

Economic Development Advisory Board

November 2, 2016 at 3:00 p.m.

Winter Park Welcome Center, Community Room
151 W. Lyman Ave., Winter Park, FL 32789



1 administrative

2 action

- a. Comprehensive Plan – Future Land Use Element

3 informational

4 new business

5 public comment

adjourn

Next meeting: November 15, 2016

Upcoming Comp Plan meetings/hearings

November 4, 2016 – Noon P&Z work session

November 8, 2016 – 6:00 p.m. P&Z Public Hearing of Future Land Use, Transportation and Housing

December 12, 2016 – 5:01 p.m. City Commission discussion on Future Land Use, Transportation and Housing

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."

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 (black underlined text also indicates an existing policy in the 2009 Comp Plan was reorganized in another section) and Planning and Zoning Board comments are shown in red underlined text, Comp Plan Task Force comments are shown in green underline text, Economic Development Advisory Board comments are shown in turquoise underline text, Community Redevelopment Advisory Board comments are shown in brown underlined text, and Transportation Advisory Board comments are shown in purple underline text.

No.	Chapter 1 – Future Land Use	Comments																				
1	GOAL 1-1: MAINTAIN INDIVIDUAL IDENTITY, CHARACTER, NATURAL ENVIRONMENT, AND SOCIO-ECONOMIC AND ETHNIC DIVERSITY. Winter Park will ensure that the character and location of land uses incorporate the following: (a) resource conservation; (b) smooth and orderly land use transition; (c) aesthetics; (d) avoidance of incompatible land uses threatening health, safety and welfare; and (e) avoidance of environmental degradation, hazards and nuisances. Although Winter Park lies within a rapidly urbanizing metropolitan area, the City will maintain its individual identity and character by allowing new growth and redevelopment which (i) enhances the City's attractive environment; (ii) preserves the City's economic, socio-economic and ethnic diversity; (iii) strengthens the City's excellence, character and reputation by promoting quality infill development conducive to the most efficient provision of services; and (iv) protects the City's natural resources and environmental assets.																					
2	GOAL 1-1.: MAINTAIN THE CITY'S CHARACTER. Ensure the City of Winter Park maintains its traditional scale and low density residential character while at the same time providing for the most effective provision of services; to promote sustainable community development now and for future generations; to promote <u>conscientious a sustainable community and</u> 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.	Per P&Z recommendation – want to acknowledge the commercial development more and remove the low-density residential language since WP is more than just homes																				
3	OBJECTIVE 1--1.1.1.: PRINCIPLES FOR MANAGING GROWTH WITHIN PLANNING HORIZONS. The City shall establish a ten year planning horizon with projected population to provide data for the evaluation and analysis of this Comprehensive Plan and its elements.																					
4	Policy 1-1.1. The following planning horizons are based on 1: The following table establishes population projections through the 10 year planning horizon for use in the Future Land Use Element and Housing Element Data, Inventory and Analysis sections of all Elements of this Comprehensive Plan: <table border="1" data-bbox="186 876 1072 1098"> <thead> <tr> <th colspan="5">Table 1 PLANNING HORIZONS: POPULATION PROJECTIONS</th> </tr> <tr> <th colspan="2">Short Term Horizon</th> <th colspan="3">Long Term Horizon</th> </tr> <tr> <th>Year 2008</th> <th>Year 2013</th> <th>Year 2018</th> <th>Year 2023</th> <th>Year 2028</th> </tr> </thead> <tbody> <tr> <td>28,486</td> <td>30,000</td> <td>31,500</td> <td>33,000</td> <td>34,500</td> </tr> </tbody> </table>	Table 1 PLANNING HORIZONS: POPULATION PROJECTIONS					Short Term Horizon		Long Term Horizon			Year 2008	Year 2013	Year 2018	Year 2023	Year 2028	28,486	30,000	31,500	33,000	34,500	
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5	Table 1-1: Future Population Estimates <table border="1" data-bbox="186 1108 1072 1260"> <thead> <tr> <th>Year</th> <th>2000</th> <th>2010</th> <th>2016</th> <th>2020</th> <th>2026</th> </tr> </thead> <tbody> <tr> <td>Total Permanent Population</td> <td>24,090</td> <td>28,434</td> <td>29,308</td> <td>30,508</td> <td>32,308</td> </tr> </tbody> </table>	Year	2000	2010	2016	2020	2026	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																	
6	The above stated population growth and supportive nonresidential growth shall incorporate the following planning principles: OBJECTIVE 1. — Relate future growth and future land uses appropriately with topography, soil conditions and the availability of facilities and services; 1.2. —: DEVELOPMENT SCALE. Encourage the redevelopment and renewal of blighted areas; 3. — Encourage the elimination or reduction of uses inconsistent with the City's character and future land uses; 4. — Ensure the protection of natural resources, the natural environment and designated historically significant resources, structures and properties; 5. — Discourage the proliferation of urban sprawl; 6. — Ensure the availability of suitable land for utilities necessary to support proposed human scale <u>human scale</u> development; that fosters pedestrian connectivity, appropriate design and landscaping with building mass and scale.	P&Z Board recommended removing human scale																				
7	Policy 1--1.12.1; Implement the above Planning Principles for Accommodating Growth. The City shall incorporate or maintain the aforementioned six objectives within the City's zoning, subdivision and other applicable land development codes within one year after adoption of the Comprehensive Plan.																					

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No.	Chapter 1 – Future Land Use	Comments
8	<p>Policy 1-1.1.2: Maintain ‘Village’ Traditional Scale and Character. The City shall strive to maintain the overall low density ‘village character’ of Winter Park consistent with the City’s 2016 Visioning process through the Future Land Use Map. When exercising the authority of the ‘conditional approval’ process, and the variance process, the ‘village character’ shall be preserved. 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 and shall authorize variances only when such exceptions are compatible with adjacent properties and are required by unusual circumstances, including but not limited to tree specimens or clusters, historically significant structures, or unusual lot characteristics. 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. Design criteria shall also address screening unsightly structures and appurtenances, maintaining varied rooflines and fenestration (i.e. character and interrelationships of façade design components including windows, dormers, entryways, and roof design), and facade and entryway landscaping. The City shall reserve the authority to require applicants for large scale development or redevelopment to submit engineered three-dimensional model, virtual computer images, or other satisfactory evidence that provides a realistic measure of building mass, scale, access to sunlight (i.e. shadow analysis), and relationships to surroundings.</p>	Per P&Z recommendation to remove ‘strive’ and ‘strict’
9	<p>Policy 1-1.1.3: Require Public Notice Prior to Creation or Expansion of CRA or CDD. Prior to the creation or expansion of any Community Redevelopment Area (CRA) or Community Development District (CDD), there shall be a public notice requirement to all households in the City to inform residents of the proposal, the need for such action and the plans or actions contemplated as a result. Policy amended to reflect changes as adopted on April 22, 2013 per Ordinance 2909-13.</p>	
10	<p>Policy 1-1.2.2: City Comprehensive PlanPolicy 1-1.1.4: Goals, Objectives and Policies are First Priority in Case of Conflicts. The order of hierarchy or priority in the case of conflicts shall be the Comprehensive Plan Goals, Objectives and Policies first, Land Development Code regulations second, and Community Redevelopment Plans, Design Guidelines, and Architectural Standards third. Policy amended to reflect changes as adopted on April 22, 2013 per Ordinance 2909-13.</p>	
11	<p>GOAL 1-2: FUTURE LAND USE MAP. The City of Winter Park Comprehensive Plan Future Land Use Map (FLUM) series shall delineate adopted policypolicies 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>	Per CPTF recommendation – Goal is too long.
12	<p>OBJECTIVE 1-2.12: FUTURE LAND USE MAP DENSITIES AND INTENSITIES DEFINED. The designations in the Future Land Use Map (FLUM) series shall be defined by the policies herein. The FLUM series, Maps FLUM-1-401 through FLUM-1-5b06, shall allocate future land uses and include the following:</p> <p>Future Land Use Map Series:</p> <ul style="list-style-type: none"> •1) Map FLUM-1-401, Existing Land Use Map •2) Map FLUM-1-202, Future Land Use Map* •3) Map FLUM-1-303, Maximum Height Map •4) Map FLUM-1-4-City04, Jurisdictional Boundaries Map •5) Map FLUM-1-5a-05, Surveyed Historic ResourcesProperties Map •6) Map FLUM-1-5b06, National Register of Historic Listed Properties Map <p>*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. The Future Land Use Map Series can be found at the end of this Future Land Use Element in this Comprehensive Plan and continues at the end of each related element following the final policy of that element.</p>	
13	<p>Policy 1-2.12.1: Function of Future Land Use Map and the Consistency Mandate. 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).</p>	
14	<p>Policy 1-2.12.2: Location of Essential Public Utilities. Public utilities which provide essential service to existing and future land uses authorized by this Plan shall be permitted in all of the land use categories.</p>	
15	<p>Policy 1-2.12.3: Residential Density Defined. Maximum residential density shall be determined by multiplying the Maximum Allowable Dwelling Units (DUs per acre) by the residential acres. All residential densities denoted for the FLUM establish the maximum residential densities permitted for residential development. Fractional portions shall not be counted.</p>	CPTF – residential acres doesn’t need to be capitalized

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16	<p>Policy 1-2.1.4: Floor Area Ratio Defined. Floor Area Ratio (FAR) shall be defined as the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior surface of the walls divided by the land area of the site. The site land area must be entirely one contiguous land mass and shall not include land isolated or separated from the main site by a street or water body. The gross floor area ratio in square feet of the building or buildings on the property (and contiguous properties being used in connection with such building(s) divided by the area of such property in square feet. This mathematical expression (gross floor area ÷ land area = floor area ratio) shall determine the maximum building size permitted.Policy 1-2.2.4: Application of Floor Area Ratio: Basement areas or other below grade floor areas are excluded from the floor area when more than one-half of that basement or floor height is below the established curb level. The area of stairways, elevators, and multi-story rooms or atriums shall be counted on each floor level. The floor area of private parking garages (above grade) or parking levels shall be counted toward the floor area ratio when such parking is provided to meet the parking requirements of the Land Development Code except for the top open parking level if it is open and uncovered. -The public parking component of any parking garage may be excluded from the floor area ratio calculation by the City Commission.</p>	<p>P&Z suggested having community meetings and workshops to continue this discussion on counting parking garages in FAR calculation. Buildings over 10,000 square feet require Conditional Use approvals (which is the building size that would typically warrant a parking garage) so if we are trying to place restrictions on parking garages – striking them from counting towards FAR doesn’t mean we do not have a say in how they are developed.</p> <p>EDAB recommends to strike the parking level FAR – if we strike this from counting towards the FAR it doesn’t mean parking garages will pop up everywhere, surface lots are much more affordable and the development is still limited to 45% FAR.</p> <p>CPTF recommends to strike if this is discussed in the LDR, and wishes this topic to be studied further.</p>
17	<p>Policy 1-2.12.5: Maximum Building Height Defined. “Map <u>FLUM-1-303: Comprehensive Plan Maximum Building Heights</u>” designates graphically the maximum threshold for such building heights by stories. <u>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.</u> 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.The Maximum Height Map is intended to be used together with the Future Land Use Map and designations to determine the maximum density and intensity (floor area ratio) permitted to be developed within the City of Winter Park.</p>	
18	<p>Policy 1-2.12.6: Floor Area Ratio Limitations. The floor area ratios detailed in this Comprehensive Plan are the maximum density and intensity parameters potentially permitted in each respective future land use designation. These maximum floor area ratios are not an entitlement and are not achievable in all situations. Many factors may limit the achievable floor area ratio including limitations imposed by the Maximum Height Map, physical limitations imposed by property dimensions and natural features as well as compliance with applicable code requirements such as, but not limited to parking, setbacks, lot coverage and design standards. <u>The City in the review and approval of conditional uses for specific projects may limit and restrict the achievable floor area ratios.</u> <i>Policy amended to reflect changes as adopted on October 11, per Ordinance 2825-10.</i></p>	<p>CPTF recommends to strike if this is discussed in the LDR</p>
19	<p>Policy 1-2.12.7: Restrictions on Density and Intensity of Development. The maximum range of density and/or intensity (FAR) stated in the Comprehensive Plan and in the Land Development Code –may be further constrained by quantitative and qualitative criteria included in the Comprehensive Plan and Land Development Code, including but not limited to requirements for minimum open space; concurrency management and level of service standards for transportation, building height, parkland, storm water and other public facilities and services; off street parking and internal circulation; landscaping; impacts on schools; and on site and off site improvements and design amenities required to achieve land use compatibility. 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>	

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20	<p>Policy 1-2.12.8: Provisions Additional Density Provision for Affordable/ and/or Workforce Housing. The development of affordable/ workforce housing is a Recognizing the 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, provide a diverse mix of housing stock. The City Commission on a case by case basis may permit 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> <table border="1" data-bbox="531 439 1411 915"> <caption>Table 2 Future Land Use – Zoning Compatibility Chart</caption> <thead> <tr> <th>Future Land Use Designation</th> <th>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</td></tr> <tr><td>Medium Density Residential</td><td>R 3</td></tr> <tr><td>High Density Residential</td><td>R 4</td></tr> <tr><td>Commercial</td><td>C 3, C 3A, C 1, O 1, O 2</td></tr> <tr><td>Office and Professional</td><td>O 1, O 2</td></tr> <tr><td>Central Business District</td><td>C 2</td></tr> <tr><td>Industrial</td><td>I 1, C 3, O 1, O 2</td></tr> <tr><td>Institutional</td><td>PQP</td></tr> <tr><td>Open Space and Recreation</td><td>PR</td></tr> <tr><td>Medium Density Planned Development</td><td>PD 1</td></tr> <tr><td>High Density Planned Development</td><td>PD 2</td></tr> </tbody> </table> <table border="1" data-bbox="531 949 1411 1366"> <caption>Table 1-2 Future Land Use – Zoning Compatibility Chart</caption> <thead> <tr> <th>Future Land Use Designation</th> <th>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>	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	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	<p>CPTF – do we need a Parking Lot category?</p>
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21	<p>OBJECTIVE 1-2.23: RESIDENTIAL FUTURE LAND USE DESIGNATIONS. The residential Residential Future Land Use Map designations shall be established as defined herein. Compatible supportive community facilities and accessory land uses which are designated as conditional use may be located within areas designated for any type of residential land uses. The Land Development Code shall provide regulations for managing such community facilities and accessory land uses. This objective shall be measured through implementation of the following policies.</p>	<p>CPTF – is this necessary in here? FAR designations go in LDR.</p>																																																		
22	<p>Policy 1-2.23.1: 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>																																																			

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23	<p>Policy 1-2.23.2: Low-Density Residential. This <u>Future Land Use Map</u> 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 theR1-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 one unit per 4,000 square feet of land which is approximately 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>	
24	<p>Policy 1-2.23.3: Medium-Density Residential. This <u>Future Land Use Map</u> 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 theR-2 or R-3 zoning districts. Included are townhouses, condominiums, and apartments. The maximum density is up to seventeen (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>	
25	<p>Policy 1-2.23.4: High-Density Residential. This <u>Future Land Use Map</u> 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 theR-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 2.0 (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>	
26	<p>OBJECTIVE 1-2.34: NON-RESIDENTIAL FUTURE LAND USE DESIGNATIONS. The non-residential Future Land Use Map designations shall be established as defined herein. Supportive facilities and accessory land uses which are designated as conditional uses may be located within areas designated for any type of commercial or residential land use. The allocation of land for non-residential <u>uses</u> 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 land uses. The policies stated hereinafter provide an explanation of the purpose, intent, and character of the non-residential future land use designations, 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 theTable 3 - Maximum Future Land Use Density/ Intensity Table.</p>	CPTF – is this necessary in here? FAR designations go in LDR.
27	<p>Policy 1-2.34.1: Commercial. This <u>Future Land Use Map</u> 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>	
28	<p>Policy 1-2.34.2: Office and Professional. This land use designation includes the business and professional activities housed in office structures such as those allowed in the O-1 and O-2 districts and the PQP district where appropriate. This designation also allows a density of residential uses as a conditional use up to 17 units per acre. Residential units however, shall only be permitted above the first or ground floor level. The intensity of use of buildings (floor area ratio) in this designation may not exceed the standards as listed in the Maximum Future Land Use Density/ Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element. <u>However, within the Winter Park Hospital planning area there are exceptions providing for single family and low density residential development.</u></p>	
29	<p>Policy 1-2.34.3: Central Business District (CBD). This land use designation includes the retail business, restaurant, professional office and residential uses up to a density of 17 units per acre that are permitted within the historic downtown core of Winter Park. Properties with this land use classification are zoned C-2. This designation differs from the other commercial, office or planned development designations in terms of the land use policies for this area which strive to maintain and enhance pedestrian orientation, preserve the scale of the historic premiere retail areas, enhance the eclectic mix of architectural styles, preserve and maintain the mix of retail, office and residential uses, preserve the open space vistas and non-commercialization of historic Central Park and the predominance of small distinctive specialty shops. The 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 and theThe maximum mix of residential unit areas within any building shall be included on upper floors and shall not exceed fifty (50%) percent of the total building area, with the residences confined to the upper floors. Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.</p>	
30	<p>Policy 1-2.3.4.4: Maintain the Character and Scale of the Central Business District: 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 <u>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.</u></p>	
31	<p>Policy 1-2.4.5: Height Restrictions in CBD: Properties within the Central Business District shall be limited to two stories. <u>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.</u></p>	
32	<p>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.</u></p>	Both CPTF and EDAB recommend to strike.

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33	<u>Policy 1-2.4.7: Restriction on the Use of CBD Future Land Use and (C-2) Zoning. CBD future land use and C-2 zoning may also be permitted on properties abutting Morse Blvd between Capen and Virginia Avenues, abutting New England Avenue between Pennsylvania and New York Avenues, abutting Pennsylvania Avenue between Garfield and Lyman Avenues, or abutting Hannibal Square, East. Central Business District future land use designations or C-2 zoning shall not be permitted by the City for any property outside these designated areas. Properties within the designated areas are candidates for C-2 which may or may not be granted by the City Commission on a case by case basis.</u>	
34	<u>Policy 1-2.4.8: Preservation of the Historic Character of Park Avenue and the Open Vista of Central Park: 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.</u>	Both CPTF and EDAB recommend to strike.
35	<u>Policy 1-2.4.9: Hannibal Square Neighborhood Commercial District Commercial, office and residential development policies shall permit buildings footprints that have minimal setbacks from the street in order to foster a pedestrian friendly environment and design standards shall require streetscape amenities and foster architectural features that promote a human scale. The District boundaries limited to: 1) Properties abutting Morse Boulevard between Capen Avenue and Virginia Avenue; 2) Properties abutting New England Avenue between Pennsylvania and New York Avenues; 3) Properties abutting Pennsylvania Avenue between Lyman and Garfield Avenues, including those existing commercial properties just north of Garfield Avenue; and 4) Properties abutting Hannibal Square East.</u>	
36	<u>Policy 1-2.4.10: Height Restrictions in the Hannibal Square Neighborhood Commercial District: Two story maximum building heights shall be the maximum permitted, except the City may permit third stories when limited to residential use and deed restricted for residential usage only. Building heights on the north end of Pennsylvania Avenue shall be two stories maximum when transitioning to residential. Shared parking shall be enforced whenever parking management plan approvals are granted.</u>	
37	<u>Policy 1-2: Medium Density Planned4.11: New England Avenue Transitional Development Standards. Notwithstanding the limitations otherwise imposed upon properties designated with Commercial future land use, for any lots fronting on New England Avenue from Virginia to New York Avenues, development may be permitted enhanced density and intensity up to a maximum 100% floor area ratio (FAR).</u>	
38	<u>Policy 1-2.(PD-1)-4.12: Medical Arts District. This Future Land Use Map land use designation includes retail businesses, restaurants, offices and 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 within building projects permitting higher density mixed and single use. This land use designation is restricted to geographic areas of the City identified in the Future Land Use Map Series— Map 1-6a, and 1-6b. The maximum floor area ratio other than those within related nursing homes, rehabilitation beds, independent living, 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 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 Elementmaximum of 100% not counting the land area of public streets.</u>	Per TAB recommendation to include the independent living category to the list.
39	<u>Policy 1-2.3.5: High Density Planned Development (PD 2). This land use designation includes retail businesses, restaurants, offices and residential uses within building projects permitting higher density mixed and single use in designated areas. This land use designation is restricted to geographic areas of the City identified in the Future Land Use Map Series— Map 1-6c, and 1-6d. The maximum 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.</u>	TAB agreed that the Planned Development Language should be removed and the new Mixed Use language should hash out the technical concerns of this type of zoning district/future land use category through a public process.
40	<u>Policy 1-2.3.6: Limitation on the Use of Planned Development Future Land Use. This element includes maps within the Map Series (1-6a-1-6d) which indicate the only geographic areas within the City where properties may be granted Medium Density Planned Development and High Density Planned Development Future Land Use designations and corresponding zoning. Such action shall require an extraordinary vote (four votes) for approval by the City Commission. This element prohibits the use of the Planned Development designations, in areas of the City not identified on the Planned Development Candidate map series (1-6a-1-6d).</u>	

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41	<p>Policy 1-2.3.7: Creation of a Planned Development Zoning District. Within one year after adoption of this Comprehensive Plan, the City Commission shall adopt a new Planned Development Zoning District. Prior to adoption, the Planning and Zoning commission shall provide their recommendation for a Planned Development Zoning District which shall be accompanied by draft regulations to enable the recommendation. The regulations shall be proposed which address retail, office, and residential uses, appropriate open space in the district; appropriate height, scale, mass, setbacks, and density restrictions, long term maintenance of such facilities, parking, residential protection from noise, and consideration of inclusionary affordable/workforce housing. Planned Development zoning shall be limited to a maximum project size of three acres such that no monolithic out of scale projects may be developed. There shall be at least seventy five feet of separation between any two principal buildings on sites larger than three acres so as to insure separation between such building projects. This element prohibits the use of the High Density Planned Development (PD-2) future land use designation, east of and including along the Orlando Avenue corridor.</p>																																											
42	<p>Policy 1-2.3.8 Parking Lots. Policy 1-2.4.13: Parking Lots. This Future Land Use Map This 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. <i>Policy added to reflect changes adopted on April 22, 2013 per Ordinance 2917-13.</i></p>																																											
43	<table border="1" data-bbox="189 612 1286 1251"> <thead> <tr> <th colspan="6" data-bbox="189 612 1286 647">Table 3 Future Land Use Map Designation Maximum Density/ Intensity Table</th> </tr> <tr> <th data-bbox="189 647 320 762"></th> <th data-bbox="320 647 438 762">Office</th> <th data-bbox="438 647 630 762">Commercial</th> <th data-bbox="630 647 860 762">Medium Density PD-1</th> <th data-bbox="860 647 1069 762">High Density PD-2</th> <th data-bbox="1069 647 1286 762">C.B.D.</th> </tr> </thead> <tbody> <tr> <td data-bbox="189 762 320 903">Density (units/ acre)</td> <td data-bbox="320 762 438 903">17 units/ acre</td> <td data-bbox="438 762 630 903">17 units/ acre</td> <td data-bbox="630 762 860 903">17 units/ acre</td> <td data-bbox="860 762 1069 903">25 units/ acre</td> <td data-bbox="1069 762 1286 903">17 units/ acre</td> </tr> <tr> <td data-bbox="189 903 320 989">Intensity (FAR)</td> <td data-bbox="320 903 438 989"></td> <td data-bbox="438 903 630 989"></td> <td data-bbox="630 903 860 989"></td> <td data-bbox="860 903 1069 989"></td> <td data-bbox="1069 903 1286 989"></td> </tr> <tr> <td data-bbox="189 989 320 1076">Up to 2-3 story limit</td> <td data-bbox="320 989 438 1076">45%*+ 60%**</td> <td data-bbox="438 989 630 1076">45%*+ 60%**</td> <td data-bbox="630 989 860 1076">130%</td> <td data-bbox="860 989 1069 1076">130%</td> <td data-bbox="1069 989 1286 1076">200%</td> </tr> <tr> <td data-bbox="189 1076 320 1163">Up to 4 story limit</td> <td data-bbox="320 1076 438 1163">45%*+ 60%**</td> <td data-bbox="438 1076 630 1163">45%*+ 60%**</td> <td data-bbox="630 1076 860 1163">175%</td> <td data-bbox="860 1076 1069 1163">200%</td> <td data-bbox="1069 1076 1286 1163">Not permitted</td> </tr> <tr> <td data-bbox="189 1163 320 1251">Up to 5-8 story limit</td> <td data-bbox="320 1163 438 1251">45%*+ 60%**</td> <td data-bbox="438 1163 630 1251">45%*+ 60%**</td> <td data-bbox="630 1163 860 1251">N/A</td> <td data-bbox="860 1163 1069 1251">250%</td> <td data-bbox="1069 1163 1286 1251">Not permitted</td> </tr> </tbody> </table> <p data-bbox="189 1278 1286 1364">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 data-bbox="189 1393 1286 1479">+ 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 data-bbox="189 1507 1286 1534">* For any building project exclusively commercial or office; or any mix of commercial or office uses.</p> <p data-bbox="189 1562 1286 1614">** For any building project at least 85% commercial or office on the first floor with residential units on upper floors.</p> <p data-bbox="189 1643 1286 1755">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 3 Future Land Use Map Designation Maximum Density/ Intensity Table							Office	Commercial	Medium Density PD-1	High Density PD-2	C.B.D.	Density (units/ acre)	17 units/ acre	17 units/ acre	17 units/ acre	25 units/ acre	17 units/ acre	Intensity (FAR)						Up to 2-3 story limit	45%*+ 60%**	45%*+ 60%**	130%	130%	200%	Up to 4 story limit	45%*+ 60%**	45%*+ 60%**	175%	200%	Not permitted	Up to 5-8 story limit	45%*+ 60%**	45%*+ 60%**	N/A	250%	Not permitted	CPTF – F.S. says min and max? Possibly strike this table.
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44	OBJECTIVE 1-2.4: INDUSTRIAL FUTURE LAND USE DESIGNATION. The City shall allocate sufficient land to accommodate industrial development. The allocation of land resources for industrial development shall be concentrated in strategic locations. Policies for managing the location and intensity of industrial development shall be responsive to the location and space requirements of industrial activities and potential fiscal and environmental impacts on the City of Winter Park.	
45	Policy 1-2.4.14: Mixed Use Overlay District District. Within one year from the adoption of this Comprehensive Plan, the City shall explore shall explore will create 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.	Per P&Z recommendation – need to work on creating this overlay or district or zoning category sooner rather than later, the ‘shall explore’ language is too weak. Wanted to discuss further on if it should be ‘commercial corridors’ or a single commercial property. This should be a new zoning district to enable underutilized parcels to be brought to a higher economic value in a sensible way that the community will embrace. OR We need to fix our current PD language. CRAB had discussions that there should be a district like this to appropriately encourage higher density and opportunities for the CRA that are economically viable while maintaining the Winter Park ‘brand’. Essentially more square footage would allow for greater investments which could in return allow for more public parking opportunities.
46	Policy 1-2.4.15: Industrial. This Future Land Use Map land use designation includes the light manufacturing storage and warehouse uses which are permitted within I-1 zoning district. Other allowable uses include retail business and offices. The intensity of use in this designation is up to a floor area ratio of 0.45 (45%) when used for retail and office uses and up to a floor area ratio of 1.00 (100%) when used for storage or warehouse uses.	
47	OBJECTIVE 1-2.5: INSTITUTIONAL FUTURE LAND USE DESIGNATION. The City shall assure that needed public services and facilities are developed concurrent with new development, including adoption of an adequate facilities ordinance within the City's Land Development Code. In addition, the City shall use the capital improvement program and budget process to pursue advance acquisition of land required to provide recreation, conservation, and related public benefits and to promote multiple use of public lands.	
48	Policy 1-2.4.16: Maintain Industrial Land Use. The City shall maintain industrial future land use category. Any expansion of industrial activities shall be determined based on several factors such as employment opportunities, market area and the impacts on transportation and public services.	
49	Policy 1.2.5.14.17: Institutional. This Future Land Use Map land use designation includes lands used by governments, hospitals, churches, community centers, schools, utilities and social service agencies serving the public. This designation is compatible with the P.Q.P. zoning and any future hospital or medical arts district. However, these types of uses are also permitted as conditional uses within other designations. Theand 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. Public parking garages (not private) may be excluded from the floor area ratio by the City Commission.	
50	1. Policy 1-2.4.18: New Institutional Facilities. Since any new institutional facilities or expansions can only occur through conditional uses or Future Land Use Map changes, these proposed types of facilities such as public governmental buildings, schools, colleges or universities, public utility facilities, public parking lots, churches, museums, libraries, retirement and nursing homes, hospitals and non-profit community service facilities (excluding private clubs and lodges) may be exempted from policy 1-2.5.1 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.	
51	Policy 1-2. 4.19: Ensure Compatibility of New Community Institutional Facilities. New community facility uses or expansions shall be permitted only when those facilities or uses are compatible with the character of the surrounding area, and when there is minimal additional impact over that possible by existing land use, for such factors as traffic, parking, noise, height and size of the facilities.	
52	3. Policy 1-2.4.20: Redevelopment of Rollins College. The City shall strive to accommodate the enhancement and redevelopment of the Rollins College campus to the extent that such redevelopment is compatible with the height and density of surrounding properties and is in compliance with our Land Use Development Codes. Development of the Rollins College campus and ancillary facilities shall be in accordance with an adopted Master Plan to be presented for approval within one year of adoption of this Comprehensive Plan.	
53	4. Redevelopment of Winter Park Hospital Campus. The City shall strive to accommodate the enhancement and redevelopment of the Winter Park Hospital campus and their administrative properties as a paramount public service purpose. To this end the creation of a Hospital/Medical Arts district shall be considered. Development of the Winter Park Hospital campus and ancillary facilities shall be pursued in accordance with the conceptual Master Plan approved April 25, 2005.	
54	Policy 1-2.4.21: Institutional Future Land Use for Churches. The City hereby designates churches and other religious institutions with an Institutional future land use map designation. The underlying zoning districts may remain either residential or commercial to permit redevelopment in the future through the City’s Conditional Use process. If a church intends to vacate their use of church property for non-related private development, the Church shall not rely upon the Institutional future land use designation for entitlements. The entitlements for private redevelopment shall be governed by the existing zoning designations and the City shall be empowered to administratively change the Institutional future land use designation, without consent of the owner to reflect a private non-institutional use of the property in accordance with the zoning designation.	

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55	OBJECTIVE 1-2.65: 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 “CON.” 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.	
56	Policy 1.2.65.1: 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 0.20 (20%) for active recreation facilities such as Community Centers and 0.10 (10%) for passive recreational facilities.	
57	Policy 1-2.65.2: Conservation (CON). The FLUM shall designate. This Future Land Use Map designation includes lands that are natural and conservation resources as “CON.” Conservation . It is the intent of the “CON” 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. <i>Policy amended to reflect changes as adopted on July 14, 2014 per Ordinance 2971-14.</i>	
58	GOAL 1-3: URBAN DEVELOPMENT AND CHARACTER: The City will continue to promote urban redevelopment that meets the quality and standards set out in this Plan.	Per P&Z recommendation
59	OBJECTIVE 1-3.1: PREVENT PROLIFERATION OF URBAN SPRAWL. The City shall continue to foster quality development while respecting the context and heritage of urban growth through the City.	
60	Policy 1-3.1.1: Development Orders and Permitting Process. Development orders and permits for all future development shall be timed and staged to assure requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.	
61	Policy 1-3.1.2: Encouraging Infill Development. The City will encourage quality, compatible infill. Actions including installation of sewer line expansions, reuse line expansion, and undergrounding of utilities will be evaluated as potential ways to encourage such infill.	
62	GOAL 1-3: IMPLEMENTING LAND USE GOALS AND OBJECTIVES. CONTINUE TO MONITOR AND EVALUATE DEVELOPMENT AND RESOURCE CONSERVATION WITHIN THE CITY PURSUANT TO GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT AND CARRY OUT AN EFFECTIVE IMPLEMENTATION PROGRAM.	
63	OBJECTIVE 1-3.1: IMPLEMENT THE FUTURE LAND USE ELEMENT. The City of Winter Park shall maintain, enforce and implement a Future Land Use Element of the Comprehensive Plan as contained herein, which includes all information, future land use categories, maps, analyses, standards and measurable objectives necessary to conform to the requirements of Chapter 163.3177(6) (a) Florida Statutes.	
64	Policy 1-3.1.1: Enforce the Future Land Use Element. The Future Land Use Element of this Comprehensive Plan and the other Elements shall provide the foundation, basis and rationale for all of the City's land development regulations and the Future Land Use Element shall take precedence in establishing land development policies, regulations and the categories of land use within the City.	
65	Policy 1-3.1.2: Land Development Code to Implement the Future Land Use Element. The Future Land Use Element shall govern and the City's land development regulations shall implement the Comprehensive Plan.	

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66	<p>Policy 1-3.1.3: Compatibility between Adjacent Land Uses. The City shall promote compatibility between adjacent land uses by regulating new development or redevelopment in the following ways:</p> <ul style="list-style-type: none"> a. Open Space, Landscape and Other Buffers. 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. The City shall require, by virtue of landscaping requirements, retention requirements or impervious coverage limits that single family properties may not exceed 50% impervious coverage or 60% impervious coverage if limited and restricted to a one story residence; low density residential may not exceed 65% impervious coverage, multi family residential and planned developments may not exceed 75% impervious coverage; and non residential development may not exceed 85% impervious coverage, except in areas designated as Central Business District. b. Minimizing Off Site Impacts from Nonresidential Development on Adjacent Properties. 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. Off Site Impacts on Adjacent Properties. Ensure building projects mitigate any adverse off site impacts on adjacent properties from overflow parking, noise, odor, lighting or vibration. d. Run off onto Adjacent Properties. Require that no grading or filling of land be permitted that causes additional runoff onto adjacent properties. e. New Development on Adjacent Properties and Tree Preservation. Ensure permits are not granted for any conditional uses that have buildings located proximate to property lines such that visually impact adjacent properties or necessitate the removal of trees shared by both properties. f. Traffic Congestion and Reduced Access to Adjacent Properties. Ensure that property access does not cause traffic congestion or other situations that negatively impact access onto adjacent properties. g. Accomplish a Smooth Transition in Land Use. 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 internally within projects incorporating residential and non residential uses. h. Preserve Functions of Natural Environment and Avoid Encroachments by Development. Ensure that no structures or uses are permitted in or adjacent to the wetland conservation areas that will affect, impact or intrude on the natural environmental functions of these areas as safe and secure habitat for wildlife and vegetation or will negatively impact the filtration of aquifer recharge. i. Wellhead Protection. Implement wellhead protection policies which are specifically defined in Conservation Policies 5-1.3.7 and 5-1.3.8 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. j. Compatibility of Infill Development. When considering changes in land use designations, zoning, lot consolidations or lot splits, or conditional use approvals, the City shall restrict mass and establish setbacks to insure new development is compatible with the scale and placement of structures on surrounding properties. 	
67	<p>Policy 1-3.1.3 Policy 1-3.1.4: Concurrency Management System to Ensure Timely Provision of Facilities at Adequate Levels of Service. The City's concurrency management system shall provide, and the City shall require, that facilities and services serving proposed development meet the City's adopted level of service standards and be available concurrent with the impacts of development, or that development orders and permits are specifically conditioned upon the availability of the facilities and services necessary to serve the proposed development. The City shall, as a precedent to the issuance of any development order or building permits, require that services and facilities be concurrently either available <u>or programmed</u> to meet the needs of that development and the development must meet locally established level-of-service standards for parks/recreation, roads, drainage, sanitary sewer, potable water and solid waste.</p>	
68	<p>Policy 1-3.1.5: Timely Provision of Utilities. The City's concurrency management system shall require that facilities needed to provide utility service to the various land uses are authorized at the same time as the land uses are authorized.</p>	

No.	Chapter 1 – Future Land Use	Comments
69	Policy 1-3.1.6: General Functions of the Future Land Use Element Implemented through Site Plan Review Process. The City shall require site plan review approval of all new development/redevelopment. The site plan review process shall ensure that Comprehensive Plan policies for preserving open space, protecting existing trees, storm water management, safe and efficient traffic flows, off street parking, preservation of historically significant properties, protection of potable water wellfields, and protection of environmentally sensitive areas.	
70	Policy 1-3.1.7: Hospital Medical Arts Complex. The City shall investigate and study the feasibility of creating a Hospital and Medical Arts land use district.	
71	Policy 1-3.1.8: Implement Affordable/ Workforce Housing Program. 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 wherein the City shall use affordable housing linkage fees and other sources to purchase land and fund the construction of housing units affordable to very low, low, or moderate income families and individuals so that 5% of all new housing construction in the City is of affordable/ workforce housing. (New housing means new net housing units and excludes demolitions and rebuilding of units).	
72	OBJECTIVE 1-3.2: MAINTAIN THE ECONOMIC VITALITY OF THE CITY. Plan and manage the City's land resources so that the City may continue to enhance the quality of Central Business District, the CRA, the City's business corridors, Winter Park Memorial Hospital, Rollins College, small industrial areas, public institutional and religious facilities, and its abundant park and recreational facilities. The City's demographics feature 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 modest Habitat for Humanity homes to custom estate homes and the values and interests of this diverse citizenry shall be represented in growth management decisions.	
73	Policy 1-3.2.1: Enhance the Ambiance and Quality of Winter Park's Wide Ranging Business Climate. The City of Winter Park shall 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 vitality of Winter Park's existing premiere retail shopping districts, with small unique shops, is essential to the continued success of our historic downtown area. To ensure economic sustainability of our premier shopping districts, the City shall encourage centralization of architecturally compatible, quality retail establishments into existing retail areas. In order to maintain the city's village character, in any new planned development project, single tenant retail developments over 65,000 square feet are not permitted.	
74	Policy 1-3.2.2: Maintain the Character and Scale of the Central Business District. The City shall maintain the character and scale 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. This Comprehensive Plan imposes a two story limit throughout the Central Business District as depicted on the Winter Park Central Business District Boundary Map located in the Definitions section of this Comprehensive Plan. These height restrictions may be increased to a maximum 3 stories if the development is approved by the City Commission as a Conditional Use and conforms to the Maximum Height Map. Third floors approved by conditional use in the CBD must be setback on street frontages equal to their height of a one foot setback for each one foot height of the third floor. Properties designated low density residential, and other properties identified as limited to two stories on the Maximum Height Map are not candidates for the 3 story height Conditional Use. The maximum floor area ratio within the CBD shall include private parking garages which are either at grade or elevated in calculations of floor area. Subterranean parking garages and public parking garages may be excluded from floor area calculations by the City Commission. Policy amended to reflect changes as adopted on July 14, 2014 per Ordinance 2970-14 and 2971-14.	
75	Policy 1-3.2.3: Hannibal Square Neighborhood Commercial District. Comprehensive Plan land use policies shall foster redevelopment of the Hannibal Square Neighborhood Commercial District with its own distinct individual scale and character but sharing some of the characteristics of the Central Business District. Commercial, office and residential development policies shall permit buildings footprints that have minimal setbacks from the street in order to foster a pedestrian friendly environment and design standards shall require streetscape amenities and foster architectural features that promote a human scale. These policies shall be implemented within the Hannibal Square Neighborhood Commercial District, limited to: 1) Properties abutting Morse Boulevard between Capen Avenue and Virginia Avenue; 2) Properties abutting New England Avenue between Pennsylvania and New York Avenues; 3) Properties abutting Pennsylvania Avenue between Lyman and Garfield Avenues, including those existing commercial properties just north of Garfield Avenue; and 4) Properties abutting Hannibal Square East. The C-2 zoning district delineation shall only be applied to properties designated CBD on the Future Land Use Map. Pursuant to CRA policy direction, mixed use buildings are encouraged. 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.	
76	GOAL 1-4: BUSINESS AND QUALITY OF LIFE. It is the goal of the City to create an entrepreneurial 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.	Per P&Z recommendation
77	OBJECTIVE 1-4.1: MAINTAIN THE ECONOMIC VITALITY OF THE CITY. Plan and manage the City's growth and redevelopment to promote an attractive business climate while protecting the residential character of Winter Park.	

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No.	Chapter 1 – Future Land Use	Comments
78	Policy 1-4.1.1: Economic Development Plan. The City will administer an economic development plan that considers existing and future economic indicators, opportunities in technology, redevelopment along major corridors and expanded public/private partnerships.	
79	Policy 1-4.1.2: Funding. The City will pursue State and Federal grant funds that may be applicable to recreational and infrastructure improvements as well as other activities that enhance the City's competitive position in attracting new business and industry.	
80	Policy 1-4.1.3: Redevelopment along Major Corridors. The City will monitor the redevelopment of its major commercial arterials including Orlando Avenue, Lee Road, Fairbanks Avenue, Aloma Avenue, and Orange Avenue to determine trends, employment activity, high areas of redevelopment activity and compatibility and work to create policies and implementation tools to ensure quality.	
81	OBJECTIVE 1-4.2: ARTS AND CULTURE. The City will continue to enhance local attractions and recreational facilities to promote tourism and quality of life, recognizing that the creative arts and culture play a major role in building and sustaining economically vibrant communities by generating jobs, revenue, and tourism.	
82	Policy 1-4.2.1: Tourism. The City shall explore the administration of an events study to determine the economic impact of local shopping and tourism.	
83	Policy 1-4.2.2: Support of the Arts and Culture Community. The City shall explore the economic value of its major nonprofit arts and cultural establishments and assist where appropriate to ensure their continued longevity.	
84	OBJECTIVE 1- Shared parking shall be encouraged and enforced whenever parking management plan approvals are granted. The implementing land development regulations must ensure that compatible land use relationships occur, particularly between land uses within perimeter areas of the Hannibal Square Neighborhood Commercial District and areas 500 feet outside this area so as to protect the surrounding residential areas and local churches.	
85	Policy 1-3.2.4: New England Avenue Transitional Development Standards. In addition to the policy parameters outlined above, the portion of the Hannibal Square Neighborhood Commercial District comprising properties that front on New England Avenue between Virginia and New York Avenues may be developed with enhanced density and intensity. 4.3: IMPLEMENT THE CRA PLAN. The City and Orange County shall partner in the execution of the CRA Plan as the Winter Park CRA Agency.	
86	Policy 1-4 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).	
87	Policy 1-3.2.5: Redevelopment of Areas Designated Commercial and Office/Professional. The City shall encourage the redevelopment of areas designated Commercial and Office/Professional at a floor area ratio up to the maximum permitted by those future land use designations to sustain the City's employment base and fiscal condition. At grade or elevated parking areas shall be included in floor area ratio calculations. However, the City shall ensure that such redevelopment contributes to the aesthetic character of the City by replacing or refurbishing older buildings to comply with the City's design standards which shall address the quality of architectural design to achieve more compatible relationships in the design of buildings, avoid unsightly appearance, and avoid structural incompatibilities. In evaluating development proposals the City shall ensure that compatible land use relationships occur, particularly between land use within perimeter areas of land designated commercial and office and less intense development located within five hundred (500) feet outside such areas. Regulatory measures shall ensure that issues pertaining to land use density and intensity as well as building height, mass, articulation, and fenestration reinforce a smooth and compatible land use transition. In addition, the City shall ensure that redevelopment proposals within Commercial and Office/Professional designated areas do not adversely impact the City's traffic flow and level of service for public facilities and comply with the City's landscaping, storm water management, and sign regulations.	
88	<p>Policy 1-3.2.6: Planned Development Land Use. The City recognizes that Planned Developments, on specific properties identified as Planned Development Candidates (Map 6a-6d), may be appropriate if restricted to height, intensity and density compatible with the surrounding Commercial areas. The purpose of this Land Use Designation is to create zoning that will:</p> <ul style="list-style-type: none"> a. Increase the City's tax revenues by providing Class A Office, Commercial or Residential that satisfies demonstrated space needs within the City. The City encourages development of Class A Office. b. Enhance the City's gateways by providing incentive for redevelopment. c. Substantially increase landscaping, trees and setbacks obtainable from existing Commercial/Office designations by providing not less than 25% natural pervious green space. d. Create inviting pedestrian oriented public spaces. e. Provide increased flexibility to the City in the consideration of unique development opportunities. <p>The City shall develop standards for the new Planned Development zoning code districts within the restraints of the maximum density, intensity of use and height limits specified in this Comprehensive Plan for the Planned Development Future Land Use Designations. The total building lot coverage allowed for the sum of all buildings within a Planned Development is limited to 47% in Medium Density Planned Developments and 55% in High Density Planned Developments. Single tenant retail in excess of 65,000 square feet is prohibited. The objective of these development codes is to provide meaningful guidance for the introduction of limited increased density without adversely impacting the existing pedestrian scale and low density attributes of our historic core or nearby residential areas. Identification as Candidates for Planned Development does not create an entitlement to be approved for this Land Use Designation. All redesignations are subject to Public Hearings and Commission approval. This Planned Development Candidate designation is a test program and will be reassessed after 5 years. It is the prerogative of the City to reject a candidate or to remove a property from the list of properties to be considered, if changes in conditions warrant.</p>	

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89	<p>Policy 1-2.3.7: Creation of Two Planned Development Districts. Within one year after adoption of this Comprehensive Plan, the City Commission shall adopt two new Planned Development Zoning Districts (PD1 and PD2). Prior to adoption, the Planning and Zoning Commission shall evaluate Planned Development Zoning Districts and provide draft detailed regulations to regulate the new zoning districts. Regulations shall be proposed which address at a minimum:</p> <ul style="list-style-type: none"> a. At least two levels of density/intensity for Planned Developments based on proximity to the historic core of Winter Park. b. Retail, office, and residential use standards c. Open space and permeable space requirements d. Appropriate height, scale, mass, setbacks, lot coverage and density restrictions e. Long term maintenance of such facilities f. Parking g. Residential protection from noise, exhaust and lighting h. Landscaping i. Public spaces (courtyards/gathering places) j. Transportation connections to bus transit and bike trails k. Egress/ingress requirements including on-site stacking l. Consideration of inclusionary affordable housing m. Sidewalk and streetscape enhancement n. Proximity to residential zoning protections o. Restrictions on use of Planned Development zoning for single tenant use p. Minimum distance between Planned Developments q. Transportation issues r. Waste management and emergency vehicle access. s. Tools for limiting mass of Planned Development individual buildings to ensure compatibility with the historic Village Character of Winter Park. At a minimum, consideration will be given to the following tools: Separation of large buildings into separate buildings, restricting wall heights at side yard setbacks, reducing heights along sensitive edges, establishing maximum wall plane lengths that reflect the traditional width of buildings along the street, and alignment of front setbacks. <p>The following minimum standards are hereby adopted to provide meaningful guidance to the future development of Land Use Development regulations governing Planned Development districts:</p> <ul style="list-style-type: none"> a. Minimum property size eligible for PD zoning is 80,000 sq ft b. Maximum project size eligible for PD zoning is 3 acres. (Designated candidates in excess of 3 acres shall be eligible for approval as adjacent PD or adjacent Commercial or Office designations.) c. Not less than seventy five feet of separation between any two principal PD buildings on sites larger than three acres d. Not less than 25% natural pervious green space e. Preference for Class A Office f. Prohibition of single tenant retail in excess of 65,000 sq ft g. Minimum setbacks to 20-30 feet from principal arterial road h. Landscaping standards superior to Commercial/Office code requirements i. Public spaces (including public courtyards) and 5-10 ft wide sidewalks j. Parking garages minimally visible from street or architecturally compatible with principal buildings 	

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90	Policy 1-3.2.8: Future Land Use Amendments to Planned Development. The City may approve, at its discretion, amendments or changes to the planned development future land use designation when convinced that the location is compatible to be granted additional density and intensity given the character of surrounding properties. In granting or approving the planned development designation, the City may limit the intensity below the maximums permitted by this element for any reason determined advisable. The adoption of planned development intensity shall only occur in locations where redevelopment is to be encouraged, where the scale and character of the resultant project will be compatible with the commercial/ office location where the parcel size is sufficient and where there are minimal impacts on nearby residential properties.	
91	Policy 1-3.2.9: Maintain Industrial Land Use. The City shall strive to maintain its light industrial areas. The location and distribution of specific types of industrial activities shall be determined based on the following considerations: <ol style="list-style-type: none"> 1. Trip generation characteristics and impact on existing and planned transportation systems, including dependency on air or trucking for distribution of material and goods. 2. Anticipated employment generation, floor area requirements, and market area. 3. Ability to meet established performance standards to prevent or minimize nuisance impacts, such as emission of air pollutants, glare, noise or odor, or generation of hazardous by products. 4. Impact on established as well as anticipated future development and natural systems. 5.1. Impact on existing and planned public services, utilities, water resources, and energy resources. 	
92	OBJECTIVE 1-3.3: IMPLEMENT THE CRA PLAN. The City shall implement the intent of the CRA Plan, which shall serve as the City's policy for redevelopment of the designated areas. However, in any situations where conflicts occur between the CRA Plan and the Comprehensive Plan or Land Development Code, the priority shall be as established by Policy 1.1.1.4.	
93	Policy 1-3.3.1: CRA Plan. Coordinate and work with property owners and the development community to implement the intent of the CRA Plan and CRA strategic plan.	
94	Policy 1-3.3.2: CRA Tax Increment Financing and Other Plan Implementation Initiatives. The success or failure of the CRA Redevelopment Plan hinges on the ability of the City to stimulate re-investment, to undertake public improvement projects, and to engender community support. The City has taken its first steps by identifying needs, evaluating alternatives, and preparing a Plan to guide efforts, and implementing several redevelopment initiatives. The City shall become the facilitator for Redevelopment Plan implementation. Policy 1-4.3.2: CRA Tax Increment Financing. The City's responsibilities shall include serving as the catalyst for stimulating, marketing, and encouraging both public support and private participation. As part of its responsibilities for maintaining and improving the CRA tax increment financing program, the City shall monitor CRA property values. These responsibilities shall include annual review, update, and evaluation of the effectiveness of the tax increment financing program including the timely processing of information by the City and County to ensure that the best interests of the City are carried forth.	
95	OBJECTIVE 1-3.4: PERIODICALLY UPDATE PLANNING POLICY AND REGULATORY MEASURES TO MEET CHANGING GROWTH MANAGEMENT CONDITIONS AND PRIORITIES. 4: ANNEXATION. The City shall carry out annexation of unincorporated enclaves as well as certain fringe areas adjacent to the City which have been an integral part of the Comprehensive Plan since its original adoption in 1976. The program shall continue to be coordinated with Orange County and the adjacent municipalities of Orlando, Maitland, and Eatonville and shall continue to have as a principal objective the prevention of urban sprawl and disjointed urban service systems.	
96	Policy 1-4.4.1 Annexation. Each annexation shall eliminate or partially eliminate an enclave, align municipal boundaries or establish a contiguous link with the City;	
97	Policy 1-4.4.2 Purpose. Each annexation shall include property adjacent to the City which will generate revenues in excess of the cost of providing services including reserves, or shall provide the City control over the quality and scale of future development necessary to foster enhanced appreciation in property values of adjacent City lands.	
98	Policy 1-4.4.3: Actively Pursue the Annexation of Enclaves. Winter Park shall actively pursue the annexation of enclaves as these additions provide economies and efficiencies in service delivery to both Orange County and the City of Winter Park.	
99	Policy 1-4.4.4: Small Scale Annexations. 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.	
100	Policy 1-4.4.5: Criteria for Pursuing Annexation and Required Cost/Benefit Study. Winter Park shall pursue the annexation of growth areas adjacent to the City limits when it would align municipal boundaries, unite sections of the City, or generate revenues in excess of the cost of providing services while providing City control over the quality and scale of development. An annexation cost-benefit study shall be required for all annexations of growth areas through referendums.	
101	Policy 1-4.4.6: Intergovernmental Coordination with Orange County on Annexations. The coordination with Orange County and municipalities adjacent to proposed annexation areas shall include coordinating land use and service delivery issues at an early stage in the annexation process as well as formal notice of all potential annexations consistent with state law.	
102	Policy 1-4.4.7: Joint Planning Agreements. The City will work with Orange County to establish joint planning agreements for enclaves and new areas under consideration for annexation.	

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103	<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.	
104	<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: 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. 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. 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. 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 <u>Lauren Laurel</u> Road and Winchester Drive. This area is an unincorporated Orange County enclave, completely surrounded by the City limits of Winter Park.	Spelling Correction
105	<u>GOAL 1-5: QUALITY AND CHARACTER.</u> The City recognizes the many unique areas of the City and provides placemaking planning processes and regulations that ensures quality development while reflecting the context and heritage of the many facets of Winter Park.	Per P&Z recommendation
106	<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.	
107	<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 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.	
108	<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.	
109	<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.	
110	<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.	
111	<u>Policy 1-5.1.5: Management of Undeveloped Lakefront Lots.</u> 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.	
112	<u>Policy 1-5.1.6: Development of Large Lakefront Tracts to Provide Adequate Public Access for Public Purposes.</u> 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.	
113	<u>Policy 1-5.1.7: Lakefront Setbacks.</u> 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.	
114	<u>OBJECTIVE 1-5.2: PRESERVE THE QUALITY AND CHARACTER OF WINTER PARK'S RESIDENTIAL NEIGHBORHOODS.</u> 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.	

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115	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.	
116	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 ratio, and other land development regulations to manage the size, building mass, and design features of single-family and townhouse buildings.	
117	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.	
118	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.	
119	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.	
120	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.	
121	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.	
122	Policy 1-5.2.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family and Low Density Multi-Family Property. The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single family, low density or multi-family residential, when the proposed new lots are designed at size and density that meet adopted subdivision regulations.	
123	Policy 1-5.2.9: Lot Consolidations. Lot consolidations resulting in the addition of more than 25 feet of new lot width and results in consolidated new lot sizes greater than 150% of the lot width or lot area standards shall require the approval by the City Commission. The City Commission in consideration of lot consolidation requests may limit the applicable floor area ratio as a condition of approval in order to preserve neighborhood scale and character.	
124	OBJECTIVE 1-5.3: PROTECT ESTABLISHED RESIDENTIAL NEIGHBORHOODS FROM ENCROACHMENT OF NON-RESIDENTIAL USES. In order to protect the scale and traditional neighborhood character around the City, any intrusion of non-residential land uses is discouraged.	
125	Policy 1-5.3.1: Criteria for Managing Encroachment of Nonresidential Uses into Established Residential Neighborhoods. The City shall require that any change in land use designation from residential to nonresidential comply with all of the following: 1. That this change shall not be a precedent toward other similar applications for change requesting similar land use as a matter of equity or fairness; 2. That the change can be demonstrated to be in the best interests of the City at large; 3. That the change can be demonstrated to be in the best interests of the adjacent residential area; 4. That residential use of the property is no longer a viable use.	
126	Policy 1-5.3.2: Protect Single Family and Low-Density Residential Property from Parking Garages. The City shall prohibit above grade parking garages within 100 feet of a single family or low density residential property.	
127	OBJECTIVE 1-5.4: DEVELOPMENT/REDEVELOPMENT OF MULTI-FAMILY RESIDENTIAL, COMMERCIAL, OFFICE, AND MIXED USE AREAS. The City shall provide for development and redevelopment of its commercial and office areas when compatible with the scale and character the surrounding area context.	
128	Policy 1-5.4.1: Redevelopment of Areas Designated Commercial and Office/Professional. The City shall consider adopting architectural design review standards/guidelines along major transportation corridors, including form based code, identify building types and/or structural design features that shall be required or encouraged and those to be discouraged or prohibited due to their adverse impacts on property in the immediate area.	
129	Policy 1-35.4.12: Improve Design Procedures and Resources and Architectural Review. The City shall periodically update regulatory procedures designed/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. 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, 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 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 mass, scale and design.	

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130	Policy 1-3.5.4.2: Establishment of Architectural Design Review Process. Upon one year of adoption, the City shall evaluate the necessity for an Architectural Review Board development;	
131	Policy 1-3.4.3: Evaluate Creating a Park Overlay Zone. 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: <ul style="list-style-type: none"> • 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; • Enhance the public enjoyment of parks; and • Preserve the habitat values of parks by protecting native plants, trees; 	
132	OBJECTIVE 1-3.5: PROTECT ESTABLISHED RESIDENTIAL NEIGHBORHOODS FROM ENCROACHMENT OF NON-RESIDENTIAL USES. The City shall discourage nonresidential intrusions into established residential neighborhoods and areas, and shall discourage such changes in land use designations.	
133	Policy 1-3.5.1: Criteria for Managing Encroachment of Nonresidential Uses into Established Residential Neighborhoods. The City shall require that any change in land use designation from residential to nonresidential comply with all of the following: <ol style="list-style-type: none"> 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. 	
134	Policy 1-3.5.2.3: Investigate Just Compensation/Linkage System for Adverse Impacts Incurred by Changes in Future Land Use Designation from Residential to Nonresidential Use. The City shall explore the feasibility of establishing a linkage system that addresses compensation for the loss of housing or housing opportunity and/or the need for public service or social program in consideration of the increase in value bestowed upon land through designation from residential use to nonresidential use.	
135	Policy 1-3.5.3: Protect Single Family and Low Density Residential Property from Parking Garages. The City shall prohibit above grade parking garages within 100 feet of a single family or low density residential property.	
136	OBJECTIVE 1-3.6: PRESERVE THE QUALITY AND CHARACTER OF WINTER PARK'S RESIDENTIAL NEIGHBORHOODS. Protect and conserve the diverse range of residential opportunities, ranging from lakefront estates to high rise apartments. Maintain the single family neighborhoods within the City, including the variety of housing styles and values; the older neighborhoods that have a combination of historic homes and new development; as well as other neighborhoods comprised of modest homes on small interior lots as well as areas where large lakefront estates are predominant. Preserve opportunities for multifamily lifestyles, including duplex, townhouse, garden apartment and high rise apartment living as well as a variety of group housing including retirement homes, nursing homes, and adult congregate living facilities.	
137	Policy 1-3.6.1: Maintain the Scale and Character of Neighborhoods. New development and redevelopment shall occur in a manner that preserves the elements of the existing neighborhood character that provide the attractiveness and unique character of each individual neighborhood. The City shall accommodate redevelopment activity in a manner that does not produce new residences which substantially alter the scale or character of a street. The aim shall be to restrict home sizes so they do not visually overpower the natural features or amenities in a neighborhood, but instead compliment those features. The City shall regulate the degree and scale of development on single family properties through the use of the tools of setbacks, height limits, lot coverage restrictions and impervious coverage restrictions, floor area ration, limiting wall heights at side yard setbacks, reducing heights along sensitive edges, second floor step backs on front and side, establishing maximum wall plane lengths that reflect the traditional width of buildings along the street, roof pitches, and alignment of front setbacks. Winter Park applies and shall continue to apply a floor area ratio in managing the size, building mass, and design features of single family and townhouse buildings. Pursuant to the City's strategic plan, 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.	
138	Policy 1-3.6.2: Maintain the Quality and Character of Single Family Residential Neighborhoods. 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. Pursuant to the City's strategic plan, the City shall review and revise its Land Development Code within one year of adoption of this Comprehensive Plan, 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. The City shall protect Single Family neighborhoods from all impacts of development that are not compatible with Low Density and Single Family environments and shall prohibit parking garages abutting Single Family and Low Density Residential development. The City shall prohibit above grade parking garages within 100 feet of a single family or low density residential property.	

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139	Policy 1-3.6.3: Ensure Compatible Size, Form and Function are Achieved in Areas Designated Low-Density Residential. Since much of the land designated Low-Density Residential is at densities up to ten (10) dwelling units per acre, the City shall enforce regulatory measures and develop additional land use and design standards to mitigate adverse impacts caused by varied types of uses and structures, such as single-family homes, duplexes, townhouses, and small apartments. The City shall apply the conditional use review process together with floor-area ratio regulations within Low-Density Residential designated areas in order to avoid land-use compatibility conflicts due to dissimilar building types, size, mass, articulation, and height. The City shall promote redevelopment and renovation in these areas but the City shall place restrictive 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.	
140	Policy 1-3.6.4: Ensure Compatible Size, Form and Function are Achieved in Areas Designated Medium- and High-Density Residential. The City shall apply regulatory measures including, but not limited to, conditional use review process together with floor-area ratio regulations 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. The conditional use process shall also be applied, together with other regulatory measures in managing land-use issues surrounding the compatibility of the potentially negative impacts of transient accommodations on adjacent and nearby permanent residential areas.	
141	Policy 1-3.6.5: Discourage Rezoning of Medium-Density Residential to High-Density Residential. The City shall discourage the rezoning change in future land use designations of medium-density residential to high-density residential properties.	
142	Policy 1-3.6.6: 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, and the appropriateness of their conditional uses.	
143	Policy 1-3.6.7: Subdivision of Single Family Estate Properties. 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 strongly discourage any subdivisions or lot splits of estate lots (one acre or greater) within areas designated single-family residential. <i>Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.</i>	
144	Policy 1-3.6.7: Subdivision of Lot Splits of Single Family Estate Properties. 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 strongly discourage any subdivisions or lot splits of estate lots (one acre or greater) within areas designated single-family residential.	
145	Policy 1-3.6.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family and Low-Density Multi-Family Property. The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single-family, low-density or multi-family residential, when the proposed new lots are designed at size and density consistent with the existing conditions in the surrounding neighborhood within a radius of five-hundred (500) feet.	
146	Policy 1-3.6.9: Lot Consolidations. The City shall draft land development regulations which would require Planning Commission recommendation and 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 the addition of more than 25 feet of new lot width and if such consolidation also results in consolidated new lot sizes greater than 150% of the lot width or lot area standards shall require the approval by the City Commission. The City Commission in consideration of lot consolidation requests may limit the applicable floor area ratio as a condition of approval in order to preserve neighborhood scale and character. <i>Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.</i>	
147	OBJECTIVE 1-3.7: MAINTAIN AND PRESERVE THE CHARACTER AND QUALITY OF LAKEFRONT AND OTHER WATERFRONT LAND USE. Maintenance of green-pervious open space along the lake shore is necessary for natural percolation and filtering of storm water runoff which is required to maintain lake water quality. Maximization of green-pervious open space is necessary for the recharge of groundwater. Therefore, it is the intent of the City and this Comprehensive Plan 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. Maintaining the low range of residential density along the City's lake frontage enhances the aesthetic appeal of the lake, shoreline, and the lake frontage. Maintenance of such low densities also reduces encroachment by water-related structures which impact the natural appearance of the lakefront and diminish the natural lake edge habitat that provides food and shelter for a wide range of aquatic wildlife. Limiting lakefront residential density limits boat-related impacts to the lake.	
148	Policy 1-3.7.1: Preserve Lakefront Estates. 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 strongly discourage the subdivision or split of such properties. The City shall preserve low densities along the City's lakefront property, including larger lakefront estates in order to perpetuate the unique character of Winter Park that sets it apart from other cities throughout Florida. <i>Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.</i>	

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149	Policy 1-3.7.2: Status of the Genius Preserve. Pursuant to the policy direction outlined for the Genius Preserve in Planning Area B Osceola/ Lakeview any future subdivision request for the Genius Preserve shall be a large scale comprehensive plan amendment.	
150	Policy 1-3.7.3: Limitations of Development of Waterfront Lots. 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, water quality control, public safety and reduction of boating hazards, preservation of waterfront views, sensitivity of scale and design of house to slope of site and surrounding properties, 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 authority to apply specific conditions to development approvals for waterfront lots in order to ensure that future development 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 authority to require scientific data describing existing and proposed characteristics of the site, land forms, water quality, and structural components.	
151	Policy 1-3.7.4: Management of Lakefront Development. The City shall restrict lakefront development outside of the floodplain and lake setback areas around the lakes to the lowest density residential land uses with the corresponding lot coverage and impervious coverage.	
152	Policy 1-3.7.5: 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.	
153	Policy 1-3.7.6: 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.	
154	Policy 1.3.7.7: Restrictions on Lake or Canal Lot Development. The Planning and Zoning 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. For example, the City may require access easements to accomplish a public purpose, preservation of protected, specimen and heritage trees and control over density to ensure necessary measures to protect and preserve water quality and the unique features of the environmentally sensitive lakefronts.	
155	the application of a form based code along, OBJECTIVE 1-3.8: DEVELOPMENT/REDEVELOPMENT OF MULTI-FAMILY RESIDENTIAL, COMMERCIAL, OFFICE, AND MIXED USE AREAS. The City shall provide for development and redevelopment of its commercial and office areas when compatible with the scale and character the surrounding area context/corridors to more effectively provide for the review of development.	
156	Policy 1-3.8.1: Reviews of New Multi-Family, Commercial and Office Development/Redevelopment to Ensure Compatibility with Scale and Character of Existing Development. 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 and floor area ratio incorporated in this Comprehensive Plan. The maximum building height map, as a function of permitted stories, adopted as part of this comprehensive plan shall govern, limit and restrict building development to the maximum number of stories shown on the map. Mezzanine levels shall not be permitted in addition to the number of stories indicated.	
157	Policy 1-3.8.2: Include Parking Garages in Floor Area Ratio and Lot Coverage Calculations. The City shall include all above grade parking garages in Floor Area Ratio and Lot Coverage calculations. However, public parking garages or the public portion of public/ private garages may be excluded from this requirement by the City Commission.	
158	Policy 1-5.4.4 Policy 1-3.8.3: Prohibit Fractional Ownership of Residential Units. The City shall encourage a stable residential customer base by prohibiting the allowance of time-share or other fractional ownership of residential units.	EDAB – should change it to ‘interval’ instead of ‘fractional’ ownership
159	Policy 1-3.8.5: Encourage Single-Family Detached Homes. The City shall encourage redevelopment of single family detached homes as opposed to apartments and condominiums 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. The intent of this policy is to provide a smooth transition of density/intensity of land use. However, the sole exception to this policy shall be with respect to an existing residential elderly housing development that is larger than 10 acres, the parcel to be changed is internal to the development, being at least 200 feet from Low density or Single Family in other ownership and there is a step down in intensity towards the perimeter of the development. Policy amended to reflect changes as adopted on June 28, 2010 per Ordinance 2817-10	
160	Policy 1-3.8.5: Promote Visible Open Space in Multifamily Development. Within one year of adoption of this Comprehensive Plan, the City shall amend its multifamily residential zoning districts (R-3/R-4) to reduce the maximum impervious coverage requirements in order to promote more visible open space and to eliminate credit for internal open space courtyards from counting toward the impervious or open space requirements.	
161	Policy 1-3.8.6: Promote Appropriate Scale and Height for Medium Density Multi-Family Development. Except within the Central Business District geographical area, multi-family residential development within areas designated medium density residential (R-3) Medium Density Residential shall not exceed two stories in height unless approved via conditional use by the City Commission. In addition, such third floors must be entirely contained within a sloping roof having a maximum 12:12 roof slope. Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.	
162	Policy 1-3.8.7: Repeal Apartment/Hotel as a Conditional Use. Upon completion or vesting of the Hotel project, as contemplated in the existing development agreement or as may be subsequently amended for the former Langford Hotel property at 300 East New England Avenue, the City shall repeal apartment/hotels as a conditional use and apartment hotels are not permitted to be developed within any Residential R-5.4 code.	

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163	Policy 1-3.8.8: Investigate the Form Based Code. The City shall investigate the application of a form based code to more effectively provide for the review of development in accordance with the policies of this Comprehensive Plan.	
164	Policy 1-3.8.9: Preserve the Pedestrian Scale and Orientation of the CBD and Restrict Building Height. The City shall preserve the pedestrian scale and orientation of the Winter Park Central Business District Boundary Map, as defined in the Definitions section of this Comprehensive Plan, by limiting development for any property to two stories in height or three stories (including any mezzanine levels) on a case-by-case basis via conditional use approval by the City Commission for any third floor. The pedestrian orientation is also protected by prohibiting new drive-in businesses within the C-2 zoning locations east of Virginia Avenue. Approvals or other variances for more than three stories are prohibited. 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. Properties designated low density residential and properties limited to two stories on the Maximum Height Map are not candidates for the 3-story height conditional use. <i>Policy amended to reflect changes as adopted on July 14, 2014 per Ordinance 2970-14 and 2971-14.</i>	
165	Policy 1-3.8.10: Restrict Vehicle, Boat Sales, and Recreational Vehicle Sales and Operations. The City shall concentrate and restrict vehicle, boat, and recreational vehicle sales businesses to the northwest section of the City and shall only permit vehicle sales businesses within the geographic areas specified in Planning Areas J and K. The location and site planning of all vehicle and repair and sales operations as well as boat sales operations shall be reviewed and evaluated based on conditional use procedures established in the Land Development Code.	
166	Policy 1-3.8.11: Restriction on the Use of CBD Future Land Use and (C-2) Zoning. The City shall only permit the use of CBD future land use designations or C-2 zoning on property in the area depicted in the Map located on page D-4 within the definitions sections of this Comprehensive Plan. 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 not deemed entitled to Central Business District future land use or to C-2 zoning nor should any property owner have any reasonable expectation that CBD FLU/C-2 zoning will be allowed. These are simply the area locations where properties may be candidates for C-2 which may or may not be granted by the City Commission on a case-by-case basis. <i>Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.</i>	
167	Policy 1-3.8.12.7: Gateway Plan for Development or Redevelopment of Properties. Pursuant to the adoption of a The City shall create Gateway Plan by the City Commission, the City shall have the authority in the review of plans for the development or Plans for the potential redevelopment of properties to require that a portion of such property be reserved for the construction of such gateway design structures to be constructed and that the City Commission may require on a case-by-case basis a financial partnership arrangement between the property owner/ developer and the City to facilitate the construction of such gateway design structures. the major transportation corridors leading into Winter Park to include: 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>	
168	Policy 1-5.4.8: Enhance the Appeal and Improve the Property Values of Certain Gateway Corridor Entrances into the City of Winter Park. In order to establish, maintain and enhance the character and aesthetic appeal of certain important gateway corridor entrances into the City of Winter Park, and to increase the property values along such gateway corridor entrances to the City, in order to distinguish those gateways as attractive entrances into the City, the City shall prohibit certain business types along the frontage of those roadway corridors to exclude any new or used car sales businesses, auto repair businesses, resale stores or pawn shops, vapor lounges or smoke shops, adult oriented businesses, gas/service stations and convenience stores.	
169	Policy 1-5.4.9: Pursue Programs for Billboard Elimination. The City shall utilize regulations and incentive programs and pursue programs to achieve the elimination of the existing billboards within the City, including the use of eminent domain condemnations.	
170	Policy 1-5.4.10: Agreement for New or Relocated Billboards. As prohibited uses, new billboard(s) shall only be permitted when done in exchange for the removal of existing billboard(s) within the City.	
171	Policy 1-3.8.13: Preservation of the Historic Character of Park Avenue and the Open Vista of Central Park: 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. <i>Policy amended to reflect changes as adopted on July 14, 2014 per Ordinance 2970-14.</i>	
172	GOAL 1-6: STEWARDSHIP OF NATURAL RESOURCES. The City will preserve the legacy of the natural environment through stewardship and enhancement of the many natural resources found within Winter Park.	
173	OBJECTIVE 1-3.96.1: PROTECT NATURAL RESOURCES AND FLOOD PRONE AREAS FROM ADVERSE IMPACTS OF DEVELOPMENT. The City shall protect flood prone areas, protect the safety of the citizens, and minimize public and private loss from flood damage. 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.	

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174	<p>Policy 1-3.9.1: Managing Environmentally Sensitive Lands. 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 the buffers, limitations on development and other regulatory actions required by Policies 4-6.1.6, Policy 5-1.5.3, Policy 5-1.5.4 and Policy 5-1.5.5. These and other 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. In addition, the Land Development Code shall provide more detailed procedures and performance criteria to implement conservation and natural resource protection. The Land Development Code shall also provide for wetland preservation consistent with the requirements and regulations of the St. Johns River Water Management District and the FDEP.</p> <p>Policy 1-6.1.1: Managing Environmentally Sensitive Lands. Natural resources identified on the FLUM series shall be protected and/or preserved pursuant to goals, objectives, and Policies established in the Conservation Element of the Comprehensive Plan. In addition, the Land Development Code shall provide more detailed procedures and performance criteria to implement conservation and natural resource protection. The Land Development Code shall also provide for wetland preservation consistent with the requirements and regulations of the St. Johns River Water Management District and the FDEP.</p>	
175	<p>Policy 1-3.96.1.2: Storm Water Management, Flood Prevention, Water Quality and Intergovernmental Coordination. The City shall manage storm water runoff and prevent adverse impacts on water quality. Winter Park shall continue to be a participant in the National Flood Insurance Program which provides flood insurance to home owners and businesses. The City shall enforce its adopted floodplain management regulations which require new construction within the floodplain to construct the lowest floor above the 100 year flood elevation, and place restrictions on the materials and types of construction permitted. 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 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.</p> <p>Policy 1-3.96.1.2: Storm Water Management, Flood Prevention, Water Quality and Intergovernmental Coordination. The City shall manage storm water runoff and prevent adverse impacts on water quality. Winter Park shall continue to be a participant in the National Flood Insurance Program which provides flood insurance to home owners and businesses. The City shall enforce its adopted floodplain management regulations which require new construction within the floodplain to construct the lowest floor above the 100 year flood elevation, and place restrictions on the materials and types of construction permitted. 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 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.</p>	
176	<p>Policy 1-3.96.1.3: Habitats of Flora and Fauna Having Special Status. The habitat of rare, endangered, and threatened species of flora and fauna and others having special status as identified in the Conservation Element shall be protected.</p>	
177	<p>Policy 1-3.96.1.4: Mining Prohibited. The City shall prohibit the excavation of natural resources (mining) within the City limits.</p>	
178	<p>Policy 1-3.96.1.5: Protect the City's Cemeteries and Conservation Lands. The City shall protect cemeteries and conservation lands from development.</p>	
179	<p>OBJECTIVE 1-3.106.2: SOIL AND TOPOGRAPHIC CONDITIONS/NATURAL ENVIRONMENT. The City shall not issue a development order or permit unless the applicant for development has demonstrated that the proposed land uses, including, but not limited to, density, intensity, design, and other characteristics of the development, are <u>must be</u> designed with appropriate consideration for soil and topographic conditions and the natural environment, including Comprehensive Plan objectives and Policies in <u>the</u> Chapter 5: Conservation Element.</p> <p>OBJECTIVE 1-3.106.2: SOIL AND TOPOGRAPHIC CONDITIONS/NATURAL ENVIRONMENT. The City shall not issue a development order or permit unless the applicant for development has demonstrated that the proposed land uses, including, but not limited to, density, intensity, design, and other characteristics of the development, are <u>must be</u> designed with appropriate consideration for soil and topographic conditions and the natural environment, including Comprehensive Plan objectives and Policies in <u>the</u> Chapter 5: Conservation Element.</p>	
180	<p>Policy 1-3.106.2.1: Coordinated Land Use Planning. The City shall ensure that all proposed land development is located and designed with appropriate consideration for soil and topographic conditions. The City shall ensure that all new development is consistent with performance criteria governing resource conservation, public facilities, concurrency management, and level of service standards before a development order is issued.</p>	
181	<p>Policy 1-6.2.2: Characteristics of Development. The City shall ensure that density, intensity, design, and other characteristics of the development, are consistent with the character of the surrounding area, can be accommodated on the site without adversely impacting natural features of the site or the surrounding environment, meet concurrency requirements, and are consistent with the Comprehensive Plan and Land Development Code.</p>	
182	<p>OBJECTIVE 1-6.3.11: PROTECT THE CITY'S TREE RESOURCES. The City shall continue to protect its trees, including the bountiful oak tree canopy that provide a character distinguishing Winter Park from the majority of Florida's other municipalities.</p>	
183	<p>Policy 1-3.11.1: Protect Trees. The City shall continue to preserve its tree canopy by enforcing tree protection regulations. The City shall maintain and preserve the coverage of the tree canopy.Policy 1-6.3.1: Protect Trees. The City shall promote the proliferation and preservation of trees throughout the City, minimize the removal of protected trees, and require compensation and replanting for the loss of protected trees in various stages of maturity on public and private property in order to preserve the quality of life in the City well into the future.</p> <p>Policy 1-6.3.1: Protect Trees. The City shall promote the proliferation and preservation of trees throughout the City, minimize the removal of protected trees, and require compensation and replanting for the loss of protected trees in various stages of maturity on public and private property in order to preserve the quality of life in the City well into the future.</p>	
184	<p>OBJECTIVE 1-3.12-6.4: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES. The City shall identify, document, protect, preserve, and enhance the cultural, historic, architectural, scenic and archaeological resources significant to the heritage and character of the City of Winter Park.</p>	
185	<p>Policy 1-3.126.4.1: Inclusion of Historic Resources on FLUM. The FLUM series shall include a map illustrating the location of significant historic sites or structures within the City. [Note: The Historic Resources Map does not reveal the location of archaeological sites due to their sensitivity to abuse.]</p>	
186	<p>Policy 1-3.12.2: Discovery of Artifacts during Construction. The City shall ensure the cessation of land-disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.</p> <p>Policy 1-3.12.2: Discovery of Artifacts during Construction. The City shall ensure the cessation of land-disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.</p>	
187	<p>Policy 1-3.12.3: Continue Surveying, Recording and Interpreting Historical, Architectural, Scenic, Cultural and Archaeological Resources. The City shall continue the process of surveying, recording and interpreting the cultural, historic, architectural, scenic and archaeological resources of Winter Park with a historic and archaeological resources inventory and Florida Master Site File update recommended every ten years.</p> <p>Policy 1-3.12.3: Continue Surveying, Recording and Interpreting Historical, Architectural, Scenic, Cultural and Archaeological Resources. The City shall continue the process of surveying, recording and interpreting the cultural, historic, architectural, scenic and archaeological resources of Winter Park with a historic and archaeological resources inventory and Florida Master Site File update recommended every ten years.</p>	
188	<p>Policy 1-3.12.4: Activities to Protect and Promote Historical Resources. The City shall evaluate and protect publicly owned historical resources within Winter Park and initiate designation of those resources as local historic landmarks or landmark districts, and as appropriate, nominate those resources to the National Register of Historic Places.</p> <p>Policy 1-3.12.4: Activities to Protect and Promote Historical Resources. The City shall evaluate and protect publicly owned historical resources within Winter Park and initiate designation of those resources as local historic landmarks or landmark districts, and as appropriate, nominate those resources to the National Register of Historic Places.</p>	

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189	Policy 1-3.12.5 Policy 1-6.4.2: Encourage Designation of Local Historic Resources and Establishment of Historic Districts. The City shall encourage the designation of local historic resources, and the establishment of historic districts that protect historic resources and their settings. Within one year of adoption of this Comprehensive Plan, the Historic Preservation Commission shall investigate and make a recommendation (complete with schedule and specific implementation milestones) to the City Commission regarding the designation of Park Avenue as a National Register and Local Historic District. through the Land Development Code regulations.	
190	Policy 1-3.12.6 Provide Historic Preservation Incentives. Provide local incentives, information and technical assistance for owners of designated historic resources which may include the waiver of fees relating to rehabilitation, accessory dwelling units as permitted uses through the Certificate of Review process and other appropriate incentives.	
191	Policy 1-3.12.7: Use of Building Code to Assist the Rehabilitation and Restoration of Historic Buildings. The City shall utilize the Building Code provisions which allow for the relaxation of certain building code standards for the restoration, rehabilitation and repair of historic buildings when such improvements and buildings do not jeopardize public safety as determined by the Building Official.	
192	Policy 1-3.12.8: Use of Federal Rehabilitation Tax Credit to Rehabilitate Cultural, Historic and Architectural Resources. The City shall encourage and support private efforts to rehabilitate eligible commercial and income producing cultural, historic, and architectural resources using the federal rehabilitation tax credit.	
193	Policy 1-3.12.9: Require Evaluation of Cultural, Historic, Architectural, and Archaeological Resources in Decisions Regarding Demolition. Integrate the evaluation of cultural, historic, architectural and archaeological resources into the decision making process for City sponsored alteration of demolition of buildings, structures and/or infrastructure.	
194	Policy 1-3.12.10: Identification of Impacts on Historic Resources. All public sector planning studies of neighborhoods, housing, transportation, drainage, storm water and utilities shall identify the presence of historic resources and consider the impact of any proposal on those resources.	
195	Policy 1-3.12.11: Compatibility of New Public Improvements in Historic Districts. When public improvements such as streetlights, signage, sidewalks, curbs and paving are scheduled for replacement in historic districts as identified in the historic resources survey, those replacements shall enhance and be compatible with the character of the district.	
196	Policy 1-3.12.12 Policy 1-6.4.3: Evaluation of Impacts of Rezoning and Redevelopment Applications on Historic Resources. Evaluate the impact of rezoning and development applications on identified historic or archaeological resources on or in proximity to the property application, and seek timely discussion of issues threatening cultural, historic, archaeological and architectural resources in order for the Historic Preservation Commission to advocate a constructive solution.	
197	Policy 1-3.12.13 6.4.4: Land Use Decisions to Include Protective Measures to Preserve Significant Historical, Architectural, Scenic, Cultural and Archaeological Resources. The City shall ensure that development and land use decisions assess and avoid the potential for adverse impacts to significant historical, architectural, scenic, cultural and archaeological resources. These resources shall be buffered from potential adverse impacts, thus insuring protection from the cumulative adverse impacts of surrounding development.	
198	Policy 1-3.12.14 6.4.5: Rehabilitation and Adaptive Reuse of Historic Buildings for Contemporary Uses. The City shall encourage the rehabilitation and adaptive reuse of historic buildings if the buildings may no longer feasibly be used for their historic purposes.	
199	GOAL 1-7: COLLABORATIVE PLANNING PROCESS. The City will embrace a collaborative planning process that evaluates and monitors the Goals, Objectives and Policies outlined in this Plan and enhances the community.	
200	Policy 1-3.12.15: City Participation in the Certified Local Government (CLG) Program. The City shall 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.	
201	Policy 1-3.12.16: Support Public Education Concerning the City's Cultural, Architectural, Archeological and Historic Resources. Maintain a partnership with the Winter Park Historical Association and Museum, Hannibal Square Heritage Center, Winter Park Public Library Archives, Rollins College Olin Library Archives other appropriate organizations to support public education, heritage tourism efforts and the preservation of information and documents about the cultural, architectural, archeological and historic resources of Winter Park.	
202	OBJECTIVE 1-3.13: ANNEXATION. The City shall carryout its Comprehensive Plan program for 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. 7.1 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. The annexation policy of the City of Winter Park and the annexations of land by Winter Park shall be consistent with the following criteria: <ol style="list-style-type: none"> 1. Each annexation shall eliminate or partially eliminate an enclave, align municipal boundaries or establish a contiguous link with the City; 2. 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; 	
203	Policy 1-3.13.1: Actively Pursue the Annexation of Enclaves. Winter Park shall actively pursue the annexation of enclaves as these additions provide economies and efficiencies in service delivery to both Orange County and the City of Winter Park.	

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204	<p>Policy 1-3.13.3: Criteria for Pursuing Annexation and Required Cost/Benefit Study. Winter Park shall pursue the annexation of growth areas adjacent to the City limits when it would align municipal boundaries, unite sections of the City, or generate revenues in excess of the cost of providing services while providing City control over the quality and scale of development. An annexation cost benefit study shall be required for all annexations of growth areas through referendums.</p>	
205	<p>Policy 1-3.13.4: Intergovernmental Coordination with Orange County on Annexations. 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.</p>	
206	<p>Policy 1-3.13.5: Annexation Reserve Areas. As a first priority the City shall annex enclaves surrounded completely by the City. As a second priority the City shall annex contiguous unincorporated areas required to establish logical City boundary alignments that are defined by natural barriers, streets, or similar features and avoid service duplications. In addition, Winter Park will not establish different zoning or land use on annexed property without the notice to Orange County. The City of Winter Park has undertaken extensive coordination and shall continue such coordination with Orange County and the Cities of Orlando, Maitland and Eatonville regarding the City's annexation program. 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. Altogether, the annexation of these five areas will add 322 acres to the City of Winter Park. The annexation of the four areas (excluding Home Acres) is estimated to increase Winter Park's population by 1,676 persons based on current land uses. The City has and shall continue to achieve the consent of Orange County prior to annexing the five unincorporated Annexation Reserve Areas (ARAs) identified below:</p> <p>1. Annexation Reserve Area #1: Home Acres. ARA #1 is a growth annexation area comprised of 47± acres, is located in the northwest section of the City, located west of Orlando Avenue (US 17-92) between Monroe Avenue on the north and Lee Road on the south. Its name is derived from the name of the principal subdivision within the area which was platted in 1926. This is a logical ARA since it is surrounded on three sides by the City of Winter Park and on the north by the City of Maitland. Maitland's Comprehensive Plan does not anticipate any annexations within this area.</p> <p>The dominant Orange County Future Land Use Map designation is Low Density to the west, Office to the north, Office and Low Medium Density to the east, with Commercial abutting Lee Road to the southeast and Office abutting Lee Road to the southwest. This neighborhood has many infrastructure deficiencies such as limited sanitary sewer, undersized water lines, lack of street drainage and rural street sections.</p> <p>The City of Winter Park's interest in annexing this area would be only when it is coincident with that redevelopment. Until such time as a comprehensive redevelopment program is undertaken, the City's annexation efforts in this neighborhood shall be limited to individual out parcels coincident with a redevelopment project.</p> <p>Lake Killarney. ARA # 2 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 1,282The 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. Individual property owners have slowly been voluntarily annexing property into the City.</p> <p>3. Annexation Reserve Area #3: Kentucky/Oglesby. ARA # 3 is a growth annexation area comprised of 13± acres and accommodating approximately 42The 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.</p> <p>4. Annexation Reserve Area #4: Lawndale. ARA # 4 is a growth annexation area containing 50± acres and approximately 308On 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.</p>	
207	<p>5. Annexation Reserve Area #5: Stonehurst. ARA # 5 is an enclave comprised of 14.6 acres and containing approximately 44 persons located in 22</p> <p>OBJECTIVE FL 1-3.14: SCHOOL FACILITIES. The City of Winter Park shall coordinate public school facility needs with the Orange County Public School Board (OCPSB), and to locate any future school sites near urban residential areas and, where feasible, to co-locate public facilities, such as parks, libraries and community centers with schools.</p>	
208	<p>Policy 1-3.14.1: Provision of School Sites. The Orange County Public School Board has no plans for any additional school facilities within the City of Winter Park; however the City shall permit new schools in any future land use category and in any location deemed necessary by the OCPSB, and shall utilize the Inter-local Agreement for Public School Planning adopted October 13, 2003 to guide facility planning.</p>	

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209	Policy 1-3.14.2: Maintain an Inventory of Vacant Sites. The City shall maintain a Vacant Land Map to assist in identifying undeveloped parcels of property citywide.	
210	Policy 1-3.14.3: Intergovernmental Coordination. The City shall coordinate with the Orange County Public School Board to maintain data identifying public school facilities, capacity and utilization, and shall utilize the Inter-local Agreement for Public School Planning adopted October 13, 2003 for coordinating any future significant renovations or new schools.	
211	Policy 1-3.14.4: Maintain City Population Data to Assist Demographic and Student Population Analysis. The City shall maintain City population data to assist the Orange County Public School Board in the projection of future population growth and community characteristics.	
212	Policy 1-3.14.5: Implement a Public School Facilities Element. In cooperation with Orange County and the Orange County Public School Board, the City has prepared a Public School Facilities Element for as required by the State and as incorporated into this Comprehensive Plan. All development shall adhere and abide by those adopted goals, objectives and policies.	
213	Policy 1-3.14.6: School Co-location and Joint Use. The City will direct that any new or relocated schools located near parks or libraries, shall facilitate the joint use and site planning of facilities such as parks, libraries, and community centers with schools to the extent possible.	
214	OBJECTIVE 1-3.15: PROHIBITION OF NEW BILLBOARDS AND ELIMINATION OF EXISTING BILLBOARDS. Continue to prohibit new billboards and develop incentives and programs to eliminate existing billboards.	
215	Policy 1-3.15.1 Policy 1-3.15.2 OBJECTIVE 1-3.16: PREVENT PROLIFERATION OF URBAN SPRAWL. The City of Winter Park 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 patterns emanating from developed areas. 2. Prevent development of areas or uses 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. 5.1. Require that development be consistent with criteria in Rule 9J-5.006(5), F.A.C.	
216	Policy 1-3.16 Policy 1-3.16.2: Design of Public Facilities and Utilities. Public facilities and utilities shall be located and designed to: 1. Maximize the efficiency of services provided. 2. Minimize adverse impacts on natural systems. 3. Minimize related costs. 4. Meet concurrency management system requirements.	
217	Policy 1-3.16.3: Developments Not Served by Public Water and/or Wastewater Systems. All developments in areas not serviced by public water and/or wastewater systems shall be governed by applicable State laws and administrative regulations.	
218	Policy 1-3.16.4: Accommodating Requisite Infrastructure. During the subdivision review, site plan review, and permitting processes, the City shall ensure that respective future developments allocate sufficient land area for infrastructure required to support proposed development.	
219	Policy 1-3.16.5: OBJECTIVE 1-3.17: PREVENT INCONSISTENT LAND USE. The City shall continue to ensure that land uses, structures, and rezonings shall be consistent with the FLUM, and other applicable laws, ordinances, and administrative rules regulating land and water resource management.	
220	Policy 1-3.17.1: Managing Future Land Use. The FLUM and related Policies together with the LDC shall be applied as a planning and management tool to prevent development of land uses which do not conform to the City's character as reflected in the City's adopted FLUM.	
221	OBJECTIVE 1-3.18: INTERGOVERNMENTAL COORDINATION. The City shall continue to maintain and periodically update procedures to ensure efficient coordination of land and water management issues surrounding proposed development are carried out in a timely manner with all public entities having jurisdictional authority.	
222	Policy 1-3.18.1: Implementing Intergovernmental Coordination. The City shall continue to require that development applications as appropriate be coordinated with relevant Orange County agencies, Orange County Public School Board, other special districts, the East Central Florida Regional Planning Council (ECFRPC), the St. Johns River Water Management District, as well as applicable State and Federal agencies prior to issuance of a development order or permit. The City shall coordinate with the ECFRPC in meeting regional policies contained in the Strategic Regional Policy Plan.	
223	OBJECTIVE 1-3.19: CONTINUING LAND USE PROGRAMS. The City shall implement land use goals, objectives, and Policies by carrying out a continuing program of land use activities below cited.	
224	Policy 1-3.19.1: Land Use Information System. Establish, maintain, and periodically update the land use information system, integration of the tax appraiser property files, Community Development Department field data, building permit files, engineering base maps, and all other relevant land use data files.	
225	Policy 1-3.19.2: Land Use Trends. Monitor and evaluate population and land use trends.	
226	Policy 1-3.19.3: Fiscal Management. Implement fiscal management policies of the capital improvement program and budget.	

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227	Policy 1-3.19.4: Administer Land Use Controls. Administer adopted land use controls, such as the land development code, including site plan review and subdivision regulations, building code, housing code, traffic regulations, and regulations governing streets and sidewalks.	
228	Policy 1-3.19.5: Public Assistance. Provide continuing land use information and assistance to the public.	
229	Policy 1-3.19.6: Intergovernmental Coordination. The City shall coordinate land development issues with other public agencies at all levels of government pursuant to the Intergovernmental Coordination Element of this Plan.	
230	Policy 1-3.19.7: Manage Current Developmental Impacts. Evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to, public facilities, natural environment, and impact on stable residential neighborhoods.	
231	Policy 1-3.19.8: Community Appearance. Site plan review procedures shall be applied to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and manmade resources within the City, including such scenic natural resources as lakes, lake frontages, wetlands, and native habitat as well as developing residential neighborhoods and centers of commercial or institutional activity.	
232	Policy 1-3.19.9: Special Land Use Studies. To maintain land use Policies responsive to changing conditions, problems, and issues, the City shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.	
233	OBJECTIVE 1-3.20 OBJECTIVE 1-7.1: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS. The City shall use the following Policies as criteria in evaluating the effectiveness of the land use element. The City shall collaborate with the community to ensure the land use element continues to enhance the community. The following Policies shall be used as criteria in evaluating the effectiveness of the land use element.	Per P&Z Recommendation to reword objective
234	Policy 1-3.207.1.1: Review the Impact of Change Indicators on Land Use Policy. Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The Policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use Codes shall be refined as needed in order to remain responsive to evolving problems and issues.	
235	Policy 1-3.207.1.2: Schedule, Budget, and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and Policies.	
236	Policy 1-3.207.1.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the land use element, the City shall maintain a process of intergovernmental coordination. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.	
237	Policy 1-3.207.1.4: Achieve Effective Plan Implementation. The effectiveness of the land use element shall be measured by the City's success in achieving land use goals, objectives, and Policies. The land use element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.	

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. Planning and Zoning Board comments are shown in red underlined text, Comp Plan Task Force comments are shown in green underline text, Economic Development Advisory Board comments are shown in turquoise underline text, Community Redevelopment Advisory Board comments are shown in brown underlined text and Transportation Advisory Board comments are shown in purple underline 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 M. 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 Ravaudage Planning Area</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. 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.	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. Any renovations or expansions to the Alabama Condominium or Temple House shall maintain the historic architectural character of those buildings.	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>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.</p>	New policy direction to protect single family zoned portions of this planning area similar to policies included in other planning areas.
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>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.</p>	New policy to implement the general future land use policy outline for the new Medical Arts future land use category.
30	<p>Policy 1-4.1.C.3: Promote a New Brookshire Elementary School at Cady Way Park and Creation of Compensating Parkland. The City shall explore a partnership with the Orange County Public School Board that may allow the construction of a new Brookshire Elementary school</p>	Brookshire already rebuilt and partnership was explored during the design phase.
31	<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
32	<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

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33	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>	Makes the policy direction more understandable.
34	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.	
35	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.	
36	Policy 1-4.1.C.8: Future Land Use Changes East of Hospital. The City shall consider changes in the future land use to the residential/office area east of the hospital. By 2010, the City shall conduct a neighborhood study for the area east of the Winter Park Hospital to determine changes that are advisable.	This study was already completed by the P&Z Board.
37	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.	Provides the ability for low density townhouse and single family home redevelopment that is otherwise in conflict with the office future land use designation.
38	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.	Provides the ability for single family home redevelopment that is otherwise in conflict with the office future land use designation.
39	Planning Area D: Waterbridge/Brookshire	
40	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>	Makes the policy direction more understandable.
41	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.	
42	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.	Clarifies the Comp. Plan FLU relationship.

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43	<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.
44	<p>Policy 1-4.1.D.5: Monitor biological and environmental conditions at Lake Baldwin Park. The City shall annually monitor and assess the biological and environmental condition of Lake Baldwin Park adjacent to Lake Baldwin due to the “dog park” element and shall manage its future based on those findings.</p>	Not appropriate as a land use policy.
45	<p>Planning Area E: Glenridge/Lake Sue</p>	
46	<p>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></p>	Makes the policy direction more understandable.
47	<p>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.</p>	
48	<p>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.</p>	
49	<p>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.</p>	
50	<p>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.</p>	
51	<p>Planning Area F: Mead Garden, Virginia Heights and College Quarter</p>	
52	<p>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></p>	Makes the policy direction more understandable.
53	<p>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.</p>	

No.	Chapter 1 – Future Land Use	Comments
54	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 including new or used car sales, new auto repair businesses, 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 is a gateway into the downtown and central business district of the City of Winter Park.</u>	Clarifications
55	Policy 1-F-4: Support Restoration of Mead Botanical Garden. The City shall encourage the restoration of Mead Botanical Garden.	
56	Policy 1-F-5: Growth and Expansion of the Lutheran Church Consistent with Master Plan. Growth and expansion of the <u>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>	Implements the agreements made with the Church and neighborhood.
57	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 <u>Maryland Holt and Antonette Fairbanks Avenues, thereby maintaining single family residential land use along Antonette Avenue.</u>	Clarification
58	Policy 1-F-7: Implement Wetlands Protection. The City shall continue to implement and enforce regulations protecting the wetlands from development.	
59	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.	
60	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 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.</u>	Clarification
61	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.	
62	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.	
63	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.	

No.	Chapter 1 – Future Land Use	Comments
64	<p>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></p>	Option for redevelopment while maintaining neighborhood protection.
65	<p>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.</p>	
66	<p>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.</p>	CRAB made a motion to change the Maximum Height Map and add another policy to allow the south side of Fairbanks within this planning area from the Railroad tracks to Denning Drive to be allowed up to 4 stories in height. Specifically to allow for redevelopment of the RV lot.
67	<p>Policy 1-F-16: Protect Wetlands. The City shall continue to implement and enforce regulations protecting the wetlands areas from development.</p>	
68	<p>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></p>	New direction for quality redevelopment.
69	<p>Policy 1-F-18: Preserve Existing Single-Family Residential Land Use in the Planning Area. <u>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.</u></p>	Makes the policy direction more understandable.
70	<p>Planning Area G: Downtown/Rollins College</p>	
71	<p>Objective 1-4.1.G: Preservation of Winter Park’s “Village Atmosphere,” Quality of Life, and Appropriate Density and Height. To provide residential development within overall densities and heights appropriate to ensure the preservation of Winter Park’s “village atmosphere” and the preservation of our existing quality of life and to encourage a stable customer base in support of our premier retail shopping district.</p>	Removed the Objective as this section only contains policies.
72	<p>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></p>	Makes the policy direction more understandable.
73	<p>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.</p>	

No.	Chapter 1 – Future Land Use	Comments
74	<p>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.</p>	<p>New direction to preserve character of the Park Avenue area.</p> <p>CRAB had a consensus that they did not want to prevent ‘over saturation of restaurants’ if the market drives the abundance of restaurants to Park Avenue. Also that Winter Park is more than just a retail or restaurant district and this policy needed to be changed to reflect the other uses (i.e. corporate offices).</p>
75	<p>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.</p>	<p>Clarification</p>
76	<p>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></p>	<p>Clarification</p> <p>CRAB had discussions on where to increase the maximum height throughout the CBD to three stories in lieu of the two story height limit in certain areas.</p>
77	<p>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.</p>	
78	<p>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.</p>	<p>Clarification</p>
79	<p>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.</p>	
80	<p>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.</p>	
81	<p>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.</p>	
82	<p>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.</p>	

No.	Chapter 1 – Future Land Use	Comments
83	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.	
84	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.	
85	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
86	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”.	
87	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.	
88	<u>Policy 1-G-18: Maintaining the Character of Interlachen Avenue.</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.	Policy to maintain the existing streetscape development pattern along Interlachen Avenue.
89	<u>Policy 1-G-19: Maintaining the Single Family Land Use Designations on Lake Osceola.</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. Provides development guidance for the streets indicated.	Reference for other adopted policies.
90	<u>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.	Reference for other adopted policies.
91	<u>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.	Policy direction.
92	Planning Area H: Hannibal Square Neighborhood	
93	Policy 1-H-1: Discourage Non-Residential Encroachments into Residential Sections. 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</u> of this neighborhood 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
94	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, <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.	Workforce housing addition.
95	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.	
96	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.	
97	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, <u>vapor stores or smoke shops</u> , fast food businesses and convenience stores along Fairbanks Avenue <u>in this planning area</u> .	Includes other non-desirable businesses.
98	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.	
99	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.	
100	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.	
101	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.	
102	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
103	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
104	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.	

No.	Chapter 1 – Future Land Use	Comments
105	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.
106	Policy 1-H-14: Special Circumstances for 446 W. Swoope and on Symonds between Capen and Pennsylvania Avenues. <u>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.</u>	Exception necessary given the enclave location.
107	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. <u>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.</u>	Provides policy direction.
108	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.
109	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.
110	Planning Area I: North Park Avenue	
111	Policy 1-I-1: Preserve Single-Family Residential Use in North Park Avenue Planning Area. <u>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.</u>	Makes the policy direction more understandable.
112	Policy 1-I-2: Protect Residential Areas on North Park and Louisiana Avenues from Encroachment by Nonresidential Uses. <u>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.</u>	Makes the policy direction more understandable.
113	Policy 1-I-3: Subdivision of Land to Comply with the Comprehensive Plan and Zoning District Minimum Lot Size Requirement. <u>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).</u>	Clarification
114	Policy 1-I-4: Develop Gateway Enhancement Plan for North Park Avenue. <u>The City shall develop a Gateway enhancement plan for the North Park Avenue entrance into the City.</u>	
115	Planning Area J: U. S. Highway 17-92 Corridor	

No.	Chapter 1 – Future Land Use	Comments
116	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.
117	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> ispe .	Correction
118	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.	
119	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.	
120	Policy 1-4.1.J.4: Preserve Multifamily Residential Use South of the Center of Winter Park. The City shall preserve the multifamily residential land use in the area located south of the Center of Winter Park.	The Whole Foods shopping center and Webster School surrounding these five isolated residential properties makes that area a candidate for non-residential redevelopment.
121	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.	
122	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.	
123	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
124	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).	
125	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.	

No.	Chapter 1 – Future Land Use	Comments
126	<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>	
127	<p>Policy 1-4.1.J.10: Prohibit Redevelopment of the Former Florida Gas Building to Include a Parking Garage. The City shall prohibit the redevelopment of the former Florida Gas Building property at 1560 Orange Avenue to include a parking garage. The residential nature of this area is not conducive to a development intensity where parking structures are permitted.</p>	The Policy prohibiting parking garages within 100 feet of residential disqualifies this site as a candidate for parking garage related development.
128	<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>	
129	<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. 	
130	<p><u>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.</u></p>	Implements policy agreement with the Church and neighborhood.
131	<p>Policy 1-4.1.J.13: Consider Proposals to Redevelop the Center Of Winter Park (K-Mart) Parking Fields. The City shall consider proposals for redevelopment within the parking fields of the Center of Winter Park if such redevelopment proposals contain significant public benefits, including affordable/ workforce housing, relatively high estimated tax yield, open space, and park amenities.</p>	K-Mart Center redevelopment plans have been approved.
132	<p><u>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.</u></p>	Provides consistency of zoning along W. Fairbanks.
133	<p><u>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.</u></p>	Implements new height map.

No.	Chapter 1 – Future Land Use	Comments
134	Planning Area K: Lee Road	
135	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 <u>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.</u>	Makes the policy direction more understandable.
136	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.	
137	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.	
138	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
139	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.	
140	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.	
141	Planning Area L: West Fairbanks Avenue	
142	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.
143	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
144	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.</u>	Implements consistency in the treatment of Conditional Uses.
145	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.	Clarification
146	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.</u>	Implements the Comp. Plan policies
147	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.	
148	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.</u>	Provides consistency of zoning along W. Fairbanks.
149	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.</u>	Provides consistency of zoning along W. Fairbanks.
150	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.</u>	Provides clarification for those properties west of I-4.
151	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.</u>	Provides clarification for the existing industrial areas south of W. Fairbanks.

No.	Chapter 1 – Future Land Use	Comments
152	<u>Planning Area M: Ravaudage</u>	
153	<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.
154	<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.
155	<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.
156	<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.

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. Planning and Zoning Board comments are shown in red underlined text, Comp Plan Task Force comments are shown in green underline text, Economic Development Advisory Board comments are shown in turquoise underline text, Community Redevelopment Advisory Board comments are shown in brown underlined text and Transportation Advisory Board comments are shown in purple underline 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 M. 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 Ravaudage Planning Area</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. 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.	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 <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> 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>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.</p>	New policy direction to protect single family zoned portions of this planning area similar to policies included in other planning areas.
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>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.</p>	New policy to implement the general future land use policy outline for the new Medical Arts future land use category.
30	<p>Policy 1-4.1.C.3: Promote a New Brookshire Elementary School at Cady Way Park and Creation of Compensating Parkland. The City shall explore a partnership with the Orange County Public School Board that may allow the construction of a new Brookshire Elementary school</p>	Brookshire already rebuilt and partnership was explored during the design phase.
31	<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
32	<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
33	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>	Makes the policy direction more understandable.
34	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.	
35	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.	
36	Policy 1-4.1.C.8: Future Land Use Changes East of Hospital. The City shall consider changes in the future land use to the residential/office area east of the hospital. By 2010, the City shall conduct a neighborhood study for the area east of the Winter Park Hospital to determine changes that are advisable.	This study was already completed by the P&Z Board.
37	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.	Provides the ability for low density townhouse and single family home redevelopment that is otherwise in conflict with the office future land use designation.
38	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.	Provides the ability for single family home redevelopment that is otherwise in conflict with the office future land use designation.
39	Planning Area D: Waterbridge/Brookshire	
40	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>	Makes the policy direction more understandable.
41	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.	
42	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.	Clarifies the Comp. Plan FLU relationship.

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43	<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.
44	<p>Policy 1-4.1.D.5: Monitor biological and environmental conditions at Lake Baldwin Park. The City shall annually monitor and assess the biological and environmental condition of Lake Baldwin Park adjacent to Lake Baldwin due to the “dog park” element and shall manage its future based on those findings.</p>	Not appropriate as a land use policy.
45	<p>Planning Area E: Glenridge/Lake Sue</p>	
46	<p>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></p>	Makes the policy direction more understandable.
47	<p>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.</p>	
48	<p>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.</p>	
49	<p>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.</p>	
50	<p>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.</p>	
51	<p>Planning Area F: Mead Garden, Virginia Heights and College Quarter</p>	
52	<p>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></p>	Makes the policy direction more understandable.
53	<p>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.</p>	

No.	Chapter 1 – Future Land Use	Comments
54	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 including new or used car sales, new auto repair businesses, 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 is a gateway into the downtown and central business district of the City of Winter Park.</u>	Clarifications
55	Policy 1-F-4: Support Restoration of Mead Botanical Garden. The City shall encourage the restoration of Mead Botanical Garden.	
56	Policy 1-F-5: Growth and Expansion of the Lutheran Church Consistent with Master Plan. Growth and expansion of the <u>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>	Implements the agreements made with the Church and neighborhood.
57	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 <u>Maryland Holt and Antonette Fairbanks Avenues, thereby maintaining single family residential land use along Antonette Avenue.</u>	Clarification
58	Policy 1-F-7: Implement Wetlands Protection. The City shall continue to implement and enforce regulations protecting the wetlands from development.	
59	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.	
60	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 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.</u>	Clarification
61	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.	
62	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.	
63	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.	

No.	Chapter 1 – Future Land Use	Comments
64	<p>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></p>	Option for redevelopment while maintaining neighborhood protection.
65	<p>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.</p>	
66	<p>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.</p>	CRAB made a motion to change the Maximum Height Map and add another policy to allow the south side of Fairbanks within this planning area from the Railroad tracks to Denning Drive to be allowed up to 4 stories in height. Specifically to allow for redevelopment of the RV lot.
67	<p>Policy 1-F-16: Protect Wetlands. The City shall continue to implement and enforce regulations protecting the wetlands areas from development.</p>	
68	<p>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.</p>	New direction for quality redevelopment.
69	<p>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.</p>	Makes the policy direction more understandable.
70	<p>Planning Area G: Downtown/Rollins College</p>	
71	<p>Objective 1-4.1.G: Preservation of Winter Park’s “Village Atmosphere,” Quality of Life, and Appropriate Density and Height. To provide residential development within overall densities and heights appropriate to ensure the preservation of Winter Park’s “village atmosphere” and the preservation of our existing quality of life and to encourage a stable customer base in support of our premier retail shopping district.</p>	Removed the Objective as this section only contains policies.
72	<p>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></p>	Makes the policy direction more understandable.
73	<p>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.</p>	

No.	Chapter 1 – Future Land Use	Comments
74	<p>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.</p>	<p>New direction to preserve character of the Park Avenue area.</p> <p>CRAB had a consensus that they did not want to prevent ‘over saturation of restaurants’ if the market drives the abundance of restaurants to Park Avenue. Also that Winter Park is more than just a retail or restaurant district and this policy needed to be changed to reflect the other uses (i.e. corporate offices).</p>
75	<p>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.</p>	<p>Clarification</p>
76	<p>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></p>	<p>Clarification</p> <p>CRAB had discussions on where to increase the maximum height throughout the CBD to three stories in lieu of the two story height limit in certain areas.</p>
77	<p>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.</p>	
78	<p>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.</p>	<p>Clarification</p>
79	<p>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.</p>	
80	<p>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.</p>	
81	<p>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.</p>	
82	<p>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.</p>	

No.	Chapter 1 – Future Land Use	Comments
83	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.	
84	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.	
85	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
86	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”.	
87	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.	
88	Policy 1-G-18: Maintaining the Character of Interlachen Avenue. <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.
89	Policy 1-G-19: Maintaining the Single Family Land Use Designations on Lake Osceola. <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.
90	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.
91	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.
92	Planning Area H: Hannibal Square Neighborhood	
93	Policy 1-H-1: Discourage Non-Residential Encroachments into Residential Sections. <u>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.</u>	Makes the policy direction more understandable.

No.	Chapter 1 – Future Land Use	Comments
94	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, <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.	Workforce housing addition.
95	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.	
96	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.	
97	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, <u>vapor stores or smoke shops</u> , fast food businesses and convenience stores along Fairbanks Avenue <u>in this planning area</u> .	Includes other non-desirable businesses.
98	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.	
99	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.	
100	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.	
101	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.	
102	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
103	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
104	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.	

No.	Chapter 1 – Future Land Use	Comments
105	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.
106	Policy 1-H-14: Special Circumstances for 446 W. Swoope and on Symonds between Capen and Pennsylvania Avenues. <u>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.</u>	Exception necessary given the enclave location.
107	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. <u>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.</u>	Provides policy direction.
108	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.
109	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.
110	Planning Area I: North Park Avenue	
111	Policy 1-I-1: Preserve Single-Family Residential Use in North Park Avenue Planning Area. <u>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.</u>	Makes the policy direction more understandable.
112	Policy 1-I-2: Protect Residential Areas on North Park and Louisiana Avenues from Encroachment by Nonresidential Uses. <u>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.</u>	Makes the policy direction more understandable.
113	Policy 1-I-3: Subdivision of Land to Comply with the Comprehensive Plan and Zoning District Minimum Lot Size Requirement. <u>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).</u>	Clarification
114	Policy 1-I-4: Develop Gateway Enhancement Plan for North Park Avenue. <u>The City shall develop a Gateway enhancement plan for the North Park Avenue entrance into the City.</u>	
115	Planning Area J: U. S. Highway 17-92 Corridor	

No.	Chapter 1 – Future Land Use	Comments
116	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.
117	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> ispe .	Correction
118	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.	
119	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.	
120	Policy 1-4.1.J.4: Preserve Multifamily Residential Use South of the Center of Winter Park. The City shall preserve the multifamily residential land use in the area located south of the Center of Winter Park.	The Whole Foods shopping center and Webster School surrounding these five isolated residential properties makes that area a candidate for non-residential redevelopment.
121	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.	
122	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.	
123	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
124	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).	
125	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.	

No.	Chapter 1 – Future Land Use	Comments
126	<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>	
127	<p>Policy 1-4.1.J.10: Prohibit Redevelopment of the Former Florida Gas Building to Include a Parking Garage. The City shall prohibit the redevelopment of the former Florida Gas Building property at 1560 Orange Avenue to include a parking garage. The residential nature of this area is not conducive to a development intensity where parking structures are permitted.</p>	The Policy prohibiting parking garages within 100 feet of residential disqualifies this site as a candidate for parking garage related development.
128	<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>	
129	<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. 	
130	<p><u>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.</u></p>	Implements policy agreement with the Church and neighborhood.
131	<p>Policy 1-4.1.J.13: Consider Proposals to Redevelop the Center Of Winter Park (K-Mart) Parking Fields. The City shall consider proposals for redevelopment within the parking fields of the Center of Winter Park if such redevelopment proposals contain significant public benefits, including affordable/ workforce housing, relatively high estimated tax yield, open space, and park amenities.</p>	K-Mart Center redevelopment plans have been approved.
132	<p><u>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.</u></p>	Provides consistency of zoning along W. Fairbanks.
133	<p><u>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.</u></p>	Implements new height map.

No.	Chapter 1 – Future Land Use	Comments
134	Planning Area K: Lee Road	
135	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 <u>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.</u>	Makes the policy direction more understandable.
136	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.	
137	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.	
138	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
139	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.	
140	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.	
141	Planning Area L: West Fairbanks Avenue	
142	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.
143	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
144	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.</u>	Implements consistency in the treatment of Conditional Uses.
145	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.	Clarification
146	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.</u>	Implements the Comp. Plan policies
147	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.	
148	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.</u>	Provides consistency of zoning along W. Fairbanks.
149	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.</u>	Provides consistency of zoning along W. Fairbanks.
150	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.</u>	Provides clarification for those properties west of I-4.
151	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.</u>	Provides clarification for the existing industrial areas south of W. Fairbanks.

No.	Chapter 1 – Future Land Use	Comments
152	<u>Planning Area M: Ravaudage</u>	
153	<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.
154	<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.
155	<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.
156	<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.