Orange Avenue Overlay District ("OAO") shall be governed by the OAO policies of the Comprehensive Plan.



**PLANNING AREA I: North Park Avenue****Policy 1-I-1: Preserve Single-Family Residential Use in North Park Avenue**

**Planning Area** The City shall preserve the single-family residential land use in the planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-I-2: Protect Residential Areas on North Park & Louisiana Avenues from Encroachment by Nonresidential Uses**

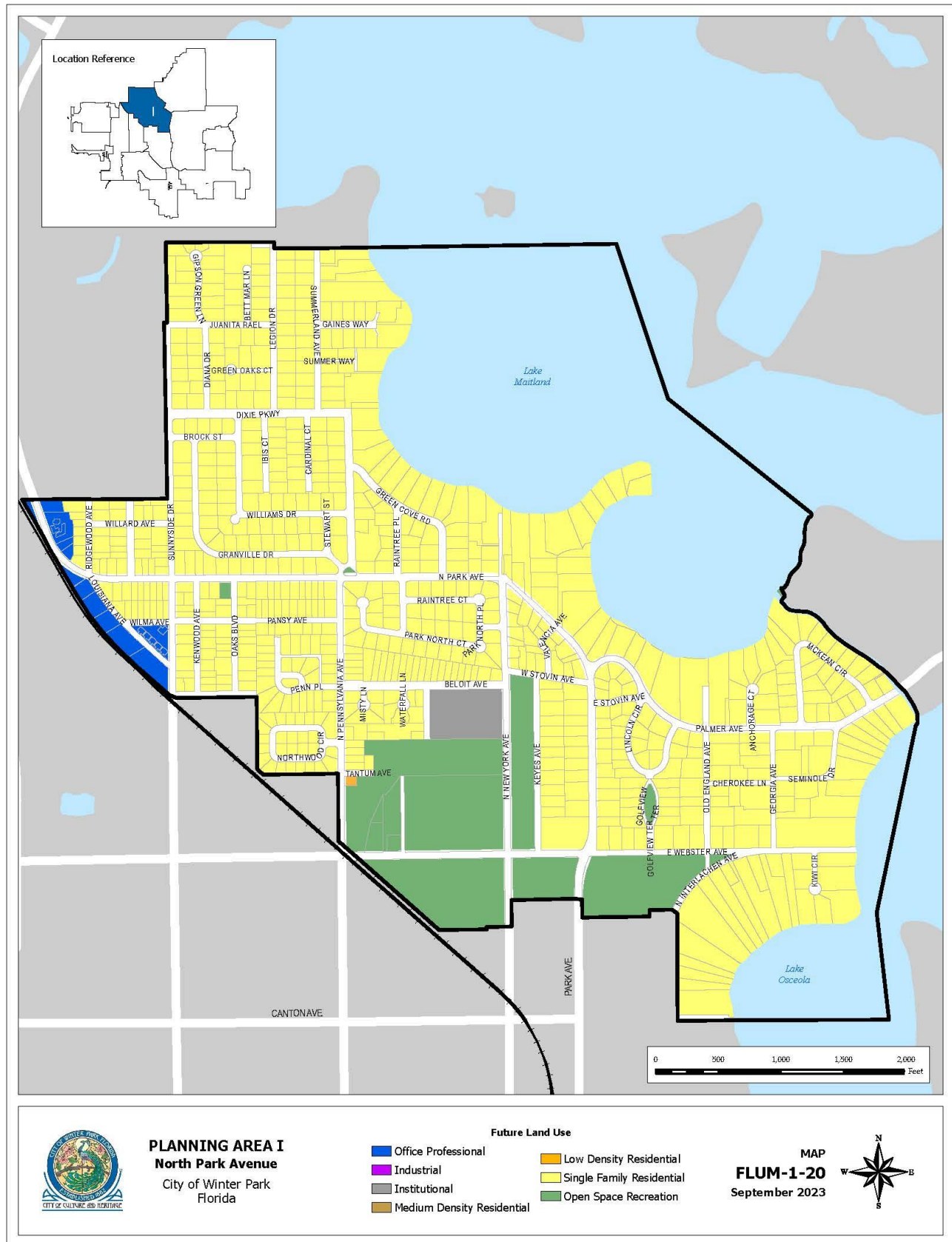
The City shall protect the residential areas around the offices on North Park Avenue and Louisiana Avenues from further office encroachment and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-I-3: Subdivision of Land to Comply with the Comprehensive Plan & Zoning District Minimum Lot Size Requirement**

The City shall prohibit subdivision of lots within the North Park Avenue neighborhood planning area to new lots with less than the required 75 foot width (85 foot width - corner lots).

**Policy 1-I-4: Develop Gateway Enhancement Plan for North Park Avenue**

The City shall develop a Gateway enhancement plan for the North Park Avenue entrance into the City.



**PLANNING AREA J: U. S. Highway 17-92 Corridor****Policy 1-J-1: Protect Single-Family Residential Use within Orwin Manor Neighborhood from Multi-Family & Non-Residential Land Use Encroachment**

The City shall preserve and protect the single-family residential land use within the Orwin Manor neighborhood from multi-family, commercial and office encroachment and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-J-2: Annexation of Areas between City Limits & Minnesota Avenue** The City shall pursue annexation of areas between the City limits and Clay Street and Minnesota Avenue when resident citizen interest is expressed.

**Policy 1-J-3: Protect Low-Density Residential Use West of Schultz Avenue within Lawndale, Strongly Discourage Non-Residential Encroachment & Maintain the Low-Density Future Land Use Map Designation** The City shall preserve and protect the low-density residential land use west of Schultz Avenue, within Lawndale, in this planning area, from commercial and office encroachment. The Future Land Use Map shall maintain the Low-Density Residential designation and FLU map amendments to non-residential or Planned Development shall be deemed to be in conflict with the Comprehensive Plan within 200 feet of Shultz Avenue.

**Policy 1-J-4: Pursue Improved Appearance of Industrial Area Along Solana Avenue and Railroad Avenue** The City shall promote the appearance of the industrial area located along Solana Avenue and Railroad Avenue through code enforcement and site plan review design standards.

**Policy 1-J-5: Protect Interests of Multifamily Residents Located Behind Winter Park Tech** The City shall protect the interests of the residents of the multifamily area located behind Winter Park Tech if development or rezoning appears imminent. In addition, non-residential development occurring adjacent to residentially designated property shall be required to provide adequate buffers including architecturally designed masonry walls capped and appropriate landscaping with canopy trees, specimen trees, and shrubs.

**Policy 1-J-6: Concentrate Vehicle Dealerships North of Webster Avenue or Lee Road** The policies of this Comprehensive Plan restrict car sales businesses to two geographic areas where such businesses are permitted. One such area where vehicle sales business are potentially allowed as conditional uses is in this planning area north of Webster Avenue or north of Lee Road.

**Policy 1-J-7: Preserve Martin Luther King, Jr. Park Recreational Land Use** The City shall preserve the recreational land use of Martin Luther King, Jr. Park.

**Policy 1-J-8: Subdivision of Lots within Orwin Manor Neighborhood to Comply with Zoning District Minimum Lot Width Requirements** The City shall prohibit subdivision of lots within the Orwin Manor neighborhood to lots with less than the required 75 foot width (85 foot width - corner lots).

**Policy 1-J-9: Protect Single-Family Residential Use in the Killarney Neighborhood from Non-Residential Land Use Encroachment** The City shall preserve and protect the single-family residential land use within the Killarney neighborhood from commercial and office encroachment, excluding parcels that have or obtain Parking Lot (PL) zoning designation along the edges where commercial, office and residential meet. All development should include appropriate landscape buffers, including walls if necessary, so as not to have a negative impact on the residential neighborhood.

**Policy 1-J-10: Support a Smooth Land Use Transition along Trovillion Avenue & Gay Road to Low-Intensity Office Uses Compatible with Killarney Bay & Chateaux du Lac Condominiums** The City shall support transition along Trovillion Avenue and Gay Road from Medium-Density Residential to low-intensity office uses as long as they are complimentary to and compatible with the adjacent Killarney Bay and Chateaux du Lac condominiums. The City shall ensure compatible development by enforcing architectural design standards as part of the site plan review process and require adequate buffers including architecturally designed capped masonry walls landscaped with canopy trees, specimen trees, and shrubs.

**Policy 1-J-11: Encourage a Public-Private Partnership in Redeveloping Winter Park Tech** The City shall encourage a joint public-private proposal for Winter Park Tech. The City shall coordinate joint planning with the Orange County School Board to identify a project that includes a viable land use mix, as well as density and intensity that meets the common objectives of the School Board, the City and a private developer.

**Policy 1-J-12: Provide for Additional Residential Density at 940 and 1020 W. Canton Ave.** Notwithstanding the residential density limits established elsewhere within this element, this specific policy shall enable the adjacent properties at 940 and 1020 W. Canton Ave (together, the "Properties"), to be used at a combined maximum residential density of up to 25 units per acre for the following reasons:

- The Properties are part of a mixed-use master plan development;
- The Properties are under unified control;
- The Properties are located adjacent to a property approved for a building over 55 feet in height;
- The Properties serve as an appropriate buffer between adjacent commercial uses and residential uses located further to the east;
- The Properties are located proximate to multiple employment centers; and
- The 940 W. Canton Ave. parcel has been previously approved for a 4-story multi-family residential project under the density and maximum height standards that were applicable to the changes made to the Comprehensive Plan in 2009; due to the Properties being part of a unified mixed-use development under common

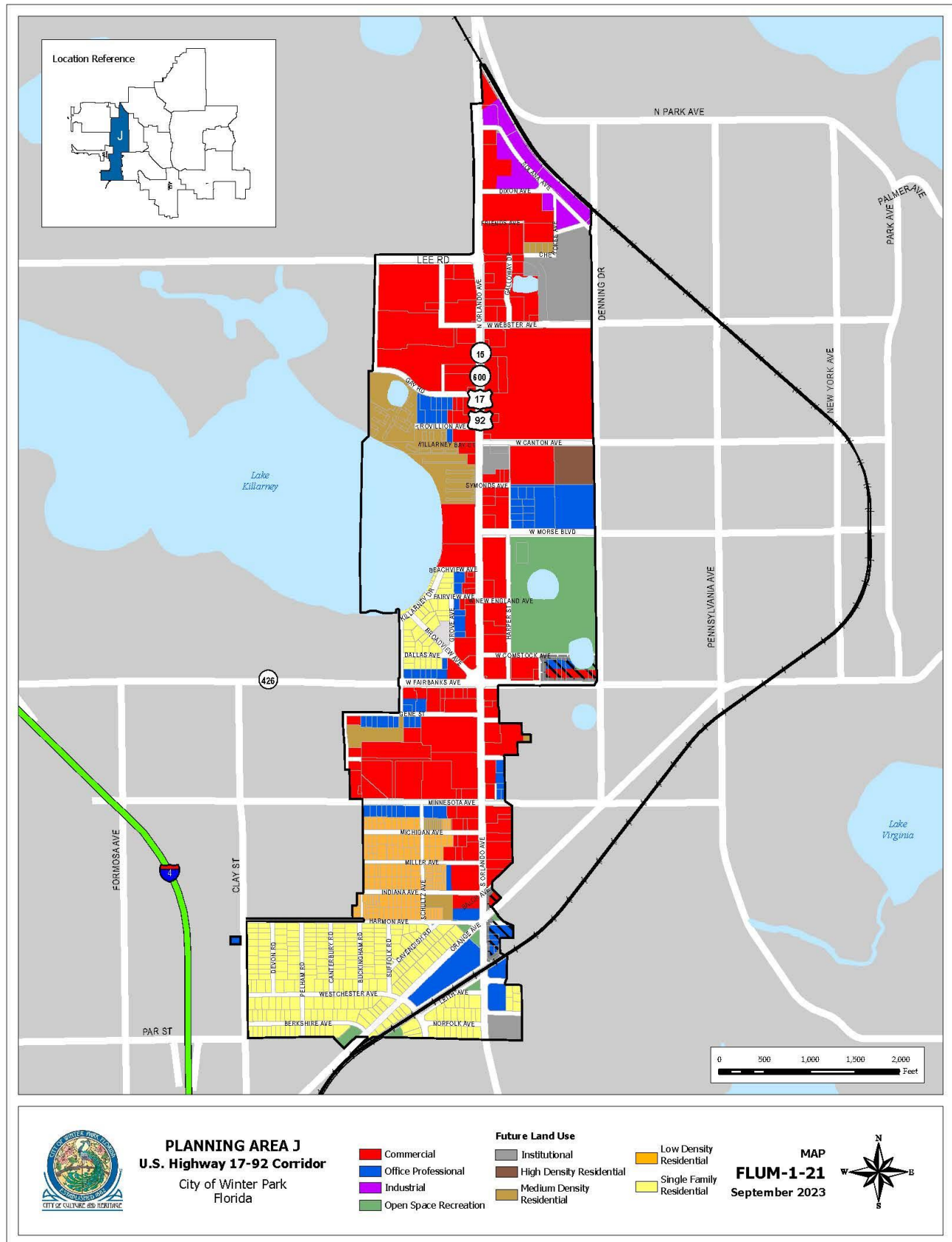
control, the 1020 W. Canton Ave. parcel was included in calculating the density for this project.

- This density allowance for both properties may only be applied to residential development within the 940 W. Canton Ave. parcel. All other provisions within the High Density Residential future land use designation shall apply to that property.

**Policy 1-J-13: Growth & Expansion of the Lutheran Church Consistent with Master Plan** (Policy repeat from Planning Area F) Growth and expansion of the St. John Lutheran Church (located in Planning Area J) shall only be approved via conditional use consistent with protections and landscape buffers for this institutional use and provided that any negative impacts from parking or traffic are avoided and that adequate buffering and screening of such activities and improvements are achieved.

**Policy 1-J-14: Support a Smooth Land Use Transition along the North Side of Fairbanks Avenue with Business Uses Compatible with the Adjacent Neighborhoods** The City shall consider future land use changes along the north side of Fairbanks from Shoreview Avenue to Orlando Avenue to commercial to allow business types complimentary to and compatible with the adjacent neighborhoods, such as retail stores and salons provided there are restrictions prohibiting late evening hours, and drive-in components. The City shall ensure compatible development by enforcing architectural design standards as part of the site plan review process and require adequate buffers including architecturally designed capped masonry walls landscaped with canopy trees, specimen trees, and shrubs.

**Policy 1-J-15: Orange Avenue Overlay District** [The properties within this subarea that are also part of the Orange Avenue Overlay District \("OAO"\) shall be governed by the OAO policies of the Comprehensive Plan.](#)



**PLANNING AREA K: Lee Road**

**Policy 1-K-1: Preserve Single-Family Residential Use in Lee Road Planning Area** The City shall preserve the single-family residential land use in the existing single-family neighborhoods in this planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan. However, in order to enable the redevelopment along the Lee Road corridor, if properties fronting on Lee Road desire to redevelop or expand via utilizing an interior residential property as expanded parking via a land use change to a Parking Lot (PL) designation then the City may consider such a change provided adequate buffering and protections are provided to the neighboring homes.

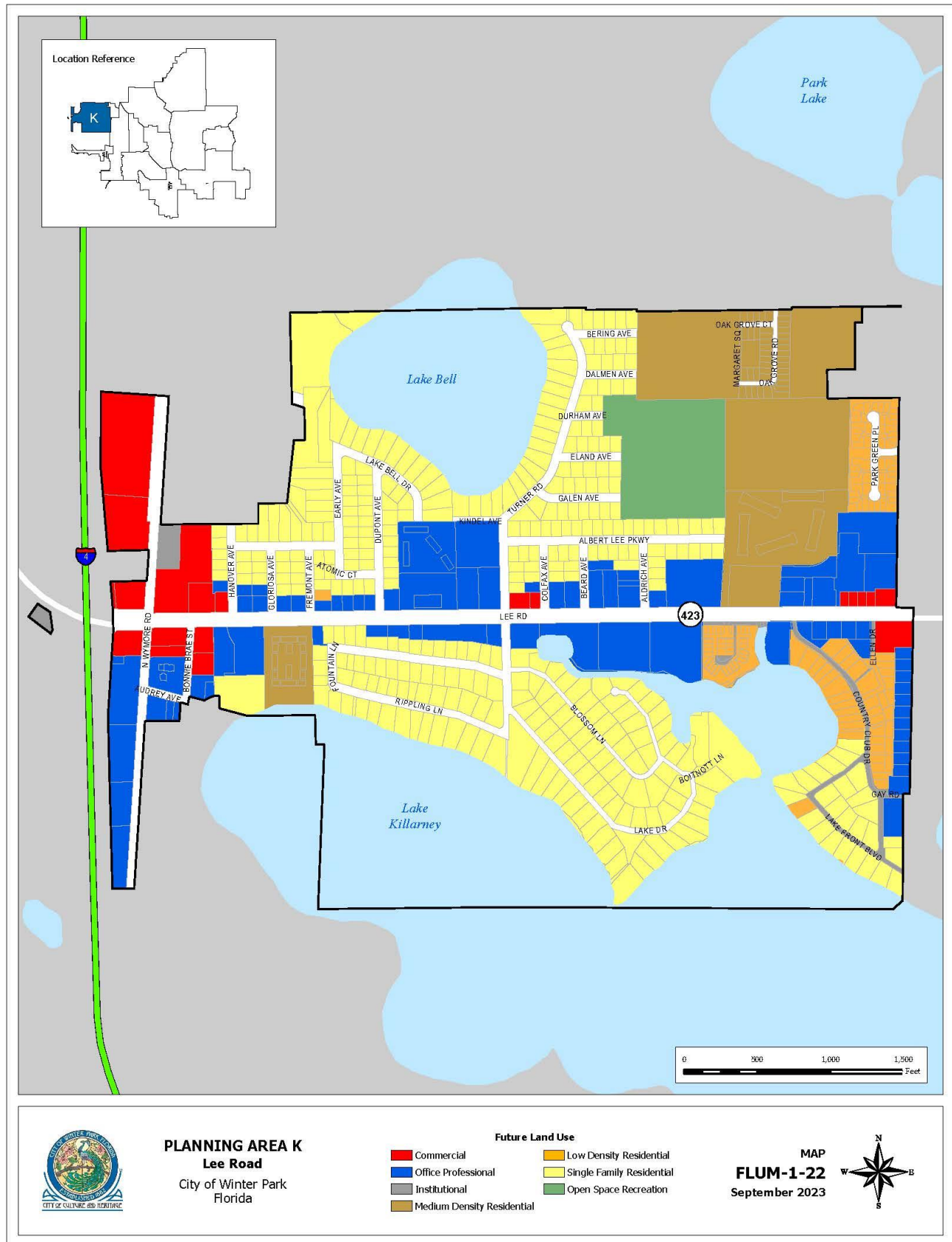
**Policy 1-K-2: Plan to Convert the City's Tree Farm into a Park Site or Alternate Development & Encourage its Funding** The City shall plan to convert the City's Tree Farm into a park site as conditions and financial opportunities permit or the City shall consider alternate development proposals with the proceeds from such a property sale funding the acquisition of park lands in locations more readily usable by city residents. ~~The City shall strive to provide funding to implement the land conversion process, including development of the park site.~~

**Policy 1-K-3: Require New Development to Minimize Adverse Impacts on Lake Bell** The City shall strive to minimize the adverse impacts of development on Lake Bell by regulating the intensity of development, storm water runoff, and enforcing setbacks.

**Policy 1-K-4: Prohibit Certain Business Types Along the Corridor Frontage** In order to create and preserve the character of this corridor, the City shall prohibit certain business types along the frontage of the corridor including new or used car sales, auto repair businesses, resale stores or pawn shops, tattoo businesses, adult oriented businesses, fast food businesses and convenience stores, except at the intersection of Lee and Wymore Roads.

**Policy 1-K-5: Create a Special Taxing District Along Lee Road to Assist Funding Installation of Water & Sewer Services and Streetscape Improvements** The City shall strive to create a special taxing district along Lee Road to aid in the installation of water and sewer services and/or streetscape improvements along this corridor.

**Policy 1-K-6: Concentrate Vehicle Dealerships North of Lee Road** The policies of this Comprehensive Plan restrict car sales businesses to two geographic areas where such businesses are permitted. One such area where vehicle sales businesses are potentially allowed as a conditional use in this planning area on Wymore Road, between I-4 and Wymore Road north of Lee Road.



**PLANNING AREA L: West Fairbanks Avenue**

**Policy 1-L-1: Protect the Lake Killarney Residential Neighborhood from Commercial, Office & Parking Lot Encroachments** The City shall preserve and protect the existing Lake Killarney residential neighborhood from commercial, office and parking lot encroachments and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

**Policy 1-L-2: Annexation, Rezoning & Redevelopment of Certain Residential Properties in the Lake Killarney Neighborhood** At such time annexation occurs, the City shall consider amending the Future Land Use Map to allow non-residential use and redevelopment of the residential properties abutting commercial or office properties that front on the north side of Fairbanks Avenue in the Lake Killarney neighborhood from Kilshore Lane west to Interstate 4 subject to compliance for special setback and design standards to ensure compatible development and to enhance the appearance of the Fairbanks Gateway corridor.

**Policy 1-L-3: Protections for the Lake Killarney Neighborhood** The City shall utilize the conditional use process and the land development code regulations to provide protections for the residential neighborhood north of Fairbanks Avenue from any nuisances generated by fast food and drive-in businesses as well as convenience stores in order to minimize any nuisances from noise, over-flow parking, off-site parking of employees or cut-through traffic. Such protections may include limitations on the hours of operation of stores or restaurants and such restrictions on hours of operations may be imposed retro-actively if deemed necessary to safeguard the peaceful residential use of neighboring homes.

**Policy 1-L-4: Annexation, Rezoning, & Redevelopment of Certain Residential Properties South of Fairbanks Avenue** At such time that annexation occurs, the City shall encourage and permit amending the future land use map and redeveloping the isolated pockets of residential properties located along Kentucky and Ogelsby Avenues, south of Fairbanks Avenue from US Highway 17-92 to Interstate 4 to ensure compatible development and to enhance the appearance of the Fairbanks gateway corridor.

**Policy 1-L-5: Annexation, Rezoning & Redevelopment of Certain Properties, South of Fairbanks Avenue and West of Formosa Avenue** The City shall encourage the annexation and redevelopment of properties in the area south of Fairbanks Avenue and west of Formosa Avenue along Fairbanks, Kentucky, Ogelsby and Crandon Avenue. Prior to or at the time annexation of such properties within this area occurs, the City shall consider amendment to the Future Land Use element to create a future land use designation and a corresponding zoning designation and land development code standards that may permit for this area either mixed use development or mixed use projects with urban scale with parking garage components and notwithstanding other

limitations within the Future Land Use element, permitted floor area ratios consistent with the appropriate future land use designations. Such density and scale of development is deemed compatible given the location on Fairbanks Avenue adjacent to Interstate 4 and to enhance the appearance of the Fairbanks gateway corridor. Roadway abandonments or vacations necessary for assemblage of properties within this area are also encouraged.

**Policy 1-L-6: Community Redevelopment Area (CRA) in the West Fairbanks Planning Area** The City shall analyze and evaluate the creation of a Community Redevelopment Area (CRA) for all or portions of this West Fairbanks Planning Area.

**Policy 1-L-7: Support a Smooth Land Use Transition along the North Side of Fairbanks Avenue with Business Uses Compatible with the Adjacent Neighborhoods** The City shall consider future land use changes along the north side of Fairbanks from Lakeview to Shoreview Avenues to commercial to allow business types complimentary to and compatible with the adjacent neighborhoods, such as retail stores and salons provided there are restrictions prohibiting late evening hours, and drive-in components. The City shall ensure compatible development by enforcing architectural design standards as part of the site plan review process and require adequate buffers including architecturally designed capped masonry brick walls landscaped with canopy trees, specimen trees, and shrubs.

**Policy 1-L-8: Support Efficient Land Use Development Along the South Side of Fairbanks Avenue** Given the City's desire for the aggregation and assemblage of properties along the south side of Fairbanks Avenue for more comprehensive redevelopment along that south side of Fairbanks Avenue, as an important gateway corridor into the City, versus isolated single purpose developments, the City shall only permit via conditional use any drive-in component of business when that business is part of a larger building development program such as via an end-cap use on a larger project.

**Policy 1-L-9: Property Redevelopment West of Interstate 4** Given the need for the visibility and convenience of travelers on Interstate highways for quick on-and-off gas station and convenience stores to be proximate to Interstate Four, notwithstanding other limitations in this planning area, the commercial properties on Fairbanks Avenue, west of Interstate Four may be permitted to develop for those purposes.

**Policy 1-L-10: Accommodations for the Warehouse & Industrial Land Uses in the Area South of Fairbanks Avenue and north of Minnesota Avenue** The City recognizes that previous and future annexations south of Fairbanks Avenue and north of Minnesota Avenue contain existing warehouses and light manufacturing buildings and land uses that were legally developed under the previous Orange County C-3 zoning regulations. As such, while the long term goal of the City is for that area to transition, the City has made and will continue to make accommodations that allow those existing warehouse and light manufacturing businesses to continue to operate and to provide for tenant transitions.

**Policy 1-L-11: Provide for & Encourage the Redevelopment of the North Side of Fairbanks Avenue** Given the shallow lot depths on the north side of Fairbanks Avenue, the City shall consider the annexation of properties to the rear/north up to Karolina Avenue and land use designations for parking usage provided that the parking is screened from view by a brick wall, landscape, and ligustrum tree buffer per the template provided by the City; that no driveways are permitted that allow access onto the rear streets and that any lighting has no negative impact on nearby homes.

**INSERT FLUM-1-23 MAP WHEN  
FINALIZED**

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**PLANNING AREA M: Ravaudage**

**Policy 1-M-1: Implement the Ravaudage Planned Development in Accordance with the Annexation Agreement** Pursuant to the annexation agreement for the Ravaudage Planned Development, the City shall administer the review and approval of development subject to the provisions of the Orange County Land Development Code and the customs and practices of the Orange County Development Review Committee.

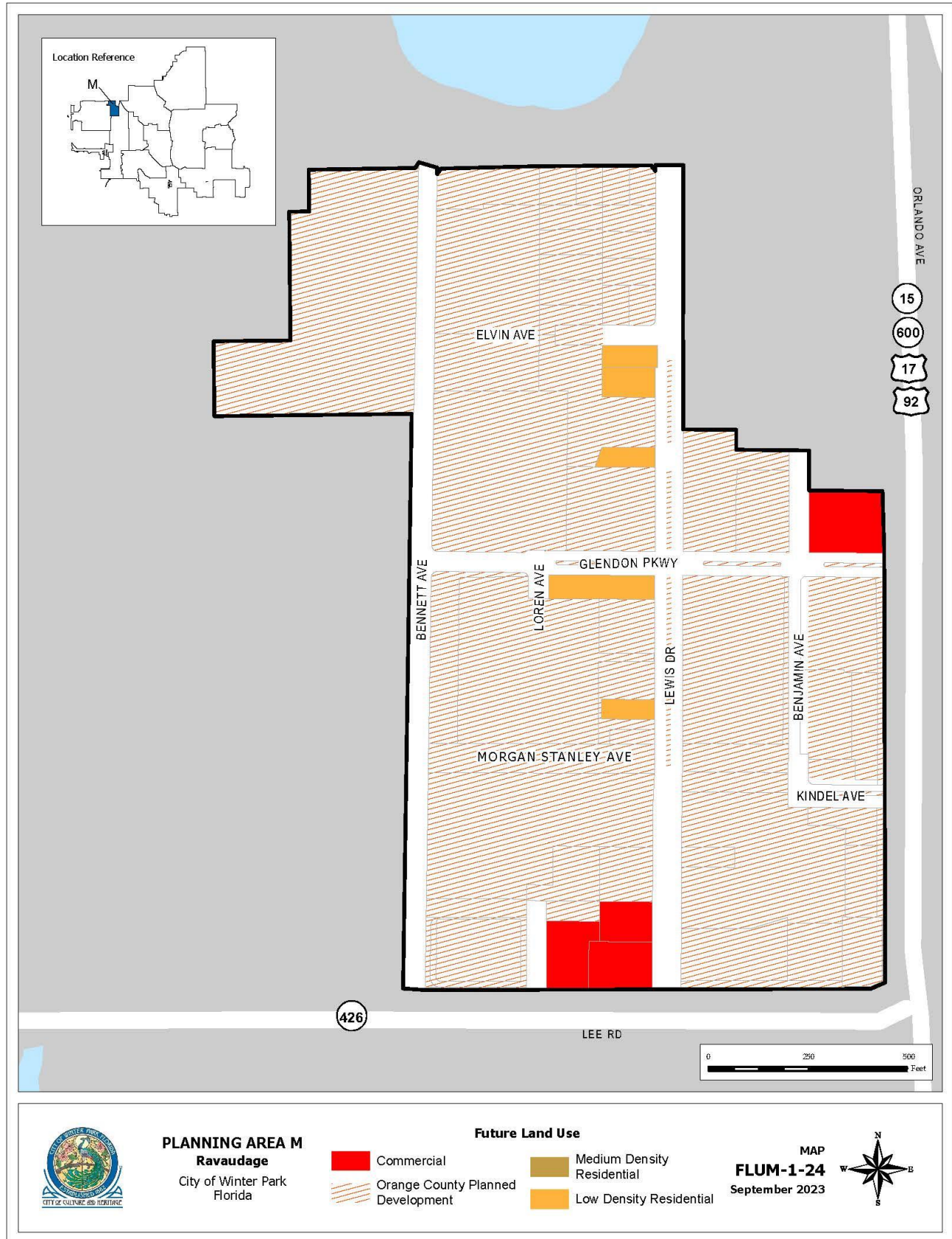
**Policy 1-M-2: Provide for Further Assemblages into the Ravaudage Planned Development** As additional out-parcels are acquired for assemblage into the Ravaudage Planned Development, the City shall provide for future land use changes to city planned development designations and zoning and shall provide for the added entitlements based upon the net new acreage to be added as contributing to added entitlements based on 14.6 units per acre and a maximum floor area ratio of 100%.

**Policy 1-M-3: Traffic & Transportation Improvements** It shall be the responsibility of the Ravaudage development, in accordance the Planned Development approval granted by Orange County to fund and implement the traffic and transportation improvements required by the project and to fund the traffic light warrant studies required for this project.

**Policy 1-M-4: Coordinate with the City of Maitland** The City shall coordinate with the City of Maitland on the portions of the Ravaudage development within Maitland to achieve compatibility in the project between jurisdictions.

**Policy 1-M-5: Compatible Planned Development Future Land Use & Zoning for Enclaves and Out-Parcels** The City has established PD future land use and PD-2 zoning on 12 properties that were acquired and added to the Ravaudage Planned development subsequent to the establishment of the Ravaudage PD by the Orange County Board of County Commissioners and annexation by the City. As the PD future land use designation and PD districts have been repealed from this Comprehensive Plan and the City Land Development Code, those properties shall be regulated by the Orange County PD Code and the Development Order terms and conditions pertaining to the Ravaudage PD.

**Policy 1-M-6: Future Enclave & Out-Parcel Additions to the Ravaudage Planned Development** Any future acquisitions and additions to the Ravaudage PD of enclave or out-parcel properties may, at the discretion of the City, be added to the Ravaudage PD and regulated by the Orange County PD Code and the Development Order terms and conditions pertaining to the Ravaudage PD.



**GOAL 1-9: ESTABLISHMENT OF THE ORANGE AVENUE OVERLAY DISTRICT** It is the intent of the Orange Avenue Overlay District ("OAO") to provide enhanced standards to protect and promote the unique characteristics of the Orange Avenue area and create a distinct gateway into Winter Park. This OAO is used to create a sense of place established through specific architectural styles, streetscape design, open space areas, setbacks, site design, block structure, landscaping and other regulatory controls.

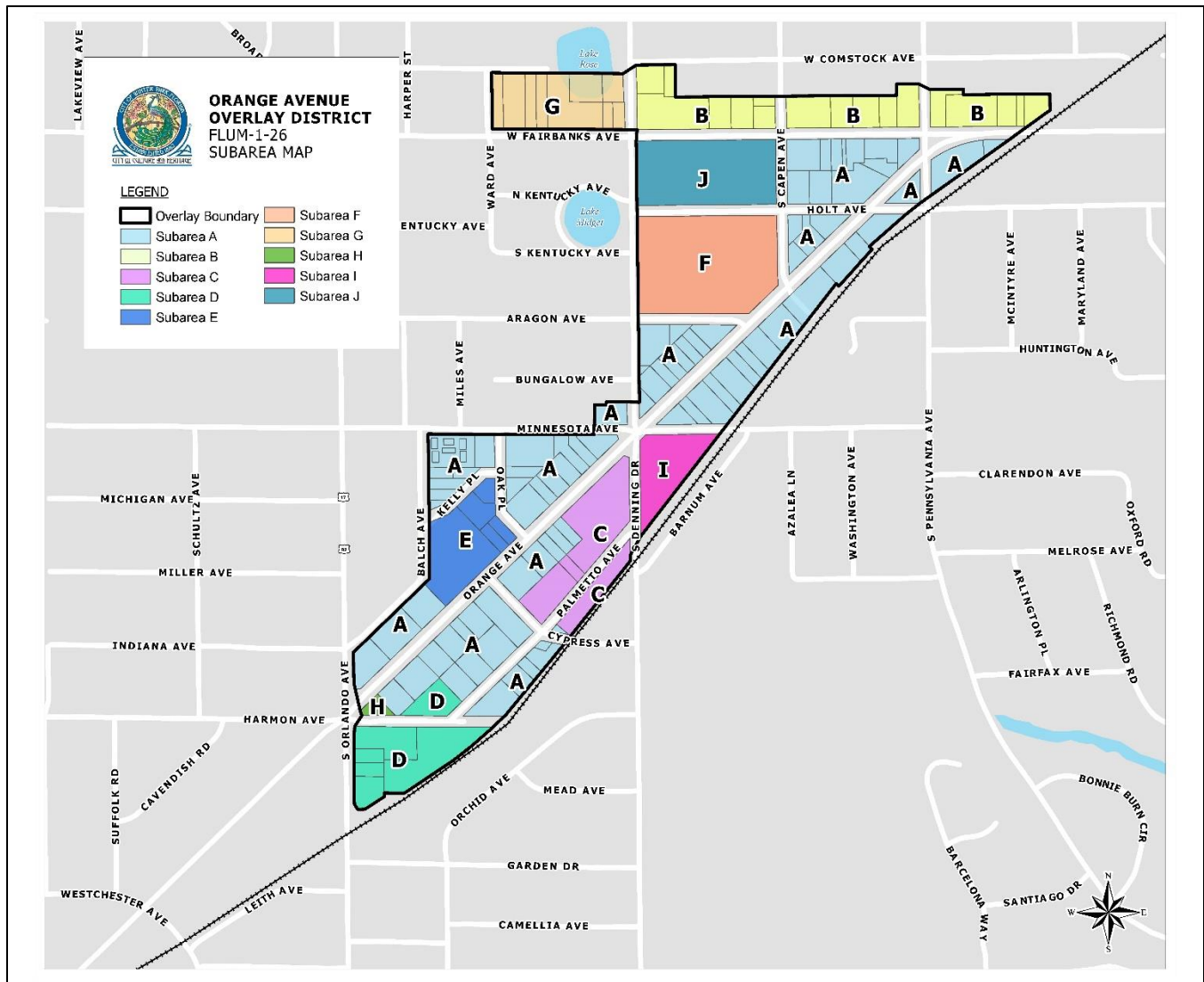
**OBJECTIVE 1-9.1: Orange Avenue Overlay District** The boundaries of the Orange Avenue Overlay District are identified in FLUM-1-25 and the Policies regarding this Overlay District shall be established as defined herein.



**Policy 1-9.1.1: Conflicts** The Policies set forth in and for the Orange Avenue Overlay District (OAO) shall prevail to control and govern the development of the property defined in Map FLUM-1-24 over any conflicting goals, objectives and policies found in the other provisions of the Future Land Use Element of the Comprehensive Plan, including any Planning Area Policies.

**Policy 1-9.1.2:** The standards detailed in the OAO are the maximum density and intensity parameters potentially permitted in each respective subarea. These maximum standards are not an entitlement and are not achievable in all situations. Many factors may limit the achievable FAR including limitations imposed by the maximum height, block structure, physical limitations imposed by property dimensions and natural features as well as compliance with applicable code requirements such as, but not limited to parking, setbacks, lot coverage and design standards.

**Policy 1-9.1.3: Orange Avenue Overlay District Subareas** The Orange Avenue Overlay District Subarea Map, FLUM-1-26, shall delineate the different subareas and their specific development standards. Changes to the subarea map shall not be allowed unless initiated at the direction of, or otherwise authorized by, the City Commission. Each area has unique characteristics, issues and opportunities. The base and maximum achievable Floor Area Ratio (FAR), height and residential densities (if applicable) for each subarea are defined herein. An incentive menu system is established for certain properties within the Orange Avenue Overlay District (OAO) to possibly earn additional FAR up to their maximum achievable FAR, by providing certain public improvements and area-wide solutions, as outlined in the Land Development Code.



- (1) Subarea A.
  - a. Base Floor Area Ratio: 45%
  - b. Maximum Achievable Floor Area Ratio: 60% (only with residential)
  - c. Maximum Height: 2 Stories for any properties abutting Orange Avenue and Minnesota Avenue, and 3 stories for all other properties within the subarea.
  - d. Maximum Residential Density: 17 units per acre
- (2) Subarea B.
  - a. Base Floor Area Ratio: 45%
  - b. Maximum Achievable Floor Area Ratio: 60% (only with residential)
  - c. Maximum Height: 3 Stories (but with maximum height of 35 feet)
  - d. Maximum Residential Density: 17 units per acre
- (3) Subarea C.
  - a. Maximum Floor Area Ratio: 10%

- b. Maximum Floor Area Ratio exclusively for Parking Structure: 65%
  - c. Maximum Height: 2 stories, or 35 feet (including any awnings or shade structures) for Commercial Structures.
  - d. Maximum Height of Parking Structure: 4-levels including the rooftop deck, with a maximum height of 35 feet to the top of the parapet wall.
  - e. Maximum Residential Density: Residential uses shall not be permitted.
- (4) Subarea D.
- a. Base Floor Area Ratio: 60%
  - b. Maximum Achievable Floor Area Ratio: 100%
  - c. Maximum Height: 5 stories, but with maximum height of 56 feet
  - d. Maximum Residential Density: 17 units per acre
    - i. Up to a 20% Residential Density increase may be permitted when such allowances are used exclusively for the construction of workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.
- (5) Subarea E.
- a. Base Floor Area Ratio: 45%
  - b. Maximum Achievable Floor Area Ratio: 60% (this additional 15% achievable FAR shall only be used for the construction of onsite parking structures to serve the subject property.)
  - c. Maximum Height: 2 Stories
  - d. Maximum Residential Density: 17 units per acre
- (6) Subarea F.
- a. Base Floor Area Ratio: 20%
  - b. Maximum Achievable Floor Area Ratio: 20%
  - c. Maximum Height: 2 Stories
  - d. Maximum Residential Density: Residential uses shall not be permitted.
- (7) Subarea G.
- a. Base Floor Area Ratio: 45%
  - b. Maximum Achievable Floor Area Ratio: 45%
  - c. Maximum Height: 2 stories, but with a maximum of 35 feet.
  - d. Maximum Residential Density: 17 units per acre
- (8) Subarea H.
- a. Base Floor Area Ratio: 0%
  - b. Maximum Achievable Floor Area Ratio: 0%
  - c. Maximum Height: N/A
  - d. Maximum Residential Density: N/A.

- (9) Subarea I.
  - a. Base Floor Area Ratio: 45%
  - b. Base Floor Area with Residential: 60%
  - c. Maximum Achievable Floor Area Ratio: 100%
  - d. Maximum Height: 3 Stories
  - e. Maximum Residential Density: 17 units per acre
    - i. Up to a 20% Residential Density increase may be permitted when such allowances are used exclusively for the construction of workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.
- (10) Subarea J.
  - a. Base Floor Area Ratio: 60%
  - b. Maximum Achievable Floor Area Ratio: 100%
  - c. Maximum Height: 3 stories fronting on Fairbanks Avenue and/or Denning Drive, increasing to 4 stories when setback 80 feet from Fairbanks Avenue and/or Denning Drive. 4 stories fronting Holt and Capen Avenues.
  - d. Maximum Residential Density: 17 units per acre
    - i. Up to a 20% Residential Density increase may be permitted when such allowances are used exclusively for the construction of workforce housing maintained for a period of not less than 20 years. An agreement with terms acceptable to the City and with City Attorney review shall be executed as part of the Conditional Use approval.

**Policy 1-9.1.4: Meaningful Open Space Requirements** At a minimum, each property 1.5 acres in size and above, or any project covering 1.5 acres, that is redeveloped shall provide a minimum of 25% meaningful open space, which is open to and available to the public. At least 50% of required meaningful open-space areas provided shall be greenspace and at least 50% of hardscape areas shall be pervious or semi-pervious. At least 90% of the open space shall be provided at ground level.

**Policy 1-9.1.5: Parallel Orange Avenue Access** When Palmetto Drive, Vivian Drive and Harmon Drive provide secondary and primary access to properties within the OAO area, protection of on-street parking, maximizing ease of traffic flow and maintaining the existing 50-foot public right-of-way shall be matter of priority should realignment or vacation be requested.

~~**Policy 1-9.1.6: Multi-Modal Transportation Impact Fee** The City shall establish a multi-modal transportation impact fee requiring development projects to contribute towards the costs of design, engineering, permitting and construction of transportation and mobility projects. Development and redevelopment within the OAO will be required to pay multi-modal transportation impact fee(s) in accordance with the ordinance to be adopted by the City. In the event such multi-modal transportation impact fee is not effective at the time that a development project within the OAO is requesting a conditional~~

~~use approval, the owner and developer of such project shall enter into an agreement with the City addressing the project's contribution to transportation and mobility infrastructure impacted by such project as one of the conditions for conditional use approval, if approved. Any such agreement will provide credits for any multi-modal transportation impact fees that are ultimately paid by the development project.~~

**Policy 1-9.1.6: Appearance Review** All development, redevelopment and external renovation occurring within the OAO shall comply with the architectural standards as set forth in the OAO policies and implementing land development regulations. All external renovation, redevelopment and development projects within the OAO shall undergo review by the Orange Avenue Overlay Appearance Review Advisory Board.

**Policy 1-9.1.7: Public Hearings for Conditional Uses** Prior to approval, there shall be an advertised Public Hearing before the Local Planning Agency (Planning & Zoning Board) and at least two public hearings conducted before the City Commission and city-wide notice given for a Conditional Use application for a project within the OAO that has: (i) a land area of more than 80,000 square feet, (ii) a building of more than 35,000 square feet, or (iii) more than 25 residential units. For projects between 10,000 square feet and 35,000 square feet requiring Conditional Use Approval (and notice as defined in the Code), there shall be at least 1 Public Hearing before the Local Planning Agency (Planning & Zoning Board) and 2 Public Hearings before the City Commission.

**Policy 1-9.1.8: Floor Area Ratio for Parking Structures** Parking structures shall count towards the Floor Area Ratio (FAR) for any project/property within the Orange Avenue Overlay District, except for any underground levels, parking dedicated for public parking in perpetuity, and the open top level. Additionally, the required 10% of parking spaces provided above and beyond minimum code requirements (which is required to be leased to small businesses in the OAO) shall not count towards the FAR of a project. For any units qualifying for the workforce housing exemption, not to exceed 20% of the total project, the required parking spaces shall be exempt.

**Policy 1-9.1.9: Block Structure** Any additional development or redevelopment of parcels in excess of 1.5 acres within the OAO shall be required to create a block structure and pedestrian corridors conducive to pedestrian safety, comfort, or vehicular circulation.