

winter park



community
redevelopment
agency

agenda

October 27, 2016; 12:00 pm

Room 200

401 S. Park Ave. 2nd Floor

CRA advisory board

1 Administrative items

- A. Approval of the Meeting Minutes from 9-22-16

2 Action items

- A. City Comprehensive Plan - Future Land Use

3 Informational items

- A. CRA Agency meeting review – October 24

4 Public Comment

5 New business items

- A. Rescheduling of next meeting date – November 24

6 Adjournment

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



agenda item

meeting date October 27, 2016

item type Administrative
 Action
 Information

approved by City Manager
 City Attorney
 N/A

CRA advisory board

Subject

Approval of Minutes

motion | recommendation

Motion to approve the September 22, 2016 workshop and meeting minutes is requested.

background

N/A

alternatives | other considerations

N/A

fiscal impact

N/A

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

Work Session
12:00 pm

September 22, 2016
Chapman Room

MINUTES

Chairman Daniel Butts called the meeting to order at 12:10 pm

BOARD MEMBERS PRESENT: Daniel Butts, Tom Hiles, Woody Woodall, Alex Trauger, Javier Omana, Lance Decuir, Jeff Stephens

BOARD MEMBERS ABSENT: David Moorehead

STAFF MEMBERS PRESENT: Kyle Dudgeon, Laura Neudorffer, Lindsey Hayes, and Dori Stone

ADMINISTRATIVE ITEMS:

Item A: Approval of the 08-25-2016 Meeting minutes

ACTION ITEMS:

Item A: Get on Board – SunRail on Saturdays support request

Staff presented the opportunity to participate in the SunRail on Saturdays request. First day to run would be October 8th 2016 which falls on the first day of the Autumn Art Festival making the opportunity beneficial to the area. Proposal would keep the SunRail on Saturdays running through the end of January 2017. Others participating are...

City of Winter Park will be contributing \$50,000 and as of today the campaign has reached about 50% of its goal. Staff would like to use funding from the CRA Small Scale Project Funds account.

Mr. Butts wanted to suggest using this as a data gathering information by having a group perform a survey inquiring how many people came only because the SunRail ran on the Saturdays or if they would have come regardless. Mrs. Stone suggested reaching out to Evolve regarding the feasibility of such a survey and if they would be able to provide this service.

INFORMATIONAL ITEMS:

Item A: CRA Future Capital Expenditures

Staff provided an update on items included in the future capital expenditures projects. Board and Staff discussed possible options which included: Undergrounding within the CRA which would be about \$1.2M investment to expedite completion of this project, Denning Dr. by adding \$500-\$600K to add the lighting, etc. to enhance the project which would put it over \$1M, South Denning Dr and Fairbanks Ave would run about \$400k, Intersection improvements at Orange Ave and Denning Dr by perhaps adding a roundabout, Parking garage/parking options, smart parking solutions, CRA funding for library/civic center/garage (fees to be charged for maintenance offset), post office property acquisition to expand Central Park may or may not come from CRA funding which has been estimated to be close to \$8M. Board also suggested a huge splash pad in Central Park, possibly in the West Meadow, a permanent structure that could be utilized for the annual Ice Rink in lieu of renting a tent each year and creating a more active space surrounding the park, FDOT dialogue and partnership to discuss 17-92 improvements to include tighten up the lanes and improve medians and landscaping, Morse possibly being enhanced by adding a bike lane and more walkability to the surrounding areas by utilizing the median space, Street lights and public ROW signage throughout the CRA neighborhoods, Central Park Children's Play space, sidewalk standardization within the CRA which in the past has been hindered by the lack of agreement to easements by property owners, solar panels and battery storage system placed atop the Community Center to offset operational costs and extend the usage time of the pool facility creating sustainability, Public Art to include statues of famous Winter Park figures.

Item B: Board Appreciation Dinner

Staff reminded the Board of the upcoming dinner and included the invitation in the packet with event information.

NEW BUSINESS ITEMS:

Item A: Next meeting date/Comprehensive Plan timeline discussion

There being no further business to discuss, the meeting adjourned at 1:05 p.m.

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

Regular Meeting
1:00 pm

September 22, 2016
Chapman Room

MINUTES

Chairman Daniel Butts called the meeting to order at 12:10 pm

BOARD MEMBERS PRESENT: Daniel Butts, Tom Hiles, Woody Woodall, Alex Trauger, Lance Decuir, Javier Omana, Jeff Stephens

BOARD MEMBERS ABSENT: David Moorehead

STAFF MEMBERS PRESENT: Kyle Dudgeon, Laura Neudorffer, Lindsey Hayes, Dori Stone

ADMINISTRATIVE ITEMS:

Item A: Approval of the 06-23-2016 Meeting minutes

Motion made by Alex Trauger, seconded by Lance Decuir, to approve the 08-25-2016 minutes. Motion passed 7-0.

ACTION ITEMS:

Item A: Get on Board – SunRail on Saturdays support request

Staff presented the opportunity to participate in the SunRail on Saturdays request. First day to run would be October 8th 2016 which falls on the first day of the Autumn Art Festival making the opportunity beneficial to the area. Proposal would keep the SunRail on Saturdays running through the end of January 2017. Staff will also take into consideration Mr. Butts suggestion of collecting survey information to measure the success of this opportunity.

Motion made by Alex Trauger, seconded by Woody Woodall, to approve CRA funding for the SunRail on Saturdays

INFORMATIONAL ITEMS:

Item A: CRA Future Capital Expenditures

Staff provided a brief review of the seventeen possible items discussed at the Work Session.

Item B: Board Appreciation Dinner

Staff reminded the Board of the upcoming dinner and included the invitation in the packet with event information.

New Business:

Item A: Next CRA Meeting

Next Meeting date/Comprehensive Plan timeline discussion

Staff inquired about Board's availability to move the regularly scheduled October meeting to October 20, 2016 to ensure a quorum can be secured.

There being no further business to discuss, the meeting adjourned at 1:24 p.m.

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer



agenda item

meeting date October 27, 2016		approved by <input type="checkbox"/> City Manager	
item type	<input type="checkbox"/> Administrative	<input type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> N A
	<input checked="" type="checkbox"/> Action		
	<input type="checkbox"/> Information		

CRA advisory board

Subject: Item 2A

City Comprehensive Plan – Future Land Use

motion | recommendation

Recommendation to approve is requested.

background

The Future Land Use Element is one of nine which combine to form the city's Comprehensive Plan. The plan itself ensures that the overarching growth management for Winter Park meets all state and federal regulations and the stated vision for the city. In short, it lays out the priorities of the city to its residents for the foreseeable future. The last update to the plan was in 2009. It must be reviewed to reflect current trends, new technologies, and policy-driven priorities into the future. The timing of the update is further augmented given the city's recent adoption of its Visioning Plan.

Each municipality and county is required to review their comprehensive plan every seven years per state statute. In February, the City sent a letter to the state of its intention to update the plan. The city has one year to complete its updates and receive approval from the state.

Each mandatory and optional element in the comprehensive plan is divided into two sections; the Goals, Objectives, and Policies (GOP) and the Data Inventory and Analysis (DIA) section. The GOP is the only section of the two to be officially adopted by the city and approved by the state. The DIA provides support and supplemental material only and is intended to act as a reference.

The purpose of the Future Land Use Element is to provide guidance on policies directed at designating proposed future general distribution and extent of uses of land for all categories of public and private land. Staff is requesting a review by the Community Redevelopment Agency Advisory Board to ensure compliance with local goals, objectives, and policies.

Included in this packet is an update to the DIA portion of the element, the text of the GOP, and a matrix of the Future Land Use Element.

The following chart relates to Chapter 1 – Future Land Use, and outlines all of the Goals, Objectives, and Policies of this Chapter. Space is provided to the right to add any comments/recommendations. Staff comments/changes to this element of the Comprehensive Plan are shown as black underlined text.

No.	Chapter 1 – Future Land Use	Comments																		
1	<p><u>GOAL 1-1.: MAINTAIN THE CITY’S CHARACTER.</u> 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.</p>																			
2	<p><u>OBJECTIVE 1-1.1.: PRINCIPLES FOR MANAGING GROWTH WITHIN PLANNING HORIZONS.</u> 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.</p>																			
3	<p><u>Policy 1-1.1.1:</u> 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:</p> <table border="1" data-bbox="609 657 1625 832" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="6" data-bbox="624 667 1609 717"><u>Table 1-1: Future Population Estimates</u></th> </tr> <tr> <th data-bbox="624 721 997 772"><u>Year</u></th> <th data-bbox="1013 721 1121 772"><u>2000</u></th> <th data-bbox="1137 721 1246 772"><u>2010</u></th> <th data-bbox="1261 721 1370 772"><u>2016</u></th> <th data-bbox="1386 721 1494 772"><u>2020</u></th> <th data-bbox="1510 721 1609 772"><u>2026</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="624 776 997 822">Total Permanent Population</td> <td data-bbox="1013 776 1121 822">24,090</td> <td data-bbox="1137 776 1246 822">28,434</td> <td data-bbox="1261 776 1370 822">29,308</td> <td data-bbox="1386 776 1494 822">30,508</td> <td data-bbox="1510 776 1609 822">32,308</td> </tr> </tbody> </table>	<u>Table 1-1: Future Population Estimates</u>						<u>Year</u>	<u>2000</u>	<u>2010</u>	<u>2016</u>	<u>2020</u>	<u>2026</u>	Total Permanent Population	24,090	28,434	29,308	30,508	32,308	
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Total Permanent Population	24,090	28,434	29,308	30,508	32,308															
4	<p><u>OBJECTIVE 1-1.2: DEVELOPMENT SCALE.</u> Encourage human scale development that fosters pedestrian connectivity, appropriate design and landscaping with building mass and scale.</p>																			
5	<p><u>Policy 1-1.2.1: Maintain Traditional Scale and Character-</u> 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.</p>																			
6	<p><u>Policy 1-1.2.2: City Comprehensive Plan Goals, Objectives and Policies are First Priority in Case of Conflicts.</u> The order of hierarchy or priority in the case of conflicts shall be the Comprehensive Plan Goals, Objectives and Policies first.</p>																			
7	<p><u>GOAL 1-2: FUTURE LAND USE MAP.</u> 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.</p>																			

No.	Chapter 1 – Future Land Use	Comments
8	<p><u>OBJECTIVE 1-2.2: FUTURE LAND USE MAP DENSITIES AND INTENSITIES DEFINED.</u> 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:</p> <p>Future Land Use Map Series:</p> <ol style="list-style-type: none"> 1) <u>FLUM-1-01, Existing Land Use Map</u> 2) <u>FLUM-1-02, Future Land Use Map*</u> 3) <u>FLUM-1-03, Maximum Height Map</u> 4) <u>FLUM-1-04, Jurisdictional Boundaries Map</u> 5) <u>FLUM-1-05, Surveyed Historic Properties Map</u> 6) <u>FLUM-1-06, National Register of Historic Properties Map</u> <p><u>*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</u></p>	
9	<p><u>Policy 1-2.2.1: Function of Future Land Use Map and the Consistency Mandate.</u> 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).</p>	
10	<p><u>Policy 1-2.2.2: Location of Essential Public Utilities.</u> 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.</p>	
11	<p><u>Policy 1-2.2.3: Residential Density Defined.</u> 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.</p>	
12	<p><u>Policy 1-2.2.4: Application of Floor Area Ratio:</u> 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.</p>	
13	<p><u>Policy 1-2.2.5: Maximum Building Height Defined.</u> “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.</p>	
14	<p><u>Policy 1-2.2.6: Floor Area Ratio Limitations.</u> 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.</p>	

No.	Chapter 1 – Future Land Use	Comments																										
15	<p>Policy 1-2.2.7: Restrictions on Density and 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 quantitative criteria 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.</p>																											
16	<p>Policy 1-2.2.8: Additional Density Provision for Affordable and/or Workforce Housing. Recognizing the priority to provide a diverse mix of housing stock, The City Commission on a case by case basis may authorize the maximum densities within the Residential future land use categories to be exceeded by up to five units per acre as an incentive when such allowances are used exclusively for the construction of affordable and/ or workforce housing.</p>																											
17	<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" style="text-align: center;">Table 1-2 Future Land Use – Zoning Compatibility Chart</th> </tr> <tr> <th style="text-align: center;">Future Land Use Designation</th> <th style="text-align: center;">Compatible Zoning Districts</th> </tr> </thead> <tbody> <tr> <td>Single Family Residential</td> <td>R-1AAA, R-1AA, R-1A, PURD</td> </tr> <tr> <td>Low Density Residential</td> <td>R-2, PURD, R-1A</td> </tr> <tr> <td>Medium Density Residential</td> <td>R-3, R-2, PURD, PL</td> </tr> <tr> <td>High Density Residential</td> <td>R-4, R-3, PL</td> </tr> <tr> <td>Commercial</td> <td>C-3, C-3A, C-1, O-1, O-2, PQP, PL</td> </tr> <tr> <td>Office and Professional</td> <td>O-1, O-2, PQP, PL</td> </tr> <tr> <td>Central Business District</td> <td>C-2, PL</td> </tr> <tr> <td>Industrial</td> <td>I-1, C-3, O-1, O-2, PQP, PL</td> </tr> <tr> <td>Parking Lot</td> <td>PL</td> </tr> <tr> <td>Institutional</td> <td>PQP, PR, PL</td> </tr> <tr> <td>Open Space and Recreation</td> <td>PR</td> </tr> </tbody> </table>	Table 1-2 Future Land Use – Zoning Compatibility Chart		Future Land Use Designation	Compatible Zoning Districts	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	High Density Residential	R-4, R-3, PL	Commercial	C-3, C-3A, C-1, O-1, O-2, PQP, PL	Office and Professional	O-1, O-2, PQP, PL	Central Business District	C-2, PL	Industrial	I-1, C-3, O-1, O-2, PQP, PL	Parking Lot	PL	Institutional	PQP, PR, PL	Open Space and Recreation	PR	
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Open Space and Recreation	PR																											
18	<p>OBJECTIVE 1-2.3: RESIDENTIAL FUTURE LAND USE DESIGNATIONS. The Residential Future Land Use Map designations shall be established as defined herein.</p>																											
19	<p>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 0.38 (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.</p>																											
20	<p>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.</p>																											
21	<p>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 the 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.</p>																											

No.	Chapter 1 – Future Land Use	Comments
22	<p><u>Policy 1-2.3.4: High-Density Residential.</u> This Future Land Use Map land use designation is designed to indicate areas to be zoned for the multi-family residential use. 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 twenty-five (25) units per acre. The floor area ratio shall not exceed 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.</p>	
23	<p><u>OBJECTIVE 1-2.4: NON-RESIDENTIAL FUTURE LAND USE DESIGNATIONS.</u> 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.</p>	
24	<p><u>Policy 1-2.4.1: Commercial.</u> 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.</p>	
25	<p><u>Policy 1-2.4.2: Office and Professional.</u> 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.</p>	
26	<p><u>Policy 1-2.4.3: Central Business District (CBD).</u> 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.</p>	
27	<p><u>Policy 1-2.4.4: Maintain the Character and Scale of the Central Business District:</u> 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.</p>	
28	<p><u>Policy 1-2.4.5: Height Restrictions in CBD:</u> 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 3 story height.</p>	
29	<p><u>Policy 1-2.4.6: Preserve the Pedestrian Scale and Orientation of the CBD.</u> The pedestrian orientation shall be protected by prohibiting new drive-in businesses within the C-2 zoning locations east of Virginia Avenue.</p>	

No.	Chapter 1 – Future Land Use	Comments
30	<p><u>Policy 1-2.4.7: Restriction on the Use of CBD Future Land Use and (C-2) Zoning.</u> 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.</p>	
31	<p><u>Policy 1-2.4.8: Preservation of the Historic Character of Park Avenue and the Open Vista of Central Park:</u> All properties facing 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.</p>	
32	<p><u>Policy 1-2.4.9: Hannibal Square Neighborhood Commercial District</u> 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:</p> <ol style="list-style-type: none"> 1) <u>Properties abutting Morse Boulevard between Capen Avenue and Virginia Avenue;</u> 2) <u>Properties abutting New England Avenue between Pennsylvania and New York Avenues;</u> 3) <u>Properties abutting Pennsylvania Avenue between Lyman and Garfield Avenues, including those existing commercial properties just north of Garfield Avenue; and</u> 4) <u>Properties abutting Hannibal Square East.</u> 	
33	<p><u>Policy 1-2.4.10: Height Restrictions in the Hannibal Square Neighborhood Commercial District:</u> 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.</p>	
34	<p><u>Policy 1-2.4.11: New England Avenue Transitional Development Standards.</u> 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).</p>	
35	<p><u>Policy 1-2.4.12: Medical Arts District.</u> 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 of Lakemont Avenue, Aloma Avenue, St Andrews Boulevard, Loch Lomond/Perth Lane and Dundee Drive. 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, assisted living and memory care facilities or as dedicated workforce housing for medical service employees which are then governed as to density by the permitted floor area ratio. The maximum floor area ratio shall be 100% and shall include the floor area of above grade, attached and unattached 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.</p>	
36	<p><u>Policy 1-2.4.13: Parking Lots.</u> 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 use 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.</p>	

No.	Chapter 1 – Future Land Use	Comments
37	<p><u>Policy 1-2.4.14: Mixed Use Overlay District.</u> Within one year from the adoption of this Comprehensive Plan, the City shall explore a mixed use overlay 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 simultaneously with any policy amendments related to this overlay district. All policies related to this overlay will be subject to a Comprehensive Plan amendment.</p>	
38	<p><u>Policy 1-2.4.15: Industrial.</u> 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.</p>	
39	<p><u>Policy 1-2.4.16: Maintain Industrial Land Use.</u> 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.</p>	
40	<p><u>Policy 1.2.4.17: Institutional.</u> 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.</p>	
41	<p><u>Policy 1-2.4.18: New Institutional Facilities.</u> 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.</p>	
42	<p><u>Policy 1-2.4.19: Ensure Compatibility of New Community Institutional Facilities.</u> 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.</p>	
43	<p><u>Policy 1-2.4.20: Redevelopment of Rollins College.</u> 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.</p>	
44	<p><u>Policy 1-2.4.21: Institutional Future Land Use for Churches.</u> 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.</p>	

No.	Chapter 1 – Future Land Use	Comments																												
45	<p style="text-align: center;">Table 1-3 Future Land Use Map Designation Maximum Density/ Intensity Table</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 25%;">Office</th> <th style="width: 25%;">Commercial</th> <th style="width: 30%;">C.B.D.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Density (units/ acre)</td> <td style="text-align: center;">17 units/ acre</td> <td style="text-align: center;">17 units/ acre</td> <td style="text-align: center;">17 units/ acre</td> </tr> <tr style="background-color: #000080; height: 10px;"> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Intensity (FAR)</td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Up to 2-3 story limit</td> <td style="text-align: center;">45%*+ 60%**</td> <td style="text-align: center;">45%*+ 60%**</td> <td style="text-align: center;">200%</td> </tr> <tr> <td style="text-align: center;">Up to 4 story limit</td> <td style="text-align: center;">45%*+ 60%**</td> <td style="text-align: center;">45%*+ 60%**</td> <td style="text-align: center;">Not permitted</td> </tr> <tr> <td style="text-align: center;">Up to 5-8 story limit</td> <td style="text-align: center;">45%*+ 60%**</td> <td style="text-align: center;">45%*+ 60%**</td> <td style="text-align: center;">Not permitted</td> </tr> </tbody> </table> <p>Note: <i>All categories count private parking garage floor space toward FAR limits.</i> Maximum number of stories is determined by the Maximum Height Map and may be further restricted by other policies of this Comprehensive Plan.</p> <p>+ 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.</p> <p>* For any building project exclusively commercial or office; or any mix of commercial or office uses.</p> <p>** For any building project at least 85% commercial or office on the first floor with residential units on upper floors.</p> <p>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.</p>		Office	Commercial	C.B.D.	Density (units/ acre)	17 units/ acre	17 units/ acre	17 units/ acre					Intensity (FAR)				Up to 2-3 story limit	45%*+ 60%**	45%*+ 60%**	200%	Up to 4 story limit	45%*+ 60%**	45%*+ 60%**	Not permitted	Up to 5-8 story limit	45%*+ 60%**	45%*+ 60%**	Not permitted	
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46	<p>OBJECTIVE 1-2.5: OPEN SPACE, RECREATION AND 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.</p>																													
47	<p>Policy 1.2.5.1: Open Space and 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.</p>																													

No.	Chapter 1 – Future Land Use	Comments
48	<p><u>Policy 1-2.5.2: Conservation.</u> 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.</p>	
49	<p><u>GOAL 1-3: URBAN DEVELOPMENT AND CHARACTER:</u> The City will continue to promote redevelopment that meets the quality and standards set out in this Plan.</p>	
50	<p><u>OBJECTIVE 1-3.1: PREVENT PROLIFERATION OF URBAN SPRAWL.</u> The City shall continue to foster quality development while respecting the context and heritage of urban growth through the City.</p>	
51	<p><u>Policy 1-3.1.1: Development Orders and Permitting Process.</u> 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.</p>	
52	<p><u>Policy 1-3.1.2: Encouraging Infill Development.</u> 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.</p>	
53	<p><u>Policy 1-3.1.3: Concurrency Management System to Ensure Timely Provision of Facilities at Adequate Levels of Service.</u> 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 recreation, drainage, sanitary sewer, potable water and solid waste.</p>	
54	<p><u>GOAL 1-4: BUSINESS AND QUALITY OF LIFE.</u> 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.</p>	
55	<p><u>OBJECTIVE 1-4.1: MAINTAIN THE ECONOMIC VITALITY OF THE CITY.</u> Plan and manage the City’s growth and redevelopment to promote an attractive business climate while protecting the residential character of Winter Park.</p>	
56	<p><u>Policy 1-4.1.1: Economic Development Plan.</u> 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.</p>	
57	<p><u>Policy 1-4.1.2: Funding.</u> 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.</p>	
58	<p><u>Policy 1-4.1.3: Redevelopment along Major Corridors.</u> 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.</p>	
59	<p><u>OBJECTIVE 1-4.2: ARTS AND CULTURE.</u> 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.</p>	

No.	Chapter 1 – Future Land Use	Comments
60	<u>Policy 1-4.2.1: Tourism.</u> The City shall explore the administration of an events study to determine the economic impact of local shopping and tourism.	
61	<u>Policy 1-4.2.2: Support of the Arts and Culture Community.</u> The City shall explore the economic value of its major nonprofit arts and cultural establishments and assist where appropriate to ensure their continued longevity.	
62	<u>OBJECTIVE 1-4.3: IMPLEMENT THE CRA PLAN.</u> The City and Orange County shall partner in the execution of the CRA Plan as the Winter Park CRA Agency.	
63	<u>Policy 1-4.3.1: CRA Plan.</u> Coordinate and work with property owners and the development community to implement the intent of the CRA Plan and CRA strategic plan.	
64	<u>Policy 1-4.3.2: CRA Tax Increment Financing.</u> 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.	
65	<u>OBJECTIVE 1-4.4: ANNEXATION.</u> 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.	
66	<u>Policy 1-4.4.1 Annexation.</u> Each annexation shall eliminate or partially eliminate an enclave, align municipal boundaries or establish a contiguous link with the City;	
67	<u>Policy 1-4.4.2 Purpose.</u> 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.	
68	<u>Policy 1-4.4.3: Actively Pursue the Annexation of Enclaves.</u> 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.	
69	<u>Policy 1-4.4.4: Small Scale Annexations.</u> Annexations 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.	
70	<u>Policy 1-4.4.5: Criteria for Pursuing Annexation and Required Cost/Benefit Study.</u> 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.	
71	<u>Policy 1-4.4.6: Intergovernmental Coordination with Orange County on Annexations.</u> 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.	
72	<u>Policy 1-4.4.7: Joint Planning Agreements.</u> The City will work with Orange County to establish joint planning agreements for enclaves and new areas under consideration for annexation.	

No.	Chapter 1 – Future Land Use	Comments
73	<p><u>Policy 1-4.4.8: Annexation Reserve Areas.</u> 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.</p>	
74	<p><u>Policy 1-4.4.9: Proposed Annexation Areas.</u> 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:</p> <ol style="list-style-type: none"> <li data-bbox="298 445 2032 616">1. <u>Annexation Reserve Area #1: Lake Killarney.</u> 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. <li data-bbox="298 657 2032 758">2. <u>Annexation Reserve Area #2: Kentucky/Oglesby.</u> 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. <li data-bbox="298 798 2032 939">3. <u>Annexation Reserve Area #3: Lawndale.</u> ARA #3 is a growth annexation area containing 50± acres and approximately 300 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. <li data-bbox="298 979 2032 1120">4. <u>Annexation Reserve Area #4: Stonehurst.</u> 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. 	
75	<p><u>GOAL 1-5: QUALITY AND CHARACTER.</u> 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.</p>	
76	<p><u>OBJECTIVE 1-5.1: MAINTAIN AND PRESERVE THE CHARACTER AND QUALITY OF LAKEFRONT AND OTHER WATERFRONT DEVELOPMENT through the use of land use controls.</u> 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.</p>	
77	<p><u>Policy 1-5.1.1: Preserve Lakefront Estates.</u> To maintain the diversity of sizes of lakefront properties and estates and to strongly discourage prohibit 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.</p>	
78	<p><u>Policy 1-5.1.2: Limitations of Development of Waterfront Lots.</u> The City shall require that the Planning and Zoning Board review and approve plans for construction on all waterfront properties.</p>	
79	<p><u>Policy 1-5.1.3: Restrictions on Lake or Canal Lot Development.</u> 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</p>	
80	<p><u>Policy 1-5.1.4: Management of Lakefront Development.</u> 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.</p>	

No.	Chapter 1 – Future Land Use	Comments
81	<u>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.</u>	
82	<u>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.</u>	
83	<u>Policy 1-5.1.7: Lakefront Setbacks. The City shall enforce a minimum fifty (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.</u>	
84	<u>OBJECTIVE 1-5.2: PRESERVE THE QUALITY AND 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.</u>	
85	<u>Policy 1-5.2.1: Maintain the Scale and 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.</u>	
86	<u>Policy 1-5.2.2. Tools for Regulating Scale and 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 ration, and other land development regulations to manage the size, building mass, and design features of single-family and townhouse buildings.</u>	
87	<u>Policy 1-5.2.3: Maintain the Quality and 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.</u>	
88	<u>Policy 1-5.2.4: Ensure Compatible Size, Form and 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.</u>	
89	<u>Policy 1-5.2.5: Ensure Compatible Size, Form and 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.</u>	
90	<u>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.</u>	
91	<u>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.</u>	

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92	<u>Policy 1-5.2.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family and Low Density Multi-Family Property.</u> 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.	
93	<u>Policy 1-5.2.9: Lot Consolidations.</u> 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% 125% of the lot width and 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 as a condition of approval in order to preserve neighborhood scale and character.	
94	<u>OBJECTIVE 1-5.3: PROTECT ESTABLISHED RESIDENTIAL NEIGHBORHOODS FROM ENCROACHMENT OF NON-RESIDENTIAL USES.</u> In order to protect the scale and traditional neighborhood character around the City, any intrusion of non-residential land uses is discouraged.	
95	<u>Policy 1-5.3.1: Criteria for Managing Encroachment of Nonresidential Uses into Established Residential Neighborhoods.</u> 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.	
96	<u>Policy 1-5.3.2: Protect Single Family and Low-Density Residential Property from Parking Garages.</u> The City shall prohibit above grade parking garages within 100 feet of a single family or low density residential property.	
97	<u>OBJECTIVE 1-5.4: DEVELOPMENT/REDEVELOPMENT OF MULTI-FAMILY RESIDENTIAL, COMMERCIAL, OFFICE, AND MIXED USE AREAS.</u> 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.	
98	<u>Policy 1-5.4.1: Redevelopment of Areas Designated Commercial and Office/Professional:</u> 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.	
99	<u>Policy 1-5.4.2: Improve Design Procedures and Resources and Architectural Review.</u> 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.	
100	<u>Policy 1-5.4.3: Investigate the Form Based Code.</u> The City shall investigate the application of a form based code along commercial corridors to more effectively provide for the review of development.	
101	<u>Policy 1-5.4.4: Prohibit Fractional Ownership of Residential Units.</u> The City shall encourage a stable residential customer base by prohibiting the allowance of time-share or other fractional ownership of residential units.	
102	<u>Policy 1-5.4.5: Encourage Single-Family Detached Homes.</u> 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.	

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103	<p><u>Policy 1-5.4.6: Promote Appropriate Scale and Height for Medium Density Multi-Family Development.</u> 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.</p>	
104	<p><u>Policy 1-5.4.7: Gateway Plan for Development or Redevelopment of Properties.</u> The City shall create Gateway Plans for the potential redevelopment of the major transportation corridors leading into Winter Park to include:</p> <ol style="list-style-type: none"> 1. <u>West Fairbanks Avenue from I-4 east to Orlando Avenue;</u> 2. <u>South Orlando Avenue from the City limits north to Orange Avenue;</u> 3. <u>Aloma Avenue from the City limits west to Lakemont Avenue.</u> 	
105	<p><u>Policy 1-5.4.8: Enhance the Appeal and Improve the Property Values of Certain Gateway Corridor Entrances into the City of Winter Park.</u> 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.</p>	
106	<p><u>Policy 1-5.4.9: Pursue Programs for Billboard Elimination.</u> 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.</p>	
107	<p><u>Policy 1-5.4.10: Agreement for New or Relocated Billboards.</u> As prohibited uses, new billboard(s) shall only be permitted when done in exchange for the removal of existing billboard(s) within the City.</p>	
108	<p><u>GOAL 1-6: STEWARDSHIP OF NATURAL RESOURCES.</u> The City will preserve the legacy of the natural environment through stewardship and enhancement of the many natural resources found within Winter Park.</p>	
109	<p><u>OBJECTIVE 1-6.1: PROTECT NATURAL RESOURCES AND FLOOD PRONE AREAS FROM ADVERSE IMPACTS OF DEVELOPMENT.</u> 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.</p>	
110	<p><u>Policy 1-6.1.1: Managing Environmentally Sensitive Lands.</u> 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.</p>	
111	<p><u>Policy 1-6.1.2: Storm Water Management, Flood Prevention, Water Quality and Intergovernmental Coordination.</u> 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.</p>	
112	<p><u>Policy 1-6.1.3: Habitats of Flora and Fauna Having Special Status.</u> 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.</p>	
113	<p><u>Policy 1-6.1.4: Mining Prohibited.</u> The City shall prohibit the excavation of natural resources (mining) within the City limits.</p>	
114	<p><u>Policy 1-6.1.5: Protect the City’s Cemeteries and Conservation Lands.</u> The City shall protect cemeteries and conservation lands from development.</p>	

No.	Chapter 1 – Future Land Use	Comments
115	<u>OBJECTIVE 1-6.2: SOIL AND TOPOGRAPHIC CONDITIONS/NATURAL ENVIRONMENT.</u> All development must be designed with appropriate consideration for soil and topographic conditions and the natural environment, including Comprehensive Plan objectives and Policies in the <u>Chapter 5: Conservation Element.</u>	
116	<u>Policy 1-6.2.1: Coordinated Land Use Planning.</u> 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.	
117	<u>Policy 1-6.2.2: Characteristics of Development.</u> 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.	
118	<u>OBJECTIVE 1-6.3: PROTECT THE CITY’S TREE RESOURCES.</u> 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.	
119	<u>Policy 1-6.3.1: Protect Trees.</u> 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.	
120	<u>OBJECTIVE 1-6.4: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES.</u> 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.	
121	<u>Policy 1-6.4.1: Inclusion of Historic Resources on FLUM.</u> The FLUM series shall include a map illustrating the location of significant historic sites or structures within the City. <i>[Note: The Historic Resources Map does not reveal the location of archaeological sites due to their sensitivity to abuse.]</i>	
122	<u>Policy 1-6.4.2: Encourage Designation of Local Historic Resources and Establishment of Historic Districts.</u> 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.	
123	<u>Policy 1-6.4.3: Evaluation of Impacts of Rezoning and Redevelopment Applications on Historic Resources.</u> 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.	
124	<u>Policy 1-6.4.4: Land Use Decisions to Include Protective Measures to Preserve Significant Historical, Architectural, Scenic, Cultural and Archaeological Resources.</u> 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.	
125	<u>Policy 1-6.4.5: Rehabilitation and Adaptive Reuse of Historic Buildings for Contemporary Uses.</u> 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.	
126	<u>GOAL 1-7: COLLABORATIVE PLANNING PROCESS.</u> 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.	

No.	Chapter 1 – Future Land Use	Comments
127	<u>OBJECTIVE 1-7.1: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS.</u> The City shall use the following Policies as criteria in evaluating the effectiveness of the land use element.	
128	<u>Policy 1-7.1.1: Review the Impact of Change Indicators on Land Use Policy.</u> 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.	
129	<u>Policy 1-7.1.2: Schedule, Budget, and Implement Programmed Activities.</u> 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.	
130	<u>Policy 1-7.1.3: Coordinate with Public and Private Sectors.</u> 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.	
131	<u>Policy 1-7.1.4: Achieve Effective Plan Implementation.</u> 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.	

The following chart relates to Chapter 1 – Future Land Use, and outlines the Goals, Objectives, and Policies of the Planning Areas sections of this Chapter. Space is provided to the right to add any comments/recommendations. Staff comments/changes to this element of the Comprehensive Plan are shown as black underlined text.

No.	Chapter 1 – Future Land Use	Comments
1	GOAL 1-8. PRESERVE THE CHARACTER OF THE WINTER PARK’S NEIGHBORHOODS, THE CBD, AND FOSTER PLANNED REDEVELOPMENT INITIATIVES.	
2	<p>OBJECTIVE 1-8.1: PRESERVE THE INTEGRITY AND 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 <u>M</u>. The following Future Land Use policies are unique to specific planning areas within the City of Winter Park. Future Land Use <u>Planning Area Maps</u> 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 <u>mandatory regulation</u> on future zoning or land use issues.</p> <p>The Planning Areas are as follows:</p> <p>PLANNING AREA A Temple/Howell Branch Planning Area PLANNING AREA B Osceola/Lakeview Planning Area PLANNING AREA C Winter Park Hospital Planning Area PLANNING AREA D Waterbridge/Brookshire Planning Area PLANNING AREA E Glenridge/Lake Sue Planning Area PLANNING AREA F Mead Garden, Virginia Heights & College Quarter PLANNING AREA G Downtown/Rollins College Planning Area PLANNING AREA H Hannibal Square Neighborhood Planning Area PLANNING AREA I North Park Avenue Planning Area PLANNING AREA J U. S. Highway 17-92 Corridor Planning Area PLANNING AREA K Lee Road Planning Area PLANNING AREA L West Fairbanks Avenue Planning Area PLANNING AREA M <u>Ravaudage Planning Area</u></p>	Adding a planning area for the Ravaudage project annexed since 2009.
3	Planning Area A: Temple/Howell Branch	
4	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 <u>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.</u>	Makes the policy direction more understandable.
5	Policy 1-A-2: Expansions of the YMCA. <u>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.</u>	Provides consistency with the approved YMCA Development Agreement
6	Policy 1-A-3: Preserve Public Park and 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 <u>and conservation lands</u> on the north area of this planning area near Howell Creek and south of Lake Waumpi.	Clarifies the application.
7	Policy 1-A-4: Comprehensive Plan Amendments from Residential to Office/Professional to Preserve Existing Homes and 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.	

No.	Chapter 1 – Future Land Use	Comments
8	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, <u>vapor lounges and smoke shops</u> , 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.	Adds other non-desirable businesses.
9	Policy 1-A-6: Continue to Acquire, Preserve and 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.	
10	Policy 1-A-7: Alabama Hotel. <u>Any renovations or expansions to the Alabama Condominium or Temple House shall maintain the historic architectural character of those buildings.</u>	Implements the 1980 PURD commitments.
11	Planning Area B: Osceola/Lakeview	
12	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:	Makes the policy direction more understandable.
13	Policy 1-B-2: Retaining Natural Features and 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.	
14	Policy 1-B-3: Requiring Public Roads. Require all new roads to be <u>dedicated to the</u> 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.	Clarification.
15	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.	
16	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.	
17	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.	
18	Policy 1-B-7: Maintain Existing Public Access and 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.	
19	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.	
20	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.	
21	Policy 1-B-10: Genius Roadway Design to Prevent Cut Through 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.	

No.	Chapter 1 – Future Land Use	Comments
22	<p>Policy 1-B-11: Aloma and 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:</p> <ul style="list-style-type: none"> 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 Avenue, 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. 	
23	<p>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.</p>	
24	<p>Policy 1-B-13: Preserve Mid-Block Demarcation Separating Lakemont and 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.</p>	Makes the policy direction more understandable.
25	<p>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 Edwin Boulevard along Lakemont Avenue or on properties fronting on Edwin Boulevard.</p>	
26	<p>Planning Area C: Winter Park Hospital</p>	
27	<p><u>Policy 1-C-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.</u></p> <p><u>Provides more certainty to the policy.</u></p>	Makes the policy direction more understandable.
28	<p>Policy 1-C-2: Encourage High Technology and 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.</p>	Clarification
29	<p><u>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 overlay 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 overlay 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.</u></p>	Implements the general future land use policy outline for the new Medical Arts future land use category.
30	<p>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.</p>	Update
31	<p>Policy 1-C-5: Intergovernmental Coordination to Enhance Cady Way Bike Trail and 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.</p>	Clarification

No.	Chapter 1 – Future Land Use	Comments
32	<p>Policy 1-C-6: Preserve Residential Demarcation Line West of Lakemont Avenue and 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 <u>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.</u></p>	Makes the policy direction more understandable.
33	<p>Policy 1-C-7: Hospital Expansion to Provide Adequate Parking and 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.</p>	
34	<p>Policy 1-C-8: Prohibited Land Uses within Aloma Avenue Gateway to Winter Park. The City shall prohibit automobile sales and service <u>or repair businesses</u>, The City shall prohibit new or used car sales, auto repair businesses, resale stores or pawn shops, tattoo businesses, <u>vapor lounges and smoke shops</u>, 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.</p>	
35	<p>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 <u>Glenwood Drive, St. Andrews Boulevard, Loch Lomond Drive and Strathy Lane</u>, 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.</p>	Provides the ability for low density townhouse and single family home redevelopment that is otherwise in conflict with the office future land use designation.
36	<p>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, <u>that redevelopment shall only be of single family homes.</u></p>	Provides the ability for single family home redevelopment that is otherwise in conflict with the office future land use designation.
37	<p>Planning Area D: Waterbridge/Brookshire</p>	
38	<p>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 <u>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.</u></p> <p><u>Provides more certainty to the policy.</u></p>	Makes the policy direction more understandable.
39	<p>Policy 1-D-2: Winter Park High School and 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.</p>	
40	<p>Policy 1-D-3: Preserve Recreational Land Use of Winter Pines Golf Course. The City shall preserve the recreational land use <u>and open space and recreation future land use designation</u> of the Winter Pines Golf Course.</p>	Clarifies the Comp. Plan FLU relationship.
41	<p>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 <u>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 gold course property other than that permitted by the open space and recreation future land use and parks and recreation zoning designation.</u></p>	Clarifies the 197-1977 agreements as to the future land use in the area.

No.	Chapter 1 – Future Land Use	Comments
42	Planning Area E: Glenridge/Lake Sue	
43	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 <u>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.</u>	Makes the policy direction more understandable.
44	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.	
45	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.	
46	Policy 1-E-4: Intergovernmental Coordination to Achieve Landscape Buffers to Protect Residential Property, Improve Corridor Aesthetics, and 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.	
47	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.	
48	Planning Area F: Mead Garden, Virginia Heights and College Quarter	
49	Policy 1-F-1: Preserve and Protect Residential Land Use along Denning Drive and Prevent Encroachment by Office and 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 <u>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.</u>	Makes the policy direction more understandable.
50	Policy 1-F-2: Preserve Recreational Use of Lake Midget Park and Harper Shepherd Field. The City shall preserve the recreational land use of Lake Midget Park and Harper Shepherd Field.	
51	Policy 1-F-3: Prohibit Certain Business Types in Mead Garden Planning Area in Order to Preserve the Character of the Orange Avenue and Fairbanks Avenue Gateways to Winter Park. The City shall prohibit certain business types within this Mead Garden Planning Area <u>along Orange Avenue and Fairbanks Avenue</u> including new or used car sales, <u>new</u> auto repair businesses, <u>vapor stores and smoke shops</u> , 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 <u>gateways</u> is a gateway into <u>the downtown and central business district</u> of the City of Winter Park.	Clarifications
52	Policy 1-F-4: Support Restoration of Mead Botanical Garden. The City shall encourage the restoration of Mead Botanical Garden.	
53	Policy 1-F-5: Growth and Expansion of the Lutheran Church Consistent with Master Plan. Growth and expansion of the <u>St. John</u> Lutheran Church (located in Planning Area J) shall <u>only be approved via conditional use</u> consistent with protections and landscape buffers for this institutional use <u>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.</u>	Implements the agreements made with the Church and neighborhood.
54	Policy 1-F-6: Preserve Division of Low-Density Residential and Single-Family Residential between <u>Maryland Holt</u> and <u>Antonette Fairbanks</u> Avenues. The City shall preserve the division line between low-density residential and single-family residential between <u>Maryland Holt</u> and <u>Antonette Fairbanks</u> Avenues, <u>thereby maintaining single family residential land use along Antonette Avenue.</u>	Clarification

No.	Chapter 1 – Future Land Use	Comments
55	Policy 1-F-7: Implement Wetlands Protection. The City shall continue to implement and enforce regulations protecting the wetlands from development.	
56	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.	
57	Policy 1-F-9: Encourage Preservation of Historic High School Buildings For Appropriate Adaptive Reuse with Public-Quasi Public Land Use(s). <u>When and if</u> the Orange County Public School Board decides to sell or redevelop the Winter Park Ninth Grade Center, the City shall protect the historic high school buildings for an appropriate adaptive reuse.	Clarification
58	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.	
59	Policy 1-F-11: Redevelopment of Winter Park Ninth Grade Center to Be Consistent with Adopted Master Plan for Entire Property and 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.	
60	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.	
61	Policy 1-F-13: Redevelopment of the Commercial “Ahik’s” Property to Be Concentrated along Railroad and 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, <u>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.</u>	Option for redevelopment while maintaining neighborhood protection.
62	Policy 1-F-14: 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.	
63	Policy 1-F-15: 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.	
64	Policy 1-F-16: Protect Wetlands. The City shall continue to implement and enforce regulations protecting the wetlands areas from development.	
65	Policy 1-F-17: Orange Avenue Design Guidelines. <u>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.</u>	New direction for quality redevelopment.

No.	Chapter 1 – Future Land Use	Comments
66	Policy 1-F-18: 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.	Makes the policy direction more understandable.
67	Planning Area G: Downtown/Rollins College	
68	Policy 1-G-1: Preserve Residential Use in Downtown/Rollins Planning Area and 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. <u>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.</u>	Makes the policy direction more understandable.
69	Policy 1-G-2: Preserve Central Park Primarily Passive Park Character and 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.	
70	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 and 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. <u>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.</u>	New direction to preserve character of the Park Avenue area.
71	Policy 1-G-4: Preservation of the Historic Character of Park Avenue and the Open Vista of Central Park. All properties facing <u>Central Park</u> on Park Avenue or adjacent roads within 140 feet of Park Avenue shall be limited in height to two stories in height (30 feet). 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 (30 feet) as depicted on the Maximum Height Map. Variances or approvals of development in violation of this policy are prohibited.	Clarification
72	Policy 1-G-5: Preserve Central Business District Pedestrian Scale and 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. Variances for more than three stories are prohibited. Exceptions to this policy include any property within the Central Business District that <u>are is</u> limited to two stories by other Comprehensive Plan policies or the Maximum Height Map <u>as those properties have a two story height limit.</u>	Clarification
73	Policy 1-G-6: Preserving the Eclectic Architectural Mix and 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.	
74	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 <u>net</u> new building or <u>net</u> new floor space constructed within the CBD.	Clarification
75	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.	

No.	Chapter 1 – Future Land Use	Comments
76	Policy 1-G-10: Design Review of Building and 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.	
77	Policy 1-G-11: Improvements at Rollins College and 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.	
78	Policy 1-G-12: Managing Expansion and 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.	
79	Policy 1-G-13: Joint Public-Private Development on City Land or City Rights-of-Way to Comply with LDC and 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.	
80	Policy 1-G-14: Preservation of Osceola Lodge (231 North Interlachen Avenue) and Knowles Cottage (232 North Knowles Avenue). Methods for preservation of Osceola Lodge (231 North Interlachen Avenue) and/or the Knowles Cottage (232 North Knowles Avenue) 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.	
81	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, <u>as well as policies within this Comprehensive Plan regarding the subdivision of estate lots.</u>	Clarification
82	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”.	
83	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.	
84	<u>Policy 1-G-18: Maintaining the Character of Interlachen Avenue.</u> <u>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.</u>	Policy to maintain the existing streetscape development pattern along Interlachen Avenue.
85	<u>Policy 1-G-19: Maintaining the Single Family Land Use Designations on Lake Osceola.</u> <u>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.</u> <u>Provides development guidance for the streets indicated.</u>	Reference for other adopted policies.

No.	Chapter 1 – Future Land Use	Comments
86	Policy 1-G-20: Bed & Breakfast/Hotel Conversions. <u>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.</u>	Reference for other adopted policies.
87	Policy 1-G-21: Redevelopment of the City’s Water Plant Property on New York Avenue. <u>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.</u>	Policy direction.
88	Planning Area H: Hannibal Square Neighborhood	
89	Policy 1-H-1: Discourage Non-Residential Encroachments into Residential Sections. <u>The City shall discourage non-residential and <u>medium or high-density residential future land use amendments encroachments</u> into <u>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.</u></u>	Makes the policy direction more understandable.
90	Policy 1-H-2: If Where Non-Residential Zonings Are Approved, Compensation Required for Lost Housing. <u>In situations where a change to non-residential Comprehensive Plan Amendment is approved, <u>in this planning area</u>, 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 <u>and Workforce</u> Housing Trust Fund.</u>	Workforce housing addition.
91	Policy 1-H-3: Restrictions on Multifamily Development. <u>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.</u>	
92	Policy 1-H-4: Subsidized Multifamily Housing for Senior or Handicapped Citizens. <u>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.</u>	
93	Policy 1-H-5: Prohibited Uses. <u>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, <u>vapor stores or smoke shops</u>, fast food businesses and convenience stores along Fairbanks Avenue <u>in this planning area.</u></u>	Includes other non-desirable businesses.
94	Policy 1-H-6: Protect the Residential Character of Certain Segments of Lyman Avenue and Carolina Avenue by Prohibiting Non-residential or Mix-Use Development and Related Accessory Uses. <u>The City shall protect the existing residential character of Lyman Avenue between Hannibal Square East and New York Avenue and on Carolina Avenue by prohibiting the use of properties fronting on these streets in whole or in part for non-residential development, or for parking or for storm water retention for adjacent commercial or office development.</u>	
95	Policy 1-H-7: Non-Residential Use on Certain Segments of New England Avenue and Symonds Avenue. <u>Non-residential land uses and zoning 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.</u>	
96	Policy 1-H-8: Commercial, Office, or Non-residential Development on the East Side of Denning Drive or Webster Avenue. <u>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.</u>	
97	Policy 1-H-9: Non-Profit Service Agencies and Local Neighborhood Churches May Exist Compatibly with Residential Uses. <u>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.</u>	

No.	Chapter 1 – Future Land Use	Comments
98	Policy 1-H-10: Rezoning Single-Family Property to ≤ 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 <u>future land use</u> for additional density shall be deemed in conflict with the Comprehensive Plan (single-family to duplex, for example).	Clarification
99	Policy 1-H-11: Density for Workforce/Affordable Housing. Notwithstanding other policies of this Comprehensive Plan, the City may approve density increases for projects of the Hannibal Square Land Trust, Habitat for Humanity, the Winter Park Housing Authority <u>or others</u> when such projects exclusively include workforce/affordable housing.	Clarification
100	Policy 1-H-12: Provide for Additional Residential Density at 444 W. New England Avenue. 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.	
101	Policy 1-H-13: Provide for Conforming Density of Mixed Use Projects along New England Avenue. <u>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.</u>	Provides for the redevelopment of non-conforming uses if damages due to acts of God.
102	Policy 1-H-14: Special Circumstances for 446 W. Swoope and on Symonds between Capen and Pennsylvania Avenues. Notwithstanding Policy 1-H-1 above, there exists an isolated property at 446 W. Swoope Avenue 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.	Exception necessary given the enclave location.
103	Policy 1-H-15: Special Circumstances for the North Side of West Lyman Avenue between New York and Hannibal Square, West Capen and Pennsylvania Avenues. Notwithstanding Policy 1-H-1 above, there exists low density residential future land use and development along a portion of West Lyman Avenue. <u>Continuance of that scale, type and size of development and changes to low density residential future land use, only, may be permitted on the north side of West Lyman Avenue between New York Avenue and Hannibal Square, East.</u>	Provides policy direction.
1	Policy 1-H-16: Encourage the Viability of the Hannibal Square Commercial District along New England Avenue. <u>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.</u>	Provides for policy direction to link the Park Avenue and Hannibal Square business districts.
2	Policy 1-H-17: Hannibal Square Parking Garage: <u>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.</u>	Policy implements the Development Agreement provisions for the parking garage.
3	Planning Area I: North Park Avenue	
4	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 <u>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.</u>	Makes the policy direction more understandable.

No.	Chapter 1 – Future Land Use	Comments
5	Policy 1-I-2: Protect Residential Areas on North Park and 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 <u>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.</u>	Makes the policy direction more understandable.
6	Policy 1-I-3: Subdivision of Land to Comply with the Comprehensive Plan and 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).	Clarification
7	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.	
8	Planning Area J: U. S. Highway 17-92 Corridor	
9	Policy 1-J-1: Protect Single-Family Residential Use within Orwin Manor Neighborhood from <u>Multi-Family and Non-Residential Land Use Encroachment.</u> The City shall preserve and protect the single-family residential land use within the Orwin Manor neighborhood from <u>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.</u>	Makes the policy direction more understandable.
10	Policy 1-J-2: Annexation of Areas between City Limits and Minnesota Avenue. The City shall pursue annexation of areas between the City limits and Clay Street and Minnesota Avenue when resident citizen interest is <u>expressed</u> ripe .	Correction
11	Policy 1-J-3: Protect Low-Density Residential Use West of Schultz Avenue within Lawndale, Strongly Discourage Non-Residential Encroachment and 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.	
12	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.	
13	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 appropriately landscaped with canopy trees, specimen trees, and shrubs.	
14	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.	
15	Policy 1-J-7: Preserve <u>Martin Luther King Jr</u> Park Recreational Land Use. The City shall preserve the recreational land use of <u>Martin Luther King Jr</u> Park.	Update
16	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).	

No.	Chapter 1 – Future Land Use	Comments
17	<p>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.</p>	
18	<p>Policy 1-J-10: Support a Smooth Land Use Transition along Trovillion Avenue and Gay Road to Low-Intensity Office Uses Compatible with Killarney Bay and 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.</p>	
19	<p>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 the private developer.</p>	
20	<p>Policy 1-J-12: Provide for Additional Residential Density at 940 and 1020 W. Canton Avenue. 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:</p> <ul style="list-style-type: none"> • 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 Avenue parcel has been previously approved for a four (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 Avenue 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 Avenue parcel. All other provisions within the High Density Residential future land use designation shall apply to that property. 	
21	<p>Policy 1-J-13: Growth and Expansion of the Lutheran Church Consistent with Master Plan. (Policy repeat from Planning Area F) <u>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.</u></p>	<p>Implements policy agreement with the Church and neighborhood.</p>
22	<p>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. <u>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.</u></p>	<p>Provides consistency of zoning along W. Fairbanks.</p>
23	<p>Policy 1-J-15: Height Map on the West Side of Denning Drive. <u>Based on current development patterns, the City will permit four stories along the west side of Denning Drive from Fairbanks Avenue to the northern property line of the OCPS site.</u></p>	<p>Implements new height map.</p>

No.	Chapter 1 – Future Land Use	Comments
24	Planning Area K: Lee Road	
25	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 <u>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.</u> 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 <u>Parking Lot (PL) designation then the City may consider such a change provided adequate buffering and protections are provided to the neighboring homes.</u>	Makes the policy direction more understandable.
26	Policy 1-K-2: Plan to Convert the City’s Tree Farm into a Park Site and Encourage its Funding. The City shall plan to convert the City’s Tree Farm into a park site. By 2012, The City shall strive to provide funding to implement the land conversion process, including development of the park site.	
27	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.	
28	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, <u>except at the intersection of Lee and Wymore Roads.</u>	Clarification
29	Policy 1-K-5: Create a Special Taxing District along Lee Road to Assist Funding Installation of Water and 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.	
30	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.	
31	Planning Area L: West Fairbanks Avenue	
32	Policy 1-L-1: Protect the Lake Killarney Residential Neighborhood from Commercial, Office And Parking Lot Encroachments. The City shall preserve and protect the existing Lake Killarney residential neighborhood from commercial, office and parking lot encroachments <u>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.</u>	Makes the policy direction more understandable.
33	Policy 1-L-2: Annexation, Rezoning, and 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.	

No.	Chapter 1 – Future Land Use	Comments
34	<u>Policy 1-L-3: Protections for the Lake Killarney Neighborhood.</u> 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.	Implements consistency in the treatment of Conditional Uses.
35	<u>Policy 1-L-4: Annexation, Rezoning, and Redevelopment of Certain Residential Properties South of Fairbanks Avenue.</u> 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.	Clarification
36	<u>Policy 1-L-5: Annexation, Rezoning, and Redevelopment of Certain Properties, South of Fairbanks Avenue and West of Formosa Avenue.</u> At such time that annexation occurs, the City shall encourage and permit amending the future land use map and redeveloping these properties that exist in this area south of Fairbanks Avenue and west of Formosa Avenue along Fairbanks, Kentucky, Ogelsby and Crandon Avenue to urban mixed use densities that would permit either mixed use development or mixed use projects with urban scale of up to eight stories in height, with parking garage components and notwithstanding other limitations within the Future Land Use element, permitted floor area ratios of up to 250% based upon the establishment of commercial or high density residential future land use designations as this 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 this assemblage are also encouraged.	Implements the Comp. Plan policies
37	<u>Policy 1-L-6: Community Redevelopment Area (CRA) in the West Fairbanks Planning Area.</u> The City shall analyze and evaluate the creation of a Community Redevelopment Area (CRA) for all or portions of this West Fairbanks Planning Area.	
38	<u>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.</u> 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 walls landscaped with canopy trees, specimen trees, and shrubs.	Provides consistency of zoning along W. Fairbanks.
39	<u>Policy 1-L-8: Support Efficient Land Use Development Along the South Side of Fairbanks Avenue.</u> 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.	Provides consistency of zoning along W. Fairbanks.
40	<u>Policy 1-L-9: Property Redevelopment West of Interstate Four.</u> 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.	Provides clarification for those properties west of I-4.
41	<u>Policy 1-L-10: Accommodations for the Warehouse and Industrial Land Uses in the Area South of Fairbanks Avenue and north of Minnesota Avenue.</u> 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 allows those existing warehouse and light manufacturing businesses to continue to operate and to provide for tenant transitions.	Provides clarification for the existing industrial areas south of W. Fairbanks.

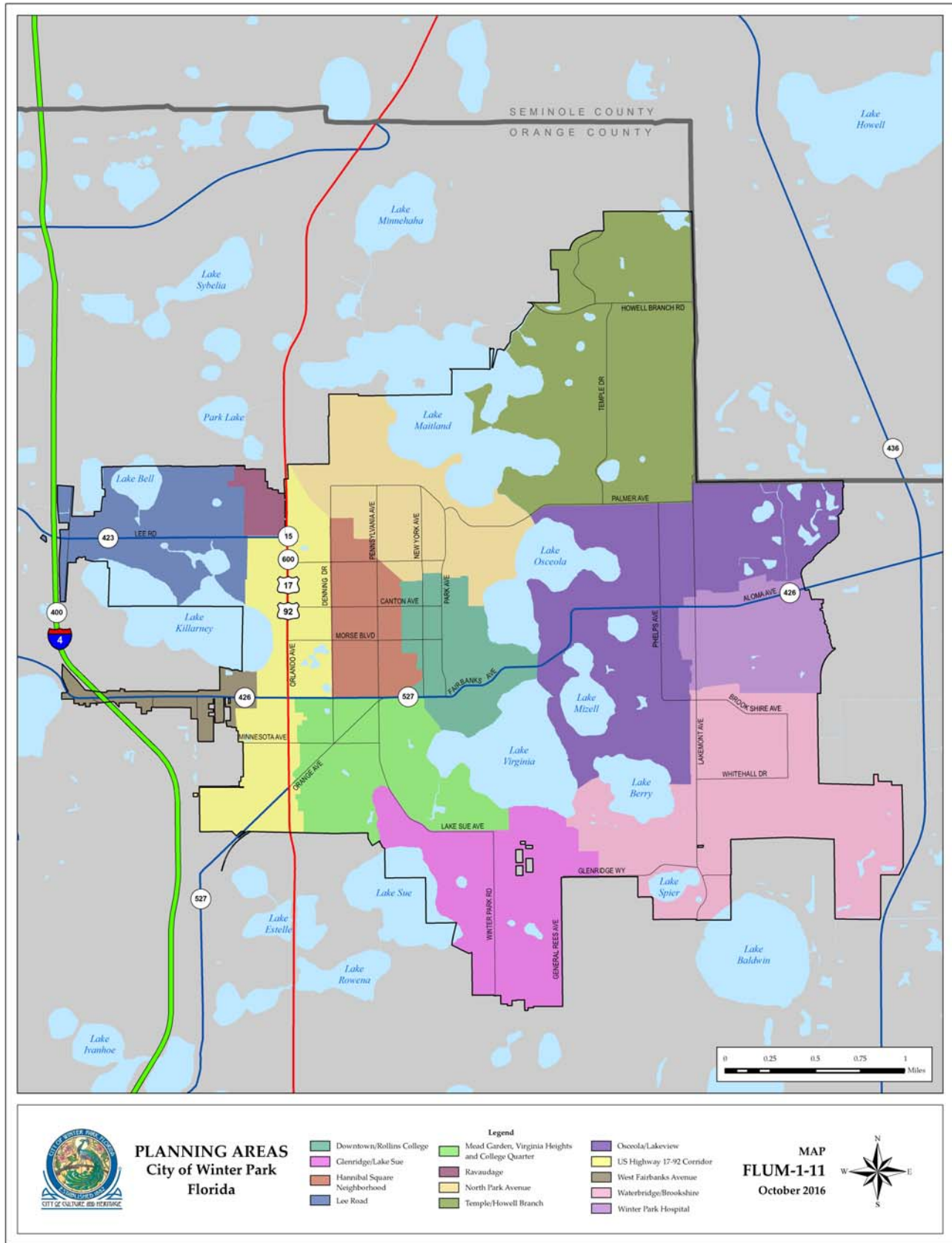
No.	Chapter 1 – Future Land Use	Comments
42	<u>Planning Area M: Ravaudage</u>	
43	<u>Policy 1-M-1: Implement the Ravaudage Planned Development in Accordance with the Annexation Agreement.</u> Pursuant to the annexation agreement for the Ravaudage Planned Development, the City shall administer the review 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.	New policy needed to implement to the Ravaudage PD.
44	<u>Policy 1-M-2: Provide for Further Assemblages into the Ravaudage Planned Development.</u> 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 ration of 100%.	New policy needed to implement to the Ravaudage PD.
45	<u>Policy 1-M-3: Traffic and Transportation Improvements.</u> 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 studies and traffic light warrants studies required for this project.	New policy needed to implement to the Ravaudage PD.
46	<u>Policy 1-M-4: Coordinate with the City of Maitland.</u> 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.	New policy needed to implement to the Ravaudage PD.

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 AND 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:

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



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.

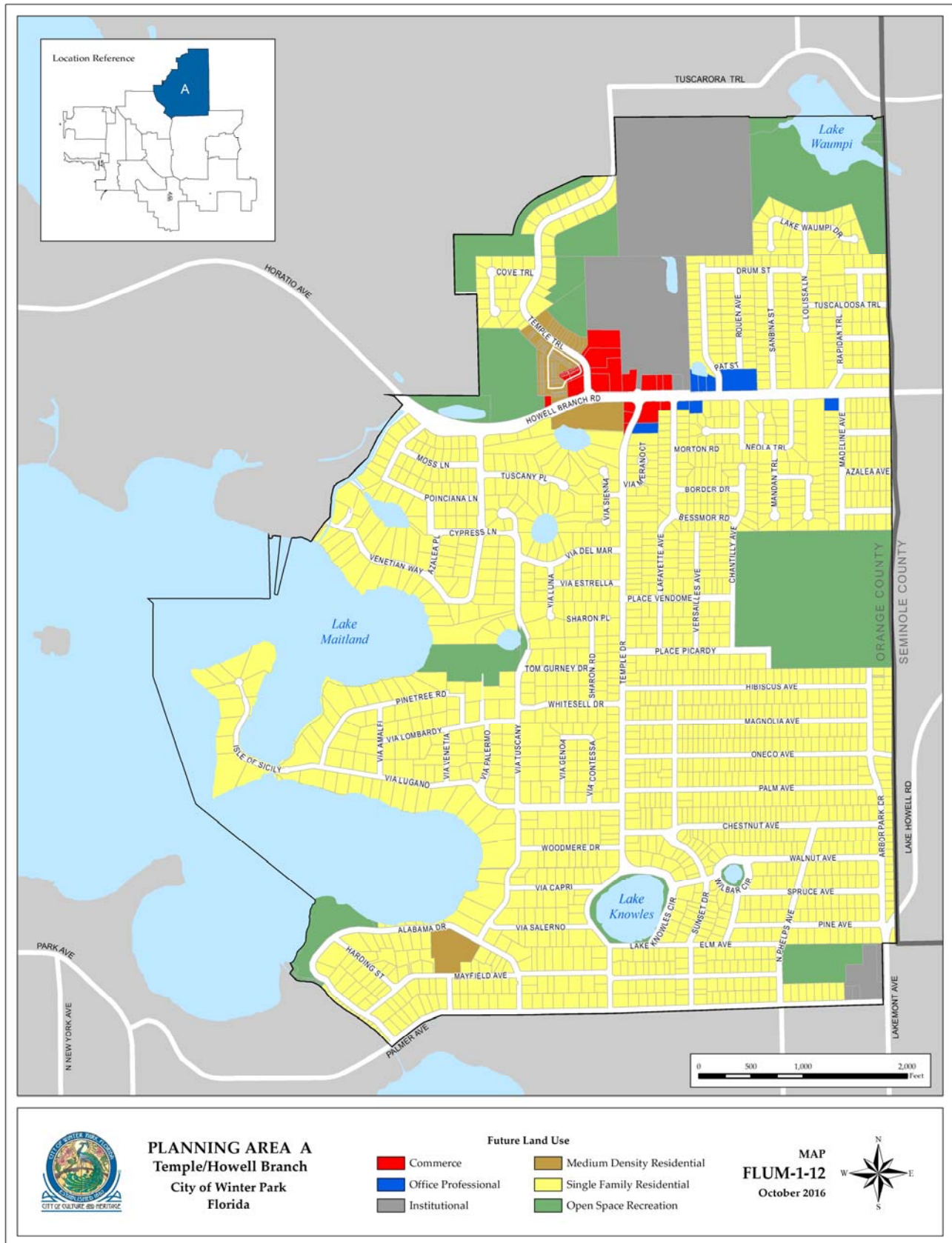
Policy 1-A-3: Preserve Public Park and Recreational Land Uses while Expanding Wetlands Acquisition. The City shall preserve the public park and recreational land uses in this planning area and shall ensure any off-site impacts from these uses are minimized. The City shall strive to expand ownership of 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 and 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 and 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 and 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 and 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 Through 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.

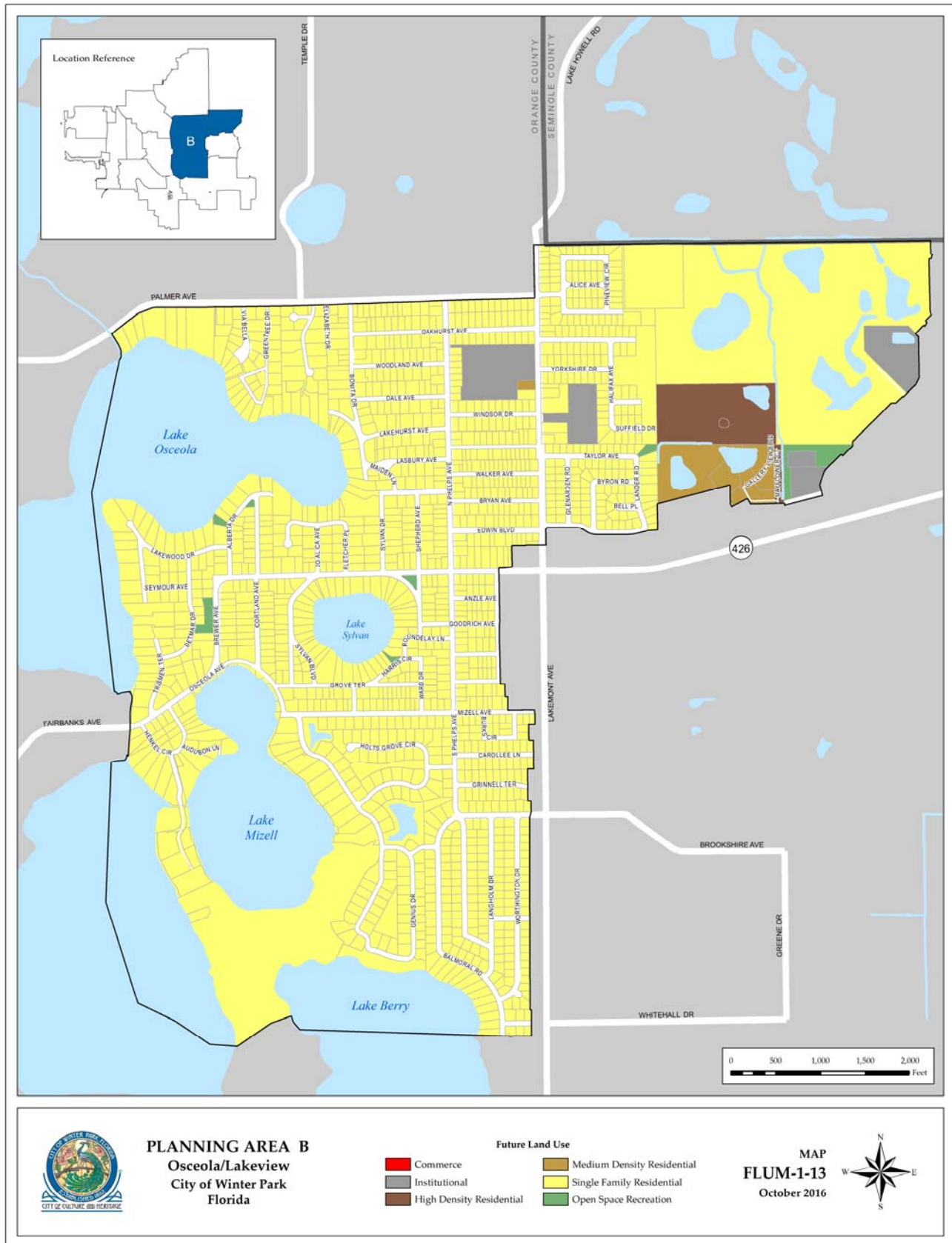
Policy 1-B-11: Aloma and Lakemont Intersection Comprehensive Plan Amendments and Development to Preserve Adjacent Residential Uses. In order to promote redevelopment and improve the image at the Aloma and Lakemont gateway intersection, the City shall allow:

- 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 Avenue, 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 and 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 Edwin Boulevard 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 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.

Provides more certainty to the policy.

Policy 1-C-2: Encourage High Technology and 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 overlay 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 overlay 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 and 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.

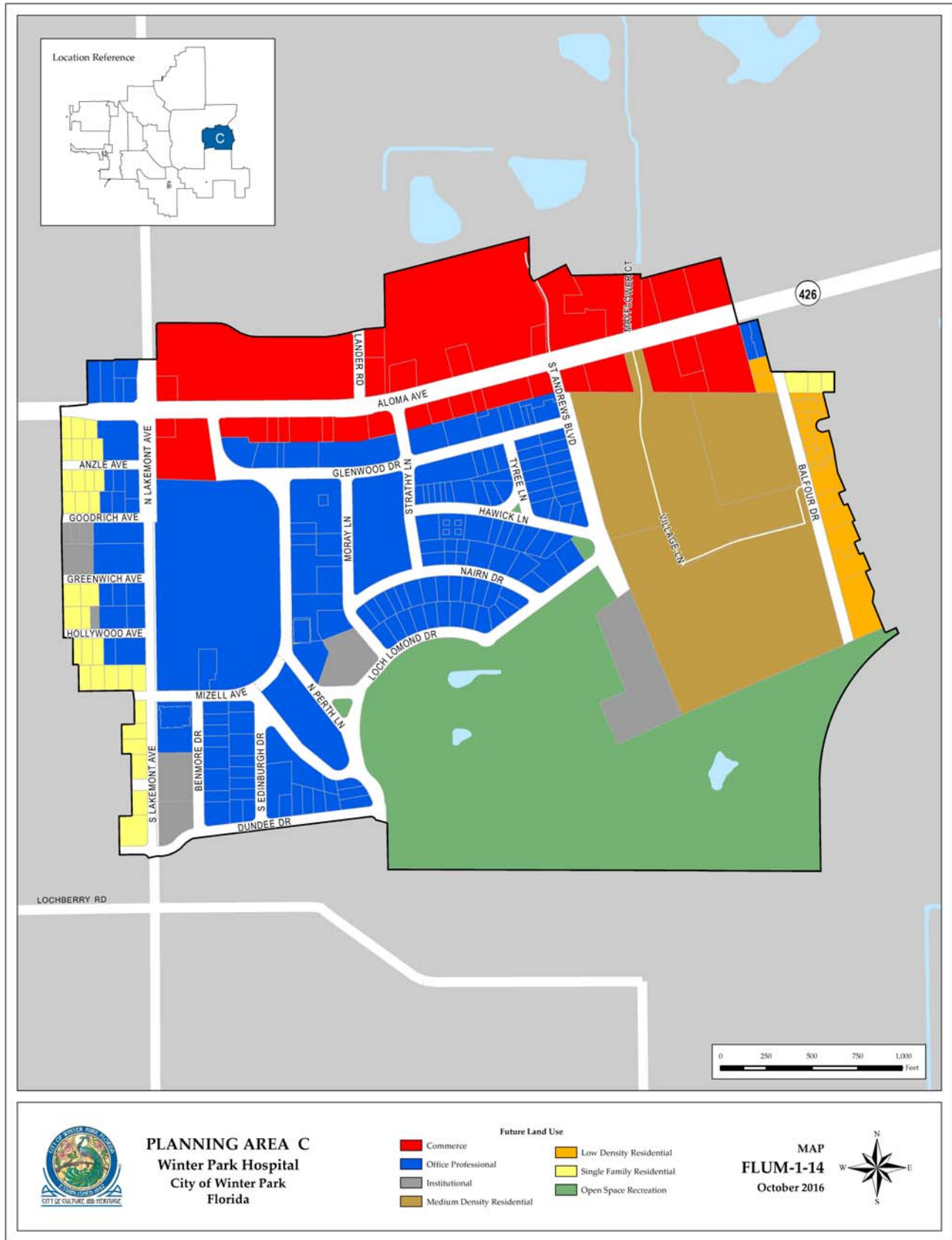
Policy 1-C-6: Preserve Residential Demarcation Line West of Lakemont Avenue and Prohibit Office Encroachment Westward into Residential Areas. The City shall preserve the residential demarcation line west of Lakemont Avenue and prohibit further office encroachment into the westward residential areas and 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 and 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

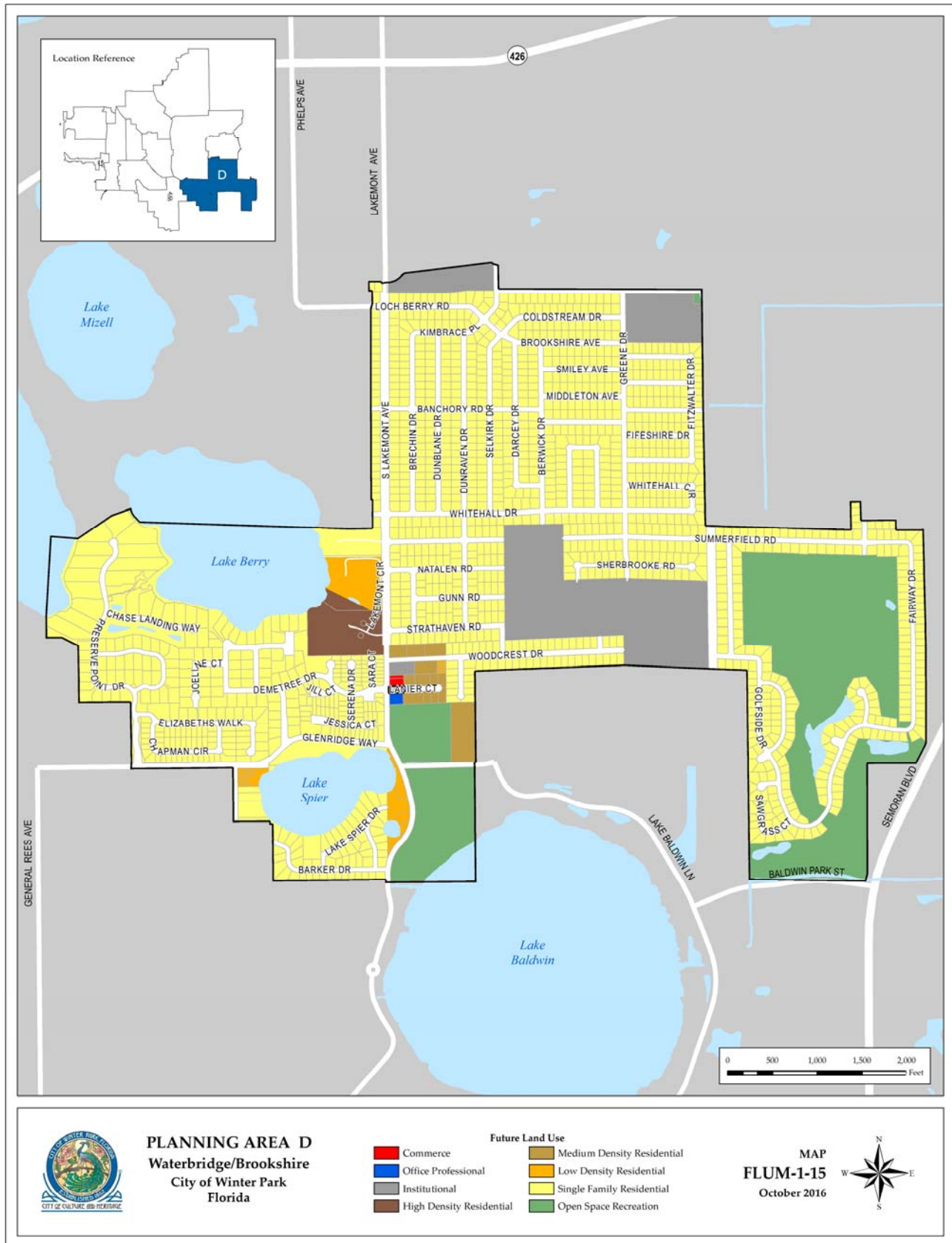
Policy 1-D-1: Preserve Existing Single-Family Residential Land Use in Waterbridge/Brookshire Planning Area. The City shall preserve single-family residential land use in the developed areas of the Waterbridge/Brookshire planning area and shall deem land use changes from single family residential to low 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.

Provides more certainty to the policy.

Policy 1-D-2: Winter Park High School and 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 gold 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

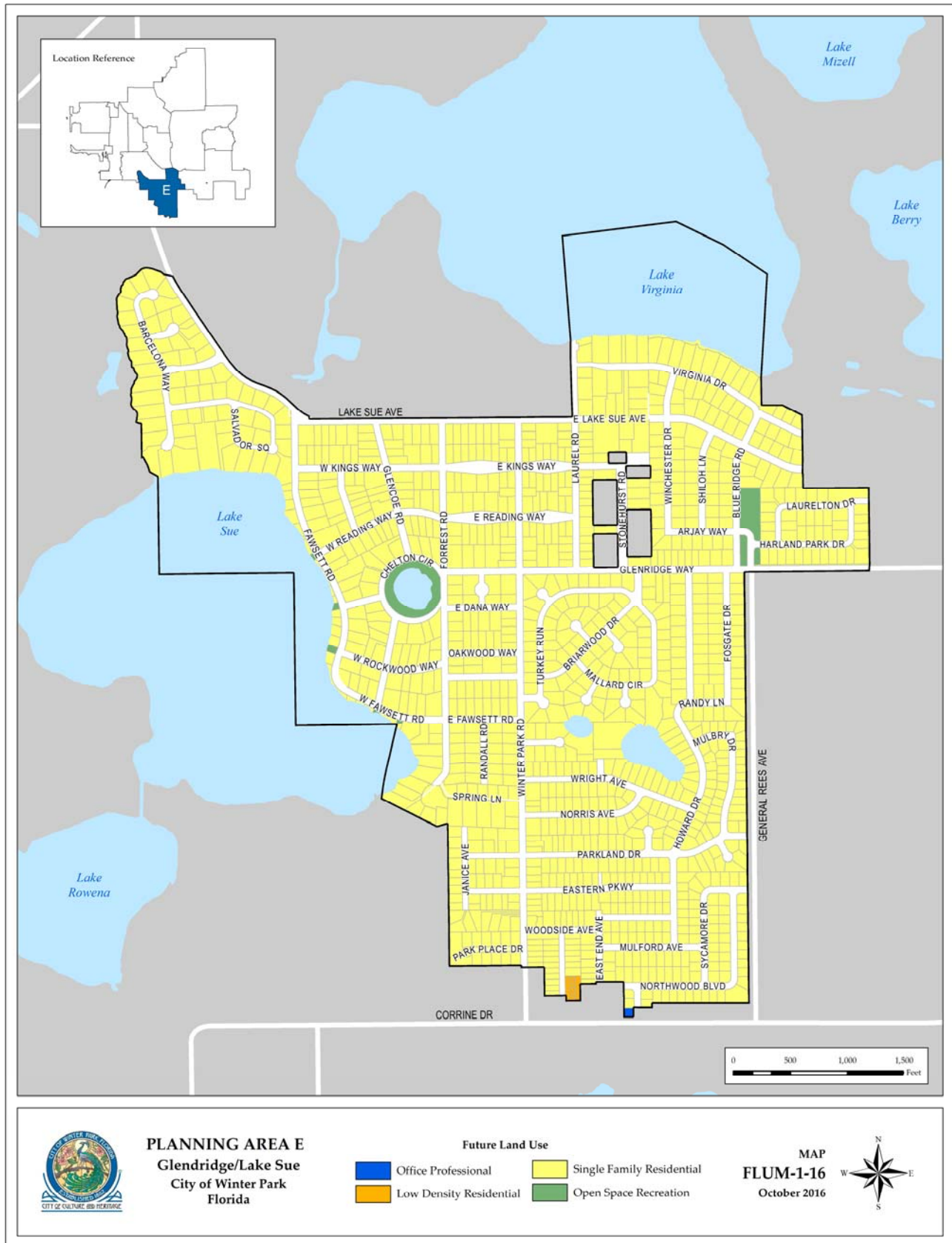
Policy 1-E-1: Preserve Existing Single-Family Residential Land Use in Glenridge/Lake Sue Planning Area. The City shall preserve single-family residential land use in the Glenridge/Lake Sue planning area and shall deem land use changes from single family residential to low or medium density residential 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, and 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 Garden, Virginia Heights and College Quarter

Policy 1-F-1: Preserve and Protect Residential Land Use along Denning Drive and Prevent Encroachment by Office and 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 and 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 and 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 and 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 Division of Low-Density Residential and Single-Family Residential between Maryland Holt and Antonette Fairbanks Avenues. The City shall preserve the division line between low-density residential and single-family residential between Maryland Holt and Antonette Fairbanks Avenues, thereby maintaining single family residential land use along Antonette Avenue.

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 ~~or redevelop~~ 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 and 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 and 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.

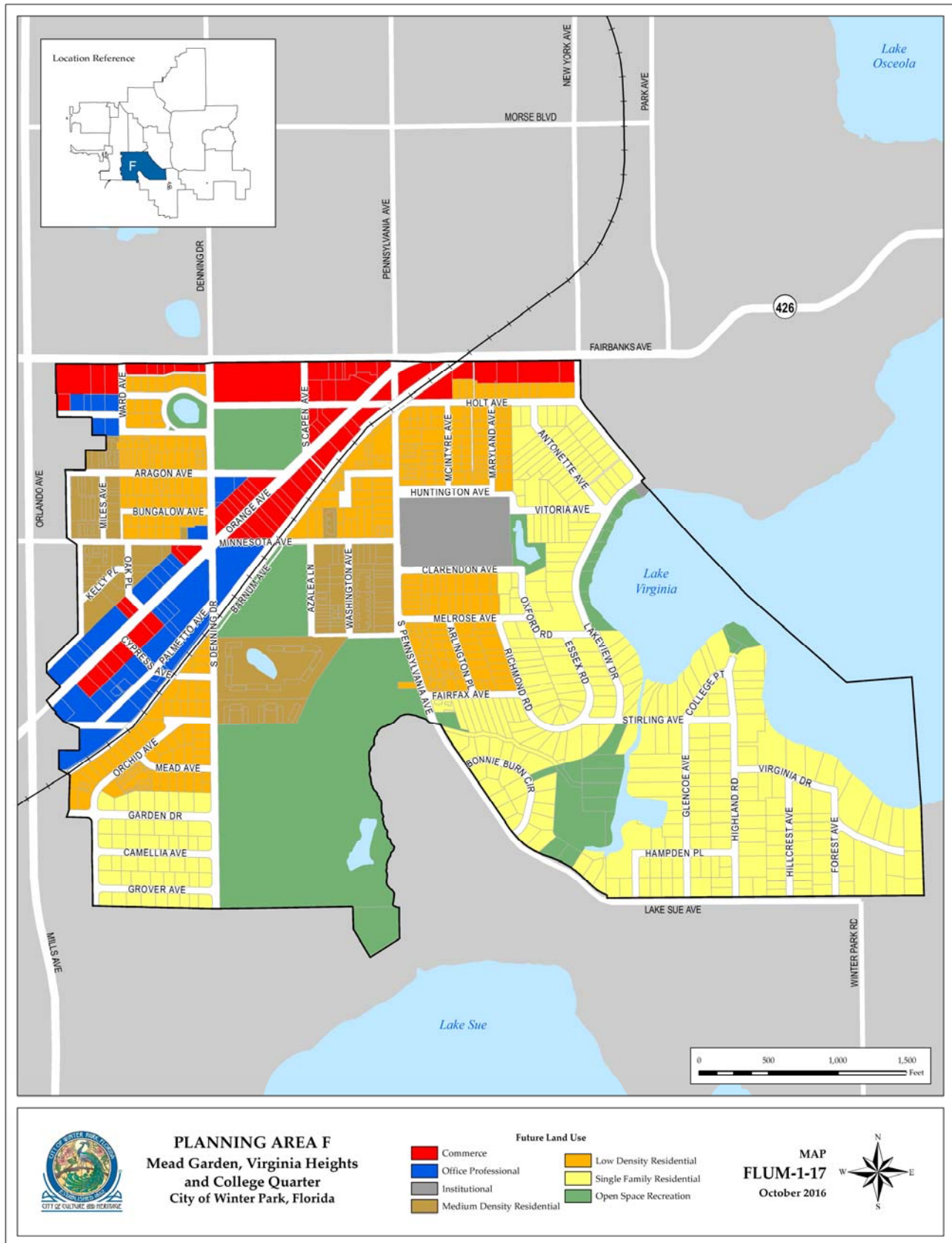
Policy 1-F-14: Restriction on Development Fronting on Holt Avenue. Expansions of commercial or office developments or the parking of vehicles on properties fronting on Holt Avenue shall be prohibited. Access driveways from commercial or office development on Fairbanks Avenue onto Holt Avenue shall be prohibited.

Policy 1-F-15: 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-16: 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-18: 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.



Planning Area G: Downtown/Rollins College

Policy 1-G-1: Preserve Residential Use in Downtown/Rollins Planning Area and 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 and 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 and 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 and 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 (30 feet). 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 (30 feet) 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 and 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. Variances for more than three stories are prohibited. 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.

Policy 1-G-6: Preserving the Eclectic Architectural Mix and 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 and 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 and 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 and 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 and 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 North Interlachen Avenue) and Knowles Cottage (232 North Knowles Avenue). Methods for preservation of Osceola Lodge (231 North Interlachen Avenue) and/or the Knowles Cottage (232 North Knowles Avenue) 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.

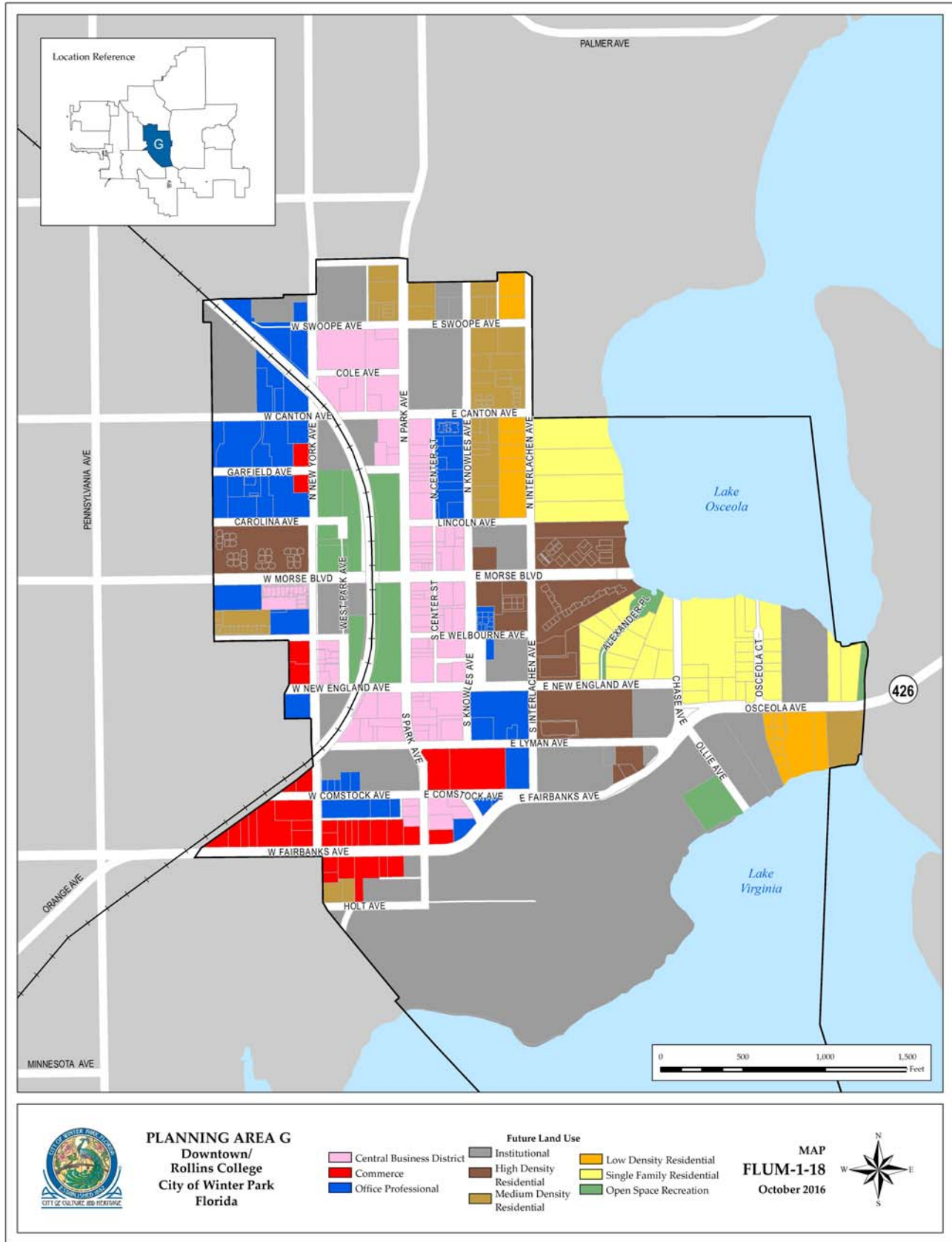
Policy 1-G-19: Maintaining the Single Family Land Use Designations on Lake Osceola. Consistent with other policies of this Comprehensive Plan requiring the lowest densities of development on lakefront properties, those lands designated single family on Lake Osceola on Interlachen Avenue, Alexander Place, 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.

Provides development guidance for the streets indicated.

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.



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 encroachments 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 Where 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: Protect the Residential Character of Certain Segments of Lyman Avenue and Carolina Avenue by Prohibiting Non-residential or Mix-Use Development and Related Accessory Uses. The City shall protect the existing residential character of Lyman Avenue between Hannibal Square East and New York Avenue and on Carolina Avenue by prohibiting the use of properties fronting on these streets in whole or in part for non-residential development, or for parking or for storm water retention for adjacent commercial or office development.

Policy 1-H-7: Non-Residential Use on Certain Segments of New England Avenue and Symonds Avenue. Non-residential land uses and zoning 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-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 and 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: Density for Workforce/Affordable Housing. Notwithstanding other policies of this Comprehensive Plan, the City may approve density increases for projects of the Hannibal Square Land Trust, Habitat for Humanity, the Winter Park Housing Authority or others when such projects exclusively include workforce/affordable housing.

Policy 1-H-12: Provide for Additional Residential Density at 444 W. New England Avenue. 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-13: 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.

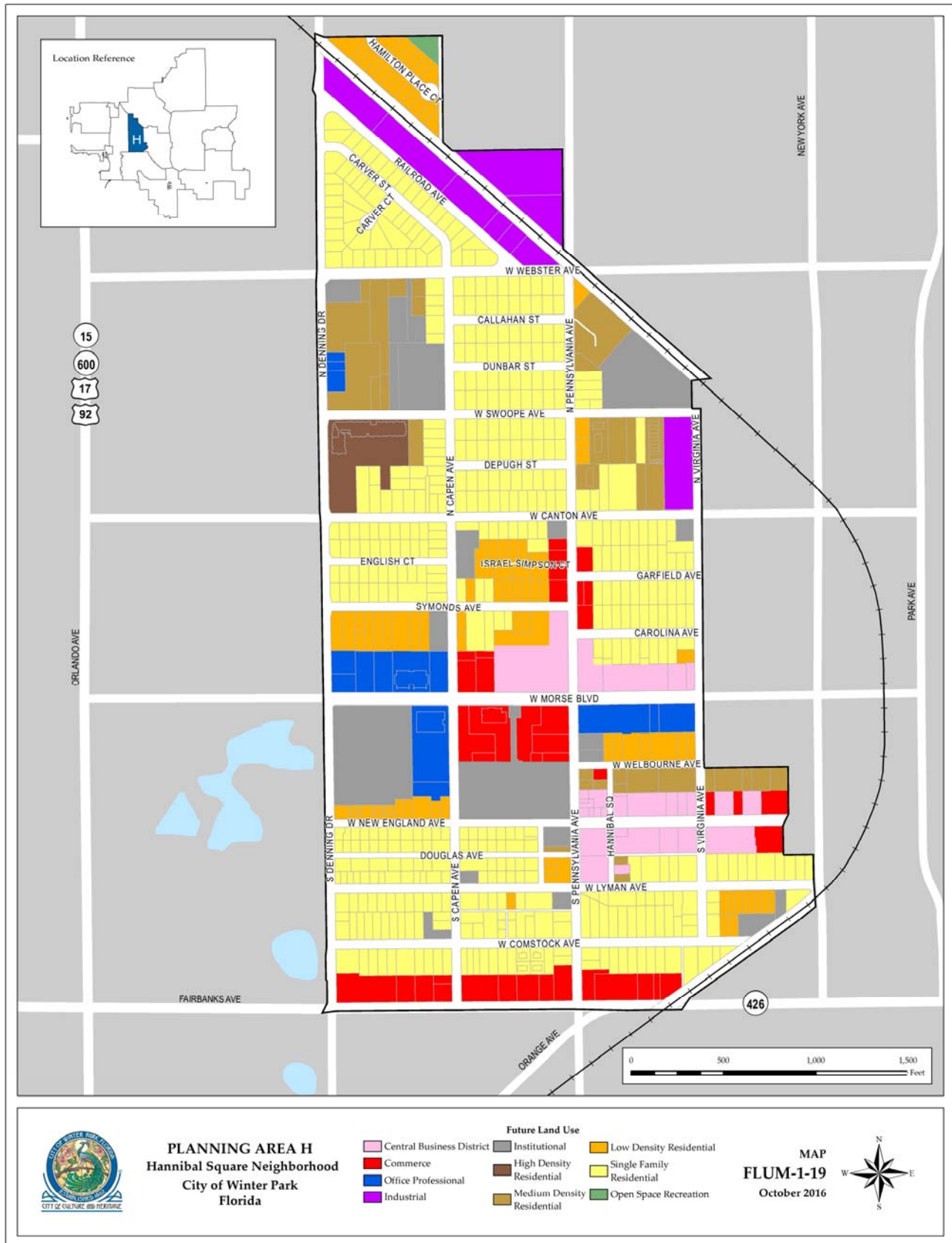
Policy 1-H-14: Special Circumstances for 446 W. Swoope and on Symonds between Capen and Pennsylvania Avenues. Notwithstanding Policy 1-H-1 above, there exists an isolated property at 446 W. Swoope Avenue surrounded by medium density residential future land use that may be considered for a change to that 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-15: Special Circumstances for the North Side of West Lyman Avenue between New York and Hannibal Square, West Capen and Pennsylvania Avenues. Notwithstanding Policy 1-H-1 above, there exists low density residential future land use and development along a portion of West Lyman Avenue. Continuance of that scale, type and size of development and changes to low density residential future land use, only, may be permitted on the north side of West Lyman Avenue between New York Avenue and Hannibal Square, East.

Policy 1-H-16: 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-17: 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.



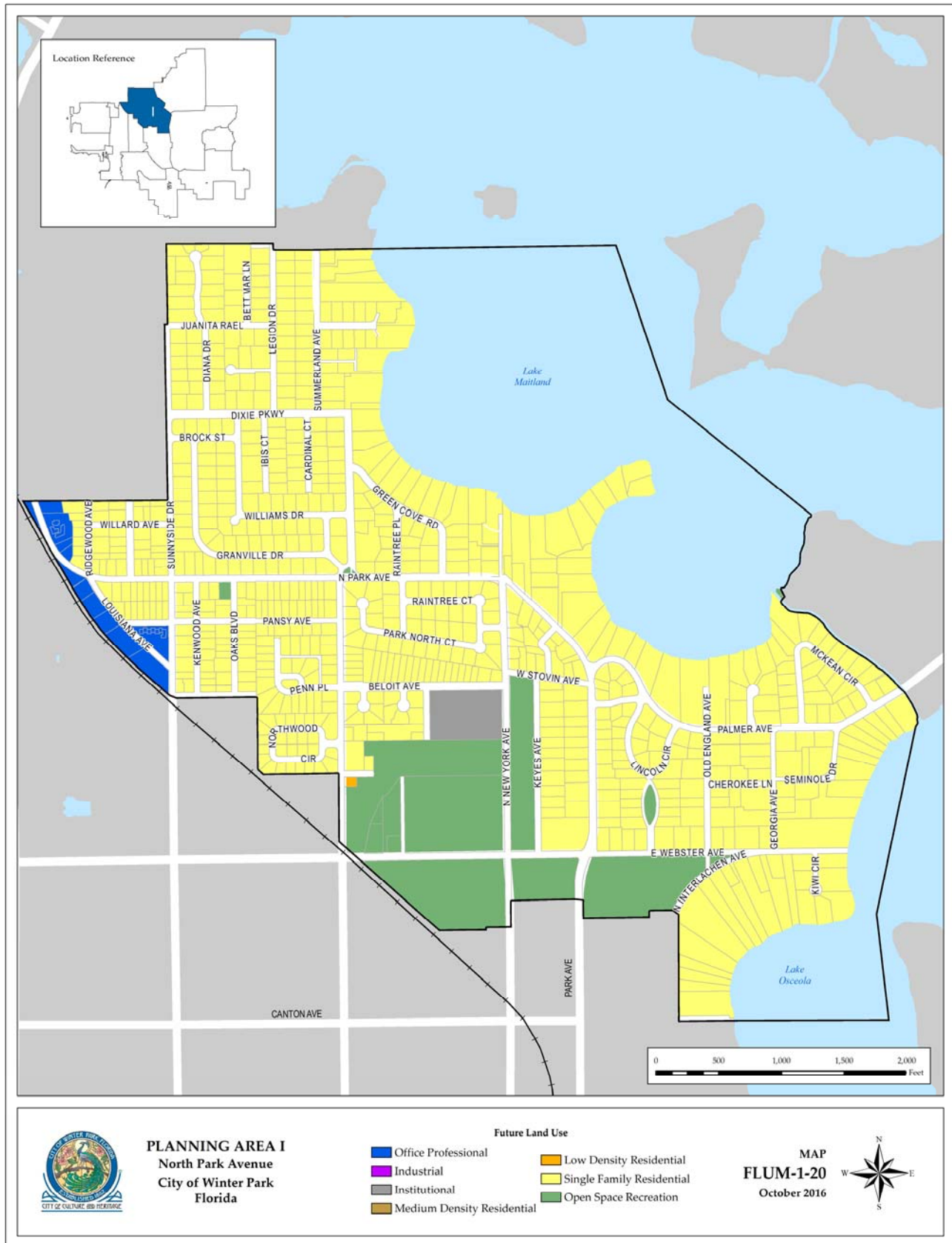
Planning Area I: North Park Avenue

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 and 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 and 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 and 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 and 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 ripe.

Policy 1-J-3: Protect Low-Density Residential Use West of Schultz Avenue within Lawndale, Strongly Discourage Non-Residential Encroachment and 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 appropriately landscaped 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 and Gay Road to Low-Intensity Office Uses Compatible with Killarney Bay and 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 the private developer.

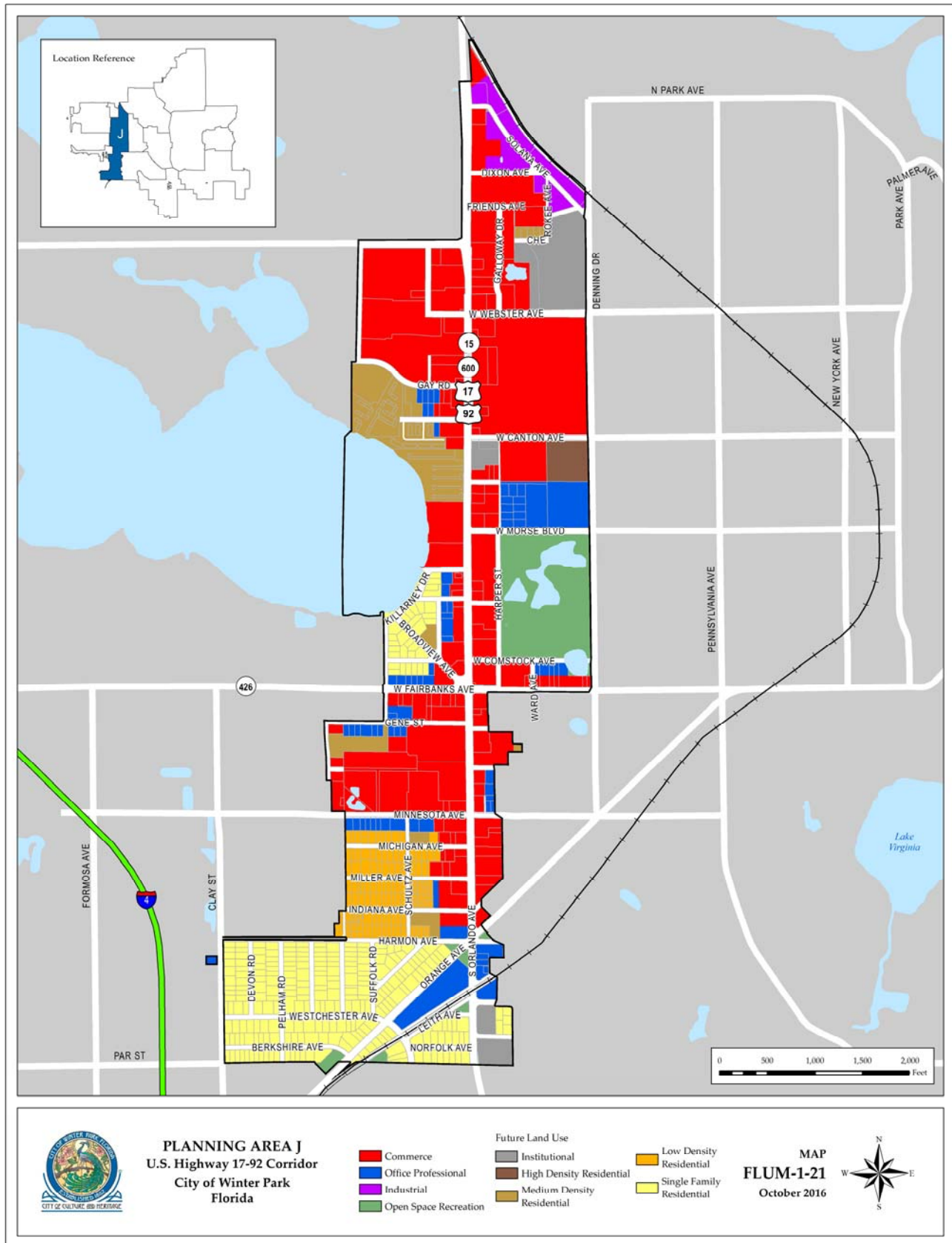
Policy 1-J-12: Provide for Additional Residential Density at 940 and 1020 W. Canton Avenue. Notwithstanding the residential density limits established elsewhere within this element, this specific policy shall enable the adjacent properties at 940 and 1020 W. Canton Ave (together, the “Properties”), to 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 Avenue parcel has been previously approved for a four (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 Avenue 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 Avenue parcel. All other provisions within the High Density Residential future land use designation shall apply to that property.

Policy 1-J-13: Growth and 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: Height Map on the West Side of Denning Drive. Based on current development patterns, the City will permit four stories along the west side of Denning Drive from Fairbanks Avenue to the northern property line of the OCPS site.



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.

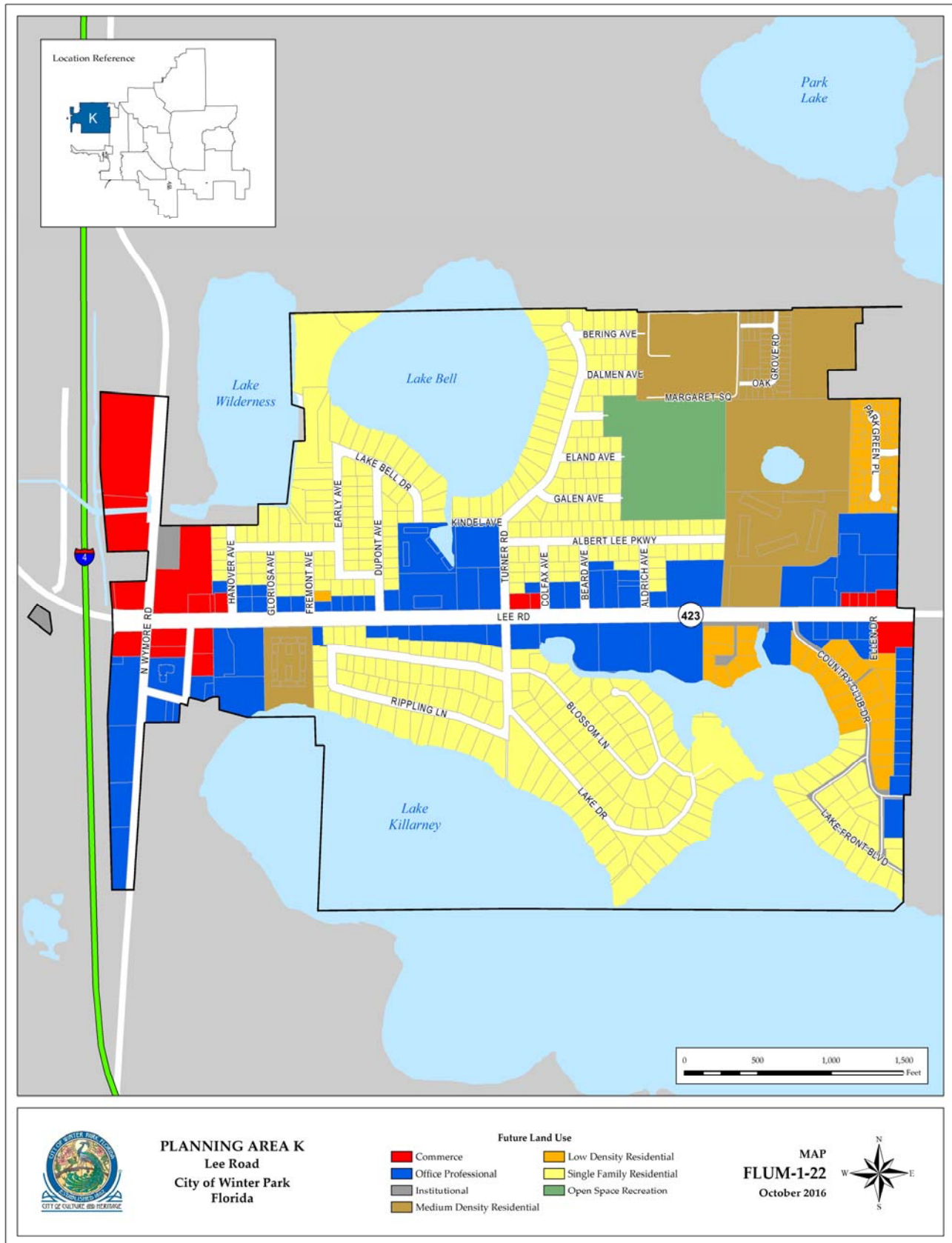
Policy 1-K-2: Plan to Convert the City's Tree Farm into a Park Site and Encourage its Funding. The City shall plan to convert the City's Tree Farm into a park site. ~~By 2012,~~ The City shall strive to provide funding to implement the land conversion process, including development of the park site.

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 and 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 And 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, and 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, overflow 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, and 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, and Redevelopment of Certain Properties, South of Fairbanks Avenue and West of Formosa Avenue. At such time that annexation occurs, the City shall encourage and permit amending the future land use map and redeveloping these properties that exist in this area south of Fairbanks Avenue and west of Formosa Avenue along Fairbanks, Kentucky, Ogelsby and Crandon Avenue to urban mixed use densities that would permit either mixed use development or mixed use projects with urban scale of up to eight stories in height, with parking garage components and notwithstanding other limitations within the Future Land Use element, permitted floor area ratios of up to 250% based upon the establishment of commercial or high density residential future land use designations as this 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 this assemblage are also encouraged.

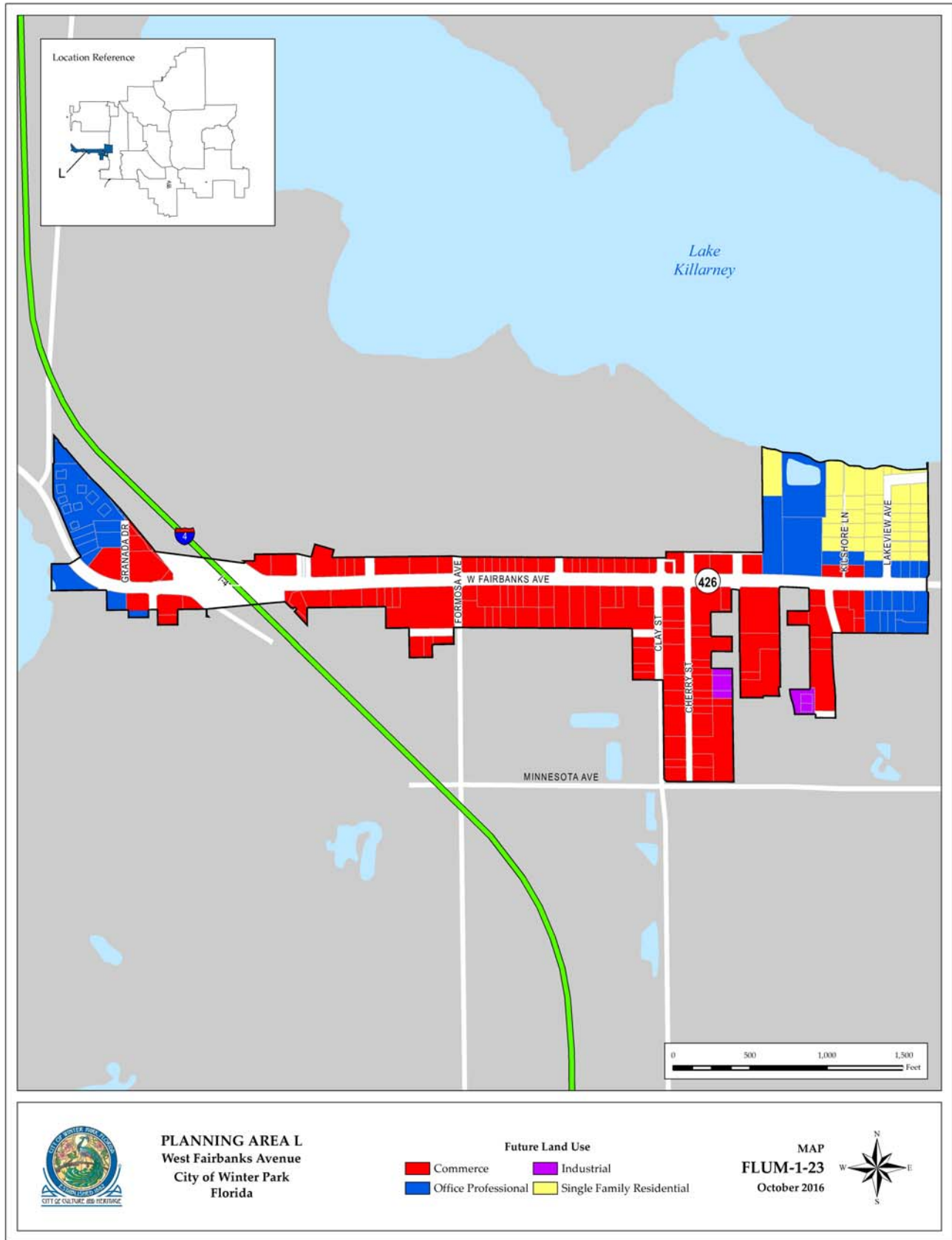
Policy 1-L-6: Community Redevelopment Area (CRA) in the West Fairbanks Planning Area. The City shall analyze and evaluate the creation of a Community Redevelopment Area (CRA) for all or portions of this West Fairbanks Planning Area.

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 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 Four. 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 and 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 allows those existing warehouse and light manufacturing businesses to continue to operate and to provide for tenant transitions.



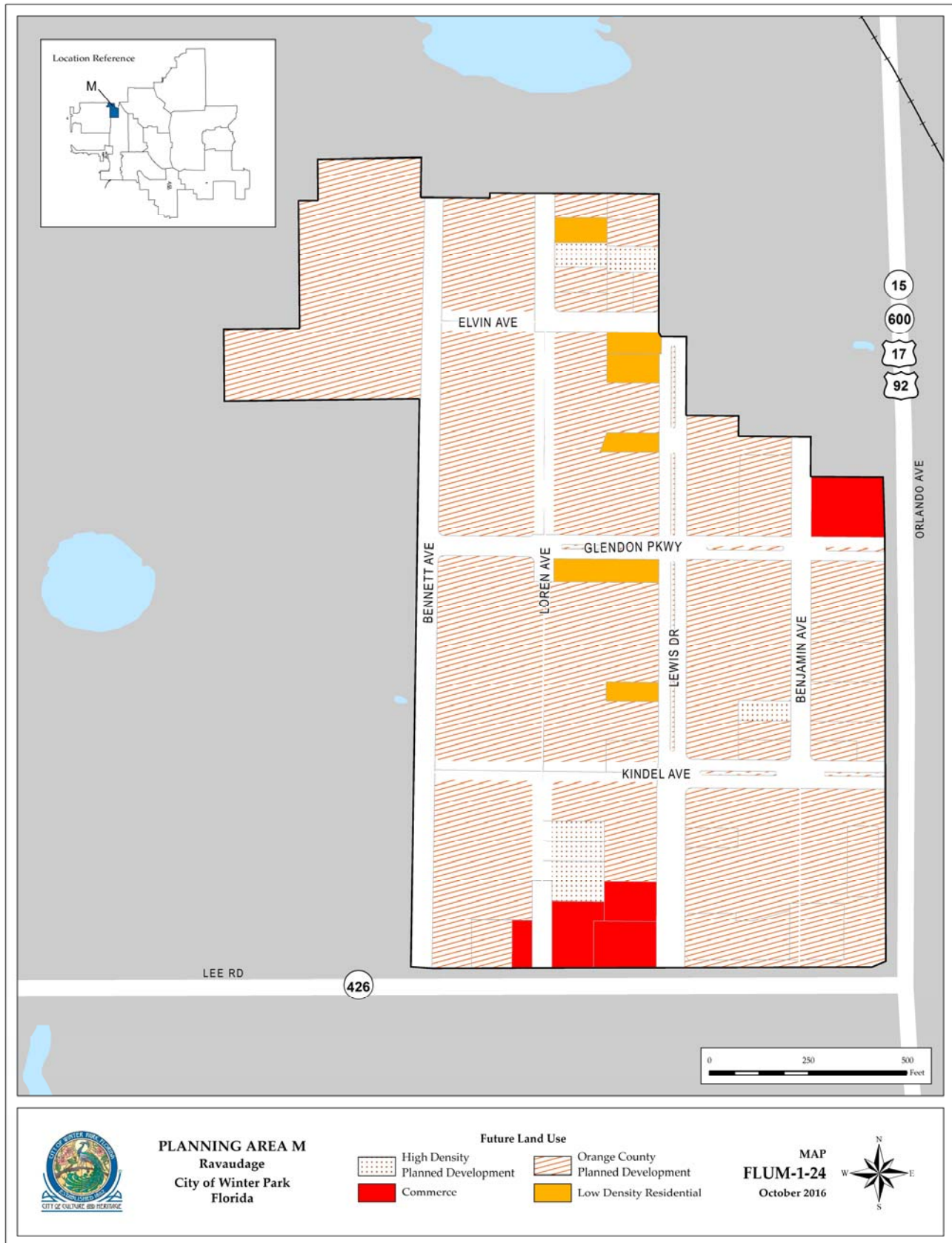
Planning Area M: Ravaudage

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 ration of 100%.

Policy 1-M-3: Traffic and 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 studies and traffic light warrants 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.



FUTURE LAND USE ELEMENT DATA INVENTORY AND ANALYSIS

Pursuant to the requirements of Chapter 163, this section presents an inventory and analysis of land use data for the City of Winter Park. Data and analysis presented herein are used to assist Winter Park with the formation of goals, objectives, and policies that guide development and redevelopment in the City towards its desired vision and to plan for the efficient delivery of government and public services.

Purpose. The Future Land Use Element can be seen as the City's blueprint for its continuing physical development. Definition of land use categories and distribution of those categories on the Future Land Use Map will result in a development pattern that reflects the goals, objectives and policies of the Comprehensive Plan. This Element includes an inventory and analysis of the City's existing land uses. It also presents an analysis of the City's residential population and projections on the future growth of Winter Park both through internal growth and external growth through annexations.

General Location. Winter Park is located in Central Florida, north of the City of Orlando and south of the City of Maitland. I-4 crosses portions of the City's far western boundary. Until 2003, the City's jurisdictional area fell east of I-4. With annexations of property straddling both sides of Fairbanks Avenue, the City's corporate boundaries now extend just past I-4. US 17-92 passes in a direct north-south alignment within the western half of the City and SR 436 abuts a portion of the City's eastern boundary.

Population Estimates and Projections

Population is a primary determinant of land use requirements, housing supply and demand, and public facility needs and services. The following population analysis is prepared as a major consideration in preparing the comprehensive plan.

Historic Population and Trends. From 1970 through 2015, the City's population grew by 7,072 people, or 157 new residents per year. After 1990, the City's growth rate increased primarily from annexation of existing residential neighborhoods adjacent to the City. Similarly, between 2000 and 2010, the largest growth rate experienced by Winter Park in over thirty years occurred as the result of annexations of existing residential areas in adjacent unincorporated Orange County.

Table 1-1: Historic Population Rates		
Year	Population	Percent Change
1970	21,895	--
1980	22,339	2.03
1990	22,623	1.27
2000	24,090	6.48
2010	28,434	18.03
2016	29,308	3.07

Source: US Census and BEBR, University of Florida, 2015

Population Estimates. The City of Winter Park Comprehensive Plan establishes the long range growth management policies for the City of Winter Park. Future population estimates for the City identify the amount of residential land and development density allocations that will be necessary to accommodate the population. Future population estimates will assist with planning appropriate allocations and provisions for parks, water, sewer, and other public facilities and services necessary to maintain the City’s desired quality of life for its existing and future residents.

Winter Park’s population is comprised almost entirely of year-round residents. A very small percentage of the population is represented by seasonal residents who live in Winter Park during winter months but claim another place as their permanent residence.

Future population estimates for the City of Winter Park appear in Table 1-2. The population estimates represent year-round residents within the jurisdictional boundaries of the City of Winter Park. Winter Park’s future population growth will be a combination of internal growth supplemented by annexations. The prospects for such growth would project a population gain to 32,500 residents by the year 2026. The City staff took a two-fold approach to estimating the population. Staff looked at existing population in the future Annexation Reserve Areas (ARA) to determine the potential timing and population that could be added to the City. The second examination was of the building permit data for the past 15 years for new residential construction. Staff determined from that data the estimate of new infill single-family home and new infill multifamily development projected. The internal infill growth in new housing units is limited by the scarcity of vacant land. However, that will change somewhat with the future development of added residential units in mixed-use projects on commercial/office properties. It is also reasonable to expect that the City will continue to have limited success with annexation referendums. The most likely annexation candidates are detailed in the annexation section of this element.

Based on these growth prospects, the future population projections set forth in the Future Land Use Element are as follows:

Table 1-2: Future Population Estimates					
Year	2000	2010	2016	2020	2026
Total Permanent Population	24,090	28,434	29,308	30,508	32,308

Detailed population data and analysis is contained in the Housing Element of this Comprehensive Plan.

Comprehensive Plan Amendments 2009-2016

Since the adoption of the Comprehensive Plan in 2009, the City of Winter Park has amended its comprehensive plan on numerous occasions. There were three general types of comprehensive plan amendments.

Large Scale Comprehensive Plan Text Amendments

Large scale text amendments have occurred since 2009 in response to development request and to further refine policy goals for guiding new development.

Comprehensive Plan Amendments in Response to Annexations

The second type of Comprehensive Plan amendment that has occurred since 2009 were updates to the future land use map to reflect annexations. Prior to all of these annexations, an annexation report was prepared and sent to Orange County pursuant to the requirements of Chapter 171, Florida Statutes. In addition, a cost/benefit financial analysis and concurrency analysis was completed pursuant to the City's comprehensive plan annexation policies.

Two factors are of critical importance. One is that every single one of these annexations included existing developed areas with less than 2% vacant property. Thus, all of the concurrency impacts already existed. All of these annexations involved unincorporated lands already served by Winter Park Utilities (water and sewer) so there were no net increases in demands. All of these annexations were simply a jurisdictional transfer.

The second factor is that again in almost every single case, the annexations that occurred and the resultant updates to the city's future land use map involved adopting exactly the same future land use designations (and zoning) that pre-existed in the Orange County Comprehensive Plan. With one or two exceptions, the annexation grant to a property owner a future land use designation that permitted more density or intensity than did not previously exist in Orange County. Again, all of these annexations and future land use map amendments were simply a jurisdictional transfer.

Small Scale Comprehensive Plan Amendments

The third type of Comprehensive Plan amendments that were approved in this time period involved small future land use map amendments done in conjunction with zoning map changes and building project approvals.

ANALYSIS OF FUTURE LAND USE

Winter Park's Comprehensive Plan contains a Future Land Use Map. This Comprehensive Plan Future Land Use Map is especially important because the City must base its zoning map upon this Future Land Use Map. Since the Zoning Map must conform to this Future Land Use Map and since this Future Land Use Map takes precedence over the Zoning Map, whenever there is a conflict, the designations established herein are ones upon which all building permits and development orders will be evaluated for conformity and consistency.

The Future Land Use Map is not intended to be a duplication of the Zoning Map. The Comprehensive Plan adoption and public participation process is intended to allow the City to determine which types and locations of Future Land Use designations are in the best interests of the City of Winter Park. From those decisions, the Zoning Map comes into conformance with the Comprehensive Plan. The validity of the nation's first zoning ordinance was upheld by the U.S. Supreme Court in 1917 due to the fact that it was based on an adopted Comprehensive Plan. Since that time, Comprehensive Plan Future Land Use Elements and Future Land Use Maps have been the legal foundation and rationale behind zoning decisions.

The Future Land Use Plan Map is also important as an implementation tool. Winter Park's Map sets forth the extent of land necessary, in the proper designations, to allow for the projected growth, that Winter Park is expected to realize from 2015 to 2025 time period with respect to population growth, housing growth, and business growth. The Future Land Use Plan Map also provides adequate sites for necessary public service and infrastructure that is required to serve the projected population and business base. The Future Land Use Map also implements many of the environmental and natural resource protections included in this Comprehensive Plan.

The Future Land Use Map is presented in a similar manner to the existing land use in that it is a map series. The colored Future Land Use Map depicts future land uses plus existing and planned water wells, lakes, rivers and wetlands. Other natural resource designations, as required for floodplains, soils, and minerals, are shown on separate maps. The City does not expect any area of the community to be designated as an area of critical state concern, pursuant to Chapter 380, Florida Statutes.

The Future Land Use Map and Map Series shall implement the Comprehensive Plan as a whole through the designation and categorization of land. 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). The FLUM series, Maps 1-1 through 1-6e, shall allocate future land uses and include the following:

Future Land Use Map Series:

- 1) Map 1-1, Existing Land Use Map
- 2) Map 1-2, Future Land Use Map*
- 3) Map 1-3, Maximum Height Map
- 4) Map 1-4, City Jurisdictional Map
- 5) Map 1-5a, Historic Resources Map
- 6) Map 1-5b, National Register of Historic Listed Properties

* 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

Future Land Use Map Densities and Intensities Defined. One of the most important issues for the City in regulating its residential, commercial, office and multifamily development is the appropriate density (units per acre) and intensity (floor area ratio). Each future land use category contains either in wording or as expressed in the following table, the maximum densities (units per acre) and intensities (floor area ratio) of development that is permitted.

	Office	Commercial	C.B.D.
Density (units/ acre)	17 units/ acre	17 units/ acre	17 units/ acre
Intensity (FAR)			
Up to 2-3 story limit	45% *+ 60% **	45% *+ 60% **	200%
Up to 4 story limit	45% *+ 60% **	45% *+ 60% **	Not permitted
Up to 5 -8 story limit	45% *+ 60% **	45% *+ 60% **	Not permitted
<p>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.</p> <p>+ 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.</p> <p>* For any building project exclusively commercial or office; or any mix of commercial or office uses.</p> <p>** For any building project at least 85% commercial or office on the first floor with residential units on upper floors.</p> <p>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.</p>			

Table 1-4 Future Land Use – Zoning Compatibility Chart	
Future Land Use Designation	Compatible Zoning Districts
Single Family Residential	R-1AAA, R-1AA, R-1A, PURD
Low Density Residential	R-2, PURD
Medium Density Residential	R-3
High Density Residential	R-4
Commercial	C-3, C-3A, C-1, O-1, O-2
Office and Professional	O-1, O-2
Central Business District	C-2
Industrial	I-1, C-3, O-1, O-2
Institutional	PQP
Open Space and Recreation	PR
Medium Density Planned Development	PD 1
High Density Planned Development	PD 2

Provisions for Affordable/Workforce Housing. The development of affordable/workforce housing is a priority of the State Comprehensive Plan and the City’s Comprehensive Plan. As such, in some cases incentives are necessary to insure the provision of affordable/ workforce housing especially within Winter Park with extremely high land costs, along with typical construction costs. The City Commission on a case by case basis may permit the maximum densities within the future land use categories to be exceeded by up to five units per acre when such allowances are used exclusively for the construction of affordable/workforce housing.

Future Land Use Designations. Winter Park's Future Land Use Map sets forth future land use designations on a parcel by parcel basis. However, the Future Land Use designations are broader in some instances and generally encompass more uses within each category than the more specific zoning districts. A narrative explanation of the Future Land Use Map designations and their permitted density and intensity of development is as follows:

Single-Family Residential - This Future Land Use Map designation indicates 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 units per acre except in the approved PURD. areas where the density of single-family, zero lot line or townhouse development maybe increased to eight units per acre but is mediated by the provision of readily useable open space areas. The maximum floor area ratio shall be 38% but may increase to a maximum 43% based upon satisfaction of specific design standards and incentives.

Low-Density Residential - This Future Land Use Map designation indicates areas to be zoned for and used for low density residential use, zoned R-2. The residential uses intended for these areas include single family homes, duplexes, and cluster housing that do not exceed ten units per acre and the floor area ratio shall not exceed 55%.

Medium-Density Residential - This Future Land Use Map designation indicates areas to be zoned for the multi-family residential uses. The compatible zoning district for this designation shall be the R-3 zoning district. Included are townhouses, condominiums, and apartments. The maximum density is up to seventeen (17) units per acre on such properties and the floor area ratio shall not exceed 110% and shall include the floor area of attached and unattached garages, above grade.

High-Density Residential - This Future Land Use Map designation indicates areas to be zoned for the multi-family residential use. The compatible zoning district for this designation shall be the R-4 zoning district. Included in this classification are townhouses, condominiums, and apartments. The maximum density is twenty-five (25) units per acre. The floor area ratio shall not exceed 200% and shall include the floor area of attached and unattached garages, above grade.

Commercial - This Future Land Use Map 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 and C-3, but may also include areas zoned I-1 when used for commercial or office or residential purposes. This designation also allows a density of residential uses up to 17 units per acre. The intensity of use (floor area ratio) of the corresponding zoning districts to this future land use category 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.

Office and Professional - This Future Land Use Map designation includes the business and professional activities housed in office structures such as those allowed in the O-1 and O-2 districts. This designation also allows a density of residential uses up to 17 units per acre. The intensity of use of the underlying zoning districts 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.

Central Business District (CBD) - This Future Land Use Map designation includes the retail business, restaurant, professional office and residential uses that are permitted within the Central Business District (C-2) zoning district. This designation differs from the commercial, mixed use and office designations in terms of the land use policies for this area which strive to maintain and enhance pedestrian orientation. The maximum intensity (floor area ratio) shall not exceed the percentages 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. The maximum density is 17 units per acre.

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 of Lakemont Avenue, Aloma Avenue, St Andrews Boulevard, Loch Lomond/Perth Lane and Dundee Drive. 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, assisted living and memory care facilities or as dedicated workforce housing for medical service employees which

are then governed as to density by the permitted floor area ratio. The maximum floor area ratio shall be 100% and shall include the floor area of above grade, attached and unattached 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.

Parking Lot - 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 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.

Industrial - This Future Land Use Map 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.

Institutional - This Future Land Use Map designation includes lands used by governments, hospitals, churches, schools, utilities and social service agencies serving the public. This designation is compatible with the P.Q.P. zoning and any future hospital or medical arts district. However, these types of uses are also permitted as conditional uses within other designations. The intensity of use in the designation is the same as the commercial future land use designation outside of the Central Business District and the same as the Central Business District future land use designation inside the C.B.D. Public parking garages (not private) may be excluded from the floor area ratio by the City Commission.

Open Space and 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 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 and 10% for passive recreation areas.

Conservation - This Future Land Use Map designation includes lands that due to environmental attributes are not permitted for development of any kind and thus are designated 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 areas, such as wetlands, 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 land and 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 generally 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 lands that are demonstrated to be environmentally sensitive. 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.

ANALYSIS OF CITYWIDE LAND USE ISSUES

Winter Park is a distinct community within the Central Florida area. It has an individual character with its abundant trees, brick streets and unique Central Business District. Cities and developers throughout the State try to import portions of Winter Park's style to their own areas. Winter Park is following its own course and is not trying to emulate other communities in the State.

One of the major challenges facing Winter Park is to maintain this distinctiveness and individuality in the midst of new development throughout the Orlando Metropolitan Area. The new homes being built are typical of most new development in the State. The commercial areas continue to be redeveloped and the City has begun to utilize design standards in order to improve the appearance of new commercial development in addition to regulating its form and function. This is especially important in the Central Business District (CBD) in order to maintain its unique character and appeal. As a result, the principal goal of the Winter Park Comprehensive Plan since its first adoption in 1976, that is to maintain Winter Park's pedestrian scale, character and integrity in the midst of Central Florida's rapid growth.

The City of Winter Park should accommodate its projected residential population growth and its non-residential growth in a manner that incorporates or maintains the following six objectives within the City's zoning, subdivision and other applicable land development codes:

1. Relate future growth and future land uses appropriately with topography, soil conditions and the availability of facilities and services;
2. Encourage the elimination or reduction of uses inconsistent with the City's character and future land uses;
3. Ensure the protection of natural resources, the natural environment and designated historically significant resources, structures and properties;
4. Discourage the proliferation of urban sprawl;
5. Ensure the availability of suitable land for utilities necessary to support proposed development; and
6. Encourage the use of innovative land development regulations and techniques.

Issue: Winter Park as a "True" City

Winter Park is more than a bedroom community. Winter Park has all of the land use elements that make it a true city. The City contains the full range of residential uses, a Central Business District, a regional Lifestyle Center destination (Winter Park Village), the Winter Park Hospital, Rollins College, small

industrial areas, public institutional and religious facilities, and an abundance of park and recreational facilities including a municipal golf course. Having the full range of land use types is one component that qualifies Winter Park as a true city.

Winter Park's residential uses range from lakefront estates to high rise apartments. The single-family neighborhoods within the City contain a variety of housing styles and values. The City's older neighborhoods have a combination of historic homes and new development.

Multifamily uses within Winter Park include duplexes, townhouses, garden apartments and high-rise apartments. The City also has a variety of group housing including retirement homes, nursing homes, adult congregate living facilities, and Rollins College resident facilities.

Winter Park also has a wide range of business uses. The City has a true Central Business District. The Central Business District is a compact commercial and office area with a pedestrian scale. The City has its strip commercial areas along major state highways.

There are also shopping centers such as The Winter Park Village and K-Mart Shopping Plaza. The City has industrial businesses located in the northern part of the City that include warehousing and light manufacturing.

Winter Park contains many types of public uses. Municipality buildings located throughout the City include City Hall, the Public Safety Complex, fire stations, Public Works Facility, and other support buildings. Health care facilities located within the City include Winter Park Memorial Hospital and its support services including the Wellness Center, the Diagnostic Center and the Cancer Care Facility.

The City contains two elementary schools, one Ninth Grade center, one high school and one adult vocational school which are a part of the Orange County School Board System. Rollins College and the Winter Park campus of Valencia Community College are in the City. In addition, there is a wide range of religious institutions in the City.

The City has an abundance of recreation and open space areas. These park areas include small neighborhood parks, community parks and larger regional parks. The recreation and open space areas of Winter Park help to create the aesthetic beauty of the City and as such shall be protected from development.

The demographics of the City's residents include significant ethnic and economic diversity. While the City of Winter Park is primarily and increasingly an affluent community, there are significant segments of the population who are at or below the median household income. As a result, Winter Park's residential development spans the range from Habitat for Humanity homes up to custom estate homes.

A primary goal of the Comprehensive Plan is that for the City of Winter Park to protect and maintain its identity as a true city. This will require a proactive effort to maintain the economic and ethnic diversity of the City as well as the land use diversity. These are all of the elements that make Winter Park a true city.

- The City should maintain its wide range of land use categories.

- The City has created a Hospital/Medical Arts land use overlay to appropriately address the existing development pattern and potential redevelopment of a regional hospital within the community.
- The City shall take a proactive position to maintain the ethnic and economic diversity of its population by implementing the affordable/workforce housing program outlined within the Housing Element.
- The City will explore a new Mixed Use Land Use Overlay to effectively implement potential mixed use development. This effort will be inclusive to assure that the community has the opportunity to have input into the entire process. This Overlay district will be accompanied by the necessary Land Development Code regulations.

Issue: Implementing Future Land Use Element

The Future Land Use Element of this Comprehensive Plan and the other Elements should provide the foundation, basis and rationale for all of the City's land development regulations and the Future Land Use Element should take precedence in establishing land development policies, regulations and the categories of land use within the City. The Future Land Use Element should govern and the City's land development regulations should implement the Comprehensive Plan.

Amendments to the Future Land Use Map should only occur if the City Commission determines that the proposed amendment ensures land use compatibility. The City should promote compatibility between adjacent land uses by regulating new development or redevelopment in the following ways:

- a. Require that appropriate open space, landscaping, and buffers, including but not limited to canopy trees, specimen trees, and shrubs, be preserved, protected and maintained between residential uses and nonresidential uses including parking lots. A combination of architecturally designed fences or walls in combination with aforementioned landscape plant materials shall be required to buffer potentially incompatible uses when the building mass, scale, and intensity of use, and adverse impacts are significant. These shall apply, except for mixed use projects incorporating residential and non-residential uses.
- b. The City shall establish conditional use procedures for managing specific locations, site plan characteristics, building intensity, as well as building size, mass, articulation, and other design features in order to minimize the adverse off-site impacts that are characteristic of specific conditional uses, including but not limited to: drive-in businesses such as banks and fast food establishments, vehicle repair or service operations, and restaurants serving alcoholic beverages. The purpose of conditional use reviews shall be to permit these types of business operations only if adverse off-site impacts related to on-street parking, traffic congestion, noise and other nuisance and public safety issues can be successfully mitigated.
- c. Ensure building projects mitigate any adverse off-site impacts on adjacent properties from overflow parking, noise, odor, lighting or vibration to the extent reasonably possible.

- d. Require that no grading or filling of land be permitted that causes additional runoff onto adjacent properties.
- e. Ensure permits are not granted for any conditional uses that have buildings located proximate to property lines such that necessitate the removal of trees shared by both properties.
- f. Ensure that property access does not cause traffic congestion or other situations that negatively impact access onto adjacent properties.
- g. Ensure that in all future zoning and land use decisions, a reduction in intensity or density or other appropriate design solution ensures that a smooth transition shall occur from nonresidential areas to residential or open space/conservation areas except for planned development projects incorporating residential and non-residential uses.
- h. Ensure that no structures or uses are permitted in or adjacent to the wetland conservation areas that will intrude on the natural environmental functions of these areas as safe and secure habitat.
- i. Implement wellhead protection policies which are specifically defined in Conservation Policies so that incompatible uses involving commercial or industrial businesses or the storage of any sewage or hazardous or toxic waste are not permitted within the protection zone.

The City's concurrency management system should provide, and the City should 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 concurrently available to meet the needs of that development and the development must meet locally established level-of-service standards for parks/recreation, drainage, sanitary sewer, and potable water.

The Future Land Use Map and Map Series should implement the text of this element and the Comprehensive Plan as a whole through the designation and categorization of land. All development, redevelopment and land use should be consistent with those designations and limited to the standards for densities and intensities of use as outlined in the Comprehensive Plan.

Public utilities which provide essential service to existing and future land uses authorized by this Plan should be permitted in all of the land use categories and should conform to appropriate location criteria.

The City's land use regulations should continue to prohibit mining or resource extraction activities since these business enterprises are in conflict with the character of Winter Park, and since these activities will result in an adverse effect on the environmentally sensitive areas of the City.

Issue: Single-Family Residential

Some 59% of the City's land area is devoted to, and zoned for, single-family residential use. A majority of the residential units in Winter Park are single-family homes in residential neighborhoods. Maintaining the character and quality of life for these neighborhoods is a prime focus of the Comprehensive Plan. There are several issues for these established neighborhoods.

One is the City's goal of maintaining its current attractive character in the neighborhoods. The City can directly control the public features such as the streets, sidewalks, parkways, trees, etc. There are established policies for these features. The City maintains its brick streets, its street trees, its sidewalks, prohibits parking on parkways, and through direct City involvement, works to maintain the current aesthetic attractiveness of these neighborhoods.

Private development within the single-family neighborhoods, however, can exert a larger effect on the character of a neighborhood. It is a factor which the City can only control indirectly through the enforcement of various land development codes. Winter Park has begun to experience significant amounts of redevelopment to single-family homes in developed neighborhoods. Winter Park's attractiveness and convenient location has produced abundant reinvestment and redevelopment to properties which contain homes built in the 1920's-1960.

Issue: Low-Density Residential Issues (R-2 property)

About 3% of the City's land area is devoted to and zoned for low-density residential use (R-2). These areas are developed to approximately one-half of their density capacity and therefore, offer the potential for redevelopment. Many of these residential areas are improved with a mix of single-family homes, duplexes, and small apartments. The recent trend toward townhouse construction is likely to continue in these areas.

Winter Park's land development regulations generally encourage redevelopment and renovation in these areas. Properties can be utilized individually as platted lots or as collectively aggregated lots at densities up to 10 units per acre. The City has placed restrictive controls on the height, size and coverage of these duplex and townhouse buildings and has the provision of off-street parking required. The City should continue to review its codes for low-density residential development to insure appropriate size, form and function are achieved.

Issue: Multifamily Residential Issues (R-3/R-4 property)

About 6% of the City's land area is devoted to and zoned for multifamily residential use. These areas are developed at approximately 85% of their density capacity while these areas present some opportunity for development or redevelopment, but the scarcity of sites, limits the potential.

Winter Park's multifamily districts are intended to provide the sites where, townhouses, apartments and other multifamily uses can be located. These types of multifamily residential complexes are also permitted in commercial and office areas as designated by the Comprehensive Plan. These commercial or office properties are more likely the future locations of multifamily apartment or condominium development in residential buildings or as part of mixed-use projects.

Currently, Conditional Use review of such multifamily development is specifically intended to determine appropriate building size which may be less than that permitted by code. Policies of this Comprehensive Plan are intended to legally support such limitations on density including the establishment of a floor area ratio allowed in the multifamily zoning districts. Additionally, it will be the policy of this Comprehensive Plan to establish separate Future Land Use designations for Medium-Density Multifamily and Maximum Density Multifamily uses.

Another multifamily land use issue that exists concerns the appropriateness of allowable conditional uses for bed and breakfast inns. These are residential uses of land, but at the same time they represent a commercial business use of residential property. One concern involves the appropriateness of these transient accommodations and their potential negative effect on adjacent permanent housing units.

Issue: Commercial and Office

About 12% of the City's land area is devoted to commercial and office uses primarily near the major arterial highways. The City contains an ample supply of land for commercial and office business such that employment levels within the City approximate the City's population and exceed the number of citizens in the typical working age groups. Winter Park is just as much a place to work as it is to live. The City's location, at the demographic center of the metropolitan area, makes Winter Park a prime location for commercial and office businesses. The prestigious address and location lead to the aforementioned demand for the growth of businesses into residential areas that are discouraged.

Commercial and office redevelopment will continue to be the trend and the method by which business expands and grows in Winter Park in the future. There will continue to be too few vacant parcels to satisfy demand so that commercial and office properties will be redeveloped in Winter Park to larger buildings and a more intense and profitable use. To the extent that the redevelopments do not adversely impact the City's traffic or level-of-service, this redevelopment of existing properties is encouraged by this Comprehensive Plan. Aside from the beneficial growth aspects provided through employment, sales, and tax base, the redevelopment should add to the aesthetic character of the City by replacing older buildings with more modern, attractive buildings. Redevelopment also brings these properties into conformance with the City's landscaping, storm water management, and sign regulations.

Commercial and office development and redevelopment has raised several land use issues and the extent of these is likely to grow in the future. In the 1980's, Winter Park's commercial and office development forced consideration of the issue concerning the height, size and density of business development. The City enacted a floor area ratio in a specific response to certain projects so that the scale of Winter Park's commercial and office buildings would be suburban and not urban. The 45% floor area ratio was planned to provide for sufficient land outside the building's footprint so that parking, landscaping and storm water management could be provided. The floor area ratio precludes the use of at grade parking decks or elevated parking structures to maximize building size, with such at grade or elevated parking areas required to be included within the Floor Area Ratio. Parking garages associated with private development have been extremely limited based on the 45% FAR and the need to count the garage as part of the project.

However, the City recognizes that urban planned development with parking garages on properties along the commercial corridors of the City may be appropriate if restricted to appropriate height and density and limited to specific geographical areas. To address that scenario the City in the adoption of the 2009

Comprehensive Plan added Planned Development future land use designations and then also subsequently adopted PD-1 and PD-2 zoning districts for implementation of those future land use categories. Those development codes together with the height limits established in this Comprehensive Plan were intended to foster appropriate commercial redevelopment compatible in scale and density. However, for various reasons, those future land use designations and zoning districts remain unused since 2009. An attempt to revise the policies was not embraced by the community and subsequently not adopted by the City Commission. As a community that wants to ensure quality development, the rationale was based on a lack of information about the implementation of the changes. This Plan repeals these two Future Land Use categories. Recognizing the statutory requirements to address the need for a Mixed Use Future Land Use category that promotes compact urban development through several types of uses, the City will be exploring a new Mixed Use Overlay along several commercial corridors in the City. Any new policies that come from this study will be adopted through the Comprehensive Plan process and will be accompanied by the appropriate Land Development Code regulations.

The City's land development regulations also strive to minimize off-site impacts from business on adjacent properties. For that reason, several business and office uses are conditional uses. These include all types of drive-in businesses, from banks to fast food, all vehicle repair or service operations and also some restaurants serving alcoholic beverages. The purpose of these reviews is to permit these types of business operations only when they will have minimal off-site impacts in terms of on-street parking, traffic congestion, noise and other nuisance and public safety considerations.

Another commercial land use issue continues to be the appropriate location of vehicle and boat sales operations. While this type of business is accepted as a necessary component of the City, there continues to be at issue the appropriate locations of these businesses throughout the City. The general policy is to concentrate car and boat sales in the northwest section of the City and to concentrate vehicle repair businesses outside the City core.

Issue: Central Business District (C-2 property)

About 1% of the City's land area is devoted to the downtown Central Business District (CBD) which is bounded by Swoope Avenue to the north, Knowles Avenue to the east, Comstock Avenue to the south and New York Avenue to the west. This area includes the Park Avenue Corridor, one of the premier downtown retail shopping districts in Florida, with its special character: a combination of the pedestrian scale of the buildings, the eclectic mix of architectural styles, the open space vistas of Central Park and the predominance of small, distinctive specialty shops. The land development and zoning regulations for this area permit the most density and intensity and as such are so different from the other commercial and office business areas of the City that an individual future land use designation is necessary so as to distinguish where these regulations apply. Also, while located outside the traditional CBD, the CRA Plan has encouraged similar development to occur in the Hannibal Square Neighborhood where commercial, office and residential buildings are permitted with the maximum building coverage and minimal setbacks as is appropriate in an urban downtown core setting. This adjunct to the CBD includes those properties located on Morse Boulevard between Capen Avenue and Virginia Avenue, along New England Avenue between Pennsylvania Avenue and New York Avenue, on Pennsylvania Avenue between Garfield Avenue and Lyman Avenue and on Hannibal Square, East. Appropriate size, scale and height are issues that have and will continue to generate considerable public discussion.

The CBD and the C-2 zoned portions of the Hannibal Square Neighborhood are the locations where commercial, office and residential buildings are permitted with the maximum building coverage and minimal setbacks as is appropriate in an urban downtown core setting. Appropriate size, scale and height are issues that have and will continue to generate considerable public discussion. One conclusion is the use of C-2 zoning and the scale or size of buildings that are permitted is only appropriate in the downtown core CBD and portions of the Hannibal Square neighborhood specified in the CRA Plan. As such, policies of this Comprehensive Plan prohibit the use of Central Business District (C-2) other than in those locations.

- The City of Winter Park should maintain the charm of the City’s Central Business District’s “village” ambiance comprised of compact offices and one of the premier shopping districts in Florida by preserving the eclectic mix of architectural styles that allows offices, unique retail shops and upstairs residents to coexist in a charming manner that is emulated by cities everywhere.
- The City should preserve the pedestrian scale and orientation of the Park Avenue Corridor and the Central Business District as a whole, through the C-2 future land use designation and through limitations on building heights, as shown on the Maximum Height Map not to exceed three stories (including additional mezzanine levels) where permitted, and by prohibiting new drive-in businesses within the C-2 zoning locations.
- The City should not permit the use of the Central Business District (C-2) zoning in any location outside of the Central Business District except on properties fronting on New England and Pennsylvania Avenues, Morse Boulevard and Hannibal Square, East as designated in the Comprehensive Plan.

The City shall maintain the character of the Central Business District (CBD), including the Park Avenue Corridor as one of the premier downtown retail shopping districts in Florida, by reinforcing attributes that underlie its ambiance and special character, including its pedestrian scale, the relationship of its buildings and their orientation to the street, the eclectic mix of architectural styles, the open space vistas of Central Park, and the predominance of small distinctive specialty shops. The Comprehensive Plan identifies the specific character of sub-areas and corridors within the CBD and its environs, including their function and form, density and intensity, building height, mass, articulation, and fenestration, as well as building relationships to each other and to the street. The Comprehensive Plan shall impose a two story height limit in certain areas designated CBD on the Future Land Use Map but these height restrictions may be exceeded to a maximum 3 stories height limit if the development is approved by the City Commission as a Conditional Use. The maximum floor area ratio within the CBD may not include public parking garages in calculations of floor area. Third floors approved by conditional use must be setback on street frontages equal to their height on a one foot setback for each one foot height of the third floor.

- The City shall not permit the use of the Central Business District Future Land Use designation or the Central Business District (C-2) zoning in any location outside of the Central Business District except on properties in conformance with the Comprehensive Plan as defined below. Specifically, the City shall limit the use of the Central Business District future land use designations and CBD (C-2) zoning district to those properties:

1. West of Knowles Avenue, south of Swoope Avenue, north of Comstock Avenue and east of and including the New York Avenue Corridor and
2. Abutting Morse Blvd between Capen and Virginia Avenues, and
3. Abutting New England Avenue between Pennsylvania and New York Avenues, and
4. Abutting Pennsylvania Avenue between Garfield and Lyman Avenues, and
5. Abutting Hannibal Square, East

Issue: Industrial

About one-half of one percent of the City's land area is devoted to industrial uses which are concentrated in the northwest section of the City. The City contains an ample supply of land for industrial purposes which generally include warehousing and light manufacturing. Given the retail, commercial, office and service industry domination of the local economy, there is minimal need for any expanded areas of industrial uses. However, the City should strive to maintain its light industrial areas as it completes the economic mix and reflects the City's economic diversity.

Issue: Institutional

Some 7% of the City's land area is devoted to these public and private institutional uses. As there is a natural inclination with public service entities to provide ample and additional land for these users that directly or indirectly benefit and serve the City's residents. The issue for this group of institutional uses is to appropriately balance their need for growth and development to better serve their public with the interests of adjacent property owners. The balance is achieved by minimizing off-site impacts from traffic, parking, noise, etc. and allowing these uses or their expansions when these off-site impacts are manageable and when height and size of the requested development is compatible with the surrounding area. Recent utilization of public properties for joint public/ private development has been the subject of extreme opposition from the citizenry. It will be the policy of this Comprehensive Plan to facilitate referendums on such developments and the deletion of the residential use of Institutional properties.

- Since any new community service facilities or expansions can only occur through conditional uses or future land use changes, these types of facilities, such as public governmental buildings, public 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), should be exempted from the other policies in this element which discourage land use plan changes so that appropriate future sites may be established that will provide these public services and their benefits.
- New community facility uses or expansions should 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.
- The City shall identify and designate existing school sites as “Institutional Use” on the City’s Future Land Use Map.

- The City should maintain a Vacant Land Map to assist in identifying undeveloped parcels of property.
- The City has included in this Comprehensive Plan, a Public School Element as required by the State.
- The City shall 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 and is in compliance with our Land Use Development Codes.
- The City shall accommodate the enhancement and redevelopment of the Winter Park Hospital campus and their administrative properties as a paramount public service purpose. As necessary, notwithstanding other policies and density or height limitations of this Comprehensive Plan, the City Commission shall be empowered to permit the additional density and height of the Winter Park Hospital facilities including administrative office buildings as necessary to insure and compliment their public health service mission and the needs of administrative staff, pursuant to the conceptual Master Plan adopted by the City Commission.

Issue: Open Space, Recreation, and Conservation Issues

Some 10% of the City's land area is devoted to open space, passive and active recreation uses, and conservation land. These include public and private parks, recreation areas, cemeteries, and wetlands which should be precluded from development other than for park and recreation purposes. This land use classification includes land used for both passive or active recreation, and conservation purposes. Land designated as parks and open space would also preclude its use for streets or roads. Including the area of the City's lakes as open space, some 27% of the total area of the City is devoted to this use. The land use issues for these areas include maintenance of these lands for their aesthetic, environmental and recreational value, the appropriateness of buildings on these land areas and the protection of the City's recreation lands from negative impacts and encroachment of adjacent development. These issues are discussed in detail in the Recreation and Open Space Element, and the Conservation Element.

- The City shall protect parkland, recreation facilities, and conservation areas from the negative impacts of adjacent development. To this end, the City shall consider adopting a Park Overlay Zone. Within one year after adoption, the City Commission shall determine the feasibility of this overlay zone. If deemed, desirable, the Parks and Recreation Board shall provide a draft ordinance to the City Commission to accomplish the following:
 - Ensure that development of private property adjacent to parks, recreation and open space is compatible with their continued enjoyment;
 - Protect park resources from visual and physical impacts that may be associated with development of private property near designated parklands;
 - Preserve the habitat values of parks.

Issue: Design and Architectural Review

One of the land development controls frequently discussed for addition to the City's repertoire is design or architectural review. There has been a mixed reaction to this concept because Winter Park contains such a diverse and eclectic mix of building types and styles, and due to the potential subjective nature of such reviews. Still there remain other public benefits that appear only to be achievable through such a design or architectural review. These include the exclusion of building styles that are inappropriate to the surroundings, the ability to achieve compatibility in design within neighborhood context and the ability to provide for consideration of special circumstances involving specimen trees or other natural features. This approach to land development regulation is one that the City should continue to consider and evaluate for its potential addition to the codes.

The City shall periodically update regulatory procedures designed to enhance the quality of architectural design, achieve more compatible relationships in the design of buildings, avoid unsightly appearance, avoid structural incompatibilities, and avoid inordinate contrast in building mass, scale, height, articulation, and other design features. The desire is to achieve a beautiful, pleasant, principally village scale pedestrian orientated community by fostering and encouraging good design, pedestrian connectivity, landscaping and buffering, harmonious building colors, materials and signage, outdoor lighting photometrics, and good proportional relationships in design of building mass and scale. The desired design shall allow for individual styles and variety compatible with the historically accepted character of Winter Park. These design review considerations shall also be applied to ensure that proposed development near the perimeter of a Future Land Use Map designation as well as proposed development located near the perimeter of a zoning district boundaries have a land use density and/or intensity as well as design features such as cited herein which promote a smooth land use transition and compatible land use. The City shall apply special review procedures to such properties to ensure that proposed "edge" development has a land use density and intensity as well as design features that foster a smooth and compatible transition in building appearance and design.

Issue: Residential to Non-Residential Land Use Change

Since the original adoption of Winter Park's Comprehensive Plan in 1976, one of the most often cited principles of that plan is the City's intention to protect residential areas from non-residential encroachments. In simpler terms, it means the conviction to resist requests to rezone residential properties to office, commercial or other non-residential uses and this continues to be one of the more important land use policies of this Comprehensive Plan.

Over the past years it has been extremely difficult for property owners to overcome this policy and successfully obtain a residential to business land use change. The task involves proving that the change is necessary, that the change will not become a precedent that the change is in the best interest of the public at-large, that the change is in the best interest of the adjacent neighborhood, and that residential is not a viable use. Few have been able to successfully prove those points and it is unlikely that many applications will successfully meet these criteria in the future. These criteria continue to be important considerations in these judgments and as such have also been incorporated in the City's land use policies.

- The City shall require that any change in land use designation from residential to non-residential should verify the following points:

1. That there does not exist in the general area sufficient developed or undeveloped land of the proper land use designation so as to allow the proposed use;
2. 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;
3. That the change can be demonstrated to be in the best interests of the City at large;
4. That the change can be demonstrated to be in the best interests of the adjacent residential area;
5. That residential use of the property is no longer a viable use.

Issue: Maintaining the Scale and Character of Neighborhoods

Winter Park as a substantially developed community will continue to experience redevelopment within the established residential neighborhoods. This involves the demolition of existing residential structures and the rebuilding of replacement buildings along with substantial renovation and addition projects to existing buildings. This redevelopment activity is essential to the City for it replaces and upgrades older structures and it can be beneficial to the City to provide the attractiveness and incentive for this substantial reinvestment.

Winter Park's goal is to accommodate this redevelopment activity in a manner that does not produce new residences which substantially alter the scale or character of a street. The aim is to restrict home sizes so they do not visually overpower the natural features or amenities in a neighborhood, but instead compliment those features. Winter Park regulates the degree and scale of development on single-family properties through the use of the typical tools of setbacks, height limits, lot coverage restrictions and impervious coverage restrictions. Winter Park is unique in Florida in that the City also utilizes a floor area ratio limitation for single-family and townhouse buildings. The floor area ratio, as a proportional restriction on total building area to total land size area, achieves a balance between the size of the structure and its total mass, with the size of the land available for the structure.

It is likely that the City's residential development standards will undergo periodic review and change in response to this goal of maintaining a proper scale and balance of structure to land, and to achieve a neighborhood character that is dominated by trees, landscaping, lawns and open spaces versus domination by buildings, driveways, and other structures. As development trends change, as architectural styles evolve and as the private marketplace desires change, the City will need to regularly adjust its residential development standards. Thus, there is an acceptance and recognition in the Comprehensive Plan that achieving the goals of preserving the character of our neighborhoods is an evolving process versus a single set of standards that will remain inflexible throughout the time horizon of this Comprehensive Plan.

- New development and redevelopment shall occur in a manner that preserves the elements of the existing neighborhood character that provide the attractiveness and incentive for this substantial reinvestment.

- The City shall regulate the degree and scale of development on single-family properties through the use of the typical tools of setbacks, height limits, lot coverage restrictions and impervious coverage restrictions. Winter Park shall continue to apply a floor area ratio in managing the size, building mass, and design features of single-family and townhouse buildings.
- The City shall review its residential development standards as new issues are confronted in maintaining a proper scale and intensity among adjacent uses in order to retain Winter Park's "village" character.
- Maintaining the character and quality of life for these neighborhoods shall continue to be a major policy of the Comprehensive Plan. 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.
- The City shall update its Land Development Code to ensure that the scale and character of new development/redevelopment is compatible with existing single-family neighborhoods. The City Planning Commission and City Commission shall continue to develop more stringent land development codes as needed to avoid the adverse impacts of increased Commercial and/or High-Density Residential development adjacent to historically Single-Family or Low-Density Residential neighborhoods.

Issues: Subdivision Regulations

One other land use issue is the request for lot splits within single-family residential areas. As the value of these properties have increased, there is additional interest in subdividing larger single-family properties so as to obtain additional building sites, which often are made with lot size variances. The City's policy on these subdivision or property split proposals has been to allow property splits when the new lots will be of a density or size that is comparable to the existing conditions in the surrounding neighborhood unless the subdivision is of a lakefront estate property as outlined below. This analysis of the density (frontage and lot area) of existing properties within a 500-foot radius is referred to as the Comprehensive Plan test. Adherence to this Comprehensive Plan takes precedence over meeting the Zoning Test of conformance to the district's minimum lot sizes. However, the result over the years has been a steady lot of the larger home sites that are homogenized down to the smaller lot size averages and thus the loss of a mix of home site sizes in neighborhoods. As a result, this Comprehensive Plan is removing that pathway to variances so that existing neighborhoods can maintain the variety of lot sizes.

Historically, Winter Park is a distinct residential community in part because of the existence of large estate properties. These existing estates, many with historical or architectural significance, provide a character that in turn creates value throughout the surrounding neighborhoods and the community. Thus, their preservation maintains the attractive character of Winter Park that helps to set it apart from other cities in Florida. The existence of large estate properties dispersed throughout Winter Park adds great attractiveness, appeal and value to residents and potential buyers as contrasted with newer more uniform homogenous subdivisions. In order to protect these features and values and preserve neighborhood character, the City shall not consider or approve any subdivisions or lot splits of estate lots (one acre or greater) within areas designated single family residential unless the resulting subdivision creates lots of one acre or greater in size.

Furthermore it is a policy of the City and of this Comprehensive Plan to maintain the diversity of sizes of lakefront properties and estates and to prohibit the subdivision or split such properties on the lakefronts. 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.

Issue: Lot Consolidation Regulations

Many neighborhoods and streets within the City of Winter Park are comprised predominately of homes on smaller, 50-60 foot lots. Given the attractiveness of these neighborhoods and streets a small minority of property owners have shown a desire to consolidate or combine two or three smaller lots into one larger property in order to build a bigger home. This can create a very large new home on a street where the existing character is smaller, more modest homes, given their smaller property sizes. As a result, the City adopted land development regulations which would require City Commission approval for the consolidation or aggregation of residential lots in order to preclude the formation of lot sizes and resultant larger building sizes that may be out of scale and size with existing street or neighborhood character. Lot consolidations resulting in new lot sizes greater than 150% of the lot width and 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 as a condition of approval in order to preserve neighborhood scale and character.

Issue: Lakefront Land Use

The lakes within Winter Park are one of its greatest assets. Their contribution toward the enhancement of the quality of life in Winter Park can often be underestimated. Thus, the preservation and conservation of these water resources is of paramount concern to all present and future residents of Winter Park. To this end, control of the character, quality and density of lakefront land use is critical for both the enhancement of the lakes themselves and the surrounding neighborhoods.

In this light, the City of Winter Park recognizes that the lowest density residential land use should be encouraged around the lakes. Environmentally, this is a wise course of action because the availability of open space allows for the increased retention and percolation of storm water runoff which is the biggest threat to the water quality of the lakes. The low-density also aids in the increased recharge of groundwater.

Encouraging only the lowest density of residential uses around the lakes also serves to enhance their aesthetic appeal. Limiting lakefront density reduces the number of homes, boathouses, and docks which increases the natural appearance of the lakefront. These waterfront structures can also diminish the natural lake edge habitat that provides food and shelter for a wide range of aquatic wildlife. Limiting lakefront residential density also means fewer boat-oriented impacts on the lake.

Limiting lakefront density also helps to preserve many existing estate properties. Traditional subdivisions occur throughout Orange County, with Winter Park a unique residential community in part because of the existence of large estates. These existing estates, many with historical or architectural significance, create an intangible value that in turn creates value throughout the surrounding neighborhoods. Thus, their preservation maintains the unique character of Winter Park that helps set it apart from other cities throughout Florida.

Accordingly, when lakefront properties or estates are proposed for subdivision or building that would increase the present density, the City should determine whether these actions are in the best interests of the City's residents and ecology of the lake. Any areas undeveloped should conform to the maximum lot sizes and frontages by the applicable Comprehensive Plan policies and zoning classifications. The development of other lakefront should include policy provisions for public access of a low intensity nature (excluding boat ramps for power boats), and public visual access so that the public may share in the beauty of these lakes with minimal environmental impact. Finally, assurances of the proper maintenance of the lakes and lake frontages should be guaranteed by site plan conditions.

The City shall preserve the lowest legally density along the City's lakefront property, and preserve lakefront estates having historical or architectural significance, in order to perpetuate the unique character of Winter Park that helps set it apart from other cities throughout Florida. Accordingly, when lakefront properties or estates are proposed for subdivision or building that would increase the present density, the City shall require applicants for such development to demonstrate that each of the five conditions stated below affirmatively apply to the subject property:

- 1) The development is in the best interests of the City's residents;
- 2) The lot configurations and design of improvements are consistent with best management principles and practices for preserving the ecology of the lakefront, water quality within the lake, and the lake bed habitat;
- 3) Any existing undeveloped areas shall conform to the maximum lot sizes and frontages required by the applicable zoning designation and Comprehensive Plan policies;
- 4) Any development of large tracts shall include provisions for public access of a low intensity nature (excluding boat ramps for power boats), and public visual access so that the public may share in the beauty of these lakes with minimal environmental impact; and
- 5) The plan includes a perpetual maintenance agreement that ensures the perpetual maintenance of the lakes and lake frontages.

Issue: Lakefront, Canalfront or Streamfront Lot Building Reviews

Winter Park has recognized the importance of waterfront land use by empowering the Planning and Zoning Commission to review and approve plans for construction on waterfront properties due to environmental sensitivity of these properties and factors involved with sloping sites and floodplain concerns. There are several objectives that are components of these site and building plan reviews including the preservation of trees, the protection of the natural waterfront environment, the sensitivity of the scale and design of the house to the slope of the site and the surrounding properties, the protection of views to and from the water and the provision of stormwater retention and percolation. In order to accomplish these objectives it is important and essential that the Planning and Zoning Commission have the ability to place conditions on any approval and to impose more restrictive requirements and development standards as necessary.

- The City shall require that the Planning and Zoning Commission review and approve plans for construction on waterfront properties due to the environmental sensitivity of such properties, including surface water management consistent with best management principles and practices, water quality control, public safety and reduction of boating hazards, preservation of waterfront views, control of shoreline slope, suitability of soils for development and impacts of development on

soil conditions and topography, elevation of water bottom, impact of development on aquatic habitat, and retention of natural shoreline appearance and vegetative cover including tree coverage. The Planning and Zoning Commission shall have the power to apply specific conditions to development approvals for waterfront lots in order to ensure that future development is consistent with best management principles and practices and properly addresses objectives herein stated within this policy or other policies incorporated in the Comprehensive Plan and Land Development Code. Similarly, the Planning and Zoning Commission shall have the power to require scientific data describing existing and proposed characteristics of the site, land forms, water quality, and structural components.

- 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.
- The City shall not approve the subdivision of lakefront properties unless the proposed subdivision is for the lowest density residential use, and contains lots which are comparable in size, both frontage and area, to those existing on the lakefront within a 500 foot radius of the subject property.
- Lakefront areas that are undeveloped but previously platted and in common ownership combine lots so as to conform to the minimum lot sizes and frontages required.
- Where legally defensible, 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.
- The Planning and Zoning Commission shall have the discretion within the general standards of reasonableness and fairness 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. For example, the City may require access easements to accomplish a public purpose, preservation of trees (especially heritage trees), and control over density to ensure compatible density with surrounding lakefront development and necessary measures to protect and preserve water quality and unique features of the environmentally fragile environment.

Issue: Development of Multi-family Residential, Commercial, Office, and Urban Use Areas

- The City shall encourage the development or redevelopment of multi-family, residential, and commercial and office properties, that are consistent with the Future Land Use Map when deemed compatible for scale and density. Such development shall not exceed the maximum building stories or floor area ratio incorporated in this Comprehensive Plan. Mezzanine levels shall not be permitted in addition to the number of stories indicated.
- The City shall encourage a stable residential customer base by prohibiting the allowance of time-share or other fractional ownership of residential units.

- The City shall encourage single detached homes as opposed to apartments and condominiums by strongly discouraging Future Land Use Map amendments from Single-Family Residential or Low-Density Residential to Medium or High-Density Residential

Issue: Development of Flood Prone Areas

Florida Statute requires an analysis of the proposed development and redevelopment of flood prone areas. Winter Park is fortunate in having only a minimal degree of areas with flood hazards. The City has adopted floodplain management regulations to protect flood prone areas, to protect the safety of the citizens, and to minimize public and private loss from flood conditions. Winter Park is a participant in the National Flood Insurance Program which provides flood insurance to home owners and businesses. The City has general regulations for all floodplains and specific regulations for the stream floodplains. The general floodplain regulations require that new construction in the floodplain must have the lowest floor above the 100-year flood elevation, and place restrictions on the materials and types of construction permitted. In addition to floodplain regulations, the City also has a minimum fifty foot lakefront setback and site plan review for all lakefront and canal front construction.

The City's stream floodplain regulations prohibit filling in the wetlands, and require a conditional use approval for construction in these areas. In addition, no encroachment, fill, or other new development is allowed in the floodway areas directly adjacent to streams. Development of flood prone areas is addressed on a site by site basis as part of the site plan review or conditional use process.

- Policies in the Conservation Element for managing environmentally sensitive natural systems such as wetlands, lakes, shorelines, aquifer recharge areas, threatened or endangered habitat and other sensitive resources shall be carried out through applying best management principles and practices. These and other natural resources identified in the Conservation map series shall be protected and/or preserved pursuant to goals, objectives, and Policies established in the Conservation Element of the Comprehensive Plan. In addition, the LDC shall provide more detailed procedures and performance criteria to implement conservation and natural resource protection. This LDC shall also provide for wetland preservation consistent with the requirements and regulations of the St. Johns River Water Management District and the FDEP.
- The City shall apply best management principles and practices in managing stormwater 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. In addition to floodplain regulations, the City shall enforce a minimum fifty (50) foot lakefront setback and require site plan review for all lakefront and canal front construction.
- The City shall prohibit filling in 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.

HISTORIC, ARCHITECTURAL, SCENIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES

The State Comprehensive Plan statute requires local government comprehensive plans to identify historical properties on the future land use map and to address historical housing resources in the Housing Element. In recognition of the value of Winter Park's historical and scenic resources the City's distinctiveness and individuality, this section addresses these historic resources, and it is intended to guide positive action by the City and its citizens, in partnership, to conserve the visible representations of the City's heritage.

Residents and visitors alike recognize the distinctive historic character and ambiance of Winter Park, which can be attributed to both the planning and foresight of its founders and the civic dedication of the residents who have been its stewards over the years. The historic character of Winter Park provides the foundation for the City's unique sense of place, outstanding quality of life and high property values. The very desirability of Winter Park's historical residential neighborhoods and Central Business District attracts the greatest threats to their integrity; inappropriate remodeling, demolition, and new construction that are not in keeping with the scale and character of the existing context.

The historic preservation aspects of the Comprehensive Plan must be based upon data. A group of volunteers from the Orlando-Winter Park Junior League conducted a survey in the mid-1970's under the direction of the Florida Division of Historical Resources. A number of buildings were recorded with the Florida Master Site File, and a driving tour was published in 1980 by the League. A second, more formal collection of historical resources data took place with a 1986 overview survey that focused on properties built prior to 1930. An architectural analysis identified frequently occurring architectural styles and building materials. The *Historic and Architectural Survey Report* prepared by Florida Preservation Services provided Florida Master Site File information on approximately 400 buildings. The 1986 overview survey focused primarily on the contexts of Florida's Post-Reconstruction Period (1877-1897), Turn of the Century Period (1898-1918), and Land Boom Period (1919-1929). The report also identified historic scenic features of the City such as the characteristic streetscapes with narrow, often brick streets, lined with canopy forming oak trees, the surviving orange groves, and the City's several lakes lined with estate homes on large lots. The preservation plan proposed in the survey report included recommendations for National Register nominations, historic landmark building designations and historic districts.

The City of Winter Park updated its survey of historical resources in 2000-2001. The survey report entitled *Architectural Survey and National Register Evaluation* by GAI Consultants found that 42 previously identified historic resources had been demolished. The survey added 245 additional historical resources built prior to 1950 to the Florida Master Site File. The updated survey included the identification of resources potentially eligible for listing on the National Register of Historic Places. The survey report included an additional historic context for the Depression and Post World War II Period

(1929 – 1950). A survey update should take place approximately every ten to fifteen years in order to most efficiently organize the City’s historic contexts and development pattern history.

The City should participate in the Certified Local Government (CLG) program administered by the State of Florida by maintaining a preservation ordinance complying with state and federal requirements, filing required reports, participating in training workshops for staff and preservation boards, and applying for CLG grants to fund qualifying historic preservation projects.

ECONOMIC DEVELOPMENT

The City wishes to diversity the local economy and improve economic and employment opportunities for Winter Park residents. As such, the City’s role is to create an environment for economic development opportunities that will benefit city residents. The city’s business climate should encourage the creation, expansion, and retention of businesses within the community as well as provide an attractive environment for relation to Winter Park. Creating a positive economic environment requires

Geographic Context: The City of Winter Park was established in the late 1880’s as a destination resort for northern investors looking for a warmer climate. Since that time, the city has become known for an active and thriving downtown retail core, desirable neighborhoods, a broad spectrum of cultural events and an exceptional quality of life.

This quality of life is driven by several strongly defined market segments which includes retail and office development with limited warehouse activities. This development pattern has been spurred by the redevelopment of the Park Avenue and the Hannibal Square area as well as the revitalization of the Winter Park Village along US Highway 17-92.

The city is also home to several large employers outside of the retail sector, including Bonnier Corporation, Rollins College and Florida Hospital Winter Park. Vacancy rates remain healthy and continue to be some of the lowest in the region.

Looking at a more regional picture, Winter Park competes with employment centers in the region such as Downtown Orlando, Maitland, Lake Mary/Heathrow and Millenia/Metrowest markets which are all located along the I-4 corridor, also called the Florida High Tech Corridor.

Over the years many, articles and travel pieces have been written about Winter Park including a 2009 National Geographic piece ranking Winter Park in their list of the world’s top historic destinations for their fifth annual “Places Rated” survey. Many qualify Winter Park as a “hidden gem” and a great place to shop, dine and visit. This has encouraged and accommodated the community redevelopment effort along the downtown corridors.

Employment: For the employed population 16 years and older, the leading industries in Winter Park were educational services, health care, and social assistance which accounted for almost 25% of the workforce, while professional services and finance lead industries accounted for 19% and 11% respectively. Overall, the top four industries represent two-thirds of the city’s employment base.

Table 1-5: Employment by Industry		
Industry	Number of Employees	Percent
Agriculture, forestry, fishing and hunting, and mining	38	0.3%
Construction	638	5.2%
Manufacturing	508	4.1%
Wholesale trade	279	2.3%
Retail trade	1,149	9.3%
Transportation and warehousing, and utilities	210	1.7%
Information	396	3.2%
Finance and insurance, and real estate and rental and leasing	1,305	10.6%
Professional, scientific, and management, and administrative and waste management services	2,354	19.2%
Educational services, and health care and social assistance	3,040	24.7%
Arts, entertainment, and recreation, and accommodation and food services	1,599	13.0%
Other services, except public administration	516	4.2%
Public administration	257	2.1%

Source: U.S. Census Bureau, 2009- 2014 American Community Survey 5-Year Estimates

Economic Clusters

In 2009, the City of Winter Park participated in a cluster study to determine which industries were concentrated within Winter Park. Using information from InfoUSA, a data collection and distribution company, the study determined a higher concentration of businesses with six different backgrounds. A cluster can also be referred as location quotients (LQ) as a unit of measure. An LQ of over 1.0 signifies a higher concentration of business or employment sector. The table represents the top clusters identified in 2009. In 2014, staff worked with a consultant to re-engage in an LQ study for the purposes of trending monitoring and evaluating the economic health of the area. These values are also tabulated in the chart. In both years, clusters were referenced to the United States as a whole.

Table 1-6: Location Quotient			
Industry	2009 LQ	2014 LQ	Compound Annual Growth Rate (CAGR)
Education and Knowledge Creation	2.08	4.33	4.4%
Real Estate and Development	4.80	2.30	-4.6%
Arts and Culture	4.00	3.14	3.3%
Health Care Services	1.75	2.32	3.9%
Financial and Professional Services	2.43	2.49	-1.0%
Creative Services	10.14	11.43	-1.9%

Source: InfoUSA, GAI Consultants. 2015

Education and Knowledge Creation includes education at all levels along with research and development activities. This cluster does not create wealth, but knowledge. Real Estate and Development is comprised of Construction, Real Estate and the technical support businesses necessary to support construction. Arts and Culture includes performing arts, museums, promoters and culture related agents. Health Care Services contains hospitals, diagnostic labs, and general medical practice. Financial and Professional Services are comprised of financial institutions, banks, accounting firms, and insurance companies. Creative Services cluster is a combination of various industry sectors that rely upon “creative” talent. These include, but are not limited to, advertising, digital media, graphic design and interior design firms.

The Department of Economic Opportunity (DEO) provides employment growth projections for each county in the state of Florida. While the data does not reach the municipal level, it is an important indicator as a reference to jobs growing in the region is a reflection of local employment growth.

Table 1-7: Orange County Employment Growth Projection		
Industry	2015-2023 Change	
	Total	Percent
Agriculture, forestry, fishing and hunting, and mining	-243	-8.9%
Construction	9028	28.7%
Manufacturing	440	1.6%
Wholesale trade	4472	15.4%
Retail trade	13,437	15.8%
Transportation and warehousing, and utilities	1512	6.2%
Information	707	3.9%
Finance and insurance, and real estate and rental and leasing	6457	13.7%
Professional, scientific, and management, and administrative and waste management services	22,328	16.3%
Educational services, and health care and social assistance	23,816	27.7%
Arts, entertainment, and recreation, and accommodation and food services	27,147	14.2%
Other services, except public administration	4998	13.7%
Public administration	10,445	13.9%

Source: Florida Department of Economic Opportunity

These three tables provide a unique outlook on the economic landscape of Winter Park and the region. The top four industries for Winter Park provided in table 1-X are represented well in the LQ chart including ‘Education and Knowledge Creation’ and ‘Creative Services’. Compounding this analysis further, the city’s top four industries also show tremendous growth potential at the county level over the next five years.

Arts and Culture: An important component to the city’s continued arts and cultural development is the growth of tourism. In 2005, Americans for the Arts completed a survey and estimated that over 700,000 cultural tourists visit the city annually. The Winter Park Art Festival attracts the largest number of tourists interested in arts and culture with an estimated annual average of 300,000 visitors during the three day event. The Charles Hosmer Morse Museum of American Art averages 65,000-80,000 visitors per year, while the Polasek Sculpture Gardens and the Cornell Fine Arts Museum at Rollins College have a combined attendance of about 45,000 visitors per year.

As regional tourism becomes more a part of its economic foundation, it is important of the city monitor, support, and assist that it continues to provide as an effective means for commerce for the public and

business communities. The city will provide this through several means including exploring economic benchmarks, conduct studies when appropriate, and assemble demographic profiles as quantitative tools for sound decision making.

Public Infrastructure: The ability of a community to attract and sustain economic development depends on the quality of the community's infrastructure. Infrastructure includes roadways, drainage, stormwater facilities, water and wastewater systems, electric distribution, solid waste collection, schools, parks, and any other facility that is basic in daily life. These facilities support community life and economic development. Other elements of this plan provide details on City activities in these areas. However, it is important to understand that economic development touches each one.

City Partnership and Intergovernmental Coordination: The City of Winter Park works with many public and private entities for the purposes of leveraging resources and for the mutual benefit of those partners and the community. It is critical that the city work with these partners to ensure the economic sustainability of the community is provided in a balanced manner consistent with the charm and unique quality of life of the city and the growing demand for resources of the region.

With assistance from the City and Orange County, the Winter Park Community Redevelopment Agency participates in many social and economic programs/projects to better the community. These include, but are not limited to, housing rehabilitation, commercial structure improvements, streetscaping, parking and traffic initiatives, and downtown event support. These projects work to elevate the public landscape in order to drive an attractive atmosphere which ultimately enables commerce and a positive business environment.

The City also works with local, regional, and state organizations towards the same end. This includes both financial and resource based programming. Local groups, both internal and external such as advisory boards, the Chamber of Commerce and Park Avenue Merchants Association (PAMA) to develop, promote, and sustain a strong business climate in the community. The city partners on several events with the Chamber and PAMA including marketing support, special event facilitation, and use of city facilities. Regionally, the city is a member of the Metro Orlando Economic Development Commission (EDC). The EDC works with the city on a limited basis to provide business attraction opportunities. In spite of the limited development potential on new land, the city is further benefitted by company leaders purchasing homes in the city in lieu of not relocating their business within city limits. The city, from time to time, also looks to leverage state programming through Enterprise Florida and the Department of Economic Opportunity when applicable.

ANNEXATION RESERVE AREA ISSUES

Winter Park has had general annexation policies as part of the Comprehensive Plan since its original adoption in 1976. These policies established criteria for properties to be eligible for annexation and procedures of coordination with Orange County. These policies are reaffirmed within the goals, policies and objectives section of this element.

Generally, Winter Park has a limited annexation policy. The first priority for annexations is the islands or enclaves surrounded completely by the City. The second priority is growth expansions to the City

limits which are logical in aligning the City limits and avoiding service duplications. The coordination with Orange County involves providing notice of all potential annexations.

- Winter Park shall actively pursue the annexation of enclaves as these additions would provide economies and efficiencies in service delivery to both Orange County and the City of Winter Park.
- Winter Park should 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. The City may consider adjusting the park level-of-service standard as necessary to accommodate such annexations as these residents are already using existing City parklands. An annexation cost-benefit study shall be required for all annexations of growth areas through referendums.
- Winter Park shall provide written notice to Orange County in advance of any annexation requests to be considered by the City Commission. The City shall coordinate all annexations and designations of annexation reserve areas with Orange County and adjacent municipalities of Orlando and Maitland, and Eatonville. 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.

Annexation Reserve Area Descriptions

Annexation Reserve Area #1 – Lake Killarney

This ARA, 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.

The City undertook an annexation referendum in May 2003. It was not approved by the residents. Under state law there is a two year waiting period for any further annexation attempts. The City intends to implement the sanitary sewer and streetscape improvement program for the Fairbanks Avenue Corridor before the City undertakes another annexation referendum for this neighborhood.

Annexation Reserve Area #2 – Kentucky/Oglesby

This ARA, comprised of 13± acres and accommodating approximately 40 residents, is located south of Fairbanks Avenue, north of Oglesby Avenue, west of I-4 and east 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.

The area south of Fairbanks Avenue is designated Commercial on the Orange County Future Land Use Map, and Low-Density Residential south of the Commercial designation to Oglesby Avenue. The commercial area contains uses ranging in intensity from office to auto paint and body to light manufacturing. The area to the south west contains primarily single-family dwellings.

Annexation Reserve Area #3 – Lawndale

This ARA, containing 50± acres and approximately 300 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.

On the Orange County Future Land Use Map the properties south of Minnesota Avenue are predominately designated Low-Medium Density Residential and the area contains primarily single family dwelling units with some duplex units. The properties north of Minnesota Avenue are designated Commercial and include a mixture of uses from car repair, paint and auto body shops to light manufacturing land uses.

Annexation Reserve Area #4 - Stonehurst

This ARA, 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.

Provision of Services and Impact of Annexations

As part of this ARA study, the City of Winter Park has analyzed its ability to provide the full range of its municipal services to these areas and has concluded that the annexation of the five ARA's detailed in this Comprehensive Plan can be accomplished with minimal impact on Winter Park's workforce and budget. Altogether, the annexation of these areas four areas would add 227 acres to the City of Winter Park. The annexation of the four areas would increase Winter Park's population by approximately 1,670 persons.

AREAS OF CRITICAL STATE CONCERN

No area within or adjacent to the City of Winter Park is located within a designated Area of Critical State Concern.

ANALYSIS OF URBAN SPRAWL ISSUES

The City of Winter Park has developed as an urban area and is virtually built out. The City has no urban sprawl and its design standards shall continue to foster the best management principles and practices of urban design which are the antithesis of urban sprawl. Nevertheless, the City shall continue to enforce the following policies to avoid urban sprawl:

1. Avoid premature or poorly planned conversion of developed or undeveloped land to strip centers.
2. Prevent development of areas or uses that that are not functionally related to the predominant land uses on adjacent land.

3. Preclude development of areas or uses that fail to maximize the use of existing public facilities.
4. Avoid leapfrog/scattered development or ribbon /strip commercial development patterns.

ANALYSIS OF WINTER PARK PLANNING AREAS

Analysis of land use characteristics and population provides a general description of the built and natural environments defining Winter Park, but it does not describe specific land use and development conditions unique to its neighborhoods, communities, or small areas, all of which contribute to Winter Park's unique character. In order for this Comprehensive Plan to be a more useful tool in the City's growth management process, detailed analysis of 13 smaller planning areas are presented.

The boundaries of Planning Areas A through M are illustrated on Maps 1-A through 1-M which are part of each planning area's profile. Evaluation of each area includes a profile summary that provides a brief description of existing land use classifications and identifies community streets, bus routes, and parks serving the planning area. City parks appearing in each profile are located within the planning area or outside of it but within a half mile distance of its residential neighborhoods. Planning issues relevant to the planning area, including ongoing redevelopment activities, are then addressed. Some planning areas may address additional subjects or issues that help describe development conditions and characteristics.

A summary of existing land use and acreage for each planning area is presented in Table 1-5.

Table 1-5: Summary of Planning Areas Acreage by Existing Land Use Classification¹

Planning Area	Total Acreage	Acreage by Existing Land Use Category								
		Single-Family Residential	Low-Density Residential	Multifamily Residential	Commercial /Office	Industrial	Institutional	Parks/Open Space ²	Conservation	Vacant/Undeveloped
A Temple/Howell Branch	773.30	555.51	0	12.61	12.95	0	64.66	79.16	22.50	46.27
B Osceola/Lakeview	843.92	705.72	2.66	37.88	0	0	27.83	6.09	0	63.74
C Winter Park Hospital	249.62	7.70	5.53	40.35	114.00	0	9.66	66.89	0	5.49
D Waterbridge/Brookshire	694.08	461.90	14.79	20.50	0.97	0	68.83	125.37	0	1.72
E Glenridge/Lake Sue	415.80	368.20	0.79	0	0	0	17.28	7.21	8.10	14.27
F Mead Garden, Virginia Heights and College Quarter	324.99	112.01	52.79	26.90	43.45	0	9.11	72.29	0	8.44
G Downtown/Rollins College	213.84	22.47	6.39	33.04	54.18	0	86.21	9.30	0	2.25
H Hannibal Square Neighborhood	181.15	76.30	16.58	19.01	26.63	10.28	10.19	4.52	0	17.64
I North Park Avenue	391.17	304.43	0.17	0	7.19	0	5.32	55.66	0	18.40
J 17-92 Corridor	380.83	59.05	19.04	25.92	202.64	8.26	28.25	30.91	0	6.76
K Lee Road	300.25	118.61	15.62	53.10	79.17	0	5.34	14.17	0	14.24
L West Fairbanks Avenue	73.57	8.77	0	0	63.06	0	0.60	0	0	1.14
Totals:	4,846.57	2747.67	134.36	269.31	604.24	18.54	333.28	471.57	40.60	227.00

¹ Source Orange County Property Appraiser Arc GIS 9.1 using ArcMap

² Includes all public and private zoned lands (ex. private golf course)

Temple/Howell Branch Planning Area A

The Temple/Howell Branch Planning Area is located in the northeast section of Winter Park. The planning area boundary is roughly the City limits on the north, east and west, and Palmer Avenue on the south. The planning area is mainly residential and includes the Alabama Hotel Condominiums, the Winter Park Y.M.C.A., the 7 acre Winter Park Racquet Club, Phelps Park, Kraft Azalea Gardens, and Howell Branch Preserve. The “vacant” lands are primarily the 44 acre Glen Haven Cemetery.

This area is typical of the older neighborhoods in the City with a wide range of uses. The planning area also contains a small neighborhood commercial area at the intersection of Temple Drive/Temple Trail and Howell Branch Road.

The Alabama Hotel, located on Alabama Drive overlooking Lake Maitland, was a seasonal hotel from its opening in the early 1920's until 1979 and was redeveloped under the planned unit regulations in 1979, allowing for conversion of the Hotel to 22 condominiums along with the conversion of three ancillary buildings to single-family residences.

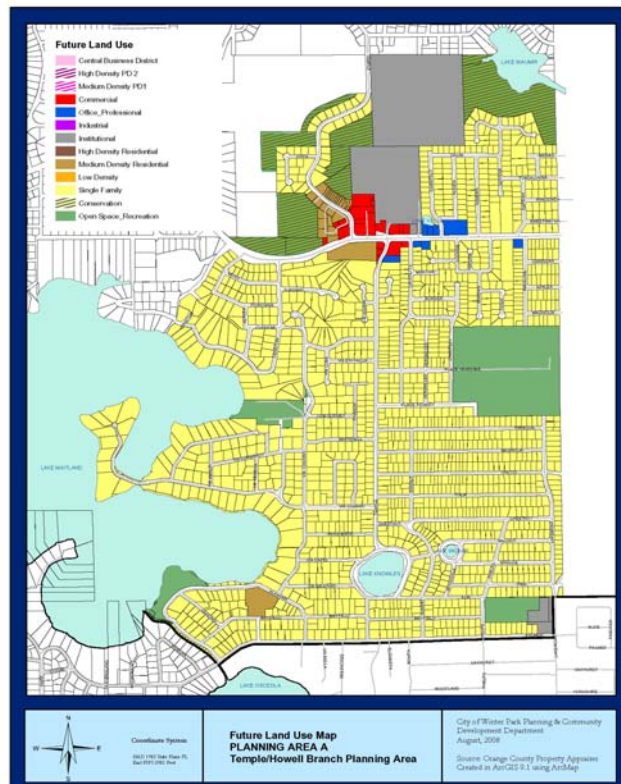
The Winter Park Y.M.C.A. located on Lakemont Avenue, serves the recreational needs of its membership. Their facilities include a gym, fitnessium, 25-yard adult swimming pool and zero entry childrens pool and various workout facilities.

Phelps Park is a 5.99 acre park located adjacent to the Winter Park Y.M.C.A.

Table 1-A: Temple/Howell Branch—Planning Area A Profile

Land Use	Acres	%
Single-Family Residential	545.51	70.1
Low-Density Residential	0	0
Multifamily Residential	12.61	1.6
Commercial/Office	12.95	1.7
Industrial	0	0
Institutional	21.16	2.7
Parks/Recreation/Open Space	65.70	8.5
Conservation	32.5	4.2
Vacant/Undeveloped	46.27	5.9
Total	777.30	100
Local Streets/Roads	Lakemont Avenue, Palmer Avenue, Temple Drive, Howell Branch Road	
Neighborhood Parks	Phelps Park, Kraft Gardens, Howell Branch Preserve	
Transit Route	NA	

Map 1-A



Kraft Azalea Gardens is a 5.26 acre passive park with 1,200 feet of frontage on Lake Maitland along with an exedra. Adjacent to the park is the Rollins College crew-house. The Winter Park Racquet Club is a private club on Lake Maitland including a clubhouse, lake front access boat ramp, 7 tennis courts, and a Junior Olympic swimming pool.

The Howell Branch Preserve is a 10.69 acre parcel acquired to provide additional parkland and to preserve the wetlands as part of the City's conservation policy. The park features a large playground, bathroom facilities, nature preserve and a mile long fit-trail. In the future, the City desires to acquire an additional 22.5 acres of wetlands in the Howell Creek floodplain to complete the acquisition of the environmentally sensitive lands. The additional wetlands are located in this area are north of Howell Branch Road and south of Lake Waumpi.

Most of this area became a part of the municipality under a special legislative act in 1949 that required municipal sewage treatment facilities to be located inside the city limits of the city that owned the facility. Because the Winter Park Sewage Treatment Plant was constructed at this time, the City's wastewater treatment plant was placed inside the city limits pursuant to the legislative act. Over time, adjacent areas were annexed into this satellite area, creating contiguous borders with the larger portion of the City to the south.

The planning area also contains the City Public Works compound property which is approximately 60 acres in size. This property is also used by the Winter Park Utilities as a headquarters area and as a sanitary sewer major pumping station to the Iron Bridge Regional Treatment Plant. This property also contains a large area of vacant land, the majority of which is wetlands and flood prone, thus making it undevelopable under City and state regulations. Those 38.84 acres of conservation lands are included in the City's parks and conservation lands inventory.

The Madeline Avenue annexation in 2004 eliminated a previous enclave of unincorporated Orange County land. Additionally, a significant portion of the residences within this area were added via annexation in 2002 with the Howell Branch and North Lakemont annexations which added 354 acres to the City. The North Lakemont annexation also added Glen Haven Cemetery. A previous annexation in 1989 added 38 of the single-family homes within the Tuscany Place/Via Sienna neighborhood. The planning area also contains a small neighborhood commercial area at the intersection of Temple Drive and Howell Branch Road that includes several restaurants, personal service uses and a gas station/convenience store, effectively serving the surrounding residents with essential needs thereby allowing them to avoid the City's more intense commercial areas.

Winter Park Fire Station 62 is located north of Howell Branch and serves this portion of the City. Originally an Orange County station, Station 62 was transferred to the City.

Three sides of this planning area border four different jurisdictions. The City of Maitland lies to the west and north, unincorporated Orange County to the west, Casselberry to the northeast and unincorporated Seminole County to the east. Land use adjacent to this planning area is predominantly single-family residential. Land use compatibility currently exists with land uses in adjacent jurisdictions. Streets within residential areas of this planning area connect with streets extending into residential areas in adjacent Maitland and in unincorporated Seminole County.

Temple/Howell Branch Planning Area A Planning Issues:

- **Transportation.** The primary issues confronting this planning area are cut-through traffic along Temple Drive. Cut-through traffic is an issue within the planning area because Temple Drive serves as the most convenient connection to areas south of Planning Area A. Traffic originating from the City of Maitland and other areas northwest or northeast of the City use Temple Drive to travel from Howell Branch Road to Palmer Avenue and to southern destinations. Streets serving residential areas within the planning area extend into residential communities located in Maitland and unincorporated Seminole County. Traffic generated from these adjacent residential areas impact streets within residential areas of this planning area, contributing to cut-through traffic issues.
- **Preservation of Residential Land Use.** To ensure that neighborhood commercial development does not expand into the surrounding residential area the City generally prohibits rezonings from residential to office on the south side of Howell Branch Road from the Maitland city limits to Temple Drive.
- **Howell Branch Road.** The City also has policies to discourage new or used car sales, auto repair businesses, re-sale stores or pawn shops, tattoo businesses, service/gas stations, fast food businesses and 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.

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 should only be considered in context of newly constructed one-story office buildings and not the conversion of existing homes.

- **Recreation.** The City should preserve and expand the number and extent of recreational trails and greenways in the City to provide public access and enjoyment especially of the stream and waterfront environments along the City's Howell Creek properties.

Osceola/Lakeview Planning Area B

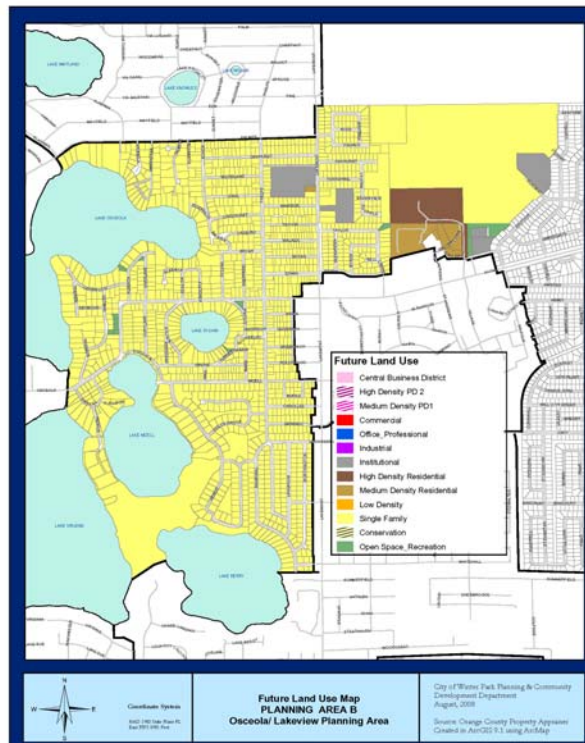
The Osceola/Lakeview Planning Area is located in the eastern section of Winter Park. The area’s name reflects the former name of a portion of what became Winter Park as the community of Osceola predates the incorporation of the “Town of Winter Park.” The planning area boundaries are roughly the northeastern limits between the City and Seminole County, an eastern boarder that runs parallel to Lakemont Avenue, a southern boundary formed by Lake Berry, the western, boundary is just west of Lake Mizell and the eastern border of Lake Osceola. The planning area encompasses 844 acres of primarily single-family development. The Genius property, located in the southern part of the planning area, has been improved since the last Comprehensive Plan adoption as the Windsong subdivision, a single-family subdivision, was developed through a Planned Unit Residential Development (PURD). This property is still environmentally important since it borders on Lakes Virginia, Mizell and Berry. The planning area also includes the Winter Park Christian Church, the Gallery Condominiums, Mayflower Retirement Center, and Lakemont Elementary School.

The Eastgate neighborhood, located along Lakemont Avenue, is primarily single-family and contains 94 homes. The Gallery Condominiums, located behind the Crealde Mall, contains 60 units. The Mayflower Retirement Center contains 240 multifamily units, 28 single-family home units, and a 60-bed assisted living facility. In 2007, the Mayflower was approved for expansion for a new health center and assisted living facility containing 85

Table 1-B: Osceola/Lakeview—Planning Area B Profile

Land Use	Acres	%
Single-Family Residential	705.72	83.63
Low-Density Residential	2.66	0.32
Multifamily Residential	37.88	4.48
Commercial/Office	0	0
Industrial	0	0
Institutional	27.83	3.3
Parks/Recreation/Open	6.09	0.72
Conservation	0	0
Vacant/Undeveloped	63.74	7.55
Total	843.92	100
Local Streets/Roads	Aloma Avenue, Lakemont Avenue, Fairbanks Avenue	
Neighborhood Parks	Phelps Park, Ward Park, Fleet Peoples Park	
Transit Route	Lynx bus route 23	

Map 1-B



assisted living units and 30/60 beds for the health center (nursing home) which at this time has not been built.

Since 1987, 62 acres have been added to this area through annexation by the City. The largest addition was the 29.8-acre Mayflower Retirement Center, voluntarily annexed in 1987. Gallery Condominiums, and Crealde Art Center and Mall were annexed in 1988 by referendum, adding 31.4 acres more to this area of the City of Winter Park.

The Lake Sylvan area is located in the northeast section of Planning Area B, north of Aloma Avenue and west of Lakemont Avenue. The area is comprised almost entirely of single-family homes, Lakemont Elementary School and several neighborhood parks. It is typical of the older neighborhoods in the City with a wide range of housing types and sizes. The age of housing in this neighborhood places many structures at risk of demolition and replacement by new construction.

The newest and largest new subdivision in the City, called Windsong straddles a natural conservation easement between Lake Mizell, Lake Virginia and Lake Berry. This tract is split between two planning areas, Planning Area B and Planning Area D. This tract was previously known as the Genius Property. After careful planning by the planning staff, the Planning and Zoning Commission and the City Commission, this area has developed into an upscale single-family neighborhood that is almost fully developed.

Approximately 43 acres located between Lakes Mizell and Berry are currently private, unplatted and vacant. This property is owned by the Elizabeth Morse Genius Foundation.

The remaining portion of the area includes established single-family homes, generally east of Phelps Avenue and west of the City boundary (Winter Park Pines Neighborhood).

Osceola/Lakeview Planning Area B Planning Issues

- **Transportation.** Within Planning Area B, the Aloma/Fairbanks Avenue corridor carries high traffic volume and serves as a link between south-central Seminole County, Interstate 4 (I-4) and northern Orlando. Cut-through traffic also is an issue due to the rush hour congestion on the major arterials.
- **Preservation of Residential Land Use.** The Windsong community is committed to its single-family land use and density. When this subdivision was planned, the City required the developer to provide neighborhood recreation areas which are private and owned by the Windsong's home owners association. For most of the residents living between Lakemont and Balmoral Road/Phelps Avenue, both Ward Park and Lake Baldwin Park are less than a half mile away.

Within Windsong, the east side borders office buildings along Lakemont Avenue in the Winter Park Hospital Planning Area C. It is important to maintain this demarcation line between homes and offices to prevent the spread of offices. Land use compatibility and building scale within the adjacent office area are issues that should be evaluated. This line of demarcation has been held effectively in place since 1971, enforcing the land use philosophy of protecting residential areas from office encroachment.

The City should preserve the mid-block demarcation between Lakemont and Harris Avenues to prohibit office encroachment into the residential area. No rezonings, from residential to office or commercial should occur north of Edwin Boulevard along Lakemont Avenue or on properties fronting on Edwin Boulevard.

- **Preservation of Natural Features.** If the Genius Preserve property is proposed for development, the City should endeavor to preserve the natural features of this property by requiring the maximum amount of open space, by requiring all new roads to be public including the existing sections of the private portion of Genius Drive south of Henkel Circle within Windsong, and by requiring that lot sizes conform to the minimum standards of the lakefront lots within Windsong which average 1.5 acres in size with frontages on the lake and street of a minimum of 150 feet wide. Any required dedications of park land or open space coincident with the Genius property development should target natural and environmentally sensitive areas and should provide for physical or visual public access to one or more of the lakes. The required storm water retention facilities should not be located in areas of significant environmental importance. If the property is platted for development and a road network is created, the City should consider utilizing some of the roadway stubs leading to the property unless traffic safety problems are created or new traffic cut-through routes would be created. Roadway links between the southern and northern sections of the Genius property should be precluded so as to avoid a cut-through traffic route from Glenridge Way to Mizell Avenue or Phelps Avenue.
- **Access to Northshore Park.** The City should not relinquish its public access rights and public usage of the Northshore Park (north shore of Lake Berry) within Windsong.
- **Preservation of Density.** Within Lake Sylvan, the area between Phelps and Palmer Avenues, and Elizabeth Drive and Bryan Avenue is zoned R-1A. However, the character of this area conforms to R-1AA standards and should be considered a candidate for rezoning to R-1AA to prevent the subdivision of lots into smaller lots that do not conform to the neighborhood's standards.
- **Character of Intersection of Aloma and Lakemont Avenues.** In order to promote redevelopment and improve the image at the gateway intersection of Aloma and Lakemont, the City should consider allow the rezoning of the properties on the south side of Aloma at 1810 and 1820 Aloma Avenue, but only together as a new one-story office building with masonry wall screening adjacent residential neighbors and not as the conversion of the existing homes to office.

Winter Park Hospital Planning Area C

The Winter Park Hospital Planning Area is located in the east section of Winter Park. The planning area includes the Winter Park Hospital and support buildings, adjacent office areas, Fire Station #62, Brookshire Elementary School, Showalter Field/Cady Way, the Aloma Shopping Center, the Winter Park Corners Shopping Center, the Crealde Art Center, the Four Seasons Condominiums, and adjacent residential and park area.

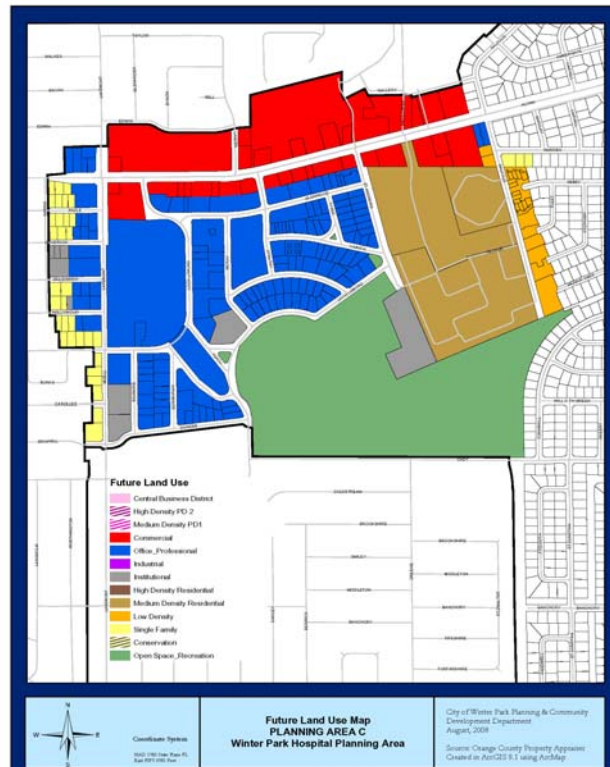
The predominant land uses in this planning area are associated with medical care, namely Winter Park Memorial Hospital, medical offices and clinics. The Hospital covers more than 28 acres of this area with ancillary medical and professional offices constituting over 30 acres. Planning Area C contains over 250 acres. Other land uses are parks and recreation (26.8%), commercial/offices (45.7%) and high-density residential (16.2%).

As the dominating land use entity in this planning area, the Winter Park Hospital is at the same time the principal asset and the principal motivator of change. The Winter Park Hospital is a major asset to the City at large. Among the elements that contribute to distinguishing Winter Park as a true city versus a bedroom community is the existence of, and the services provided by, the Winter Park Hospital. Nearby emergency healthcare available to the citizenry increases the quality of life in Winter Park.

Table 1-C: Winter Park Hospital—Planning Area C Profile

Land Use	Acres	%
Single-Family Residential	7.7	3.0
Low-Density Residential	5.53	2.2
Multifamily Residential	40.35	16.2
Commercial/Office	114.00	45.7
Industrial	0	0
Institutional	9.66	3.9
Parks/Recreation/Open Space	66.89	26.8
Conservation	0	0
Vacant/Undeveloped	5.49	2.2
Total	249.62	100
Local Streets/Roads	Aloma Avenue, Lakemont Avenue, Perth Avenue, Mizell Avenue, Edinbergh Drive	
Neighborhood Park	Ward Park	
Transit Routes	Lynx bus routes 13, 23	

Map 1-C



The Winter Park Hospital facilities are spread over approximately 30 acres of property within the planning area. The Hospital also owns other properties in the vicinity that are contemplated for future redevelopment activities.

The Winter Park Hospital is an essential element of the City and its growth and redevelopment is to be encouraged either under existing zoning codes or through the creation of a new Medical Arts zoning district. On March 25, 2005, the Winter Park Hospital Master Plan was conceptually approved by the Planning and Zoning Commission and the City Commission. This Master Plan shows a complete redevelopment of the existing Hospital facilities to occur on the current Hospital property. One major outcome of the expansion/renovation is the conversion of shared rooms to private rooms and the reorientation of the emergency room. Additionally, plans have been prepared for additional and enhanced parking for staff and visitors.

Ward Park has 67.25 acres that is dedicated for baseball/softball fields, tennis courts, soccer/multi-purpose fields, and a football/track stadium and a handicapped-accessible playground made possible by a community-build program and with corporate sponsorships. From the athletic facilities to the playground to the trail through the wetlands, Ward Park is one of the most diverse parks in the city.

Annexation increased the size of this planning area in the late 1980's-early 1990's. The Gallery Condominiums and the Crealde Art Center and Mall were annexed in 1988 by referendum adding another 31.4 acres to the City. The neighborhood to the east of Winter Park Hospital was annexed in 1992.

Winter Park Hospital Planning Area C Planning Issues

Transportation. An issue concerns the traffic and parking problems that accompany expansions of the Hospital or related office buildings. A major component of the Medical Arts district will be to insure adequate parking is provided for the facilities of the Winter Park Hospital campus. Another related goal is for the City to continue working with Orange County to enhance the Cady Way Bike Trail.

- **Preservation of Residential Character and Future Rezoning.** This planning area, as previously mentioned, is primarily dominated by the activities of the Winter Park Hospital and by doctors and other medical professionals who desire to have their offices located near the hospital. This has caused a demand for more office space in the area, evident in the rezoning focus of residential to office. To resist the growth in offices on the west side of Lakemont Avenue and to preserve the City's residential areas intact, in 1971 the City set up a demarcation line west of Lakemont Avenue to preserve that residential area (see also Planning Area B Planning Issues). This has forced the demand for office space to the east and south of the hospital. With the annexation of the neighborhood east of the Winter Park Hospital, the City inherited Orange County's Comprehensive Plan Future Land Use Policies that designated the entire neighborhood as a viable candidate for rezonings to Office or Low Density Residential. The stipulation, however, is that these rezonings are to occur in a logical west to east transition, moving from the Hospital properties eastward. The continuing challenge for the City during the past decade has been to manage this change according to that logical transition and to do so without negatively affecting the remaining single-family character of the neighborhood. As a result of this Comprehensive Plan, the City should conduct a neighborhood study of the neighborhood east of the Winter Park Hospital to get input from the citizens and business owners as to the direction they want to see their neighborhood grow.

Waterbridge/Brookshire Planning Area D

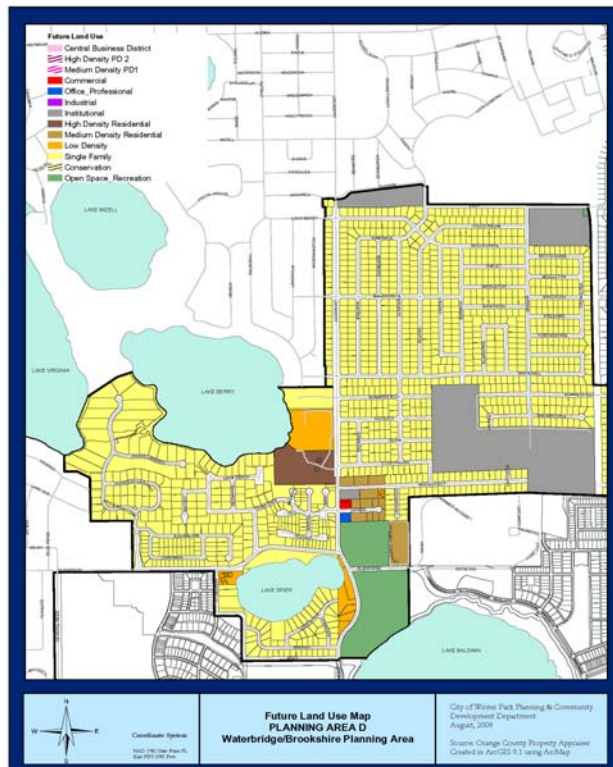
The Waterbridge/Brookshire Planning Area is located in the southeastern section of Winter Park. The planning area’s eastern boundary is formed by the limits between the City and Orange County, its southern boundary is with the City of Orlando near the Baldwin Park development, its northern boundary is Planning Area C and Lake Berry, and its western boundary is Lake Virginia and Berry, and Planning Area E. Planning Area D encompasses over 694 acres of which almost 45 acres are vacant. Many of these are within the Windsong subdivision and will be completely developed in the next five years. The dominant land uses in this planning area are single-family residential and parks and recreation.

The Genius property, located in the eastern part of the planning area, which is now the Windsong subdivision, was one of the last remaining vacant areas within the City. Since the last Comprehensive Plan adoption, this area has been developed into a large single-family home community that straddles a natural conservation easement between Lake Mizell and Lake Berry. This community has been developed as a Planned Unit Residential Development (PURD) and is split between two planning areas, Planning Area D and Planning Area B – Osceola/Lakeview. This property continues to be environmentally important since it borders on two lakes. The planning area also includes the Waterbridge, Greenview, and Kenilworth Shores subdivisions, Winter Park High School, Brookshire Elementary School, Winter Park Presbyterian Church, Winter Park Towers, Lake Baldwin Park, Winter Pines Golf Club, and Pinewood Cemetery.

Table 1-D: Waterbridge/Brookshire—Planning Area D Profile

Land Use	Acres	%
Single-Family Residential	461.90	66.55
Low-Density Residential	14.79	2.13
Multifamily Residential	20.50	2.95
Commercial/Office	0.97	0.14
Industrial	0	0
Institutional	68.83	9.92
Parks/Recreation/Open Space	125.37	18.06
Conservation	0	0
Vacant/Undeveloped	1.72	0.24
Total	694.08	100
Local Streets/Roads	Glenridge Drive, Lakemont Avenue, Cady Way, Greene Drive, Summerfield Road, Whitehall Drive	
Neighborhood Parks	Lake Baldwin Park.	
Transit Routes	Lynx bus routes 13, 23	

Map 1-D



The Waterbridge development was one of the first developments to take place under the City's Planned Unit Residential Development (PURD) regulations in 1979. The community is comprised 52.8 acres and is made up of three distinct types of residential living areas. A standard single-family subdivision section is located in the western portion of the site, with the southern section of the site containing 46 zero-lot line single-family lots, and with the northeastern section containing 42 townhouse units. The neighborhood also contains open space and recreation areas which resulted from the surplus land area made available by the permitting of the smaller lots for the zero-lot line homes and townhouses. As a whole, the Waterbridge development conforms to single-family residential building density.

The Winter Park Towers property is located north of the Waterbridge neighborhood along Lakemont Avenue. The property encompasses 32.5 acres and includes a 305-unit high-rise building and two planned unit areas. The first planned unit development, Village I, was developed in 1977, and contains 20 apartment units and 20 single-family attached homes. The second planned unit development, Village II, was developed in 1983. This area contains a 21-unit mix of single-family and single-family attached homes. The Winter Park Towers property is split by a 20-foot wide strip of property reaching from Lakemont Avenue to Lake Berry that is owned by the Kenilworth Shores Neighborhood Association. The Winter Park Towers is anticipating expansion of their services on site to include additional parking, assisted living and care facilities.

This planning area includes a 1-acre area at Lakemont Avenue and Lanier Court which is used for commercial and office purposes. The zoning for this area was established by Orange County and was maintained after the area was annexed into the City. The First Christian Church of Winter Park owns property and a building here adjacent to the northwest side of Pinewood Cemetery.

The Waterbridge/Brookshire Planning Area also contains two multifamily residential areas. One is located along Woodcrest Drive and has 32 condominium units, the non-profit institutional headquarters of the Girl Scouts and a church. The second is located on Glenridge Way to the east of Pinewood Cemetery, and has 78 units in the Tara House apartments.

The Winter Pines subdivision and the Greenview subdivision, located in the southern portion of the planning area, surround the Winter Pines Golf Course's 82.9 acres. These two subdivisions are composed entirely of single-family homes. The Winter Pines Golf Club is a privately owned 18-hole golf course and driving range that is open for public use. Also located on the property are supportive uses such as a clubhouse and pro shop.

Brookshire Elementary School is 10.3 acres in size and enrolled 516 students in the 2007-08 school year. Its adjusted FISH Capacity is for 442 students. The Orange County School Board has scheduled a renovation project for Brookshire Elementary School to be completed in 2013; the school's adjusted FISH capacity will not increase.

Winter Park High School is 50 acres in size and includes school buildings, tennis courts, a swimming pool, a track, and playing fields. The school enrolled 3,200 students in the 2004-05 school year which was almost a thousand students over the school's then capacity. New building construction and renovations were completed in 2007 and increased Winter Park High School's FISH capacity to 3,329.

Planning Areas D and E border Baldwin Park, a planned community built in the City of Orlando on the former Orlando Naval Training Center property. Blue Jacket Park is a 75-acre park that Winter Park citizens can take advantage of given its close proximity.

The City owns several portions of this planning area including the Pineywood Cemetery, the Lake Spier frontage along Glenridge Way, and Lake Baldwin Park. Lake Baldwin Park encompasses 23.3 acres and has 900 feet of frontage on Lake Baldwin. This park contains a public beach, boat launching ramp and dock, picnic tables and shelters, nature trail, dog park, and restroom facilities.

Transportation. Lynx Route 23 serves this planning area along Lakemont Avenue and Glenridge Way. Within the Waterbridge area, all homes are within a half mile to bus stops along both roads. Route 23 provides access to other areas within Winter Park as well as regional connections through transfer stations near SR 50 to the south, Denning Drive at the Winter Park Village, and SR 434 in Altamonte Springs. Within the Brookshire area an estimated 55% of the homes are within a half mile walking distance of Lakemont Avenue. Lynx Route 41 is available along SR 436 to the east. Route 41 follows SR 436 from the Orlando International Airport to downtown Apopka. This bus route is more than a half mile walk for all residents in the Brookshire area, and can be as much as a one mile walk for the furthest residents. Only residents in Winter Pines homes along the north end of the neighborhood are within a half mile walking distance to SR 436. Most homes are less than a half mile linear distance to a bus route on SR 436, but access to the east is blocked off by private property.

The Cady Way Trail is available to all residents within the Planning Area. The trail is directly accessible from homes within the Winter Pines community whose homes border the trail. Residents have access to the trail from Cady Way, Banchory Road, and Summerfield Road. For residents in the Brookshire and Waterbridge neighborhoods, the trail is less accessible.

Waterbridge/Brookshire Planning Area D Planning Issues.

Transportation. Traffic calming, pass through traffic along Lakemont Avenue and Glenridge Way, and traffic impacts from Winter Park High School and the Baldwin Park neighborhood will be issues affecting this planning area. In addition to traffic generated by the two schools, traffic volumes and travel speed along Lakemont Avenue can be an issue for residents on the western edge of this neighborhood. The City should coordinate with the Orange County School Board and with Orange County regarding a connection of a pedestrian connection linking the east end of Woodcrest Drive with Cady Way Trail.

The City should also consider coordination with Orange County regarding extension of the Cady Way Trail southward with a connection to SR 436. Such connections would create better opportunities to walk or bike to commercial and recreation areas to the south and east.

- **Compatibility.** Land use compatibility with future development in the Baldwin Park community should continue to be monitored by Winter Park.

Should the Orange County School Board decide to expand or make improvements to Winter Park High School or Brookshire Elementary School, they should coordinate with the City as outlined in the 2008 Amended Interlocal Public School Facility Planning and Implementation of Concurrency

Agreement. These improvements should also conform to Winter Park zoning regulations and standards.

Land use compatibility with unincorporated development east of this neighborhood should not be an issue. All adjacent development is single-family residential, with the Cady Way Trail serving as a buffer between the two residential areas. Land use compatibility issues can arise from development of the vacant parcel abutting the eastern boundary of Winter Pines. Land use compatibility issues could also arise from redevelopment of any of the multifamily apartment complexes occurring along the neighborhood's eastern and southern boundaries. Adjacent parcels east and south of the neighborhood lie within unincorporated Orange County. Winter Park will need to coordinate with Orange County regarding land use compatibility and development buffers adjacent to Winter Pines.

- **Winter Pines Golf Club.** Before the Winter Pines area was developed, the land was characterized by a high water table, mucky soils and occasional wet areas. Therefore, proper drainage is an area of concern since the exposed land has limited drainage ability. If the 90 acres of the Winter Pines Golf Club were developed, drainage problems would increase dramatically. Due to these drainage considerations and the overall character of the neighborhood, preservation of the golf course is essential in maintaining the character and property values of this area.

Another land use issue consists of the expansion of the golf course and clubhouse. Should such an expansion be proposed, the effects on the surrounding residential areas should be considered, with expansion to be permitted only if there is no negative effect upon the surrounding residential area.

- **Lake Baldwins Park.** The City should annually monitor and assess the biological and environmental condition of Lake Baldwin Park adjacent to Lake Baldwin due to the dog park and should manage its future based on those findings.

Glenridge/Lake Sue Planning Area E

The Glenridge/Lake Sue Planning Area is the southern most planning area, located in the south central section of Winter Park. The planning area’s northern boundary is the south bank of Lake Virginia and its western border is defined by Lake Sue and the City of Orlando city limits. The eastern and southern boundaries are formed by the City of Orlando and Orange County.

The City annexed the properties to the south along Winter Park Road in 2002. This planning area contains the Stonehurst Drive enclave area that is part of Orange County. The residents of Stonehurst rejected annexation so Winter Park plans to annex homes when residents request it and, by state statute, once the area is less than 10 acres it will automatically be brought into the City.

Homes generally north of Lake Sue Avenue are within reasonable walking distance to Mead Garden and Azalea Lane Recreation Center which are located north of this planning area. While, Mead Garden has limited recreation facilities typically found at a neighborhood park, Azalea Lane provides tennis courts and a playground facility. A few small open space areas owned by the City are located north of the planning area. Homes generally south of Lake Sue, including those in the Parkland neighborhood are more than a half mile from a neighborhood park. However, Baldwin Park’s community park, Blue Jacket Park, is located at the southeast corner of General Rees and Glenridge Way and is open to residents of Winter Park.

Table 1-E: Glenridge/Lake Sue—Planning Area E Profile

Land Use	Acres	%
Single-Family Residential	368.20	88.5
Low-Density Residential	0.79	0.1
Multifamily Residential	0	0
Commercial/Office	0	0
Industrial	0	0
Institutional	17.28	4.2
Parks/Recreation/Open Space	7.21	1.8
Conservation	8.1	1.9
Vacant/Undeveloped	14.27	3.4
Total	415.85	100
Local Streets/Roads	Pennsylvania/Lake Sue Avenue, Glenridge Way, Winter Park Road	
Neighborhood Parks	Mead Botanical Garden, Azalea Lane Recreation Center, Blue Jacket Park	
Transit Routes	Lynx bus routes 13, 23	

Map 1-E



Unincorporated Orange County and the City of Orlando abut the southern boundary of this planning area. The land use adjacent to the City in this area is single-family residential, with commercial and office uses along Corrine Drive.

The Glenridge/Lake Sue Planning Area E contains a total of 332 single-family units. There are 105 single-family homes in Timberlane Shores, 94 in Quail Hollow, and 133 in Windsong South (71 lots in Elizabeth's Walk, 40 in Preserve Point, and 22 in Lookout Landing).

Since the last update of the comprehensive plan, the Glenridge Middle School site has been vacated and the school relocated to a new facility across the street in the City of Orlando's Baldwin Park community. The City of Winter Park purchased the property from the Orange County Public School Board and bids were submitted for the development of a single-family neighborhood with the proposed project to consist of 41 single-family homes and approximately 2.5 acres of park land. A developer was successful in this endeavor and the home sites are now under construction with the 2.5 acres of park dedicated to the City. Additionally, .28 acres were also purchased by the developer and dedicated to the City in Planning Area I to complete the park land acre concurrency requirement.

Transportation. Residents within the planning area have access to Lynx bus routes 23 and 13 which follow General Rees Road and continue eastward on Glenridge Way. These routes provide access to other areas within Winter Park as well as regional connections through transfer stations near SR 50 to the south, Denning Drive at the Winter Park Village, and along SR 434 in Altamonte Springs.

Glenridge/Lake Sue Planning Area E Planning Issues

- **Transportation.** Traffic impacts generated by the Winter Park 9th Grade Center, located in Planning Area F, will continue to affect roads near or leading to this school. Traffic conditions and volumes will continue to be an issue along Winter Park Avenue, Lake Sue Avenue, and Pennsylvania Avenue. Traffic impacts generated from the new Glenridge Middle School in Orlando will need to be monitored.

The City should discourage traffic through residential areas. The road block on Virginia Drive should be maintained as it prohibits cut-through traffic in the Timberlane Shores neighborhood.

With Baldwin Park providing new homes, shopping, and employment areas, traffic impacts within the Glenridge community will be a concern that must be monitored regularly. Prior to the construction of the Baldwin Park community, the City entered into an interlocal agreement with the City of Orlando regarding transportation impacts on City streets. Land use compatibility between development in the Baldwin Park master planned community, which is in the City of Orlando, and the Glenridge planning area community will be an issue that Winter Park will need to monitor during the further development of Baldwin Park.

- **Land Use and Annexation.** Implementation of an annexation reserve area agreement with Orange County covering potential southward annexations and annexation of the Stonehurst Drive area is of importance. The Stonehurst Drive enclave area is surrounded by the City of Winter Park and should be annexed to maintain a continuous area of government services and control.

Another land use issue is the subdivision of several parcels within the planning area. These include a parcel along Old Winter Park Road and parcels at the north end of the Stonehurst Drive area.

These parcels should be subdivided according to R-1AA standards to conform with the surrounding zoning and single-family homes.

- **Residential Buffer.** The City should 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.
 - **Preservation of Single-Family Density.** The City should preserve single-family residential land use in this planning area.
- **Smooth Transition from Residential to Non-Residential.** The City should consider rezonings from R-1A to R-2 for residential properties directly adjacent to the commercial and institutional properties on the north side of Corrine Drive as a transitional zone on East End Avenue, Hammerlin Avenue and Northwood Boulevard.
- **Preservation of Wetlands.** The City should continue to implement and enforce regulations protecting the wetland areas from development.

Mead Garden, Virginia Heights and College Quarter Planning Area F

The Mead Garden, Virginia Heights and College Quarter Planning Area is located in the southwest section of Winter Park. This planning area is bounded on the north and east by Fairbanks Avenue and Lake Virginia, on the west by Orlando Avenue (US 17-92), and on the south by Lake Sue Avenue and the City of Orlando city limits. Land uses are mainly residential, with single-family homes comprising 34.47% of the area, and parks and recreation, comprising 22.24%. A portion of the south boundary of Planning Area F borders the City of Orlando. Adjacent land use within Orlando’s jurisdiction is single-family residential.

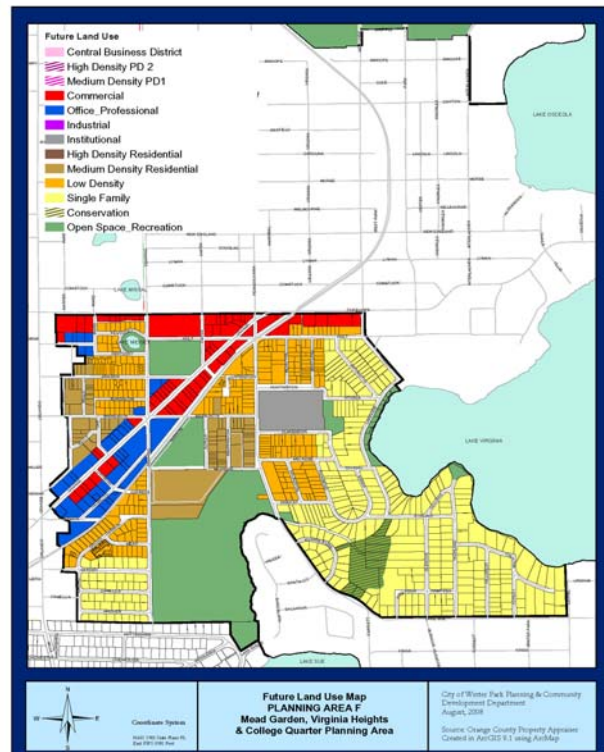
Mead Garden. Mead Garden is a 47.60-acre park which was established in the 1930’s as a botanical garden attraction. It contains a range of native plant habitats, from freshwater marsh to the typical pine uplands in addition to exotic ornamental plants. The park contains 43 picnic tables, shelters, a small outdoor amphitheater, and a 3,000 square foot community building leased to the Winter Park Garden Club. The Friends of Mead Garden, a non-profit organization, is in the process of developing a strategic plan for the restoration and enhancement of Mead Garden. Some of the issues the group is concerned with are improving circulation, maintaining the natural and native vegetation, maintaining the wetland and stream environments, and upgrading the existing facilities.

The Azalea Lane Recreation Area is a 6-acre park containing tennis courts, a playground and a recreation building providing 3,500 square feet of administrative and meeting space. Both Mead Garden and Azalea Lane Recreation Area are less than half mile distance to all residents within the planning area.

Table 1-F: Mead Garden, Virginia Heights and College Quarter Historic District—Planning Area F Profile

Land Use	Acres	%
Single-Family Residential	112.01	34.47
Low-Density Residential	52.79	16.24
Multifamily Residential	26.90	8.28
Commercial/Office	43.45	13.37
Industrial	0	0
Institutional	9.11	2.80
Parks/Recreation/Open	72.29	22.24
Conservation	0	0
Vacant/Undeveloped	8.44	2.6
Total	324.99	100
Local Streets/Roads	Orange Avenue, Denning Drive, Pennsylvania Avenue/Lake Sue, Holt Avenue, Minnesota Avenue	
Neighborhood Parks	Mead Garden, Azalea Lane Recreation Center	
Transit Routes	Lynx bus routes 1, 9, 14, 16, 23, 39	

Map 1-F



The area to the north of Mead Garden is consists primarily of multifamily residential. This area contains two large condominium complexes consisting of the Winter Park Gardens Condominiums with 127 units, and the Mead Garden Condominiums with 71 units. The multifamily area to the east of Azalea Lane Recreation Center is zoned Medium Density Residential (R-3). This area contains 89 units. The area to the north of this is Low Density Residential (R-2) and contains 53 units.

This area is experiencing redevelopment, from small single-family homes to townhouses and duplexes. Garden Acres, the single-family and multifamily area to the west of Mead Garden, is a homogeneous neighborhood. This neighborhood contains 121 units, mainly single-family residences, with multifamily units scattered through it.

The Lake Midget area has a combination of single-family houses, duplexes, apartments and condominiums. This residential area, which contains some affordable housing, is totally surrounded by major commercial and office development located along Fairbanks Avenue and Orange Avenue. Recreational land use nearby includes Lake Midget Park and Harper-Shepherd Field. Lake Midget Park is a 1.4-acre mini-park located around Lake Midget. Harper-Shepherd Field is 5 acres in size and contains the Rollins College baseball field, locker rooms, and Harold Alford Stadium.

Commercial and office properties occupy approximately 13% of the land use in this planning area. These properties are located along Fairbanks Avenue from New York Avenue to Orange Avenue.

Virginia Heights. Virginia Heights encompasses the single-family homes, a few duplexes and smaller cluster housing development are located on the Western portion. abutting Planning Area E's northern boundary and Lake Virginia's southwestern shoreline.

College Quarter. Winter Park's first designated Historic District is located immediately southwest of Winter Park's Central Business District and is bounded by Lake Virginia and Rollins Collage to the east and south, Holt Avenue to the north, and Pennsylvania Avenue and the CSX railroad tracks to the west.

The Winter Park High School Ninth Grade Center is almost 10 acres in size. Built in 1927, this facility originally served as the Winter Park High School. The campus is eligible for listing on the National Register of Historic Places and for designation as a local historic landmark on the Winter Park Register of Historic Places. When the current Winter Park High School was built in 1969, this facility became the Winter Park Junior High School, and became the Ninth Grade Center in the fall of 1987. Renovations are planned to begin 2009.

The residential area in the northeast corner of this planning area is adjacent to Rollins College, the Winter Park Ninth High School Grade Center, and the commercial and office properties. All of these uses impact the residential area through traffic and noise. To assist in preserving the residential properties on the north side of Holt Avenue an administrative rezoning to R-2 was undertaken in 1980. This was done to prohibit the use of these properties in conjunction with the commercial properties, and to prohibit parking lots that connect Fairbanks Avenue to Holt Avenue, thereby increasing traffic on residential streets. To preserve the character of the single-family area, the division line between the low-density residential area and single-family residential area should be maintained.

In 2003, the College Quarter Historic District was established. The historic district contains 155 residential properties. The district is significant for its collection of circa 1920's architectural styles and for its association with the Florida Land Boom period of development in Winter Park.

Several city parks are within a half mile distance to the residents within the College Quarter neighborhood. These parks include Mead Garden, Azalea Lane Recreation Center, Lake Island, Central Park, and the Winter Park Community Center. However, the latter three parks are located north of Fairbanks Avenue; one of the City's most heavily traveled roads. A. J. Hanna Park is a third of an acre mini-park with landscaping and a seating area. The College Quarter Conceptual Master Plan created in 1998 recommended expanding the park to create a more usable neighborhood gathering place. Due to roadway constraints, this has not proved feasible; however the City acquired a small lakefront area on Lakeview Drive that could be enhanced to provide a passive gathering place if the city and neighborhood wish to explore this option.

Transportation. Proximity of the College Quarter neighborhood to the Central Business District, Rollins College, the Winter Park Ninth Grade Center, and commercial and employment activities along Fairbanks Avenue and Orange Avenue allow neighborhood residents to walk or bike to work, stores, or entertainment activities.

With Rollins College located at its eastern perimeter and the Ninth Grade Center located inside its neighborhood area, cut-through traffic creates public safety issues for residents. Streets within this neighborhood can also be used by non-local traffic to by-pass Fairbanks Avenue or Orange Avenue.

Several Lynx bus routes follow US 17-92, Orange Avenue, and Fairbanks Avenue. Each route connects to the regional transfer stations, including the Denning Drive transfer stop, where other routes connect to locations throughout metropolitan Orlando. All bus routes along these streets are less than a half mile walking distance for all residents within the Mead Garden, Virginia Heights and College Quarter Planning Area.

Mead Garden, Virginia Heights and College Quarter Planning Area F Planning Issues.

- **Transportation.** As in many neighborhoods in Winter Park, traffic will cut through residential areas when community road become congested. In response to intensive redevelopment in the Baldwin Park neighborhood in Orlando and the resulting potential for increased traffic, the City repaved portions of Winter Park Road, Lake Sue Drive and South Pennsylvania Avenue with brick to calm traffic to speeds appropriate for residential areas. Portions of Lakeview Drive in Virginia Heights and the College Quarter were repaved with brick, and Holt Avenue through the College Quarter neighborhood to Rollins College was repaved with brick to calm traffic as recommended in the College Quarter Conceptual Master Plan. A. J. Hanna Way will be repaved with brick in association with plans to replace the existing on street parking conditions at the western edge of the Rollins College campus with an off street parking area on the campus resulting in improved vehicle and pedestrian safety.

The City should continue to promote comprehensive traffic calming for safe multi-modal transportation.

Street signage and way-finding programs should direct traffic to major destinations including Rollins College, Park Avenue and their attractions via Orlando, Orange and Fairbanks Avenues and Denning Drive rather than through the residential neighborhoods of the planning area.

Future commercial or mixed-use redevelopment along Orange and Fairbanks Avenues and Denning Drive should provide for primary access from those roadways to reduce the impact on the adjacent residential areas.

A CSX rail line currently traverses this planning area. The rail line carries freight and would also serve the proposed Central Florida Commuter Rail. Study is necessary; however the rail line right of way through this planning area might offer an opportunity to serve as part of an inter-city bicycle trail.

The Cady Way to Mead Garden bicycle route passes through the planning area. A portion of the route along Minnesota Avenue in this area has striped bicycle lanes. The posted speeds along the remaining portion of the route through this planning area allow bicycle traffic to share the roadway with automobiles.

- **Preservation of Affordable Housing.** As the Lake Midget residential area is an island amid commercial and office properties, from time to time the pressure to rezone is created by land use conflicts. The City is endeavoring to preserve Lake Midget’s residential area and should consider a small area study to address planning solutions to remedy these conflicts. Recognized as an “island of affordable housing,” the City may also want to consider coordination with Orange County and the Florida Department of Community Affairs on joint participation in the planning, formation, and funding of an “affordable housing neighborhood.” Such a program would include implementation of and neighborhood park development. In addition, the City may want to coordinate with Orange County to include the Lake Midget residential area as a target for housing assistance, affordable housing, renovation, and revitalization programs. Winter Park needs to preserve such moderate cost housing areas in order to implement the policies of the Housing Element regarding affordable housing.

The City should 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 should not rezone the existing residential properties on Denning Drive to office or any other non-residential zoning.

- **Preservation of Single-Family Density.** The Garden Acres neighborhood has a Future Land Use mix of single-family residential and Low-Density Residential. Before 1979, the Low-Density Residential area had been zoned R-3, but conformed better to Low Density Residential standards. The majority of the units were single-family and only two properties were large enough to be developed under the R-3 standards. This Low-Density Residential section is experiencing redevelopment activity. Since there is ample Low-Density Residential land not fully developed, this activity should not create a demand for more low-density properties. The single-family area to the south should be preserved from higher intensity.
- **Preservation of Wetlands.** This planning area contains one of the prime wetland areas in the City. This wetland is located along the Howell Branch Creek between Lake Virginia and Lake Sue.

Currently, half of the area is in public ownership and half is owned privately. This wetland has a Conservation designation on the Future Land Use Map and should continue to be protected from development under existing zoning and floodplain regulations.

Recreation and Open Space. The City should preserve the recreational land use of Lake Midget Park, Azalea Lane and Harper Shepherd Field.

The City should encourage and support the restoration and preservation of Mead Garden.

- **Promotion of Office Land Use.** Within this planning area, many of the commercial and office properties were previously zoned industrial. However, since the businesses character of this area is no longer tied to the adjacent railroad line, it was decided in 1981, as part of the Comprehensive Plan Update, to rezone the properties for office uses. This area still contains one remaining industrial property. The City should consider rezoning this property since it is vacant and located adjacent to the residential neighborhood.

Orange Avenue is considered one of the important gateways into Winter Park due to the connection to US 17-92 and I-4. A major policy decision of the 1976 Comprehensive Plan was that this entrance should be aesthetically improved by having a predominance of office properties. Although this area is now mostly offices, there are still some notable commercial exceptions. The City should continue to implement land use controls that encourage office uses along this portion of Orange Avenue between US 17-92 and Denning Drive. This area would lend itself to mixed-use applications as the former Progress Energy properties and former Holler automobile businesses redevelop.

The City has prohibited certain business types within this Mead Garden Planning Area 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, as this portion of Orange Avenue is a gateway into the City of Winter Park.

- **Preservation of Historic Character.** In 2003, property owners within the College Quarter demonstrated their commitment to protect the historic character and pedestrian orientation of their neighborhood by voting to become a historic district as recommended in the College Quarter Conceptual Master Plan and the City's survey of historic resources. The redevelopment, additions and renovations that have occurred under the guidance of the City's Historic Preservation Commission since the historic district's creation have been well received.

In 2008, the Virginia Heights neighborhood petitioned the Historic Preservation Commission to begin to explore the process of becoming a designated historic district.

The City should encourage the creation of historic districts and individual history property designations with this planning area. Winter Park may want to evaluate potential funding mechanism such as special taxing districts or special neighborhood improvement districts to generate revenue to assist with infrastructure and improvement costs.

- **Ninth Grade Center. If the Orange.** . The Orange County School Board (OCSB) is planning a comprehensive renovation of the Ninth Grade Center campus that will begin by the end of 2010. The historic Administration building and Gymnasium will be preserved. The campus playing field, popular for joint use by youth leagues and Rollins College will be restored for use after campus renovations. The City will coordinate with the OCSB for regarding campus improvement compatibility with the surrounding neighborhood, infrastructure, stormwater and traffic flow improvements.
- **Holt Avenue.** Expansions of commercial or office developments or their parking on properties fronting on Holt Avenue should be prohibited. Access driveways from commercial or office development on Fairbanks Avenue on to Holt Avenue should also be prohibited.

The City will preserve the division line between low-density residential and single-family residential between Holt and Fairbanks Avenues.

- **Former "Ahik's" Property at 510 Holt Avenue.** Redevelopment of the commercial former "Ahik's" property at the northeast corner of the intersection of Pennsylvania and Holt Avenues should be sensitive to traffic generated onto Holt Avenue. The scale and height of buildings fronting on Holt Avenue should be limited to 2 stories (30 feet) in height as a compatible transition to the adjacent R-2 development standards. In addition, the redevelopment of the property should be compatible with the adjacent historic district. The City will preserve the division line between the commercial property and the adjacent Low-Density Residential property.

Notwithstanding the heights and densities permitted or conditionally permitted under the existing commercial land use designations, the redevelopment of the commercial "Ahik" property (as mentioned above) should be concentrated along the railroad and Fairbanks Avenue frontages while maintaining the natural features of the site, especially specimen trees.

Downtown / Rollins College Planning Area G

The Downtown/Rollins College Planning Area is located in the center of Winter Park. Its general boundaries are the Winter Park Golf Course on the north, Rollins College on the south, Virginia Avenue on the west, and Lake Osceola on the east.

Within the Downtown/Rollins College Planning Area there are a number of prominent residential complexes. While at one time many downtown apartments were used only for seasonal occupancy, the growing attractiveness of the amenities of the Central Business District has led to full-time occupancy of virtually all units.

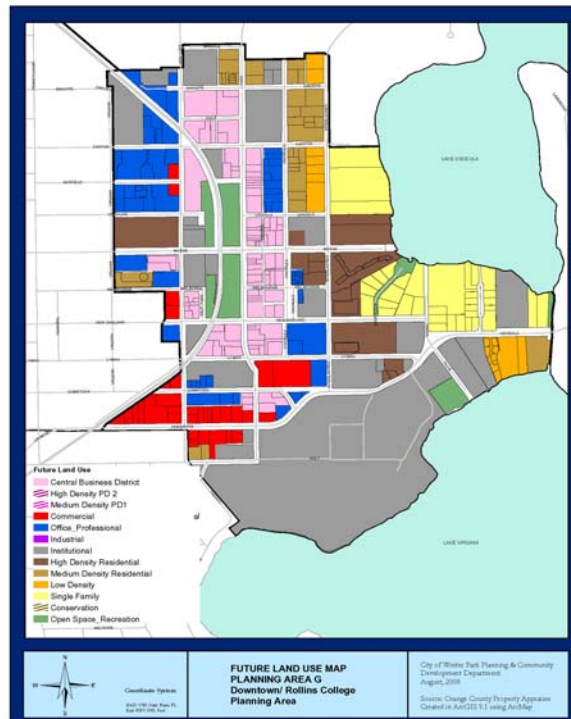
Preservation of the residential areas in this planning area as well as those in close proximity has always been a top Comprehensive Plan priority. This policy is consistent with the general policy of protecting residential areas from commercial or office encroachment. However, it also provides the complimentary benefit of providing a stable customer and employment base within walking distance of the downtown.

The parks and recreational components in the land use mix of the Downtown/Rollins College area are Alexander Place Park, Dinky Dock Park and Central Park. Alexander Place Park is a 0.25-acre open space mini-park that has frontage on Lake Osceola but no recreation facilities or amenities. Dinky Dock Park, classified as a lake access community park, is a 1.56-acre park on Ollie Avenue and Lake Virginia. It has 250 feet of lake frontage with restrooms, picnic facilities, a fishing dock, swimming beach and boat launching ramps. Boats launched at the Dinky Dock ramp have access via canals to Lakes Mizell, Osceola, Maitland and Minnehaha in Maitland.

**Table 1-G: Downtown/Rollins College
Planning Area G Profile**

Land Use	Acres	%
Single-Family Residential	22.47	10.50
Low-Density Residential	6.39	2.99
Multifamily Residential	33.04	15.45
Commercial/Office	54.18	25.34
Industrial	0	0
Institutional	86.21	40.32
Parks/Recreation/Open Space	9.3	4.35
Conservation	0	0
Vacant/Undeveloped	2.25	1.05
Total	213.84	100
Local Streets/Roads	Fairbanks/Aloma Avenue, New England Avenue, Morse Avenue, Holt Avenue	
Neighborhood Parks	Central Park, Dinky Dock Park, Alexander Place,	
Transit Route	Lynx bus route 23	

Map 1-G



All Winter Park residents living within Planning Area G are within a half mile distance of these parks. Rollins College provides recreation and athletic facilities available to its students and employees.

Central Park is likely the single most important element in providing the attractive character of Winter Park's downtown area. Sitting in the heart of the Central Business District is the 6.9-acre Central Park that was set aside in 1882 by the founders of the Town, Oliver Chapman and Loring Chase. Central Park was to be the gateway to Winter Park for visitors to the town arriving at the railroad station. The park's original purpose continues to bring a special character to the CBD for both the first time visitor and the every day citizen.

The original founders had the foresight to provide for Central Park in lieu of using the land for more commercially valuable property. However, it was not until 1916 that Central Park became a dedicated and permanent park of the City of Winter Park. Charles Hosmer Morse was the benefactor to whom much of the credit is due for his generosity regarding Central Park and the special character it gives the Central Business District.

The instrument deeding Central Park to the City includes an important deed restriction. It reads "this conveyance being made for the purpose of conveying said lands to the Town of Winter Park is for the purpose of parks, and it is expressly understood that the use of any said lands for any other purpose will cause the same to revert to. C.H. Morse, his heirs or assigns". The maintenance of Central Park for its passive park attributes is the result of this reverter clause and the deliberate actions of the City in avoiding the commercialization of the park by a constant stream of events and activities. The City has prepared a set of policies and rules on the use of Central Park that strive to limit its overuse by organized groups and maintain its passive park and open space character.

In 1999, the City passed Ordinance 2327 in a continued effort to preserve the character of Central Park. This ordinance deemed it possible to submit to the registered electors of the City for approval or rejection, the proposed construction of any permanent structure or building, including but not limited to office or commercial use, on City-owned lands adjacent to Central Park or which are bounded by Canton Avenue on the north, Park Avenue on the east, New England Avenue on the south and New York Avenue on the west. In 2002, this ordinance was amended to exclude open park or garden structures such as trellises, fountains, pergolas, gazebos, pavilion or modifications or enhancement to existing Central Park accessory structures.

In order to insure the preservation of the character of Central Park while enhancing opportunities for the public to utilize this park, the City has prepared a Central Park Master Plan (CPMP). This provides a vision for both physical improvements to the park as well as landscaping objectives. One goal of the CPMP is to expand Central Park westward to encompass the lands now utilized for public parking lots at the corners of New York Avenue and Morse Boulevard. This Central Park expansion, when realized, will provide the residents with approximately three acres of additional green space, increasing the recreational and aesthetic values of Central Park. Additionally, the expansion will allow development along New York Avenue to benefit from the aesthetic value of open vistas of Central Park.

The major challenge to achieving this goal is the need to replace the 270 public parking spaces now utilized by customers and employees. This process has already begun. The City has made major financial expenditures towards satisfying this requirement. Community Redevelopment Funds have been used to provide 60 net new public parking spaces in the Park Place Building and 46 new public parking

spaces on the ground floor of the Bank of America building. The restriping of New York Avenue resulted in an additional 20 parallel public parking spaces. Any additional required public parking spaces could be provided within parking garage facilities located around the CBD, underground parking beneath a portion of the expanded park, or surface parking lots. These options and others will require much study, analysis and comment from citizens and merchants. Options which propose private development on City properties and/or rights-of-way to achieve all or part of this goal are deemed contrary to the desired vision and policies of this Comprehensive Plan. However, with vision and the financial commitment by citizens and businesses, as well as developer contributions the goal of an expanded Central Park could one day become a reality.

The public, religious, educational and community services land uses here provide a range of public services to the citizenry. Governmental land use consists of City Hall, the Public Safety Complex, the Public Library, and six public parking lots. Religious institutions include the Catholic, Christian Science, Congregational, Episcopal and Methodist churches. Educational land uses within Planning Area G consist primarily of the Rollins College campus. Community service uses include the Amtrak railroad station property.

The Winter Park Public Library was founded in the 1880's and moved to its current location, at the corner of Chase Avenue and Fairbanks Avenue, in 1977. The two-story, 22,250 square foot building sits on a 1.7-acre site. The Library circulates over 475,000 items and serves the residents of Winter Park as well as its neighbors in Orange and Seminole Counties.

Commercial and office properties represent the primary land use in the Central Business District, but account for a smaller extent of the total land than in most downtowns. It is difficult to precisely measure the extent of the business district, but the staff estimates that approximately one million square feet of commercial and office space are within the CBD.

The Winter Park Central Business District, featuring the Park Avenue Shops, is one of the premier downtown retail shopping districts in Florida. Its special character is a combination of the pedestrian scale of the buildings, the eclectic mix of architectural styles, the open space vistas of Central Park, and the predominance of small, distinctive specialty shops. While there are other upscale shopping districts in Florida in downtown settings, such as Worth Avenue in Palm Beach, and St. Armands Circle in Sarasota, Winter Park's Park Avenue has claim to rival the best there is not only in Florida but across the nation.

In some respects, the land use aspects of the CBD would seem to disqualify Park Avenue from its distinctive status. Classic land use planning would never locate a retail shopping boulevard within 200 feet of railroad tracks with active freight service and its associated noise, dust and vibration. Commercial land use planning requires that there be ample customer parking within sight of the shoppers' destinations which rarely include parallel parking. It is also an assumption that shopping districts need large anchor stores or special attractions to draw customers to the smaller shops. Park Avenue succeeds because of a combination of factors that involve the public and private sectors. The majority of the credit belongs to the private sector properties and business owners whose investments in building renovations have provided a range of interesting architectural façades, interior spaces and a diversity of retail shopping options. Property and business owners have voluntarily added their distinctive awnings and canopies which provide attractive styling and are functionally beneficial in providing shelter from Florida's sun and rain.

In 1971 the City's downtown zoning regulations were amended to impose a two-story, 30-foot height limit on new buildings in order to maintain the neighborhood's pedestrian-oriented, "village" atmosphere. It was apparent, with the construction of the six-story Barnett Bank in 1969, that the District's previous 80-foot height limit did not support the pedestrian character that citizens of Winter Park desired. This amended height limit was reinforced in 1984 when the City enacted a three-story, 35-foot height limit on properties located on the periphery of the Business District and zoned office or general commercial. However, 13 years later, it was decided that the downtown's pedestrian scale and character would not be harmed by the addition of three-story, 40-foot high buildings as long as these buildings were compatible with the existing, mostly two-story structures, were architecturally compatible, and were designed and constructed with proper building articulations and additional setbacks for portions of the upper floors, and included the requisite number of parking spaces. This decision to allow three-story buildings, through conditional use only, within the Central Business District, resulted in the construction of the Rollins/Sun Trust project, and the Park Place building.

There were six restaurants in the Central Business District in 1974. Nine years later, the number of restaurants had risen to twenty. In 2006, there are twenty-six restaurants on and within one block of Park Avenue. The emergence of this area as a restaurant district has generally been a positive influence in broadening the appeal of the area. Restaurants help generate customer traffic for the stores and vice versa. The new restaurants have been beneficial to the downtown employees both for business and pleasure. The restaurants have also drawn people downtown in the evening, offering businesses the potential for expanded shopping hours. The negative effect of the large number of restaurants in the District has been the impact on the availability of parking. Since normal peak parking demand exists during mid-day, the added demand for parking for restaurant customers and employees has led to an increased strain on available parking. For this reason, the City enacted a zoning code change in 1984 that changed restaurants from permitted use to conditional use here. This mechanism allows the City the ability to control the number and location of new restaurants so that they can be permitted in settings where some off-street parking is available for employees and customers. However, in order to encourage 'fine dining' restaurants that are complimentary to the character of Park Avenue, the City, in 2004 exempted such restaurants from the conditional use requirement.

In 1983, the City became increasingly concerned about banks, real estate offices and other office tenants replacing retail stores in prime Park Avenue locations. It became apparent that large gaps between stores would deplete the pedestrian window shopping experience. A citizen and business owner campaign arose that asked to "Preserve Park Avenue". The response was the adoption of a vertical zoning ordinance.

Winter Park's vertical zoning regulations now exclude banks and offices from the first floor of buildings within the Park Avenue Corridor. This Park Avenue Corridor includes all properties within the downtown that front on Park Avenue or down the side streets 140 feet. While the regulations grandfathered in the existing offices as nonconforming uses, they provide for a continuance of the primary retail shopping character of Park Avenue and the Central Business District. The City recognizes that in this period of rapid development nationwide and specifically in Central Florida, it is the cultural and historic richness and the charm of our pedestrian-scale "village" that provides Winter Park with the discriminators that continue to increase the value of its properties.

There continues to be significant public debate concerning the evolution of the Park Avenue Corridor and the Central Business District as a whole on the inclusion of a growing number of national franchise or national company-owned retail stores and restaurants. Many see this trend as a threat to the uniqueness that has been a trademark of the appeal and attractiveness of the Park Avenue area. Others see these retail stores and restaurants as magnets for new customers through brand identity. The City should continue to monitor this situation.

Rollins College, a nonsectarian, independent, co-educational institution that is accredited by several national education organizations, is located on Fairbanks Avenue and along the northwestern shore of Lake Virginia. Rollins was founded in 1885 and is the oldest private college in the state of Florida. Academic programs offered at this liberal arts college include 28 undergraduate majors, 15 minors, graduate degree programs, and 15 other professional education programs. Rollins' full-time undergraduate enrollment was 1778 undergrad students in 2006-07. The campus facilities include the 300,000 volume Olin Library, the Bush Science Center, the Keene Music Building, the Cornell Campus Center, the Annie Russell Theater, Knowles Chapel, the Cornell Fine Arts Museum, the Enyart-Alumni Field House and the Alford Pool and Stadium.

Rollins also offers graduate and continuing education programs. Its Hamilton Holt School is an evening degree program that serves 2,400 adults a year. The Holt School offers studies in 10 major subjects and 14 minor subjects, 4 graduate study programs, as well as teacher preparation programs for certification and recertification. Rollins is also home to the Crummer Graduate School of Business, which offers 4 MBA programs. There are two single-family residential neighborhoods in the Rollins area. One is on Lake Osceola, along Interlachen Avenue, and the other is located along Alexander Place and Osceola Avenue. Both areas are north of Fairbanks Avenue.

Commercial and office properties occupy a small amount of the land use in the Rollins area. They are located along Fairbanks Avenue from Park to New York Avenues.

Transportation. LYNX bus route 23 follows Fairbanks/Aloma Avenues, crossing through the heart of the Downtown/Rollins College Planning Area. This route connects with several Lynx bus transfer stations, providing linkage with other bus routes serving the Orlando metropolitan area. All residents, including Rollins College students living on campus, are within a half mile of Route 23. Portions of the Rollins College campus are also within a half mile distance to other Lynx routes that use Orange and Fairbanks Avenues.

While several streets lie within Planning Area G, only Fairbanks/Aloma Avenue has a significant impact on the character and quality of life of its residents and Rollins College students and employees. Only the eastern ends of New England and Morse Avenues extend into northern areas. The eastern ends of these community streets terminate at Lake Osceola. Holt Avenue, serves as one access point to Rollins College but does not extend into the campus and does not serve residents residing in eastern and northern portions of this planning area.

AMTRAK provides rail service at the Central Park station, and the proposed Central Florida Commuter Rail system would include a stop in Central Park.

Downtown/Rollins College Planning Area G Planning Issues

- **Parking.** As directed by the Land Development Code, the City should continue to require parking for any new building or new floor space constructed within the Central Business District.

Any joint public-private development project on City land or City rights-of-way should have to replace the same number of on-site public parking spaces as well as provide the additional spaces required by the private segment of the development.

The City's effort to expand public parking should identify and prioritize actions and programs needed to address the existing deficit, including 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.

- **Preservation of Residential Density.** Before 1976, the multifamily area along the south side of Osceola Avenue was zoned R-3, Medium-Density Residential. When the Comprehensive Plan was adopted in 1976, this area's zoning was changed to R-2, Low-Density Residential on the Future Land Use Map. Higher density residential along the north shore of Lake Virginia would not be compatible with the character of the surrounding area and the environmental protection of the lake's water quality. Existing traffic volumes and road alignment along Fairbanks/Aloma Avenue could also create issues with level-of-service, quality of flow, and traffic safety related to intersecting driveways. If Rollins College were to sell their property in this area, it would be reasonable for it also to be developed at R-2 standards to conform to the adjacent Low-Density Residential land use designation.
- **Preservation of Residential Character.** The City should ensure that residential land uses are preserved within the Downtown/Rollins Planning Area. Mixed-use buildings on land currently designated as residential should not qualify.

Before 1944, the single-family residential area along the north side of Osceola Avenue was zoned R-3. It was administratively rezoned in 1974 to single-family residential. Two properties in this area, the Polasek Museum and the Greene property on Chase Avenue, are large enough to be subdivided. If these areas are subdivided, they should conform to the surrounding single-family homes site size and R-1AAA/R-1AA standards.

- **Preservation of Pedestrian-friendly Environment.** Fairbanks/Aloma Avenue traverses the center of this planning area. This corridor is designated a community street. General concept design standards are proposed within the Transportation Element which will create a more pedestrian-friendly environment. As Fairbanks and Aloma Avenues are components of SR 426, jurisdictional control of the roadway belongs to the Florida Department of Transportation. Freight trucks use this state road to move from SR 436 to I-4 and other roadways. To improve the character of the planning area and promote the pedestrian-oriented urban environment promoted by the Transportation Element, the City should coordinate with FDOT to establish a truck route that will lead regional freight truck traffic to other roads. Possible truck bypass routes could be Howell Branch Road and SR 50. A truck bypass would direct regional truck traffic away from Fairbanks/Aloma Avenue but allow entry by local bound truck traffic.

The City should preserve the pedestrian scale and orientation of the Park Avenue Corridor by limiting development to two stories with a maximum height of 30 feet or three stories with a maximum height of 40 feet (excluding any mezzanine levels). This should be done on a case by case basis through conditional use review and by prohibiting new drive-in businesses within the C-2 zoning districts. Planned Development Overlay approvals and other variances for more than three stories should also be prohibited within this planning area.

The City should preserve the pedestrian scale and orientation of the Central Business District as a whole by limiting development to no more than three stories (excluding any mezzanine levels) in all non-residential zoning districts within this planning area.

- **Improvement of Parks.** Dinky Dock Park functions as a community park because its lake access and boat launching facilities serve a customer base. Dinky Dock does not include some of the recreation facilities typically found at a neighborhood park. To better serve residents of the planning area, future improvements at the park should include recreation facilities, such as a playground. This improvement would allow Dinky Dock Park to continue to function as a lake access community park, but also function as a neighborhood park for nearby residents, particularly those within a half mile walking distance.

The City should preserve the passive character of Central Park, comply with the Central Park Master Plan, and continue to avoid commercialization by user groups. The possible future expansion of the park onto all or part of the existing parking lots at New York Avenue and Morse Boulevard should be encouraged. This expansion should occur only when the existing parking spaces are replaced within the Central Business District. Private development on City property, on City rights-of-way or on City properties deeded to private parties to fund this program should not be permitted.

- **Preservation of Retail Shopping District.** The City should preserve the character and style of the Park Avenue Corridor as a retail shopping district with an eclectic architectural mix and a predominance of small distinctive specialty stores along with complimentary restaurant destinations. Within the Park Avenue Corridor the existing vertical zoning regulations should be maintained and bars/nightclubs should be prohibited.
- The architectural character of the CBD should be preserved. Design review or architectural review in the City's land development regulations should continue to include a provision for building and storefront façade review, including signage, in the CBD. The City should explore preservation tools to incentivize the preservation of historic buildings.
- **Rollins College.** Rollins College is one of Winter Park's prime assets, an institution that provides many benefits by contributing to the economic, educational and cultural diversity of Winter Park. Recognized as one of the leading liberal arts colleges in the nation, Rollins College, its faculty, students and alumni, all reflect positively on the image of the City, adding to its attractiveness and distinctiveness. While Rollins brings many benefits to the City, accompanying the College are several inconveniences. These include increased noise and traffic that affect the surrounding residential areas. The character of adjacent neighborhoods has been affected by students parking along streets and from noise generated from on and off campus social activities. Coordination and cooperation between the College and the City have led to the construction of a multi-level parking garage in 1999, owned and operated by Rollins College. These additional parking spaces

have reduced the frequency and extent of students parking within neighborhoods adjacent to campus.

The land use issue involving Rollins College is how to best balance the improvement of the College's buildings and facilities without negatively impacting adjacent residential areas. Some redevelopment is expected in the future as the College redevelops its educational and athletic facilities, campus housing and parking. These improvements should be encouraged but only when their impact on surrounding residential areas is minimized. These improvements to and/or expansions of Rollins' buildings and facilities, as well as those of any other educational, non-profit or other institutional entities, should be accommodated through conditional use reviews, and should conform to existing Winter Park zoning regulations and standards. If campus expansion is required, land use should be changed to PQP as long as the expansion is directly related to the educational purposes of the college in serving students and/or staff.

- **Other Planning Area G Issues.** Methods for preservation of Osceola Lodge (231 North Interlachen Avenue) and/or the Bigelow House (323 North Knowles Avenue) should be encouraged including changes to land use designations to permit non-residential usage as foundation office space or by other non-profit users when designations as historic landmarks or other assurances are provided.

The redevelopment plans for building projects on the City Hall property and other municipal properties in the CBD should be submitted for voter referendum if required by the Charter.

The City should limit the use of the Central Business District future land use designations and the CBD zoning district to those properties designated in the Future Land Use Element, Goals, Objectives and Policies document

The City should promote the cultural institutions existing within this planning area and seek to expand their contributions to Winter Park as the "City of Arts and Culture".

Hannibal Square Neighborhood Planning Area H

The Hannibal Square Neighborhood Planning Area (HSN) is located in the western central portion of Winter Park. Its general boundaries are Denning Drive to the west, the railroad to the north and east, and Fairbanks Avenue to the south. HSN primarily encompasses the area the City recognizes as the “Westside Neighborhood” and also includes two neighborhood-oriented commercial areas.

HSN, originally named Hannibal Square, is one of Winter Park's original residential areas. Residential housing and commercial buildings in the Hannibal Square Neighborhood have been in existence since the founding of the Town of Winter Park in the early 1880's.

According to the 2000 CRA Census statistics, the HSN is home to the vast majority of the City’s African American population. This planning area contains most of the City’s African-American population.

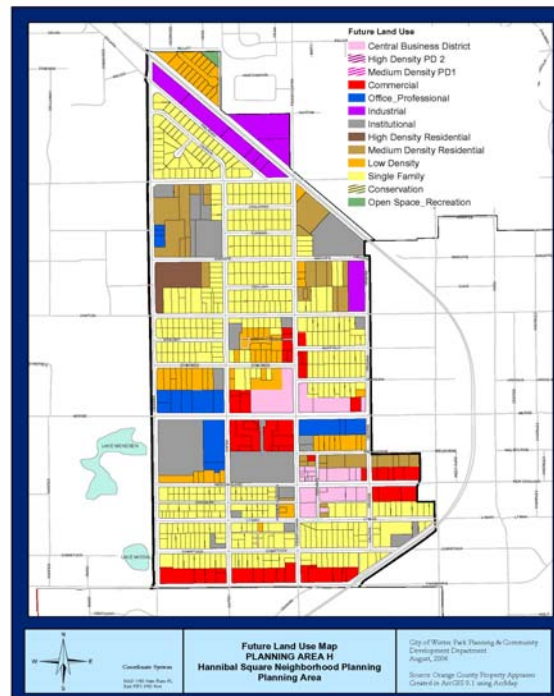
Residential housing in the HSN and commercial buildings in the HSN have been in existence since the founding of the Town of Winter Park in the early 1880s.

There are 787 housing units in the Hannibal Square Neighborhood, representing 10% of the City's housing stock. Of these 787 units, approximately 55.5% consist of single-family structures, with the remaining 44.5% consisting of multifamily units. This is a larger orientation toward multifamily housing than the overall Citywide composite of 64.5% single-family and 35.5% multifamily. The mix between renter and owner occupied is also more oriented toward rental than exists citywide. The contrast is 45% owner occupied and 55% rental in the HSN and 63% owner occupied and 37% rental citywide.

Table 1-H: Hannibal Square Neighborhood Planning Area H Profile

Land Use	Acres	%
Single-Family Residential	76.30	42.14
Low-Density Residential	16.58	9.17
Multifamily Residential	19.01	10.5
Commercial/Office	26.63	14.7
Industrial	10.28	5.62
Institutional	10.19	5.63
Parks/Recreation/Open Space	4.52	2.5
Conservation	0	0
Vacant/Undeveloped	17.64	9.74
Total	181.15	100
Local Streets/Roads	Morse Boulevard, Pennsylvania Avenue, Virginia Avenue	
Neighborhood Parks	Winter Park Community Center, Lake Island Estates Park, Central Park, Azalea Lane Recreation Center	
Transit Routes	Lynx bus routes 1, 9, 14, 16, 23, 39	

Map 1-H



There are two neighborhood-oriented commercial areas within this planning area. One is the Hannibal Square district located along New England and Pennsylvania Avenues to the south of Morse Boulevard with a companion commercial district on Pennsylvania Avenue, north of Morse Boulevard and south of Canton Avenue.

The HSN planning area contains some of the City's light industrial zoning. These are located opposite the City's Public Safety Complex on Virginia Avenue, on the east side of Railroad Avenue between Denning Drive and Webster Avenue and on the west side of Pennsylvania Avenue opposite the golf course. There are also a number of office buildings along Morse Boulevard.

Churches have always played an important role in the social development of the HSN. There are sixteen (16) churches scattered throughout the neighborhood. The Winter Park Community Center on West New England Avenue is the major park and recreational asset in this area.

The HSN plays an important role in making Winter Park a “true” city and not just a residential suburb, providing the ethnic diversity that is essential for a true city. The HSN also provides a significant amount of the City's affordable housing which also guarantees Winter Park's economic diversity. These elements are not just sociological labels but elements which the City's economy requires as essential components. The service and blue collar workers from the HSN, with pedestrian access to Winter Park's primary commercial and office districts nearby, are as essential to the economy of the City as they have been since the early 1880s.

Next to the Center is Shady Park. This neighborhood park has a new “spray play” water feature. Lake Island Estates Park, Central Park, and Azalea Lane Recreation Center, parks with recreation facilities common to neighborhood parks, are all within a half mile distance to residents of this planning area.

In 2007 the City undertook a neighborhood survey and the development of a CRA strategic plan. Aside from the various service improvements requested by the residents, their zoning and housing desires were as follows:

1. Encourage private home ownership.
2. Prefer home ownership to rental apartments.
3. Maintain residential zoning in the neighborhood.
4. Enforce codes on rental housing to improve conditions.
5. Provide public housing for senior citizens.

The City believes that the Westside residents continue to have these same desires concerning land use and housing in their neighborhood. Land use policies will only be successful if they accomplish the citizens' directives.

In 1994, following approval from Orange County, the Winter Park Community Redevelopment Area (CRA) was officially established. This action and the adoption of a CRA Plan has had a major impact on the two principal land use issues identified in the 1990 Comprehensive Plan, consisting of the future of Morse Boulevard and the Hannibal Square commercial district. The original boundaries for the CRA encompassed the Westside neighborhood as well as a portion of the Central Business District located west of the CSX railroad. In 1999, the City expanded the CRA's boundaries westward to include a large portion of the 17-92 Corridor, Planning Area J.

The purpose of establishing a CRA was to “identify opportunities to create a quality environment for residents and businesses.” For the Hannibal Square Neighborhood, the CRA identified a number of critical concerns including:

1. Social problems such as apathy, public safety needs, the lack of property maintenance, affordable housing, youth recreational programs and employment, and minority business development.
2. The lack of private investment within the HSN.
3. The need for physical improvements such as streetscape, trees, and sidewalks.

Formation of the CRA enables the City to utilize tax increment financing to support physical improvements within the CRA’s boundaries. Tax increment financing allows property taxes generated from improved property values to be specifically earmarked for physical improvements for the CRA. Since the formation of the CRA in 1991, and subsequent amendment thereto in 1994, the City has allocated \$11,005,172 for improvements and programs implemented within the HSN. A list of the major improvements and the associated expenditure appear in Table 1-8.

Improvement/Program	Cost
Shady Park Spray Play	\$300,000
Affordable Housing Land Acquisition (815, 845, and 859 West New England Avenue)	\$320,000
Housing Rehabilitation plan	\$260,000
N. Pennsylvania Ave. Enhancements	\$397,550
Affordable Senior Housing Project	\$1,088,660
New England Avenue Streetscape	\$550,00
Canton Park Infrastructure	\$100,000
Heritage Center Facility	\$150,000
Housing Rehabilitation	\$506,500
Canton Park Redevelopment – Housing Cost. Seed Money	\$400,000
Hannibal Square Land Acquisitions	\$1,000,000
Pennsylvania Streetscape Phase II	\$400,000
Denning Drive Pedestrian Crossing and Intersection Improvements	\$375,000

Source: City of Winter Park, 2006.

The 1999 amendment to the CRA Plan expanded the boundaries for the CRA District but did not address any new directives or goals for the portion of the CRA covering the Hannibal Square Neighborhood.

Hannibal Square, the original commercial district for the HSN, is located on the west side of Central Park, north of Fairbanks Avenue, and east of Denning Drive. While this commercial area itself is quite small, about fifteen properties, the character of the "Square" is pervasive to a much larger area. The situation described in the 1990 Comprehensive Plan was that Hannibal Square was almost exclusively comprised of convenience stores, bars, taverns and boarding or rooming houses. As a result of the clientele of these businesses, there was an atmosphere, both perceived and real, of an unsafe and unlawful area, inviting the potential for increased blighted conditions. This functioned to

discourage residential development nearby as well as investment in commercial and office redevelopment.

The City of Winter Park took several actions prior to 1990 to limit the negative influences and to encourage the renovation of this commercial area. In terms of zoning regulations, the City exempted the existing commercial buildings from meeting the zoning code parking requirements. The City and Orange County Community Development jointly constructed a customer parking lot adjacent to Hannibal Square. By removing the parking requirement and by providing parking on an adjacent City lot, it was hoped that redevelopment would be encouraged but these actions had very little effect.

The consensus of the 1990 Comprehensive Plan was that there continued to be interest for the City Commission to “do something” about Hannibal Square. The consensus was that the Square exerted a negative influence on the surrounding area but there was not a consensus on what type of “something” the City should do. The suggestions ranged from better code and law enforcement to wholesale condemnation and urban renewal. There was concern about destroying the integrity of the 100+-year old commercial area, about actions that would just move the problems elsewhere within the neighborhood, and about whether this small commercial quarter, without visibility or arterial roads, could support a broad range of neighborhood-oriented commercial businesses.

As a result, the 1990 Comprehensive Plan again called for the proposed 1991 Westside Planning Study to address the issues on the future of Hannibal Square, which evolved into the 1994 CRA Plan. The CRA Plan provided that the properties along New England Avenue could convert to a proposed mixed-use commercial zoning. It was hoped that this would spur the redevelopment of New England Avenue and help to replace the blighting influences of the rooming houses, bars, etc. over the ensuing years.

Winter Park has been an active participant in the redevelopment that has occurred. In 1993, the City purchased the Big C Bar in order to close it as this establishment had been a draw for a clientele that participated in many vice activities. As envisioned in the CRA Plan, private property owners have renovated buildings and constructed new commercial buildings. The rezoning of the balance of New England Avenue will continue to encourage this positive redevelopment.

In 1997, the City prepared a Master Plan for the Hannibal Square neighborhood. To promote a mix of residential, office, commercial, public uses, and open space, the Master Plan addresses permissible land uses, compatible land use mix, building design for residential and commercial development, and building orientation and streetscape supporting a pedestrian environment. Other issues addressed within the Hannibal Square Neighborhood Master Plan include vehicle parking, pedestrian facilities, and tree preservation.

As previously discussed, safeguards need to be put into place to protect the adjacent residential areas from the impact of this commercial redevelopment. One measure needed is the protection of the integrity of the residential zoning on the streets behind New England Avenue. Similarly, protection is needed against encouraging speculation that this commercial rezoning is likely to occur in other areas away from the New England Avenue’s frontage properties.

The adoption of the CRA Plan has also had a major impact on the future of Winter Park’s historic primary east-west corridor, Morse Boulevard. Morse Boulevard is one of the major access routes and

gateways to the Central Business District. It connects the Lake Killarney area to the Lake Osceola area and creates a link between the Central Business District and Winter Park Village. As part of the original Town of Winter Park in the early 1880's, Morse Boulevard was platted as a grand boulevard with a landscaped median. While the character of the road has changed over the past century, its function and importance has not.

The character of Morse Boulevard and the picture it presents to travelers has been of importance and has developed into a major land use issue for the Hannibal Square Neighborhood. During the 1960's an interest in improving the appeal of this gateway led to a comprehensive rezoning from residential to office for the land fronting Morse Boulevard from U.S. 17-92 to New York Avenue. During this period a number of the existing office buildings were constructed.

While this office development had the support of many Winter Park residents, it was viewed negatively by most HSN residents, with most believing that the office rezoning resulted in the displacement of too many homes and threatened to divide their neighborhood in half. Accordingly, the residents petitioned to reclaim Morse Boulevard for residential continuity within their neighborhood. In 1971, the properties fronting on Morse Boulevard between Capen Avenue and Pennsylvania Avenue were rezoned back to residential as was the north side of Morse Boulevard between Pennsylvania and Virginia Avenue. However, some thirty or more years later, no residential development had occurred and the debate continues about the type of zoning and land uses which are in the best interests of the City for these blocks between Capen and Virginia Avenues.

One of the major policy decisions of the 1994 CRA Plan was to allow all of the properties which front on Morse Boulevard to be redeveloped as office or commercial. This redevelopment was to occur with strict adherence to the Morse Boulevard Design Guidelines which dictate building orientation, location, setbacks, streetscape, signage and building heights. Per these guidelines, a maximum building height is allowed if the third floor is entirely residential and is deed restricted for that residential usage. The other major difference from the 1960's is that this redevelopment would produce CRA increment revenue to benefit the entire HSN and not just the property owners.

Another major policy decision of the CRA Plan is to protect and prohibit any rezoning of residential properties to business designations for properties to the rear on Carolina Avenue, Symonds Avenue and Welbourne Avenue. Policies of this Comprehensive Plan implement these policy decisions.

In the 1990 Comprehensive Plan and in the development of the CRA Plan there was agreement on the following points:

1. The present Residential R-2 zoning is unlikely to result in any development because the residential owners' properties are too small for extensive development (no more than one duplex per lot) and the owners of the large vacant tracts are holding them for office or commercial rezoning.
2. A comprehensive Residential R-2 apartment development of this area is not favored by Westside residents who favor increased single-family housing for their neighborhood.
3. Administrative rezoning to multifamily is not favored by the residents or by the majority of property owners.

4. A change to non-residential zoning such as office or commercial should only be done based on a Master Plan for the entire blocks not just for piecemeal development, and that plan needs to include some community benefit land use set-asides such as open space, a community park and/or a pedestrian linkage network.
5. The City's existing office and commercial zoning districts do not contain sufficient design controls. A new mixed-use commercial or neighborhood business zoning district needs to be created and adopted for this area.
6. The new zoning districts must provide an opportunity for the neighborhood to benefit not only through the design but through employment opportunities and through business creation focused on the neighborhood.

The conclusion stated in the 1990 Comprehensive Plan was that a redevelopment plan needed to be developed that would benefit the City as a whole, the local residents, and the property owners, and that would end the existing stalemate. That redevelopment plan is the 1994 CRA Plan.

The CRA Plan calls for rezoning for the remaining residential properties on Morse Boulevard to a new mixed-use commercial zoning district. The zoning district would allow for and encourage the redevelopment of Morse Boulevard. It also has strict land use design guidelines requiring that new development contain building elements that are of benefit to the Westside neighborhood. In most instances this means that some portion of any new building must contain retail businesses or some other elements beneficial to the neighborhood and not exclusively office development.

While the CRA Plan opened the door for the rezoning of Morse Boulevard, there are protections needed for the adjacent residential streets and neighborhood. These are to contain the rezoning to Morse Boulevard and not open other streets to such rezoning. It also means protecting residential areas from the desires of developers to use the residentially zoned land for parking lots to serve the adjacent commercial development on Morse Boulevard.

Transportation. Located between Winter Park Village and the Central Business District, the residents and businesses within the CRA neighborhood are generally close to major employment, business, and social activities within the City. The current development pattern occurring within the Westside neighborhood displays building frontage placed close to the street and a grid pattern street system. This development pattern promotes convenient pedestrian mobility to areas inside and adjacent to this neighborhood. The Transportation Element provides a concept design plan for the redevelopment of Morse Boulevard to create a more pedestrian-friendly corridor. Redevelopment plans for Morse Boulevard, as proposed by the Transportation Element, envision a two-lane roadway divided by a wide median and bordered by on-street parking and 10-foot wide sidewalks. The plan also proposes a bicycle route parallel to the street.

A regional bus transfer facility is located on the east side of Winter Park Village along Denning Drive. Though not located within the planning area, this Lynx transfer facility is located immediately adjacent to the Westside neighborhood. Lynx buses providing service to this transfer facility include routes 1, 9, 14, 16, 23, 39. The transfer facility on Denning Drive is located within a half mile walking distance to approximately 60% of the HSN neighborhood area. Access to a bus route can also

be reached along Fairbanks Avenue, which crosses through the southern portion of the planning area, further increasing access to bus transit for Westside residents.

Hannibal Square Neighborhood Planning Area H Planning Issues

- **Affordable Housing.** One primary planning issue here is the loss of population and housing. The City as a whole gained 5,080 residents and grew 29.6% between 1960 and 1990. This growth was mostly due to annexation although all Winter Park planning areas showed some modest population growth except for two. Those two planning areas were Hannibal Square Neighborhood and Downtown/Rollins College. The HSN lost 820 persons i.e. 22% of their population during those thirty years. This loss of housing and population is one of the most pressing issues the City should address if the stability of this planning area is to be maintained. Related to this is the loss of significant amounts of residential land via rezoning to commercial/office development. The City should actively promote mixed-use projects which include residential units on rezoned commercial/office land.

There are various reasons for this decline in population and housing, some of which are outside of the City's control, such as national demographic changes affecting the elderly and families. The elderly are living slightly longer and living at home longer which produces more homesteads without children at home. Since the citizens of Hannibal Square Neighborhood had an older average age (44) as compared to that of the City as a whole (40), per the 1990 US Census, this factor does play a role. In addition, the trend toward smaller families cuts across all racial and economic groups.

Speculative purchases by real estate investors have caused a further decline in the population and housing here. To some, property within HSN seems like an incredible bargain as vacant lots and houses can be purchased for much less than those in other sections of the City. Investors here note the prime location, the limited downside risk in price, and doubt the long term resolve of the City to maintain this as a residential area. Typically, rental homes are demolished after a decline in housing conditions, with investors land banking vacant lots.

Another reason for the decline in the population and housing here is that private residential builders have been unwilling to utilize the planning area's assets. There are vacant lots available for development with all urban infrastructure and services existing, low prices, and good locations. However, the potential for enormous profits here is less than in other parts of Winter Park so little residential construction has taken place except for that done by owner-occupants. It was, in part, this situation that prompted the City Commission to develop the Affordable Housing Program, addressed in detail within the Housing Element. In brief, the City has used its Affordable Housing Program's linkage fee and bond issue revenues to build and sell new, affordable, single-family houses. This work is helping to revitalize the area and sends the visible message that the City of Winter Park is committed to maintaining and improving the residential base of the Hannibal Square Neighborhood.

The City should encourage the building of subsidized multifamily housing for senior or handicapped citizens in projects sponsored by, or which complement those of the Winter Park Housing Authority.

The City should approve density increases for projects of the Hannibal Square Community Land Trust, Habitat for Humanity, the Winter Park Housing Authority and other non-profit organizations when such projects exclusively include workforce/affordable housing.

- **Preservation of Residential Areas.** The City should discourage any non-residential encroachments into the residential sections of Hannibal Square Planning Area. As a prerequisite to such rezoning and prior to review by the Planning Commission, the CRA Advisory Board should review the development plan and make recommendations on whether or not it finds the plan consistent with CRA policy.

A condition for approval of any change in zoning from residential to non-residential in this planning area should be that any loss of housing or the potential for housing be compensated by the provision of alternative housing, or negotiated fees in lieu of housing as housing compensation fees. These fees should be paid to the Affordable Housing Trust Fund for alternative residential development within HSN.

The City should protect the existing residential character of Lyman Avenue between Hannibal Square East and New York Avenue and on Carolina Avenue. The City should conclude that the use of properties fronting on these streets, in whole or in part, for non-residential, mixed-use, parking, or storm water retention for adjacent commercial/office development, is in conflict with the Comprehensive Plan. An exception may be made for the “Sports Inn” for redevelopment as a mixed-use (office/residential) project given the previous non-conforming commercial usage.

The City should prohibit any rezoning from residential to non-residential for properties to the rear on Carolina, Symonds and Welbourne Avenues.

The City should prohibit a non-residential character for New England Avenue between Denning Drive and Pennsylvania Avenue and on Symonds Avenue between Capen and Pennsylvania Avenues. The City should conclude that the use of properties fronting on these streets, in whole or in part, for non-residential, mixed-use, or parking for adjacent commercial/office development, is in conflict with the Comprehensive Plan.

The City should find that the rezoning from residential to commercial/office or mixed-use of any existing residential property fronting on the east side of Denning Drive or on Webster Avenue is in conflict with the Comprehensive Plan.

- **Residential Land Use and Density.** The City should discourage Comprehensive Plan amendments from Low-Density to Medium- or High-Density Multifamily Future Land Use designations except where appropriately located and where such housing meets neighborhood housing needs including workforce/affordable housing.

The City should find that the rezoning of any existing single-family property that is 50 feet by 150 feet (i.e., 7,500 square feet) or less to low-density residential (R-2) for the purpose of gaining additional density is in conflict with the Comprehensive Plan (i.e., single-family to duplex).

- **Fairbanks Avenue.** The City should prohibit the establishment or expansion of auto sales/service enterprises, auto repair businesses, re-sale stores or pawn shops, tattoo businesses, adult oriented businesses, fast food businesses and convenience stores along Fairbanks Avenue.

- **Provisions for Construction and Renovation.** The City should consider provisions for non-profit service agencies and local neighborhood church construction and renovation as churches in the Hannibal Square Neighborhood Planning Area co-exist side by side with residential properties and that these churches depend upon on-street parking for their congregations.

North Park Avenue Planning Area I

The North Park Avenue Planning Area is located in the north central section of Winter Park. This Planning Area is bounded to the north by the city limits of the City of Maitland and to the east by Lakes Maitland and Osceola. The southern and western boundaries of this Planning Area are formed by Planning Areas H and G. A portion of its western boundary abuts the CSX railroad tracks.

Winter Park Country Club and Golf Course is a 40.77-acre, nine-hole public golf course located north of the Central Business District. The City purchased the golf course, the second oldest in Central Florida, in 1997. The Palm Cemetery is located across from the golf course and contains 13.6 acres. The Winter Park Country Club and Palm Cemetery are listed on the National Register of Historic Places and are also locally designated.

Office properties occupy a small amount of the land use in this planning area. These office properties are located, along Park and Louisiana Avenues adjacent to the railroad.

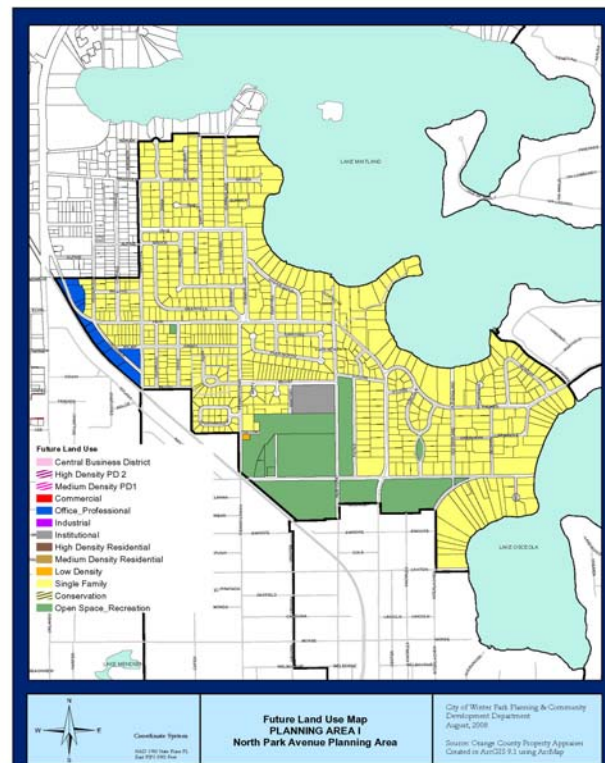
The religious land use here is the Winter Park Baptist Church, located on Beloit and New York Avenues, which comprises 5.32 acres.

While the City’s golf course provides open space for the southern portion of the planning area. For residents living near the southern edge, Central Park is within a half mile distance. For those residents who are east of New York Avenue, Kraft Gardens is located within a half mile. Both Kraft Gardens and Central Park have limited recreation facilities and are designed more as open spaces and gathering places. Neither has a playground or other recreational equipment typically found at a

Table 1-I: North Park Avenue—Planning Area I Profile

Land Use	Acres	%
Single-Family Residential	304.43	77.8
Low-Density Residential	0.17	0
Multifamily Residential	0	0
Commercial/Office	7.19	1.8
Industrial	0	0
Institutional	5.32	1.3
Parks/Recreation/Open Space	55.66	14.2
Conservation	0	0
Vacant/Undeveloped	18.4	4.7
Total	391.17	100
Local Streets/Roads	Pennsylvania Avenue, Denning Drive, New York Avenue, Palmer Avenue, Park Avenue	
Neighborhood Parks	Central Park, Kraft Gardens	
Transit Route	None within ½ mile	

Map 1-I



neighborhood park. The closest park with a playground would be the Winter Park Community Center or Phelps Park, both of which are more than a mile away from most North Park Avenue residents. As mentioned earlier in Planning Area E, as part of a park land concurrency requirement a developer has purchased and dedicated to the City ¼ acre of park land located at the south west corner of Oak and Park Avenue. This park is in the design stages but will contain play equipment and sitting areas.

The City of Maitland borders the north and northwest sides of Planning Area I. Current land use is single-family residential. Land uses along US 17-92 in Maitland and near the North Park Avenue Planning Area are commercial and office. Land use compatibility issues should only occur if office and commercial uses encroach upon the residential areas of Maitland bordering the North Park Avenue Planning Area.

Transportation. Houses within the North Park Avenue area are more than a half mile away from the nearest bus route. A LYNX bus transfer station is located on Denning Drive, behind the Winter Park Village, but this site is not within a convenient walking distance for most residents. Residents living west of Pennsylvania or Summerland Avenues are within a half mile walk to US 17-92, where Lynx bus routes can be accessed.

North Park Avenue Planning Area I Planning Issues

Church Traffic and Parking. Historically, there has been some tension over the traffic and parking impacts that the Winter Park Baptist Church has created on the adjacent residential areas. As the church and its activities have grown, traffic and parking problems have increased. If the church should decide to expand further, these impacts on the surrounding residential area need to be minimized if that development is to be harmonious.

- **Preservation of Residential Areas.** Office properties adjacent to the North Park Avenue planning area are located on Park and Louisiana Avenues, entrances into the City via US 17-92. There has been and continues to be pressure to rezone more of the residential properties in this neighborhood to office use because of the location. The City of Winter Park has resisted this pressure and will continue to do so to protect this residential area. Land use compatibility will be an issue affecting the neighborhood only if office and commercial uses along US 17-92, within both Winter Park and Maitland, encroach eastward upon existing established residential areas.

The City shall prohibit the subdivision of lots to create lots with less than the required zoning requirements governing minimum size lots.

The City should continue to work with the neighborhood to develop a preferred vision for the recently acquired park space.

- **Street Design and Land Use.** The City should move to establish a more coordinated review process with the City of Maitland for land development applications in this area and the adjacent section of Maitland. This would protect the interests of the residents in both cities by involving citizens of both cities in the development of decisions which have impacts across municipal boundaries. The City should develop a Gateway enhancement plan for the North Park Avenue entrance into the City

17-92 Corridor Planning Area J

The 17-92 Corridor Planning Area, a part of which comprises the southwestern corner of Winter Park, is bounded by the City limits on the north and south, Planning Areas L, K and Lake Killarney on the west, and encompasses the commercial frontage on both the east and west sides of US Highway 17-92 (Orlando Avenue).

Commercial and office properties occupy a majority of this planning area. These properties are located along Fairbanks and Minnesota Avenues and US 17-92, and include the Winter Park Village, Center of Winter Park (K-Mart Plaza) and numerous automobile dealerships.

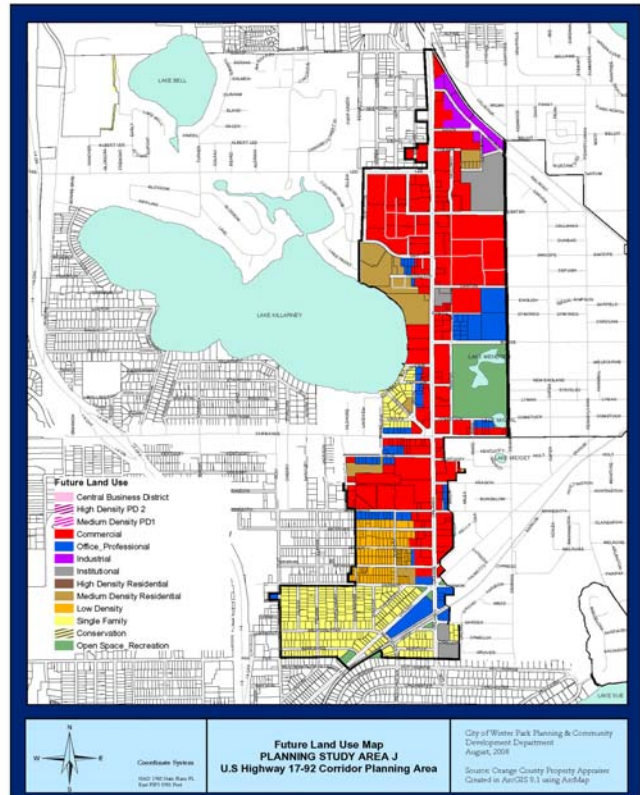
In 1998 the Winter Park Mall, located east of US 17-92 and south of Webster Avenue, was demolished and replaced by a new shopping center and mixed-use development called the Winter Park Village. Completed in 1999 and located on the same 37.6-acre site as the old mall, Winter Park Village replaced a suburban style, enclosed shopping mall with a new urbanism style retail center. The Village has 462,321 square feet of retail space contained in ten single story structures and has 1,697 parking spaces. Out parcels at this site provide over 35,000 square feet of additional commercial space.

While the previous development contained a few major retail anchors and smaller retailers in a building surrounded by a parking lot and distanced from public sidewalks, the Village is set up to encourage pedestrian access within the site as well as between buildings, with public sidewalks adjacent to the site. The Winter Park Village contains retail shops such as Ann

Table 1-J: 17-92 Corridor—Planning Area J Profile

Land Use	Acres	%
Single-Family Residential	59.05	15.50
Low-Density Residential	19.04	5.0
Multifamily Residential	25.92	6.80
Commercial/Office	202.64	53.21
Industrial	8.26	2.17
Institutional	28.25	7.42
Parks/Recreation/Open Space	30.91	8.12
Conservation	0	0
Vacant/Undeveloped	6.76	1.78
Total	380.83	100
Local Streets/Roads	US 17-92 (Orlando Avenue), Denning Drive, Fairbanks, Orange, and Clay Avenues ,Morse Boulevard	
Neighborhood Parks	Lake Island Estates Park, Winter Park Community Center, Orwin Manor Park, Mead Garden, Azalea Lane Recreation Center	
Transit Routes	LYNX bus routes 1, 9, 14, 16, 23, 39	

Map 1-J



Taylor Loft, Cold Water Creek, Borders Books, and Ulta. There is a Regal Cinema along with many dining establishments including The Cheesecake Factory, P.F. Chang's, Brio, Johnny Rockets and Crispers. Lynx has placed a regional transfer site on the east side of the Village that fronts Denning Drive. In 2006, 6 bus routes have stops at the Winter Park Village regional bus transfer station.

The Center of Winter Park (K-Mart shopping center) is on a 25 acre site and contains large scale retail stores, small dining establishments and smaller retail space. The total building area is 170,500 square feet. Numerous developers proposed a redevelopment plan for this property; however, nothing has come to fruition. If redevelopment does occur it must be in similar form, function and appearance as the Village.

The Winter Park Village area is also near the one true industrial zone in the City. These industrial properties are located along Solana and Railroad Avenues in the adjacent Planning Area H, east of US 17-92 (Orlando Avenue) and north of Dixon Avenue. These properties consist of warehouses and light manufacturing.

Winter Park Tech, operated by the Orange County Public School System, is within this planning area. It occupies the 1954 building that was originally Webster Elementary School. Winter Park Tech's Adult Community Education Center began serving adults over the age of sixteen in 1974 and continues to offer a wide variety of programs. There are vocational programs, including computer programming, electrical technicians programs, and medical assistants programs as well as personal enrichment classes, English classes for the foreign born, high school and general education diplomas. Along with the school site, the Orange County School Board owns 13 acres adjacent to the school which is used as the region's bus storage and maintenance facility.

Over 27% of this planning area is residential, more than half of which consists of single-family homes. The Orwin Manor-Lawndale area covers 124 acres and contains a total of 355 residential units, primarily single-family homes, although Winter Park Plaza with its former mid-rise Florida Gas building, occupies 7 acres along Orange Avenue. Integral in the history of the City and the Orwin Manor neighborhood was the development of the former Florida Gas building in 1969. It has "fit in" with the surrounding neighborhood due to the well landscaped design of its parking lots which are often cited as examples of how to landscape a parking lot correctly. The "suburban" lay out is of critical importance to the compatibility with the surrounding Orwin Manor neighborhood. Lawndale, to the north of Orwin Manor, is made up of a mix of single-family and duplex homes as well as commercial frontage on US 17-92 and office frontage on Minnesota Avenue. Within Lawndale there is some affordable housing.

There are three multifamily areas in this planning area. One area is located to the south of the Center of Winter Park and contains three condominium complexes, the Killarney Bay Condominiums with 45 units, Chateaux du Lac with 104 units, and Lake Killarney Condominiums with 123 units. The area also includes the Plymouth Apartments which serves senior citizens with 196 units. The second multifamily area is located behind Winter Park Tech and contains 8 units that are a combination of single-family houses and duplexes. This area is an island surrounded by other nonresidential land uses. The third multifamily area is the 97 unit Hollianna Garden Apartments west of the Hollianna Shopping Center.

Orwin Manor Park is within a half mile of all Orwin Manor-Lawndale residents. Mead Garden and Azalea Lane Recreation Center are also nearby, within a half mile of many residents, but US 17-92 serves as a deterrent for most pedestrians and bicyclists.

Lake Island Park is a 28-acre park located within a half mile of Lake Killarney residents although most must cross US 17-92, Fairbanks Avenue, or both to reach it. Lake Island Park contains a 9-acre lake referred to as Lake Mendsen and the 1981 Winter Park sinkhole which has been named Lake Rose. The park is home to the Rachel D. Murrah Park Civic Center, built in 1986, which offers 10,000 square feet of space available for public and private activities. The Park's Lake Island Senior Citizens Center provides 2,000 square feet of meeting space and 24 shuffleboard courts. The park has one lit soccer field, one lit football field, one lit multipurpose field, two basketball courts, and a patio dock. It is also the home site for the Rollins College Women's Softball Team and has a state-of-the-art softball facility in the southwest corner of the park. Lake Island Estates Park contains the Winter Park Community Playground, built in 1988 by volunteer manpower and fund raising, that provides 10,000 square feet of playground, parking and restroom facilities.

For residents within the Winter Park Village neighborhood, two parks with neighborhood recreation facilities are within a half mile distance: Lake Island Park and the Winter Park Community Center.

An interlocal agreement was established between Winter Park and Orange County regarding annexation and mutually acceptable future land use for unincorporated properties east of I-4 and west of Orwin Manor-Lawndale.

CRA. Concurrent with the preparation of the 1999 CRA Plan Amendment, a Master Plan for the US 17-92 (Orlando Avenue) Corridor was also developed. The US 17-92 Corridor Master Plan planning area extended north and south beyond the boundaries of the CRA Expansion Area.

The 1994 study concluded that the emergence of blight within this area was on the verge of exacerbating the conditions that would likely accelerate the deterioration of the area's appearance. Such conditions were anticipated to lead to a decline in property values and a disinterest in investing in building and site improvements.

The 1999 CRA Plan Amendment set as its primary objective the transformation of US 17-92 into a "Grand Boulevard." Other issues identified in this CRA amendment include redevelopment that incorporates Lake Island Estates Park as a primary activity area and neighborhood focus. Lake Killarney, west of US 17-92, has been underutilized as a community asset. Site design should incorporate sight lines and sensitive design treatments to establish scenic vistas and view corridors. The revised plan also recognizes that more residential use coincides with new commercial redevelopment projects to create a mixed-use neighborhood in which residents can work, shop, and play within walking distance of their homes. Also, the updated plan promotes a more aesthetic built environment along the US 17-92 Corridor.

Transportation. Six streets traverse the 17-92 Corridor. These are Fairbanks Avenue and US 17-92, which carry the highest average daily traffic volumes among major roads within the City, Denning Drive, Morse Boulevard, and Clay and Orange Avenues.

As previously mentioned, a regional bus transfer facility is located on the east side of Winter Park Village along Denning Drive. Lynx bus routes providing service from this transfer facility include numbers 1, 9, 14, 16, 23 and 39. Several Lynx bus routes follow US 17-92, and Fairbanks and Orange Avenues, placing access to bus transit within a half mile of all Planning Area J residents. All bus routes serving this area reach bus transfer stations, providing linkage to most areas within the Orlando metropolitan area.

17-92 Corridor Planning Area J Planning Issues.

- **Transportation.** The Lake Killarney neighborhood provides residential development densities compatible with transit service and all residential, commercial, and office uses are located along or within a half mile walk of bus routes. Also, the intersection of Fairbanks Avenue and US 17-92 (Orlando Avenue) serves as the crossroads for Lynx transit routes. A potential exists to augment bus facilities in this area, to promote transit use and to make such facilities more convenient and comfortable for Lynx patrons.

If the City extends Lee Road eastward to Denning Drive, it would create an alternative route for local traffic to reach local destinations within Winter Park avoiding the bottleneck between Lee Road and Webster Avenue. With this extension, proposed bicycle lanes on Lee could connect with those proposed for Denning Drive, creating a regional link; ultimately to the Central Business District and other destinations in the central area of the City. This extension would require right-of-way land within the northern parts of the Winter Park Tech campus. If the opportunity arises, the City should consider using any right-of-way lands abutting Railroad Avenue as a neighborhood park or garden plaza to serve residents within this neighborhood but more importantly provide a park within a half mile distance to most residents within the adjacent planning area directly to the north. Lee Road's eastern terminus is at its intersection with US 17-92(Orlando Avenue), forcing eastbound traffic to turn north or south when reaching US 17-92.

- **Preservation of Residential Areas.** The U.S. Highway 17-92 planning area faces pressure for change in the transition area between office/commercial uses and residential communities. One such area where there is pressure to expand commercial and office business areas westward from U.S. Highway 17-92 toward Schultz Avenue exists to the south of Minnesota Avenue. Since 1971 the City has strived to maintain a dividing line separating commercial or office uses from residential midway in the blocks south of Minnesota Avenue between U.S. 17-92 and Shultz Avenue. In the early 1980's, the City breached the line by permitting parking on the rear half of the block for the National Bank of Commerce. In the early 2000's, we have seen the development of the Harper Place townhouse project, reaffirming after 30 years that residential is a viable option on both sides of Shultz Avenue. The dividing line is irregular however, along the streets of Michigan, Miller and Indiana Avenues. Harper Place has set the standard for residential use to be maintained at least 250 feet east of Shultz Avenue. Thus, as a policy, no rezoning for nonresidential or mixed-use should be permitted within 200 feet of Shultz Avenue.

The Orwin Manor neighborhood is a stable single-family residential area which has not been subjected to rezoning due in large part to the active involvement of the Orwin Manor Neighborhood Association. Instead, the planning issue for this neighborhood has been lot splits and their effect on the character of the neighborhood. Orwin Manor has a mix of home and lot

sizes, with many homes situated on 50-60 foot wide lots, but with several home sites existing on larger double lots. In the past, subdivision variances have been requested to create new 50 or 60 foot wide home sites from the larger properties. Neighbors have been united against such lot splits, fearing that it would erode the character of the neighborhood. In order to provide clear direction for future requests, this element contains policies which prohibit variances for lot sizes (especially frontages) less than the required 75 feet for interior lots and 85 feet for corner lots as per the R-1A zoning.

In dealing with the protection of residential areas from adjacent office or commercial uses, the City should address separation of uses, buffering, and traffic calming. For example, the City should consider a limit to the heights of commercial buildings to two stories when constructed within 300 feet of residential areas; a limit on the proximity or setback of commercial buildings to residential properties; added open space or landscaped areas.

As part of the preparation of the Future Land Use Map, the dividing lines between residential and commercial and institutional uses need to be reaffirmed as they now exist in the Comprehensive Plan, or modified to reflect changing conditions or additional protections for these neighborhoods.

- **Preservation of Residential Density.**

The City should 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 should maintain the Low-Density Residential designation and no map amendments to non-residential or mixed-use should be permitted within 200 feet of Shultz Avenue.

The City should preserve the multifamily residential land use in the area located south of the Center of Winter Park.

The City should protect the interests of the residents of the multifamily area located behind Winter Park Tech if development or rezoning appears imminent by avoiding non-residential encroachment into residential areas. Non-residential development occurring adjacent to residentially designated property should be required to provide adequate buffers including architecturally designed masonry walls capped and appropriately landscaped with canopy trees, specimen trees, and shrubs.

The City should preserve and protect the single-family residential land use within the Killarney neighborhood from commercial and office encroachment.

- **Preservation of Recreational Land Use.** The City should preserve the recreational land use of Lake Island Park.
- **Transition from Residential to Non-Residential Land Use.** Continued transition from residential uses to non-residential uses in areas to the west will create land use compatibility issues for the Orwin Manor-Lawndale neighborhood. Intergovernmental coordination will be needed between the City of Orlando, Orange County, and the City of Winter Park to adequately plan for compatible land uses and transition of development intensities and densities.

Transportation and cut-through traffic issues also necessitate coordination among these local governments.

Office, commercial, and institutional uses continue to expand in the areas within unincorporated Orange County and within the City of Orlando, west of the planning area J. The institutional uses represent a large religious campus containing a cathedral, a retirement home, and school facilities. Office and commercial uses occur in the area south of the church campus and west of the planning area. Single-family residential uses abut the western boundary of the planning area, but the character of the area east of I-4 is office, commercial and institutional.

Automobile traffic attracted to the church campus, office, and commercial uses impacts residential areas within the Orwin Manor-Lawndale neighborhood. Little vacant land remains within the adjacent areas containing these non-residential uses. The Orwin Manor-Lawndale area will continue to confront potential encroachment of non-residential uses upon its residential areas through petitions for zoning changes and future land use map amendments. The handful of residential properties along Trovillion Avenue and Gay Road should be allowed to transition to low intensity offices as long as the offices are complimentary to the adjacent Killarney Bay and Chateau Du Lac condominiums.

The multifamily area located behind the Winter Park Tech is surrounded by commercial, industrial and educational properties and is too small to be a neighborhood. It now contains 8 units and could be redeveloped under multifamily standards to contain a maximum of 36 apartment units. This area should be preserved as an affordable housing oasis but, should development or rezoning occur, the City should protect the interests of the residents of this area.

- **Compatibility Between Residential and Office/Commercial Land Use.** Advancements in technology and communications have also fostered changes in business operations and the geographical span of their markets. Communications and the internet allow businesses to reach markets throughout the world, requiring some businesses to operate into the evening hours to accommodate clients in different time zones. While some office and business activities may be compatible with residential use during the daytime hours, such activities could serve as a nuisance during the evening hours.

Other planning issues that need to be evaluated for the 17-92 Corridor Planning Area and adjacent areas include reduction in signage visible to residential properties; control over the location and design of driveways; and discouragement of office conversion of existing duplexes. The City should consider lowering the intensity allowed for office or commercial buildings than is currently permitted. This reduction in building size would lessen the impact of traffic from these redeveloped properties as a protection to the residential areas, while still permitting a degree of higher use by the owners.

- **Commercial/Office Redevelopment.** Another compatibility question will be the relationship to the five remaining residential properties on Beloit and Cherokee Avenues. However this prospective redevelopment will provide a great opportunity for the City to acquire (through donation) the right of way needed for the Lee Road extension project.

Winter Park Village's redevelopment as a 'lifestyle center' involving mixed-uses allowing for residents to live, work and play has been extremely successful and has been the example for many other similar redevelopments across the nation. At the City's insistence, the former Winter Park Mall was redeveloped, not into another shopping center/mall, but into a village concept incorporating a mix of uses, a grid street pattern, on-street parking and village character. Winter Park Village is an evolving entity and the City will see requests to redevelop existing buildings or parking areas. Critical elements in the review of such requests will be the density and heights proposed in relation to the village character of the development and context provided by the adjoining streets. For guidance, the City staff held a Denning Drive charrette and established appropriate building heights and setbacks.

The Center of Winter Park (Kmart Shopping Plaza) is a candidate for redevelopment due to its size, location, age of buildings and open surface parking areas. Ideally, a redevelopment program would mirror the experience of the Winter Park Village in form, function, appearance and character. However, given the multiple existing tenants a more likely scenario involves proposals to redevelop portions of the shopping center or proposals to develop the existing parking areas. Technically, all of the existing parking is needed to meet the zoning code parking requirements; however, in reality, the large scale retail users in the south half use only about half their allocated parking. Eventually the City should field requests to redevelop the parking field with new commercial buildings and/or restaurants. The issue of appropriate building height along Denning Drive is critical given the single-family residential neighborhood on the east side of Denning Drive.

Due to the large size of the former Florida Gas building's parking lot, it has been targeted as a possible candidate for conversion to a parking garage so that new townhouse units could be constructed around the periphery. The density and intensity of a six story office building and parking garage would be incompatible with the adjacent Orwin Manor single-family neighborhood. The City should prohibit the redevelopment of the Florida Gas Building and Commerce National Bank from including a parking garage.

Land use within this corridor is predominantly office and commercial. A small area study or sector plan should be prepared for the Fairbanks Avenue corridor from I-4 to US 17-92 (Orlando Avenue) to promote a uniform development pattern, improve pedestrian orientation in site plan design and streetscape, and encourage redevelopment of nonconforming structures and uses.

Fairbanks Avenue, at the City's western boundary, and US 17-92 (Orlando Avenue), at the City's southern boundary, serve as the major entranceways into the City. They should be aesthetically improved by having a predominance of office properties. Although this area is now mostly offices, there are still some notable commercial exceptions. The City should continue to implement land use controls that encourage office uses along this portion of Fairbanks Avenue west of US 17-92.

- **Annexation.** The City should annex the areas between the City limits and Clay Street and Minnesota Avenue when interest in annexation is expressed. See Annexation Reserve Areas for more detail.

- **Interlocal Plan and Agreements.** The portion of US 17-92 within this planning area extends northward to the City limits, where Winter Park abuts the City of Maitland. Similar to the development conditions and character along US 17-92 in Winter Park, the City of Maitland has experienced pressures to redevelop commercial buildings along this corridor. An opportunity exists for the two cities to jointly work together to create a uniform and compatible corridor plan for US 17-92 from Winter Park Village northward into southern Maitland. The corridor plan should address street design, access management, streetscape, transit facility locations, pedestrian ways, and other similar issues.

An interlocal agreement has been established between Orange County and Winter Park regarding mutually acceptable future land uses for the area west of Winter Park. Other issues the two governments should address within an interlocal agreement include transportation improvements, traffic calming, mixed-use development, and recreation facilities.

- **Compatibility and Appearance of Industrial Land Use.** Industrial land uses align the CSX railroad at the north boundary of this planning area. Residential neighborhoods occur adjacent to some of the light industrial and warehousing uses. To avoid adverse impacts that some light industrial and warehousing activities may have on these neighborhoods, the City should evaluate potential uses that may or may not be compatible with residential areas. Similarly, if residential uses are allowed on upper floors of offices or commercial spaces, the City should ensure that land use compatibility occurs within mixed-use structures and development. The City should improve the appearance of the industrial land located along Solana Avenue and Railroad Avenue.
- **Concentration of Car Dealerships.** This planning area contains several car dealerships which are a conditional use in Winter Park. These dealerships include Volvo, Dodge, Honda, Volkswagen, and Subaru and several used car lots. The City should concentrate car dealerships north of Lee Road in this planning area instead of letting them spread throughout the City.

Lee Road Planning Area K

The Lee Road. Planning Area is located in the northwest corner of Winter Park surrounded by Orange County to the west and the City of Maitland to the north. This area includes a mix of single-family and multifamily residential as well as a high concentration of office uses. 14.7 acres are owned and operated by the City as a tree nursery for its arbor program.

This planning area contains three apartment complexes consisting of Frenchmen's Cove Apartments which contains 208 units, The Winter Park Greens Apartments which contains 160 units, and The Meadows Apartments which contains 119 units. The Meadows Apartments is a Winter Park Housing Authority complex for low-income families. The Park Lake Health Care Center is adjacent to these apartment complexes and contains 180 beds.

The Park Green subdivision was developed under the City's Planned Unit Residential District (PURD). The subdivision has 48 single-family attached units. The Winter Park Oaks subdivision contains 40 single-family homes and was also developed as a PURD.

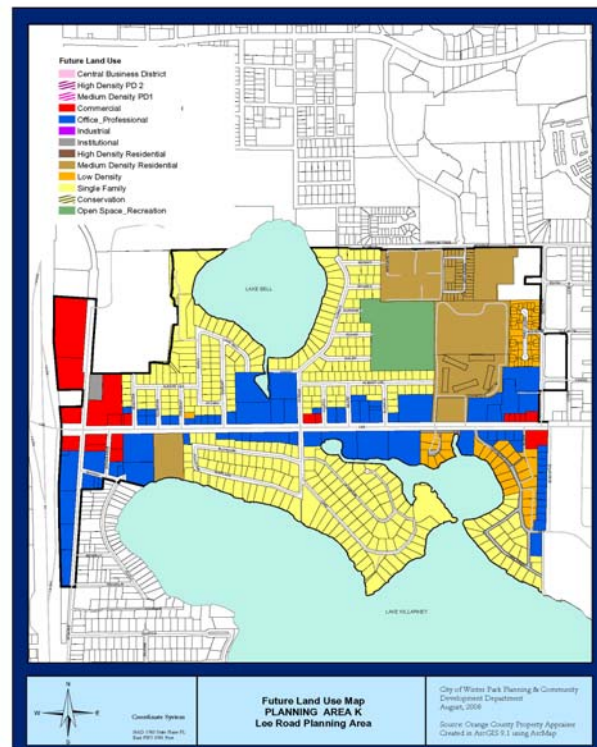
The commercial and office properties in this planning area are located along Lee Road and US 17-92. Planning Area K also contains the Home Acres enclave that is part of unincorporated Orange County.

The City of Eatonville's boundaries are not contiguous to those of the City of Winter Park, but Eatonville's southeast boundary is within a few hundred feet of Planning Area K. The City of Maitland abuts portions of this planning area.

Table 1-K: Lee Road—Planning Area K Profile

Land Use	Acres	%
Single-Family Residential	118.61	39.5
Low-Density Residential	15.62	5.20
Multifamily Residential	53.10	17.69
Commercial/Office	79.17	26.38
Industrial	0	0
Institutional	5.34	1.78
Parks/Recreation/Open Space	14.17	4.71
Conservation	0	0
Vacant/Undeveloped	14.24	4.74
Total	300.25	100
Local Streets/Roads	Orlando Avenue, Lee Road,	
Neighborhood Parks	Lake Island Park	
Transit Routes	Lynx bus routes 1, 9, 16, 23, 39	

Map 1-K



No City parks are located north of Lee Road and east of US 17-92. The nearest park to this planning area is Lake Island Park, which is approximately one-mile walking distance from residential areas of the Lee Road Planning Area.

Transportation. All residential areas are less than half a mile to several Lynx bus routes that follow either US 17-92 or Lee Road.

Lee Road Planning Area K Planning Issues

- **Preservation of Residential Areas.** The City should preserve the existing single-family residential land use in this planning area.
- **Preservation of Lake Bell.** The City should ensure that any impacts on Lake Bell from development around the lake be minimized.
- **Neighborhood Park.** Since it is more cost effective to buy trees than to grow them, the City Parks and Recreation Department should consider converting the City's Tree Farm to a park facility. A portion of the Tree Farm is used by The Meadows as a playground.
- **The Home Acres.** The Home Acres enclave is surrounded by Winter Park on three sides and the City of Maitland on the fourth. This enclave is a transition area that is experiencing deteriorating conditions. Orange County has tried to establish future land use designations to encourage redevelopment. In the past, the County has proposed land use plans promoting multifamily residential use to encourage condominiums and apartments, and plans supporting office development. Neither of these plans was accepted by the residents. The residents of the enclave desired commercial zoning but the County could not agree to commercial zoning since the enclave is adjacent to residential areas and is not located along a major road.

The Home Acres enclave has many infrastructure needs. There are unpaved streets and stormwater drainage problems. In addition, most of the enclave is not connected to the sanitary sewer. Before Winter Park could annex this area, certain prerequisites would need to be fulfilled. A future land use plan needs to be prepared to remedy the depressed situation and encourage redevelopment. The infrastructure problems need to be addressed and planned with improvements up to normal standards. After these improvements are made, the City may decide to annex this area when residents express interest and when cost/benefit studies determine that it would be financially positive.

- **Lee Road.** The City should create a special taxing district along Lee Road to aid in the installation of water and sewer services along this corridor.

In order to create and preserve the character of this corridor, the City should promote the creation of Lee Road Planning Area design guidelines that should 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.

- **Concentration of Car Dealerships.** This planning area contains several car dealerships which are a conditional use in Winter Park. These dealerships include Volvo, Dodge, Honda, Volkswagen, and Subaru and several used car lots. The City should concentrate car dealerships north of Lee Road in this planning area instead of letting them spread throughout the City.

West Fairbanks Avenue Planning Area L

The West Fairbanks Avenue Planning Area is located in the western section of Winter Park. The area is surrounded by Orange County on the north, west, and south, by Lake Killarney on the northeast, and by Lakeview Avenue on the east. Commercial and office properties occupy the majority of the land use in this planning area. These commercial and office properties are located along Fairbanks Avenue between US 17-92 and I-4.

The residential area is the Lake Killarney neighborhood which contains single-family homes and multifamily units. This neighborhood is bounded by US 17-92, Fairbanks Avenue and Lake Killarney.

Fairbanks Avenue is considered one of the most important gateways into Winter Park due to its connection to I-4. A major decision of the 1976 Comprehensive Plan was that this entrance should be aesthetically improved by having a predominance of office properties. Although this area is now mostly offices, there are still some notable commercial exceptions.

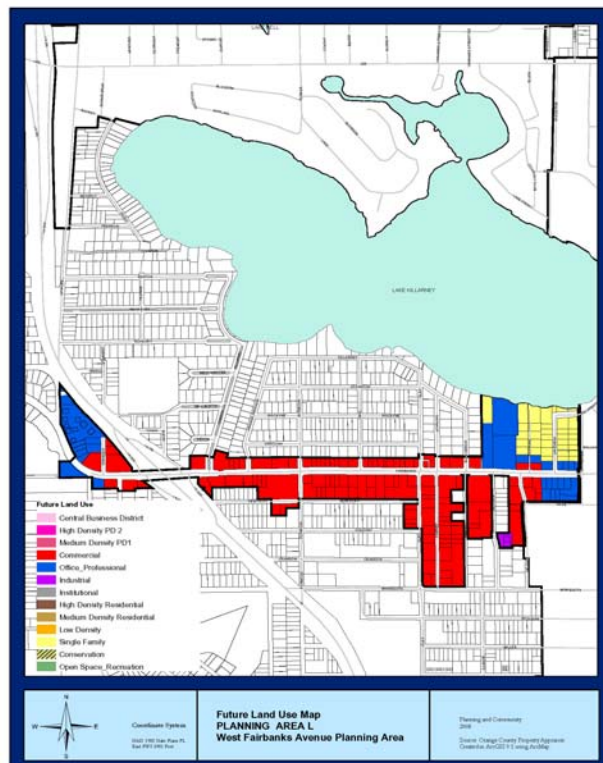
The Lake Killarney neighborhood is surrounded by commercial/office properties and has been under pressure for Future Land Use Map amendments to commercial and/or office/professional land use designations. The City should preserve this residential area since it provides moderate cost, affordable housing for the community.

No City parks are located in this planning area.

Table 1-L: West Fairbanks Avenue—Planning Area L Profile

Land Use	Acres	%
Single-Family Residential	8.77	11.92
Low-Density Residential	0	0
Multifamily Residential	0	0
Commercial/Office	63.06	85.72
Industrial	0	0
Institutional	0.60	0.18
Parks/Recreation/Open Space	0	0
Conservation	0	0
Vacant/Undeveloped	1.14	1.54
Total	73.57	100
Local Streets/Road	Fairbanks Avenue	
Neighborhood Parks	None	
Transit Route	Lynx bus route 16	

Map 1-L



Transportation. The planning area is served by Lynx bus route 16 on Fairbanks Avenue and includes on and off ramps to I-4

West Fairbanks Avenue Planning Area L Planning Issues

- **Preservation of Residential Land Use.** The City should preserve and protect the Lake Killarney neighborhood from Shoreview Drive to Broadview Avenue from commercial, office and parking lot encroachments.

In order to create and preserve the character of this corridor as a gateway entrance to Winter Park, the City should prohibit certain business types along the frontage of the corridor including new or used car sales, auto repair businesses, re-sale stores or pawn shops, tattoo businesses, adult oriented businesses, fast food businesses and convenience stores.

At such time that annexation occurs, the City should encourage and permit the rezoning and redevelopment of the residential properties which back up to properties that front on the north side of Fairbanks Avenue in the Lake Killarney neighborhood from Kilshore Lane west to I-4 pursuant to the setback and design standards.

At such time that annexation occurs, the City should encourage and permit the rezoning and redevelopment of the residential properties south of Fairbanks Avenue from SR 17-92 to I-4 pursuant to the setback and design standards.

- **Annexation.** The City should allow this planning area to extend and expand southward through annexation to include all commercial areas south to Minnesota Avenue and Calvary Church properties. Additional, the residential Lake Killarney neighborhood North of Fairbanks Avenue and South of Lake Killarney should be annexed. See Annexation Reserve Areas for more information.

Historical Resources Surveys and Studies

All elements of comprehensive plans must be based upon data (*FLA. STAT. § 163.3177 (8)*). A group of volunteers from the Orlando-Winter Park Junior League conducted a survey in the mid-1970's under the direction of the Florida Division of Historical Resources. A number of buildings were recorded on the Florida Master Site File, and a driving tour was published in 1980 by the League. A second, more comprehensive collection of historical resources data took place with a 1986 overview survey that focused on properties built prior to 1930. An architectural analysis identified frequently occurring architectural styles and building materials. The *Historic and Architectural Survey Report* prepared by Florida Preservation Services provided Florida Master Site File information on approximately 400 buildings. The 1986 overview survey focused primarily on the contexts of Florida's Post-Reconstruction Period (1877-1897), Turn of the Century Period (1898-1918), and Land Boom Period (1919-1929). The report also identified historic scenic features of the City such as the characteristic streetscapes with narrow, often brick streets, lined with canopy forming oak trees, the surviving orange groves, and the City's several lakes lined with estate homes on large lots. The preservation plan proposed in the survey report included recommendations for National Register nominations, historic landmark building designations and historic districts.

The City of Winter Park updated its survey of historical resources in 2000-2001. The survey report entitled *Architectural Survey and National Register Evaluation* by GAI Consultants found that 42 previously identified historic resources had been demolished. The survey added 245 additional historical resources built prior to 1950 to the Florida Master Site File. The updated survey included the identification of resources potentially eligible for listing on the National Register of Historic Places. The survey report included an additional historic context for the Depression and Post World War II Period (1929 – 1950).

Architectural Survey and National Register Evaluation Report Recommendations

The *Architectural Survey and National Register Evaluation* report identified nine local and National Register eligible historic districts including Park Avenue (downtown section), Osceola Avenue, Rollins College, College Quarter, Virginia Heights, Hannibal Square, Golfview Terrace, Palmer Avenue, and Interlachen Avenue. The College Quarter residential neighborhood has now completed the process for local designation to the Winter Park Register of Historic Places. The report identified 128 historic resources as eligible for nomination to the National Register, and recommended a thematic nomination for buildings designed by James Gamble Rogers II. The report also identified 136 individual historic resources as local historic landmarks, as well as identifying more modest historic resources. The table on the following pages lists the historic resources included on the Florida Master Site Files (FMSF) as well as other historic resources identified by the City.

Table 1-9: Table of Historic Resources

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00224	1000 Alabama Avenue, Alabama Hotel (921 Palmer Avenue)
OR00225	1000 Alabama Avenue, Temple Refectory (921 Palmer Avenue)
OR00780	1881 Alabama Drive
OR09225	425 Alberta Drive
OR00518	481 Alberta Drive
	1243 Alberta Drive
OR09226	160 Alexander Place
OR09227	1017 Aloma Avenue
OR00519	1034 Aloma Avenue
OR00520	1306 Aloma Avenue, J. E. Peterson House
OR00379	1331 Aloma Avenue, Waddell House
OR00521	1009 Anchorage Court, Anchorage Garage
OR00522	739 Antonette Avenue, William Houston House
OR00523	747-749 Antonette Avenue, S. W. Cason House
OR00524	754 Antonette Avenue, G. H. Doan House
OR00525	762 Antonette Avenue, Baldwin Palmer House
OR9228	764 Antonette Avenue
OR00526	767 Antonette Avenue
OR00530	769 Antonette Avenue
OR00527	781 Antonette Avenue, J. E. Blackburn House
OR00528	786 Antonette Avenue, D. N. Barbour House
OR00529	787 Antonette Avenue, Robert Poole House
OR09229	796 Antonette Avenue
OR00531	814 Antonette Avenue, Harold Hair/C. Williams House
OR00533	818 Antonette Avenue, Eliza Swasey house
OR00534	828 Antonette Avenue, Luther Leach House
OR00535	829 Antonette Avenue
OR00536	834 Antonette Avenue, Annie B. Johnstone House
OR00537	835 Antonette Avenue
OR09230	847 Antonette Avenue
OR09231	915 Aragon Avenue
OR09232	925 Aragon Avenue
OR09233	947 Aragon Avenue
OR09234	955 Aragon Avenue

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR09235	1034 Aragon Avenue
OR00538	1425 Berkshire Avenue
OR00539	1446 Berkshire Avenue, L. J. Davidson House
OR00540	1475 Berkshire Avenue, P. J. Ness House
OR00541	1500 Berkshire Avenue
OR00542	1530 Berkshire Avenue
OR00543	1531 Berkshire Avenue, H. C. Stutz House
OR00544	1532 Berkshire Avenue
OR09237	1631 Berkshire Avenue
OR09238	1635 Berkshire Avenue
OR09248	1644 Berkshire Avenue
OR09239	1645 Berkshire Avenue
OR09247	1646 Berkshire Avenue
OR09240	1647 Berkshire Avenue
OR09246	1648 Berkshire Avenue
OR09243	1650 Berkshire Avenue
OR09244	1652 Berkshire Avenue
OR09241	1655 Berkshire Avenue
OR09242	1665 Berkshire Avenue
OR09249	711 Bonita Drive
OR00470	*724 Bonita Drive, "Eastbank", Comstock-Harris House
OR09250	152 Brewer Place
OR09251	155 Brewer Place
OR09252	164 Brewer Place
OR09253	178 Brewer Place
OR09254	192 Brewer Place
OR09255	208 Brewer Place
OR09256	401 Brewer Place
OR00545	443 Broadview Avenue, Dr. W. A. Myers House
OR00546	471 Broadview Avenue, W. J. Johnson House
OR09257	1300 Buckingham Road
OR095858	1313 Buckingham Road
OR00547	1363 Buckingham Road, M. C. Taylor House
OR09259	1375 Buckingham Road
OR09260	1404 Buckingham Road
OR09261	901 Bungalow Avenue
OR09268	930 Bungalow Avenue

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR09262	931 Bungalow Avenue
OR09263	933 Bungalow Avenue
OR09264	935 Bungalow Avenue
OR09265	943 Bungalow Avenue
OR09269	972 Bungalow Avenue
OR09270	1000 Bungalow Avenue
OR09266	1015 Bungalow Avenue
OR09271	1022 Bungalow Avenue
OR09272	1030 Bungalow Avenue
OR09267	1037 Bungalow Avenue
OR09273	1331 Canterbury Road
OR00548	1367 Canterbury Road, J. J. Bettes House
OR00549	1372 Canterbury Road, G. H. Fisher House
OR00550	1379 Canterbury Road, Dr. A. R. Oestricher House
OR00551	1412 Canterbury Road
OR00552	506 Capen Avenue, Sarah Harden House
OR09274	405 Carolina Avenue
OR00553	413 Carolina Avenue, Aaron Horton House
OR09275	430 Carolina Avenue,
OR09276	433 Carolina Avenue
OR09277	443 Carolina Avenue
OR09278	456 Carolina Avenue
OR09278	466 Carolina Avenue
OR00555	467 Carolina Avenue
OR09280	510 Carolina Avenue
OR09281	511 Carolina Avenue
OR00556	524 Carolina Avenue
OR00558	*4 Chase Avenue, Annie Russell Theatre, Rollins College
OR00559	200 Chase Avenue
OR00560	242 Chase Avenue, Grubbs-Freeman House
OR00249	266 Chase Avenue, Pine Needles
OR00561	450 Clarendon Avenue, G. M. Canfield House
OR09282	1315 Clay Street
OR00562	1320 Clay Street
	1345 Clay Street
OR09284	1364 Clay Street
OR09287	1386 Clay Street

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR09286	1387 Clay Street
OR00563	1390 Clay Street
OR09289	1404 Clay Street
OR09288	1415 Clay Street
OR09290	1211 College Point
OR09291	1331 College Point
OR00564	1336 College Point, R. F. Leedy House
OR09293	1350 College Point
OR00565	317 Comstock Avenue, Jacob Johnson House
OR00566	439 Comstock Avenue, George Peterson House
OR00567	120 Comstock Avenue E., Winter Park Masonic Temple
OR00568	440 Comstock Avenue W., William Lloyd House
OR00569	451 Comstock Avenue W., Anna Lee Woodley House
OR00570	452 Comstock Avenue, Harold Jackson House
OR00571	459 Comstock Avenue W., Eddie Hardy House
OR00573	471 Comstock Avenue W. Ross J. Morgan House
OR00574	479 Comstock Avenue W.
OR00575	502 Comstock Avenue W., Alex Wilson House
OR00576	510 Comstock Avenue W., Ralph Lanier house
OR00577	531 Comstock Avenue W., J. W. Glenn House
OR00581	663 Comstock Avenue W.
OR00582	664 Comstock Avenue W., Sullivan Dean House
OR00583	674 Comstock Avenue W., Maxey Day
OR00584	704 Comstock Avenue W., Wade Wilson House
OR00585	722 Comstock Avenue W., Lonnie Brown House
OR00586	764 Comstock Avenue W., George Bland House
OR00587	815 Comstock Avenue W., William White House
OR00588	816 Comstock Avenue W., Meade Colston House
OR00589	817 Comstock Avenue W.
OR00590	840 Comstock Avenue W., Eugene Sheffield House
OR00591	865 Comstock Avenue W., Saint Fleming House
OR00592	104 Cortland Avenue
OR00593	140 Cortland Avenue, George Powers House
OR00594	150 Cortland Avenue, Rev. J. B. Thomas House
OR00595	161 Cortland Avenue, E. L. Galt House
OR00596	260 Cortland Avenue, Edward Donnelly House
OR00598	1635 Dale Avenue

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00599	820 Denning Drive
OR00378	138 Detmar Drive, Geer House (155 Brewer Avenue)
OR00253	234 Detmar Drive, "The Palms" Caretaker's House
OR00601	1366 Devon Road
OR00602	1400 Devon Road
OR00603	755 Douglas Avenue, Sarah Prince House
OR00604	1430 Elizabeth Drive, George Holt House
OR00605	1410 Elm Street
OR00606	1221 Essex Road, A. H. Knight House
OR00607	1235 Essex Road, Mrs. L. B. Fisher House
OR00608	1259 Essex Road, S. H. Edes House
OR00609	1329 Essex Road, Homer Stone House
OR00610	1349 Essex Road, L. A. Wood House
OR00611	1353 Essex Road
OR00612	1399 Essex Road, C. G. Weston House
OR00613	377 Fairbanks Avenue, Dr. C. E. Coffin House
OR00614	401 Fairbanks Avenue, Hiram Power Real Estate Office
OR00615	421 Fairbanks Avenue, Webster House #2
OR00616	458-60-62-64 Fairbanks Avenue, A. K. Bradshaw House
OR00617	480 Fairbanks Avenue, Walter Schultz House
OR00618	496 Fairbanks Avenue
OR09295	416 Fairfax Avenue
OR09296	450 Fairfax Avenue
OR00620	470 Fairfax Avenue
OR00621	1567 Forrest Road, D. A. Ahlgrim House
OR00622	1645 Forrest Road, E. L. Spencer House
OR00241	2400 Forrest Road, The Ripples
OR00623	695 French Avenue
OR00624	719 French Avenue, L.A. Detwiler House
OR00625	731 French Avenue, G. C. Dieterly House
OR00627	757 French Avenue, Huilda Forbes House
OR09297	767 French Avenue
OR00629	121 Garfield Avenue W., G.O. Kummer House
OR09298	411 Garfield Avenue W.
OR09299	421 Garfield Avenue W.
OR09200	444 Garfield Avenue W.
OR00628	451 Garfield Avenue W.

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR09301	464 Garfield Avenue W.
OR09302	506 Garfield Avenue W.
OR09303	519 Garfield Avenue W.
OR09304	521 Garfield Avenue W.
OR00630	139 Genius Drive
OR00235	930 Genius Drive, "Windsong"
OR00632	1000 Genius Drive, A. L. Henkel House
OR09305	851 Georgia Avenue
OR00633	901 Georgia Avenue, Edward S. Meyer House
OR00634	920 Georgia Avenue
OR00635	1479 Glencoe Road, Oscar Fulgham House
OR00636	1490 Glencoe Road
OR00637	1510 Glencoe Road, H. F. Harris House
OR00638	1539 Glencoe Road, J. A. Cotting House
OR00639	1771 Glencoe Road, J. J. Caldwell House
OR00640	1873 Glencoe Road
OR00641	2171 Glencoe Road
OR00642	2210 Glencoe Road
OR09308	807 Golfview Terrace
OR00643	817 Golfview Terrace, Herbert M. Barnum House
OR00645	837 Golfview Terrace, Maxwell A. Sloan House
OR00644	858 Golfview Terrace, Charles A. Spross House
OR09310	868 Golfview Terrace
OR09311	892 Golfview Terrace
OR09312	897 Golfview Terrace
OR09313	901 Golfview Terrace
OR09314	902 Golfview Terrace
OR00232	1015 Greentree Drive, "Mi E Taw"
OR00381	1401 Grove Terrace, Griswold House
OR09315	201 Hannibal Square East, Lake Hall Lodge
OR00648	1253 Harding Street, W. P. Rosenfelt House
OR09316	1471 Harmon Avenue
OR09317	1481 Harmon Avenue
OR09318	1515 Harmon Avenue
OR09319	1629 Harmon Avenue
OR09320	1643 Harmon Avenue
OR09321	1721 Harmon Avenue, Winter Park Church of the Brethren

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00226	1554 Harris Circle, McCallum-Harris-Edison House
OR00649	424 Henkel Circle, I. I. Boyce House
OR00650	430 Henkel Circle. C. C. Cobb House
OR00651	459 Henkel Circle
OR00652	1355 Hibiscus Avenue, S. A. Burnett House
OR00653	1356 Hibiscus Avenue, F. A. Allison House
OR09322	1336 Highland Road
OR09323	1400 Highland Road
OR09324	1508 Highland Road
OR09325	1548 Highland Road
OR00654	1599 Highland Road
OR00655	1537 Hillcrest Avenue, R. C. Libby House
OR00656	1584 Hillcrest Avenue
OR00657	1620 Hillcrest Avenue, Edna Weststore House
OR00658	1756 Hollywood Avenue, Percy J. Harris House
OR00659	1770 Hollywood Avenue, T. R. Jones House
OR00660	1800 Hollywood Avenue, A. B. Anderson House
OR00675	1000 Holt Avenue, Knowles Memorial Chapel, Rollins College
OR00850	Holt Avenue, Carnegie Library Building
OR00849	Holt Avenue, Chase Hall
OR00661	16 Holt Avenue, Rollins Hall, Rollins College
OR00662	17 Holt Avenue, Pugsley Hall, Rollins College
OR00663	18 Holt Avenue, Mayflower Hall, Rollins College
OR00664	320 Holt Avenue, C. Hasslinger House
OR00665	330 Holt Avenue, F. J. Lindergreen House
OR00666	346 Holt Avenue, P. G. Wendland House
	363 Holt Avenue
	367 Holt Avenue
	375 Holt Avenue
OR09327	391 – 393 Holt Avenue
	393 Holt Avenue
OR00667	400 Holt Avenue, S. L. Yon House
OR00668	404 Holt Avenue, Rev. Francis Yarnell House
	408 Holt Avenue
OR09328	411 Holt Avenue
OR00669	422 Holt Avenue, Irvin Pribble House
	425 Holt Avenue

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00670	430 Holt Avenue, B. H. Malin House
OR09329	435 Holt Avenue
	450 Holt Avenue
	451 Holt Avenue
	471 Holt Avenue
	472 Holt Avenue
	479 Holt Avenue
	483 Holt Avenue
OR00671	544 Holt Avenue, H. L. Patty House
	453 Huntington Avenue
	455 Huntington Avenue
	461 Huntington Avenue
OR00672	528 Huntington Avenue, Winter Park High School
	597 Huntington Avenue
OR09330	1300 Indiana Avenue
OR09331	1324 Indiana Avenue
OR09332	1334 Indiana Avenue
OR09333	1370 Indiana Avenue
OR09334	1390 Indiana Avenue
OR09335	1545 Indiana Avenue
OR00676	125 Interlachen Avenue North, First United Methodist Church
OR00677	200 Interlachen Avenue North Hamilton Holt House
OR00674	225 Interlachen Avenue South, First Congregational Church
OR00219	231 Interlachen Avenue North, Osceola Lodge
OR09336	301 Interlachen Avenue
OR00673	324 Interlachen Avenue North, "Bishopstead"
OR04281	*419 Interlachen Avenue South, The Woman's Club of Winter Park
OR09338	420 Interlachen Avenue
	500 Interlachen Avenue
OR00247	520 Interlachen Avenue North, Capen House
	540 Interlachen Avenue
	716 Interlachen Avenue
	790 Interlachen Avenue
	816 Interlachen Avenue
OR09344	2 Isle of Sicily
	1000 Kentucky Avenue South
OR00681	1115 Kentucky Avenue, J. S. Burkhart House

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00683	1200 Kenwood Avenue
OR00684	1207 Kenwood Avenue
OR00685	230 Killarney Drive, Arthur M. Hource House
	200 Knowles Avenue South
OR00222	232 Knowles Avenue North, Knowles Cottage/Bigalow House
OR00686	333 Knowles Avenue North, N. D. Silsbee House
OR09236	544 Knowles Avenue North, "The Abbey", Barbour Apartments
OR09345	767 Lakeview Avenue
OR00687	905 Lakeview Drive, James A. Treat House #1
	937 Lakeview Drive, James A. Treat House #2
OR09346	945 Lakeview Drive
OR09347	965 Lakeview Drive
OR09348	1005 Lakeview Drive
OR00689	1023 Lakeview Drive, H. R. Wainwright House
OR00690	1035 Lakeview Drive, J. H. Verigan House
OR00691	1055 Lakeview Drive, R. A. Trovillion House
OR00692	1167 Lakeview Drive
OR00693	1169 Lakeview Drive, J. M. Billings House
OR00695	1234 Lakeview Drive, W. C. Bryan House
OR00696	1270 Lakeview Drive, H. E. Cole House
OR04178	*338 Lyman Avenue East, All Saints Episcopal Church
OR00697	408 Lyman Avenue East, Philip J. Halla House
OR00698	225 Lyman Avenue W., Franklin Madison House
OR00699	226 Lyman Avenue W., Julia Coward House
OR00700	235 Lyman Avenue W., Wade Wilson House
OR00701	250 Lyman Avenue W., F. J. Larimore House
OR00702	403 Lyman Avenue W.
OR00703	404 Lyman Avenue W.
OR00705	674 Lyman Avenue W., Arthur Straughter House
OR00706	706 Lyman Avenue W.
OR00707	732 Lyman Avenue W., William Moran House
OR00709	Lyman and Pennsylvania Avenue, Mt. Moriah Church
OR09349	723 Maryland Avenue
OR09350	726 Maryland Avenue
OR09351	734 Maryland Avenue
	747 Maryland Avenue
	757 Maryland Avenue

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
	772 Maryland Avenue
OR09352	774 Maryland Avenue
OR00714	996 Mayfield
OR00716	808 McIntyre Avenue, Curtis Johnson House
OR00717	407 Melrose Avenue, Albert D. Proudfit House
OR00718	420 Melrose Avenue, J. G. Heidner House
OR00720	455 Melrose Avenue, Robert Thompson House
OR00721	511 Melrose Avenue
OR00722	1434 Michigan Avenue
OR00723	1399 Miller Avenue, H. J. Van Wie House
OR00724	1409 Miller Avenue, W. H. Teskey House
OR00725	1415 Miller Avenue, William Probst House
OR00726	1455 Miller Avenue, F. B. Randall House
OR00727	650 Minnesota Avenue
OR00728	666 Minnesota Avenue
OR00729	730 Minnesota Avenue
OR09353	955 Minnesota Avenue
OR09355	1005 Minnesota Avenue
OR00730	1019 Minnesota Avenue, Miram Davis House
OR09357	1057 Minnesota Avenue
OR09354	1127 Minnesota Avenue
OR00731	1799 Mizell Avenue
OR00732	115-19-21 Morse Boulevard, Podmore Building
OR00733	189 Morse Boulevard E., Lincoln Apartments (façade)
OR09358	200 New England Avenue W., ACL Train Depot
OR09357	301 New England Avenue W., Grant Chapel
OR0959	411 New England Avenue
OR00227	433 New England Avenue E., Webster-Wagner House
OR00739	446 New England Avenue W.
OR00737	457 New England Avenue E., T. M. Henkel House
OR00742	775 New England Avenue W., J. P. Battles House
OR00745	860 New England Avenue W., Phillips Rental House
OR00746	1280 New York Avenue
OR00747	1516 Oakhurst Avenue
OR00748	1109 Oaks Boulevard
OR04307	761 Old England Avenue, Winter Park Country Club and Golf Course
OR09362	875 Old England Avenue

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00749	876 Old England Avenue, Melville A. Stone House
OR09363	907 Old England Avenue
OR09364	915 Old England Avenue
OR09365	940 Old England Avenue
OR04307	*961 Old England Avenue, Winter Park Golf Course and Country Club
OR00750	1485 Orange Avenue
OR00751	1509 Orange Avenue
OR00752	1565 Orange Avenue, Howard A. Gross House
OR00753	1675 Orange Avenue
OR00754	373 Osceola Avenue, R. F. Lenfest House
OR00755	476 Osceola Avenue, Mrs. W. H. Moore House
OR00756	511 Osceola Avenue, Emily Nichols House
OR00757	541 Osceola Avenue, H. B. Carleton House
OR00758	557 Osceola Avenue, Wilhemina Green House
OR00759	567 Osceola Avenue, L. W. Spangler House
OR00221	621 Osceola Avenue, Ward House
	*633 Osceola Avenue, Albin Polasek House and Studio
OR00762	699 Osceola Avenue, Harry M. Sinclair House
	1041 Osceola Avenue
OR00764	222 Osceola Court, Mrs. Edith Brigham House
OR00765	239 Osceola Court
OR09368	244 Osceola Court
OR09367	249 Osceola Court
	255 Osceola Court
OR00766	347 Osceola Court
OR09366	585 Osceola Court
OR00767	163 Overlook Road, B. W. Virts House
OR09369	700 Oxford Road
OR09370	1128 Oxford Road
OR09371	1131 Oxford Road
OR00768	1168 Oxford Road, B. F. Kessler House
OR00769	1335 Palm Avenue
OR00779	1020 Palmer Avenue
OR09375	1311 Palmer Avenue
OR09376	1665 Palmer Avenue
OR00771	225 Palmer Avenue
OR00772	312 Palmer Avenue

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00773	345 Palmer Avenue
OR00774	630 Palmer Avenue, J. M. Wright House
OR00775	800 Palmer Avenue, F. W. Shephard House
OR09372	834 Palmer Avenue
OR00776	843 Palmer Avenue
OR09373	900 Palmer Avenue
OR00246	916 Palmer Avenue, "Carlova"
OR00777	950 Palmer Avenue
OR00778	966 Palmer Avenue, J. C. Beckwith House
OR00781	616 Pansy Avenue, Howard Martin House
OR00786	126-28-30 Park Avenue S., Morse Building, Baby Grand Theater
OR00787	150 Park Avenue S., Pioneer Store
OR00785	1717 Park Avenue
OR00783	302-04 Park Avenue, Union State Bank Building
OR00788	306-08 Park Avenue S.
OR00789	307 Park Avenue S., Hamilton Hotel
OR00790	322-24-26 Park Avenue S., Standard Garage-United Markets Arcade
OR00784	640 Park Avenue N., Park-Aire Apartments
OR00234	656 Park Avenue North, "Casa Feliz", R. B. Barbour House
OR09360	841 Park Avenue North, The University Club
	863 Park Avenue North, "Casa Colina"
OR00782	Park Avenue
OR00793	1301 Pelham Avenue, J. C. Harrison House
OR09387	1331 Pelham Avenue
OR09388	1333 Pelham Avenue
OR0792	1335 Pelham Avenue
OR09393	1350 Pelham Avenue
OR09389	1355 Pelham Avenue
OR09392	1378 Pelham Avenue
OR09390	1401 Pelham Avenue
OR00794	1405 Pelham Avenue, F. E. Shell House
OR00795	1406 Pelham Avenue, Frances Huber House
OR00798	1151 Pennsylvania Avenue
OR00799	1163-65-67-69 Pennsylvania Avenue
OR00800	218 Pennsylvania Avenue, George Wright House
OR00801	517 Pennsylvania Avenue, Hance Baultman House
OR00671	736 Pennsylvania Avenue (relocated from 546 Holt Avenue)

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00802	778 Pennsylvania Avenue, A. A. Wessona House
OR00803	843 Pennsylvania Avenue
OR00804	853 Pennsylvania Avenue, F. B. Mehler House
OR00805	855 Pennsylvania Avenue S.
OR00806	865 Pennsylvania Avenue
OR00797	Pennsylvania Avenue S.
OR00807	112 Phelps Avenue
OR00808	201 Phelps Avenue, North, Harris-Granberry House
OR00809	317 Phelps Avenue
OR00810	530 Phelps Avenue, J. D. Foster House
OR00811	1688 Pine Avenue, L. J. Douglas House
OR00812	820 Pinetree Road, C. J. Libby House
OR00813	1264 Richmond Road
OR00814	1273 Richmond Road, Lawrence Mackey House
OR00815	1285 Richmond Road, C. E. Bauter House
OR00816	1295 Richmond Road, Dr. Charles Julian House
OR00817	1304 Richmond Road
OR00818	1313 Richmond Road
OR09394	1329 Richmond Road
OR00819	1351 Richmond Road
OR00820	1358 Richmond Road, C. Harmon House
OR00821	1362 Richmond Road, E. R. Baldwin House
OR00822	1377 Richmond Road
OR09395	1385 Richmond Road
OR09396	1399 Richmond Road
OR00823	141 Rockwood Way
OR00824	1624 Roundelay
OR00248	314 Salvador Square, "Bonnie Burn"
OR00825	616 Seminole Avenue, Fredrick W. Cady House
OR00826	666 Seminole Avenue
OR09411	826 Seminole Avenue
OR09412	911 Seminole Avenue
OR00827	Shoreview Avenue, Abraham Sharpe House
OR00828	518 Shoreview Avenue, A. V. Daugherty House
OR00829	1616 Spruce Avenue
OR00830	144 Stirling Avenue, Proudfit-Macklin House
OR00831	210 Stirling Avenue, Samuel Goss House

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00832	155 Stovin Avenue, Dr. C. A. Campbell House
OR00833	173 Stovin Avenue, Albert Wagner House
OR00834	183 Stovin Avenue, Frederick Ward House
OR00835	187 Stovin Avenue, C. P. Hutton House
OR00233	1300 Summerland Avenue, Lawrence-Chubb House
OR00836	1499 Summerland Avenue, C. J. Lefevere House
OR00837	1315 Sunset Avenue, A. B. Bradley House
OR00838	1324 Sunset Avenue, J. F. McDonald House
OR00839	1409 Sunset Avenue
OR00840	1572 Sunset Avenue, Joseph King House
OR00841	236 Sylvan Drive
OR00842	244 Sylvan Drive
OR00843	292 Sylvan Drive
OR00844	663 Symonds Avenue, Alton Woodward House
OR00845	852 Symonds Avenue, Ray Beckwith House
OR00846	1864 Taylor Avenue
OR00847	1880 Taylor Avenue
OR00252	*40 Trisman Terrace, "The Palms", Brewer House
OR00849	Chase Hall, Horseshoe Drive, Rollins College
OR00850	Carnegie Library, Horseshoe Drive, Rollins College
OR00223	701 Via Bella, "Weatogue"
OR00851	1146 Via Capri
OR00852	1247 Via Capri, Ernst Schmeltz House
OR09413	1411 Via Tuscany
OR00245	1461 Via Tuscany, "Sandscove"
OR00854	1551 Via Tuscany, Charles Hyde Pratt House
OR09414	1621 Via Tuscany
OR09416	2150 Via Tuscany
OR09415	2195 Via Tuscany
OR00853	1161 Via Salerno, C. S. Henning House
OR09417	146 Virginia Drive
OR00866	147 Virginia Drive
OR00867	181 Virginia Drive
OR00868	210 Virginia Drive
OR00869	247 Virginia Drive
OR09418	250 Virginia Drive
OR09420	318 Vitoria Avenue

CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00855	324 Vitoria Avenue, Dr. Alfred Kent House
OR09419	325 Vitoria Avenue
OR00856	326 Vitoria Avenue, D. A. Woodward House
OR00857	333 Vitoria Avenue
OR00859	346 Vitoria Avenue, Walger Johnston House
OR00860	357 Vitoria Avenue, H. C. Winslow House
OR00861	358 Vitoria Avenue, F. D. Merrill House
OR00863	368 Vitoria Avenue
OR00864	378 Vitoria Avenue, R. C. Baker House
OR00865	391 Vitoria Avenue, W. C. Nickolson House
OR09421	764 Vitoria Avenue
OR09422	796 Vitoria Avenue
OR09423	847 Vitoria Avenue
OR00870	1721 Walker Avenue
OR00871	1800 Walker Avenue
OR00872	111 Webster Avenue, Dr. R. F. Hotard House
OR00873	253 Webster Avenue, E. R. Phillips House
OR00874	341 Webster Avenue, E. E. Hayes House
OR00243	461 Webster Avenue, "Orchard Place", Benjamin Edwards House
OR00876	308 Welbourne Avenue W., Caroline Jackson House
OR00879	455 Welbourne Avenue W., Mary Brown House
OR00880	1455 Westchester Avenue
OR00881	1477 Westchester Avenue
OR00882	1482 Westchester Avenue
OR00883	1517 Westchester Avenue
OR00884	1520 Westchester Avenue, B. H. Blosch House
OR00885	1540 Westchester Avenue
OR00886	1621 Westchester Avenue, George Smith Jr. House
	2414 Winter Park Road East
OR00220 OR00631	Windsong Preserve, Dr. Nathan Barrows-Ward House and Citrus Barn
*Listed on the National Register of Historic Places	

Source: Winter Park Planning Department: 1977 Junior League Survey of Historic Resources, 1986 Florida Preservation Services Survey of Historic Resources, 2000 GAI Architectural Survey, Winter Park Register of Historic Resources.

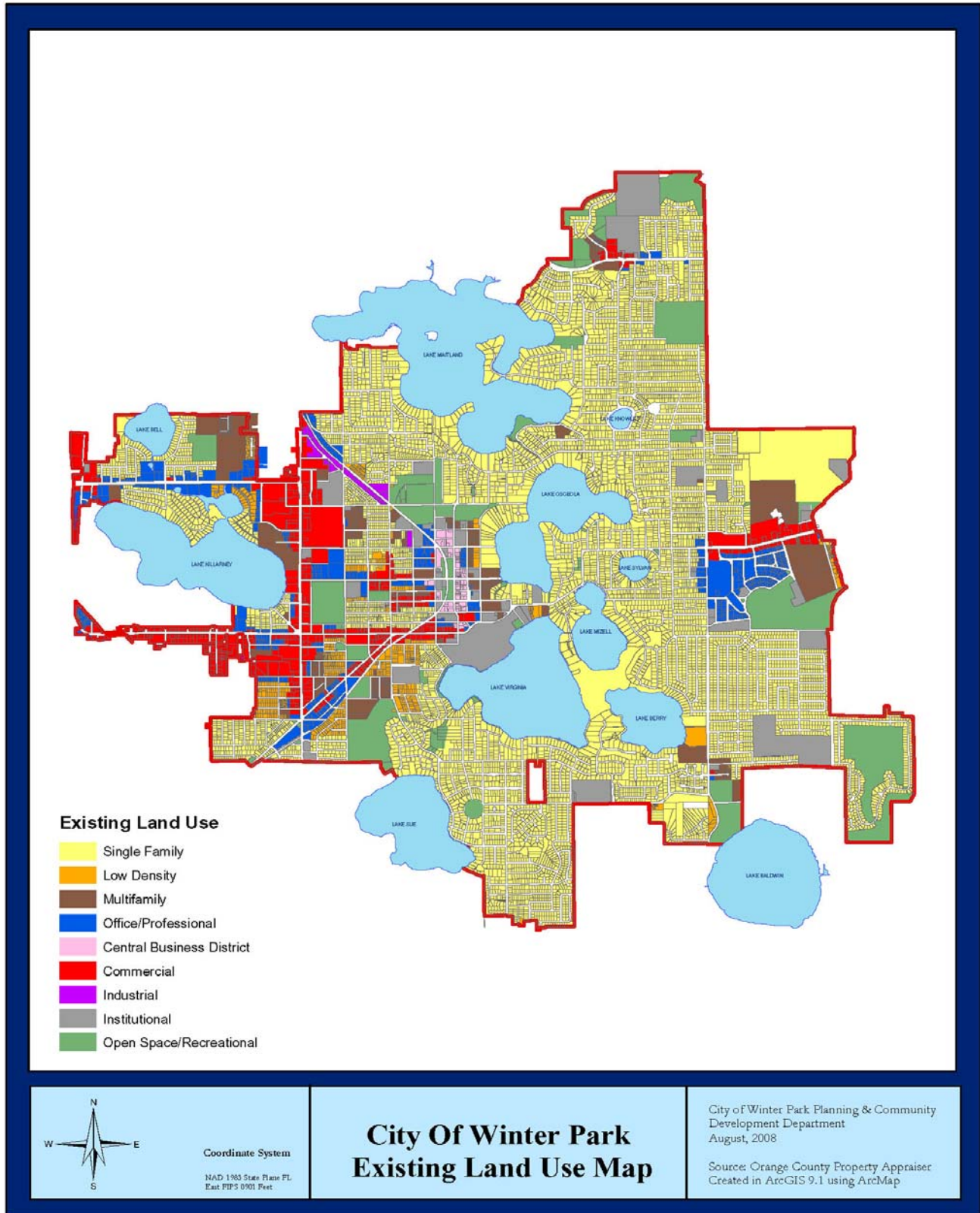
Future Land Use Map Series:

- Map 1-1, Existing Land Use Map
- Map 1-2, Future Land Use Map
- Map 1-3, Maximum Height Map
- Map 1-4, City Jurisdictional Map
- Map 1-5a, Historic Resources Map
- Map 1-5b, National Register of Historic Listed Properties

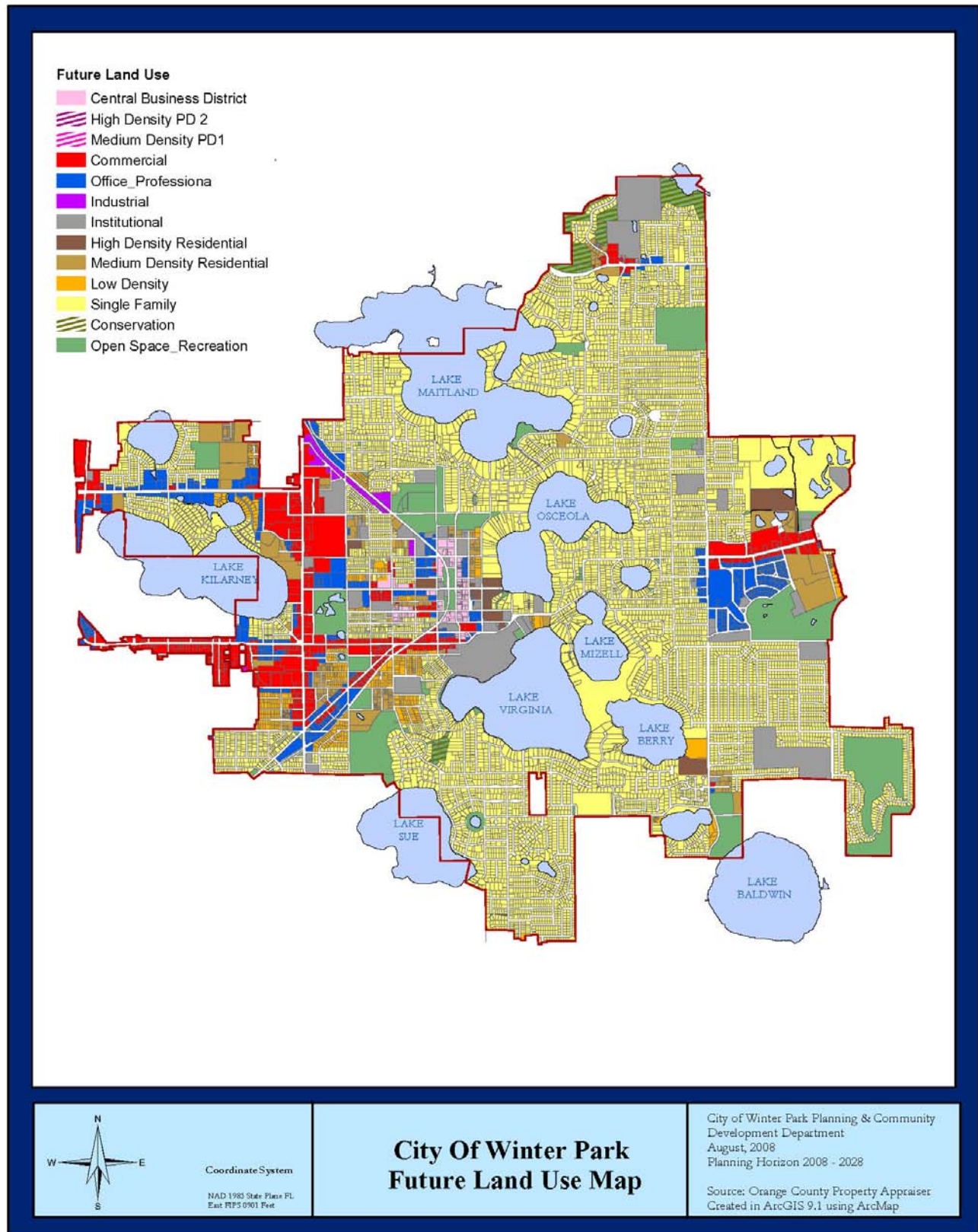
Additional Maps:

- Map 1-6a, b, c and d, Planned Development Candidate Areas
- Map 1-7, Annexation Area #1: Home Acres
- Map 1-8, Annexation Area #2: Lake Killarney
- Map 1-9, Annexation Area #3: Kentucky/ Ogelsby
- Map 1-10, Annexation Area #4: Lawndale
- Map 1-11, Annexation Area #5: Stonehurst

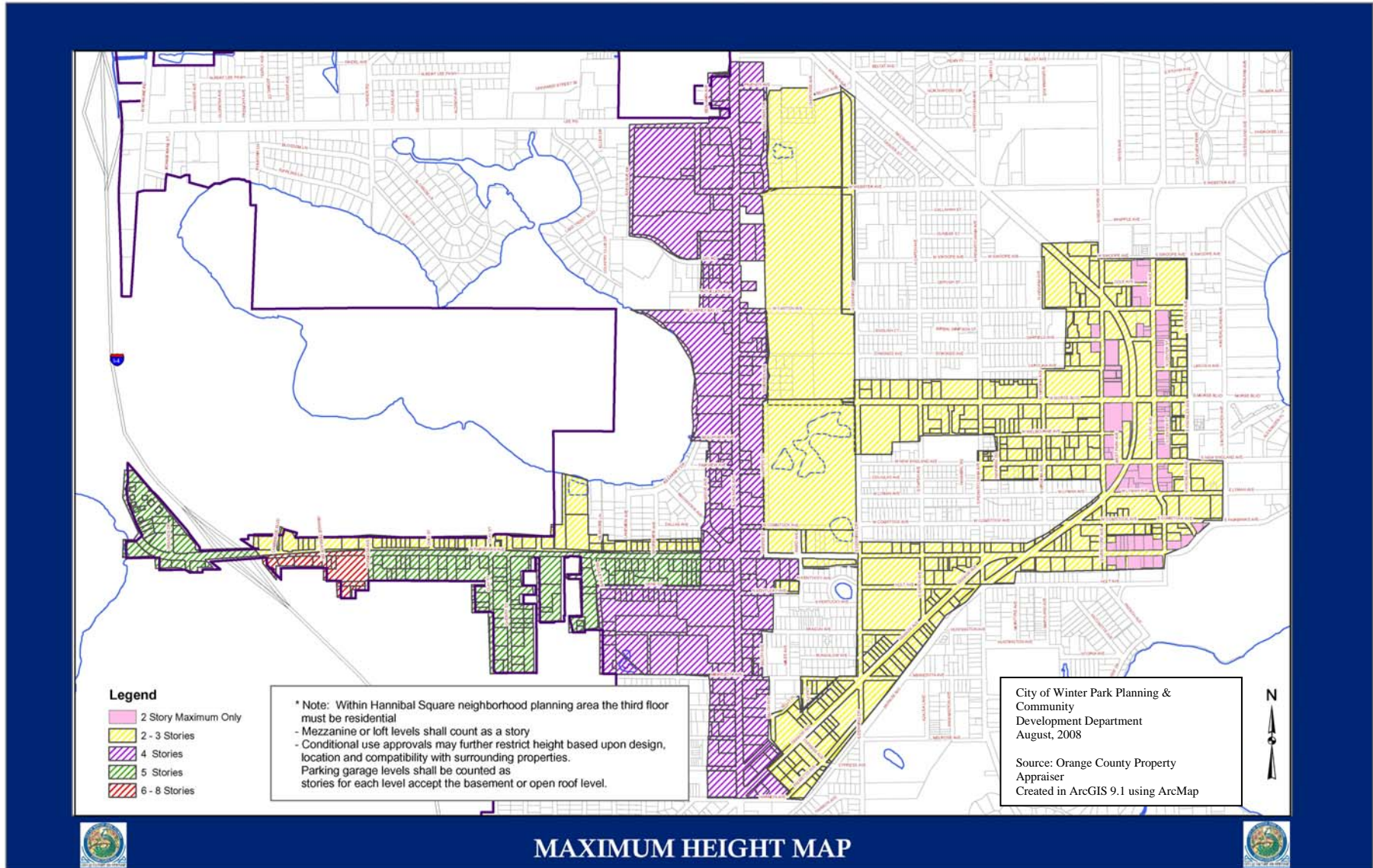
Map 1-1, Existing Land Use Map



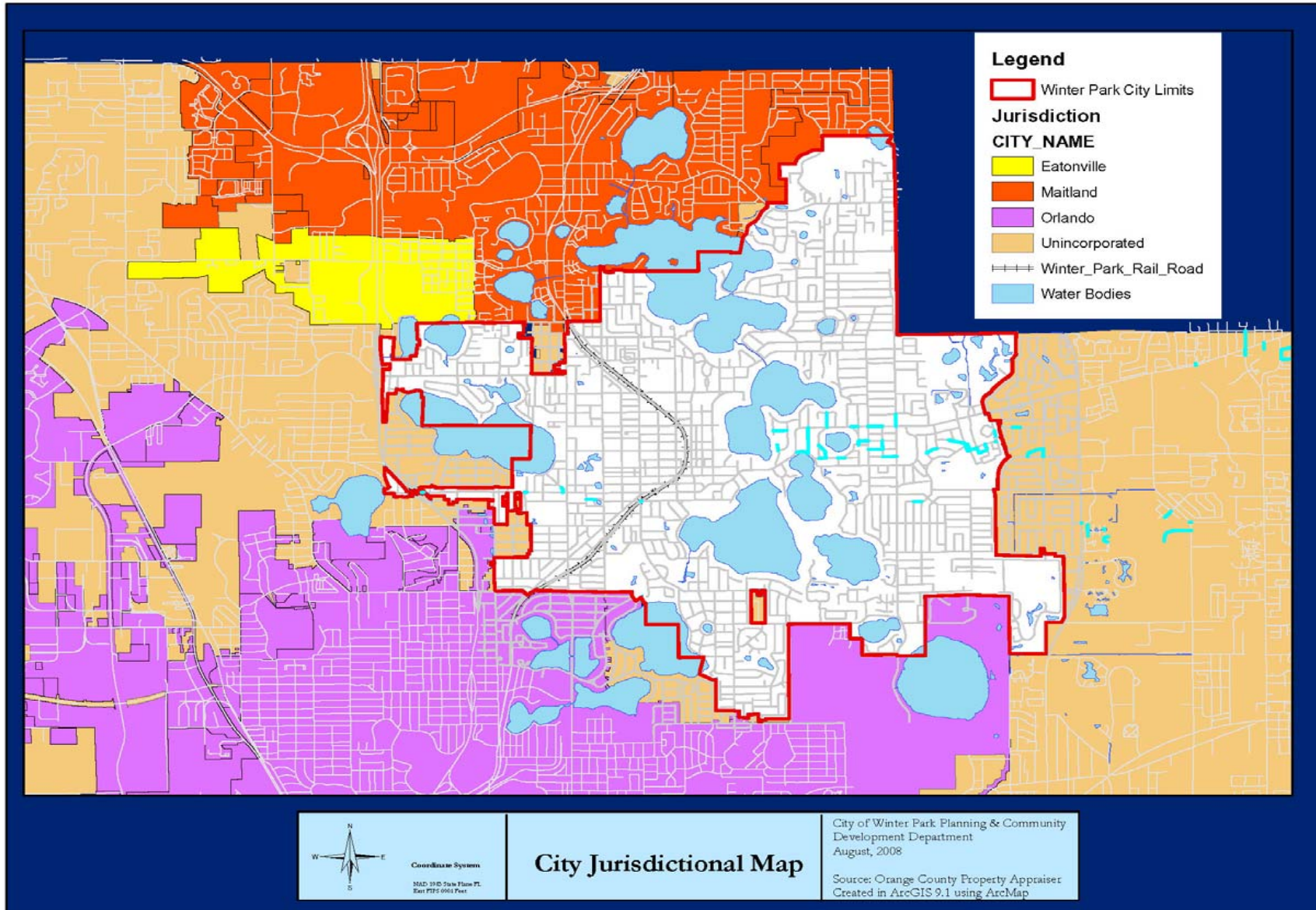
Map 1-2, Future Land Use Map



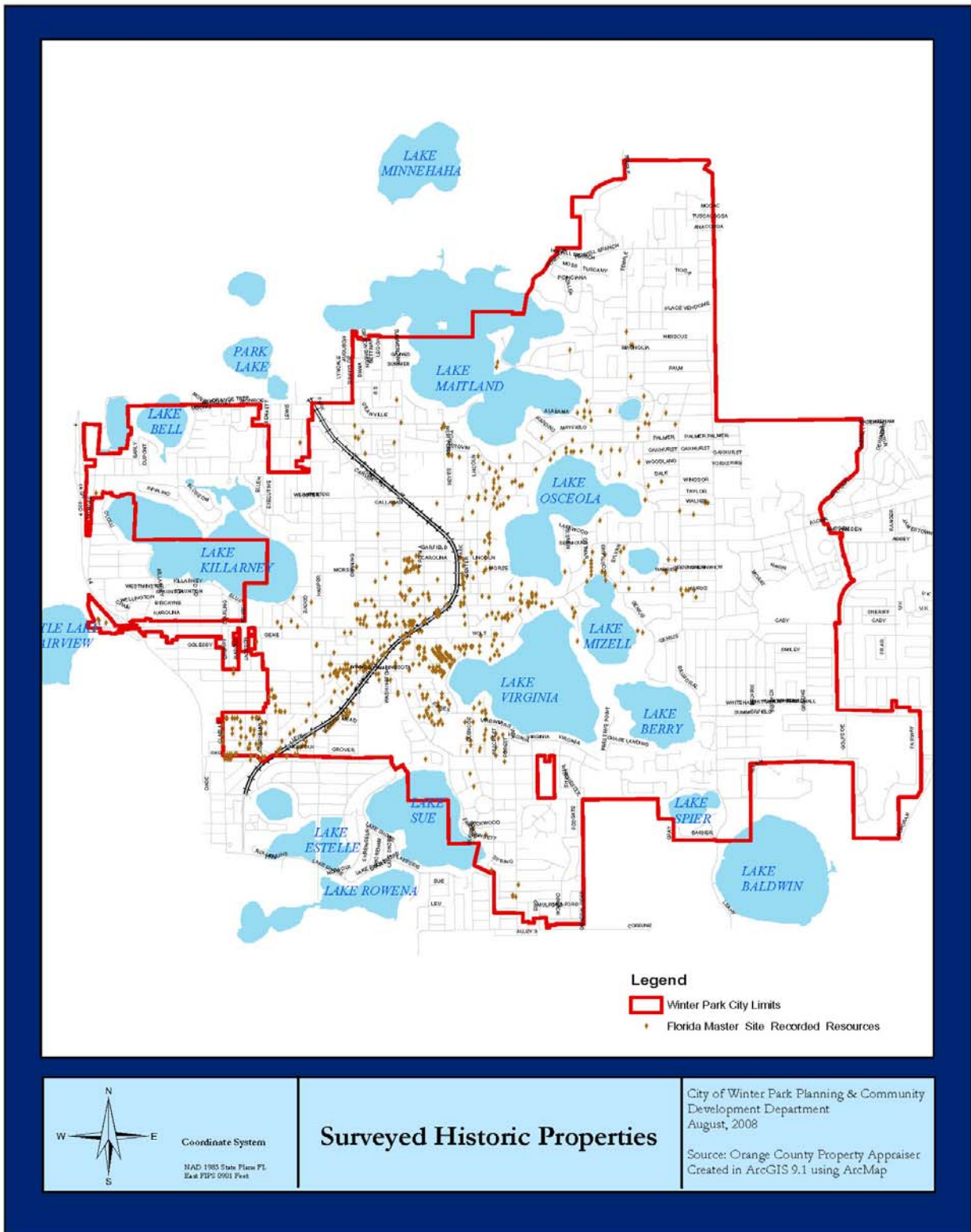
Map 1-3, Maximum Height Map



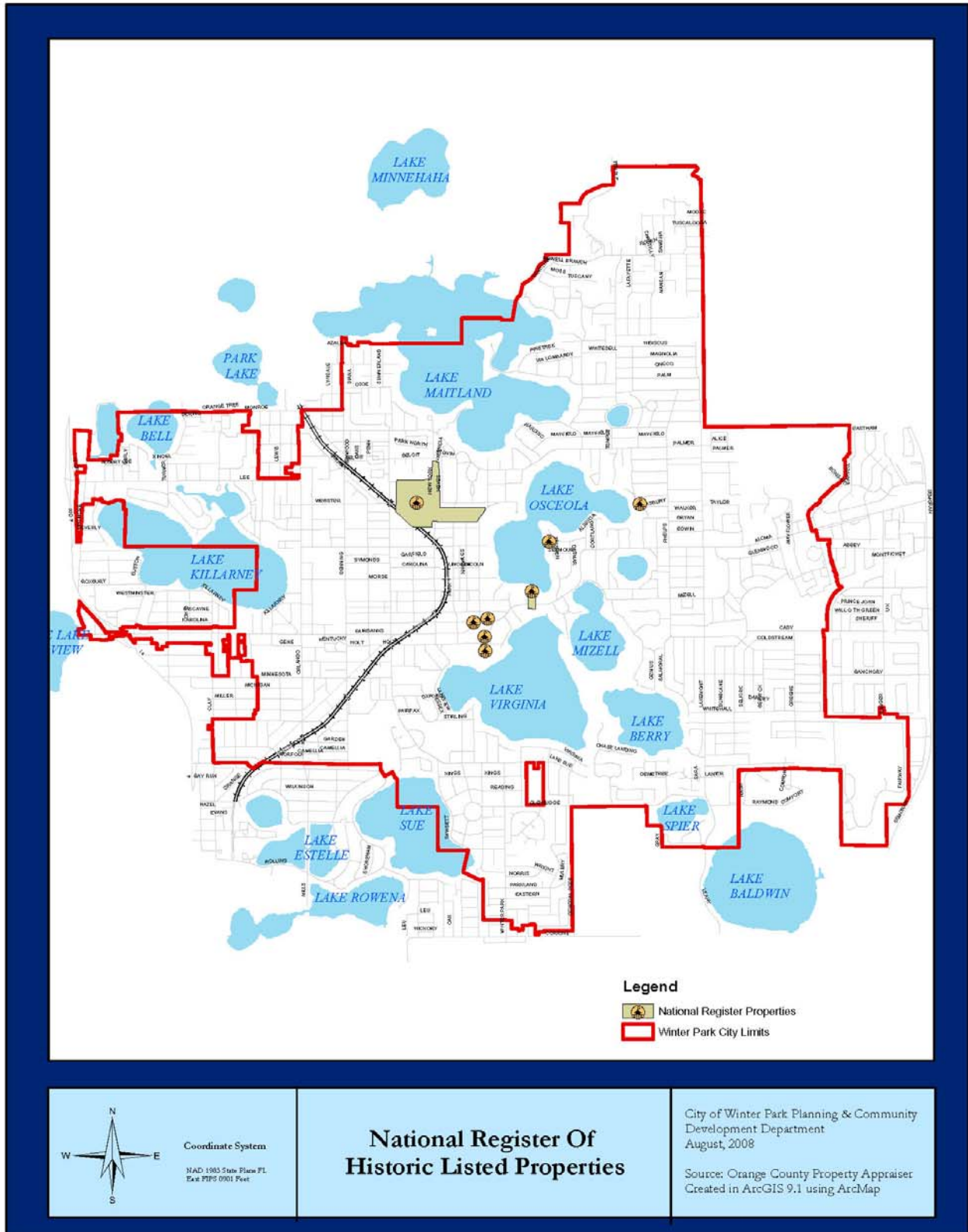
Map 1-4, City Jurisdictional Map



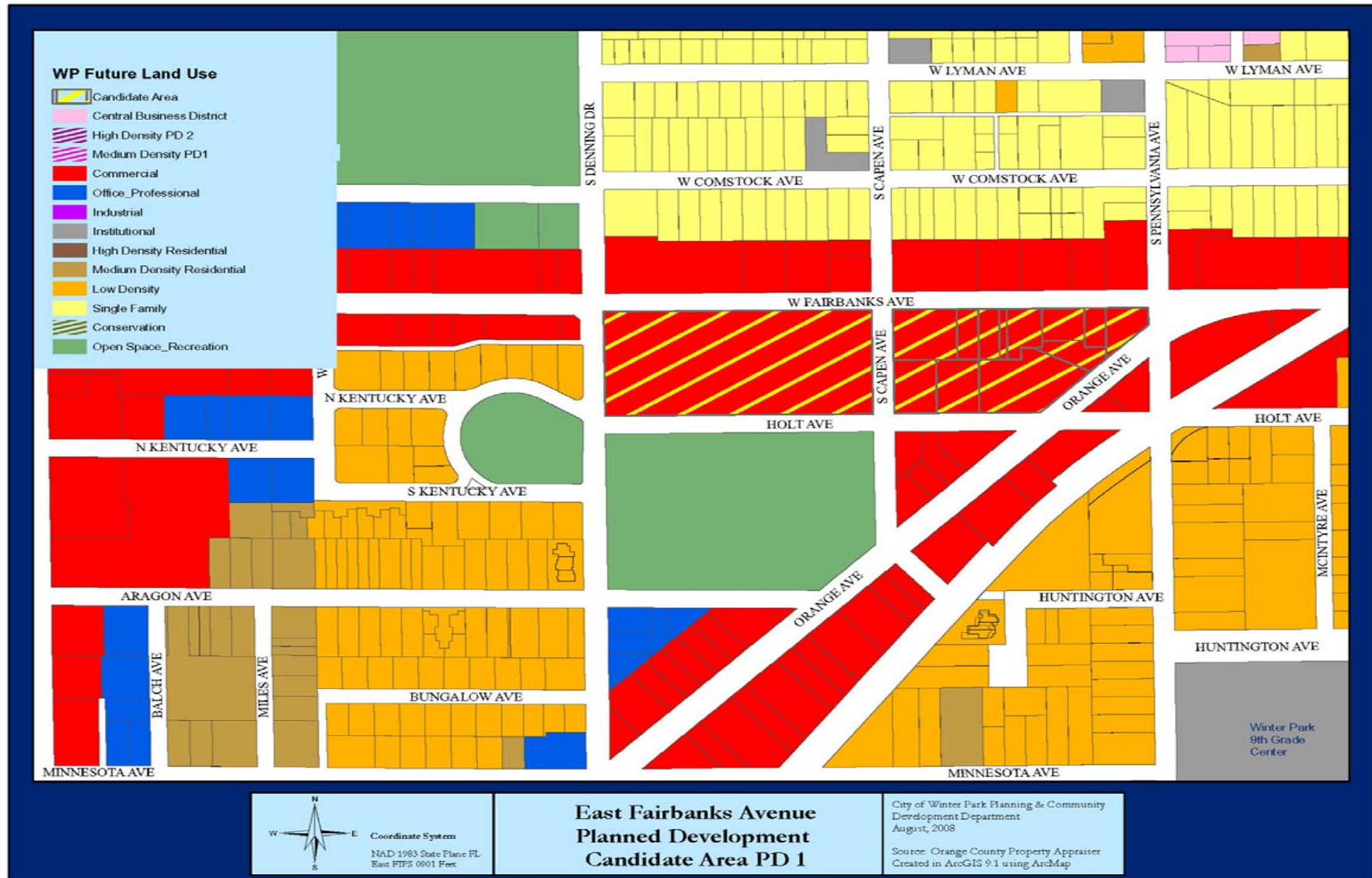
Map 1-5a, Historic Resources Map



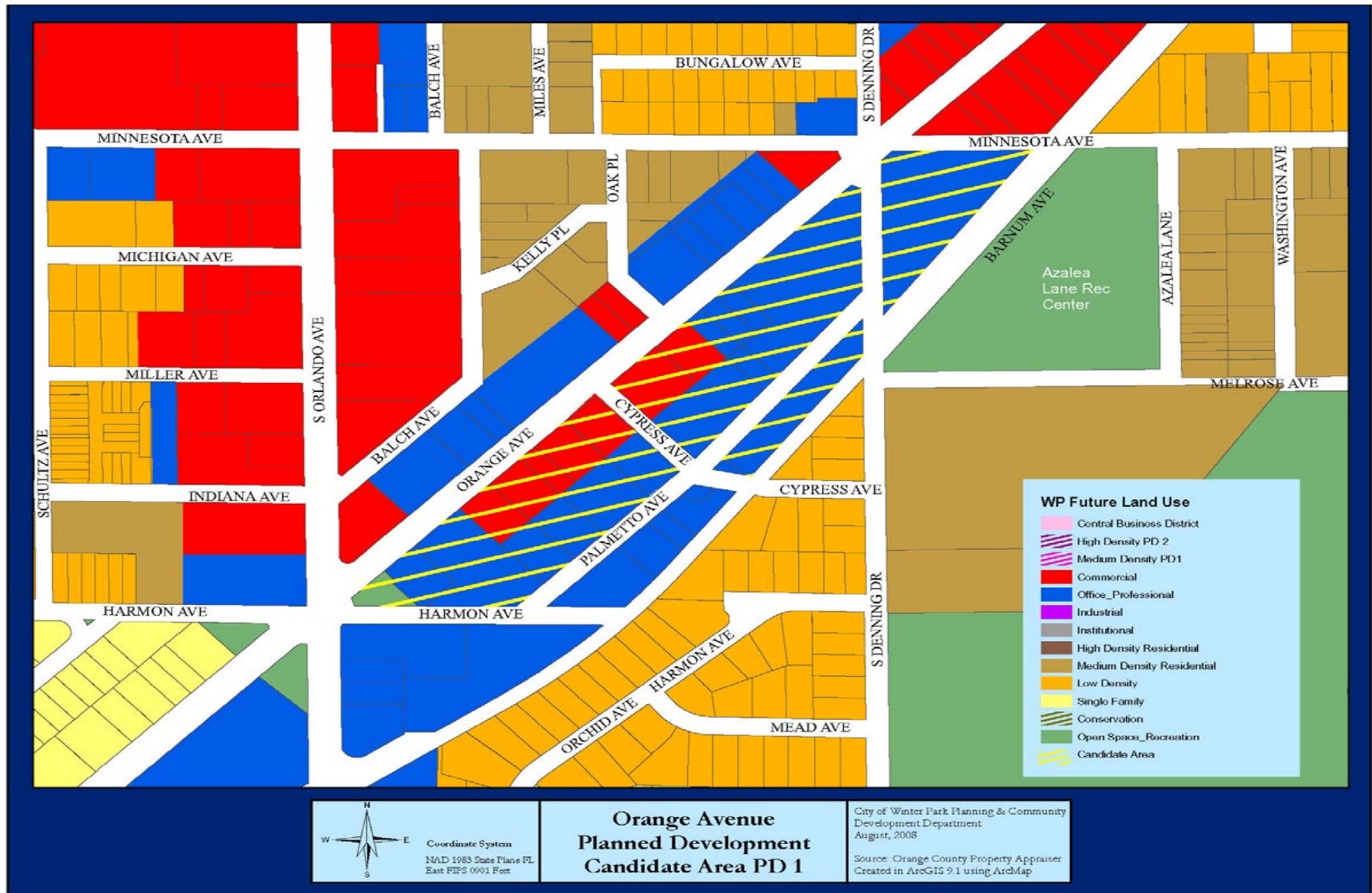
Map 1-5b, National Register of Historic Listed Properties



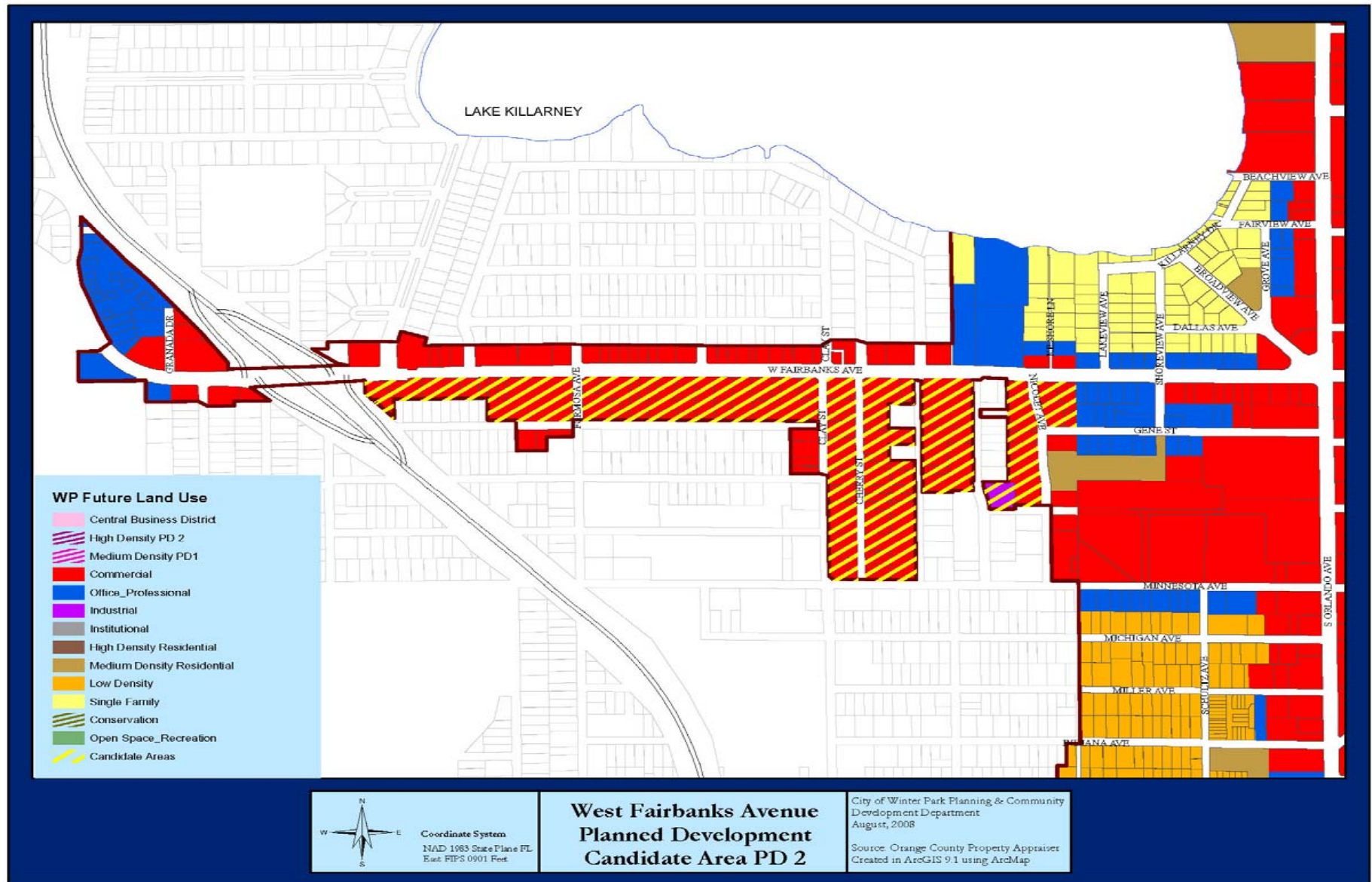
Map 1-6a, Planned Development Candidate Area PD1: East Fairbanks Avenue



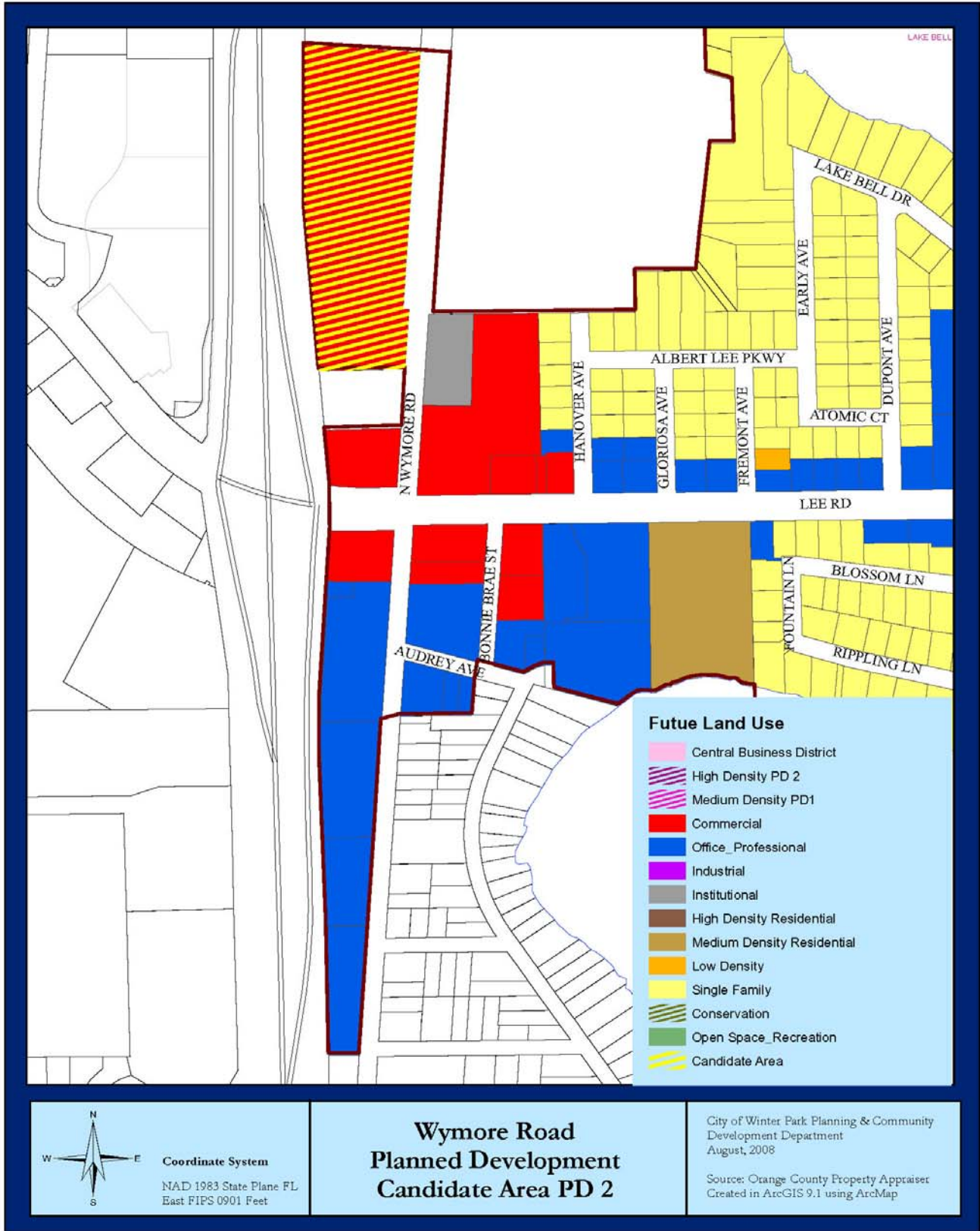
Map 1-6b, Planned Development Candidate Area PD1: Orange Avenue



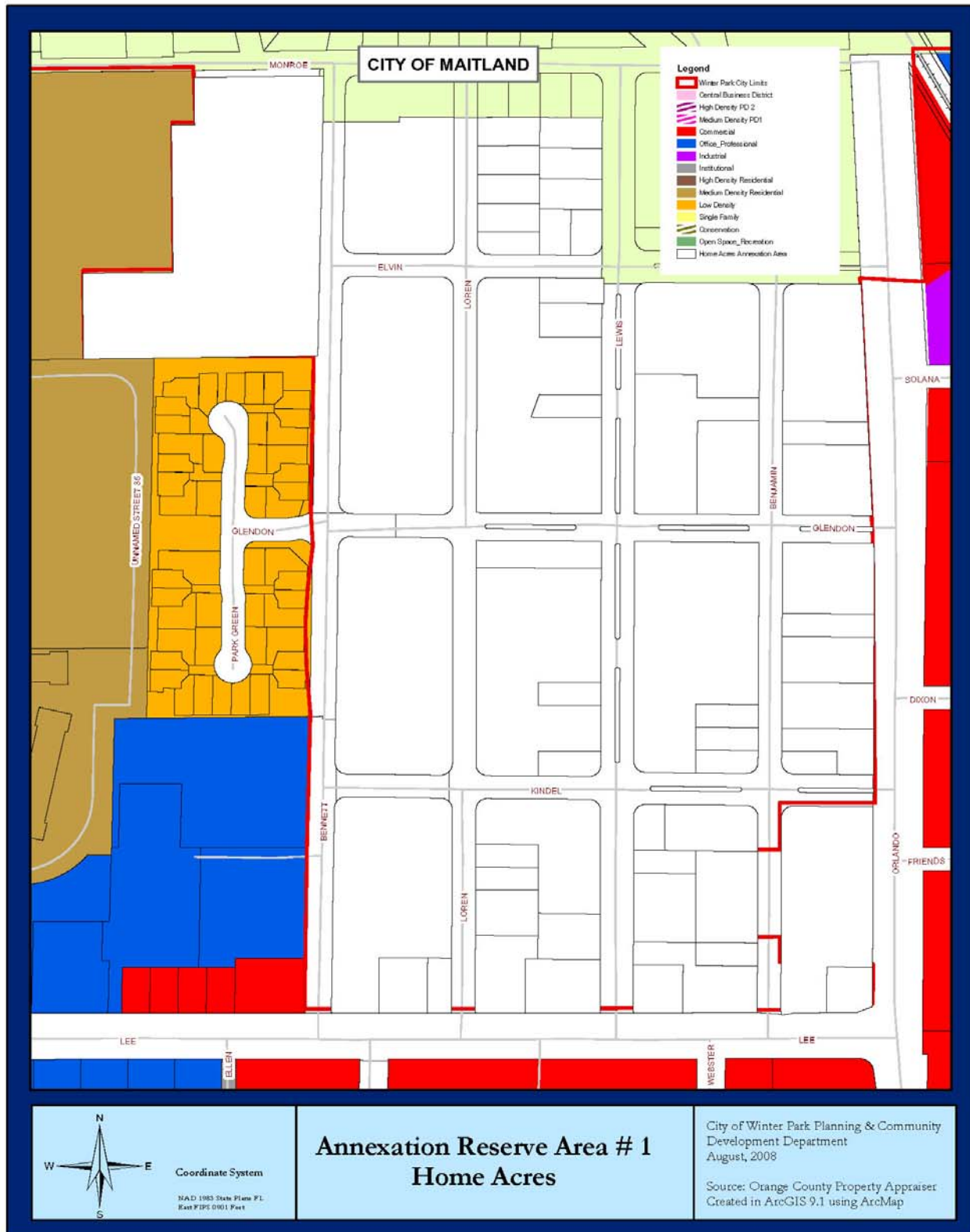
Map 1-6c, Planned Development Candidate Area PD2: West Fairbanks Avenue



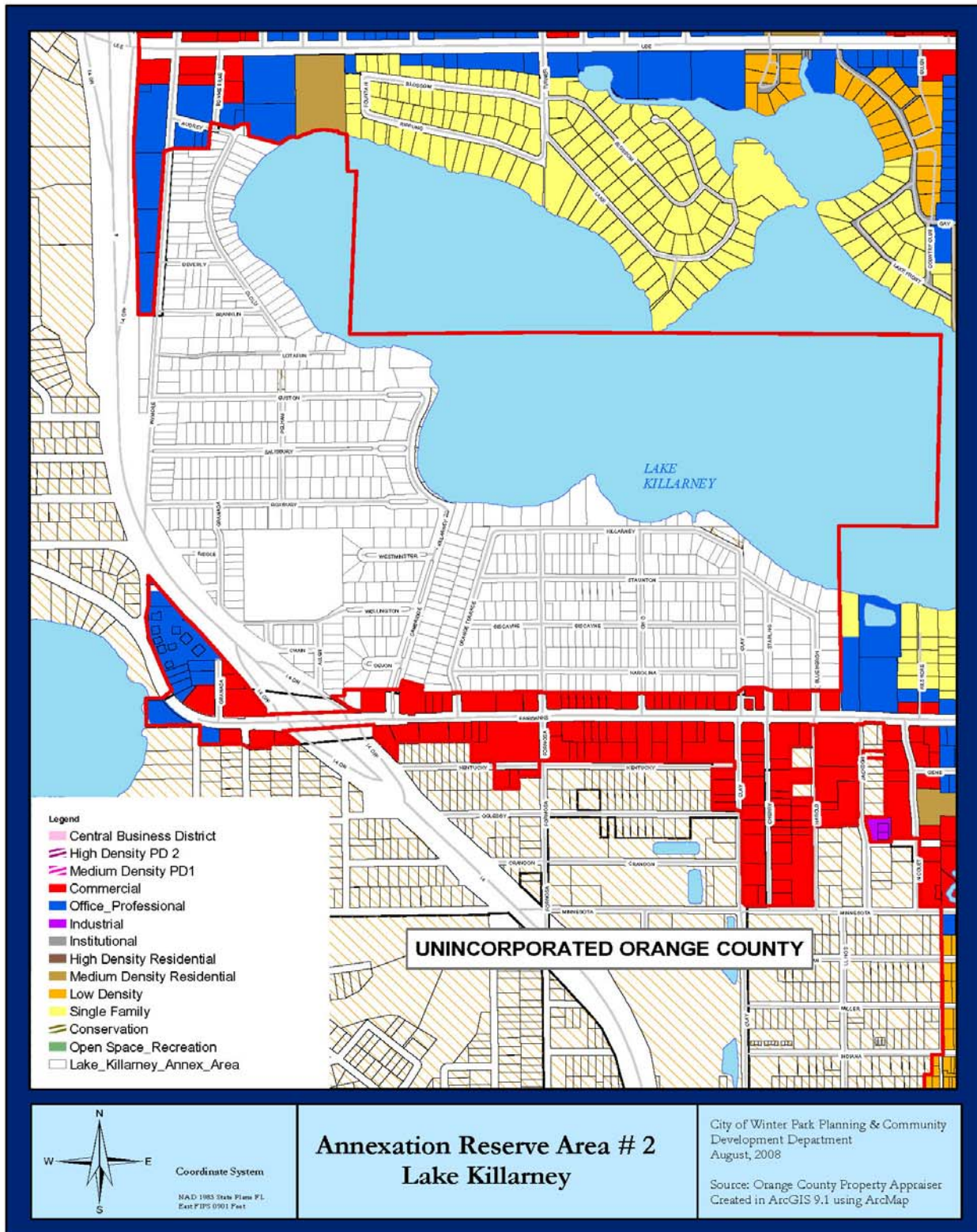
Map 1-6d, Planned Development Candidate Area PD2: Wymore



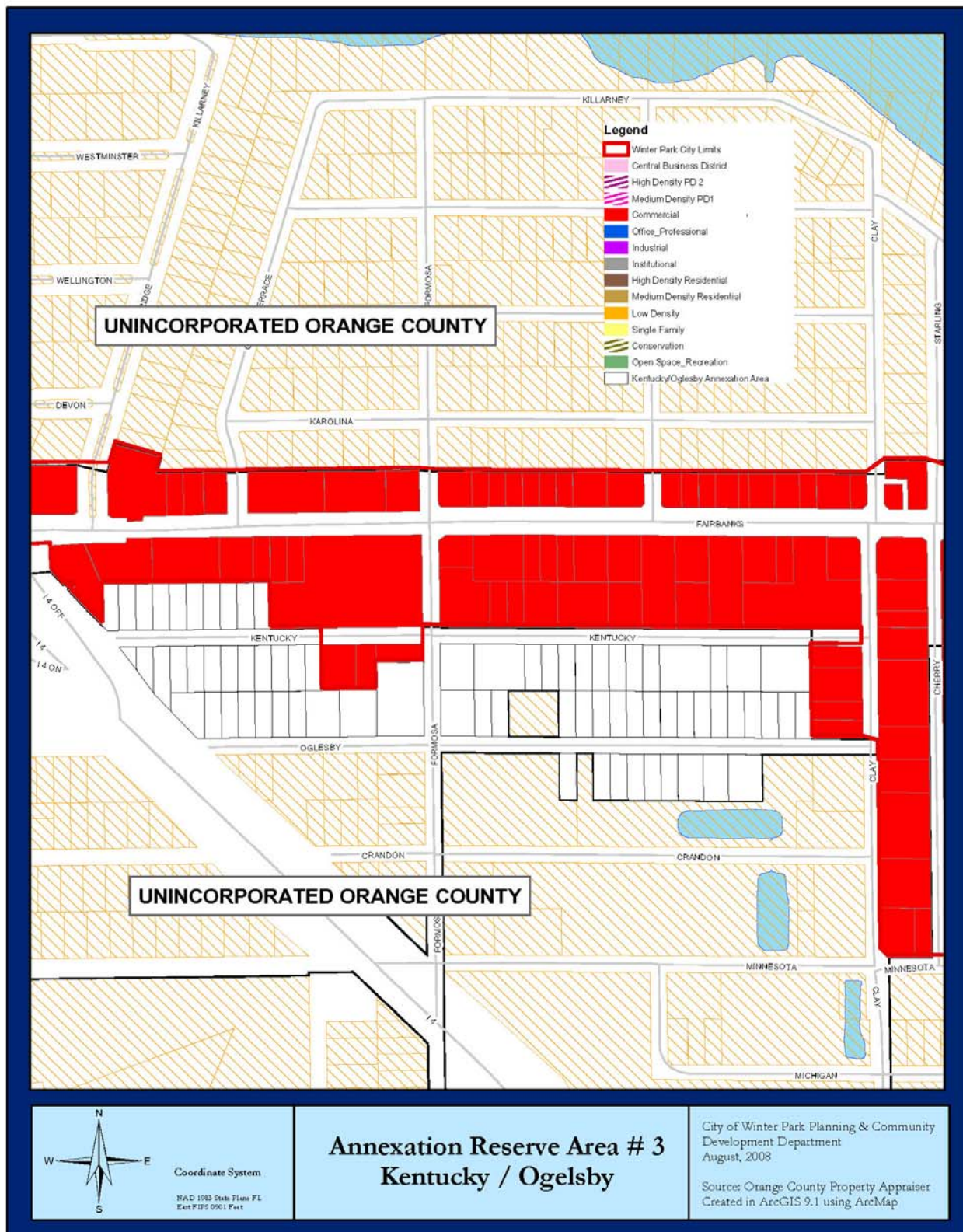
Map 1-6, Annexation Area #1: Home Acres



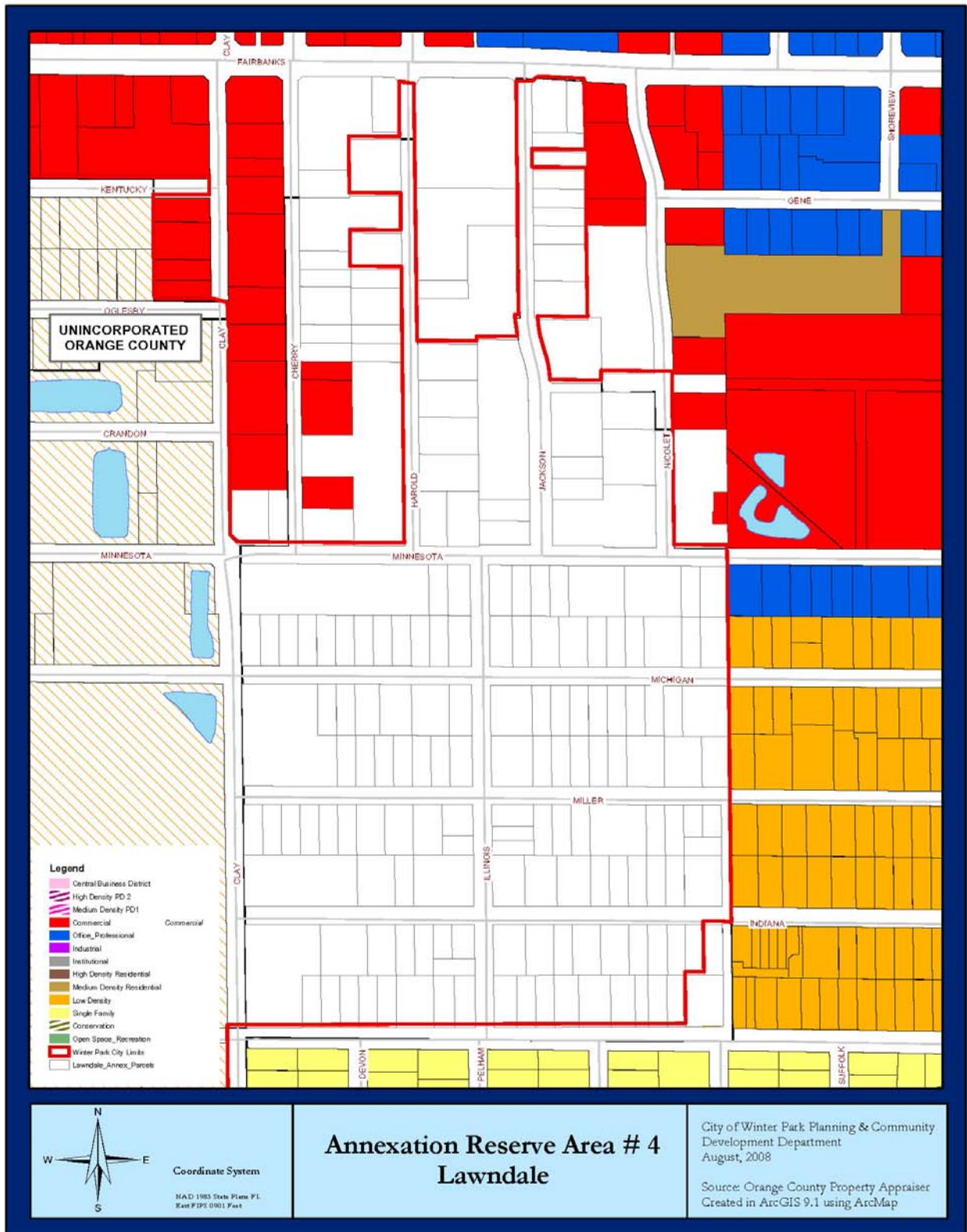
Map 1-7, Annexation Area #2: Lake Killarney



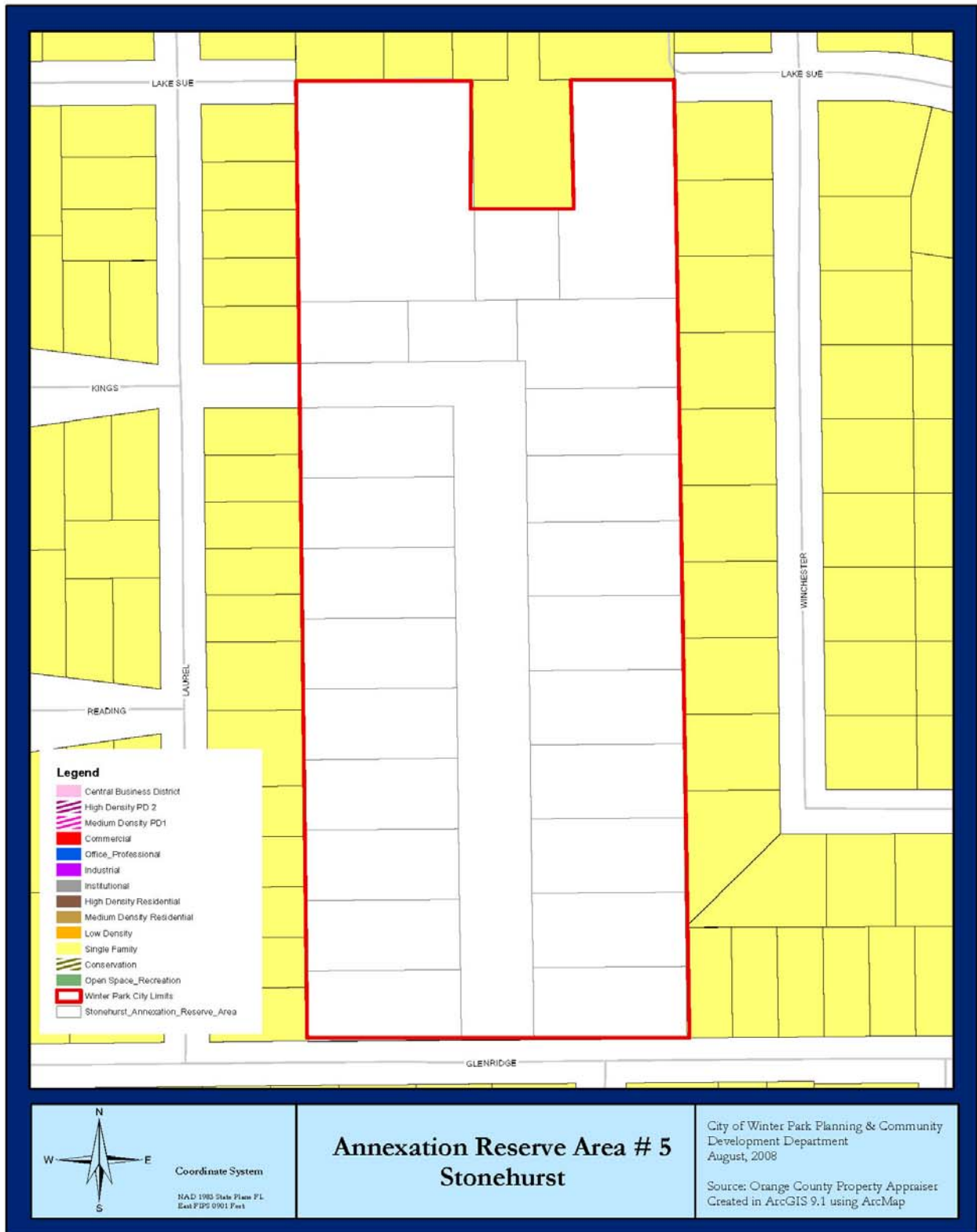
Map 1-8, Annexation Area #3: Kentucky/ Ogelsby



Map 1-9, Annexation Area #4: Lawndale



Map 1-10, Annexation Area #5: Stonehurst



winter park



community
redevelopment
agency

agenda item

meeting date October 27, 2016

item type Administrative
 Action
 Information

approved by City Manager
 City Attorney
 N/A

CRA advisory board

Subject: Item 3A

CRA Agency meeting review

motion | recommendation

N/A

background

Staff will review the outcome of the CRA Agency meeting from October 24th with the board.

CRA project discussion list

Projects determined by staff and CRA advisory board at their September 22nd meeting. No priority was placed on any project by the board at that time. All values are estimated.

Parking Garage	\$5,000,000	
Electric Undergrounding	\$4,000,000	
Denning Drive additional enhancements	\$2,000,000	Lighting, undergrounding, combining phase I and II
Central Park Children's Park	\$2,000,000	
CRA – Library Civic Center Garage	\$2,000,000	
Splash pad upgrades at Shady Park	\$100,000	
Roundabout at Orange Ave and Denning Drive		
West Meadow improvements		
17-92 Improvements		Requires partnership with FDOT
Downtown Smart Parking program		Track parking availability, mobile app capability
Post office purchase		
Morse Boulevard improvements		Repurposing the median
Decorative lighting		Light poles and replacement to LEDs
Sidewalk standardizations		Hindered by lack of easement agreements
Sustainability initiatives		Alternative energy initiatives for residents, businesses, city facilities