



city commission agenda

Regular Meeting

December 12, 2016
3:30 p.m.
Commission Chambers

commissioners				mayor		commissioners			
seat 1	Gregory Seidel	seat 2	Sarah Sprinkel		Steve Leary	seat 3	Carolyn Cooper	seat 4	Pete Weldon

welcome

Welcome to the City of Winter Park City Commission meeting. The agenda for regularly scheduled Commission meetings is posted in City Hall the Tuesday before the meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or on the city's website at cityofwinterpark.org.

meeting procedures

Persons desiring to address the Commission MUST fill out and provide to the City Clerk a yellow "Request to Speak" form located by the door. After being recognized by the Mayor, persons are asked to come forward and speak from the podium, state their name and address, and direct all remarks to the Commission as a body and not to individual members of the Commission, staff or audience.

Citizen comments at 5 p.m. and each section of the agenda where public comment is allowed are limited to three (3) minutes. The yellow light indicator will remind you that you have one (1) minute left. Large groups are asked to name a spokesperson. This period of time is for comments and not for questions directed to the Commission or staff for immediate answer. Questions directed to the City Commission will be referred to staff and should be answered by staff within a reasonable period of time following the date of the meeting. Order and decorum will be preserved at all meetings. Personal, impertinent or slanderous remarks are not permitted. Thank you for participating in your city government.

agenda

1	Meeting Called to Order	
2	Invocation Finance Director Wes Hamil Pledge of Allegiance	
3	Approval of Agenda	
4	Mayor's Report	*Projected Time *Subject to change
	a. Recognition – "Winter in the Park" Holiday window contest winners	10 minutes
5	City Manager's Report	*Projected Time *Subject to change 5 minutes
6	City Attorney's Report	*Projected Time *Subject to change

7	Non-Action Items	*Projected Time *Subject to change
8	Citizen Comments 5 p.m. or soon thereafter (if the meeting ends earlier than 5:00 p.m., the citizen comments will be at the end of the meeting) (Three (3) minutes are allowed for each speaker; not to exceed a total of 30 minutes for this portion of the meeting)	
9	Consent Agenda	*Projected Time *Subject to change
	<ul style="list-style-type: none"> a. Approve the minutes of November 28, 2016. b. Approve the following purchases: <ul style="list-style-type: none"> 1. Blanket purchase order to Layne Inliner for sanitary sewer & lining manhole rehabilitation; and authorize the Mayor to execute piggyback contract with City of Orlando; \$408,225. 2. PR161223 to Environmental Products of Florida for 2016 Ford Envirosight Rovver X Sewer Line Inspection Truck with CCTV camera; \$153,388.85. c. Approve the labor agreement with Winter Park Professional Firefighters Local 1598. d. Approve the 2017-2021 Interlocal Mutual Aid Agreement with Seminole County law enforcement agencies. e. Approve the Mutual Aid Agreement with FDLE to participate on a Central Florida Child Abduction Response Team (CART). f. Approve the 2017-2021 Interlocal Voluntary Cooperation Operation Assistance Agreement with Seminole County for a K-9 Unit. g. Approve the Municipal Interlocal Voluntary Cooperation Mutual Aid Agreement (Orange County municipalities). 	5 minutes
10	Action Items Requiring Discussion	*Projected Time *Subject to change
	a. Historic preservation incentive for electric tie-in to individually designated historic properties along streets with underground power lines.	10 minutes
	b. Cady Way pool heater	10 minutes
11	Public Hearings	*Projected Time *Subject to change
	a. Ordinance – Amending Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters (1)	10 minutes
	b. <u>Request of the City of Winter Park:</u> <ul style="list-style-type: none"> - Ordinance – To amend the "Comprehensive Plan" Future Land Use Map from an Institutional Future Land Use designation to a Low Density Residential Future Land Use designation on the vacant "Blake Yard" property at 301 West Comstock Avenue (2) - Ordinance – To amend the Official Zoning Map from Public, Quasi-Public (PQP) District zoning to Low Density Residential (R-2) District zoning on the vacant "Blake Yard" property at 301 West Comstock Avenue (2) 	20 minutes

c. <u>Request of W F G Ltd.:</u>	15 minutes
- To amend the "Comprehensive Plan" Future Land Use Map to change from Low Density Residential to Commercial Future Land Use Designation on the vacant property fronting on Symonds Avenue (Former 620/630 Symonds) (2)	
- To amend the Official zoning map to change from Low Density Residential (R-2) District zoning to Commercial (C-3) District zoning on the vacant property fronting on Symonds Avenue (Former 620/630 Symonds) (2)	
d. <u>Request of CDS Contractor, Inc.:</u>	15 minutes
- Subdivision approval to re-orient and re-plat the properties at 1300 and 1324 Miller Avenue.	
e. Resolution – Designating 1124 Azalea Lane as a historic resource on the Winter Park Register of Historic Places.	10 minutes
<u>THIS HEARING MUST BE HELD AFTER 5:01 P.M.</u>	10 minutes
f. Ordinance – Amending the Comprehensive Plan and Chapter 58 "Land Development Code", Article 1, "Comprehensive Plan" so as to adopt a new City of Winter Park Comprehensive Plan, Goals, Objectives and Policies document, substituting for the current 2009 Comprehensive Plan adopted on February 23, 2009 together with all subsequent amendments (1)	120 minutes

12	City Commission Reports	*Projected Time *Subject to change
a. Commissioner Seidel		
b. Commissioner Sprinkel		
c. Commissioner Cooper		
d. Commissioner Weldon		
e. Mayor Leary		10 minutes total

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."



city commission city manager's report

item type City Manager's Report

meeting date December 12, 2016

Below are issues of interest to the Commission and community that are currently being worked on by staff, but do not currently require action on the Commission agenda. These items are being tracked to provide the Commission and community the most up to date information regarding the status of the various issues. The City Manager will be happy to answer questions or provide additional updates at the meeting.

issue	update	date
Railroad crossing update	Four of Winter Park's street crossings are included in FDOT's CIP for installing concrete panels with South Denning, Pennsylvania North and South remaining.	Holt/Pennsylvania crossing improvements scheduled for January 27. Pennsylvania/Webster improvements scheduled for February 17.
Ward Park restrooms	Both restrooms 100% complete. Site work, irrigation, planting underway starting November 14.	Substantial completion December 13. Final completion December 14, 2016.
Cady Way Pool	With the transition in leadership at the Winter Park YMCA they have not planned to staff or program the pool this winter. They also do not currently have funding for the cover that would be necessary to keep the water heated. The City and YMCA will provide the Commission with usage statistics, cost estimates and future programming plans at the December 12, 2016 meeting.	December 12, 2016 Commission meeting.
Comprehensive Plan Update	Staff has finished the update and P&Z has transmitted the Plan to the City Commission for review and transmittal to the Florida Department of Economic Opportunity for comments. The deadline to transmit is February 1, 2017.	The second public hearing is scheduled for December 12 at 5:01 p.m. The Plan update is due to the Department of Economic Opportunity by February 1, 2017. Schedule is available at www.cityofwinterpark.org/comp-plan

Once projects have been resolved, they will remain on the list for one additional meeting to share the resolution with the public and then be removed.

REGULAR MEETING OF THE CITY COMMISSION
November 28, 2016

The meeting of the Winter Park City Commission was called to order by Mayor Steve Leary, at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida. The invocation was provided by Mark Rickman, Director of Fellowship of Christian Athletes of Central Florida, followed by the Pledge of Allegiance.

Members present:

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Pete Weldon

Also present:

City Manager Randy Knight
City Clerk Cynthia Bonham
City Attorney Dan Langley

Approval of the agenda

Motion made by Commissioner Sprinkel to approve the agenda; seconded by Commissioner Seidel and carried unanimously with a 5-0 vote.

Mayor's Report

a. Board appointment – Police Officers' Pension Board (Bill Deuchler to replace Sandy Modell who resigned) (this is the position voted in by the Board as the 5th member).

Motion by Mayor Leary to approve Mr. Deuchler; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.

City Manager's Report

City Manager Knight reminded the Commission of the upcoming holiday events.

Commissioner Cooper asked about the trees on Lee Road that were part of the multi-family project that supposed to be saved but have been removed. City Manager Knight will look into this.

Mayor Leary asked about the dead trees in the median on Aloma Avenue by Whole Foods. He asked the City Manager to look at that and speak with FDOT to see if they can be replaced.

City Attorney's Report

No report.

Commissioner Seidel asked about the library issue. City Manager Knight stated they filed the orders and the final briefing on Friday and is now in the judge's hands at this point.

Consent Agenda

- a. Approve the minutes of November 14, 2016.
- b. Approve purchase from CDW-G for Microsoft renewal licenses; \$89,738.78.

Motion made by Commissioner Cooper to approve the Consent Agenda; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote. No public comments were made.

Action Items Requiring Discussion

- a. State Legislative priorities

City Manager Knight presented the draft of the legislative priorities for this year. He stated the Commissioners met individually with the state lobbyist. The list also consists of the priorities of the Commission. He asked if there are any changes to the list and asked for approval of this list or a revised version so they can move forward with our lobbying effort with the state.

Inquiries included Broadband and the widening of SR 426 priorities listed. City Manager Knight explained anything that is done on this issue will require an agreement for the Commission's approval.

Motion made by Commissioner Sprinkel to approve the list; seconded by Mayor Leary and carried unanimously with a 5-0 vote. No public comments were made.

Public Hearings:

- a. ORDINANCE NO. 3054-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE ADOPTED BUDGET AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2015 – 2016 BY PROVIDING FOR CHANGES IDENTIFIED IN EXHIBIT A; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE. Second Reading

Attorney Langley read the ordinance by title.

Motion made by Commissioner Sprinkel to adopt the ordinance; seconded by Commissioner Weldon. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

- b. ORDINANCE NO. 3055-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 82 OF THE CODE OF ORDINANCES, GOVERNING SOLID WASTE, BY AMENDING, DELETING, AND ADDING PROVISIONS RELATING TO AND INCLUDING, WITHOUT LIMITATION, DEFINITIONS OF TERMS TO BE CONSISTENT WITH STATE LAW; PROHIBITED ACTS; SOLID WASTE AND RECOVERED MATERIALS

COLLECTION SERVICE REQUIREMENTS; CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING; EXCLUSIVE AND NONEXCLUSIVE PERMITTING PROCESS WITH REQUIREMENTS, TERMS, FEES, INSURANCE, EQUIPMENT, NOTICE AND REPORTING OF SERVICE BY PERMITEES AND REMEDIES RELATING TO VIOLATIONS; EXCLUSIVE AND NONEXCLUSIVE FRANCHISE RIGHTS AND OBLIGATIONS; REQUIRED USE OF CITY'S FRANCHISEE FOR COLLECTION AND REMOVAL OF SOLID WASTE AND RECYCLABLE MATERIALS; DUTIES OF FRANCHISEES; FREQUENCY OF COLLECTION; APPROVED CONTAINERS; PLACEMENT/PREPARATION OF CONTAINERS; BULK WASTE; COMMERCIAL AND RECYCLABLE MATERIALS COLLECTION; SPECIAL COLLECTION SERVICE; AMENDING CHAPTER 58, ARTICLE V OF THE CODE OF ORDINANCES, ENVIRONMENTAL PROTECTION REGULATIONS, TO REQUIRE ADEQUATE SPACE AND A RECEPTACLE FOR RECYCLING AS TO CERTAIN TYPES OF NEWLY DEVELOPED PROPERTY; AND PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.
Second Reading

Attorney Langley read the ordinance by title.

Motion made by Commissioner Cooper to adopt the ordinance; seconded by Commissioner Sprinkel. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

- c. ORDINANCE NO. 3056-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROPOSING AN AMENDMENT TO THE CITY CHARTER ELIMINATING PRIMARY ELECTIONS FOR CANDIDATES FOR CITY COMMISSION AND MAYOR AND PROVIDING FOR RUN-OFF ELECTIONS; SUBMITTING PROPOSED CHARTER AMENDMENT TO A VOTE BY THE ELECTORS OF WINTER PARK VIA REFERENDUM AT THE GENERAL CITY ELECTION TO BE HELD MARCH 14, 2017; PROVIDING FOR AMENDMENT TO DEFINITIONS AND OTHER PROVISIONS OF CHAPTER 42 OF THE CITY CODE REGARDING CITY ELECTIONS IF THE CHARTER AMENDMENT IS ADOPTED; PROVIDING FOR THE REFERENDUM BALLOT QUESTION FOR THE PROPOSED CHARTER AMENDMENT; PROVIDING FOR DIRECTION TO THE CITY CLERK; PROVIDING FOR MODIFICATION BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND EFFECTIVE DATES OF THE ORDINANCE, CHARTER AMENDMENT, AND CITY CODE AMENDMENTS.
Second Reading

Attorney Langley read the ordinance by title.

Motion made by Commissioner Seidel to adopt the ordinance; seconded by Commissioner Weldon. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

- d. Request of the Westminster Winter Park Towers: Conditional use approval to build a new Lifelong Learning Center Building addition of 16,650 square feet at 1111 South Lakemont Avenue, zoned R-4, and providing for an amendment of the existing development agreement.

Planning Director Dori Stone explained the location of the request, the zoning, and that Planning and Zoning Board supported this with a 7-0 vote.

Attorney Rebecca Wilson, representing the applicant, answered questions and showed an aerial of the property, as well as the front, back and lake view perspective.

Motion made by Commissioner Sprinkel to approve the conditional use request; seconded by Commissioner Weldon. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

- e. Request of Z Properties Group: Subdivision or lot split approval to divide the property at 200 Oakwood Way, zoned R-1AA, into two single family building lots.

Planning Director Dori Stone explained the request to split the property into two single family lots as originally platted. She addressed the anticipated use of an existing private property on Champion Circle that was vacated by the City in 1936. She stated after searching City records, the City has never done maintenance on it, the City does not have any utility easements under it, and is privately owned. She stated it is the intent of the new owner with the lot split to use that as part of the configuration for the creation of the two new homes. Discussion ensued regarding access to the property.

Attorney Langley addressed the Planning and Zoning Board meeting where the issue came up for them to look into whether the City has re-attained a dedication of the circle through the process of maintenance. He stated staff has indicated there is no evidence supporting that the City has maintained the circle, there are no utilities there, and on occasion the street may have been swept but that is not on the street sweeping list.

Attorney Langley addressed the statute regarding if a City maintains a road it did not construct for seven years that it could be presumed to be publicly dedicated but based on his information he did not believe that supports a claim for a dedication by maintenance. He stated they received correspondence from neighbors indicating they believe they have a private right of use of the circle (the original plat) even though the City may no longer have such rights and asked the City to take that into account.

He concluded that this issue cannot be resolved by the Commission because it is a private dispute. He had a concern with this information being presented to the City

at this point and not having the opportunity for the applicant or people presenting this to provide us more information so they are comfortable moving forward at this time. He recommended to postpone this hearing to allow the applicant and neighbors the time to resolve this or try to convince the Commission who is right and if they cannot come to an understanding and we cannot get clarified information on the property rights, to bring this back to the Commission and make the decision which way to go on the lot split.

Commissioner Weldon commented that the parties should try and resolve their differences apart from the City's involvement. Commissioner Sprinkel agreed that they should have the opportunity to work this out but that she also understood why they are here because people have seen it as a public road even though it is not. Commissioner Seidel spoke about possible liabilities with people using the road that is private and the need for the parties to work it out.

Commissioner Cooper spoke about the street being there a long time and people have come to her saying it has been maintained. She stated if there is a way they can allow the developer to come out fair and still allow the community to have this road and park, she agreed that needs to happen. She stated she would support the option for the City to maintain these streets and have this as a city park. She concluded she is comfortable postponing this decision.

Applicant Ira Kitograd, 731 Pansy Avenue, principal partner of IBK Construction and Z Properties, stated this is a private property issue. He spoke about the City vacating the road years ago. He stated he likes the idea of keeping a portion of Champion Circle but that consists of taking the property back from the three owners so they are giving up their property. He spoke about the property and that no variances are required and did not know if the property owner would agree to postpone this. He stated the main concern tonight is to approve the lot split.

Mayor Leary expressed concerns with possible risks to the City to not approve the lot split. It was clarified that the lot split is independent of a controversy over the circle. The Commission agreed that the private parties involved should resolve this issue of ownership themselves. Attorney Langley suggested to temporarily table this issue and if it comes back and they cannot resolve it then the Commission must take action. It was again clarified that the City has not maintained this road and has no claim or ownership to the road.

The following asked for a delay of 30 days to allow time to resolve this and to communicate with the developer:

Glenna Harmon, Oakwood Way
Archie Lowry, 211 Oakwood Way
Sally Flynn, 1400 Highland Road (Wanted to see the circle remain)
Salvatore Curto, 251 Oakwood Way (provided the letter sent by Attorney Nicholas Pope of Lowndes, Drosdick, Doster, Kantor & Reed, P.A.)

After public comments, Mr. Kitograd addressed concerns with who would maintain the property that is private that is in disrepair and possible liability with drivers on private property. He clarified that this property was never identified as a park in 1936 but is only the middle portion of the circle. He stated he is open to work with the neighbors to come up with ideas but was not convinced they will be able to resolve this.

Mayor Leary clarified with Attorney Langley that the City does not own this property. The need to thoroughly research all issues involved was discussed. Mayor Leary stated if this is tabled, while the applicant and neighbors try to work this out prior to coming back before the Commission, he would appreciate that the attorney and staff work together to formalize their opinion as to whether or not the City has a claim to this property.

Motion made by Commissioner Sprinkel to table (continue) this item until January 9, 2017; seconded by Commissioner Cooper.

Attorney Langley requested that the applicant provide his office with any title work they have concerning this matter so they can also evaluate the information the applicant has that they have not received.

Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

- f. Request of NPI WP Real Estate Holdings LLC: Subdivision approval to divide the property at 1693 Lee Road, zoned Office (O-1), into two office building lots and to establish building setbacks so that the site can be further developed with a second 9,900 square foot office building in addition to the existing 9,560 square foot medical office in order to allow fee simple ownership of the two office building pads and common ownership of parking, drives and other infrastructure.

Planning Director Dori Stone provided the staff report and answered Commission questions.

Motion made by Commissioner Sprinkel to approve the request; seconded by Commissioner Weldon.

Nancy Conachello, 215 N. Eola Drive, on behalf of the applicant, stated they agree with staff's recommendation for approval and was available for questions.

Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

g. Request of the City of Winter Park:

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF INSTITUTIONAL TO LOW DENSITY RESIDENTIAL DESIGNATION ON THE PROPERTY AT 301 WEST COMSTOCK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE First Reading

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE PUBLIC QUASI-PUBLIC (PQP) DISTRICT ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTY AT 301 WEST COMSTOCK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE First Reading

This was a simultaneous public hearing. Attorney Langley read both ordinances by title.

Planning Director Dori Stone provided the staff report and addressed the request of the Commission to bring this back with a change to Low Density Residential and a R-2 zoning district after receiving the appraisal and recommendation of the City's commercial broker for R-2 zoning. She stated the land use change and zoning change is consistent with what resides on the property at this time. She stated this is required to go through the Notice of Disposal (NOD) process and staff is recommending that the Commission set the zoning and land use now so it is clear when going through the NOD process. Discussion ensued that when the NOD comes to the Commission that is the time for them to decide what they want to see in the NOD.

Motion made by Commissioner Sprinkel to accept the first ordinance on first reading, seconded by Commissioner Seidel.

Motion made by Commissioner Sprinkel to accept the second ordinance on first reading, seconded by Commissioner Seidel.

Dan Bellows, 411 W. New England Avenue, representing Winter Park Redevelopment Agency LTD, spoke in support of the Planning and Zoning Board recommendation. He stated if this was zoned R-2 and encouraged continued redevelopment of that area it would bring it consistent to what is happening on that street. Commissioner Cooper expressed her preference that this become a public park.

Upon a roll call vote on the first ordinance, Mayor Leary and Commissioners Seidel, Sprinkel and Weldon voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.

Upon a roll call vote on the second ordinance, Mayor Leary and Commissioners Seidel, Sprinkel and Weldon voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.

PUBLIC COMMENTS (Items not on the agenda):

Michael Workman, 208 Carocine Street, Cape Canaveral, commented that it is cruel to criminalize the feral cats in the City by not allowing them to be fed when there are people willing to take care of them. He addressed other ways to handle this.

Joan Cason, 1915 Woodcrest Drive, spoke about parking not being allowed at night time at Casa Feliz. Ms. Cason will discuss this with staff.

Bryan Wilson, 702 Heather Lane, Winter Springs, spoke in opposition to the ordinance passed regarding the feral cats in Mead Gardens. He stated fining the people feeding the cats is not the answer and that the TNR Program works in reducing the population and informing the public how to maintain a community cat program. He hoped that the ordinance will be reconsidered and that the Parks Department be allowed to work toward implementing the TNR Program and the feeding stations to eliminate the trash issue.

h. Request of W F G Ltd.:

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO COMMERCIAL ON THE EAST HALF OF LOT 2, BLOCK H OF CAPEN'S ADDITION TO WINTER PARK SUBDIVISION ON SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE First Reading

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING TO COMMERCIAL (C-3) DISTRICT ZONING ON THE EAST HALF OF LOT 2, BLOCK H, OF CAPEN'S ADDITION TO WINTER PARK SUBDIVISION ON SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE First Reading

Conditional use approval to construct a three story building of approximately 70,000 square feet in size to include a proposed hotel of approximately 120 rooms, a 4,000 square foot restaurant, 4,900 square feet of meeting space, a swimming pool amenity and landscaped gardens utilizing the existing 3-level parking garage and providing for certain exceptions and for the approval of a Developers Agreement, if required.

Planning Director Dori Stone provided the staff report. Attorney Rebecca Wilson, representing the applicant provided a PowerPoint presentation consisting of an aerial of the property, the site plan and landscaping, renderings of the proposed hotel, the

background of the garage approval in 1999, the existing zoning map, the comprehensive plan policy, and the proposed zoning. Attorney Wilson addressed questions and spoke about all deliveries going through the garage. She asked that all concerns be brought forward now before final approval.

Commissioner Seidel expressed concerns with ensuring as little noise as possible to not impact the neighborhood. Commissioner Cooper expressed her concern with the height of the hotel once you get to the single family area, as well as trash and parking near those areas. After discussion, it was clarified that there is no residential at the location where Commissioner Cooper was concerned.

Lurline Fletcher, 811 English Court, opposed the project because of any impact to the Westside.

Motion made by Commissioner Sprinkel to accept the first ordinance on first reading with the P&Z recommendation, seconded by Commissioner Weldon. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Motion made by Commissioner Sprinkel to accept the second ordinance on first reading with the P&Z recommendation, seconded by Commissioner Weldon. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Motion made by Commissioner Weldon to approve the conditional use request, seconded by Commissioner Sprinkel. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Recess

A recess was taken from 5:40 – 6:00 p.m.

Non-Action Items

a. Financial Report – September 2016

Finance Director Wes Hamil summarized the September 2016 financial report. The reduction in the City's reserves was addressed because of the purchase of the bowling alley property and the funds used to improve the golf course. After discussion regarding the Progress Point property, staff will expedite this and will have the real estate broker provide their recommended zoning. The need to increase the reserves was a priority of the Commission. The increase in the red light camera violation funds was contributed to the clarification of the law that now goes to a hearing officer.

b. Comprehensive Plan Elements discussion

Planning Director Dori Stone presented the remaining four elements of Housing, Transportation, Capital Improvements, and Future Land Use. She spoke about consultants attending the December 12 meeting to speak about housing and transportation. She stated the capital improvements element is not new and is done every year and is based on what was already adopted this year which will be revised as the comprehensive plan is reviewed and priorities are set.

Each Commissioner expressed their thoughts regarding the policy changes they wanted to see. These will be incorporated into the December 12 discussion by Planning Department staff.

City Commission Reports:

a. Commissioner Seidel – Addressed not being able to attend the high school football game and how proud he was of the Winter Park team.

b. Commissioner Sprinkel – Commented about the Winter Park High School playing in the quarter finals and how great the field looks. She spoke about the road going into the field that contains the cycle track that is unappealing and asked if anything is planned to improve that road. City Manager Knight stated the dividers are not required. Butch Margraf will let them know what is happening with that road and track.

c. Commissioner Cooper – Spoke about it being imperative to get the bus bays off Denning Drive. She also asked about the lady who came to speak about the school children needing food. Communications Director Clarissa Howard addressed speaking with her and passed contact information onto her.

d. Commissioner Weldon – Commented about the comprehensive plan not having a lot of big changes being proposed and that the City is a lot better off in terms of how it plans and how it executes than they are given credit for. He reflected on how good things are in Winter Park.

e. Mayor Leary – Spoke about the great opening of the skating rink, the golf course looking great, good comments received about more police presence on Park Avenue, other upcoming events this week, and has received comments about how great the lights look in the City for the holidays.

The meeting adjourned at 7:03 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham, MMC



city commission agenda item

item type	Consent Agenda	meeting date	December 12, 2016
prepared by department division	Purchasing Division	approved by	<input checked="" type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> N/A		final vote

Purchases over \$75,000

	vendor	item background	fiscal impact	motion recommendation
1.	Layne Inliner	Blanket Purchase Order for Sanitary Sewer & Lining Manhole Rehabilitation City of Orlando Contract IFB16-0007-03	Total expenditure included in approved FY17 budget. Amount: \$408,225	Commission approve Blanket Purchase Order to Layne Inliner for Sanitary Sewer & Lining Manhole Rehabilitation and authorize the Mayor to execute piggyback contract.
This City of Orlando issued a formal solicitation to award this contract.				
	Environmental Products of Florida	PR161223 for 2016 Ford Envirosight Rovver X Sewer Line Inspection Truck with CCTV camera.	Total expenditure included in approved FY17 Vehicle Replacement Fund. Amount: \$153,388.85	Commission approve PR161223 to Environmental Products of Florida for 2016 Ford Envirosight Rovver X Sewer Line Inspection Truck with CCTV camera.
This purchase will be made utilizing NJPA Cooperative Contract.				

Approval of contract shall constitute approval for all subsequent purchase orders made against contract



city commission agenda item

Item type	Consent Agenda	meeting date	December 12, 2016		
prepared by	James White	approved by	<input checked="" type="checkbox"/>	City Manager	
department	Fire Rescue		<input checked="" type="checkbox"/>	City Labor Attorney	
division	Administration		<input type="checkbox"/>	N/A	
board approval	No Board Approval Required	<input type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/>	N/A final vote	
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.				
	<input type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.				
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.				
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

subject

2017-2019 Labor Agreement between the City of Winter Park and the Winter Park Professional Firefighters, IAFF Local 1598.

motion | recommendation

Staff recommends this item for approval as ratified by a vote of the Winter Park Professional Firefighters Local 1598.

background

Negotiations with the IAFF Local 1598 have resulted in the development of a new three-year labor contract for fiscal years 2017-2019. City administration has worked closely with the Union to craft this agreement which sunsets the third year of the existing contract, creating a new three-year agreement for fiscal years 2017-2019.

alternatives | other considerations

Failure to pass this agreement as presented would result in continued negotiations and a return to the existing contract language. City administration feels that the negotiations with the firefighters have proven positive and have resulted in an agreement that both feel is fair for all concerned.

fiscal impact

The fiscal impact of the presented labor agreement will keep the firefighters pay and benefits within the City Commission's directed thresholds when compared to other like communities. The agreement includes adjustments to salaries over the three-year period as well as other internal adjustments to processes within the fire department.

This agreement also includes language required by the State of Florida creating a defined contribution option within the existing Winter Park Firefighter's Pension Plan. Monies specifically identified by the State will be split equally and used to create a new defined contribution option or "share" plan, and to pay down the city's current pension liability. In addition, this agreement continues to include language allowing for the reopening of the Pension Article should any additional discussions be required over the life of the agreement.

AGREEMENT BETWEEN CITY OF WINTER PARK, FLORIDA

AND

WINTER PARK PROFESSIONAL FIRE FIGHTERS, LOCAL 1598, IAFF

("A" Unit)

&

("B" Unit)

2016-2019

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PREAMBLE

THIS AGREEMENT, executed as of this 12th day of December, 2016, between CITY OF WINTER PARK, FLORIDA, hereinafter called the City, and WINTER PARK PROFESSIONAL FIRE FIGHTERS, LOCAL 1598, IAFF, hereinafter called the Union.

ARTICLE 1 - RECOGNITION

The City recognizes the Union as the sole and exclusive bargaining agent for the following bargaining unit of the City's employees employed in the Winter Park Fire Department:

INCLUDED IN THE "A" UNIT:

All full-time certified and probationary fire fighters, paramedics, fire engineers employed by the City of Winter Park.

EXCLUDED FROM THE "A" UNIT:

Fire chief, assistant fire chiefs, fire training officer, fire marshal, fire inspector, battalion chiefs, lieutenants, captains, clerical employees and all other employees employed by the City of Winter Park.

INCLUDED IN THE "B" UNIT:

All full-time and probationary certified lieutenants, captains and fire marshal, fire inspector, employed by the City of Winter Park.

EXCLUDED FROM THE "B" UNIT:

All full-time and probationary certified fire fighters, paramedics, engineers, fire training officer, assistant fire chiefs, fire chief, clerical employees, and all other employees employed by the City of Winter Park.

ARTICLE 2 - UNIFORMS AND MAINTENANCE

All trousers, shorts, shirts (tee-shirts), jackets, and caps, if any, and all insignia, which unit employees are required to wear in the performance of their work shall be furnished on an as needed basis by the City to unit employees without cost. The specific items to be furnished by the City shall consist of uniform work pants, uniform work shorts, uniform dress pants, uniform dress shirts, uniform tee shirts, uniform belt, sweater, coveralls, uniform cap and one pair of department approved uniform shoes. Quantities of these items shall be provided on an as needed basis to maintain an agreed upon minimum amount. The employees shall furnish all other items of their clothing worn on duty at their cost. It shall be the obligation of the employees to maintain all items furnished by the City in good and presentable condition, and to notify the City in advance of a need for replacement of any such item.

The City agrees to furnish one towel per unit employee annually, and one set of bed linens (two sheets, one blanket and a pillow case) per unit employee, on an as needed basis, to all unit personnel. It shall be the responsibility of each employee to maintain such towels and linens.

The City shall have the right to establish and to from time to time change the procedure and arrangements for furnishing all of the materials furnished to employees by it under this Article.

The City agrees to reimburse the full cost of eye glasses and contact lenses not to exceed One Hundred and Fifty Dollars (\$150.00) and up to Fifty Dollars (\$50.00) for wrist watches damaged in the line of duty, provided an adequate proof of such damage, the circumstances of the event and proof of original purchase price are presented to the appropriate manager.

ARTICLE 3 - WITNESS SERVICE

Employees who are required to serve during scheduled duty as witnesses for the City in any judicial or administrative proceeding, or who are required to serve during scheduled duty as witnesses for any party under a valid and lawfully served subpoena in connection with any non-personal matter which arose from the course or scope of their employment, shall be given time off with pay to serve, and shall return to duty immediately upon completion of such service, so long as at least three (3) hours of their work hours or shift is still in effect. Employees who are required to serve in either capacity during times other than their scheduled duty time shall be paid at their base hourly rate for actual hours or fractions thereof necessarily spent by them at the courthouse or other required place of attendance. All such paid time shall be documented by the employee upon request of the department.

All witness fees payable to an employee for or in connection with such service must be endorsed and tendered to the City by the affected employee as a condition to being paid by the City for the time taken off for witness service under the foregoing language of this article.

Actual time spent by an employee serving as a witness for the City, regardless of whether the employee is on scheduled duty during such time; and actual time spent serving as a witness under a valid and lawfully served subpoena for any party in connection with any non-personal matter which arose from the course or scope of the employment of such employee, provided such service occurs and such time is spent while such employee is on scheduled duty, shall be counted as hours worked for purposes of computing statutory overtime under the overtime regulations promulgated under the Fair Labor Standards Act.

Unit members that have been called and placed on stand-by status by an official of the court, thereby restricting their off-duty activities, shall receive two (2) hours compensatory time, for each day they are placed on stand-by. The compensatory time will be counted at a straight-time rate and not be used or included when calculating any overtime for the purposes of compensation under the Fair Labor Standards Act. If a unit member is on stand-by for multiple cases during the same period of time, only

two (2) hours of compensatory time will be allowed to be accrued for each day on stand-by. This benefit will only apply when stand-by is required during a unit member's off-duty time. Stand-by status will begin when the member is actually called, text, or emailed by the witness coordinator within the two week trial period notifying them that the trial is set to be heard, and only for the day(s) they are told they will be needed for court appearance.

Stand-by status will end once the member is notified the case has been resolved or their testimony will not be required, or when the member actually responds to court. Stand-by status will not apply to subpoenas received for a trial period or for the two week notice of trial unless the member is notified (called, text, or emailed) by a court representative that the trial is set to be heard and their appearance is required.

ARTICLE 4 - JURY SERVICE

Employees summoned by law for jury selection or service shall be granted the necessary time off from scheduled duty with pay upon presentation to their superior officer of satisfactory written evidence relating to such duty. Twenty-four-hour shift personnel shall be excused from duty at 2000 (twenty-hundred) hours the day prior to his/her scheduled service. An employee serving on such duty shall report to his assigned work location upon being released for the day if at least three (3) hours of his work hours or shift is still in effect. However, an employee selected to serve on a jury in a pending case need not report to his assigned location until released from service on such case.

This article shall apply only to petit jury service; and shall have no applicability to grand jury service unless the City determines to apply it in full or in part, in its sole discretion, on an individual case basis. Compensation paid by the state, county or other authority issuing any summons or notice for jury service must be endorsed and tendered to the City by the affected employee as a condition to being paid by the City for the time taken off for jury service under the foregoing language of this article.

ARTICLE 5 - DUES CHECKOFF

The City agrees to deduct, each pay period, Union dues from the pay of those employees who individually authorize and request, in writing, that such deductions are made. The City shall not make deductions for payment of initiation fees or fines. Dues thus deducted by the City shall be remitted to the Union by check each pay period. Any change in the amount of dues to be deducted will require a written authorization by the Secretary/Treasurer of the Union, and will be effective the beginning of the following pay period thirty (30) days from receipt of such written authorization.

The payroll deduction authorized shall be revocable by any affected employee. The payroll deduction of Union dues shall be stopped at any time by a written and dated request from such employee delivered to the City Personnel Department. The effective date for stopping dues check-off shall be thirty (30) days after the pay period following the date of such revocation by the employee. If, for any reason, the employee's employment is terminated the effective date for stopping dues check-off shall be the date of termination.

No deduction shall be made from the pay of any employee for any payroll period in which the employee's net earnings for that payroll period, after other deductions, are less than the amount of dues to be checked off.

The Union agrees to indemnify and hold harmless the City, its agents, employees and officials from and against any claims, demands, damages or causes of action (including but not limited to claims, etc., based on clerical or accounting errors caused by negligence), of any nature whatsoever, asserted by any person, firm or entity, based on or relating to any payroll deduction required or undertaken under this article, and agrees to defend at its sole expense any such claims against the City or its agents, employees or officials. The term official as used herein includes elected or appointed officials.

ARTICLE 6 - GENDER

Where the words “he”, “him” or “his” are used in this agreement, it shall be understood, unless the context requires otherwise, that such words include the words “she”, “her” and “hers”.

ARTICLE 7 - INSURANCE

The City will make available health, life and long term disability insurance on a group basis to unit employees to the same extent and in the same manner that such insurance is provided to other City employees up to Department Head level. It is understood that “health” as used in this paragraph includes certain dental coverage. The City reserves the right to terminate the said group insurance program or any part thereof at any time.

The health insurance dependent coverage will be optional to all eligible employees. Employees who opt for such insurance will pay such portion as is determined from time to time by the City of the premiums and other costs through deductions from payroll.

The City reserves the right to reduce or enlarge the benefits payable under any coverage, to alter or cease any coverage, to raise or lower any “out of pocket” amounts and to raise or lower any deductibles.

The City shall have the same rights with regard to unit members to agree upon with the provider, to make any changes in the costs of any of the insurance and to require unit employees to bear any portion of the cost of coverage presently paid for in full by the City as it has with regards to its non-bargaining unit employees. It is agreed that, in the event of a premium increase or other increase in the cost to the City of providing any of the insurance, such increase will be paid by the employees in any proportion as determined by the City, including in its entirety. Such increases shall be deducted from wages, and shall be administered in the manner presently in effect.

In addition, the City may make any changes in the program necessary to comply with all applicable laws, including the Patient Protection and Affordable Care Act of 2010, and all applicable regulations under such laws and changes in such laws and regulations. The Union further agrees that the City may make other changes or alterations in cost, coverage, benefits, amounts thereof or any other characteristics that result from circumstances beyond the City’s control.

The City shall not be obligated to bargain over any of the changes referred to in this article or over the effects of any such changes.

The parties also agree that the Union may select one individual to sit as a member of any formal employee review committee or focus group that is formed by City Administration to review health benefits.

ARTICLE 8 -PROTECTIVE CLOTHING

Unit fire suppression personnel shall be provided with the following protective clothing, such clothing to be of a type approved by NFPA, OSHA and NIOSH.

- One fire helmet
- One complete structural firefighting ensemble
- One pair of fire fighter-type gloves
- One pair of fire fighter boots with safety insoles, knee-high
- Firefighter's protective hood
- SCBA face piece assembly

Such firefighting equipment shall be assigned to each such employee and shall be his responsibility in all respects during his tenure of service. A record shall be kept of all equipment so issued. All such equipment shall remain the property of the City.

Coats, pants, fire helmet, boots and other protective equipment shall be marked with the assignee's name.

The City will replace, in the manner provided in this article, any of the above-listed items which, in the judgment of the Chief or his designee, are worn out, damaged, or otherwise unfit for the intended use.

Any of the above-listed property which is lost, stolen or destroyed will be replaced under Article C above, but the City may deduct all or part of the cost of replacement from the wages of the employee responsible if the loss, theft or destruction is caused by or attributable to the act or omission of the assignee.

An employee may, at his/her own expense, purchase and utilize a leather helmet meeting all required safety standards. The City will not be responsible for damage, loss or theft of said helmet in excess of the amount it would pay toward the standard City supplied helmet under any circumstances. If the

employee ceases to work for the City within two years of the purchase of a leather helmet, the employee will be responsible to reimburse the City the portion paid by the City. If the employment is terminated after two years from the purchase, the employee can keep the helmet at no charge.

The City agrees to maintain said equipment as outlined by the NFPA 1851.

ARTICLE 9 - SAFETY AND HEALTH

The City and the Union agree to cooperate in making continuing efforts to eliminate accidents and health hazards and in the enforcement of City rules and regulations relating to safety.

The parties agree that the Union may appoint one individual to sit as a member of any safety committee of the City now existing or which may hereafter exist during the term of this agreement. The individual appointed by the Union shall have the same decision making and voting rights as any other committee member. Such individual may participate in committee meetings while on duty without loss of pay if such meetings are scheduled while he is on duty; otherwise his attendance will not be compensated by the City.

The Chief of the Department shall give good faith consideration to implementation of any recommendation made by any such committee during the term of this agreement, which relates to any functions or duties of unit personnel.

ARTICLE 10 - HOLIDAYS

The City, during the term of this agreement, shall recognize, with respect to unit personnel, the following holidays:

1. New Year's Day (January 1).
2. Dr. Martin Luther King Jr. Day (Third Monday in January) is considered a Floating Holiday for 56-hour employees.
3. Memorial Day (last Monday in May).
4. Independence Day (July 4).
5. Labor Day (first Monday in September).
6. Thanksgiving Day.
7. Friday after Thanksgiving.
8. Christmas Eve – half day.
9. Christmas Day.
10. Floating holiday (1)

No unit members shall be eligible for any floating holiday or payment therefore until after six months of employment.

Unit members have the option to take any floating holiday as a 24-hour shift off with pay, or to be compensated 24-hours of straight time to be paid out during any pay period in the fiscal year.

Nothing herein shall be interpreted as meaning that the recognition by the City of the foregoing holidays can interrupt or interfere with the normal scheduling and working of shifts. The intent of this article is that the above holidays be recognized for unit personnel with additional 24 hours (12 hours for ½ day) compensation per employee per holiday at straight time.

An employee who is on approved Personal Leave or Long-Term Medical Leave on a designated holiday under this agreement shall be paid for the holiday as prescribed above. However, an employee on leave

without pay; on disability leave; on any leave under or allegedly under the Workers' Compensation law; or on any leave while receiving compassionate leave benefits as prescribed in this agreement shall not receive holiday pay if on any such leave on any designated holiday.

ARTICLE 11 - VOTING

The City agrees to allow each employee who is a registered voter and is scheduled to work from 7:00 A.M. to 7:00 P.M. on the day of a general election reasonable time off with pay to vote. Voting time will be scheduled in the discretion of the Battalion Chief in command in such a fashion as to not interfere with normal work production. The location of the employee's precinct and the employee's work schedule shall be considered in scheduling time off.

ARTICLE 12 - MILITARY LEAVE

An employee who is a member of the United States Armed Forces Reserve, including the National Guard, shall be entitled to leave without loss of pay during periods in which the employee is engaged in annual field training, other training exercise, or other similar activities as a reservist as required by his service, other than deployment to active duty. Such leave with pay shall not exceed 408 hours in any one calendar year. In no case shall such per-day pay exceed the regular work day or regular shift pay at the base rate. Copies of all relevant orders must be provided before military leave is granted.

For weekend drills, the employee approved for leave will be granted time off at 1900 hours on Friday (if on duty) preceding the drill and shall return to work on his/her first duty day after the drill is completed. For annual (two week) drills, the member shall be granted time off for the entire time and shall return to work on his/her first duty day after the drill is complete. All time off shall be counted as time worked and be documented as Military Leave (ML). Should a member have a scheduled Kelly Day during Military Leave, the Kelly Day shall be rescheduled.

ARTICLE 13 - BULLETIN BOARDS

The City shall provide the Union with the exclusive use of one bulletin board in each fire station, it being understood that such bulletin boards shall be the same bulletin boards or other bulletin boards equivalent in size to the bulletin boards in existence. Such bulletin boards and the space where they are located are granted to the Union for the sole purpose of posting and disseminating information pertaining to the business and activities of the Union.

No material shall be posted which is of a political nature, or reflects negatively or adversely upon the City or upon any of its employees, officials or its constituent departments or agencies. Nothing shall be posted which is obscene, inflammatory or which would interfere with the operation of the Winter Park Fire Department. All materials placed on any such bulletin board must be signed by the President of the Union.

ARTICLE 14 - PERSONNEL RULES AND ORDINANCES

The parties agree that changes may be made to the Personnel Policy Manual, Standard Operating Guidelines and Job Descriptions provided the City furnishes copies of the proposed amendments to the Union at least ten (10) days prior to the requested change appearing on the agenda, and provided further that the proposed amendments shall be considered by the Civil Service Board and City Commission in the absence of a response after such notice to the Union.

Should Local 1598 express its written opposition or modification to said change, the City Manager agrees to meet with Local 1598 to permit input into the proposed change before submission to the Commission for consideration.

ARTICLE 15 - MANAGEMENT RIGHTS

It is the right of the City to determine unilaterally the purpose of the Winter Park Fire Department, to set standards of services to be offered to the public, to exercise control and discretion over the operations of the Winter Park Fire Department and to direct its employees in that Department.

ARTICLE 16 - WORK DAY, WORK PERIOD, PAY PERIOD, EXTRA DUTY AND OVERTIME

Work Shift and Work Period

Twenty-four (24) hours shall constitute a normal shift for shift personnel. The work period contemplated in Section 7 (k) of the Fair Labor Standards Act will be fourteen (14) consecutive days.

All employees are required to be present at and on their assigned jobs for the total hours in the work shift unless absence from duty is authorized by the appropriate authority. All absences shall be properly recorded and charged.

Pay Period

The pay period shall be 14 consecutive days, beginning at 7:00 a.m. every other Monday.

Extra Duty Assignments

Employees may be required to work extra duty in addition to regularly scheduled hours. Conditions that warrant utilization of extra duty assignments shall include, but are not limited to, emergency call back and short staffing.

Overtime and Overtime Compensation

Overtime hours and overtime compensation shall be defined and implemented as prescribed by the Fair Labor Standards Act and the United States Department of Labor regulations existing from time to time there under insofar as applicable. The City will treat unit employees under Section 7 (k) of the Fair Labor Standards Act.

No time not worked shall constitute hours worked for Fair Labor Standards Act purposes except as follows. Personal leave, excluding pay out of Personal Leave hours for approved emergency situations, or in the case of termination, shall count as hours worked.

Military Leave, as described in Article 12 of this document. Use of any Long Term Medical Leave as described in Article 37 of this document shall not be counted as hours worked.

All hours worked by employees, and all straight time compensation and overtime compensation will be recorded, calculated and paid on the basis of actual hours. All record keeping shall be in accordance with the requirements of the Fair Labor Standards Act and the above referenced regulations. The manner of record keeping shall be at the City's discretion.

Utilization of overtime, assignment of overtime and selection of personnel to work overtime shall be for both scheduled and non-scheduled work, and shall be done at the discretion of management.

A Kelly Day, consisting of twenty-four (24) hours off duty, will be scheduled for each 56-hour member at a rate of twelve (12) 24-hour periods per twelve-month period. Kelly Days will count as hours worked for overtime computation purposes. Kelly Days, once scheduled, may not be taken outside of the month they were originally scheduled in.

Unit members will be afforded the opportunity to work-back on their assigned Kelly Day if the daily minimum staffing for their shift would require either a 12 or 24-hour overtime person. Should the unit member choose to work-back on their Kelly Day they will be paid an additional 12 or 24 hours of pay based upon their base hourly rate. It shall remain the decision of management to utilize personnel to fill any overtime position and it shall be the choice of the unit member to accept any offer to work-back an assigned Kelly Day. Unit members may only be offered to work-back on their assigned Kelly Day.

With regards to the scheduling of Personal Leave; the City agrees to maintain the existing process of awarding such Leave and that under the staffing levels in place at time of ratification, no more than three positions would be made available for use of scheduled Personal Leave. In the case where a Kelly Day is scheduled, a total of four 56-hour personnel may be off at any one time.

If more than one person is scheduled on Kelly Day, management will reserve the right to reschedule one (1) Kelly Day to another available position within the current Kelly Day period. In any case, no more than four (4) 56-hour personnel may be scheduled for Kelly Day or Personal Leave at any given time. Management reserves the right to schedule all leave.

ARTICLE 17 - PROMOTIONAL OPPORTUNITIES

It is the policy of the Winter Park Fire Department to consider its own employees for promotional opportunities in employment prior to considering outside applicants.

The procedure relating to promotional opportunities is as set forth in the Winter Park Personnel Policy Manual and the Winter Park Civil Service Code.

In an effort to maintain adequate levels of personnel in all grades it will be the responsibility of the City to initiate the selection process for the positions of Engineer and Lieutenant within 90 days of the creation of such vacancies, filling said vacancies as soon as possible upon certification of the promotional lists by the Civil Service Board.

Nothing in this agreement shall prohibit the Winter Park Fire Department from hiring an outside applicant for any position, if, in the sole discretion of the hiring authority, no employee applicant possesses the necessary qualifications, credentials and skills for the position. All selection decisions made under this article shall be made at the sole discretion of management.

ARTICLE 18 - GRIEVANCE AND ARBITRATION PROCEDURE

Members of the bargaining unit will follow all written and verbal orders given by superiors even if such orders are alleged to be in conflict with this agreement. Compliance with such orders will not prejudice the right to file a grievance within the time limits contained herein, nor shall compliance affect the ultimate resolution of the grievance.

A "grievance" is a claimed violation of this agreement. No grievance will or need be entertained or processed unless prepared in writing in the manner described herein, and unless filed in the manner provided herein within the time limit prescribed herein. A grievance may be filed by either a bargaining unit employee ("employee" as used herein being understood to include the plural for purposes of this Article) or by the Union. Grievances are limited to claims, which are dependent for resolution exclusively upon interpretation or application of one or more express provisions of this agreement. The City need not entertain or process under this article and may refuse to entertain or process any dispute, claim or complaint or other matter not meeting this definition.

Grievances will be processed in the following manner and strictly in accordance with the following stated time limits.

Step 1: An aggrieved employee or the Union shall present in writing the grievance to the aggrieved employee's immediate supervisor within ten (10) calendar days of the aggrieved employee's or Union's knowledge of the occurrence of the action giving rise to the grievance. The immediate supervisor shall reach a decision and communicate it in writing to the grievant within ten (10) calendar days from the date the grievance was presented to him. The failure of the aggrieved employee or the Union to make the grievance known in writing to the immediate supervisor within ten (10) calendar days of such knowledge of the occurrence of the action giving rise to the grievance shall constitute a final and conclusive bar on the merits of the grievance. The phrase "action giving rise to the grievance" shall include a final decision made by a representative of the City, which results at a later time in the action which is the subject of the grievance. In any case in which a grievance is presented to the City without

the Union's knowledge, and that fact is known to the City the City, shall within one (1) business day forward a copy of the grievance to a member of the Union's Executive Board.

Step 2: If the grievance is not resolved with finality at the first step, the aggrieved employee or the Union, within ten (10) calendar days following receipt of the answer in the first step, may forward it to the Battalion Chief assigned to the grievant's shift at the time of occurrence of the facts giving rise to the grievance. The Battalion Chief shall, within ten (10) calendar days of receipt of the written grievance, conduct a meeting with the aggrieved employee. The aggrieved employee may be accompanied at this meeting by a Union representative. The Battalion Chief shall notify the aggrieved employee in writing of the decision not later than ten (10) calendar days following the meeting date.

Step 3: If the grievance is not fully resolved at the second step, the aggrieved employee or Union may forward the written grievance to the Fire Chief within ten (10) calendar days of receipt of the answer provided in Step 2. The decision of the Fire Chief shall be determinative of the grievance. The City shall notify the aggrieved employee and the Union of the Fire Chief's decision within ten (10) calendar days following the meeting.

ARBITRATION

If the grievance is not resolved by the foregoing grievance procedure, the Union, within fourteen (14) calendar days after the Fire Chief's decision in Step 3, may give to the Fire Chief, by hand delivery or by registered or certified mail, a written notice of its desire to submit the matter to arbitration; said written notice to include a written statement of the position of the Union with respect to the arbitrable issues.

Within fourteen (14) calendar days from receipt of such notice, the parties shall meet to select an arbitrator. In the event the parties fail to agree on an arbitrator, both parties shall, within fourteen (14) calendar days, jointly request a list of nine (9) qualified arbitrators. For each individually claimed grievance process and beginning with the Federal Mediation and Conciliation Service (FMCS), the City and the Union agree to alternate the use of arbitration services between the American Arbitration

Association (AAA) and the FMCS. The use of any arbitration service will be limited to only one of the two aforementioned services.

Once the specific service agency is selected, the Union and then the City will alternately eliminate one at a time from said list of names or persons not acceptable until only one remains and this person will be the arbitrator. The City and the Union will alternate in the right to first strike names in successive arbitrations.

As promptly as possible after the arbitrator has been selected, he shall conduct a hearing between the parties and consider the grievance. The decision of the arbitrator will be served upon the employee or employees aggrieved the City and the Union in writing. It shall be the obligation of the arbitrator to rule within twenty-one (21) calendar days after the hearing. The expense of the arbitration, including the fee and expenses of the arbitrator, shall be paid by the losing party. Each party shall be exclusively responsible for compensating its own representatives and witnesses.

The submission to the arbitrator shall be based exclusively on the written grievance as submitted in Steps 1, 2 and 3 of the grievance procedure, and shall include a copy of this agreement.

The power and authority of the arbitrator shall be strictly limited to determination and interpretation of the express terms of this agreement. He shall not have the authority to add to or subtract from or modify any of said terms, or to limit or impair any right that is reserved by this agreement, by statute or otherwise to the City or the Union or the employees, or to establish or change any wages or rate of pay in this agreement.

No decision of any arbitrator or of the City in one case shall create a basis for retroactive adjustment in any other case.

All claims for back wages shall be limited to the amount of wages that the employee otherwise would have earned from the City, less any unemployment compensation or compensation from other sources that he may or might have received during the period for which the back pay was awarded.

In settlement or other resolution of any grievance resulting in retroactive adjustment, including back wages, such adjustment shall be limited to a maximum of thirty (30) calendar days prior to the date of the filing of the grievance at Step 1.

The decision of the arbitrator is final and binding on both parties, and the grievance shall be considered permanently resolved, subject to any judicial relief available to either party under Florida law.

It is agreed, with respect to this grievance and arbitration procedure, that:

- A. It is the intent of the parties that grievances must be raised at the earliest possible time. Any grievance, in order to be entertained and processed, must be submitted in writing at Step 1 within ten (10) calendar days after initial knowledge of the action allegedly giving rise to the grievance, which means, as indicated in Step 1 above, within ten (10) calendar days after knowledge of a final decision which results in the action which is the subject of the grievance.
- B. A matter otherwise constituting a grievance not presented at Step 1 within the time limit prescribed in Step 1 and in compliance with paragraph A above shall be conclusively barred on the merits following expiration of the prescribed time limit. Such a time-barred grievance need not be entertained or processed, and only factual disputes as to timing will be the subject of any arbitration resulting from the matter. A grievance which is for any reason not advanced to Step 2, Step 3 or to arbitration within the time limits prescribed herein for such advancement shall be similarly permanently withdrawn and barred. Failure on the part of the City to respond within the time limit set forth at any step shall require the aggrieved employee or Union to proceed to the next step, and failure on the part of the aggrieved employee or Union to so proceed within the time limit after expiration of the time limit for the City's response shall cause the matter to be barred as set forth in this paragraph.
- C. A time limit at any stage of the grievance procedure may be extended by written mutual agreement of the Union and the Fire Chief.

- D. All grievances shall be dated and signed by the aggrieved employee or Union representative. Any decision rendered shall be in writing and shall be dated and signed by the City's representative at that step.
- E. In any grievance there shall be set forth in space provided on the grievance form or on attachments, if necessary, all of the following:
 - 1. a complete statement of the grievance and facts upon which it is based;
 - 2. the section or sections of this agreement claimed to have been violated; and
 - 3. the remedy or correction requested.
- F. Unless mutually agreed, all grievance hearings will be during working hours.
- G. Any grievances filed on behalf of or for the benefit of any employee or employees must specifically name all such employees, and may not be amended after completion to Step 2 to add names. No monetary or other relief shall be granted or awarded to any employee not so named. The only exception to this is that if the Union claims that a grievance affects the entire unit, it may describe the unit generally.
- H. In all cases requiring the aggrieved employee or the Union to timely present or advance a grievance to a designated City official, hand delivery during the hours of 9:00 a.m. until 5:00 p.m., Monday through Friday, except holidays hereunder, to the office of that official shall be sufficient for compliance with prescribed time limits if the designated official is not personally available for service.
- I. Nothing in this agreement shall prohibit the presence of a Union representative at Steps 1, 2 or 3 of this procedure.

ARTICLE 19 - HUMAN RIGHTS

The parties agree that the race, color, sex, national origin, religion or marital status of one or more unit employees shall not be a basis for the application this agreement.

ARTICLE 20 - PHYSICAL FITNESS

All unit employees shall be and remain at all times physically able to effectively, quickly and safely exercise all duties related to fire suppression and fire rescue. The City shall have the right to implement and enforce this article by conducting annual, job-related physical examinations of all unit personnel (to be performed by a licensed medical doctor of the City's choice at the City's expense), by setting physical skill, strength, agility and endurance standards as set forth in NFPA 1582 (2000 edition) and by determining by such annual physical examinations whether such standards are met by each unit employee.

The City and the Union shall maintain a Physical Fitness Peer Review Committee. Two employees will be selected by the Union and two by the Fire Chief. Terms shall be for no more than one year, selected annually. Individuals may serve more than one term. The Fire Chief shall designate a fifth non-voting member to the Committee to serve as the moderator. The Peer Review Committee will meet on a quarterly basis for the purpose of monitoring the progress of the department's fitness program, and as needed to evaluate individual employee situations.

The City and the Union agree that the additional responsibilities of the Peer Review Committee shall be further outlined in Standard Operating Guideline 100.09. All functions of the Peer Review Committee shall be exclusively advisory in nature. The City further agrees to negotiate any substantial changes to Standard Operating Guideline 100.09

ARTICLE 21 - APPENDICES AND AMENDMENTS

Appendices and amendments of this agreement, if any, shall be lettered or numbered, dated, and signed by the parties, and shall constitute part of this agreement.

ARTICLE 22 - COMPENSATORY TIME

The maximum number of compensatory hours which can be accumulated by "A" Unit members is 168; for "B" Unit members who work a 56 hour shift, 168 and for "B" Unit 40 hour employees, 120

ARTICLE 23 - SAVINGS

If any article of this agreement or any portion of any article is ruled to be illegal or otherwise invalid, either as to language or application, by any Court or other tribunal having jurisdiction of the parties and this agreement, such ruling shall not invalidate the remaining articles and portions of articles of this agreement.

ARTICLE 24 - SALARIES

The City agrees to pay base compensation to all unit employees after the date of full ratification of this Agreement at their base rates on that date.

On October 1, 2016 the City will implement the pay ranges identified in Appendix A and will amend all unit members' hourly rates to those identified in Appendix B. Upon ratification, members of the bargaining unit agree to have all hourly rates returned to those in place on September 30, 2014, adjusted for all raises, promotions, and other adjustments awarded during the period.

Should the City during Fiscal years 2017, 2018 , or 2019 provide any salary increases to all City employees, other than unit members, that exceed in total the amount referenced in this article for any one individual fiscal year, the additional amount will be granted to unit members in the next full pay period following the effective date of the increase.

The employment performance of all unit members will be evaluated annually on their designated merit date utilizing the TrakStar® employee performance appraisal system.

All increases noted shall be based upon the final ratings awarded by the unit member's supervisor and approved by the Fire Chief. A minimum overall rating of 2.5 must be achieved to receive any merit increase. Any unit member who receives a rating from 0-2.4 will be scheduled for a re-evaluation six months from their annual appraisal date, and based on their performance, would be eligible for a merit increase at that time. Any actions resulting from a re-evaluation will not change the members original annual merit date.

Beginning on October 1, 2016 and ending on September 30, 2017, any unit member receiving a performance rating of 2.5 to 3.2 will receive a base salary increase of 3.0% and unit members receiving a rating of 3.3, or higher will receive a base salary increase of 3.5%.

Beginning on October 1, 2017 and ending on September 30, 2018, any unit member receiving a performance rating of 2.5 to 3.2 will receive a base salary increase of 2.5% and unit members receiving a rating of 3.3, or higher will receive a base salary increase of 3.0%.

Beginning on October 1, 2018 and ending on September 30, 2019, any unit member receiving a performance rating of 2.5 to 3.2 will receive a base salary increase of 3.0% and unit members receiving a rating of 3.3, or higher will receive a base salary increase of 3.5%.

If the unit members annual merit increase brings them to their maximum pay limit as noted in Appendix A, the increase for that fiscal year may be less than that afforded other unit members. At no point shall a unit member have a base annual compensation above the maximum annual salary listed in Appendix A of this document.

Unit members who are promoted from the classification of Firefighter to Engineer or from Engineer to Lieutenant will receive an increase in base compensation equal to 11%.

Unit members who are promoted from the classification of Firefighter to Lieutenant, and any unit member approved by management to change their medical certification from EMT to Paramedic will receive an increase in base compensation equal to 13%, rounded up, as necessary, to the minimum pay level of the grade.

Any salary change resulting in a base compensation increase of more than 15% will change the affected member's annual evaluation/merit date to the date of action. Except as otherwise provided in this article, no increases in compensation will be promised or given which would result in an employee's base compensation being above the maximum salary for his position.

At no time during the duration of this agreement will any unit member be paid base compensation above the maximum amount indicated in Appendix A.

ARTICLE 25 - INCENTIVE COMPENSATION

The parties agree that the City will pay, annually, as incentive compensation, the following amounts to unit personnel, other than probationary employees, who have been continuously employed by the City in the unit for one calendar year and have obtained the following academic credentials.

1. Associate's Degree: \$487.00 per year;
2. Bachelor's Degree: \$650.00 per year.

Such incentive compensation, once earned, shall be paid in equal amounts per pay period commencing in the pay period after the incentive is fully earned. In order for an employee to be eligible for this incentive, the course of study and the degree must be among those approved by the State of Florida as being job related.

The parties further agree that the City will continue to pass on to eligible unit employees the educational incentives authorized by the State of Florida and administered by the State of Florida Bureau of Fire Standards and Training. These incentives will be disbursed in the amounts and at the times as prescribed by State guidelines as issued from time to time. The Union acknowledges that such guidelines may be changed unilaterally by the State of Florida from time to time at the discretion of the State. The City will continue to process the necessary forms to continue disbursement of these incentives so long as such incentives are provided by the State of Florida.

However, nothing in this paragraph shall obligate the City to pay such incentives from its own funds.

Transport Incentive: The City will pay as incentive compensation one dollar and fifty cents (\$1.50) per hour for paramedics and EMT's assigned to a rescue/transport unit.

Paramedic Preceptor Incentive: Unit members who received Paramedic Preceptors compensation on September 30, 2014, shall have their hourly rates increased by .32 per hour on October 1, 2014 and will

no longer receive the previously offered paramedic preceptor compensation. On October 1, 2014, the City shall establish a new Paramedic Preceptor program that will provide the following incentive compensation for each hour of training;

- Paramedic Student in P1 – P3 Levels of Training \$1.50 per hour
- Paramedic Student in P4 and Provisional Paramedics \$2.00 per hour

No incentive will be paid for monitoring any EMT students. Tiller Operator Incentive: The City will pay as incentive compensation one dollar (\$1.00) per hour for any qualified Firefighter assigned to the tiller operator position only. The City will determine the level of qualification for tiller operator. Engineers and Lieutenants are not eligible for tiller operator incentive.

ARTICLE 26 - MANDATORY LEVELS OF PROBATIONARY FIREFIGHTER TRAINING

The City shall continue to maintain mandatory training requirements for all entry-level, probationary firefighters.

All newly employed firefighters will be classified as Probationary regardless of the level of medical certification. In addition to producing a satisfactory employee annual appraisal report, a Probationary Firefighter must successfully complete all monthly requirements as set forth by the Department, the Fire Department street familiarization tests, and the Company Fire Inspector Program, in order to successfully complete their probation period.

During the second twelve months of employment all Firefighters must successfully complete the Equipment Operator/Pump Operator Program and all requirements as set forth by the Department for all Firefighters during their second twelve months of employment.

Employees classified as Firefighter shall have twelve (12) months from their first workday in such classification to complete their probation. Completion of all such training programs within the time specified shall be a condition of further employment. Failure to complete such training programs as required by this Article shall be conclusive grounds for termination of employment. The City may, at its sole discretion, grant an additional six (6) months to complete such training programs, if the City believes special circumstances exist justifying such extension. Normally, such circumstances will be limited to an affected employee not having had, due to illness or injury, the full twelve (12) months within which to complete the required training programs.

Training opportunities afforded to probationary firefighters will be scheduled by the City and shall not be considered part of any educational opportunities otherwise offered to non-probationary members.

ARTICLE 27 - ADDITIONAL COMPENSATION FOR WORK IN HIGHER CLASSIFICATION

The City agrees to pay to any unit employee who temporarily assumes and occupies the position and duties of a shift lieutenant engineer or shift commander additional compensation, consisting of 1.10 times the base rate of such employee for each hour worked.

In no event will the additional compensation earned and paid hereunder exceed the per-shift or per-day base compensation of the individual whose position is temporarily assumed and occupied hereunder.

ARTICLE 28 - DETAIL PAY

The City, for the term of this agreement, shall continue its practice of establishing hourly rates of compensation for detail pay. Detail pay, to the extent collected by the City, shall be paid to the entitled unit employees at the hourly rate or rates as established by the City from time to time.

ARTICLE 29 - COMPASSIONATE LEAVE BANK

The Parties agree to establish Compassionate Leave Bank (Bank). The Bank shall operate in strict compliance with the language of this article.

The Bank is available to all unit employees, who must elect in writing to participate: those who so elect are participants. The Bank furnishes benefits equivalent to medical absence leave for participants who experience personal injury or illness (including without limitation, personal injury or illness caused by or related to pregnancy or maternity) and for such reason are unable to perform the essential functions of their assigned positions and therefore desire time off after the expiration of all other forms of paid leave, such as, but not limited to, medical absence leave, annual leave, personal leave and compensatory leave. The Bank is not available for any other purpose. The Bank shall operate in strict compliance with the language of this policy.

The City Human Resources Manager will administer the Bank and will keep the only official records of all hours in the Bank and all hours granted to and used by participants.

The department's Fitness Peer Review Committee identified in Article 21 will be responsible for reviewing requests for benefits made by all unit members

Eligibility to be a participant:

The following requirements must all be met for a unit employee to become and remain a participant.

1. Participants shall be unit employees of the Winter Park Fire Department with a minimum of six months continuous at the time of election to participate.
2. Each participant must elect in writing to be a participant between December 1 and December 15 of each year. There will be no exceptions to this, except: (1) otherwise eligible unit employees may elect in writing to be participants for 14 calendar days following full ratification of this Agreement; (2) newly hired unit employees may so elect for a 14 calendar day period immediately following 6 months of continuous employment.

3. Participants must have accrued the following minimum amounts of medical absence leave hours as of the sixteenth day of September occurring before making the election.

56-hour employees

6-12 months (*1) = 84 hours	12-24 months = 168 hours
24-35 months = 252 hours	36-48 months = 336 hours
Over 48 months = 420	

40-hour employees

6-12 months = 60	12-24 months = 120
24-36 months = 180	36-48 months = 240
Over 48 months = 300	

(*1) Months as used in 3., 4., and 5. Under Eligibility, etc. means months of continuous service as a unit employee.

4. 56 hour participants with 12 months or more service as of the date of their election shall contribute (*2) 48 hours of accrued medical absence leave. Participants with 6-12 months of service as of the date of their election shall contribute 24 hours of accrued medical absence leave. Such participants who only contributed 24 hours to enroll will be assessed the additional 24 hours on the succeeding December 16, in addition to the annual uniform assessment.
5. 40-hour participants with 12 months or more service as of their date of election shall contribute 32 hours of accrued medical absence leave. Participants with 6-12 months of service as of the date of their election shall contribute 16 hours of accrued medical absence leave. Such participants who only contributed 16 hours to enroll will be assessed the additional 16 hours on the succeeding December 16, in addition to the annual uniform assessment.
6. Employees with less than the required amount of hours at the date of their election may become participants, but will only be eligible for a total benefit that is twice their accrued amount of medical absence leave as of the date of such election. Such participants donate the required number of medical absence leave hours as stated in Section 4 & 5 above. Such

participants, upon accrual of the hours of medical absence leave required in 4 & 5 shall be eligible as other participants.

(*2) Contributions shall be simultaneous with elections, except under Limitations, first paragraph, under which the contribution shall take effect automatically upon accrual of the required 168/120 hours

All participants will be uniformly assessed additional medical absence leave hours each year beginning January 2 so as to maintain the balance of hours in the Bank at amounts equal to 48 times the amount of 56 hour members, plus 32 times the amount of 40 hour members. The assessment will take place on that date or the first business day after it if January 2 is a holiday, Saturday or Sunday. The assessment shall be in amounts sufficient in the committee's sole discretion to maintain or exceed the above-mentioned minimum balance.

Request for Benefits/Criteria for Award

Participants who experience a personal injury or prolonged illness as defined herein, and who have used all available paid leave except for one shift of personal leave (8 hours for 40 hour members or 24 hours for 56 hour members) may request benefits. Requests for benefits shall be made directly to the Human Resources Manager. Benefits will not be granted unless the personal injury or illness is the sole reason the participant is unable to perform the essential functions of his/her assigned position.

All requests for Compassionate Leave benefits shall be forwarded by the Human Resources Manager to the Peer Review Committee for review. A decision shall be made whether to award benefits to the requesting participant within 7 calendar days of receipt of the request by the Human Resources Manager.

The Committee has the authority, in its sole discretion, to require medical information satisfactory to it, and may defer consideration until such information is furnished.

In all cases, it is the participant's exclusive responsibility to furnish such information.

If the Committee receives with a request for benefits written evidence satisfactory to it that a participant will be unable to perform the essential functions of his/her assigned position solely because

of personal injury or illness, as defined herein, as opposed to any other cause, following the expiration of all other available paid leave, it will grant benefits subject to the remaining provisions of this article. Benefits will not be granted unless the personal injury or illness renders such participant unable to perform the essential functions of his/her assigned position.

A participant may appeal the decision of the Committee to the City Manager within ten business days after being denied benefits. The City Manager shall have total and exclusive discretion to grant or deny benefits. The City Manager's decision in such regards shall be final.

Withdrawal of Benefits

After approval by the Committee of a request, a participant (other than as described in 6. above) may withdraw up to 240 hours for 56 hour members / 160 for 40 hour members.

If grounds exist, such a participant may request additional hours up to a total of 1456 hours for 56 members / 1040 for 40 hour members, which amounts shall be the maximum amounts allowed per participant. Additional hours shall be issued in blocks of no more than 240 and 160 hours respectively.

Limitations

A participant who has used the maximum medical absence leave hours specified immediately above (1456/1040) shall not be eligible for any additional benefits until such participant has accrued 168 hours for 56 hour employees / 120 hours for 40 hour employees of medical absence leave and contributed an additional 48 hours for 56 hour employees / 40 hours for 40 hour employees.

Medical absence leave that has been contributed to the Bank may not be removed for any reasons other than those described in the Withdrawal of Benefits section of the Article.

Participants are not eligible for the return of and will not receive payment for any contributed medical absence leave hours upon termination of employment with the City, regardless of whether termination was voluntary or involuntary, and regardless of the reasons for termination.

Any time off taken pursuant to this article shall be counted toward the participant's entitlement to any unpaid disability leave provided in the City's Personnel Policy Manual.

All terms and conditions regarding said unpaid leave – including, without limitations provisions regarding the non-accrual of medical absence leave and personal leave, non-payment for holidays, and responsibility for payment for group health insurance payments – shall apply to time off taken pursuant to this article.

Participants may not withdraw benefits for any period simultaneously covered by workers compensation or long-term disability payments provided however that a participant out on workers compensation of a period exceeding thirty (30) days may withdraw hours each pay period to cover all deductions and the difference between the workers compensation pay and their average net pay. The average net pay will be calculated using the same thirteen-week period on which workers compensation pay was calculated. Under no circumstances will the use of compassionate leave be allowed to enrich the participant beyond what they would earn if working.

The employee may continue to use the Bank until one of the following occurs: (1) he reaches the maximum limit of hours available as defined in this policy under Withdrawal of Benefits; (2) he returns to work; or (3) he reaches MMI (Maximum Medical Improvement).

Nothing in this Article affects the right of the City to terminate the employment of any participant who exhausts all paid leave and all benefits under this article and who remains unable to perform the essential functions of his/her assigned position.

The City shall have the right to terminate benefits hereunder in cases in which the criteria for benefits are not met or cease to be met.

ARTICLE 30 - UNIT TIME POOL

The City agrees to establish a unit time pool utilizing unit approved mandatory donated hours derived from personal leave hours accrued by unit members. The time is to be used by the unit's executive board or those members designated by the president for the purpose of attending conferences, seminars, unit meetings, conventions and other functions not covered by City administrative time, as deemed necessary by the president.

The time pool shall require the donation, as previously approved by unit members, of five (5) Personal Leave hours by unit members initially to establish the pool. Subsequent donations shall be required only to maintain the pool at the established level of 225 hours, when those hours drop to 120 hours or below. New unit members will not be assessed until the first reassessment period following their becoming a unit member.

When time is required for the above mentioned purposes, the president shall submit to the chief or his/her designee the required form specifying the number of hours needed for any member of the executive board or his/her designee. The chief or his/her designee will submit the required form to the department's administrative assistant for forwarding to payroll. The president will submit a letter to the Chief or his/her designee to replenish time pool hours as needed to maintain established levels.

Unit members have the option of donating greater than the five (5) hours of mandatory time required by this article.

If the need for time pool hours necessitates the use of overtime personnel, then those hours required will be deducted from the pool by the City. Pool hours will be charged on an hour-for-hour basis to a total of 36 hours per unit member, per event.

Example: Unit member A is approved to use 24 pool hours to attend a meeting out of town and an overtime person is required to meet minimum staffing which was caused by the use of the pool hours.

The Union Time Pool will be charged 24 hours for member A and 12 hours for the overtime person for a maximum of 36 hours. If no overtime person is required, only those hours needed to cover member A would be deducted. This formula will apply to each individual approved for pool hour use.

ARTICLE 31 - EXEMPT EMPLOYEE BONUS PACKAGE

The parties agree that, during the term of this agreement, the captains, lieutenants, fire marshal and fire inspectors will receive the exempt employee bonus package, which is granted to and received by all City employees who are exempt employees under Section 13(a)(1) of the Fair Labor Standards Act.

ARTICLE 32 - DRUG TESTING

The City and the Union agree that substance abuse at any level in the organization is detrimental to the safety and work performance of all employees. To help ensure that the community can feel confident that the City is providing a drug free workplace, the Union agrees that the City may continue to require drug testing of unit members. Such testing will be in accordance with the requirements of Section 440.102, Florida Statutes ("Section 440.102").

The City agrees to allow the Union to review all testing procedures under its control upon reasonable request to assure confidence in the integrity of the process. Specimen collection, to the extent of City control of the process, will be performed with due regard for employee privacy.

In the event a unit member eligible to do so has a portion of a specimen retested by a second laboratory, as allowed under Section 440.102(5)(g), Florida Statutes, 1999, if that test is positive, it shall be at the unit members expense, if negative, at that of the City.

Testing of unit members will take place at the following times: 1) annually, during and as part of the unit member's annual medical examination; 2) post-accident, when the unit member is involved in any accident occurring within the scope of employment with the City which results in physical injury or property damage in excess of \$1,000; or 3) at any time in response to reasonable suspicion as defined in Section 440.102. At no time will unit members be subject to random testing. The City will be responsible for the costs incurred for all required drug testing.

Any unit member subjected to testing for any post-accident event, or in response to reasonable suspicion will be assigned to duties which do not include driving/operating any apparatus until such time as the test is confirmed. If accommodations cannot be made to reassign the member to a position where they are not driving/operating apparatus, the member shall be reassigned to administrative duties as determined by their supervisor.

Any unit member who receives a confirmed positive test will, for the first such offense, be required to participate in an Employee Assistance Program (EAP) and will be suspended from duty without pay for a period not to exceed 48 hours for 56 hour employees and 40 hours for 40 hour employees. In addition, follow up testing will be conducted in accordance with F.S 440.102 Section (4)(a)(4). Refusal to participate in the full EAP and follow-up testing will be conclusive grounds for discharge. At any time during the remainder of such unit member's employment with the City, a second confirmed positive test would result in discharge.

The Union agrees that at any time, including for a first such offense, should a unit member receive a confirmed positive test for a controlled substance contained in the inventory of medications used by the City in the provision of emergency medical services, the unit member will be discharged unless the unit member can establish that such substance was taken pursuant to a current lawfully given and received prescription.

ARTICLE 33 - EDUCATIONAL ASSISTANCE

The City of Winter Park encourages unit members to continue developing and improving their skills for their current job and to prepare for promotional opportunities and advancement in their chosen career path. Therefore, unit members shall be eligible for educational assistance as described in Section 6.10 of the City of Winter Park Personnel Policy Manual.

In addition to the financial assistance offered under this policy, the City agrees to supplement the reimbursable amount approved in Section 6.10 by an additional \$500 each year, beginning on October 1st.

The City and the Union agree to make reasonable effort to utilize local educational institutions for the purpose of meeting the training needs of the agency. The City will have the right to recruit advanced training opportunities for unit members and when not available, shall approve opportunities outside the immediate area.

In addition to the educational reimbursement benefits available in Section 6.10, the City of Winter Park will, when funding is available, sponsor selected unit members to training for State Paramedic certification training. Unit members who are selected to participate by the City shall agree to all policies of the Paramedic Training Sponsorship Program. A selection process for all participants in this program shall be established and agreed upon by both the Union and the City. In addition, any unit member who may choose to attend the paramedic curriculum at Valencia College outside of this program shall be provided a letter of support from the City identifying them as employees of the City.

Upon receipt of state of Florida paramedic certification, any reclassification of pay will be based upon position availability as a paramedic. It will be the responsibility of the City only to offer such sponsorships when paramedic positions are available; however no guarantee is made to the reclassification of any unit member sponsored under this program.

The City agrees to support the attendance of two (2) unit members to the IAFF Redmond Firefighter Health and Safety Symposium and the Fire Department Instructors Conference (FDIC). Attendees at these events will receive those benefits identified in SOG 430.02 for a Class "A" training event. The City also agrees to follow the City Personnel Policy manual for any conference related expenses for these events. To receive this benefit, unit members will be recommended by the Union Executive Board with final approval made by the Fire Chief. All applications for attendance must be filed in time to receive the maximum discount for early registration to the event. The City reserves the right to select additional unit members over and above the two unit members approved under this Article to attend these events. Any additional Unit members who attend these events will be required to apply under the current City Personnel Policy for conference attendance.

All unit members who are eligible to receive city sponsored educational assistance as described in the Personnel Policy Manual Section 5.15, may, upon approval of the Fire Chief utilize up to 120 hours for 40 hour members and 168 hours for 56 hour members for the purpose of funding approved educational expenses. These expenses may only include those specifically outlined in the current City Personnel Policy Manual Section 5.15.

ARTICLE 34 - PENSIONS

The City agrees to continue to fund the current Defined Benefit (DB) Pension Plan for all qualified unit members as required by Florida Statute. For all unit members who do not qualify for the DB plan, the City agrees to continue to fund the current Defined Contribution (DC) Plan as described in the City Personnel Policy Manual.

A defined contribution (share) plan will be created by the City, in consultation with the Union, to implement the provisions of Section 175.351(6), Florida Statutes. Funding for the share plan shall be in accordance with the statutory default under Section 175.351.

ARTICLE 35 - EMERGENCY DEPLOYMENT COMPENSATION

The City agrees to offer compensation to those unit members who are deployed as a result of the City's participation in the State of Florida Mutual Aid Agreement. Deployment compensation will be paid in the following manner;

Upon notification by the State of Florida to the City of a request for resource assistance, a unit member assigned to deploy, or to back-fill a vacated position, will be compensated for those hours which are reimbursable under the guidelines of the Federal Emergency Management Agency (FEMA). The City will calculate those hours worked by the unit member and compensate for all hours worked under the Fair Labor Standards Act (FLSA).

Unit members not on-duty at the time of the deployment activation will be compensated from the time of confirmed response

ARTICLE 36 - PERSONAL LEAVE

Beginning October 1, 2011 all permanent, full-time employees shall earn Personal Leave as prescribed in the Personnel Policy Manual Section 5.05. Temporary and part-time employees, if any, shall not be eligible to earn or accrue Personal Leave. Employees are eligible to use accrued Personal Leave after six months from date of hire. Personal Leave is provided at the following annual rates:

All 56-hour UNIT Members:

Minimum Length of Service	Personal Leave Hours
1 year	188
2 years.....	199
3 years.....	210
4 years.....	221
5 years.....	244
6 years.....	255
7 years.....	266
8 years.....	277
9 years.....	288
10 years & over	300

All 40-hour Members / Fire Inspector & Fire Marshal

Minimum Length of Service	Personal Leave Hours
1 year	120
2 years.....	128
3 years.....	136
4 years.....	144
5 years.....	160
6 years.....	168

7 years.....	176
8 years.....	184
9 years.....	192
10 years & over	200

Newly hired employees starting to work on or before the 15th of the month will accrue Personal Leave for that month. Employees starting to work after the 15th of the month begin accruing Personal Leave the following month.

The maximum number of Personal Leave hours which can be accumulated will be 728 for unit members who work a 56-hour work week; 520 for unit members who work a 40-hour work week.

Personal Leave shall not be authorized prior to the time it is earned and credited to the employee. On reasonable notice, the City may require an employee to use any part of his accrued Personal Leave. The minimum charge for Personal Leave shall be units of one hour.

Payment for earned unused Personal Leave, other than at layoff, termination or under the sell back provisions in this article will be granted only under extraordinary circumstances and only with the approval of the City Manager or his/her designee. Such approval will only be granted if there is a documented severe financial hardship. The employee requesting payment must submit the request in writing along with sufficient supporting information to document the hardship. The employee must have enough accrued Personal Leave to leave a minimum of one (1) week in his or her accrual. The request cannot exceed 120 hours for 40 hour employees or 168 hours for 56 hour employees. No more than one request will be approved for any 24-month period.

Employees will be paid at straight time to a maximum of 672 hours for 56 hour unit members and 520 hours for 40 hour unit members for all unused but earned Personal Leave upon layoff or termination from the employment of the City, except that an employee who resigns must give two weeks' written

notice of resignation prior to his last day of work in order to receive such payment and will forfeit such payment by failure to meet this condition. In the event of death of an employee with earned but unused Personal Leave, payment for such earned hours shall be made at straight time to the employee's beneficiary, personal representative or estate or as provided by the law of Florida.

Use of Personal Leave: Unit members shall schedule the use of Personal Leave in accordance with agreed upon system of both annual and nominal scheduling with the unit members identified supervisor. Scheduling of Personal Leave for 56-hour members must be approved by a Battalion Chief or Division Supervisor a minimum of 48 hours in advance of the assigned work day; and 24 hours in advance for all 40-hour employees. In the case of 56-hour members, a supervisor may award the use of Personal Leave within 48 hours of an assigned shift if the approval will not force the use of overtime to maintain minimum staffing.

The first 40 hours of continuous Personal Leave (scheduled or unscheduled) used by a 40 hour unit member and the first 36 hours of continuous hours of Personal Leave (scheduled or unscheduled) used by a 56 hour unit member to be away from work for any personal illness shall be charged to Personal Leave. Absences extending beyond that time will be recorded in accordance with the Long-Term Medical Leave absence policies in Article 37. Even if a unit member returns to duty, any Long-Term Medical Leave event which is identified by diagnosis of a physician and documented to the City shall be considered as one continuous event for the purposes of recording as Long-Term Medical Leave.

Example: Unit Member "A" is ill and uses 36 hours of Personal Leave immediately followed by 36 hours of Long-Term Medical Leave. After being cleared by his physician Unit Member "A" returns to duty for 48 hours. On the next duty day the unit member once again is ill and is diagnosed by his physician to have the same illness as was the cause of the first use of Long-Term Medical Leave. After providing a physician's note to the City the time off duty shall be considered one event for the purposes of recording the time as Long-Term Medical Leave.

Unscheduled Personal Leave: Unit members may choose to use Unscheduled Personal Leave for time away from duty for personal medical purposes. Unscheduled Personal Leave may also be used to make possible the employee's personal appointments with a physician or dentist when it is not possible to

arrange such appointments for off-duty hours; such use of Unscheduled Personal Leave shall not exceed the time required to complete such appointments.

All 56 hour employees may use up to 56 hours, and all 40 hour employees may use up to 40 hours, per year of Long Term Medical Leave for paternity leave, adoption of a child, or the illness of an immediate family member. Long Term Medical Leave for family purposes can only be used following the use of 56 consecutive hours (40 hours for 40 hour employees) of Unscheduled Personal Leave for the same purpose. No more than a total of 112 hours (80 hours for 40 hour employees) of paternity leave will be available during any 12 month period. The minimum charge for all Unscheduled Personal Leave is one-half hour.

Compensatory Time: The maximum number of compensatory hours which can be accumulated by "A" Unit members is 168; for "B" Unit members who work a 56 hour shift, 168 and for "B" Unit 40 hour employees, 120.

ARTICLE 37 - LONG-TERM MEDICAL LEAVE

The City shall grant to unit employee's Long-Term Medical Leave as described below, on the terms and conditions as below set forth.

Long-Term Medical Leave shall be granted to and shall be earned only by permanent, full-time employees. Long-Term Medical Leave shall be accrued at the rate of 9.33 hours per month for 56 hour employees to a maximum allowed accrual of 1,392 hours and at a rate of 6.67 hours per month for 40 hour employees to a maximum allowed accrual of 1,000 hours.

An employee who is unable to work due to illness shall notify his designated supervisor as early as possible prior to his scheduled reporting time, giving the expected period of absence. Such procedure shall be followed for each shift the employee is unable to work unless otherwise noted by a physician's note. Any employee who fails to notify the appropriate supervisor as above required within three calendar days following the shift missed by such employee will be considered as having resigned without notice.

Long-Term Medical Leave shall be used only in accordance with the City of Winter Park Personnel Policy Manual. Long-Term Medical Leave shall not be authorized prior to the time it is earned and credited to the employee.

Long-Term Medical Leave use is authorized only in the event of the employee's personal illness, injury, or exposure to a contagious disease, which would endanger other employees.

When a unit member uses Long-Term Medical Leave, the City is responsible for determining to its satisfaction that an employee is too ill to work. The City may require an employee to present medical evidence from a licensed physician that the employee is physically not able to work.

No employee shall be paid under any circumstances for unused Long-Term Medical Leave. An employee who separates from City employment for any reason shall forfeit earned but unused Long-Term Medical Leave.

Long-Term Medical Leave Conversion Option: The City shall offer to all eligible unit members the option to convert a portion of a unit members accrued Long-Term Medical hours under the following situation. A 40-hour unit member who uses less than 40 hours of combined Unscheduled Personal Leave and Long-Term Medical Leave or a 56-hour unit member who uses less than 56 hours of combined Unscheduled Personal Leave and Long-Term Medical Leave has the option to convert a portion of his Long-Term Medical Leave hours to Personal Leave hours in accordance with the formulas described in City Personnel Policy Manual Section 5.06 (E).

To be eligible for any conversion of Long-Term Medical Leave hours under this Article, the unit member must be employed by the City in a qualified position on December 31st of the prior calendar year and must have an accrued Long-Term Medical Leave balance of 160 hours for 40-hour members, and 224 hours for 56-hour members. Conversion of Long-Term Medical Leave will only occur once annually at a time determined by the City.

ARTICLE 38 - EMPLOYEE APPRAISAL SYSTEM

The City and the Union agree that all unit members will participate in the TrakStar® Employee Appraisal system. Each unit member shall complete the required appraisal within the prescribed time limit as established by the City. If during the duration of this agreement the TrakStar system becomes no longer available, the City and the Union agree to seek out a similar electronic employee appraisal system. If none is found, all appraisals will revert back to the previous (paper) employee system appraisal system.

ARTICLE 39 - DURATION

This Agreement shall take effect in accordance with Section 447.309(1), Florida Statutes, on October 1, 2016 and void and completely replace the Agreement currently in effect for Fiscal Year 2016-2017. This agreement shall terminate on September 30, 2019. If either party wishes to bargain collectively before October 1, 2019 for a new Agreement that party must give written notice to the other to that effect which must be received on or before June 1, 2019. If either party gives such timely written notice, then the initial proposals of each party must be presented and received on or before July 1, 2019. If timely written notice under this Article 39 is not given by one or both parties, this Agreement will continue in effect from fiscal year to fiscal year thereafter, except for the “re-opener” below.

This agreement may be reopened upon written notice by either the City or the Union during the duration of this agreement to discuss Article 34 (Pension). No other issues may be the subject of collective bargaining during the re-opener in the absence of mutual agreement in writing between the City and the Union. During any such negotiations all provisions of this agreement shall continue in full force and effect unless and until new provisions are ratified in full.

SIGNATURE PAGE

Executed: CITY OF WINTER PARK, FLORIDA

Randy B. Knight, City Manager
(Chief Executive Officer)

WITNESS:

Kristi Wong, Human Resources Director

Executed: WINTER PARK PROFESSIONAL FIRE FIGHTERS, LOCAL 1598, IAFF

Anthony Braish, President L1598

ATTEST:

Kevin Dixon, Secretary, L1598

Ratified this

City of Winter Park, Florida

Steve Leary, Mayor

Attest:

City Clerk

Ratified this 12th day of December, 2016

Winter Park Professional Fire Fighters, Local 1598, IAFF

Anthony Braish, President L1598

Attest:

Kevin Dixon, Secretary, IAFF 1598

FIRE DEPARTMENT PAY GRADES - POSITION TITLES

EFFECTIVE OCTOBER 1, 2016

PAY GRADE	SALARY RANGE		POSITION TITLE
	MINIMUM	MAXIMUM	
514	15.3416 41,360.95	23.9559 64,585.11	Firefighter / EMT
515	16.4154 44,255.92	25.6328 69,106.03	Fire Engineer / EMT
517	18.7940 50,668.62	29.3471 79,119.78	Firefighter / Paramedic
518	20.1097 54,215.75	31.4014 84,658.17	Firefighter / FT Paramedic Fire Engineer / Paramedic
519	21.5172 58,010.37	33.5994 90,583.98	Fire Engineer / FT Paramedic
520	23.0235 62,071.36	35.9514 96,924.97	Fire Lieutenant / EMT
522	26.3596 71,065.48	41.1607 110,969.25	Fire Lieutenant / Paramedic
523	28.2048 76,040.14	44.0421 118,737.50	Captain EMS Supervisor
524	30.1791 81,362.85	46.7776 126,112.41	# Battalion Chief
525	39.1168 81,362.94	60.6310 126,112.48	# Division Chief - Fire Rescue
550	41.7150 86,767.20	64.6581 134,488.85	# Deputy Fire Chief
565	21.1191 43,927.73	31.9139 66,380.91	Fire Inspector Fire Inspector-Civilian
567	23.2487 48,565.30	35.0230 72,847.84	Deputy Fire Marshal
569	29.8883 62,167.66	44.8325 93,251.86	Chief Fire Marshal

- not a member of the bargaining unit

Union Member rates changed 10/01/15 with new pay cycle.



city commission **agenda item**

Item type	Consent Agenda	meeting date	December 12, 2016
prepared by department division	Police Department	approved by	<input checked="" type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> N/A	final vote

☒ Cherish and sustain city's extraordinary quality of life.

vision themes ☐ Plan growth through a collaborative process that protects city's scale and character.

☐ Enhance city's brand through flourishing arts and culture.

☐ Build and embrace local institutions for lifelong learning and future generations.

subject

Renew Mutual Aid Agreement between municipal police agencies and Sheriff of Seminole County.

motion | recommendation

Motion to sign a renewal of the Mutual Aid Agreement between the municipal police agencies and Sheriff of Seminole County.

background

Every four years, the municipalities and the Sheriff of Seminole County enter into a Mutual Aid agreement. The Mutual Aid agreement allows the Winter Park Police Department to request help from outside agencies to come into the city to aid when additional resources are needed. Without the Mutual Aid Agreement, the outside agencies do not have jurisdiction to assist the police department.

alternatives | other considerations

n/a

fiscal impact

none

**2017-2021 INTER-LOCAL VOLUNTARY COOPERATION
OPERATIONAL ASSISTANCE
COMBINED MUTUAL AID AGREEMENT**

The City of Altamonte Springs, Florida
The City of Apopka
The City of Casselberry, Florida
The City of Lake Mary, Florida
The City of Longwood, Florida
The City of Maitland, Florida
The City of Oviedo, Florida
The City of Sanford, Florida
The City of Winter Park
The City of Winter Springs, Florida
The Sanford Airport Authority
The University of Central Florida
and
The Sheriff of Seminole County, Florida

WHEREAS, the subscribed law enforcement agencies are so located in relation to each other that it is to the advantage of each to receive and extend Mutual Aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional law enforcement problems, so as to protect the public peace and safety, and preserve the lives and property of the people; and

WHEREAS, the Parties, recognize that an increasing number of criminal offenders are operating across jurisdictional lines and the Parties have determined that it is in the best interest of the health, safety and welfare of the citizens within the jurisdictions of the Parties to enter into a Voluntary Cooperation Agreement and Operational Assistance Agreement; and

WHEREAS, the Altamonte Springs Police Department, the Apopka Police Department, the Casselberry Police Department, the Lake Mary Police Department, the Longwood Police Department, the Maitland Police Department, the Oviedo Police Department, the Sanford Police Department, the Winter Park Police Department, the Winter Springs Police Department, Sanford Airport Authority Police Department, The University of Central Florida Police Department and the Seminole County Sheriff's Office have the authority under Part I

**Mutual Aid Agreement – January 2017 to January 2021
Municipal Police Departments of Altamonte Springs, Apopka, Casselberry, Lake Mary, Longwood, Maitland, Oviedo, Sanford, Winter Springs, Winter Park, and the Sanford Airport Authority, The University of Florida Police Department and the Seminole County Sheriff's Office**

of Chapter 23, *Florida Statutes*, the Florida Mutual Aid Act, to enter into a **Voluntary Cooperation Agreement** for assistance of a routine law enforcement nature that crosses jurisdictional lines and a **Requested Operational Assistance Agreement** for the rendering of assistance in connection with a law enforcement emergency.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

SECTION I. PROVISIONS FOR REQUESTED OPERATIONAL ASSISTANCE

THEREFORE, be it known that the aforesaid law enforcement agencies hereby approve and enter into this **Agreement** whereby each of the agencies may request or agree to render law enforcement assistance to the other in law enforcement emergencies to include, but not necessarily be limited to, civil disturbances, large protest demonstrations, aircraft disaster, fires, natural or man-made disaster, sporting events to include School Resource Officer/Deputy assistance at High School events, concerts, parades, escapes from detention facilities, active shooter incidents, suspected terrorist incidents, incidents requiring utilization of specialized units, or other emergency as defined in *Section 252.34, Florida Statutes*..

SECTION II. PROVISIONS FOR VOLUNTARY COOPERATION

THEREFORE, be it known that the aforesaid law enforcement agencies hereby approve and enter into this **Agreement** whereby each of the agencies may render law enforcement assistance to the other in dealing with any violations of *Florida Statutes* to include, but not necessarily be limited to, investigating homicides, sex offenses, robberies, assaults, burglaries, larcenies, gambling, motor vehicle thefts, and drug violations, pursuant to Chapter 893, *Florida Statutes*, back-up services, inter-agency task forces, and/or joint investigations including but not limited to, the City/County/State Traffic Enforcement Unit, the City/County Investigative Bureau, the City/County Canine Unit, The Special Weapons and Tactics Team, and the Bomb Disposal Unit.

SECTION III. POLICY AND PROCEDURE

A. In the event that a party to this **Agreement** is in need of assistance as set forth above, it shall notify the agency head or his designee from whom such assistance is required. The agency head designee whose assistance is sought shall evaluate the situation and the agency's available resources, consult with his/her supervisors if necessary, and will respond

**Mutual Aid Agreement – January 2017 to January 2021
Municipal Police Departments of Altamonte Springs, Apopka, Casselberry, Lake Mary, Longwood, Maitland, Oviedo, Sanford, Winter Springs, Winter Park, and the Sanford Airport Authority, The University of Florida Police Department and the Seminole County Sheriff's Office**

in a manner he/she deems appropriate. The agency head's decision in this regard shall be final.

B. The resources or facilities that are assigned by the assisting agency shall be under the immediate command of a supervising officer, designated by the assisting agency head.

Such supervising officer shall be under the direct supervision and command of the agency head or his designee of the agency requesting assistance.

C. Where investigative priorities arise during a law enforcement operation that may require the crossing of jurisdictional lines, each party agrees that the agency administrator or his designee on duty shall notify the agency administrator of the jurisdiction entered, and request enforcement assistance. The responding agency administrator or his designee shall evaluate the situation, consult with his appropriate supervisor if necessary, and, if required, insure that proper enforcement assistance is rendered.

D. 1. Should an officer of a participating agency be in another jurisdiction for matters of a routine nature, or investigative nature, such as traveling through the area on routine business, attending a meeting, or going to or from work, and a criminal violation of *Florida Statutes* occurs in the presence of said officer, and said violation is a felony or other offense constituting a breach of the peace, the officer shall be empowered to render enforcement assistance and act in accordance with the law.

2. In the event a law enforcement officer of one of the parties to this **Agreement** has probable cause to arrest an individual for a felony offense in his/her jurisdiction and requests assistance in the location and apprehension of the suspect, and a law enforcement officer of one of the other parties to this **Agreement** is in the jurisdiction of the party requesting assistance and observes the suspect, the officer, representing his/her party, shall be empowered to render law enforcement assistance and act in accordance with the law and this **Agreement**.

3. Prior to enforcement action being taken in the other agency's jurisdiction, the officer shall notify that jurisdiction's Communications Center of the situation. The only exception would be the situation where immediate action is necessary. In that event, the Communications Center would be notified immediately thereafter.

E. Should additional violations of *Florida Statutes* occur in the presence of said officer, representing his or her respective agency in furtherance of this **Agreement**, he/she shall be empowered to render enforcement assistance and act in accordance with the law.

F. Emergency Calls for service which are dispatched simultaneously over the Seminole County Net Radio Channel, shall be deemed a request and authorization for mutual aid response, by any participating agency to this agreement, which responds to said call for service outside of their normal jurisdiction. The same shall apply to participating agencies to this agreement who do not participate in Seminole County Net radio dispatch but who monitor the Seminole County Net Radio Channel.

SECTION IV. POWERS, PRIVILEGES, IMMUNITIES, AND COSTS

- A. Members of the subscribed law enforcement agencies, when actually engaging in mutual cooperation and assistance outside of the jurisdictional limits of their respective agencies, under the terms of this **Agreement**, shall, pursuant to the provisions of Section 23.127, *Florida Statutes*, have the same powers, duties, rights, privileges, and immunities, as if they were performing their duties in the political subdivision in which they are normally employed.
- B. Each party agrees to furnish necessary equipment, resources, and facilities, and to render services to each other party to the **Agreement** as set forth above, provided however, that no party shall be required to deplete unreasonably its own equipment, resources, facilities, and services, in furnishing such mutual aid.
- C. The agency furnishing aid, pursuant to this **Agreement**, shall bear the loss or damages to such equipment, and shall pay any expense incurred in the operation and maintenance thereof.
- D. The agency furnishing aid, pursuant to this **Agreement**, shall compensate its appointees/employees during the time such aid is rendered, and shall defray the actual travel maintenance expenses of such appointees/employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such appointees/employees are engaged in rendering such aid.
- E. All the privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, worker's compensation, salary, death, and other benefits that apply to the activity of such officers, agents, or employees of any such agency when performing their respective functions within the territorial limits of their respective public agencies, shall apply to them to the same degree, manner, and extent while engaged in the performance of any of their functions and duties extraterritorially

under the provisions of this **Mutual Aid Agreement**. The provisions of this section shall apply with equal effect to full time paid, part time, volunteers, and reserve members.

SECTION V. INDEMNIFICATION

Each party engaging in any mutual cooperation and assistance, pursuant to this **Agreement**, agrees with respect to any suit or claim for damages resulting from any and all acts, omissions, or conduct of such party's own appointees/employees occurring while engaging in rendering such aid, pursuant to this **Agreement**, to hold harmless, defend, and indemnify the other participating party and his appointees/employees, subject to provisions of Section 768.28, *Florida Statutes*, where applicable and to the extent permitted by law. Any party having a duty to indemnify and defend under this **Agreement** shall have control of the defense of any suit or claim arising under said duty. Each party shall be responsible for the acts, omissions, or conducts of its own appointees/employees. Nothing in this agreement shall be deemed a waiver of any party's sovereign immunity.

SECTION VI. INSURANCE PROVISIONS

Each party shall provide satisfactory proof of liability insurance by one or more of the means specified in Section 768.28(14), *Florida Statutes*, in an amount that is, in the judgment of the governing body of that party, at least adequate to cover the risk to which that party may be exposed. Should the insurance coverage, however provided, of any party be canceled or undergo material change, that party shall notify all parties to this **Agreement** of such change within ten (10) days of receipt of notice or actual knowledge of such change.

SECTION VII. DISCLAIMER TO THIRD PARTY BENEFICIARIES

This agreement is solely for the benefit of the parties hereto. No right, remedy, cause of action or claim shall accrue to the benefit of any third party who is not one of the parties executing this agreement.

SECTION VIII. EFFECTIVE DATE

This **Agreement** shall be effective January 2, 2017 as to member agencies who are executing Parties. For member agencies executing this agreement subsequent to January 2, 2017, the Agreement, shall take effect as to them, upon their execution. The **Agreement** shall continue in full force and effect until January 2, 2021, unless terminated prior thereto by

Mutual Aid Agreement – January 2017 to January 2021
Municipal Police Departments of Altamonte Springs, Apopka, Casselberry, Lake Mary, Longwood, Maitland, Oviedo, Sanford, Winter Springs, Winter Park, and the Sanford Airport Authority, The University of Florida Police Department and the Seminole County Sheriff's Office

any or all the parties herein. Under no circumstance may this Agreement be renewed or extended except in writing. This Agreement may be duplicated for dissemination to the Parties, and such duplicates shall be of the same force and effect as the original. Execution of this Agreement may be signified by properly signing a separate signature page, the original of which shall be returned to and maintained by the Office of General Counsel within the Seminole County Sheriff's Office, 100 Bush Boulevard, Sanford, Florida 32773 with a copy provided to the Florida Department of Law Enforcement, Mutual Aid Coordinator, P.O. Box 1489, Tallahassee, Florida 32302-1489.

SECTION VIII. CANCELLATION

Any party may cancel/withdraw such party's participation in this agreement by providing written notice of such cancellation/withdraw no less than 15 days prior thereto to the other parties to this Agreement. However, the withdraw from this Agreement shall be effective only as to that party and this Agreement shall remain in full force and effect as to those remaining parties hereto who have not provided written notice of withdraw/cancellation.

SECTION IX MISCELLANEOUS PROVISIONS

A. Conflicts

In the event of a conflict between the provisions of this Agreement and Sections 23.12, F.S., et seq., the Florida Mutual Aid Act, the provisions of the Florida Mutual Aid Act shall control. Should a more specific Mutual Aid Agreement exist or be entered into specifically addressing the activities of an inter-agency task force, in the event of a conflict, the provisions of the specific inter-agency task force Mutual Aid Agreement shall apply.

B. Amendments

This Agreement contains the entire understanding between the parties and shall not be modified except in writing.

C. Severability

If any provision of this Agreement shall be declared invalid for any reason, such invalidity shall not affect any of the remaining provisions of this Agreement.

Pursuant to F.S. 23.1225(3), this agreement may be entered into by a chief executive officer of the agency who is authorized to contractually bind the agency. By signing below, an indication of such authorization is being made.

In acknowledgment and execution of the Seminole County Sheriff's Office-Municipal Agency-Sanford Airport Authority Combined Mutual Aid Agreement, pages one through six, inclusive, I hereby set my hand and seal:

WINTER PARK POLICE DEPARTMENT

Michael Deal
Chief of Police

Date: _____

APPROVED:
WINTER PARK, FLORIDA

ATTEST: _____

City Clerk

Steve Leary
Mayor

APPROVED AS TO FORM AND
LEGALITY THIS 28th DAY OF
November 2016.



Erin L. DeYoung
General Counsel
Winter Park Police Department



city commission **agenda item**

Item type	Consent Agenda	meeting date	December 12, 2016
prepared by department division	Police Department	approved by	<input checked="" type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> N/A	final vote

vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.
	<input type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.

subject

Renewal of Mutual Aid Agreement with the Florida Department of Law Enforcement to participate in a Central Florida Child Abduction Response Team.

motion | recommendation

Motion to sign a Mutual Aid Agreement with the Florida Department of Law Enforcement to participate in a Central Florida Child Abduction Response Team.

background

The municipalities and the Florida Department of Law Enforcement have formed a Central Florida Child Abduction Response Team. The Mutual Aid Agreement is a renewal of a prior agreement. This Mutual Aid agreement allows the Winter Park Police Department to request assistance from the Florida Department of Law Enforcement to assist the Winter Park Police Department's during a Child Abduction Investigation. Without the Mutual Aid Agreement, the Winter Park Police Department will not have jurisdiction to leave Winter Park in furtherance of their Investigation.

alternatives | other considerations

n/a

fiscal impact

none

**VOLUNTARY COOPERATION MUTUAL AID AGREEMENT BETWEEN THE
PARTICIPATING AGENCIES AND THE FLORIDA DEPARTMENT OF LAW
ENFORCEMENT TO FORM A CENTRAL FLORIDA
CHILD ABDUCTION RESPONSE TEAM**

WHEREAS, the below subscribed law enforcement agencies have joined together in a multi-jurisdictional effort to rescue abducted children and under appropriate circumstances allocate their resources to missing/endangered children cases; and

WHEREAS, the undersigned agencies are all participants in a multi-agency effort known collectively as the **Child Abduction Response Team (CART)**; and

WHEREAS, the undersigned agencies agree to utilize applicable state and federal laws to prosecute criminal, civil, and forfeiture actions against identified violators, as appropriate; and

WHEREAS, the undersigned agencies have the authority under Part 1, Chapter 23, Florida Statutes, "the Florida Mutual Aid Act," to enter into a voluntary agreement for cooperation and assistance of a routine law enforcement nature that crosses jurisdictional lines; and

WHEREAS, the subscribing law enforcement agencies are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional criminal activity, so as to protect the public peace and safety, and preserve the lives and property of the citizens; and

WHEREAS, this agreement does not supersede or take the place of any other agreement entered into by the various members of the Child Abduction Response Team. Those agreements shall remain in full effect.

NOW THEREFORE, the Parties agree as follows:

As acknowledged by their execution of this Agreement, each of the undersigned law enforcement agencies approve, authorize and enter into this Agreement at the request of the member agencies of the Child Abduction Response Team (CART) and the Florida Department of Law Enforcement (FDLE), subject to the terms and conditions noted herein, for the purposes and goals indicated.

Additional Parties may, at the request and with the approval of FDLE and the other CART members, enter into this Agreement at a later date as evidenced by their signing of this Agreement. Any Party may cancel its participation in this Agreement upon delivery of written notice of cancellation to FDLE.

CART GOALS AND COOPERATION TO BE RENDERED:

The goal of the CART is to provide a pool of specialized investigators to focus dedicated and intensive investigative, preventative, and general law enforcement efforts primarily with regard to abducted children. To provide for voluntary cooperation, each of the CART agencies hereby

approve and enter into this agreement whereby each of the agencies may request and render law enforcement assistance to the other in dealing with any violations of Florida Statutes including, but not limited to, the arrest and criminal prosecution of those involved in child kidnapping, abduction, false imprisonment and similar or related crimes (utilizing state and federal prosecutions, as appropriate); the rescue of the abducted child or children and the seizure and forfeiture of assets of those engaged in child abduction or otherwise supporting such activity (utilizing state and federal forfeiture options, as appropriate).

Nothing herein shall otherwise limit the ability of participating CART members to provide, as provided by or allowed by law, such assistance in any enforcement action as may be lawfully requested by a law enforcement officer having jurisdiction over an incident, crime or matter under consideration.

The Parties to this Agreement are contributing personnel and resources in support of the CART efforts, with the operations of the CART being coordinated with FDLE and other agency members.

JURISDICTION, PROCEDURES FOR REQUESTING ASSISTANCE, COMMAND AND SUPERVISORY RESPONSIBILITY:

The principal sites of CART activity shall be the following counties: Volusia, Lake, Seminole, Orange, Osceola, Brevard, Indian River, St. Lucie and Martin.

When engaged in CART operations that have been approved by FDLE, as contemplated by this Agreement, CART members that do not otherwise have jurisdictional authority shall enjoy full jurisdictional authority anywhere in the State of Florida, although principally focused within the principal sites of CART activity listed herein, with full power to enforce Florida laws and avail themselves of the provisions of this Agreement. Officers assigned to CART operations pursuant to this agreement shall be empowered to render enforcement assistance and take law enforcement action in accordance with the law and the terms of this Agreement. Execution of this agreement and continued participation by FDLE and one or more CART member agencies shall constitute a general reciprocal, continuing request for and granting of assistance between the members of the Team that shall be considered authorized in accordance with the provisions of this Agreement. No additional or specific formal request for assistance is required. CART members operating outside the jurisdiction of their respective Agencies shall not enjoy extra-jurisdictional authority as law enforcement officers unless engaged in approved CART activities as stated herein. Pursuant to Section 23.127(1), Florida Statutes, employees and agents of the undersigned Agencies participating in the CART, when engaging in authorized mutual cooperation and assistance pursuant to this Agreement, have the same powers, duties, rights, privileges and immunities as if the employees were performing duties inside the political subdivision in which the employee is normally employed.

Activities shall be considered authorized only when approved and directed as provided herein by an FDLE supervisor or command designee. The CART will normally function as a force multiplier for the requesting agency, and the requesting agency will remain as the lead agency in overall control of the investigation, unless the requesting agency has formally asked that the CART, under FDLE supervision or other FDLE approved supervision, assume control of the investigation. The Parties stipulate that in the event that a significant investigative or jurisdictional dispute should arise, the issue will immediately be forwarded to the relevant agency chief executives for resolution. If at any time an FDLE supervisor or FDLE Special

Agent designee(s) determines that an extra-territorial CART operation pursuant to this agreement should be terminated, said operation is to be promptly terminated in a manner assuring the safety of all involved law enforcement officers.

No CART employee or agent shall engage in activities outside the jurisdictional territory of the CART pursuant to the authority of this Agreement that are not approved, are unreported or otherwise unknown to the FDLE supervisor and which are not documented as provided herein. FDLE supervisor(s) shall maintain documentation that will demonstrate the daily involvement of specific employees or agents provided by the Parties to this Agreement, including each operation's supervisor or designated leader. Such documentation will assist in memorializing which individuals had mutual aid authority pursuant to this Agreement for particular time periods.

After consultation with other participating CART agencies, FDLE may request that a particular employee or agent of the CART no longer be allowed to participate in furtherance of this Agreement. Upon receiving the request, the employing Agency shall promptly terminate said person's participation in the activities contemplated by this provision of the Agreement. Upon the request of a participating agency that a sworn or support member of FDLE no longer participate in the CART, FDLE shall, if otherwise in FDLE's best interest to do so, terminate said member's participation in the CART. With the approval of FDLE, a Party to this Agreement may otherwise add, substitute, reinstate, or replace any of its sworn or support employees participating in the CART.

Whenever an operation occurs outside the territorial limits of the principal sites of CART activity as set forth herein, the Chief of Investigations for the FDLE office in the region affected shall be notified about the presence of CART personnel in his or her region. Local law enforcement in the area of operation will be notified, as appropriate.

Nothing herein shall otherwise limit the jurisdiction and powers normally possessed by an employee as a member of the employee's Agency.

FORFEITURE ACTIONS ARISING FROM THIS AGREEMENT:

Forfeiture actions based upon seizures made by the CART may be pursued in either state or federal court. Actions shall be based upon current statutory and case law. Distribution of the proceeds shall be shared equally among the participating agencies, or as otherwise specified by written agreement.

PROPERTY AND EVIDENCE:

All property and evidence, including currency, seized within Florida but outside the primary jurisdictional area for CART operations, in connection with state violations and pursuant to this Agreement, shall be taken into custody, processed and documented by an FDLE Special Agent in accordance with FDLE policy relating to the handling of property, evidence and currency.

When such items are seized within the primary jurisdictional area for CART operations, in connection with state violations and pursuant to this Agreement, the items may be taken into custody, processed, documented and maintained by the lead agency, the agency with primary jurisdiction or as otherwise agreed upon.

In the event an investigation becomes a federal case or inquiry, any such property and evidence will be transferred into the custody of the Federal Bureau of Investigation or handled in accordance with their direction.

LIABILITY AND COST-RELATED ISSUES:

Each Party engaging in any mutual cooperation and assistance pursuant to this Agreement agrees to assume its own liability and responsibility for the acts, omissions, or conduct of such Party's own employees while such employees are engaged in rendering such aid, cooperation and assistance pursuant to this Agreement. Nothing herein shall be deemed to constitute a waiver of any sovereign immunity that any Party is entitled to, statutorily under Section 768.28, Florida Statutes, or based on common law or case law. Each Party shall remain responsible for the compensation, retirement, workers compensation and other benefits accruing to the benefit of their participating employees.

Each Party to this Agreement agrees to furnish necessary personnel, property, police equipment, vehicles, resources and facilities to render services to each other Party to this Agreement in order to effect the purposes of the CART and agrees to bear the cost of loss or damage to such equipment, vehicles, or property. Parties understand and agree that they will be responsible for their own liability and bear their own costs with regard to their property and resources, or personnel expenses incurred by reason of death, injury or incidents giving rise to liability. This provision shall not preclude necessary property or resources being purchased, funded, or provided by a participating Party via the Party's legally vested forfeiture funds, if otherwise authorized by law.

Each Agency furnishing aid pursuant to this Agreement shall compensate its own employees during the time such aid is rendered and shall defray the actual expenses of its employees while they are rendering such aid, including any amounts, if legally applicable, that may be determined to be payable for compensation due to personal injury or death while such employees are engaged in rendering such aid. The privileges and immunities from liability, exemption from laws, ordinances, and rules, and all pension, insurance, relief, disability, workers' compensation, salary (including overtime compensation or compensatory time), death and other benefits that apply to the activity of an employee of an Agency when performing the employee's duties within the territorial limits of the employee's Agency shall apply to the employee to the same degree, manner, and extent while such employee acts under this Agreement. This provision shall not preclude payment of compensation, including overtime compensation, for its personnel utilizing its legally vested forfeiture funds to the extent allowed by law.

Each Party agrees to maintain its own comprehensive general liability insurance, professional liability insurance, and automotive liability insurance or maintain a self-insuring fund for the term of this Agreement in the amounts determined by each Party to adequately insure such Party's liability assumed herein. But, for Florida law enforcement officers, in no event shall such coverage be less than the statutory waiver of sovereign immunity limits. Each Party agrees to provide the other Parties with a copy of the respective insurance or self-insurance required hereunder, including the endorsements thereto and renewals thereto. In the event a Party maintains a self-insurance fund, such Party agrees to provide the other Parties with documentation to substantiate the existence and maintenance of such self-insurance fund. The Parties agree that federal participants will be governed by applicable federal laws concerning the above liability issues.

COMPLAINTS AGAINST CHILD ABDUCTION RESPONSE TEAM MEMBERS:

Whenever a complaint has been lodged as a result of CART efforts outside their jurisdictional boundaries pursuant to this Agreement, a designee of FDLE shall ascertain at a minimum:

The identity(ies) of the complainant(s) and an address where the complainant(s) may be contacted, the nature of the complaint, any supporting evidence or facts as may be available, including the names and addresses of witnesses to that which has been complained about, the identity(ies) of the CART participant(s) accused and the employing Agency(ies) of the participant(s) accused.

FDLE will promptly provide to each affected employing Agency the above information for administrative review and appropriate handling or disposition. Each affected employing Agency shall, upon completion of said review, notify FDLE of its findings and any actions taken.

The Parties agree that federal agency participants will handle any complaints against their personnel while such federal personnel are involved in CART operations.

OBLIGATION TO COORDINATE WITH PROSECUTOR'S OFFICE:

The principal goal of the Child Abduction Response Team is the rescue of abducted children and the arrest of criminal perpetrators. An equally important goal is the successful prosecution of perpetrators. The latter requires close coordination with prosecuting authorities, both in the state and federal courts. Members of the CART are obligated to coordinate their efforts in such a way as to support the efficient prosecution of cases, including, but not limited to, prompt responses to requests from prosecutors for information or assistance in handling CART generated cases and reasonable availability for pretrial conferences with prosecutors, discovery depositions, pretrial hearings and trials. Civil or administrative actions derived from CART operations are likewise to receive coordinated support efforts from CART members. CART supervisors shall monitor the efforts of CART members in support of criminal prosecutions, civil actions, administrative actions and forfeiture cases. Such monitoring shall include regular contact with assigned prosecutors or attorneys pursuing actions on behalf of the CART to assure the expected level of support from CART members is occurring. Failure by a member of the CART to support such efforts on a routine and regular basis in the manner set forth herein shall constitute grounds for removal of the member from this Agreement.

COPY TO EACH PARTICIPATING CART MEMBER AGENCY:

When this Agreement is fully executed, a copy shall be provided to each CART member so that each member may be fully aware of the powers, limitations, and expectations applicable to CART members and operations.

TERM OF AGREEMENT:

This Agreement shall be effective as to the executing Parties upon execution by the member agencies of the CART and FDLE. As each additional Party executes this Agreement, it shall be effective as to the newly executing Party.

This Agreement may be duplicated for dissemination to all Parties, and such duplicates shall be of the same force and effect as the original.

Execution of this Agreement may be signified by properly **signing** and **dating** a separate signature page.

The original agreement and all signature pages shall be maintained by the FDLE, Office of General Counsel. A copy of this agreement will also be maintained by the Special Agent in Charge for the CART region of operation.

This Agreement shall remain in full force as to all participating Parties until December 31, 2020, unless terminated in writing by FDLE as to all or separate Parties. This agreement may be renewed, amended, or extended only in writing. Any Party may withdraw from this Agreement upon providing written notice to FDLE and all other participating Parties. Any written cancellation or extension shall be maintained with the original agreement and a copy forwarded to FDLE Mutual Aid office.

**PARTY'S ACCEPTANCE OF THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT, VOLUNTARY
COOPERATION MUTUAL AID AGREEMENT BETWEEN THE MEMBER AGENCIES OF THE CENTRAL
FLORIDA CHILD ABDUCTION RESPONSE TEAM.**

Pursuant to Section 23.1225(3), F.S., this agreement may be entered into by a chief executive officer of the agency who is authorized to contractually bind the agency. By signing below, an indication of such authorization is being made. Any signatory may attach to this signature page any further evidence of authorization you wish to remain on file at FDLE along with this signature page.

For the Florida Department of Law Enforcement (FDLE):

Richard Swearingen
Executive Director, Florida Department of Law Enforcement

Date

Pursuant to F.S. 23.1225(3), this agreement may be entered into by a chief executive officer of the agency who is authorized to contractually bind the agency. By signing below, an indication of such authorization is being made.

In acknowledgment and execution of the Voluntary Cooperation Mutual Aid Agreement between the Participating Agencies and the Florida Department of Law Enforcement to Form a Central Florida Child Abduction Response Team, pages one through six, inclusive, I hereby set my hand and seal:

WINTER PARK POLICE DEPARTMENT

Michael Deal
Chief of Police

Date: _____

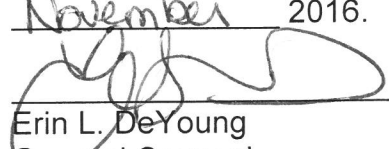
APPROVED:
WINTER PARK, FLORIDA

ATTEST: _____

City Clerk

Steve Leary
Mayor

APPROVED AS TO FORM AND
LEGALITY THIS 28th DAY OF
November 2016.



Erin L. DeYoung
General Counsel
Winter Park Police Department



city commission **agenda item**

Item type	Consent Agenda	meeting date	December 12, 2016
prepared by	Police Department	approved by	<input checked="" type="checkbox"/> City Manager
department			<input type="checkbox"/> City Attorney
division			<input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> N/A	final vote
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.		
	<input type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.		
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.		
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.		

subject

Mutual Aid Agreement between municipal police agencies and Sheriff of Seminole County to share K9 services.

motion | recommendation

Motion to sign a Mutual Aid Agreement between the municipal police agencies and Sheriff of Seminole County for K9 services.

background

The municipalities and the Sheriff of Seminole County wish to enter into a Mutual Aid agreement which allows the sharing of K9 service. This Mutual Aid agreement allows the Winter Park Police Department to request K9 services from outside agencies when the Winter Park Police Department's K-9 officer is not in service. Without the Mutual Aid Agreement, the outside agencies do not have jurisdiction to assist the police department.

alternatives | other considerations

n/a

fiscal impact

none

**2017-2021 INTER-LOCAL VOLUNTARY COOPERATION
OPERATIONAL ASSISTANCE MUTUAL AID AGREEMENT
THE CITY/COUNTY CANINE (K-9) UNIT**

**The City of Altamonte Springs, Florida
The City of Apopka, Florida
The City of Casselberry, Florida
The City of Lake Mary, Florida
The City of Longwood, Florida
The City of Maitland, Florida
The City of Oviedo, Florida
The City of Sanford, Florida
The City of Winter Park
The City of Winter Springs, Florida
The University of Central Florida
The Sanford Airport Authority, Sanford Florida
The Sheriff of Seminole County, Florida**

WHEREAS, the subscribed law enforcement agencies are so located in relation to each other that it is to the advantage of each to receive and extend Mutual Aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional law enforcement problems, so as to protect the public peace and safety, and preserve the lives and property of the people; and

WHEREAS, the Parties, recognize that an increasing number of criminal offenders are operating across jurisdictional lines and the Parties have determined that it is in the best interest of the health, safety and welfare of the citizens within the jurisdictions of the Parties to enter into a Voluntary Cooperation Agreement and Operational Assistance Agreement; and

WHEREAS, the Altamonte Springs Police Department, the Apopka Police Department, the Casselberry Police Department, the Lake Mary Police Department, the Longwood Police Department, the Maitland Police Department, the Oviedo Police Department, the Sanford Police Department, The University of Central Florida Police Department, the Winter Park Police Department, the Winter Springs Police Department, the Sanford Airport Authority and the Seminole County Sheriff's Office have the authority under Part I of Chapter 23, *Florida Statutes*, the Florida Mutual Aid Act, to enter into a **Voluntary Cooperation Agreement** for

assistance of a routine law enforcement and a Requested Operational Assistance Agreement for the rendering of assistance in connection with a law enforcement emergency. This Agreement is specific as to the provision of **Canine Services**. The aforesaid law enforcement agencies hereby approve and enter into this Agreement whereby each of the agencies may request and agree to render law enforcement assistance to the other in law enforcement emergencies as defined in Section 252.34, Florida Statutes and routine law enforcement matters according to procedures specified herein.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

SECTION I. DEFINITIONS

- A. Canine (K-9):** A working dog specifically trained to execute a number of specific law enforcement and public safety tasks that utilize the canine's speed, agility, and sense of smell. All canines must comply with the training and performance standards outline in Section V. herein.
- B. Handler:** A law enforcement officer who has been specially trained in the care, handling, and utilization of a police canine and in those skills established by the United States Police Canine Association.
- C. Canine Team:** A canine handler and his/her assigned canine.

SECTION II. CANINE ASSISTANCE REQUEST AND RESPONSE USAGE

- A.** The City/County Canine Unit (CCCU) is a multi-agency unit, organized and formulated to provide a resource pool of canines and canine handlers who train and work together. These canines and handlers are available to respond to cooperating law enforcement agencies' request(s) for assistance and cooperating agencies may initiate requests for assistance under the provisions of the policy and procedures set forth in this **Voluntary Cooperation Agreement**.
- B.** Requests for canine assistance from member agencies of the CCCU shall be initiated by the on-duty supervisor. The requesting supervisor must state the reason the canine team is needed and the estimated time the canine team will be needed.
- C.** The request from member agencies shall be received by the Communications Center and routed to the on-duty Shift Commander for the member agency whose assistance is requested.

- D. The Canine Supervisor or Shift Commander shall evaluate the request and approve as appropriate.
- E. An agency with canines will utilize their own on-duty canine teams first, before calling for an outside agency's canine team assistance unless a specific canine's ability is needed.
- F. Once on the scene of an incident, the canine handler will report to the incident commander of the member agency with primary jurisdiction.
- G. Subject to consultation with the incident commander from the requesting agency, the deployment and use of his/her canine will be at the discretion of the canine handler. The handler will follow his/her agency's own policy on the use of the canine within their own jurisdiction. If the handler is providing canine assistance outside of his or her own jurisdiction the deployment and use of his/her canine shall be in accord with the following guidelines:
 - a. Canine teams will request an assisting Deputy/Officer to accompany them during searches. Tracking only canine teams will have a cover and contact team during all felony tracking deployments. Canines will not be used for deployment in a misdemeanor case.
 - b. In narcotics searches the handler will evaluate if the use of the canine search is within current legal guidelines. The Canine Deputy/Officer will also ensure the area is safe before deploying the canine.
 - c. Passive Alert Specialty Search Canine Teams must first get approval from their own agency immediate supervisor, or the Canine Unit Supervisor for their own agency, before their canine is used to search a person.
 - d. If a suspicious package is involved, contact will be made with the Seminole County Sheriff's Office Explosive Ordinance Disposal Team who will determine the need to deploy an explosive detecting canine team.
 - e. In searches involving a search for victims or missing persons, Passive Tracking Teams will be used and will be conducted on a lead. Only in exigent circumstances may a full service dog be used and then, only after consultation with the canine handler and if used must be conducted on lead.
 - f. Usage of a Canine Team for crowd control shall require prior supervisory approval from the handler's primary jurisdiction as dictated by the circumstances.

- H. Where operational requirements develop during a law enforcement operation that require the crossing of jurisdictional lines, each party agrees to notify by radio, telephone, or in writing, the Sheriff/Chief, or his designee, of the jurisdiction(s) involved, prior to or as soon as possible thereafter, when jurisdictional lines are crossed. Said notification may be made through the communications center.
- I. Anytime a canine handler is deploying outside of his/her jurisdiction, he/she will notify the local jurisdiction via radio or telephone of the deployment and reason. Said notification may be made through the communications center.
- J. While on a deployment, canine handlers will maintain communications at all times with the appropriate jurisdiction within which they are located.

SECTION III. CANINE DEPLOYMENTS

Canine Teams may be deployed for numerous purposes including, but not limited to, the following:

1. Area searches
2. Tracking
3. Building searches
4. Vehicle searches
5. Search for victims/missing persons
6. Crowd control
7. Article searches
8. Criminal apprehension
9. Warrants
10. Passive tracking
11. Narcotics Detection
12. Cadaver searches
13. Explosives, incendiary devices/substances and volatile substance detection.

SECTION IV. GUIDELINES FOR CANINE USAGE

All participating agencies are responsible for educating their K-9 deputies/officers as well as their non K-9 deputies/officers regarding the following requirements:

A. General

1. Deputies/Officers shall not approach the canine and/or canine vehicle without the knowledge and consent of the canine handler.
2. Deputies/Officers should not enter an area or building that the canine is searching unless advised to by the canine handler.
3. In the event the handler becomes involved in a physical altercation or is attacked, officers should move away from the handler and/or the subject. As the canine exits the patrol vehicle, he is trained to come to the handler's aid. The canine is not trained to recognize uniforms or refrain from attacking persons in uniform.

B. Searches

1. The canine may be trained to alert to the presence of narcotics including but not limited to cannabis, cocaine (including crack), and heroin. However, the canine should not be used to search persons for possession of narcotics unless the canine is trained for passive alert.
2. The first deputy/officer at the scene should not touch, approach, retrieve, or handle any evidence, articles, or debris believed to be associated to or with the scene.
3. Deputies/Officers should be directed to secure the scene and establish and maintain a perimeter. They shall maintain said perimeter until advised to discontinue the perimeter by the canine handler or supervisor.
4. If a building is to be searched, all perimeter deputy/officers must stand away from, and out of view of windows, doors, and other openings.
5. One deputy/officer should remain at the point of entry to assist in the event suspects are located and/or trouble ensues.

C. Tracking

1. When tracking an armed suspect, one officer should follow approximately fifty (50) feet behind the handler (or at a distance the handler deems necessary) to provide protection and cover.
2. Whenever a Canine Team is called to initiate a track, deputy/officers on the scene must use care not to contaminate the crime (track) scene. Deputies/Officers must not allow victims or witnesses to contaminate the crime (track) scene.

SECTION V. TRAINING AND PERFORMANCE STANDARDS

A. General

1. All canine teams must successfully meet the initial and re-certification requirements set forth by the Florida Criminal Justice Training and Standards Commission. This is the minimum state requirement for patrol canine operations.
2. All agencies with canine teams will maintain copies of the initial training certificates and re-certification certificates and provide copies of said documents to each Sheriff/Chief or his designee on an annual basis upon request.
3. Handlers will document all training done with their canines. Documentation of canine training shall be on training forms or documented as provided and approved in the member agency's policy.
4. Handlers will document and maintain deployment reports documenting each time a canine is handled in a deployment or enforcement capacity.
5. Handlers will complete statements pertaining to their involvement in a criminal incident investigation as requested by the requesting investigative agency.

B. Specialized Training

1. Training for passive tracking canines or canines used to locate narcotics, explosives, and cadavers will be administered by a recognized trainer and/or training facility.
2. Each handler and canine team receiving specialized training will be certified by the training facility or a nationally recognized association such as the United States Police Canine Association, North American Police Work Dog Association, National Police Canine Association, or the Law Enforcement Bloodhound Association.
3. Copies of initial specialized training certificates and/or additional training certificates shall be submitted to each Sheriff/Chief or his/her designee on an annual basis.
4. A list of the member agency handlers and their canine's abilities shall be provided to the communications center which dispatches calls for said agency and kept current.

SECTION VI. RESPONSE TO RESISTANCE

- A. Each participating Agency shall have a written policy addressing when a handler is authorized to utilize his/her canine to forcibly control a suspect. If deploying outside the jurisdiction the following standard shall apply:
- B. When the canine makes a physical apprehension, the suspect shall be taken into custody and turned over to the deputy/officer that requested the canine team services.

- C. The handler shall be responsible for ensuring that medical aid is summoned as soon as safety permits and shall notify his/her supervisor of the incident. The suspect shall be evaluated by medical personnel or transported to a hospital.
- D. Handlers utilizing force (including their canine's force) shall complete a "Response to Resistance" form as prescribed by their agency.
- E. All injuries caused by canines shall be photographed and attached to the "Response to Resistance Report" and shall include a photograph of the subject's face for identification purposes.
- F. The "Response to Resistance Report" packet shall be forwarded through the handler's chain of command. Copies shall be provided to the arresting deputy/officer if requested or necessary.
- G. Handlers shall immediately report all accidental canine bites to their supervisor and shall fully document all accidental canine bites.

SECTION VII. POWERS, PRIVILEGES, IMMUNITIES, AND COSTS

- A. Members of the subscribed law enforcement agencies, when actually engaging in mutual cooperation and assistance outside of the jurisdictional limits of their respective agencies, under the terms of this Agreement, shall, pursuant to the provisions of Section 23.127, Florida Statutes, have the same powers, duties, rights, privileges, and immunities, as if they were performing their duties in the political subdivision in which they are normally employed.
- B. Each party agrees to furnish necessary equipment, resources, and facilities, and to render services to each other party to the Agreement as set forth above, provided however, that no party shall be required to deplete unreasonably its own equipment, resources, facilities, and services, in furnishing such mutual aid.
- C. The agency furnishing aid, pursuant to this Agreement, shall bear the loss or damages to such equipment and canine, and shall pay any expense incurred in the operation and maintenance thereof.
- D. The agency furnishing aid, pursuant to this Agreement, shall compensate its appointees/employees during the time such aid is rendered, and shall defray the actual travel maintenance expenses of such appointees/employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such appointees/employees are engaged in rendering such aid.

E. All the privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, worker's compensation, salary, death, and other benefits that apply to the activity of such deputies/officers, agents, or employees of any such agency when performing their respective functions within the territorial limits of their respective public agencies, shall apply to them to the same degree, manner, and extent while engaged in the performance of any of their functions and duties extraterritorially under the provisions of this Mutual Aid Agreement. The provisions of this section shall apply with equal effect to full time paid, part time, volunteers, and reserve members.

SECTION VIII. INDEMNIFICATION

Each party engaging in any mutual cooperation and assistance, pursuant to this **Agreement**, agrees with respect to any suit or claim for damages resulting from any and all acts, omissions, or conduct of such party's own appointees/employees occurring while engaging in rendering such aid, pursuant to this **Agreement**, to hold harmless, defend, and indemnify the other participating party and his appointees/employees, subject to provisions of Section 768.28, *Florida Statutes*, where applicable and to the extent permitted by law. Any party having a duty to indemnify and defend under this **Agreement** shall have control of the defense of any suit or claim arising under said duty. Each party shall be responsible for the acts, omissions, or conducts of its own employees. Nothing in this agreement shall be deemed a waiver of any party's sovereign immunity.

SECTION IX. INSURANCE PROVISIONS

Each party shall provide satisfactory proof of liability insurance by one or more of the means specified in Section 768.28(14), *Florida Statutes*, in an amount that is, in the judgment of the governing body of that party, at least adequate to cover the risk to which that party may be exposed. Should the insurance coverage, however provided, of any party be canceled or undergo material change, that party shall notify all parties to this **Agreement** of such change within ten (10) days of receipt of notice or actual knowledge of such change.

SECTION X. DISCLAIMER TO THIRD PARTY BENEFICIARIES

This agreement is solely for the benefit of the parties hereto. No right, remedy, cause of action or claim shall accrue to the benefit of any third party who is not one of the parties executing this agreement.

SECTION XI. EFFECTIVE DATE

This **City/County Canine (K-9) Unit Voluntary Cooperation Agreement** shall be effective January 2, 2017 as to member agencies who are executing Parties. For member agencies executing this agreement subsequent to January 2, 2017, the Agreement, shall take effect as to them, upon their execution. The Agreement shall continue in full force and effect until January 2, 2021, unless terminated prior thereto by any or all the parties herein. Under no circumstance may this Agreement be renewed or extended except in writing. This Agreement may be duplicated for dissemination to the Parties, and such duplicates shall be of the same force and effect as the original. Execution of this Agreement may be signified by properly signing a separate signature page, the original of which shall be returned to and maintained by the Office of General Counsel within the Seminole County Sheriff's Office, 100 Bush Boulevard, Sanford, Florida 32773 with a copy provided to the Florida Department of Law Enforcement, Mutual Aid Coordinator, P.O. Box 1489, Tallahassee, Florida 32302-1489.

SECTION XII. CANCELLATION

Any party may cancel/withdraw such party's participation in this agreement by providing written notice of such cancellation/withdraw no less than 15 days prior thereto to the other parties to this Agreement. However, the withdraw from this Agreement shall be effective only as to that party and this Agreement shall remain in full force and effect as to those remaining parties hereto who have not provided written notice of withdraw/cancellation.

SECTION XIII MISCELLANEOUS PROVISIONS

A. Conflicts

In the event of a conflict between the provisions of this Agreement and Sections 23.12, F.S., et seq., the Florida Mutual Aid Act, the provisions of the Florida Mutual Aid Act shall control.

B. Amendments

This Agreement contains the entire understanding between the parties and shall not be modified except in writing.

C. Severability

If any provision of this Agreement shall be declared invalid for any reason, such invalidity shall not affect any of the remaining provisions of this Agreement.

Pursuant to F.S. 23.1225(3), this agreement may be entered into by a chief executive officer of the agency who is authorized to contractually bind the agency. By signing below, an indication of such authorization is being made.

In acknowledgment and execution of the Seminole County Sheriff's Office-Municipal Agency-K9 Combined Mutual Aid Agreement, pages one through ten, inclusive, I hereby set my hand and seal:

WINTER PARK POLICE DEPARTMENT

Michael Deal
Chief of Police

Date: _____

APPROVED:
WINTER PARK, FLORIDA

ATTEST: _____

City Clerk

Steve Leary
Mayor

APPROVED AS TO FORM AND
LEGALITY THIS 28th DAY OF
November 2016.



Erin L. DeYoung
General Counsel
Winter Park Police Department



city commission **agenda item**

Item type	Consent Agenda	meeting date	December 12, 2016
prepared by department division	Police Department	approved by	<input checked="" type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> N/A	final vote

☒ Cherish and sustain city's extraordinary quality of life.

vision themes ☐ Plan growth through a collaborative process that protects city's scale and character.

☐ Enhance city's brand through flourishing arts and culture.

☐ Build and embrace local institutions for lifelong learning and future generations.

subject

Renew Mutual Aid Agreement between municipal police agencies of Orange County.

motion | recommendation

Motion to sign a renewal of the Mutual Aid Agreement between the municipal police agencies of Orange County.

background

Every four years, the municipalities of Orange County enter into a Mutual Aid agreement. The Mutual Aid agreement allows the Winter Park Police Department to request help from outside agencies to come into the city to aid when additional resources are needed. Without the Mutual Aid Agreement, the outside agencies do not have jurisdiction to assist the police department.

alternatives | other considerations

n/a

fiscal impact

none

**MUNICIPAL
INTER-LOCAL VOLUNTARY COOPERATION
MUTUAL AID AGREEMENT**

**City of Apopka
City of Belle Isle
City of Eatonville
City of Edgewood
City of Kissimmee
City of Maitland
Town of Oakland
City of Ocoee
City of Orlando
University of Central Florida
City of St. Cloud
Town of Windermere
City of Winter Garden
City of Winter Park**

WHEREAS, the subscribed law enforcement agencies are so located in relation to each other that it is to the advantage of each to receive and extend Mutual Aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional law enforcement problems, so as to protect the public peace and safety, and preserve the lives and property of the people and in intensive situations including but not limited to emergencies as defined under Section 252.34 Florida Statutes; and

WHEREAS, the Apopka Police Department, the Belle Isle Police Department, the Eatonville Police Department, the Edgewood Police Department, the Kissimmee Police Department, the Maitland Police Department, the Oakland Police Department, the Ocoee Police Department, the Orlando Police Department, St. Cloud Police Department, the University of Central Florida Police Department, the Windermere Police Department, the Winter Garden Police Department, Winter Park Police Department have the authority under Part I of Chapter 23, Florida Statutes, the Florida Mutual Aid Act, to enter into a Voluntary Cooperation Agreement for assistance of a routine law enforcement nature that crosses jurisdictional lines and a Requested Operational Assistance Agreement for the rendering of assistance in connection with a law enforcement emergency.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

Section I. Provisions for Requested Operational Assistance

The aforesaid law enforcement agencies hereby approve and enter into this Agreement whereby each of the agencies may request or agree to render law enforcement assistance to the other in

law enforcement emergencies to include; but not necessarily be limited to, civil disturbances, large protest demonstrations, aircraft disaster, fires, natural or man-made disasters, sporting events, concerts, parades, escapes from detention facilities, incidents requiring utilization of specialized units, suspected terrorist incidents, active shooter incidents, any incident or situation that surpasses the resources of the participating agencies or other emergency as defined in Section 252.34 Florida Statutes.

Section II. Provisions for Voluntary Cooperation

The aforesaid law enforcement agencies hereby approve and enter into this Agreement whereby each of the agencies may request and render voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines. This assistance may address violations of any Florida Statute, including by way of illustration and not limitation, investigating homicides, sex offenses, robberies, assaults, burglaries, larcenies, gambling, motor vehicle thefts, and drug violations, pursuant to Chapter 893, Florida Statutes, back-up services, over-the-line arrests, over-the-line executions of warrants, inter-agency task forces, and/or joint investigations including but not limited to, City/County/State Traffic Enforcement Units, the Metropolitan Bureau of Investigation, Special Weapons and Tactics Teams, Canine Units, and the Bomb Disposal Unit.

Section III. Policy and Procedure

- A. In the event that a party to this Agreement is in need of assistance as set forth above, it shall notify the agency head or his/her designee from whom such assistance is required. The agency head or designee whose assistance is sought shall evaluate the situation and the agency's available resources, consult with his/her supervisors if necessary, and will respond in a manner he/she deems appropriate. The agency head's decision in this regard shall be final.
- B. The resources or facilities that are assigned by the assisting agency shall be under the immediate command of a supervising officer, designated by the assisting agency head. Such supervising officer shall be under the direct supervision and command of the agency head or his designee of the agency requesting assistance.
- C. Where investigative priorities arise during a law enforcement operation that may require the crossing of jurisdictional lines, each party agrees that the agency administrator or his designee on duty shall notify the agency administrator of the jurisdiction entered, and request enforcement assistance. The responding agency administrator or his designee shall evaluate the situation, consult with his appropriate supervisor if necessary, and, if required, insure that proper enforcement assistance is rendered.
- D. 1. Should an officer of a participating agency be in another jurisdiction for matters of a routine or investigative nature, such as traveling through the area on routine business, attending a meeting, or going to or from work, and

a criminal violation of Florida Statutes occurs in the presence of said officer, and said violation is a felony, an offense constituting a breach of the peace, a crime of violence against a person, or the officer witnesses a driver engaged in a pattern of conduct that constitutes an immediate danger to the motoring public, the officer shall be empowered to render enforcement assistance and act in accordance with the law and this Agreement.

2. If a law enforcement officer of one of the parties to this Agreement has probable cause to arrest an individual for a felony offense in his/her own jurisdiction and requests assistance in the location and apprehension of the suspect, and a law enforcement officer of one of the other parties to this Agreement is in the jurisdiction of the party requesting assistance and observes the suspect, the officer representing his/her party, shall be empowered to render law enforcement assistance and act in accordance with the law and this Agreement.
3. If one of the parties of this Agreement establishes probable cause to arrest an individual for a crime which occurred within their own jurisdiction, and learns that the individual has fled to the jurisdiction of another agency within this Agreement, the original officer who has probable cause may contact the jurisdiction for whom the suspect has fled into for permission to arrest said individual across jurisdictional boundaries. This provision shall only be used if the arrest is within a reasonable amount of time after the probable cause has been established and a warrant has not yet been obtained. A "reasonableness of the time" will not exceed 24 hours after the offense is reported to the agency.
4. If one party of this Agreement is investigating a crime which occurred within its own jurisdiction and travels to another jurisdiction within this Agreement to continue the investigation, the investigating officer shall contact the respective agency for which they are traveling into to conduct the investigation if law enforcement action is or will be taken. The interviewing of witnesses or suspects does not require notification of the other jurisdiction unless an arrest is made.
5. If one of the parties to this Agreement obtains a search warrant to search a location or object based on probable cause for an offense which occurred within their own jurisdiction, and the location or object is located in the jurisdiction of another party to this Agreement, the original agency will contact the jurisdiction where the location or property is located to assist in the execution of the warrant or request permission to execute the warrant in their jurisdiction.
6. Prior to enforcement action being taken in the other agency's jurisdiction, the officer shall notify that jurisdiction's Communications Center of the

situation. The only exception would be the situation where immediate action is necessary. In that event, the Communications Center shall be notified immediately thereafter.

- E. Should additional violations of Florida Statutes occur in the presence of said officer, representing his or her respective agency in furtherance of this Agreement, he/she shall be empowered to render enforcement assistance and act in accordance with the law and this Agreement.

Section IV. Powers, Privileges, Immunities, and Costs

- A. Members of the subscribed law enforcement agencies, when actually engaging in mutual cooperation and assistance outside of the jurisdictional limits of their respective agencies, under the terms of this Agreement, shall, pursuant to the provisions of Section 23.127, Florida Statutes, have the same powers, duties, rights, privileges, and immunities, as if they were performing their duties in the political subdivision in which they are normally employed.
- B. Each party agrees to furnish necessary equipment, resources, and facilities, and to render services to another party to the Agreement as set forth above, provided however, that no party shall be required to deplete unreasonably its own equipment, resources, facilities, and services, in furnishing such mutual aid.
- C. The agency furnishing aid, pursuant to this Agreement, shall bear the loss or damages to such equipment, and shall pay any expense incurred in the operation and maintenance thereof.
- D. The agency furnishing aid, pursuant to this Agreement, shall compensate its appointees/employees during the time such aid is rendered, and shall defray the actual travel maintenance expenses of such appointees/employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such appointees/employees are engaged in rendering such aid.
- E. All the privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, worker's compensation, salary, death, and other benefits that apply to the activity of such officers, agents or employees of any such agency when performing their respective functions within the territorial limits of their respective public agencies, shall apply them to the same degree, manner, and extent while engaged in the performance of any of their functions and duties extraterritorially under the provisions of this Mutual Aid Agreement. The provisions of this section shall apply with equal effect to full-time paid, part-time, volunteers, and reserve members.

- F. All employees of a respective agency, while acting under mutual aid in another's jurisdiction, shall be deemed to be acting within the course of their own agency's employment and shall not be construed to be acting as an employee of any other agency.

Section V. Indemnification

Each party engaging in any mutual cooperation and assistance, pursuant to this Agreement, agrees with respect to any suit or claim for damages resulting from any and all acts, omissions, or conduct of such party's own appointees/employees occurring while engaging in rendering such aid, pursuant to this Agreement, to hold harmless, defend, and indemnify the other participating party and his appointees/employees, subject to provisions of Section 768.28, Florida Statutes, where applicable and to the extent permitted by law: Any party having a duty to indemnify and defend under this Agreement shall have control of the defense of any suit or claim arising under said duty. Each party shall be responsible for the acts, omissions, or conducts of its own employees. Nothing in this agreement shall be deemed a waiver of any party's sovereign immunity.

Section VI. Insurance Provisions

Each party shall provide satisfactory proof of liability insurance by one or more of the means specified in Section 768.28(14), Florida Statutes, in an amount that is, in the judgment of the governing body of that party, at least adequate to cover the risk to which that party may be exposed. Should the insurance coverage, however provided, of any party be canceled or undergo material change, that party shall notify all parties to this Agreement of such change within ten (10) days of receipt of notice or actual knowledge of such change.

Section VII. Disclaimer to Third Party Beneficiaries

This agreement is solely for the benefit of the parties hereto. No right, remedy, cause of action or claim shall accrue to the benefit of any third party who is not one of the parties executing this agreement.

Section VIII. Effective Date

This Agreement shall take effect upon execution and approval by the hereinafter named officials, and shall continue in full force and effect until January 1, 2021, unless terminated prior thereto by any or all the parties herein.

Section IX. Cancellation

This agreement may be canceled by any party upon delivery of written notice to the other parties. Cancellation will occur at the direction of any subscribing party.

IN WITNESS WHEREOF, THE PARTIES HERETO CAUSE THESE PRESENTS TO BE
SIGNED ON THE DATE SPECIFIED:

Pursuant to F.S. 23.1225(3), this agreement may be entered into by a chief executive officer of the agency who is authorized to contractually bind the agency. By signing below, an indication of such authorization is being made.

In acknowledgment and execution of the Orange County Municipal Mutual Aid Agreement, pages one through six, inclusive, I hereby set my hand and seal:

WINTER PARK POLICE DEPARTMENT

Michael Deal
Chief of Police

Date: _____

APPROVED:
WINTER PARK, FLORIDA

ATTEST: _____

City Clerk

Steve Leary
Mayor

APPROVED AS TO FORM AND
LEGALITY THIS 28th DAY OF
November 2016.

Erin L. DeYoung
General Counsel
Winter Park Police Department



city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	December 12, 2016		
prepared by	Dori Stone	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning & Community Development		<input type="checkbox"/> City Attorney		
division			<input type="checkbox"/> N/A		
board approval	HPB	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> N/A	6-0 final vote
vision themes	<input type="checkbox"/> Cherish and sustain city's extraordinary quality of life. <input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character. <input type="checkbox"/> Enhance city's brand through flourishing arts and culture. <input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

subject

Historic Preservation Incentive for electric tie-in to individually designated historic properties along streets with underground power lines.

motion | recommendation

Recommend approving the underground incentive to individually designated properties that are on the Winter Park Historic Register.

background

This incentive was first put forth to the City Commission in August of 2016 as one of five (5) proposed incentives. Three (3) were approved. This one was sent back to Staff for further study. After HPB discussion, the Historic Preservation Board approved the above language on October 12, 2016 for individual designations only. The original proposal recommended this incentive include individual or district designations.

fiscal impact

Each installation is estimated to cost \$3,000. The City Commission has allocated \$50,000 for historic preservation incentives for FY 16/17.



city commission agenda item

Item type	Action Item Requiring Discussion	meeting date	December 12, 2016
prepared by	Michelle Neuner, City Management	approved by	<input checked="" type="checkbox"/> City Manager <input type="checkbox"/> City Attorney <input type="checkbox"/> N/A
department			
division			
board approval		<input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	final vote
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life. <input type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character. <input type="checkbox"/> Enhance city's brand through flourishing arts and culture. <input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.		

subject

Cady Way Pool Heater

motion | recommendation

Move to reallocate funding related to heating Cady Way pool to another capital project that will potentially serve more community members.

background

The City of Winter Park owns the Cady Way pool, which has been seasonally operated by the YMCA for many years. In 2014 the City and the YMCA worked together to prepare a plan and cost sharing strategy (see attached) to make improvements to the facility and the YMCA began a fundraising campaign, led in part by Rowdie Gaines.

In 2015, the City funded and completed the task of resurfacing and repairing the infrastructure in accordance with the plan. The next step in the plan calls for the City and the YMCA to cost share in installing a geothermal heater to heat the pool. Both the City and the Y have funded this portion of the improvements and a vendor has been selected. Before beginning this project, the City and the YMCA held a meeting to discuss programming, anticipated usage, and the YMCA's future obligation to purchase pool cover, which is approximately \$40K. In the meeting it was determined

that the YMCA would not be able to program the pool during the 2016-2017 winter season, or provide the cover until their next budget season.

This conversation resulted in further discussions about future programming and operational costs associated with the pool. It was determined that the results of this discussion should be brought to the Commission to confirm the decision to heat the pool. The YMCA is firm in their commitment to continue to operate and grow the summer program. Additionally, if required, they will peruse funding to program the pool during the winter months.

Current Costs to operate pool & participation:

	2014	2015	2016(YTD)
Rev (YMCA)	50,593	50,051	55,289
Direct Exp. (YMCA)	(109,256)	(111,131)	(84,620)
Maint. Expenses (COWP)* 2014 & 15 est. based on 2016	*(51,000)	*(53,000)	(55,190)
Net	(\$109,663)	(\$114,080)	(\$84,521)

Participation	2014	2015	2016
Swim Lesson Revenues	\$3,593	\$5,353	\$5,821
Swim Lesson Participation	48	69	77
Daycare/camp Rec Swim	4,875	4,979	5,328
Swimmers-recreation & lap swim	2,666	2,781	2,204
Safety Around Water (free swim lessons)		635	672
Brookshire PE swim lessons	306	294	258

Estimated cost to operate pool during Winter months (October – April):

Winter Operations	Estimated by WP Parks and Rec
Revenues	13,000
Operating Expenses	(32,250)
Pool Heat (Geo-thermal)	(13,000)
Net	(\$32,250)

Other considerations:

- Heated pool is available at Community Center and not turned on
- Heated pool is available at Lakemont YMCA
- After construction, two heated pools will be available at Project Wellness

- Swimming lessons taken in pools at WP & Crosby Y during October-April

	2015	2016
October	15	18
November	1	2
December	0	0
January	0	0
February	1	5
March	45	24
April	52	51

- The pool is not deep enough to facilitate swim meets (allow for flip turning)
- It is anticipated the largest group of users will be YMCA members training for triathlons the months of February- March.

Cady Way Pool Improvements

	<u>City Funding</u>	<u>YMCA Fund Raising</u>
Portions completed:		
Pool Shell	\$ 200,000	
Pumps/Controls	\$ 40,000	
Pool Deck	\$ 10,000	
Parking	\$ 35,000	
Landscaping/Irrigation	\$ 20,000	
Security/Lighting	\$ 7,500	
Portions remaining to be done:		
Geo Thermal Pool Heater	\$ 70,000	\$ 70,000
Hot Water for restrooms		\$ 40,000
Pool Cover		\$ 33,000
Wind Screen for Fencing		\$ 17,000
	<u>\$ 382,500</u>	<u>\$ 160,000</u>

Note: The following items were in the original approval that were on the fund raising side of the ledger. These items will be part of another phase if they are able to raise the money. The above items are the ones that are the top priority.

Deck Pavers	\$ 40,000
Spray Park	\$ 100,000
Building Improvements	\$ 50,000
Pavilions	<u>\$ 30,000</u>



city commission public hearing

Item type	Public Hearing	meeting date	December 12, 2016
prepared by	Michelle Neuner	approved by	<input checked="" type="checkbox"/> City Manager
department	City Management		<input checked="" type="checkbox"/> City Attorney (Pension)
division			<input type="checkbox"/> N/A
board approval	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> N/A
strategic objective	<input type="checkbox"/> Exceptional Quality of Life	<input type="checkbox"/> Fiscal Stewardship	
	<input type="checkbox"/> Intelligent Growth & Development	<input type="checkbox"/> Public Health & Safety	
	<input type="checkbox"/> Investment in Public Assets & Infrastructure		

subject

Modifications to Fire Pension Ordinance

motion | recommendation

Adopt recommended ordinance.

background

The attached ordinance was presented by Scott Christianson, Pension Attorney for the Fire Fighters Pension Plan and revised by Jim Linn, Pension Attorney for the City. With the exception of implementing a share plan as required by state law (Ch. 185.35), the identified changes are administrative.

The Share Plan requires that... "additional premium tax revenues received that are in excess of the amount received for the 2012 calendar year, 50 percent must be used to fund minimum benefits or other retirement benefits in excess of the minimum benefits as determined by the municipality, and 50 percent must be placed in a defined contribution plan component to fund special benefits (Ch. 185.35(b))." This ordinance establishes a process by which to administer and distribute funding associated with development of the plan.

alternatives | other considerations

None

fiscal impact

If the Share Plan had been in effect in FY 2016, approximately \$14,000 of the additional premium tax revenue would have been used to reduce the City's required contribution and \$14,000 would go to the Share Plan.

ORDINANCE NO. _____-16

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 74, PERSONNEL, ARTICLE V, RETIREMENT AND PENSION PLANS, DIVISION 3, FIREFIGHTERS, OF THE CODE OF ORDINANCES OF THE CITY OF WINTER PARK; AMENDING SECTION 74-151, DEFINITIONS; AMENDING SECTION 74-154, FINANCES AND FUND MANAGEMENT; AMENDING SECTION 74-159, VESTING; AMENDING SECTION 74-160, OPTIONAL FORMS OF BENEFITS; AMENDING SECTION 74-165, MAXIMUM PENSION; AMENDING SECTION 74-166, DISTRIBUTION OF BENEFITS; AMENDING SECTION 74-176, DEFERRED RETIREMENT OPTION PLAN; AMENDING SECTION 74-178, PRIOR FIRE SERVICE; ADDING SECTION 74-180, SUPPLEMENTAL BENEFIT COMPONENT FOR SPECIAL BENEFITS; CHAPTER 185 SHARE ACCOUNTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS;

SECTION 1: That Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters, of the Code of Ordinances of the City of Winter Park, is hereby amended by amending Section 74-151, Definitions, to amend the definitions of “Accumulated Contributions”, “Actuarial Equivalent”, “Credited Service”, and “Spouse”, to read as follows:

* * * * *

Accumulated contributions means a Member's own contributions with interest at the rate of five percent (5%) per annum through ~~the effective date of this ordinance~~ March 1, 2013. Effective on and after ~~the effective date of this ordinance~~ March 1, 2013, accumulated contributions means a Member's own contributions to the System, without interest. For those Members who purchase Credited Service with interest or at no cost to the System, any payment representing the amount attributable to Member contributions based on the applicable Member contribution rate, and any payment representing interest and any required actuarially calculated payments for the purchase of such Credited Service, shall be included in Accumulated Contributions.

Actuarial Equivalent means a benefit or amount of equal value, based upon the RP-2000 Combined Table based upon a fixed blend of fifty percent (50%) male mortality rates—fifty percent (50%) female mortality rates, with full generational mortality improvements projected to each future payment date for healthy participants and the RP-2000 Disabled Mortality Table based upon a fixed blend of (fifty percent (50%) male mortality rates—fifty percent (50%) female mortality rates, with full generational mortality improvements projected to each future payment date for impaired participants, and an interest rate of seven and three quarters percent (7.75%) per annum. This definition may only be amended by the City pursuant to the recommendation of the Board using assumptions adopted by the Board with the advice of the plan's actuary, such that actuarial assumptions are not subject to City discretion.

* * * * *

Credited Service means the total number of years and fractional parts of years of service as a Firefighter with Member contributions, when required, omitting intervening years or fractional parts of years when such Member was not employed by the City as a Firefighter. A Member may voluntarily leave his Accumulated Contributions in the Fund for a period of five (5) years after leaving the employ of the Fire Department pending the possibility of being re-employed as a

Firefighter without losing credit for the time that he was a Member of the System. If a vested Member leaves the employ of the Fire Department, his Accumulated Contributions will be returned only upon his written request. If a Member who is not vested is not reemployed as a Firefighter with the Fire Department within five (5) years, his Accumulated Contributions, if one-thousand dollars (\$1,000.00) or less, shall be returned. If a Member who is not vested is not reemployed within five (5) years, his Accumulated Contributions, if more than one-thousand dollars (\$1,000.00), will be returned only upon the written request of the Member and upon completion of a written election to receive a cash lump sum or to rollover the lump sum amount on forms designated by the Board. Upon return of a Member's Accumulated Contributions, all of his rights and benefits under the System are forfeited and terminated. Upon any reemployment, a Firefighter shall not receive credit for the years and fractional parts of years of service for which he has withdrawn his Accumulated Contributions from the Fund, unless the Firefighter repays into the Fund the contributions he has withdrawn, with interest, as determined by the Board, within ninety (90) days after his reemployment.

The years or fractional parts of a year that a Member performs "Qualified Military Service" consisting of voluntary or involuntary "service in the uniformed services" as defined in the Uniformed Services Employment and Reemployment Rights Act (USERRA) (P.L.103-353), after separation from employment as a Firefighter with the City to perform training or service, shall be added to his years of Credited Service for all purposes, including vesting, provided that:

- A. The Member is entitled to reemployment under the provisions of USERRA.
- B. The Member returns to his employment as a Firefighter within one (1) year from the earlier of the date of his military discharge or his release from active service, unless otherwise required by USERRA.
- C. The maximum credit for military service pursuant to this paragraph shall be five (5) years.
- D. This paragraph is intended to satisfy the minimum requirements of USERRA. To the extent that this paragraph does not meet the minimum standards of USERRA, as it may be amended from time to time, the minimum standards shall apply.

In the event a Member dies on or after January 1, 2007, while performing USERRA Qualified Military Service, the beneficiaries of the Member are entitled to any benefits (other than benefit accruals relating to the period of qualified military service) as if the Member had resumed employment and then died while employed.

Beginning January 1, 2009, to the extent required by Section 414(u)(12) of the Code, an individual receiving differential wage payments (as defined under Section 3401(h)(2) of the Code) from an employer shall be treated as employed by that employer, and the differential wage payment shall be treated as compensation for purposes of applying the limits on annual additions under Section 415(c) of the Code. This provision shall be applied to all similarly situated individuals in a reasonably equivalent manner.

Leave conversions of unused accrued paid time off shall not be permitted to be applied toward the accrual of Credited Service either during each Plan Year of a Member's employment with the City or in the Plan Year in which the Member terminates employment.

Spouse means the ~~lawful wife or husband of a Member or Retiree~~ Member's or Retiree's spouse under applicable law at the time benefits become payable.

* * * * *

SECTION 2: That Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters, of the Code of Ordinances of the City of Winter Park, is hereby amended by amending Section 74-154, Finances and Fund Management, subsection 6.B.(3), to read as follows:

* * * * *

- (3) In addition, the Board may, upon recommendation by the Board's investment consultant, make investments in group trusts meeting the requirements of Internal Revenue Service Revenue Ruling 81-100, ~~and Revenue Ruling 2011-1, IRS Notice 2012-6 and Revenue Ruling 2014-24~~ or successor rulings or guidance of similar import, and operated or maintained exclusively for the commingling and collective investment of monies, provided that the funds in the group trust consist exclusively of trust assets held under plans qualified under section 401(a) of the Code, individual retirement accounts that are exempt under section 408(e) of the Code, eligible governmental plans that meet the requirements of section 457(b) of the Code, and governmental plans under 401(a)(24) of the Code. For this purpose, a trust includes a custodial account or a separate tax favored account maintained by an insurance company that is treated as a trust under section 401(f) or under section 457(g)(3) of the Code. While any portion of the assets of the fund are invested in such a group trust, such group trust is itself adopted as a part of the System or plan.
- (a) Any collective or common group trust to which assets of the fund are transferred pursuant to subsection (3) shall be adopted by the board as part of the plan by executing appropriate participation, adoption agreements, and/or trust agreements with the group trust's trustee.
- (b) The separate account maintained by the group trust for the plan pursuant to subsection (3) shall not be used for, or diverted to, any purpose other than for the exclusive benefit of the members and beneficiaries of the plan.
- (c) For purposes of valuation, the value of the separate account maintained by the group trust for the plan shall be the fair market value of the portion of the group trust held for the plan, determined in accordance with generally recognized valuation procedures.

* * * * *

SECTION 5: That Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters, of the Code of Ordinances of the City of Winter Park, is hereby amended by amending Section 74-159, Vesting, subsections 3, to read as follows:

3. Notwithstanding any other provision of this section 74-159, retirement benefits of Members with at least ten (10) years of Credited Service who terminate City employment on or after ~~the effective date of this ordinance~~ March 1, 2013 for any reason, voluntary or involuntary, prior to attaining eligibility for early or normal retirement, are not payable until the Member attains age fifty-five (55).

* * * * *

SECTION 6: That Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters, of the Code of Ordinances of the City of Winter Park, is hereby amended by amending Section 74-160, Optional Forms of Benefits, subsections 1.D., 2., and 5., to read as follows:

1. D. For any Member who does not participate in the DROP pursuant to Section 26, a lump sum payment payable to the Retiree equal to twenty percent (20%) of the actuarial equivalent present value of the Retiree's accrued benefit at the date of retirement with the remaining eighty percent (80%) payable to the Retiree in a form selected by the Retiree and provided for in A. or B. above or in the normal form (ten (10) year certain and life). A Retiree who is a participant in the Deferred Retirement Option Plan shall not be eligible to select this partial lump sum option.
2. The Member, upon electing any option of this Section, will designate the joint pensioner (subsection 1.B., above) or Beneficiary (or Beneficiaries) to receive the benefit, if any, payable under the System in the event of Member's death, and will have the power to change such designation from time to time. Such designation will name a joint pensioner or one (1) or more primary Beneficiaries where applicable. A Member may change his Beneficiary at any time. If a Member has elected an option with a joint pensioner and the Member's retirement income benefits have commenced, the Member may thereafter change his designated Beneficiary at any time, but may only change his joint pensioner twice. Subject to the restriction in the previous sentence, a Member may substitute a new joint pensioner for a deceased joint pensioner. In the absence of proof of good health of the joint pensioner being replaced, the actuary will assume that the joint pensioner has deceased for purposes of calculating the new payment.

* * * * *

5. Retirement income payments shall be made under the option elected in accordance with the provisions of this Section and shall be subject to the following limitations:
 - A. If a Member dies prior to his normal retirement date or early retirement date, whichever first occurs, no retirement benefit will be payable under the option to any person, but the benefits, if any, will be determined under Section 74-157.
 - B. If the designated Beneficiary (or Beneficiaries) or joint pensioner dies before the Member's Retirement under the System, the option elected will be canceled automatically and a retirement income of the normal form and amount will be payable to the Member upon his Retirement as if the election had not been made, unless a new election is made in accordance with the provisions of this Section or a new Beneficiary is designated by the Member prior to his Retirement.
 - C. If both the Retiree and the Beneficiary (or Beneficiaries) designated by Member or Retiree die before the full payment has been effected under any option providing for payments for a period certain and life thereafter, made pursuant to the provisions of subsection 1, the Board may, in its discretion, direct that the commuted value of the remaining payments be paid in a lump sum and in accordance with Section 74-161.
 - D. If a Member continues beyond his normal retirement date pursuant to the provisions of Section 74-156, subsection 1, and dies prior to his actual Retirement and while an option made pursuant to the provisions of this Section is in effect, monthly retirement income payments will be made, or a retirement benefit will be paid, under the option to a Beneficiary (or Beneficiaries) designated by the Member

in the amount or amounts computed as if the Member had retired under the option on the date on which his death occurred.

- E. The Member's benefit under this Section must begin to be distributed to the Member no later than April 1 of the calendar year following the later of the calendar year in which the Member attains age seventy and one-half (70½) or the calendar year in which the Member terminates employment with the City.

* * * * *

SECTION 7: That Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters, of the Code of Ordinances of the City of Winter Park, is hereby amended by amending Section 74-165, Maximum Pension, subsections 8. and 12.B., and by adding subsection 13., to read as follows:

* * * * *

8. *Ten Thousand Dollar (\$10,000.00) Limit; Less Than Ten Years of Service.* Notwithstanding anything in this Section 74-165, the retirement benefit payable with respect to a Member shall be deemed not to exceed the limit set forth in this subsection 8. of Section 74-165 if the benefits payable, with respect to such Member under this System and under all other qualified defined benefit pension plans to which the City contributes, do not exceed ten thousand dollars (\$10,000.00) for the applicable limitation year ~~and or~~ for any prior limitation year, and the City has not at any time maintained a qualified defined contribution plan in which the Member participated; provided, however, that if the Member has completed less than ten (10) years of Credited Service with the City, the limit under this subsection 8. of Section 74-165 shall be a reduced limit equal to ten thousand dollars (\$10,000.00) multiplied by a fraction, the numerator of which is the number of the Member's years of Credited Service and the denominator of which is ten (10).

12. B. No Member of the System shall be allowed to receive a retirement benefit or pension which is in part or in whole based upon any service with respect to which the Member is already receiving, or will receive in the future, a retirement benefit or pension from a different employer's retirement system or plan. This restriction does not apply to social security benefits or federal benefits under Chapter ~~67~~1223, Title 10, U.S. Code.

* * * * *

13. *Effect of Direct Rollover on 415(b) Limit.* If the plan accepts a direct rollover of an employee's or former employee's benefit from a defined contribution plan qualified under Code Section 401(a) which is maintained by the employer, any annuity resulting from the rollover amount that is determined using a more favorable actuarial basis than required under Code Section 417(e) shall be included in the annual benefit for purposes of the limit under Code Section 415(b).

* * * * *

SECTION 8: That Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters, of the Code of Ordinances of the City of Winter Park, is hereby amended by amending Section 74-166, Distribution of Benefits, subsection 2.B.(4), to read as follows:

* * * * *

2. B. (4) If the Member's surviving spouse is the Member's sole designated beneficiary and the surviving spouse dies after the Member but before distributions to the surviving spouse begin, this subsection 2.B.,

other than subsection 2.B.(1), will apply as if the surviving spouse were the Member.

For purposes of this subsection 2.B. ~~and subsection 5.~~, distributions are considered to begin on the Member's required beginning date or, if subsection 2.B.(4) applies, the date of distributions are required to begin to the surviving spouse under subsection 2.B.(1). If annuity payments irrevocably commence to the Member before the Member's required beginning date (or to the Member's surviving spouse before the date distributions are required to begin to the surviving spouse under subsection 2.B.(1)), the date distributions are considered to begin is the date distributions actually commence.

* * * * *

SECTION 9: That Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters, of the Code of Ordinances of the City of Winter Park, is hereby amended by amending Section 74-176, Deferred Retirement Option Plan, to read as follows:

Sec. 74-226. - Deferred retirement option plan.

1. *Definitions.* As used in this Section 74-176, the following definitions apply:"
 - A. "DROP"—The City of Winter Park Firefighters' Deferred Retirement Option Plan.
 - B. "DROP Account"—The account established for each DROP participant under subsection 3.
 - C. "Total Return of the Assets" -- For purposes of calculating earnings on a Member's DROP Account pursuant to subsection 3.B.(2)(b)., for each fiscal year quarter, the percentage increase (or decrease) in the interest and dividends earned on investments, including realized and unrealized gains (or losses), of the total Plan assets.
2. *Participation.*
 - A. *Eligibility to Participate.* In lieu of terminating his employment as a Firefighter, any Member who is eligible for normal retirement under the System may elect to defer receipt of such service retirement pension and to participate in the DROP.
 - B. *Election to Participate.* A Member's election to participate in the DROP must be made in writing in a time and manner determined by the Board and shall be effective on the first day of the first calendar month which is at least fifteen (15) business days after it is received by the Board.
 - C. *Period of Participation.* A Member who elects to participate in the DROP under subsection 2.B., shall participate in the DROP for a period not to exceed eighty-four (84) months beginning at the time his election to participate in the DROP first becomes effective. An election to participate in the DROP shall constitute an irrevocable election to resign from the service of the City not later than the date provided for in the previous sentence. A Member may participate only once.

D. *Termination of Participation.*

- (1) A Member's participation in the DROP shall cease at the earlier of:
 - (a) The end of his permissible period of participation in the DROP as determined under subsection 2.C.; or
 - (b) Termination of his employment as a Firefighter.
- (2) Upon the Member's termination of participation in the DROP pursuant to subsection (1)(a) above, all amounts provided for in subsection 3.B., including monthly benefits and investment earnings and losses or interest, shall cease to be transferred from the System to his DROP Account. Any amounts remaining in his DROP Account shall be paid to him in accordance with the provisions of subsection 4. when he terminates his employment as a Firefighter.
- (3) A Member who terminates his participation in the DROP under this subsection 2.D. shall not be permitted to again become a participant in the DROP.

E. *Effect of DROP Participation on the System.*

- (1) A Member's Credited Service and his accrued benefit under the System shall be determined on the date his election to participate in the DROP first becomes effective. The Member shall not accrue any additional Credited Service or any additional benefits under the System (except for any supplemental benefit payable to DROP participants or any additional benefits provided under any cost-of-living adjustment for Retirees in the System) while he is a participant in the DROP. After a Member commences participation, he shall not be permitted to again contribute to the System nor shall he be eligible for disability or pre-retirement death benefits, except as provided for in Section 74-179, Reemployment After Retirement.
- (2) No amounts shall be paid to a Member from the System while the Member is a participant in the DROP. Unless otherwise specified in the System, if a Member's participation in the DROP is terminated other than by terminating his employment as a Firefighter, no amounts shall be paid to him from the System until he terminates his employment as a Firefighter. Unless otherwise specified in the System, amounts transferred from the System to the Member's DROP Account shall be paid directly to the Member only upon the termination of his employment as a Firefighter.

3. *Funding.*

- A. *Establishment of DROP Account.* A DROP Account shall be established for each Member participating in the DROP. A Member's DROP Account shall consist of amounts transferred to the DROP under subsection 3.B., and earnings or interest on those amounts.

B. *Transfers from Retirement System.*

- (1) As of the first day of each month of a Member's period of participation in the DROP, the monthly retirement benefit he would have received under the System had he terminated his employment as a Firefighter and elected to receive monthly benefit payments thereunder shall be transferred to his DROP Account, except as otherwise provided for in subsection 2.D.(2). A Member's period of participation in the DROP shall be determined in accordance with the provisions of subsections 2.C. and 2.D., but in no event shall it continue past the date he terminates his employment as a Firefighter.
- (2) Except as otherwise provided in subsection 2.D.(2), a Member's DROP Account under this subsection 3.B. shall be debited or credited ~~after each fiscal year quarter~~ with either:
 - (a) Interest at an effective rate of six and one-half percent (6½%) per annum compounded monthly determined on the last business day of the prior month's ending balance and credited to the Member's DROP Account as of such date (to be applicable to all current and future DROP participants); or
 - (b) Earnings, to be credited or debited to the Member's DROP Account, determined as of the last business day of each fiscal year quarter and debited or credited as of such date, determined as follows:

The average daily balance in a Member's DROP Account shall be credited or debited at a rate equal to the net investment return realized by the System for that quarter. "Net investment return" for the purpose of this paragraph is the total return of the assets in which the Member's DROP Account is invested by the Board net of brokerage commissions, management fees and transaction costs.

For purposes of calculating earnings on a Member's DROP Account pursuant to this subsection 3.B.(2)(b), brokerage commissions, transaction costs, and management fees shall be determined for each quarter by the investment consultant pursuant to contracts with fund managers as reported in the custodial statement. The investment consultant shall report these quarterly contractual fees to the Board. The investment consultant shall also report the net investment return for each manager and the net investment return for the total Plan assets.

Upon electing participation in the DROP, the Member shall elect to receive either interest or earnings on his account to be determined as provided above. The Member may, in writing, elect to change his election only once during his DROP participation. An election to change must be made prior to the end of a quarter and shall be effective beginning the following quarter. This amendment to subsection 3.B.(2) shall apply to both current and future DROP participants.

- (3) A Member's DROP Account shall only be credited or debited with earnings or interest and monthly benefits while the Member is a participant in the DROP. A Member's final DROP account value for distribution to the

Member upon termination of participation in the DROP shall be the value of the account at the end of the quarter immediately preceding termination of participation for participants electing the net plan return and at the end of the month immediately preceding termination of participation for participants electing the flat interest rate return plus any monthly periodic additions made to the DROP account subsequent to the end of the previous quarter or month, as applicable, and prior to distribution. If a Member fails to terminate employment after participating in the DROP for the permissible period of DROP participation, then beginning with the Member's first month of employment following the last month of the permissible period of DROP participation, the Member's DROP Account will no longer be credited or debited with earnings or interest, nor will monthly benefits be transferred to the DROP account. All such non-transferred amounts shall be forfeited and continue to be forfeited while the Member is employed by the Fire Department, and no cost-of-living adjustments shall be applied to the Member's credit during such period of continued employment. A Member employed by the Fire Department after the permissible period of DROP participation will still not be eligible for pre-retirement death and disability benefits, and will accrue additional Credited Service or benefits only as provided for in Section 74-179.

4. *Distribution of Drop Accounts on Termination of Employment.*

- A. *Eligibility for Benefits.* A Member shall receive the balance in his DROP Account in accordance with the provisions of this subsection 4. upon his termination of employment as a Firefighter. Except as provided in subsection 4.D., no amounts shall be paid to a Member from the DROP prior to his termination of employment as a Firefighter.
- B. *Form of Distribution.*
 - (1) Distribution of the Member's DROP Account shall be made in a cash lump sum, subject to the direct rollover provisions set forth in subsection 4.F. Elections under this paragraph shall be in writing and shall be made in such time or manner as the Board shall determine.
 - (2) Notwithstanding the preceding, if a Member dies before his benefits are paid, his DROP Account shall be paid to his Beneficiary in such optional form as his Beneficiary may select. If no Beneficiary designation is made, the DROP Account shall be distributed to the Member's estate.
- C. *Date of Payment of Distribution.* Except as otherwise provided in this subsection 4., distribution of a Member's DROP Account shall be made as soon as administratively practicable following the Member's termination of employment. Distribution of the amount in a Member's DROP account will not be made unless the Member completes a written request for distribution and a written election, on forms designated by the Board, to either receive a cash lump sum or a rollover of the lump sum amount.
- D. *Proof of Death and Right of Beneficiary or Other Person.* The Board may require and rely upon such proof of death and such evidence of the right of any Beneficiary or other person to receive the value of a deceased Member's DROP Account as the Board may deem proper and its determination of the right of that Beneficiary or other person to receive payment shall be conclusive.

- E. *Distribution Limitation.* Notwithstanding any other provision of this subsection 4., all distributions from the DROP shall conform to the "Minimum Distribution Of Benefits" provisions as provided for herein.
 - F. *Direct Rollover of Certain Distributions.* Notwithstanding any provision of the DROP to the contrary, a distributee may elect to have any portion of an eligible rollover distribution paid in a direct rollover as otherwise provided under the System in Section 74-176.
5. *Administration of DROP.*
- A. *Board Administers the DROP.* The general administration of the DROP, the responsibility for carrying out the provisions of the DROP and the responsibility of overseeing the investment of the DROP's assets shall be placed in the Board. The Members of the Board may appoint from their number such subcommittees with such powers as they shall determine; may adopt such administrative procedures and regulations as they deem desirable for the conduct of their affairs; may authorize one (1) or more of their number or any agent to execute or deliver any instrument or make any payment on their behalf; may retain counsel, employ agents and provide for such clerical, accounting, actuarial and consulting services as they may require in carrying out the provisions of the DROP; and may allocate among themselves or delegate to other persons all or such portion of their duties under the DROP, other than those granted to them as trustee under any trust agreement adopted for use in implementing the DROP, as they, in their sole discretion, shall decide. A trustee shall not vote on any question relating exclusively to himself.
 - B. *Individual Accounts, Records and Reports.* The Board shall maintain records showing the operation and condition of the DROP, including records showing the individual balances in each Member's DROP Account, and the Board shall keep in convenient form such data as may be necessary for the valuation of the assets and liabilities of the DROP. The Board shall prepare and distribute to Members participating in the DROP and other individuals or file with the appropriate governmental agencies, as the case may be, all necessary descriptions, reports, information returns, and data required to be distributed or filed for the DROP pursuant to the Code and any other applicable laws.
 - C. *Establishment of Rules.* Subject to the limitations of the DROP, the Board from time to time shall establish rules for the administration of the DROP and the transaction of its business. The Board shall have discretionary authority to construe and interpret the DROP (including but not limited to determination of an individual's eligibility for DROP participation, the right and amount of any benefit payable under the DROP and the date on which any individual ceases to be a participant in the DROP). The determination of the Board as to the interpretation of the DROP or its determination of any disputed questions shall be conclusive and final to the extent permitted by applicable law.
 - D. *Limitation of Liability.*
 - (1) The trustees shall not incur any liability individually or on behalf of any other individuals for any act or failure to act, made in good faith in relation to the DROP or the funds of the DROP.
 - (2) Neither the Board nor any trustee of the Board shall be responsible for any reports furnished by any expert retained or employed by the Board, but they

shall be entitled to rely thereon as well as on certificates furnished by an accountant or an actuary, and on all opinions of counsel. The Board shall be fully protected with respect to any action taken or suffered by it in good faith in reliance upon such expert, accountant, actuary or counsel, and all actions taken or suffered in such reliance shall be conclusive upon any person with any interest in the DROP.

- E. *Expenses.* To compensate the System for the expenses of administering and operating the DROP, each Member's DROP Account shall be charged an annual administrative fee which shall be reviewed and subject to increase or decrease annually. The initial expense charge of three-quarters of one percent (0.75%) of the account balance, shall be deducted from the Member's DROP Account after each fiscal year quarter at the rate of 0.1875% of the account's average daily balance during that quarter.

6. *General Provisions.*

- A. *The DROP is not a separate retirement plan.* Instead, it is a program under which a Member who is eligible for normal retirement under the System may elect to accrue future retirement benefits in the manner provided in this section 74-176 for the remainder of his employment, rather than in the normal manner provided under the plan. Under termination of employment, a Member is entitled to a lump sum distribution of his or her DROP Account balance or may elect a rollover. The DROP Account distribution is in addition to the Member's monthly benefit.
- B. *Notional account.* The DROP Account established for such a Member is a notional account, used only for the purpose of calculation of the DROP distribution amount. It is not a separate account in the System. There is no change in the System's assets, and there is no distribution available to the Member until the Member's termination from the DROP. The Member has no control over the investment of the DROP Account.
- C. *No employer discretion.* The DROP benefit is determined pursuant to a specific formula which does not involve employer discretion.
- D. *IRC limit.* The DROP Account distribution, along with other benefits payable from the System, is subject to limitation under Internal Revenue Code Section 415(b).
- A E. *Amendment of DROP.* The DROP may be amended by an ordinance of the City at any time and from time to time, and retroactively if deemed necessary or appropriate, to amend in whole or in part any or all of the provisions of the DROP. However, except as otherwise provided by law, no amendment shall make it possible for any part of the DROP's funds to be used for, or diverted to, purposes other than for the exclusive benefit of persons entitled to benefits under the DROP. No amendment shall be made which has the effect of decreasing the balance of the DROP Account of any Member.
- B F. *Facility of Payment.* If a Member or other person entitled to a benefit under the DROP is unable to care for his affairs because of illness or accident or is a minor, the Board shall direct that any benefit due him shall be made only to a duly appointed legal representative. Any payment so made shall be a complete discharge of the liabilities of the DROP for that benefit.

€ G. *Information.* Each Member, beneficiary or other person entitled to a benefit, before any benefit shall be payable to him or on his account under the DROP, shall file with the Board the information that it shall require to establish his rights and benefits under the DROP.

Ð H. *Prevention of Escheat.* If the Board cannot ascertain the whereabouts of any person to whom a payment is due under the DROP, the Board may, no earlier than three (3) years from the date such payment is due, mail a notice of such due and owing payment to the last known address of such person, as shown on the records of the Board or the City. If such person has not made written claim therefor within three (3) months of the date of the mailing, the Board may, if it so elects and upon receiving advice from counsel to the DROP, direct that such payment and all remaining payments otherwise due such person be canceled on the records of the DROP. Upon such cancellation, the DROP shall have no further liability therefor except that, in the event such person or his Beneficiary later notifies the Board of his whereabouts and requests the payment or payments due to him under the DROP, the amount so applied shall be paid to him in accordance with the provisions of the DROP.

£ I. *Written Elections, Notification.*

- (1) Any elections, notifications or designations made by a Member pursuant to the provisions of the DROP shall be made in writing and filed with the Board in a time and manner determined by the Board under rules uniformly applicable to all employees similarly situated. The Board reserves the right to change from time to time and manner for making notifications, elections or designations by Members under the DROP if it determines after due deliberation that such action is justified in that it improves the administration of the DROP. In the event of a conflict between the provisions for making an election, notification or designation set forth in the DROP and such new administrative procedures, those new administrative procedures shall prevail.
- (2) Each Member or Retiree who has a DROP Account shall be responsible for furnishing the Board with his current address and any subsequent changes in his address. Any notice required to be given to a Member or Retiree hereunder shall be deemed given if directed to him at the last such address given to the Board and mailed by registered or certified United States mail. If any check mailed by registered or certified United States mail to such address is returned, mailing of checks will be suspended until such time as the Member or Retiree notifies the Board of his address.

£ J. *Benefits Not Guaranteed.* All benefits payable to a Member from the DROP shall be paid only from the assets of the Member's DROP Account and neither the City nor the Board shall have any duty or liability to furnish the DROP with any funds, securities or other assets except to the extent required by any applicable law.

£ K. *Construction.*

- (1) The DROP shall be construed, regulated and administered under the laws of Florida, except where other applicable law controls.
- (2) The titles and headings of the subsections in this Section 74-226 are for convenience only. In the case of ambiguity or inconsistency, the text rather than the titles or headings shall control.

~~H L.~~ *Forfeiture of Retirement Benefits.* Nothing in this Section shall be construed to remove DROP participants from the application of any forfeiture provisions applicable to the System. DROP participants shall be subject to forfeiture of all retirement benefits, including DROP benefits.

~~I M.~~ *Effect of DROP Participation on Employment.* Participation in the DROP is not a guarantee of employment and DROP participants shall be subject to the same employment standards and policies that are applicable to employees who are not DROP participants.

SECTION 10: That Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters, of the Code of Ordinances of the City of Winter Park, is hereby amended by amending Section 74-178, Prior Fire Service, subsection 5., to read as follows:

* * * * *

5. In no event, however, may Credited Service be purchased pursuant to this Section for prior service with any other municipal, county or special district fire department, if such prior service forms or will form the basis of a retirement benefit or pension from a different employer's retirement system or plan as set forth in Section 15, subsection 11.B.

* * * * *

SECTION 11: That Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters, of the Code of Ordinances of the City of Winter Park, is hereby amended by adding Section 74-180, Supplemental Benefit Component for Special Benefits; Chapter 185 Share Accounts, to read as follows:

Sec. 74-180. Supplemental benefit component for special benefits; chapter 185 share accounts.

There is hereby established an additional plan component to provide special benefits in the form of a supplemental retirement, termination, death and disability benefits to be in addition to the benefits provided for in the previous Sections of this Plan, such benefit to be funded solely and entirely by Chapter 185 premium tax monies for each Plan Year which are allocated to this supplemental component as provided for in Section 185.35. Amounts allocated to this supplemental component ("Share Plan") shall be further allocated to the members as follows:

1. *Individual Member Share Accounts.* The Board shall create individual Member share accounts and maintain appropriate books and records showing the respective interest of each Member hereunder. Each Member shall have a Member share account for his share of the Chapter 185 tax revenues described above, forfeitures and income and expense adjustments relating thereto. The Board shall maintain a separate membership share account for each Member, however, the maintenance of separate accounts is for accounting purposes only and a segregation of the assets of the trust fund to each account shall not be required or permitted.

2. *Share Account Funding.*

- A. Individual Member share accounts shall be established as of September 30, 2015 for all Members who were actively employed as of October 1, 2014. Individual Member share accounts shall be credited with an allocation as provided for in the following subsection 3. of any premium tax monies which have been allocated to

the Share Plan for that Plan Year, beginning with the Plan Year ending September 30, 2019.

- B. In addition, any forfeitures as provided in subsection 4, shall be allocated to the individual Member share accounts in accordance with the formula set forth in subsection 4.

3. Allocation of Monies to Share Accounts.

A. Allocation of Chapter 185 Contributions.

- (1) Effective as of September 30, 2019, the amount of any premium tax monies allocated to the Share Plan shall be allocated to individual Member share accounts as provided for in this subsection. Members retiring (or entering DROP) on or after October 1, 2018 and prior to September 30, 2019 shall receive an allocation. In addition, all premium tax monies allocated to the share plan in any subsequent Plan Year shall also be allocated as provided for in this subsection. Available premium tax monies shall be allocated to individual Member share accounts at the end of each plan year on September 30 (a "valuation date").
- (2) On each valuation date, each current actively employed Member of the plan not participating in the DROP, each DROP participant and each Retiree who retires or DROP participant who has terminated DROP participation in the Plan Year ending on the valuation date (including each disability Retiree), or Beneficiary of a deceased Member (not including terminated vested persons) who is otherwise eligible for an allocation as of the valuation date shall receive a share allocation as follows:
- (3) The total funds subject to allocation on each valuation date shall be allocated to each share account of those eligible for an allocation in an amount equal to a fraction of the total amount, the numerator of which shall be the individual's total years and fractional parts of years of Credited Service as of the valuation date, and the denominator of which shall be the sum of the total years and fractional parts of years of Credited Service as of the valuation date of all individuals to whom allocations are being made. Beneficiaries shall receive an allocation based on the years of Credited Service of the deceased Member.
- (4) Re-employed Retirees shall be deemed new employees and shall receive an allocation based solely on the Credited Service in the reemployment period.

- B. Allocation of Investment Gains and Losses. On each valuation date, each individual share account shall be adjusted to reflect the net earnings or losses resulting from investments during the year. The net earnings or losses allocated to the individual member share accounts shall be the same percentage which is earned or lost by the total plan investments, including realized and unrealized gains or losses, net of brokerage commissions, transaction costs and management fees.

Net earnings or losses are determined as of the last business day of the fiscal year, which is the valuation date, and are debited or credited as of such date.

For purposes of calculating net earnings or losses on a Member's share account pursuant to this subsection, brokerage commissions, transaction costs, and management fees for the immediately preceding fiscal year shall be determined for

each year by the investment consultant pursuant to contracts with fund managers as reported in the custodial statement. The investment consultant shall report these annual contractual fees to the board. The investment consultant shall also report the net investment return for each manager and the net investment return for the total plan assets.

C. *Allocation of Costs, Fees and Expenses.* On each valuation date, each individual share account shall be adjusted to allocate its pro rata share of the costs, fees and expenses of administration of the share plan. These fees shall be allocated to each individual Member share account on a proportionate basis taking the costs, fees and expenses of administration of the Share Plan as a whole multiplied by a fraction, the numerator of which is the total assets in each individual Member share account (after adding the annual investment gain or loss) and the denominator of which is the total assets of the fund as a whole as of the same date.

D. *No Right to Allocation.* The fact of allocation or credit of an allocation to a Member's share account by the Board shall not vest in any Member, any right, title, or interest in the assets of the trust or in the Chapter 185 tax revenues except at the time or times, to the extent, and subject to the terms and conditions provided in this Section.

E. Members shall be provided annual statements setting forth their share account balance as of the end of the Plan Year.

4. *Forfeitures.* Any Member who has less than ten (10) years of service credit and who is not otherwise eligible for payment of benefits after termination of employment with the City as provided for in subsection 5. shall forfeit his individual Member share account or the non-vested portion thereof. Forfeited amounts shall be redistributed to the other individual Member accounts on each valuation date in an amount determined in accordance with subsection 3.A..

5. *Eligibility For Benefits.* Any Member (or his beneficiary) who terminates employment as a Firefighter with the City or who dies, upon application filed with the Board, shall be entitled to be paid the value of his individual Member share account, subject to the following criteria:

A. *Retirement Benefit.*

(1) A Member shall be entitled to one hundred percent (100%) of the value of his share account upon normal or early retirement pursuant to Section 74-156, or if the member enters the DROP, upon termination of employment.

(2) Such payment shall be made as provided in subsection 6.

B. *Termination Benefit.*

(1) In the event that a member's employment as a Firefighter is terminated by reason other than retirement, death or disability, he shall be entitled to receive the value of his share account only if he is vested in accordance with Section 74-159.

(2) Such payment shall be made as provided in subsection 6.

C. *Disability Benefit.*

- (1) In the event that a Member is determined to be eligible for either an in-line of duty disability benefit pursuant to Section 74-208, subsection (a) or a not-in-line of duty disability benefit pursuant to Section 74-158, subsection (c), he shall be entitled to one hundred percent (100%) of the value of his share account.
- (2) Such payment shall be made as provided in subsection 6.

D. *Death Benefit.*

- (1) In the event that a Member dies while actively employed as a Firefighter, one hundred percent (100%) of the value of his share account shall be paid to his designated Beneficiary as provided in Section 74-157.
- (2) Such payment shall be made as provided in subsection 6.

6. *Payment of Benefits.* If a Member terminates employment for any reason or dies and he or his Beneficiary is otherwise entitled to receive the balance in the Member's share account, the Member's share account shall be valued by the plan's actuary on the next valuation date as provided for in subsection 3. above, following termination of employment. Payment of the calculated share account balance shall be payable as soon as administratively practicable following the valuation date, but not later than one hundred fifty (150) days following the valuation date and shall be paid in one lump sum payment. No optional forms of payments shall be permitted.
7. *Benefits Not Guaranteed.* All benefits payable under this Section 74-180 shall be paid only from the assets accounted for in individual Member share accounts. Neither the City nor the Board shall have any duty or liability to furnish any additional funds, securities or other assets to fund share account benefits. Neither the Board nor any trustee shall be liable for the making, retention, or sale of any investment or reinvestment made as herein provided, nor for any loss or diminishment of the share account balances, except due to his or its own negligence, willful misconduct or lack of good faith. All investments shall be made by the Board subject to the restrictions otherwise applicable to fund investments.
8. *Notional account.* The share account established for such a Member is a notional account, used only for the purpose of calculation of the share distribution amount. It is not a separate account in the system. There is no change in the system's assets, and there is no distribution available to the Member until the Member's termination from employment. The Member has no control over the investment of the share account.
9. *No employer discretion.* The share account benefit is determined pursuant to a specific formula which does not involve employer discretion.
10. *Maximum Additions.* Notwithstanding any other provision of this Section, annual additions under this Section shall not exceed the limitations of Section 415(n) of the code pursuant to the provisions of Section 74-165, subsection (k).
11. *IRC limit.* The share account distribution, along with other benefits payable from the System, is subject to limitation under Internal Revenue Code Section 415(b).

SECTION 12: Specific authority is hereby granted to codify and incorporate this Ordinance in the existing Code of Ordinances of the City of Winter Park.

SECTION 13: All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 14: If any section, subsection, sentence, clause, phrase of this ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 15: That this Ordinance shall become effective upon its adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida, on the _____ day of _____, 2017.

By: _____
Mayor Steve Leary

Attest: _____
Cynthia S. Bonham, City Clerk



city commission public hearing

Item type	Public Hearing	meeting date	December 12, 2016		
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning and Community		<input checked="" type="checkbox"/> City Attorney		
division	Development		<input type="checkbox"/> N/A		
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	4-3	final vote	
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.				
	<input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.				
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.				
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

Subject: Determination on the Prospective Sale of the Blake Yard Property and Changing Future Land Use from Institutional to Low-Density Residential and Rezoning from PQP to R-2 to accomplish that sale. SECOND READING OF ORDINANCES

This agenda item has the following three purposes:

1. Determining whether the City Commission desires to undertake the advertising and notice via a Notice of Disposal process in order to sell the Blake Yard property, and
2. If so, then changing the Comprehensive Plan future land use designation of Institutional to Low Density Residential on the property at 301 West Comstock Avenue; and
3. If so, then changing the Zoning on the same property from Public, Quasi-Public (PQP) to Low Density Residential (R-2).

Planning and Zoning Board Recommendation:

Motion made by Mr. J. Johnston, seconded by Mr. Slocum to Approve the request to amend the Comprehensive Plan Future Land Use Map from Institutional to Low Density Residential future land use designation on the "Blake Yard" property at 301 West Comstock Avenue. A roll call vote was taken and the Board voted as follows: Commissioners Sacha, R. Johnston, Slocum, J. Johnston voted yes. Commissioners Gottfried Hahn and De Ciccio voted no. Motion carried with a 4-3 vote.

Motion made by J. Johnston, seconded by Mr. Slocum to approve the request to amend the official Zoning Map from Public, Quasi-Public (PQP) Zoning to Low Density Residential (R-2) on the vacant "Blake Yard" property at 301 West Comstock Avenue. A roll call vote was taken and the Board voted as follows: Commissioners Sacha, R. Johnston, Slocum, J. Johnston voted yes. Commissioners Gottfried Hahn and De Ciccio voted no. Motion carried with a 4-3 vote.

Summary: The City Commission has discussed the Blake Yard property but has not yet made a decision on whether it is surplus to the City's needs and a candidate for sale through a Notice of Disposal public process. The property is now vacant and not used for city purposes. The primary purpose of this public hearing is to determine if the City Commission desires to sell this property or alternatively use it for a City purpose such as open space, park community garden, etc.

One complication to a potential sale is that the property currently has an Institutional future land use designation and Public Quasi-Public (PQP) zoning. There are very limited private development options given these land use designations that are in place due to the City's previous use of the property for construction staging and as an electric utility storage yard.

The property is adjacent to the David Weekly townhouse development, zoned R-2 and the one story Grant Chapel building, zoned O-2. The property borders the FDOT railroad tracks. Across Comstock Avenue is single family R-1A zoning. In looking at the location of the property and based upon advice from the City's real estate broker, the staff recommendation as well as that from the City's real estate broker is to change the future land use designation to low density residential and R-2 zoning.

Effect of the Low Density Residential/R-2 Zoning: The property is 19,125 square feet in size. Under the maximum densities of the R-2 zoning, one could build up to four residential units and up to 10,518 total square feet of building floor space.

Property Disposal Process: Because this property is located within the CRA, it is required to be advertised through a Notice of Disposal process. The City intends to utilize our broker to list the property for wider notice of its availability. Based upon a review of the offers and the development proposals, the staff and city's broker will advise the City Commission on acceptance of any offer. The City's Charter also requires an Ordinance to be adopted for the sale of any city property so that the public can comment on that proposed action. While economic return is an important factor, it is not a 'highest bid' and the City Commission may choose an offer based both upon price and the prospective development proposal. That process would allow the City to sell all or part of the property so that the neighbors at the David Weekly townhouses could bid on the 20 feet they desire. In order to get that process started and to provide a framework for offers, the property needs to be designated for other than just a municipal use and zoning.

Alternative Uses: There are alternative uses that have been proposed for this property to remain in city ownership and be used as a park or community garden or bike trailhead or a combination of all of those. If those alternate uses are preferred then the zoning does not need to change.

Planning and Zoning Board Summary: The Planning and Zoning Board were split on this matter. A four member majority felt that the property was ill suited for a park or community garden at the dead end of Comstock Avenue, next to the railroad and with limited access and visibility. They preferred that if more parkland was a priority that the money from the sale be used to purchase a property with a better location. The three member minority felt that the property was well suited for open space or some type of parkland. They did not feel that the City should sell this land asset unless the sale was directly tied to the purchase of another property that the City could use for municipal purposes.

Planning and Zoning Board Minutes – Nov. 1, 2016:

REQUEST OF THE CITY OF WINTER PARK TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP FROM AN INSTITUTIONAL FUTURE LAND USE DESIGNATION TO A LOW DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION ON THE VACANT "BLAKE YARD" PROPERTY AT 301 WEST COMSTOCK AVENUE.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND THE OFFICIAL ZONING MAP FROM PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE VACANT "BLAKE YARD" PROPERTY AT 301 WEST COMSTOCK AVENUE.

Planning Manager Jeffrey Briggs presented the staff report and explained that the City of Winter Park is requesting the following:

1. Changing the Comprehensive Plan future land use designation of Institutional to Low Density Residential on the property at 301 West Comstock Avenue;
2. Changing the Zoning on the same property from Public, Quasi-Public (PQP) to Low Density Residential (R-2).

He explained that the City Commission has discussed the Blake Yard property but has not yet made a decision on whether it is surplus to the City's needs and a candidate for sale through a Notice of Disposal public process. The property is now vacant and not used for city purposes. The primary purpose of this public hearing is to determine if the City Commission desires to sell this property or if they alternatively desire to use it for a City purpose such as open space, park community garden, etc.

One complication to a potential sale is that the property currently has an Institutional future land use designation and Public Quasi-Public (PQP) zoning. There are very limited private development options given these land use designations that are in place due to the City's previous use of the property for construction staging and as an electric utility storage yard.

The property is adjacent to the David Weekly townhouse development, zoned R-2 and the one story Grant Chapel building, zoned O-2. The property borders the FDOT railroad tracks. Across Comstock Avenue is single family R-1A zoning. In looking at the location of the property and based upon advice from the City's real estate broker, the staff recommendation as well as that from the City's real estate broker is to change the future land use designation to low density residential and R-2 zoning. He said that if the City Commission decides to sell the Blake Yard property then the Staff Recommendation is as follows:

1. APPROVAL of the request to change the Comprehensive Plan future land use designation to Low Density Residential at 301 West Comstock Avenue;
2. APPROVAL of the change of Zoning on the same property to Low Density Residential (R-2).

Mr. Briggs responded to Board member questions and concerns.

Forest Micheal, 358 West Comstock Avenue, presented his concept for the Hannibal Market Garden to be located on the subject property. He presented a petition signed by 35 neighbors and some community green vendors. He noted that the plan has been presented to the City's Transportation Advisory Board, KWPB and Sustainability Advisory Board, the Parks and Recreation Advisory Board. In addition, the following community organizations: Hannibal Square Community Land Trust, Hannibal Square Heritage Center, the Winter Park Historical Association and Casa Feliz. The concept proposes to use the subject property for open space, connectivity and part of the "trail head".

The following people spoke in favor of the R-2 zoning: Morgan Bellows, 335 West Comstock Avenue; and Dan Bellows, 400 West Comstock Avenue.

No one else wished to speak concerning the request. Public Hearing closed.

The Planning and Zoning Board members were split on this matter. Commissioners J. Johnston, Sacha, Slocum and R. Johnston felt that the property was ill suited for a park or community garden at the dead end of Comstock Avenue, next to the railroad and with limited access and visibility. They preferred that if more parkland was a priority that the money from the sale be used to purchase a property with a better location. Commissioners Gottfried, De Ciccio and Hahn felt that the property was well suited for open space or some type of parkland. They did not feel that the City should sell this land asset unless the sale was directly tied to the purchase of another compensating property.

Motion made by Mr. J. Johnston, seconded by Mr. Slocum to approve the request to amend the Comprehensive Plan Future Land Use Map from Institutional future land use designation to a low density residential future land use designation on the “Blake Yard” property at 301 West Comstock Avenue. A roll call vote was taken and the Board voted as follows: Commissioners Sacha, R. Johnston, Slocum, J. Johnston voted yes. Commissioners Gottfried Hahn and De Ciccio voted no. Motion carried with a 4-3 vote.

Motion made by J. Johnston, seconded by Mr. Slocum to approve the request to amend the official zoning map from Public, Quasi-Public (PQP) zoning to Low Density residential (R-2) on the vacant “Blake Yard” property at 301 West Comstock Avenue. A roll call vote was taken and the Board voted as follows: Commissioners Sacha, R. Johnston, Slocum, J. Johnston voted yes. Commissioners Gottfried Hahn and De Ciccio voted no. Motion carried with a 4-3 vote.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF INSTITUTIONAL TO LOW DENSITY RESIDENTIAL DESIGNATION ON THE PROPERTY AT 301 WEST COMSTOCK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Winter Park City Commission adopted its Comprehensive Plan on February 23, 2009 via Ordinance 2762-09, and

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

WHEREAS, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 166, Florida Statutes; and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on November 1, 2016, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on November 28, 2016 and December 12, 2016 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation of institutional to low density residential on the property at 301 West Comstock Avenue, more particularly described as follows:

LOT 3 (LESS N 125 FT) & LOT 9, BLOCK 68 PER THE REVISED MAP OF THE TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK "A", Pages 67-72 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 05-22-30-9400-68-031

SECTION 2. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4. Effective Date. An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small scale development amendment is in compliance.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2016.

Mayor

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE PUBLIC QUASI-PUBLIC (PQP) DISTRICT ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTY AT 301 WEST COMSTOCK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners of property at 301 West Comstock Avenue have requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their November 1, 2016 meeting; and

WHEREAS, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Public, Quasi-Public (PQP) District to Low Density Residential (R-2) District zoning on the property at 301 West Comstock Avenue, more particularly described as follows:

LOT 3 (LESS N 125 FT) & LOT 9, BLOCK 68 PER THE REVISED MAP OF THE TOWN OF WINTER PARK, AS RECORDED IN PLAT BOOK "A", Pages 67-72 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Tax ID # 05-22-30-9400-68-031

SECTION 2. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

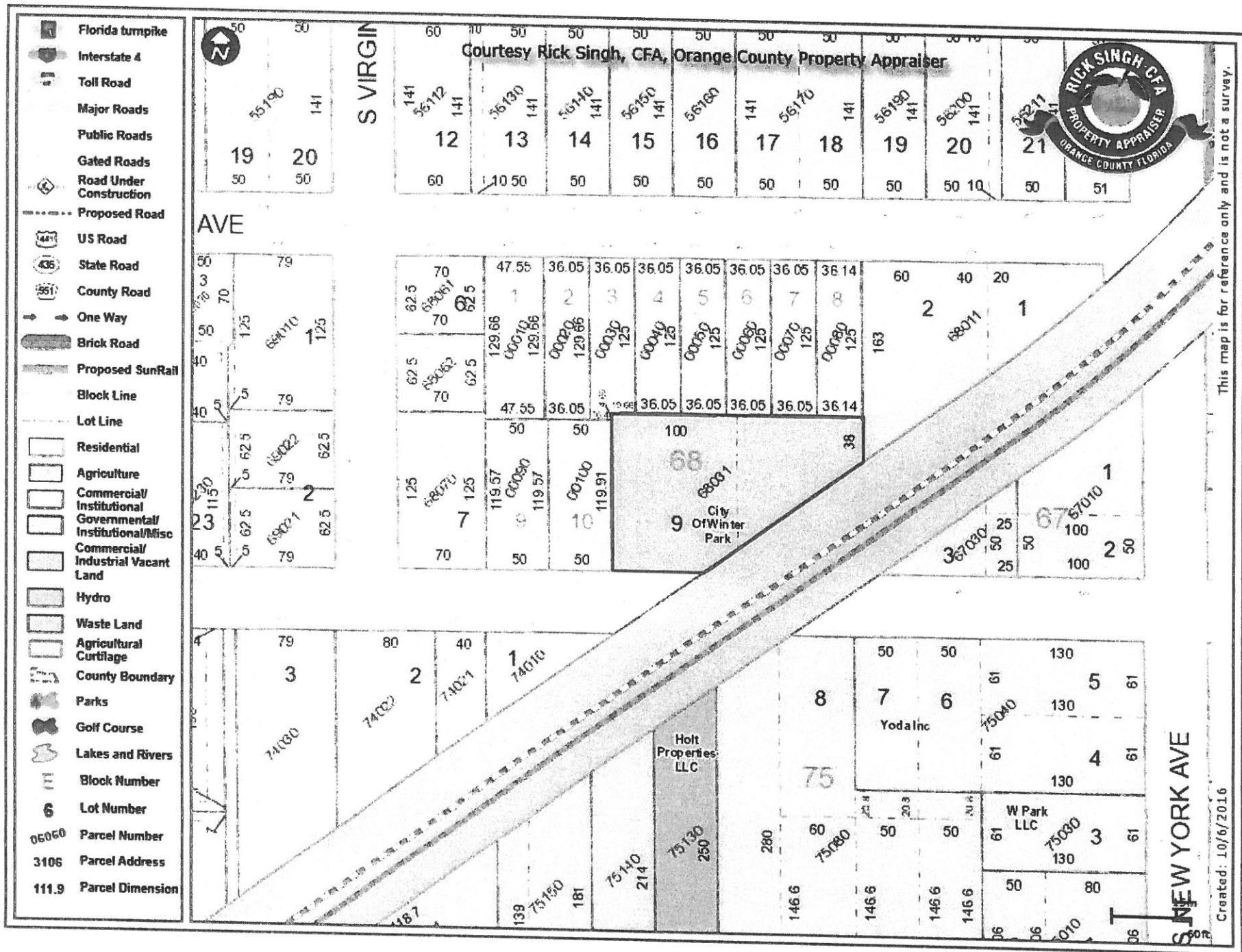
SECTION 4. Effective Date. This Ordinance shall become effective upon the effective date of Ordinance _____. If Ordinance _____ does not become effective, then this Ordinance shall be null and void.

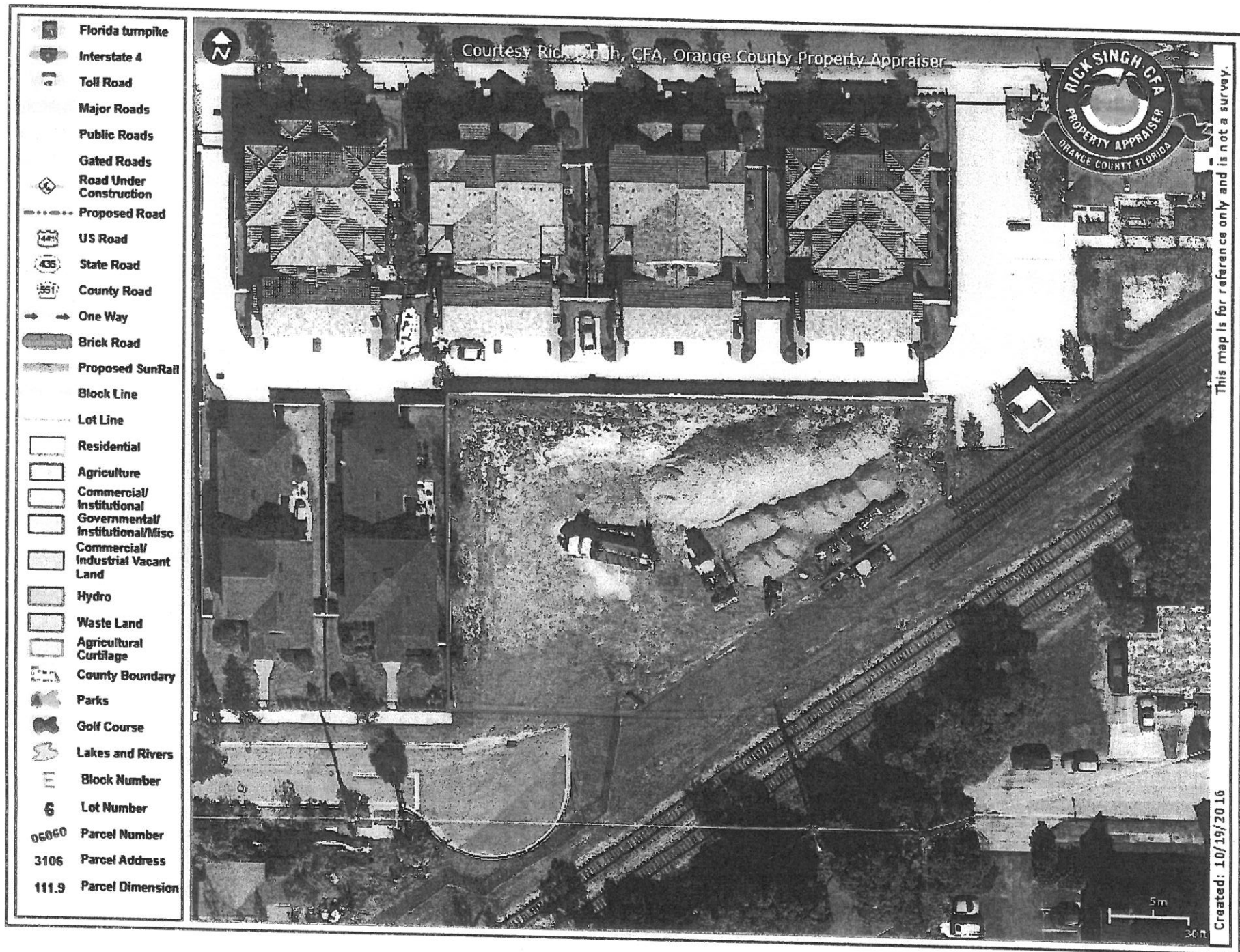
ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2016.

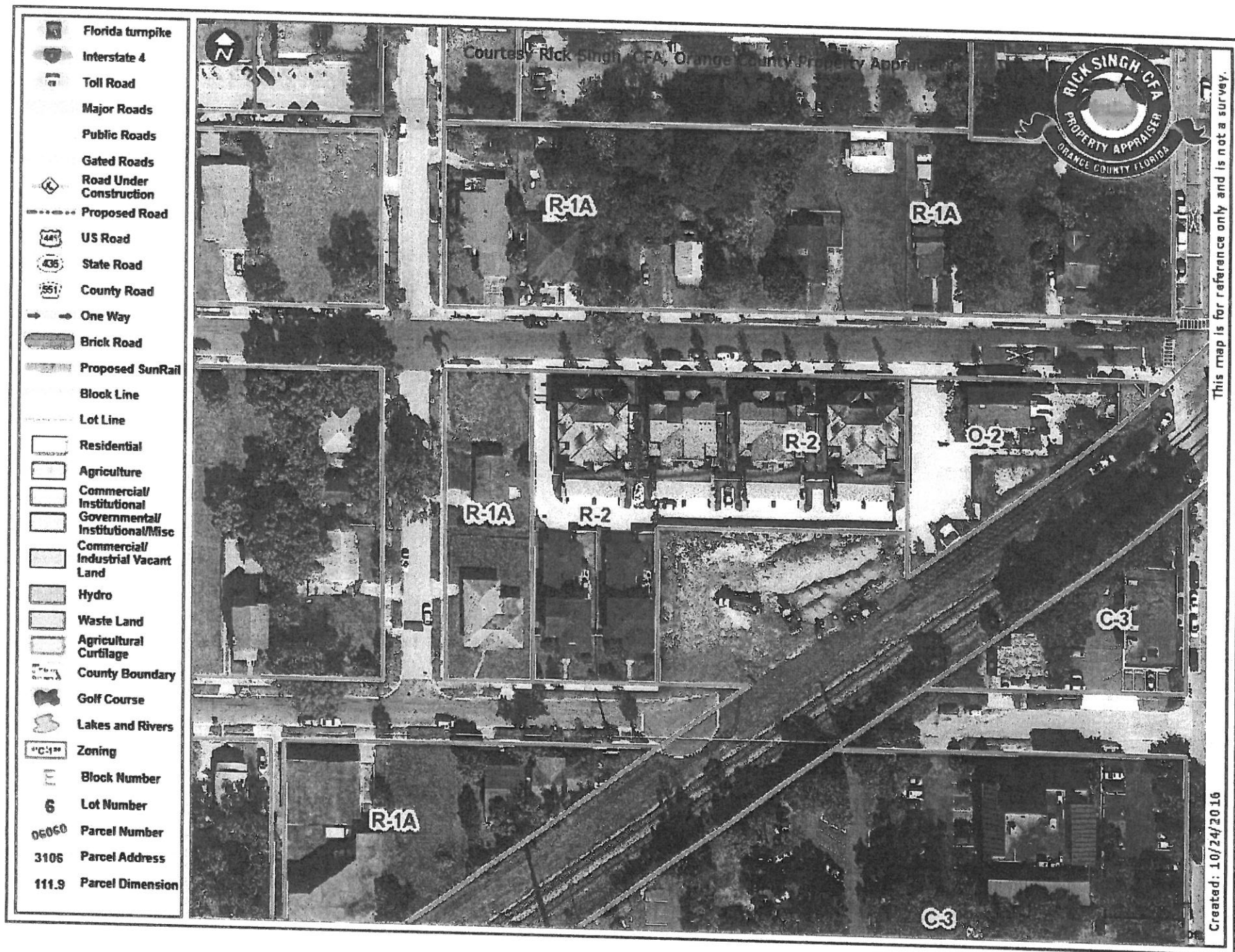
Mayor Steve Leary

Attest:

City Clerk









city commission public hearing

Item type	Public Hearing	meeting date	December 12, 2016		
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning and Community		<input checked="" type="checkbox"/> City Attorney		
division	Development		<input type="checkbox"/> N/A		
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	7-0	final vote	
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.				
	<input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.				
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.				
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

Subject: Request for Future Land Use/Zoning Change and Preliminary Conditional Use for the MDM Hotel project at 655 W. Morse Boulevard. SECOND READING AND ADOPTION

WFG Ltd. (Property Owner) is requesting the following:

1. Changing the Comprehensive Plan future land use designation of Low Density Residential to Commercial on 9,575 square feet of property on Symonds Avenue;
2. Changing the Zoning on the same 9,575 square feet of property from Low Density Residential (R-2) to Commercial (C-3); and
3. Conditional Use approval to construct a three story hotel project of 120 rooms, 4,000 square foot restaurant, 4,900 square feet of meeting space and swimming pool amenity area utilizing the existing three story parking garage.

Planning and Zoning Board Recommendation:

Motion made by Mr. Gottfried seconded by Mr. R. Johnston to Approve the request to amend the Comprehensive Plan Future Land Use Map from Low Density Residential to Commercial on the vacant property fronting on Symonds Avenue (as amended by the applicant). Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Gottfried, seconded by Mr. R. Johnston to Approve the request to amend the official Zoning Map to change from Low Density Residential (R-2) to Commercial (C-3) on the vacant property fronting on Symonds Avenue (as amended by the applicant) Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Gottfried, seconded by Mr. Sacha to approve the request for Preliminary Conditional Use to construct a three-story hotel to include approximately 120 rooms, a 4,000 square foot restaurant, 4,900 square feet of meeting space, a swimming pool amenity and utilizing the existing three-level parking garage. Motion carried unanimously with a 7-0 vote.

Summary: When the Community Redevelopment Area was established in 1994, one of the primary goals was to encourage the redevelopment of West Morse Boulevard. The redevelopment of Morse Boulevard began in earnest in 1999 on this subject property at 655 W. Morse Blvd. with the redevelopment of the existing office buildings and parking garage at the NW corner of Morse and Pennsylvania. The zoning needed for that density and building setback, up close to the street, was the central business district, C-2 designation. A Development Agreement executed in November 2000 and there were two subsequent amendments in November 2007 and February 2012.

In the initial Development Agreement, the City had approved rezoning of some residential land and upgrading the density of the project via C-2 and in return the City gained certain commitments. One was that the development along the frontage of Morse Boulevard would be no higher than two stories. The second commitment was that residential development would occur by 2005 on the vacant land to the rear (north) along Symonds Avenue. As nothing has been built to honor that commitment, the Development Agreement says the development of the Pennsylvania/Symonds corner cannot be completed occur until the residential development is underway. Staff has asked there applicant for their intentions with respect to this commitment and has received affirmative verbal comments but no site plans or details.

The other important part of the Development Agreement and Amendments are the exhibits and text which permitted the construction of the existing "commercial" surface parking lot off of Symonds Avenue. The 2012 amendment refers to it as a "commercial" parking lot.

Project Plans: The plans submitted contemplate taking the existing two story office building at the Morse/Pennsylvania corner and converting that to hotel space. Then moving northward along Pennsylvania Avenue, new construction of three stories in height is proposed for the hotel going up to and around the corner of Pennsylvania and Symonds Avenues on the land now zoned commercial C-2. The dividing line between the existing commercially zoned land is 100 feet back from Pennsylvania Avenue. This request originally asked for the City to rezone from residential (R-2) to commercial (C-3) another 100 feet to the west along Symonds Avenue including some land behind encompassing 28,500 square feet in total. However, that request was amended by the applicant to just the eastern 50 feet, which is 9,575 square feet of land due to the Comprehensive Plan policies discussed later.

Parking Analysis for the Project: The hotel needs 120 spaces based on one space for each room. The restaurant is allocated one space for each 50 square feet for the 4,000 square feet which is 80 parking spaces. (Based on one space for each 3 seats those 80 spaces equate to 240 seats which fits exactly what 4,000 square feet can hold) The meeting room space of 4,900 square feet uses one space for each 350 square feet which is 14 spaces. That is the same criteria used for the Alford Inn. Lastly the existing remaining 14,000 square feet of office space at one per 250 requires 56 spaces. The total parking necessary is 270 spaces which is the exact number within the existing three level parking garage. The staff is comfortable with the allocation of parking for this project because when the peak needs of the hotel occur at night, the 56 spaces for the offices would be available.

Comprehensive Plan Policy Guidance: The Comprehensive Plan discourages changes both generally and specifically in Comprehensive Plan future land use element, as was originally requested by the applicant. These policies indicate that the City's desire is to maintain residential neighborhoods, as follows:

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.

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:

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.

Planning Area H: Hannibal Square Neighborhood

Policy 1-4.1.H.1: Discourage Non-Residential Encroachments into Residential Sections. The City shall discourage non-residential and high-density residential encroachments into low density residential areas of this neighborhood planning area.

Policy 1-4.1.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.

Planning Staff Recommendation:

Staff Analysis of the Comprehensive Plan Future Land Use Request and Rezoning: As indicated above in yellow, the planning staff believes that Comprehensive Plan Policy H-7 is absolutely enforceable except for land area of the existing paved "commercial" parking lot area and required buffer area. Thus, the western 50 feet of Lot 2 is essentially prohibited by this Comprehensive Plan Policy H-7 from a future land use change to commercial but not the eastern 50 feet of Lot 2 because it is already developed with a "commercial" parking lot per the 2012 Development Agreement amendment. The applicant has agreed with the staff and amended there request for only the eastern 50 feet that now holds the "commercial" parking lot.

Staff Analysis of the Conditional Use: The major issue for the planning staff was the height and scale of the hotel building on Symonds Avenue as a residential street. This hotel building location is adjacent to and across the street from one and two story single family homes. Thus, from the planning staff's perspective, the western end of the hotel needs to stop at the point where the Comprehensive Plan Policy H-7 says to go no further. In that way there is a 50 foot separation of the hotel from the closest home.

Planning and Zoning Board Summary: The P&Z Board agreed that a quality boutique hotel on this site would be a wonderful addition to the City. The Board complimented the applicant's on their compromise on the amount of land to be changed to commercial in recognition of the Comprehensive Plan Policy H-7. There was also agreement that the architecture of the project is very attractive, there is ample parking and the land involved is designated or has been used for "commercial" purposes.

This is the Preliminary Conditional Use stage and the P&Z Board understood that the revised plans would return as modified for the reduced land area with the Final Conditional Use review. Thus, the P&Z Board had the assurance that the City would review and approve the final plans and see further design details to insure compatibility with the adjacent residential neighborhood.

Planning and Zoning Board Minutes – Nov. 1, 2016:

REQUEST OF W F G LTD. TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL FUTURE LAND USE DESIGNATION ON THE VACANT PROPERTY FRONTING ON SYMONDS AVENUE (FORMER 620/630 SYMONDS AVENUE).

REQUEST OF W F G LTD. TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING TO COMMERCIAL (C-3) DISTRICT ZONING ON THE VACANT PROPERTY FRONTING ON SYMONDS AVENUE (FORMER 620/630 SYMONDS).

REQUEST OF W F G LTD. FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT A THREE STORY BUILDING OF APPROXIMATELY 70,000 SQUARE FEET IN SIZE TO INCLUDE A PROPOSED HOTEL OF APPROXIMATELY 120 ROOMS, A 4,000 SQUARE FOOT RESTAURANT, 4,900 SQUARE FEET OF MEETING SPACE, A SWIMMING POOL AMENITY AND LANDSCAPED GARDENS UTILIZING THE EXISTING 3-LEVEL PARKING GARAGE AND PROVIDING FOR CERTAIN EXCEPTIONS AND FOR THE APPROVAL OF A DEVELOPERS AGREEMENT, IF REQUIRED.

Planning Manager Jeffrey Briggs presented the staff report. The applicant, WFG Ltd. (Property Owner), is requesting the following:

1. Changing the Comprehensive Plan future land use designation of Low Density Residential to Commercial on 9,575 square feet of property on Symonds Avenue;
2. Changing the Zoning on the same 9,575 square feet of property from Low Density Residential (R-2) to Commercial (C-3); and
3. Conditional Use approval to construct a three story hotel project of 120 rooms, 4,000 square foot restaurant, 4,900 square feet of meeting space and swimming pool amenity area utilizing the existing three story parking garage.

Mr. Briggs discussed the history of the Community Redevelopment Area and the development history of the subject property along with the Development Agreement executed in November 2000 and the two subsequent amendments in November 2007 and February 2012. The 2012 amendment refers to the existing surface parking lot off of Symonds Avenue it as a "commercial" parking lot. He discussed the project plans, parking, and land development code and comprehensive plan policies, and the conditional use. The major issue for the planning staff was the height and scale of the hotel building on Symonds Avenue as a residential street. This hotel building location is adjacent to and across the street from one and two story single family homes. Thus, from the planning staff's perspective, the western end of the hotel needs to stop at the point where the Comprehensive Plan Policy H-7 says to go no further. In that way there is a 50 foot separation of the hotel from the closest home.

Attorney Rebecca Wilson, 215 North Eola Avenue, used a Power Point presentation to give details of the proposed project. She stated that the applicant was in support of the staff recommendation and was amending their request for the future land use change and rezoning to just the eastern 50 feet of Lot 2 where the “commercial” parking lot is located. She discussed history of the subject property, parking requirements, employment and the hotel needs analysis. She requested that the Board:

1. Approve 50 feet on Symonds Avenue to C-3/Commercial (over existing commercial parking lot)
2. Approve Preliminary CUP for MDM Hotel building limited to eastern 50 feet of Lot 2
3. Confirm that the plans for four residential units would be under construction on Symonds prior to Hotel Certificate of Occupancy, per the 2000 Development Agreement.

The following people addressed the Board concerning the request: Bob Cambric, representing Mary Daniels, 650 West Canton Avenue; Lurline Fletcher, 811 English Court; Joseph Jackson, 710 Symonds Ave; Forrest Michael, 358 West Comstock Avenue; Martha Bryant-Hall, 331 West Lyman Avenue. The residents expressed opposition to the third story and the size of the mass of the proposed structure, the commercial creep into the residential neighborhood; and noise. They requested that the applicant consider partnering with the Hannibal Square Community Land Trust to keep the homes that will be constructed on the residential portion affordable and working with the neighbors for job creation for the residents of the Hannibal Square neighborhood. A letter was also submitted to the Board from Maria Bryant, 450 South Virginia Avenue that detailed her concerns regarding the project.

Attorney Wilson was allowed the opportunity to respond to the neighborhood concerns. Traffic on Symonds Avenue the surface lot will be taken away as the entrance is on Morse Boulevard. At this point, in the process it is too early to discuss employment, but expressed that they will make employment opportunities known when it is at that stage.

No one else wished to speak concerning the request. Public Hearing closed.

The Planning Board members discussed the request. The Planning Board agreed that a quality boutique hotel on this site would be a wonderful addition to the City. The Board complimented the applicant's on their compromise on the amount of land to be changed to commercial in recognition of the Comprehensive Plan Policy H-7. There was also agreement that the architecture of the project is very attractive, there is ample parking and the land involved is designated or has been used for “commercial” purposes. This is the Preliminary Conditional Use stage and the Board understood that the revised plans would return as modified for the reduced land area with the Final Conditional Use review. Thus, the Board had the assurance that the City would review and approve the final plans and see further design details to insure compatibility with the adjacent residential neighborhood.

Motion made by Mr. Gottfried seconded by Mr. R. Johnston to Approve the request to amend the Comprehensive Plan Future Land Use Map from Low Density Residential to Commercial on the vacant property fronting on Symonds Avenue (as amended by the applicant). Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Gottfried, seconded by Mr. R. Johnston to Approve the request to amend the official Zoning Map to change from Low Density Residential (R-2) to Commercial (C-3) on the vacant property fronting on Symonds Avenue (as amended by the applicant) Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Gottfried, seconded by Mr. Sacha to approve the request for Preliminary Conditional Use to construct a three-story hotel to include approximately 120 rooms, a 4,000 square foot restaurant, 4,900 square feet of meeting space, a swimming pool amenity and utilizing the existing three-level parking garage. Motion carried unanimously with a 7-0 vote.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO COMMERCIAL ON THE EAST HALF OF LOT 2, BLOCK H OF CAPEN'S ADDITION TO WINTER PARK SUBDIVISION ON SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Winter Park City Commission adopted its Comprehensive Plan on February 23, 2009 via Ordinance 2762-09, and

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

WHEREAS, this Comprehensive Plan amendment meets the criteria established by Chapter 163 and 166, Florida Statutes; and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed Comprehensive Plan amendment, having held an advertised public hearing on November 1, 2016, provided for participation by the public in the process, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed Comprehensive Plan amendment and held advertised public hearings on November 28, 2016 and December 12, 2016 and provided for public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process.

NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change the future land use map designation of Low Density Residential to Commercial on the East Half of Lot 2, Block H, Capen's Addition to Winter Park, fronting on Symonds Avenue, more particularly described as follows:

THE EAST HALF OF LOT 2, (LESS THE SOUTH 25 FEET THEREOF) IN BLOCK H PER THE PLAT OF CAPENS ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK "A", PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 2. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4. Effective Date. An amendment adopted under this paragraph does not become effective until 31 days after adoption. If timely challenged, an amendment may not become effective until the state land planning agency or the Administration Commission enters a final order determining that the adopted small scale development amendment is in compliance.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2016.

Mayor

Mayor Steve Leary

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING TO COMMERCIAL (C-3) DISTRICT ZONING ON THE EAST HALF OF LOT 2, BLOCK H, OF CAPEN'S ADDITION TO WINTER PARK SUBDIVISION ON SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the owners requested a Zoning map amendment consistent with the amended Comprehensive Plan, and the requested zoning text change will achieve conformance with the Comprehensive Plan for the property and such municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held; and

WHEREAS, the Planning and Zoning Board of the City of Winter Park has recommended approval of this Ordinance at their November 1, 2016 meeting; and

WHEREAS, the City Commission of the City of Winter Park held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Winter Park Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

SECTION 1. Official Zoning Map Amendment. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change the zoning designation of Low Density Residential (R-2) District to Commercial (C-3) District zoning on the East Half of Lot 2, Block H, Capen's Addition to Winter Park, fronting on Symonds Avenue, more particularly described as follows:

THE EAST HALF OF LOT 2, (LESS THE SOUTH 25 FEET THEREOF) IN BLOCK H PER THE PLAT OF CAPENS ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK "A", Page 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 2. Severability. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

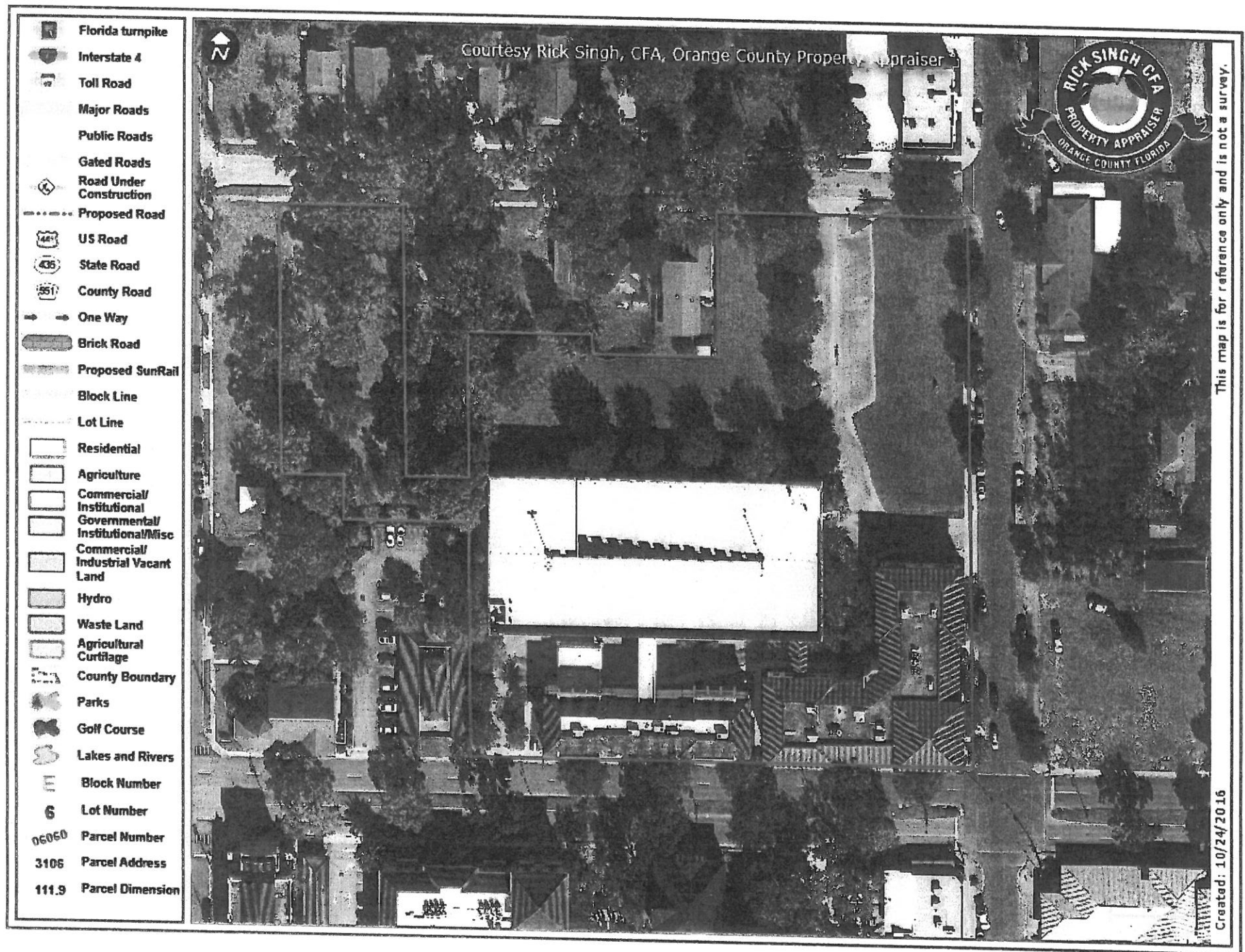
SECTION 4. Effective Date. This Ordinance shall become effective upon the effective date of Ordinance _____. If Ordinance _____ does not become effective, then this Ordinance shall be null and void.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2016.

Mayor Steve Leary

Attest:

City Clerk



OCPA Web Map



Major Roads
Public Roads
Gated Roads
Road Under Construction

Proposed Ros
Brick Road
Block Line
Lot Line

Residential
Agriculture
Commercial/Institutional
Governmental/Institutional/Religious

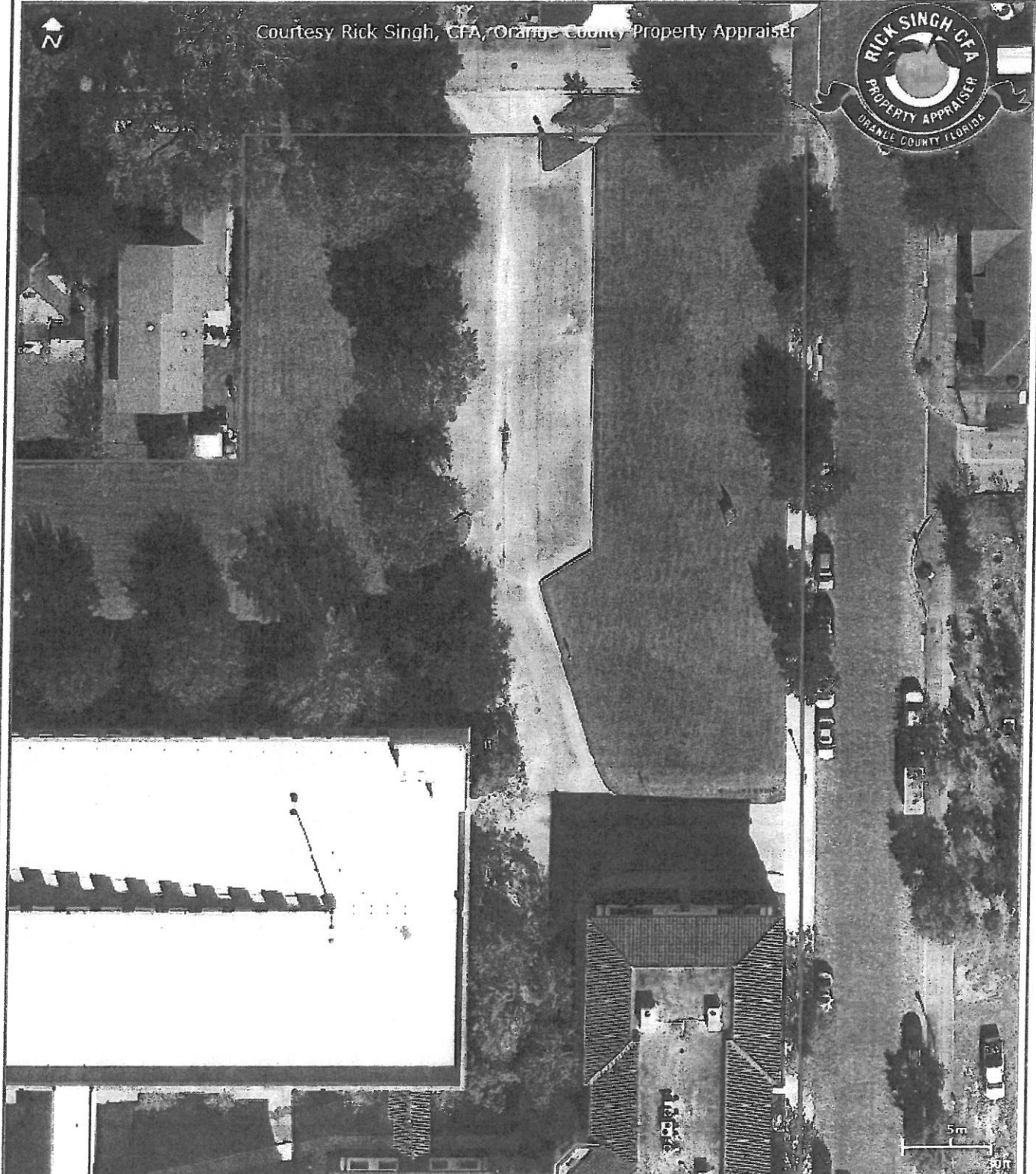
Commercial/Industrial/Vacant Land
Agricultural Corridor
Hydro
Waste Land

Parks
Lakes and Rivers
Building
Block Number

6 Lot Number
06060 Parcel Number
3106 Parcel Address
111.9 Parcel Dimension



Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 10/20/2016

This map is for reference only and is not a survey.

**THIS INSTRUMENT PREPARED
BY AND RETURN TO:**

**C. Brent McCaghren, Esquire
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, Florida 32790**

DEVELOPER'S AGREEMENT

28th THIS DEVELOPER'S AGREEMENT (the "Agreement") is made and entered into this day of NOVEMBER, 2000, by and between the CITY OF WINTER PARK, a political subdivision of the State of Florida (the "City"), 401 Park Avenue South, Winter Park, Florida 32789, and W.F.G., LTD., a Florida limited partnership (referred to as the "Developer"), Post Office Box 350, Winter Park, Florida 32790-0350.

RECITALS:

- A. Developer is the Owner of that property located at ⁶⁵⁵610 West Morse Boulevard, Winter Park, Florida, consisting of approximately 3.5 acres, commonly known as the NW corner of Morse Boulevard and Pennsylvania Avenue (hereinafter referred to as the "Property") as is more particularly described on Exhibit "A", which is attached hereto and incorporated herein by reference.
- B. Developer desires to develop the Property in accordance with the master development site plan as depicted on Exhibit "B", which is attached hereto and incorporated herein by reference.
- C. Developer and the City desire to preserve the residential character of Symonds Avenue lying adjacent to the Property.
- D. Developer has agreed to construct the residential improvements on Symonds Avenue, which residential improvements shall face Symonds Avenue and shall conform to residential zoning and other city codes, as may be approved.
- E. The commercial improvements to be constructed by Developer will create four (4) commercial buildings totaling approximately 60,000 square feet and one (1) parking structure (collectively the "Buildings").

F. Developer and the City have agreed to enter into this Agreement regarding certain matters relating to the Buildings and the development of the Property.

NOW THEREFORE, for and in consideration of the terms and conditions of this Agreement and the mutual covenants set forth herein, and for other good and valuable consideration, the City and the Developer agree as follows:

1. The foregoing recitals are true and correct and incorporated herein.
2. In connection with the construction of exterior improvements to the Buildings by the Developer, the Developer agrees as follows:
 - (a) To follow and adhere to the Morse Boulevard facade guidelines, as may now exist or hereafter be in existence at the time of permitting;
 - (b) The two (2) commercial buildings fronting on Morse Boulevard shall not exceed two stories;
 - (c) The two (2) commercial buildings fronting on Pennsylvania Avenue shall be two stories with the Developer having the right to request the addition of a third floor to each of these buildings for residential purposes only, subject to all required land use approvals including but not limited to a subsequent conditional use approval by the City;
 - (d) The parking structure shall not exceed three (3) levels and shall not extend any taller than the commercial Buildings;
 - (e) The exterior elevations of the parking structure shall meet or exceed the design standards as set by the Park Avenue Rollins Project.
3. This Agreement is subject to the Developer obtaining the necessary building permits for the construction of improvements to the Property and the Buildings as contemplated herein. The City agrees to issue such building permits subject only to the normal requirements that the plans for such construction comply with the applicable codes of the City, including land development and building codes then in effect and fire and life safety codes. To the extent that there are any inconsistencies between the specific agreements contained herein and any such requirements, the terms of this Agreement shall control.
4. This Agreement provides for the construction of a three level parking structure, bank drive thru lanes, four (4) commercial buildings over 10,000 square feet, rezoning approximately 8,000 square feet of R-2 zoned land to C-2 as shown on the attached site plan and the construction of a parking area and driveway exiting onto Symonds Avenue, as shown on Exhibit "B".

5. The City and Developer agree to the following:

(a) Within six (6) months from the date of this Agreement, the Developer, together with joinders, subordinations, or consents of all other necessary parties shall provide to the City an easement of approximately 8,000 square feet of land (40' x 200') located on the North side of 303 North Pennsylvania Avenue (formerly the Lewis property) which abuts the City-owned Canton Apartment land in order to provide access from Pennsylvania Avenue through the former Lewis property to the City owned Canton Apartment land. The legal description and location of the easement shall be determined by the City's surveyor and the easement shall be in form and substance mutually acceptable to the City and Developer.

By 11/28/03
(b) The City shall at its sole cost and expense construct a road on said easement in substantial accordance with the attached site plan marked Exhibit "C". The City shall maintain at all times at its expense the road and easement. The City agrees to construct the easement roadway within three (3) years from the date of this Agreement.

CO date = 12/1/00
(c) The Developer agrees to begin residential development of the remaining approximate 1.98 acres fronting along Symonds Avenue as described on Exhibit "D" attached hereto within three (3) years of completing and obtaining a Certificate of Occupancy for either the parking garage or Building One (1), whichever first occurs (the "C.O. Date") and completing the residential project within five (5) years of the C.O. Date. The City may withhold building permits for Buildings Three (3) and Four (4) until the Developer begins construction of the residential units along Symonds Avenue in accordance with plans submitted to, reviewed by, and approved by the City, which review and approval shall include the number of residential units to be constructed.. The City may withhold certificates of occupancy for Buildings Three (3) and Four (4) until the Developer has substantially completed the residential units and certificates of occupancy have been issued for said residential units.

6. Each party to this Agreement represents and warrants to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement and that all acts, approvals, procedures and similar matters required in order to authorize this Agreement have been taken, obtained or followed, as the case may be, and upon the execution of this Agreement by both parties, this Agreement shall be valid and binding upon the parties hereto and their successors in interest.

7. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

8. This Agreement may only be amended or terminated by a written agreement executed by all parties hereto or by their successors in interest.

9. This Agreement and the terms and conditions hereof shall be binding upon and inure to the benefit of the City, Developer and their respective successors in interest, and the terms and conditions shall be binding upon and inure to the benefit of the Property.

10. This Agreement may be recorded by the City, at the Developer's expense, among the Public Records of Orange County, Florida.

11. If any provisions of this Agreement are held to be illegal or invalid, the other provisions of this Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

Signed, Sealed and Delivered in
the Presence of:

Cynthia A. Bonham
Print Name Cynthia S. Bonham

Linda T. Seaman
Print Name Linda T. Seaman

CITY OF WINTER PARK, a political
subdivision of the State of Florida

By [Signature]
Name: Roland F. Hotard, III
As its: Mayor

Date: November 28, 2000

W.F.G., Ltd., a Florida limited partnership

By: Welbourne Ave. Corp., a Florida
corporation

Nan O'Bryant
Print Name Nan O'Bryant

Jodie G. Murphy
Print Name JODIE G. MURPHY

By: Robert Saltzman
Name: Robert Saltzman
As its: President

Date: 11/6/00

EXHIBIT "A"

Lots 1, 2, 4, 9, 10, 11 and 12, Block H; the North 35 feet of Lot 8, Block H; the West 50 feet of Lot 5, Block H; the West 50 feet and the South 100 feet of the East 50 feet of Lot 3, Block H; all in CAPENS ADDITION TO WINTER PARK, according to the Plat thereof as recorded in Plat Book A, Page 95, Public Records of Orange County, Florida.

Exhibit "B"

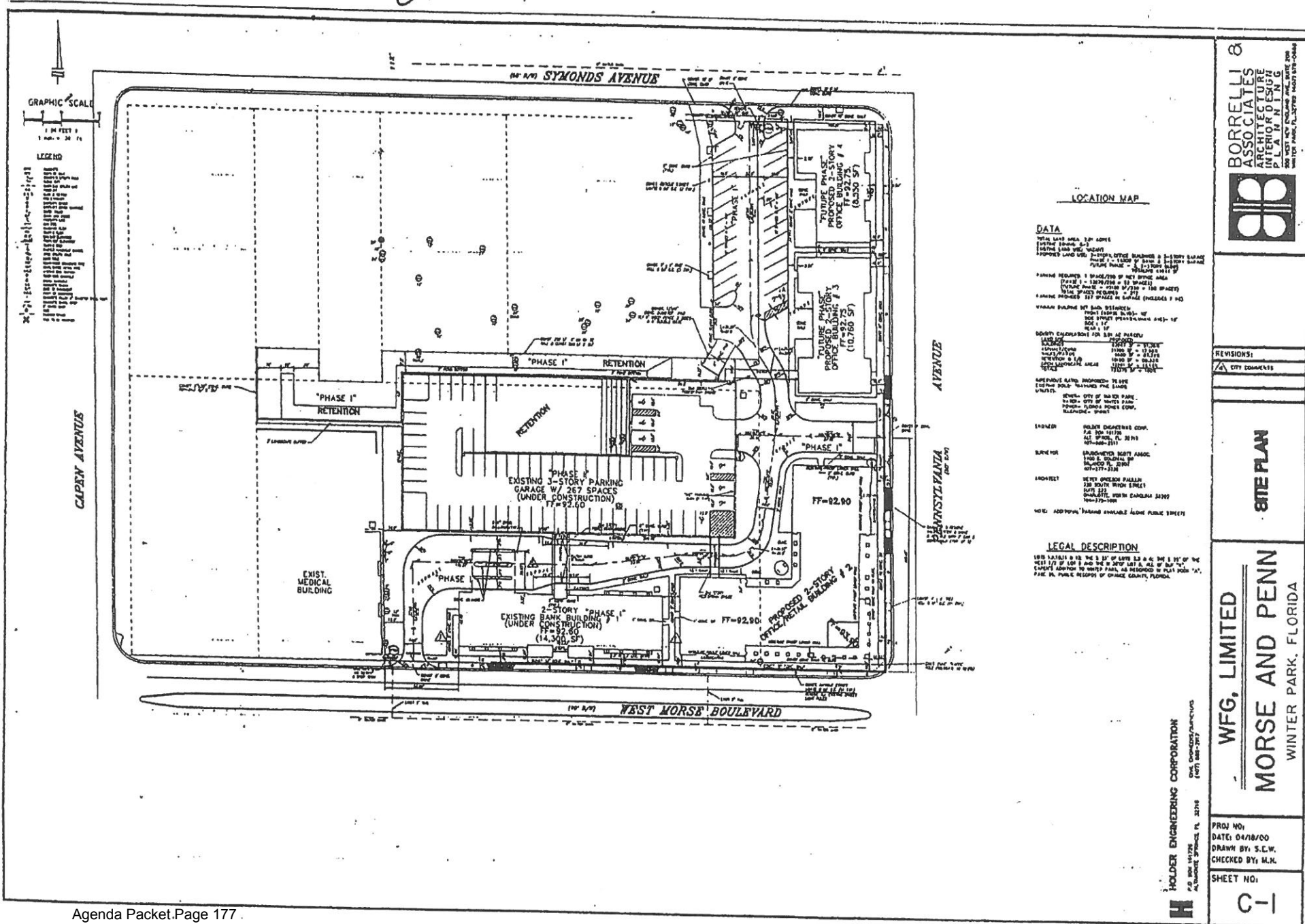


EXHIBIT "C"

LEGAL DESCRIPTION OF EASTMENT:

THE NORTH 40 FEET OF LOTS 11 &
12 BLOCK E, CAPENS ADDITION TO
WINTER PARK AS RECORDED IN PLAT
BOOK "A", PAGE 95


ENGLISH CT

MIXED-USE
BUILDING

PENNsylvania Ave

10/26/99	PER DRUGS
HANNIBAL SQUARE	

WINTER PARK
HANNIBAL SQUARE
URBAN DEVELOPMENT

	City of Windsor Park 421 Park Avenue South Windsor Park, Florida 32789 Telephone (407) 682-5102		ADDRESS IN FLORIDA
	NAME OF COMPANY	NAME OF INDIVIDUAL	ADDRESS IN OTHER STATE

A-1

EXHIBIT "D"

Lot 2; the West 1/2 of Lot 3 (less the South 25 feet); the South 100 feet of the East 1/2 of Lot 3 (less the South 25 feet); Lot 4 (less the South 25 feet); and the West 1/2 of Lot 5 (less the South 25 feet); all in Block H, CAPENS ADDITION TO WINTER PARK, according to the Plat thereof as recorded in Plat Book "A", Page 95, Public Records of Orange County, Florida.

Exhibit "B"

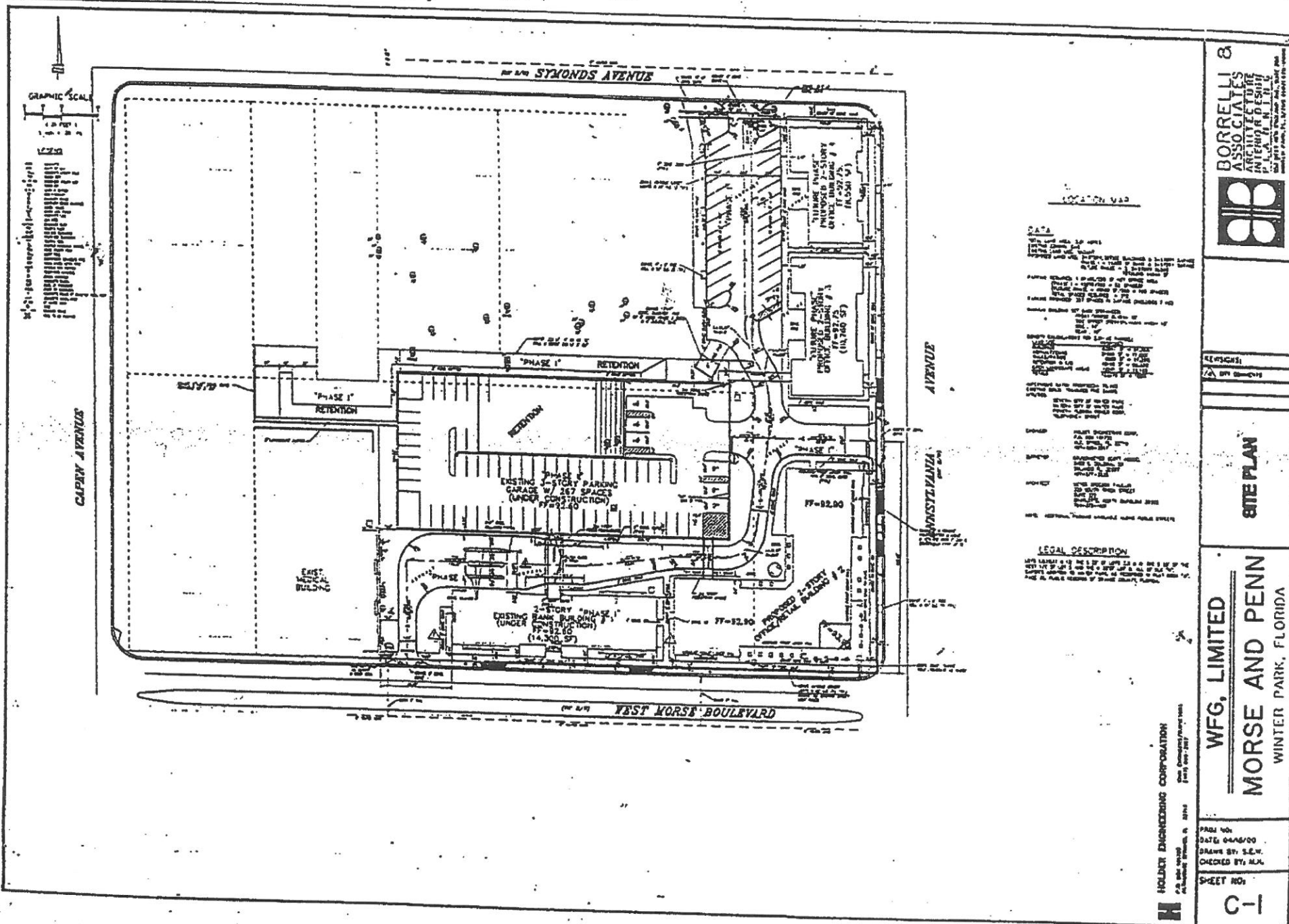


EXHIBIT "C"

LEGAL DESCRIPTION OF EASTMENT:

THE NORTH 40 FEET OF LOTS 11 &
12 BLOCK E, CAPENS ADDITION TO
WINTER PARK AS RECORDED IN PLAT
BOOK "A", PAGE 95

ENGLISH CT

MIXED-USE
BUILDING

PENNSYLVANIA AVE

<p>WINTER PARK HANNIBAL SQUARE URBAN DEVELOPMENT</p>	<p>WINTER PARK HANNIBAL SQUARE URBAN DEVELOPMENT</p>
<p>City of Winter Park 25 Park Avenue East Winter Park, Colorado 80197 Telephone: 303.938.0000</p>	<p>City of Winter Park 25 Park Avenue East Winter Park, Colorado 80197 Telephone: 303.938.0000</p>
<p>APR 14/17</p>	<p>APR 14/17</p>
<p>A-1</p>	<p>A-1</p>

EXHIBIT "D"

Lot 2; the West 1/2 of Lot 3 (less the South 25 feet); the South 100 feet of the East 1/2 of Lot 3 (less the South 25 feet); Lot 4 (less the South 25 feet); and the West 1/2 of Lot 5 (less the South 25 feet); all in Block H, CAPENS ADDITION TO WINTER PARK, according to the Plat thereof as recorded in Plat Book "A", Page 95, Public Records of Orange County, Florida.

ORDINANCE NO. 2338

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE", ARTICLE III "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE THE ZONING DESIGNATION OF LOW DENSITY RESIDENTIAL (R-2) DISTRICT TO CENTRAL BUSINESS (C-2) DISTRICT ON THE REAR (SOUTH) TWENTY-FIVE FEET OF THE PROPERTY AT 712, 672, 664, 660, 656, 630 AND 620 SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

(ZMA 5:99)

BE IT ENACTED by the People of the City of Winter Park, Florida as follows:

SECTION 1. That pursuant to Section 58-85 thereof, Article III "Zoning" and the Official Zoning Map is hereby amended and modified by changing the existing zoning designation of Low Density Residential (R-2) District to Central Business (C-2) District on the south 25 feet of the properties at 712, 672, 664, 660, 656, 630 and 620 Symonds Avenue, more particularly described as follows:

The south 25 feet of Lots 2, 3, 4 and the west half of Lot 5, Block H, Capens Addition to Winter Park as recorded in Plat Book "A", Page 95, Public Records of Orange County, Florida.

SECTION 3. All ordinances or portions or ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall become effective upon the adoption by the City Commission of a Development Agreement between the City of Winter Park and the property owner specifying the use of this property with respect to buildings, storm water retention and landscaping. If no such Development Agreement is approved by December 14, 2000 then this ordinance shall become null and void and the zoning shall revert to the previous Low Density Residential (R-2) designation.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the 14th day of December, 1999.

ATTEST:


City Clerk


Mayor

ORDINANCE NO. 2337

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 LAND DEVELOPMENT CODE, ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE PLAN MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO CENTRAL BUSINESS DISTRICT ON THE REAR (SOUTH) TWENTY-FIVE FEET OF THE PROPERTIES AT 712, 672, 664, 660, 656, 630 AND 620 SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

(COMP 2:99)

BE IT ENACTED by the People of the City of Winter Park, Florida as follows:

SECTION 1. That pursuant to Section 58-6 thereof, Chapter 58 Land Development Code, Article I, "Comprehensive Plan" and the Future Land Use Plan Map is hereby amended and modified by changing the existing future land use designation of Low Density Residential to Central Business District on the south twenty-five feet of the properties at 712, 672, 664, 660, 656, 630 and 620 Symonds Avenue, more particularly described as follows:

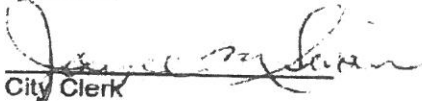
The south 25 feet of Lots 2, 3, 4 and the west half of Lot 5, Block "H", Capens Addition to Winter Park as recorded in Plat Book "A", Page 95, Public Records of Orange County, Florida.

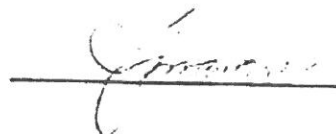
SECTION 2. All ordinances or portions of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall become effective upon the adoption by the City Commission of a Development Agreement between the City of Winter Park and the property owner specifying the use of this property with respect to buildings, storm water retention and landscaping. If no such Development Agreement is approved by December 14, 2000 then this ordinance shall become null and void and the future land use designation shall revert to the previous Low Density Residential designation.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the 14th day of December, 1999.

ATTEST:


City Clerk


Mayor

DEVELOPER'S AGREEMENT AMENDMENT ONE

THIS AMENDMENT NUMBER ONE TO THE DEVELOPER'S AGREEMENT of November 28, 2000 ("Agreement") is made this 26 day of November, 2007, between the **CITY OF WINTER PARK, FLORIDA**, a Florida municipality ("City"), whose address is City Hall, Attention: Planning Department, 401 Park Avenue South, Winter Park, Florida 32789, and **W. F. G. LTD.**, a Florida limited partnership (referred to as the "Developer") whose address is Attention: Sydgan Corp., Post Office Box 350, Winter Park, Florida 32790:

RECITALS

WHEREAS, the City and Developer desire to amend the existing Developer's Agreement made and entered into on November 28, 2000 in order to respond to changing economic conditions and to foster the redevelopment of this Property and surrounding parcels in concert with the City's CRA Plans.

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, the parties agree as follows:

1. Section E of the Recitals is hereby deleted;
2. Section 2 (b) shall be amended to read "The two (2) commercial buildings fronting on Morse Boulevard shall not exceed two stories with the Developer having the right to request the addition of a third floor to each of these buildings for residential purposes only, subject to all required land use approvals including but not limited to a subsequent conditional use approval by the City";
3. Section 2 (c) shall be amended to read "The ~~two~~ (2) commercial building fronting on Pennsylvania Avenue shall not exceed ~~three~~ stories with the condition that the third floor shall be restricted for residential purposes only,

subject to all required land use approvals including but not limited to a subsequent conditional use approval by the City”;

4. Section 2 (d) is hereby amended to read as follows; “The parking garage shall not exceed ~~(3)~~ (5) levels and shall not extend any taller than the commercial buildings”;
5. Section 5 (c) is hereby amended by changing the last sentence to read as follows; “The City may withhold certificates of occupancy for the Buildings Three (3) and Four (4) at the corner of Pennsylvania and Symonds Avenues until the Developer has substantially completed the residential units.
6. Section 5 shall be amended by adding to it a new subsection 5 (d) to read as follows: “5 (d) The Developer agrees to begin residential development of the aforementioned land fronting on Symonds Avenue (on the portion within their ownership and control) at the same time as construction begins on the addition of the fourth and fifth levels of the parking garage. The City may withhold certificates of occupancy for the Fourth and Fifth levels of the Parking Garage until the Developer has substantially completed the residential units.”

BINDING EFFECT: This Agreement shall be binding upon Owner and its successors and assigns in interest and all other parties acquiring any interest in the Subject Property, and shall inure to the benefit of the City. Action to enforce this Agreement shall be agreed to be within the authority of the City’s Code Enforcement Board.

AUTHORITY: Each party represents and warrants to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement and that all acts, approvals, procedures and similar matters required in order to authorize this Agreement have been taken or followed, as the case may be, and that upon execution of this Agreement by both parties, this Agreement shall be valid and binding upon the parties hereto and their successors in interest.

GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

SUCCESSORS AND ASSIGNS: This Agreement and the terms and conditions hereof shall be binding upon and inure to the benefit of the City and the Developer and their respective successors in interest, and the terms and conditions of this Agreement similarly shall be binding upon the Property and shall run with title to the same.

SEVERABILITY: If any provisions of this Agreement are found to be illegal or invalid, the other provisions of this Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the date and year first above written.

Signed, sealed and delivered

in the presence of:

Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

Print Name

CITY OF WINTER PARK,
FLORIDA

A municipal corporation

By:

It's Mayor

Date Executed:

W.F.G. LTD. a Florida limited
partnership

Signature

Vice President of GP

Date Executed:

STATE OF FLORIDA
COUNTY OF ORANGE

Acknowledged before me this 16 day of October 2007 by Daniel B. Bellows who
is personally known to me or has produced _____ (type of
identification) as identification.

Laura Mos
Notary Public, State of Florida



Laura Mos
My Commission DD314835
Expires April 28, 2008

Print, Type or Stamp Commissioned Name of
Notary Public

STATE OF FLORIDA
COUNTY OF ORANGE

Acknowledged before me this 28 day of November 2007, by David Strong as
Mayor of the City of Winter Park, Florida, a municipal corporation, who is personally
known to me or has produced _____ (type of identification)
as identification and he acknowledged that he executed the above document for the City.

Michelle Gervy
Notary Public, State of Florida



Print, Type or Stamp Commissioned Name of
Notary Public

DEVELOPER'S AGREEMENT AMENDMENT TWO

THIS AMENDMENT NUMBER TWO TO THE DEVELOPER'S AGREEMENT of November 28, 2000 ("Developer's Agreement"), which was approved by a majority vote of the City Commission on February 13, 2012, and is effective as of the date of the last signature affixed below, is entered into between the **CITY OF WINTER PARK, FLORIDA**, a Florida municipal corporation ("City"), with an address of City Hall, Attention: Planning Department, 401 Park Avenue South, Winter Park, Florida 32789-4386; and **W.F.G., LTD**, a Florida limited partnership, ("Developer"), with a principal address of, Attention: SYDGAN Corporation, 558 West New England Avenue, Suite 220, Winter Park, Florida 32789, and a mailing address of Post Office Box 350 Winter Park, Florida 32790-0350.

Recitals

WHEREAS, the City and the Developer desire to amend the Developer's Agreement; as amended by Developer's Agreement Amendment One, dated November 26, 2007; in order to respond to changing economic conditions and to foster the redevelopment of the property described in the Developer's Agreement, as amended, and

WHEREAS, in November of 2000 the City granted a conditional use permit to the Developer, for the purpose of developing the property described in the Developer's Agreement, as amended, and

WHEREAS, to memorialize that conditional use permit the City and the Developer entered into the Developer's Agreement under which the Developer agreed to develop four two-story commercial buildings, a three level parking garage, and residential improvements according to the terms of the Developer's Agreement, as amended, and

WHEREAS, on or about May 23, 2005 the City approved a modification of the conditional use permit to allow the parking garage to be up to five levels so long as the residential development was substantially completed before the expansion of the parking garage to five levels and also approved a two year extension of the conditional use permit through May 23, 2007, and

WHEREAS, on or about April 9, 2007 the City again approved an extension of the conditional use permit through May 23, 2008 because the parties believed the City's Comprehensive Plan would be approved by that date and the development would proceed according to the terms of the Developer's Agreement and the Comprehensive Plan, and

WHEREAS, to memorialize that modification to the conditional use permit the Developer and the City entered into the Developer's Agreement Amendment One dated

November 26, 2007, amending the original November 28, 2000 Developer's Agreement to provide that the parking garage shall not exceed 5 levels and to allow the Developer the right to request to add a third floor to the commercial buildings according to the terms of that amendment, and

WHEREAS, on or about March 10, 2008 the Comprehensive Plan had not yet been adopted so the City granted another extension of time for the conditional use permit until one year after the Comprehensive Plan became effective, and

WHEREAS, the Comprehensive Plan became effective on May 14, 2009, extending the conditional use permit through May 14, 2010, and

WHEREAS, at all times material to the Developer's Agreement SYDGAN Corporation acted as the agent in fact for the Developer regarding the Developer's Agreement, the Developer's Agreement Amendment One, and the conditional use permit, with any modifications and extensions, related to the Developer's Agreement, as amended, and

WHEREAS, by April of 2010 the City had not yet adopted its Land Use Code, which would provide the regulations governing the development contemplated by the parties, so the City's planning staff requested an additional extension of the conditional use permit on behalf of the Developer, and

WHEREAS, on May 10, 2010, during the City Commission's regularly scheduled public meeting, the City granted a three year extension of the conditional use permit through May 14, 2013 and added the following five additional conditions to the conditional use permit:

1. No construction shall take place on the additional parking garage expansion until compatible development is approved by the City (as required via conditional use) for the vacant portion of the property at 655 W. Morse Boulevard on the Pennsylvania and Symonds corner and construction of the approved project has begun;
2. The maximum parking garage expansion is not to exceed 5 levels. The specific authorized expansion will be determined based on land development code parking requirements for approved projects on the properties governed by the approved Development Agreement that demonstrate the need for such parking;
3. All other terms of the 11/28/00, Developer's Agreement, as amended on 11/26/07, remain unchanged. (This includes the requirement for residential development);

4. This Conditional Use approval becomes effective upon mutual execution of an amendment to that Developer's Agreement; and
5. This extension does not indicate or imply that the Commission approves any specific future development or level of parking required to accommodate such development. All proposed development is subject to the normal land use processing approvals.

, and

WHEREAS, neither the Developer nor SYDGAN asked the City to reconsider its decision or sought judicial review of the May 10, 2010 decision by the City within the time required, and

WHEREAS, on or about December 13, 2010 SYDGAN, on behalf of the Developer, again requested an extension of the conditional use permit, for the first time referencing two laws passed by the legislature; Section 14, Chapter 2009-96, Laws of Florida (2009), and Section 46, Chapter 2010-147, Laws of Florida (2010), and

WHEREAS, at the City Commission's December 13, 2010 meeting the City granted an additional extension under Chapter 2010-147 but denied any extension under Chapter 2009-96, and

WHEREAS, SYDGAN timely filed a Petition for Writ of Certiorari in the Ninth Judicial Circuit Court styled "SYDGAN CORPORATION v. CITY OF WINTER PARK, Case No. 2011-CA-001709-O, Writ No. 11-13," ("Petition") seeking review of the December 13, 2010 decision by the City, and

WHEREAS, SYDGAN, the Developer, and the City have executed a Settlement Agreement settling all claims and disputes referenced in the Petition and all claims and other disputes between them.

NOW THEREFORE, in consideration of the terms and conditions contained in this Developer's Agreement Amendment Two, the parties hereby agree to amend the Developer's Agreement, as amended, as follows:

1. The City, based on its inherent authority as a Florida municipality and its general authority under the City Code, grants an extension of the conditional use permit memorialized in the Developer's Agreement, as amended, through the date of May 14, 2014.

2. The following conditions shall apply to the conditional use permit:

- (1) No construction shall take place on the additional parking garage expansion until residential development on the vacant lots at 672 and 660 Symonds Avenue has begun. Furthermore, no construction shall take place on building number three located at 171 North Pennsylvania Avenue until either a minimum of a two-unit duplex located at 620 Symonds Avenue (west half of Lot 2, Block H, Capen's Addition to Winter Park; Plat Book "A, Page 95), which is the vacant land area just west of the Symonds Avenue commercial surface parking lot, has begun or residential development on the vacant lots at 712 and 726 Symonds Avenue (west half of Lot 5 and the east half of Lot 6, Block H, Capen's Addition to Winter Park; Plat Book "A, Page 95) has begun and that those residential buildings shall be deemed sufficient to satisfy the conditions of the Development Agreement, as amended.
- (2) The maximum parking garage expansion is not to exceed five levels. The specific future development of the adjacent vacant land will be determined based on the applicable land development code parking requirements for projects on the properties which are governed by the Developer's Agreement and which are approved by the City, and
- (3) All other terms of the November 28, 2000 Developer's Agreement, as amended on November 26, 2007, remain unchanged. (This includes the requirement for residential development).

BINDING EFFECT: This Developer's Agreement Amendment Two, which shall be incorporated into and referred to as the Developer's Agreement, as amended, shall be binding on the Developer and its successors and assigns in interest and all other parties acquiring any interest in the property described in the Developer's Agreement, as amended, and shall inure to the benefit of the City.

VENUE: Any action to enforce the terms or conditions of the Developer's Agreement, as amended, shall be before the City's Code Enforcement Board.

ADVICE OF COUNSEL: The Parties to the Developer's Agreement, as amended, acknowledge that they have received the advice of independent legal counsel. The parties executing this Developer's Agreement Amendment Two do so with the full knowledge of its significance and with the express intent of effecting its legal consequences.

AUTHORITY: Each party to this Developer's Agreement Amendment Two represents and warrants to the other that it has all necessary power and authority to enter into and consummate the terms and conditions of this Amendment and that all acts, approvals, procedures, and similar matters required in order to authorize this Amendment, have been taken or followed, as the case may be, and that upon execution of this Amendment by both parties, this Amendment shall be valid and binding on the parties and their successors in interest and shall be incorporated into the Developer's Agreement, as amended.

GOVERNING LAW: The Developer's Agreement, as amended, shall be governed by and construed according to the law of the state of Florida.

SUCCESSORS AND ASSIGNS: The Developer's Agreement, as amended, with all of its terms and conditions, shall be binding on and inure to the benefit of the City and the Developer and their respective successors in interest, and the terms and conditions of this amendment similarly shall be binding on the Property described in the Developer's Agreement, as amended, and shall run with the title to the Property.

SEVERABILITY: If any provisions of the Developer's Agreement, as amended, are found to be illegal or invalid, the other provisions of this Amendment shall remain in full force and effect.

IN WITNESS OF THIS AMENDMENT, the parties have executed this Agreement on the day and year indicated below.

W.F.G. LTD., a Florida Limited Partnership

ROBERT SALTSMAN
Printed name of Representative for W.F.G, LTD.

President of it Gen. Atk. Wellbome Corp
Position / Title of Representative for W.F.G, LTD.

Robert Saltzman
Signature of Representative for W.F.G, LTD

2/23/2012
Date

Laura Lee Viana
Printed name of Witness 1

Lana Lee Utter
Signature of Witness 1

Aimee Ellen Rox
Printed name of Witness 2

Aimee Ellen Rox
Signature of Witness 2

CITY OF WINTER PARK, FLORIDA

Kenneth W. Bradley
Mayor of the City of Winter Park

Kenneth W. Bradley
Signature of the Mayor of the City of Winter Park

3-16-12
Date

Juanita Grant
Printed name of Witness 1

JUANITA GRANT
Signature of Witness 1

Keri Martini
Printed name of Witness 2

Keri Martini
Signature of Witness 2

MDM HOTEL AT MORSE AND PENN

PRELIMINARY CONDITIONAL USE SUBMITTAL
10/05/16



Sheet List	
Sheet Number	Sheet Name
C1	BOUNDARY AND TOPOGRAPHIC SURVEY
C2	CIVIL SITE PLAN
C3	DRAINAGE PLAN
C4	LAND USE CHANGE SKETCH OF DESCRIPTION
L-1	TREE PRESERVATION & PROTECTION PLAN
L-2	LANDSCAPE PLAN
G0.2	SITE ANALYSIS
G0.3	F.A.R. CALCULATIONS
G1.0	ARCHITECTURAL SITE PLAN
G1.2	BUILDING ELEVATIONS
G1.3	BUILDING ELEVATIONS - COLOR
G2.0	N. PENNSYLVANIA AVE. ENTRANCE PERSPECTIVE
G2.1	N. PENNSYLVANIA AVE. ENTRANCE PERSPECTIVE
G2.2	BUILDING PERSPECTIVES
G2.3	N. PENNSYLVANIA AVE. & SYMONDS AVE. PERSPECTIVE
G2.4	BUILDING PERSPECTIVES
G2.5	N. PENNSYLVANIA AVE. & SYMONDS AVE. PERSPECTIVE
G2.8	N. PENNSYLVANIA AVE. ENTRANCE PERSPECTIVE
G2.9	N. PENNSYLVANIA AVE. ENTRANCE PERSPECTIVE
G2.10	BUILDING PERSPECTIVES
G2.11	N. PENNSYLVANIA AVE. & SYMONDS AVE. PERSPECTIVE
G2.12	N. PENNSYLVANIA AVE. & SYMONDS AVE. PERSPECTIVE

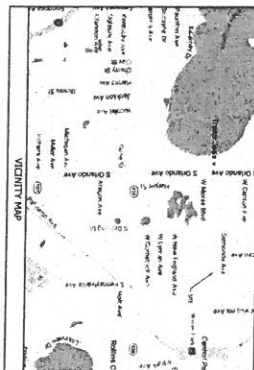
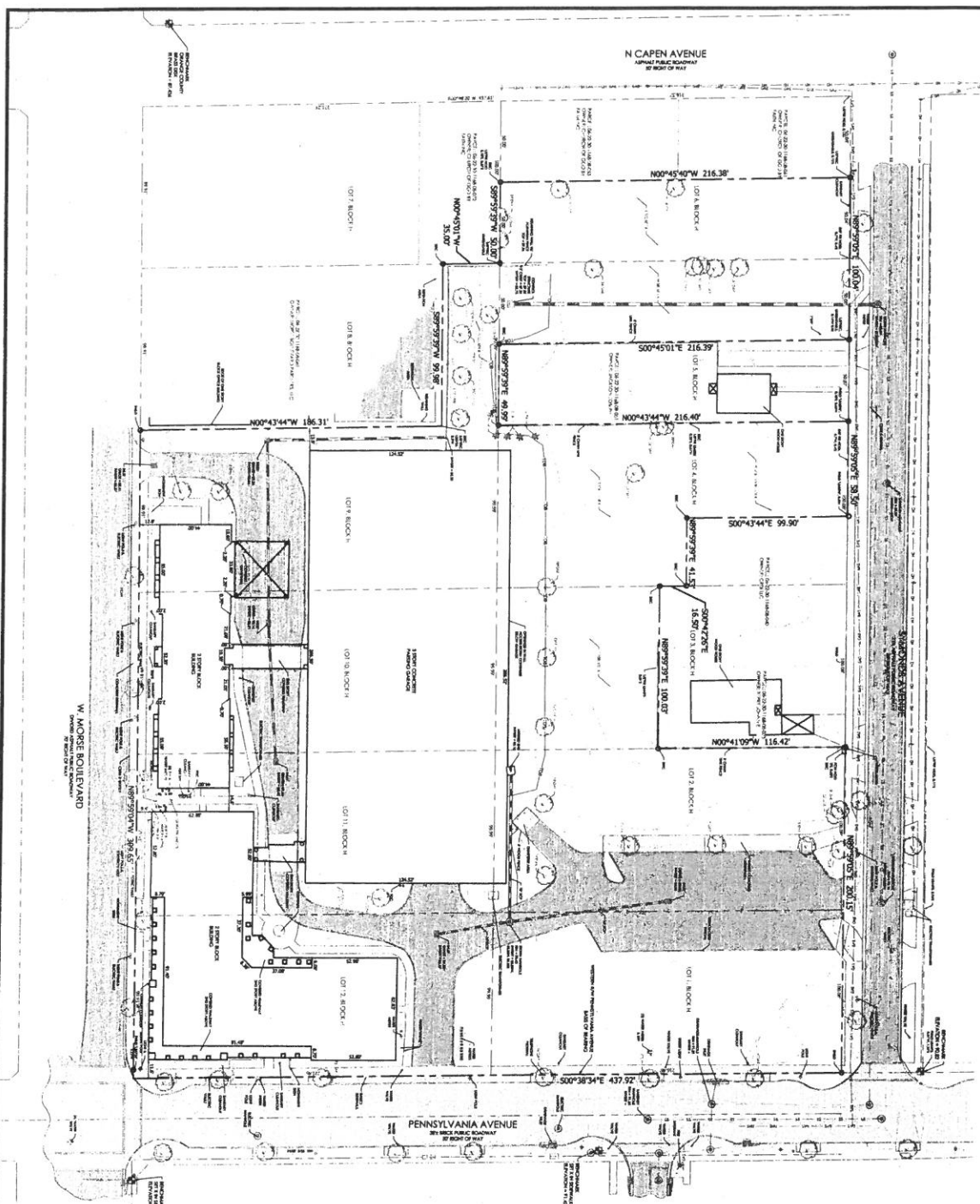
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15-317

FINFROCK
FINFROCK DESIGN, INC.

COVER

MDM BOUTIQUE HOTEL

WINTER PARK, FL | G0
10/04/16

[illegible]

SUPPLEMENT NOTES:

1. List date of info received (date, time).
2. List name of person who provided info. State how you contacted them (phone, mail, newspaper, law enforcement, etc.).
3. List name of person who provided info. If you are not sure of name, record initials and last name. Record if you know the person's address, telephone number, and if you know the person's occupation.
4. List date, time, and place of incident. If you are not sure of date, time, or place, record "unknown" where date, time, or place is concerned. Do not make up dates, times, or places.
5. List the name and title of the person who provided info. Do not invent a name or title. Do not invent a name or title if you are not sure of the name or title.
6. List the name and title of the person who provided info. Do not invent a name or title. Do not invent a name or title if you are not sure of the name or title.
7. List the name and title of the person who provided info. Do not invent a name or title. Do not invent a name or title if you are not sure of the name or title.
8. List the name and title of the person who provided info. Do not invent a name or title. Do not invent a name or title if you are not sure of the name or title.
9. List the name and title of the person who provided info. Do not invent a name or title. Do not invent a name or title if you are not sure of the name or title.
10. List the name and title of the person who provided info. Do not invent a name or title. Do not invent a name or title if you are not sure of the name or title.

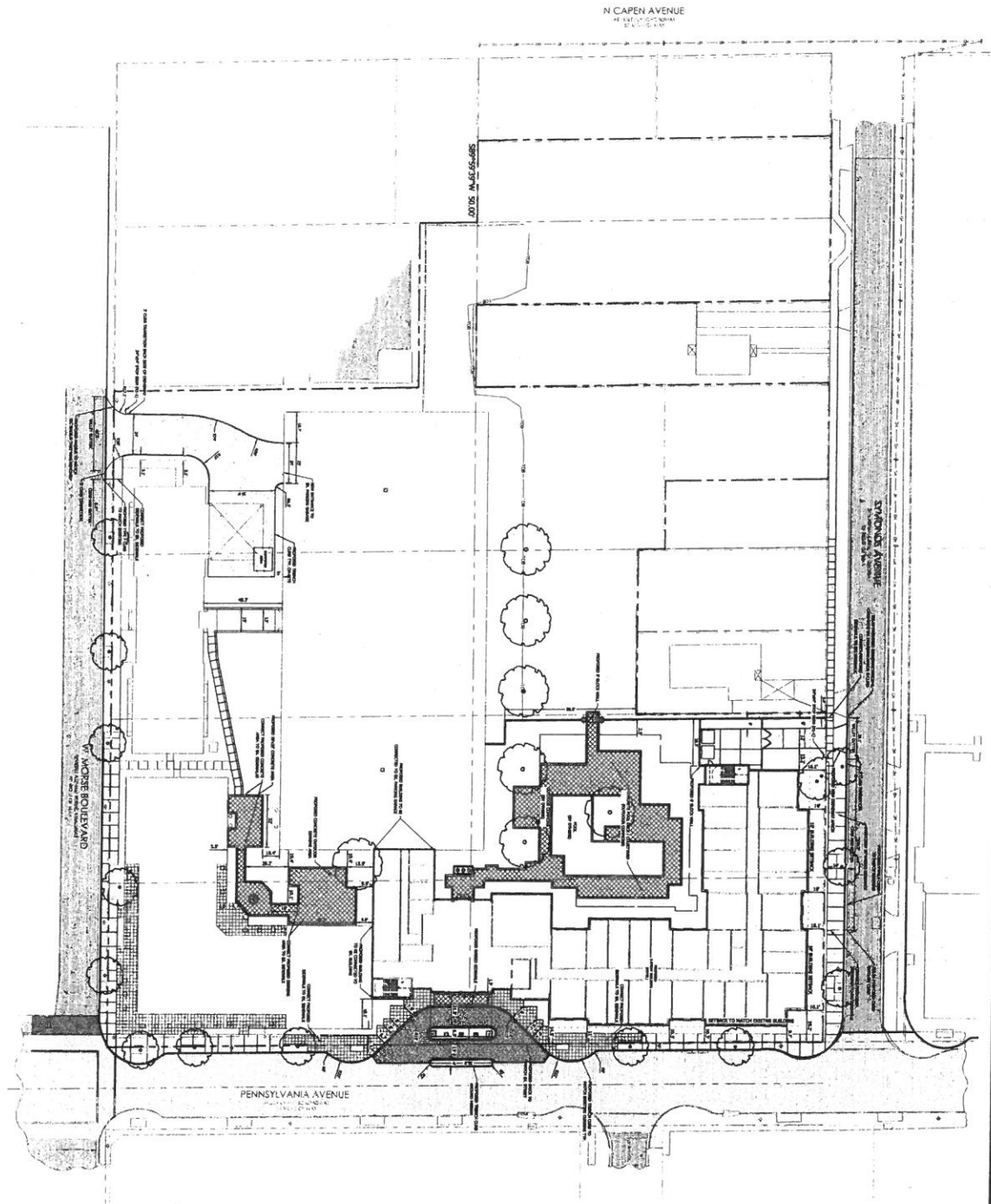
11. THE SURVEY IS WAS CONDUCTED UNDER THE AGENT OF THE SEARCH. THERE MAY BE ADDITIONAL EXPENSES OR RECOMMENDATIONS LIMITED IN THE RECORDS NOT REPRODUCED OR PROVIDED TO THE SURVEILLANT.
12. THE SOURCE OF ALL REPORT OR WHAT WOULD BE THE PLAN OF CARRYING ADOPTION TO WRITE PAGE.

PROJECT NO: 1578	CLIENT:	MIKE MAHER
	PROJECT:	MORSE AND PENN HOTEL
DRAWN BY: 1	Boundary and Topographic Survey 655 W MORSE BLVD, WINTER PARK FL 32788	



PEsury, Inc
 (EMAIL: hzzyen@pickert-ef-engineering.com)
 (MAILING: P.O. BOX 228, BARTOW, FL 33531)
 (150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33531)
 (PHONE: (863) 800-3046 FAX: (863) 800-1159)
 (FLORIDA CERTIFICATE OF AUTHORIZATION # F.B.81)

DRIVEN BY:	AGENCY & LICENSE # P.E. 10000 770 7000	NO.	DATE	APPROVED	DESCRIPTION
REL4					
CHECKED BY:					
REL4					



FLOOD PLAIN NOTE

THIS PROJECT IS NOT WITHIN THE FLOOD PLAIN OF THE 100 YEAR FLOOD AREA.

TYPICAL DIMENSIONS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY
101	EXISTING GRADE	1" = 10'	1.00
102	PROPOSED GRADE	1" = 10'	1.00
103	PROPOSED GRADE	1" = 10'	1.00
104	PROPOSED GRADE	1" = 10'	1.00
105	PROPOSED GRADE	1" = 10'	1.00
106	PROPOSED GRADE	1" = 10'	1.00
107	PROPOSED GRADE	1" = 10'	1.00
108	PROPOSED GRADE	1" = 10'	1.00
109	PROPOSED GRADE	1" = 10'	1.00
110	PROPOSED GRADE	1" = 10'	1.00

PROPOSED IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY
201	PROPOSED IMPROVEMENTS	1" = 10'	1.00
202	PROPOSED IMPROVEMENTS	1" = 10'	1.00
203	PROPOSED IMPROVEMENTS	1" = 10'	1.00
204	PROPOSED IMPROVEMENTS	1" = 10'	1.00
205	PROPOSED IMPROVEMENTS	1" = 10'	1.00
206	PROPOSED IMPROVEMENTS	1" = 10'	1.00
207	PROPOSED IMPROVEMENTS	1" = 10'	1.00
208	PROPOSED IMPROVEMENTS	1" = 10'	1.00
209	PROPOSED IMPROVEMENTS	1" = 10'	1.00
210	PROPOSED IMPROVEMENTS	1" = 10'	1.00

NO.	DATE	APPROVED	DESCRIPTION
1	10/1/01	CS	DESIGNED BY
2	10/1/01	CS	CHECKED BY
3	10/1/01	CS	APPROVED BY



180 SOUTH WOODLAWN AVENUE, KATONAH, IL 60147 PHONE (847) 800-5054 FAX (847) 800-1178
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #20247

CLIENT: FINPROCK CONSTRUCTION, INC.

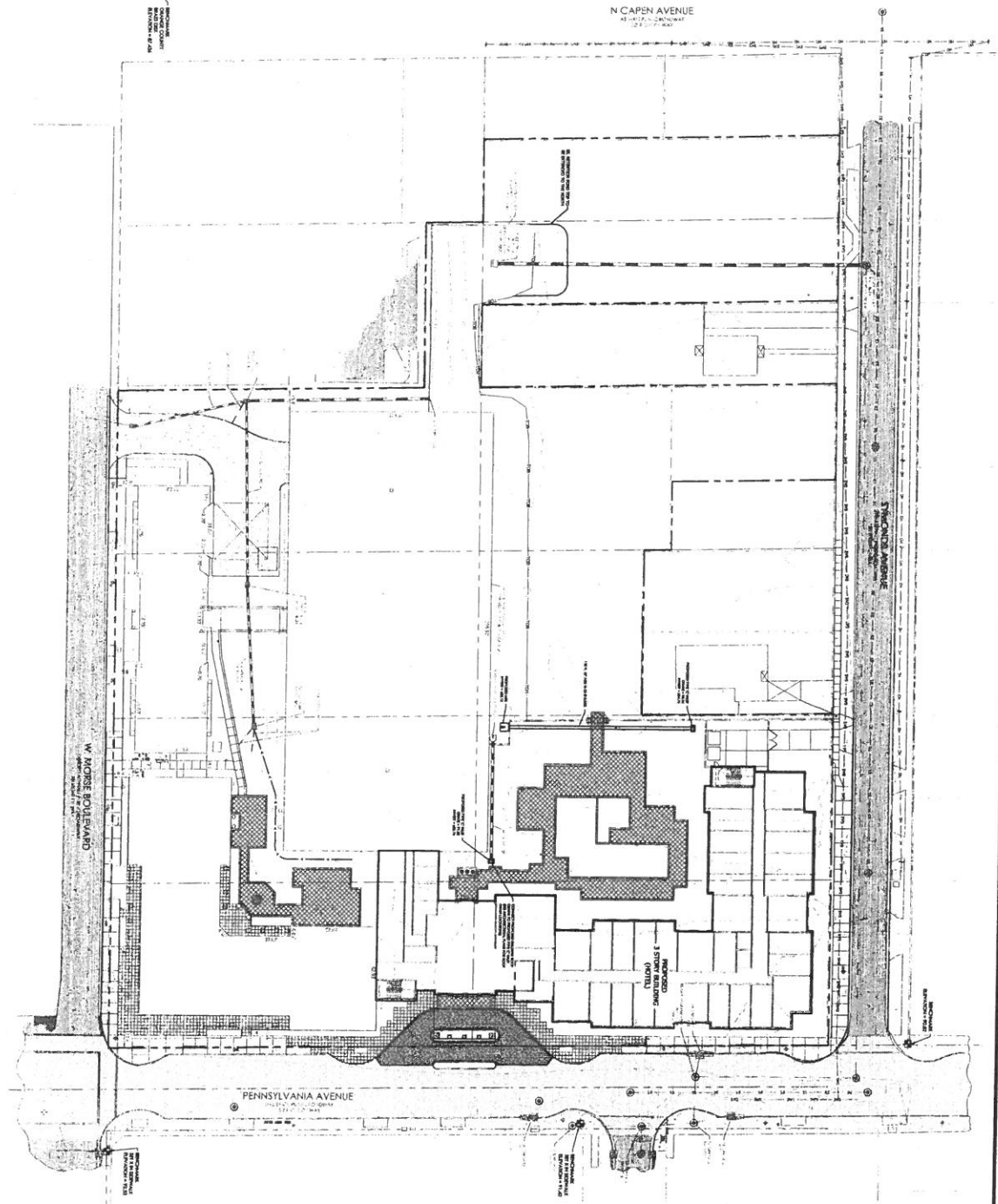
PROJECT: MORSE AND PENN HOTEL

SITE PLAN

655 W MORSE BLVD, WINTER PARK, FLORIDA 32789














1578



ROOF DRAIN SYSTEM

[illegible][illegible]

PROPERTY LINE
EXISTING RIGHT OF WAY
PROPOSED RIGHT OF WAY
PROPOSED CURB LINE
PROPOSED PAVED ALLEY LINE
EXISTING CURB LINE

	CONTROL SAMPLE
	10% NaOH SOLUTION
	20% NaOH SOLUTION
	30% NaOH SOLUTION
	40% NaOH SOLUTION
	50% NaOH SOLUTION
	60% NaOH SOLUTION
	70% NaOH SOLUTION
	80% NaOH SOLUTION
	90% NaOH SOLUTION
	100% NaOH SOLUTION

SCALE: 1" = 20'

0' 20' 40'

LEGEND



1578	PROJECT NO:	FINROCK CONSTRUCTION, INC.
	PROJECT:	MORSE AND PENN HOTEL
DRAINAGE PLAN		
1	DATE:	
1	BY:	
655 W MORSE BLVD, WINTER PARK, FLORIDA 32789		

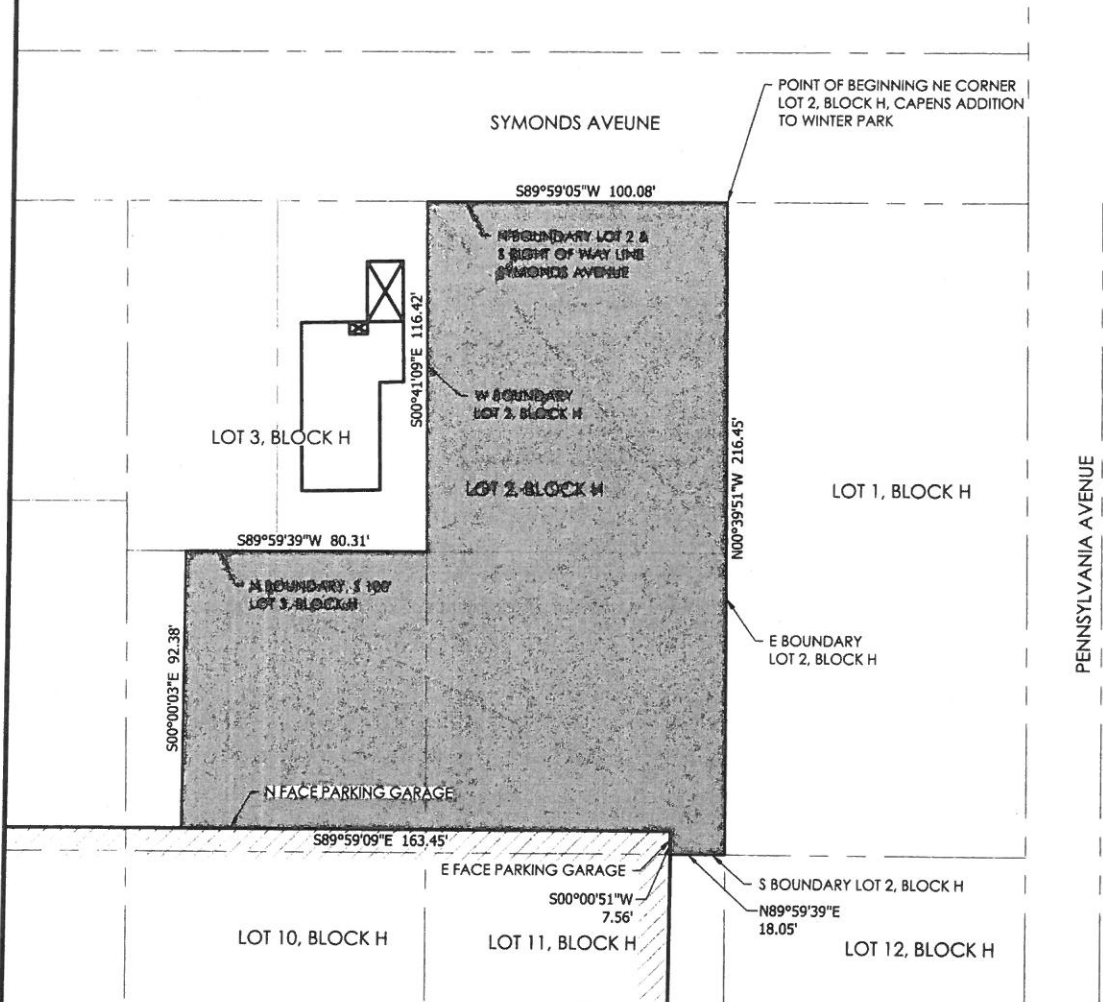
PE **Pickett**
engineering
30 SOUTH WOODLAWN AVENUE, BARTOW, FL 33630 PHONE: (863) 800-3044 FAX: (863) 800-1198
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #24247

DEIGNED BY:	BAYTOL MEDINA B. P.2. R. REG. #1428	NO.	DATE	APPROVED	DESCRIPTION
OS					
DRAWN BY:					
DH					
CHECKED BY:					
PM	NOT VALID UNLESS SIGNED AND SEALED				

NOT A SURVEY



NORTH
1" = 50'



DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF LOT 2, BLOCK H CAPENS ADDITION TO WINTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 95, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND RUN THENCE S89°59'05"W ALONG THE NORTH BOUNDARY OF SAID LOT 2, AND SOUTH RIGHT OF WAY LINE OF SYMONDS AVENUE ACCORDING TO SAID CAPENS ADDITION TO WINTER PARK PLAT, A DISTANCE OF 100.08 FEET TO THE WEST BOUNDARY OF LOT 2; RUN THENCE S00°41'09"E ALONG SAID WEST BOUNDARY OF LOT 2 A DISTANCE OF 116.42 FEET; RUN THENCE S89°59'39"W ALONG THE NORTH BOUNDARY OF THE SOUTH 100 FEET OF LOT 3, OF SAID BLOCK H, A DISTANCE OF 80.31 FEET; RUN THENCE S00°00'03"E A DISTANCE OF 92.38 FEET TO THE NORTH FACE OF A PARKING GARAGE. RUN THENCE S89°59'09"E ALONG THE FACE OF SAID PARKING GARAGE 163.45 FEET; RUN THENCE S00°00'51"W ALONG THE EAST FACE OF SAID LOT 2, A DISTANCE OF 18.05 FEET TO THE EAST BOUNDARY OF SAID LOT 2; RUN THENCE N00°39'51"W ALONG SAID EAST BOUNDARY OF LOT 2, A DISTANCE OF 216.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 28,500 SQUARE FEET.

SURVEYOR'S NOTES:

1. ALL LANDS ARE WITHIN CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA.
2. BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE FOR WESTERN RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE ACCORDING TO THE PLAT OF CAPENS ADDITION TO WINTER PARK, RECORDED IN PLAT BOOK A, PAGE 95, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOT VALID WITHOUT A RAISED SEAL

PEsurv, Inc



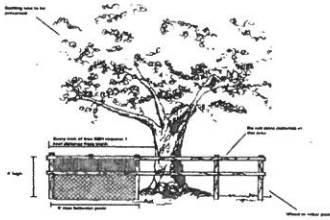
150 SOUTH WOODLAWN
AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046
FLORIDA CERTIFICATE OF
AUTHORIZATION # LB 8112

MORSE & PENN LAND USE
Section 6, Township 22S, Range 30E

**LAND USE CHANGE
SKETCH OF DESCRIPTION**

PESURV, INC.

JOB # 1578



TREE BARRICADE DETAIL

The tree protection barricade shall be at least four (4) feet high and consist of either wood fence with 2x4 posts placed a maximum of eight (8) feet apart with 2x4 top rails or temporary orange fencing or other similar barrier that will limit access to the protected area.

The barricade shall be at least one foot in distance for each inch of trunk diameter. For trees less than 12" DBH, the minimum barricade shall be placed at least ten (10) feet away from the base of the tree.

Tree barricade approval: Obtain city approval of tree barricades before beginning any clearing operations or site development.

Tree protection signs shall be posted.

TREE PROTECTION REQUIREMENTS

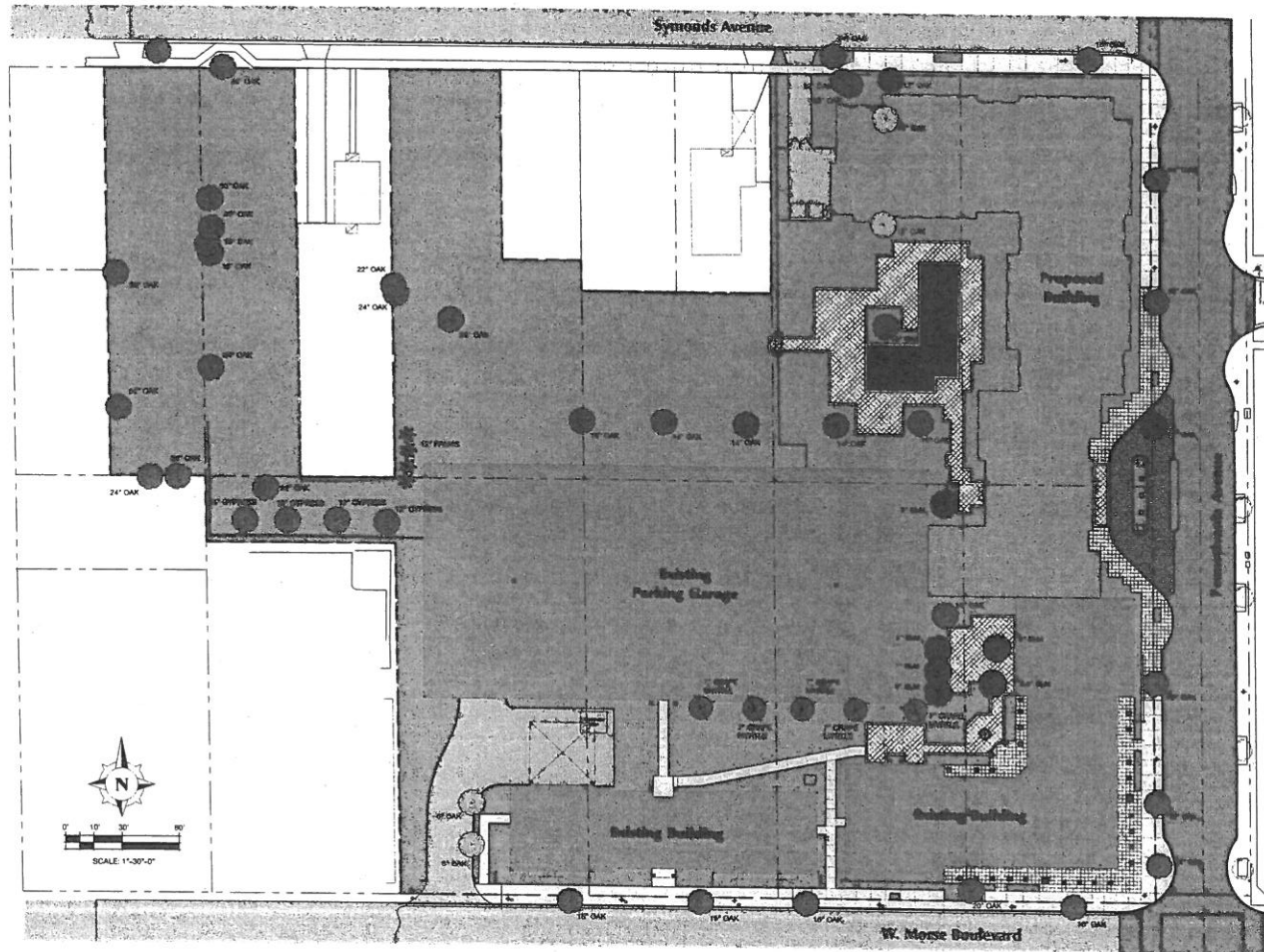
- Tree protection barrier required (subject and adjacent properties), Preferred material: 2x4 wood frames with high-vis fencing attached.
- Tree protection barrier shall be maintained at all times.
- No vehicles, machinery, soil deposits, building material etc., within tree protection zone.
- No mechanical, grubbing, trenching or clearing within the tree protection zone.
- No wires, braces, nails, bolts, chains, or rope is to be attached to the tree.
- Grade changes of more than 3" require a dry wall around the base of the tree encompassing the drip line.
- Removal of more than 3" of soil within the drip line is prohibited.
- Utilities are to be routed around the drip line. If not possible tunneling is required, TRENCHING IS PROHIBITED.
- When installing privacy walls or other permanent structures, carrier beams should be installed to bridge over the roots.
- Tree protection signs shall be posted.

NOTE

The landscape architect has reviewed Tree Preservation with Urban Forestry on site, and will continue to coordinate Tree Protection and Replacement.

LEGEND

- Existing Trees to Remain
- Existing Trees to be Transplanted
- Existing Trees to be Removed

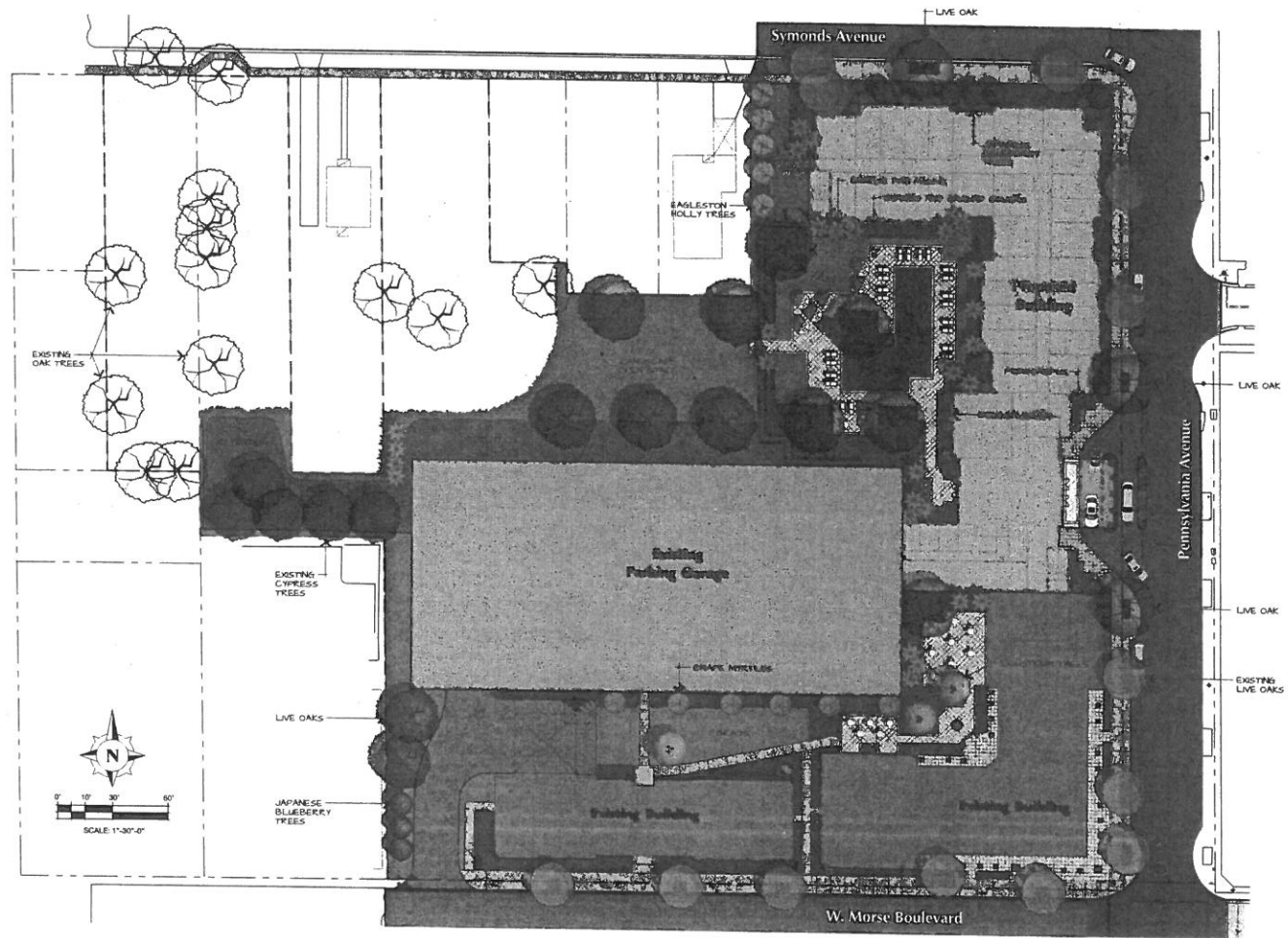


MDM BOUTIQUE HOTEL

TREE PRESERVATION & PROTECTION PLAN L-1



tele 407.718.7539
mail@joe.knight.net
LA-0000379

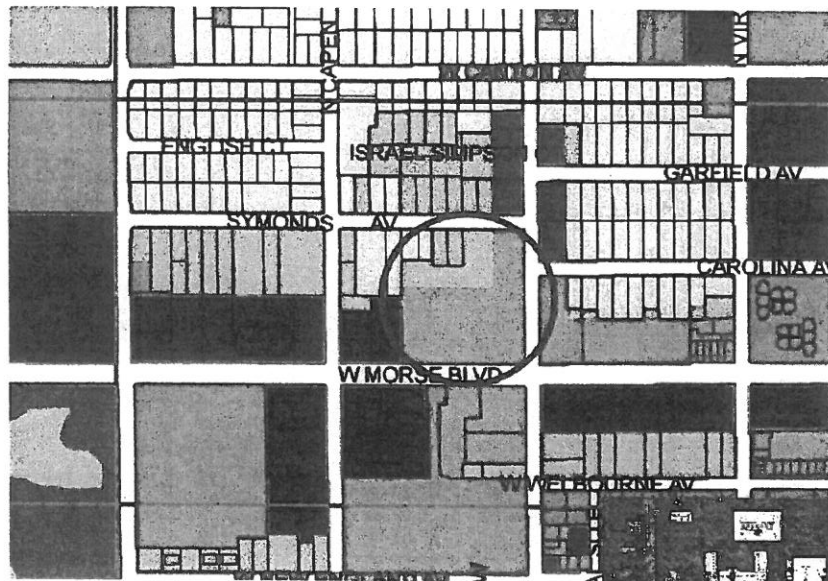


MDM BOUTIQUE HOTEL

LANDSCAPE PLAN L-2



tele 407.718.7530
mail@joeknight.net
LA-0000579



ZONING MAP

City of Winter Park, Florida

Legend			
Zoning	<ul style="list-style-type: none"> C-1 C-2 C-3 C-3A I-1 OC PD O-1 O-2 PD-1 PD-2 PD-3 PL PQP PR PU/ED R-1A R-1AA R-1AAA R-2 R-3 R-4 	<ul style="list-style-type: none"> County Boundary Winter Park Other Cities City Map Sheets Water Streets Parcel Ownership 	

This is to certify that this official Zoning Map was adopted April 12, 2010 as part of the Land Development Code of the City of Winter Park, Florida.

Kenneth W. Bradley
Mayor: Kenneth W. Bradley

Cindy Bonham
Attested by City Clerk: Cindy Bonham

Zoning Map updated for ordinances adopted through 2/10/2016 by the City of Winter Park.



SITE ANALYSIS

ADDRESS: 655 W. Morse Blvd.
PARCEL: 06-22-30-1168-08-095

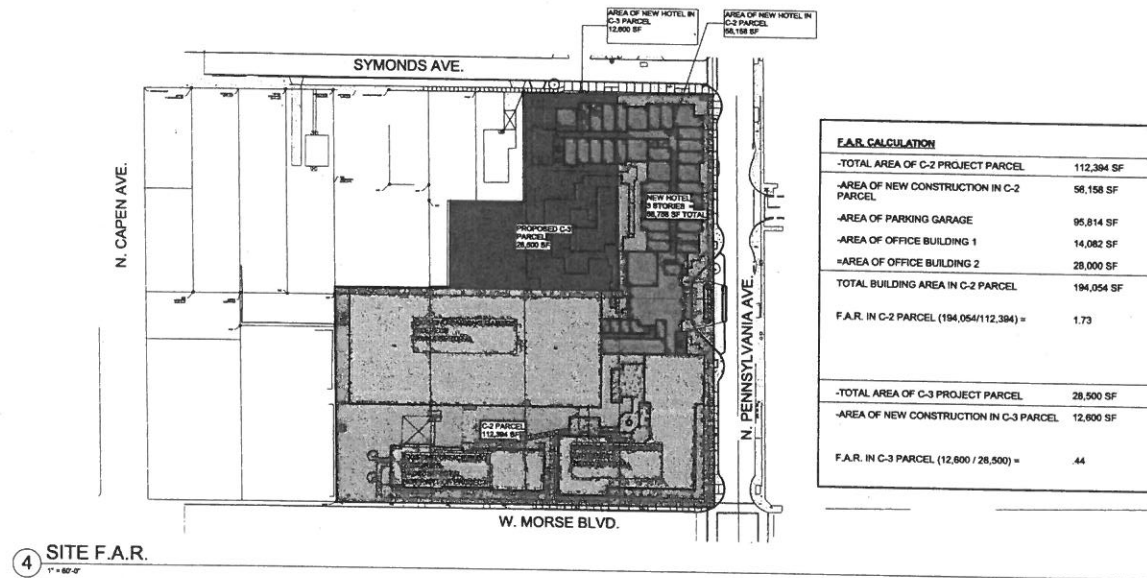
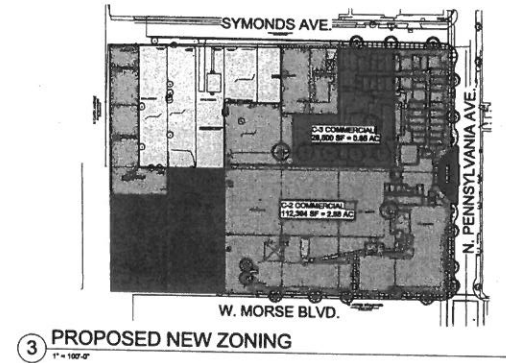
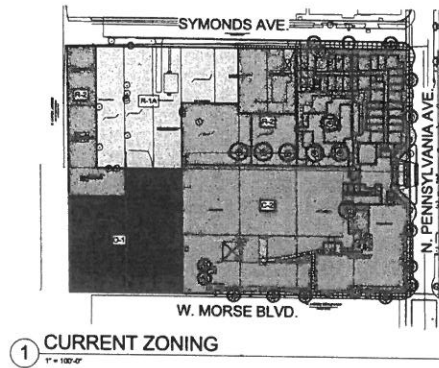
ZONING: C-2
MAX HEIGHT: 40 ft.
MIN. SETBACKS:
Front: 0 ft.
Side: No requirement
Rear: 10 ft.
MAX. FAR: 200%

ZONING: C-3
MAX HEIGHT: 40 ft.
MIN. SETBACKS:
Front: 10 ft.
Side: 15 ft. (adjacent R-2 zoning)
Rear: 30 ft.
MAX. FAR: 45%

SITE ANALYSIS

MDM BOUTIQUE HOTEL

WINTER PARK, FL
10/04/16 | G0.2



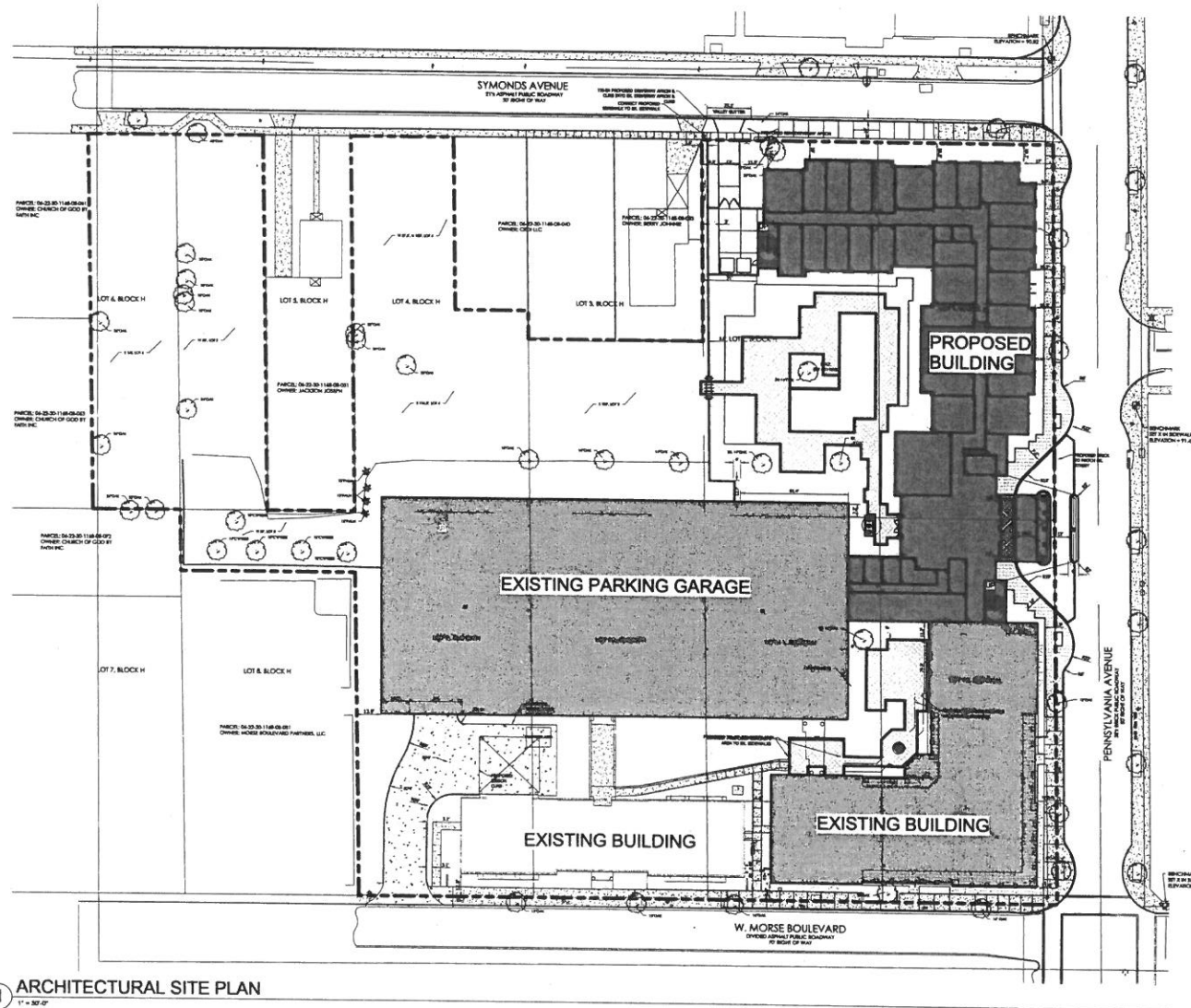
F.A.R. CALCULATIONS

MDM BOUTIQUE HOTEL

WINTER PARK, FL | G0.3
10/04/16



1 ARCHITECTURAL SITE PLAN
1" = 300'-0"



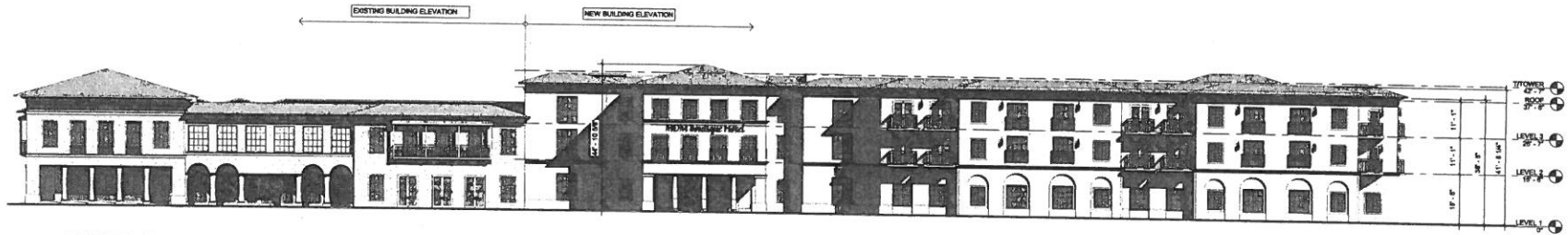
PARKING REQUIREMENTS - WINTER PARK CODE OF ORDINANCES, CH. 58, SEC. 58-85

USE	AREA / ROOM	PARKING REQUIRED PER SF OR ROOM	REQUIRED SPACES
HOTEL	1,500	1 SPACE PER ROOM	120
RESTAURANT	6,000	1 SPACE/ 50	80
MEETING ROOMS	6,000	1 SPACE/ 350	14
OFFICE (EXISTING)	14,082	1 SPACE/ 250	56
PARKING SPACES REQUIRED			270

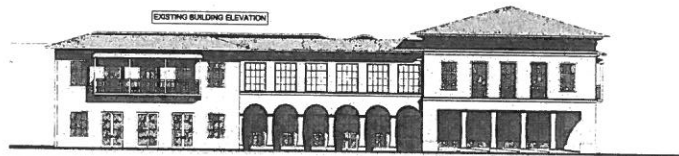
EXISTING PARKING GARAGE SPACES PROVIDED 270

ARCHITECTURAL SITE PLAN
MDM BOUTIQUE HOTEL

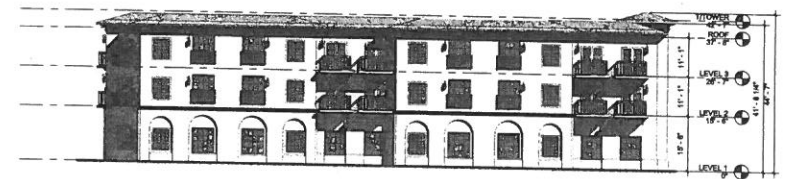
WINTER PARK, FL
10/04/16 | G1.0



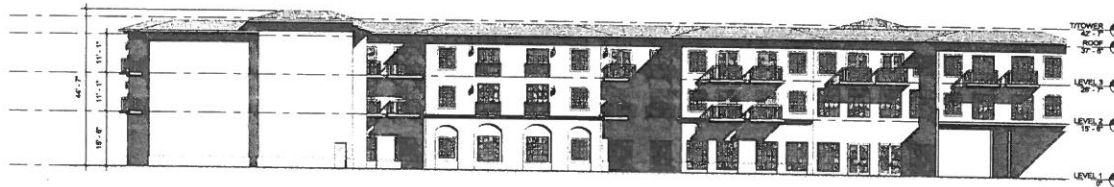
② EAST ELEVATION - PENNSYLVANIA AVE
1/8" = 1'-0"



③ SOUTH ELEVATION - MORSE BLVD
1/8" = 1'-0"



① NORTH ELEVATION - SYMONDS AVE
1/8" = 1'-0"

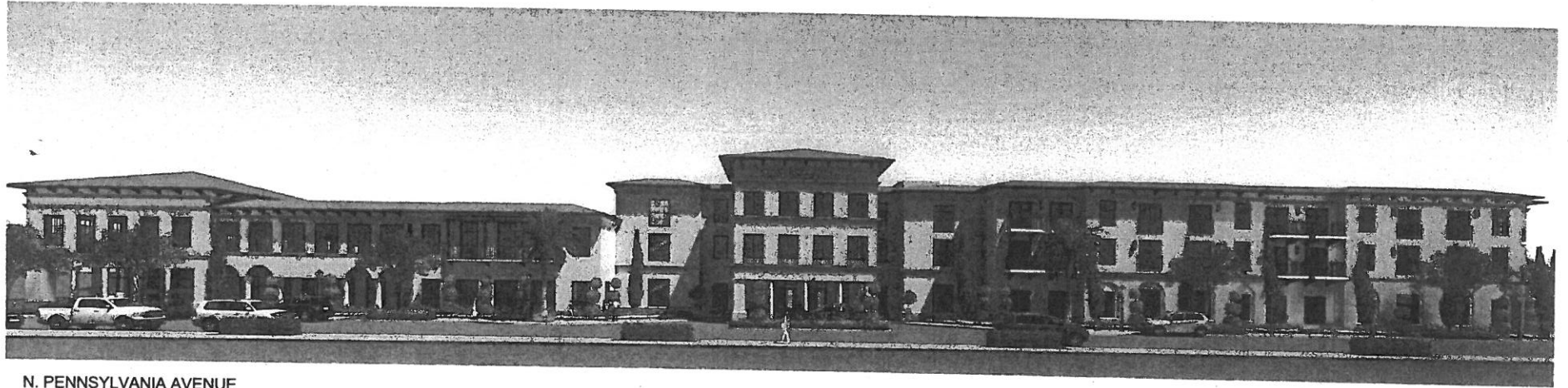


④ WEST ELEVATION
1/8" = 1'-0"

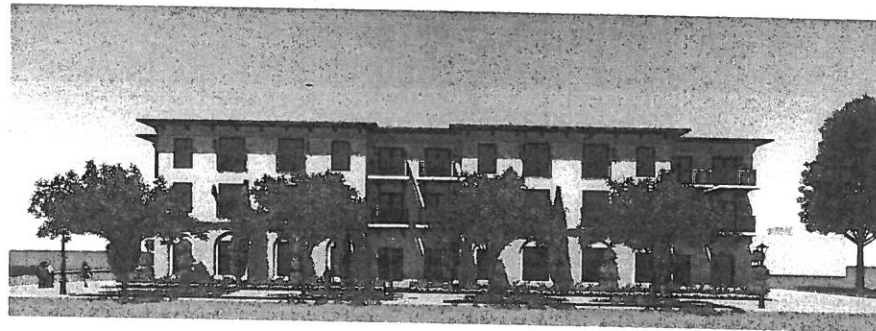
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FINROCK DESIGN, INC.

BUILDING ELEVATIONS
MDM BOUTIQUE HOTEL
WINTER PARK, FL | G1.2
10/04/16



N. PENNSYLVANIA AVENUE



SYMONDS AVENUE

BUILDING ELEVATIONS - COLOR

MDM BOUTIQUE HOTEL

WINTER PARK, FL | G1.3
10/04/16

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FINROCK DESIGN, INC.



N. PENNSYLVANIA AVE. ENTRANCE PERSPECTIVE

MDM BOUTIQUE HOTEL

WINTER PARK, FL | G2.0
10/04/16

FINFROCK
FINFROCK DESIGN, INC.



N. PENNSYLVANIA AVE. ENTRANCE PERSPECTIVE

MDM BOUTIQUE HOTEL

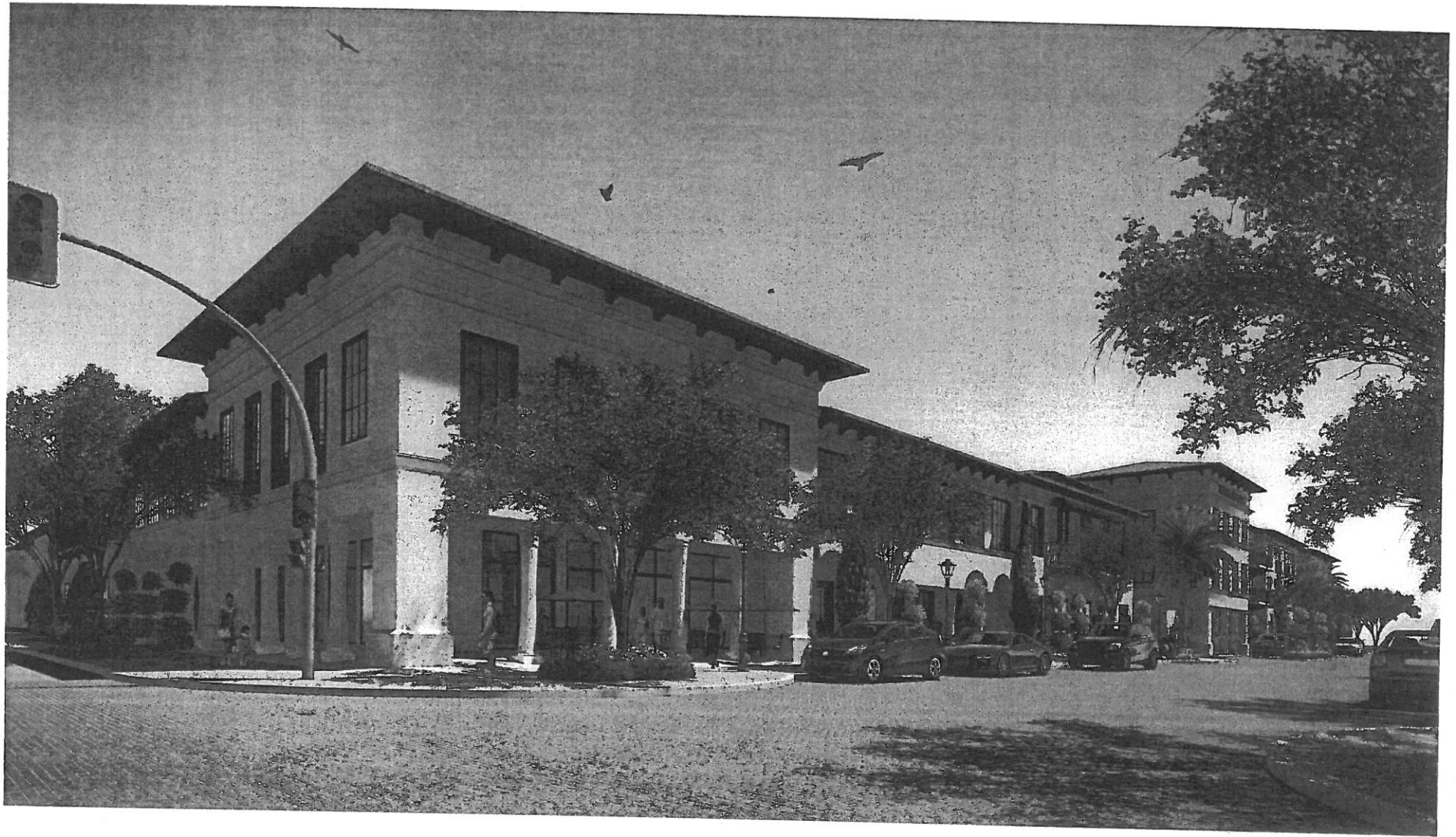
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10/04/16

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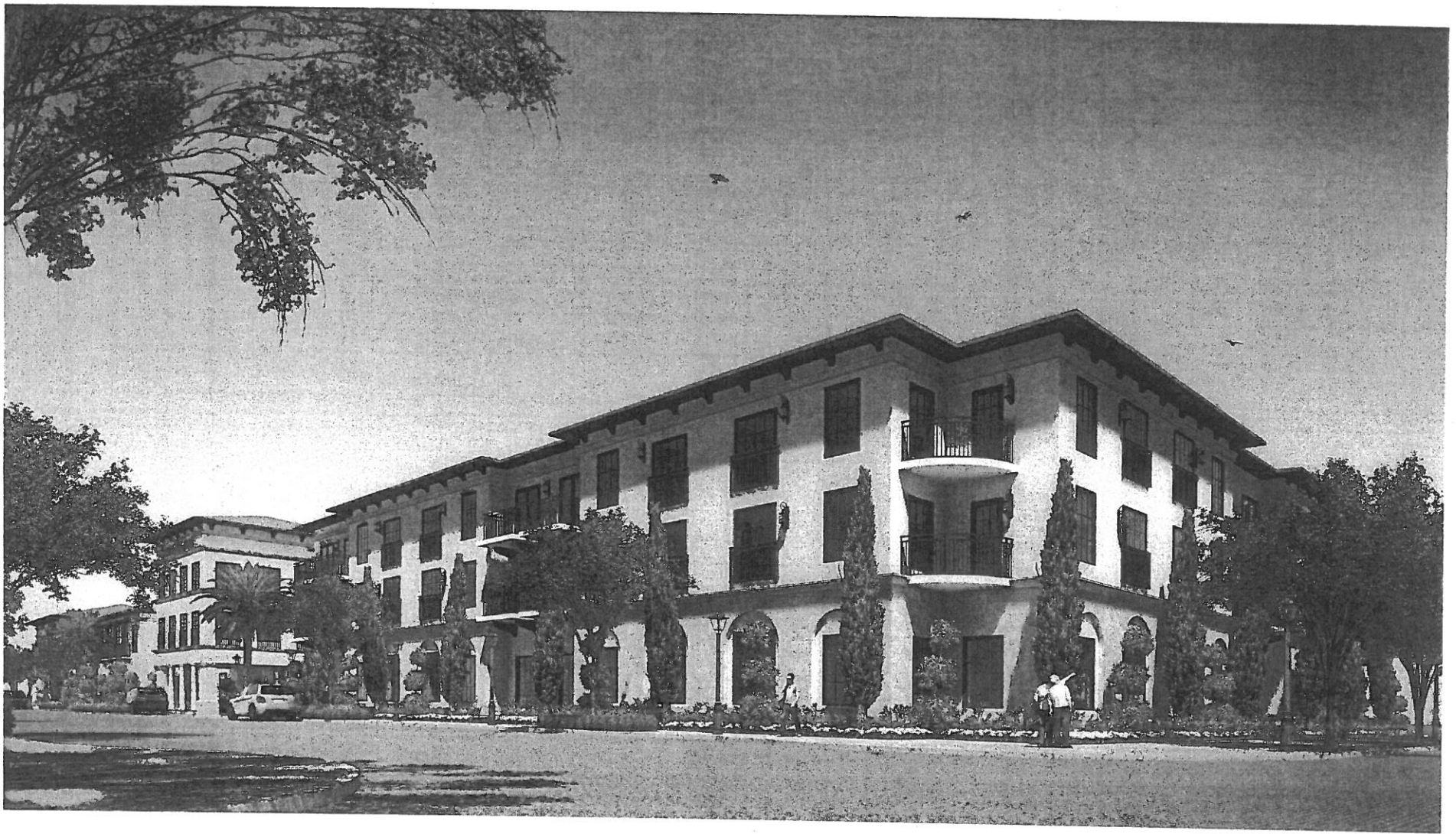
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FINROCK DESIGN, INC.

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FINROCK
FINROCK DESIGN, INC.



BUILDING PERSPECTIVES
MDM BOUTIQUE HOTEL
WINTER PARK, FL | G2.2
10/04/16



N. PENNSYLVANIA AVE. & SYMONDS AVE. PERSPECTIVE

MDM BOUTIQUE HOTEL

WINTER PARK, FL | G2.3
10/04/16

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FINROCK DESIGN, INC.

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FINROCK
FINROCK DESIGN, INC.



BUILDING PERSPECTIVES
MDM BOUTIQUE HOTEL
WINTER PARK, FL | G2.4
10/04/16

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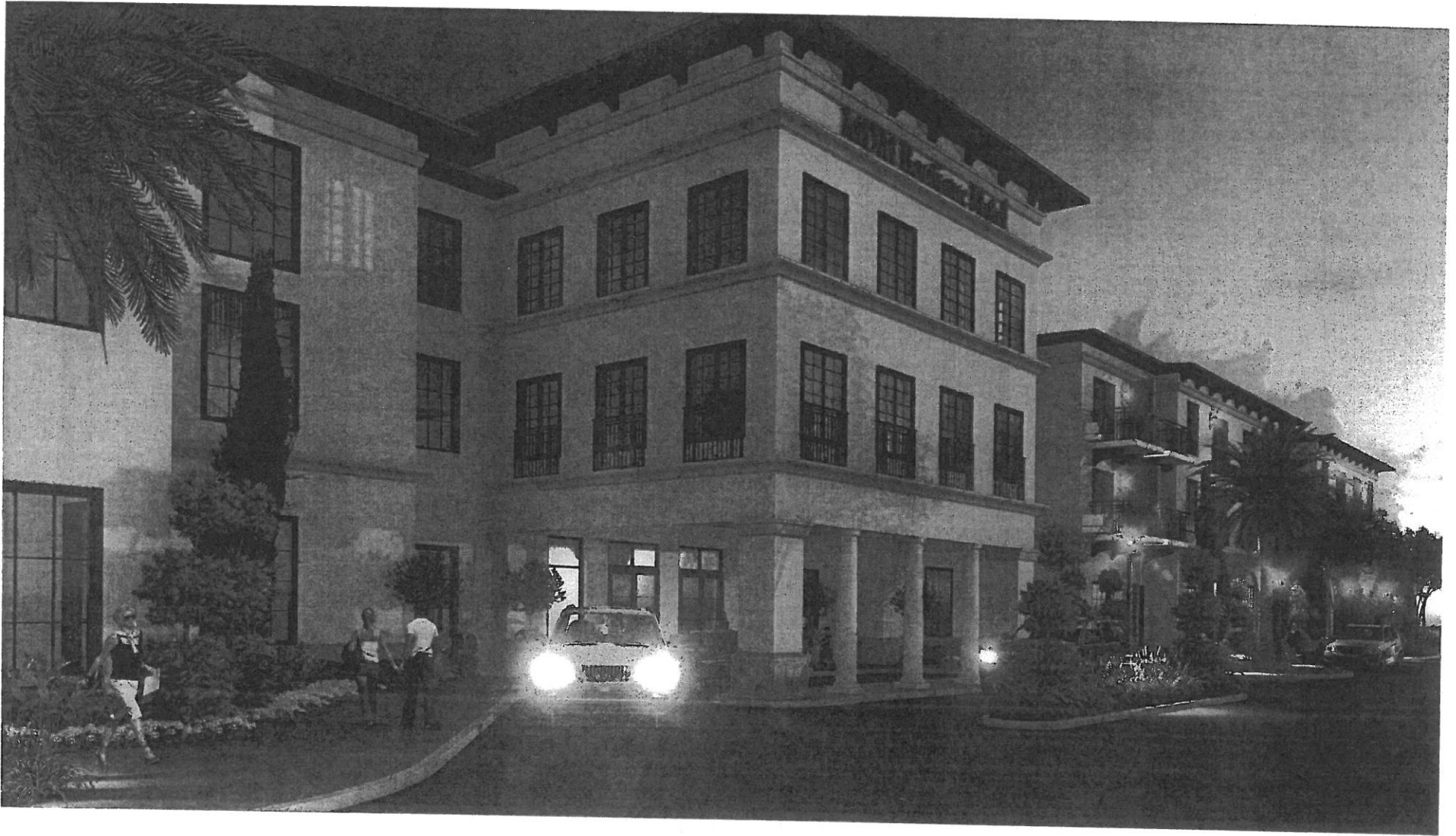
FINFROCK
FINFROCK DESIGN, INC.



N. PENNSYLVANIA AVE. & SYMONDS AVE. PERSPECTIVE

MDM BOUTIQUE HOTEL

WINTER PARK, FL | G2.5
10/04/16



N. PENNSYLVANIA AVE. ENTRANCE PERSPECTIVE

MDM BOUTIQUE HOTEL

WINTER PARK, FL | G2.8
10/04/16

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FINROCK
FINROCK DESIGN, INC.

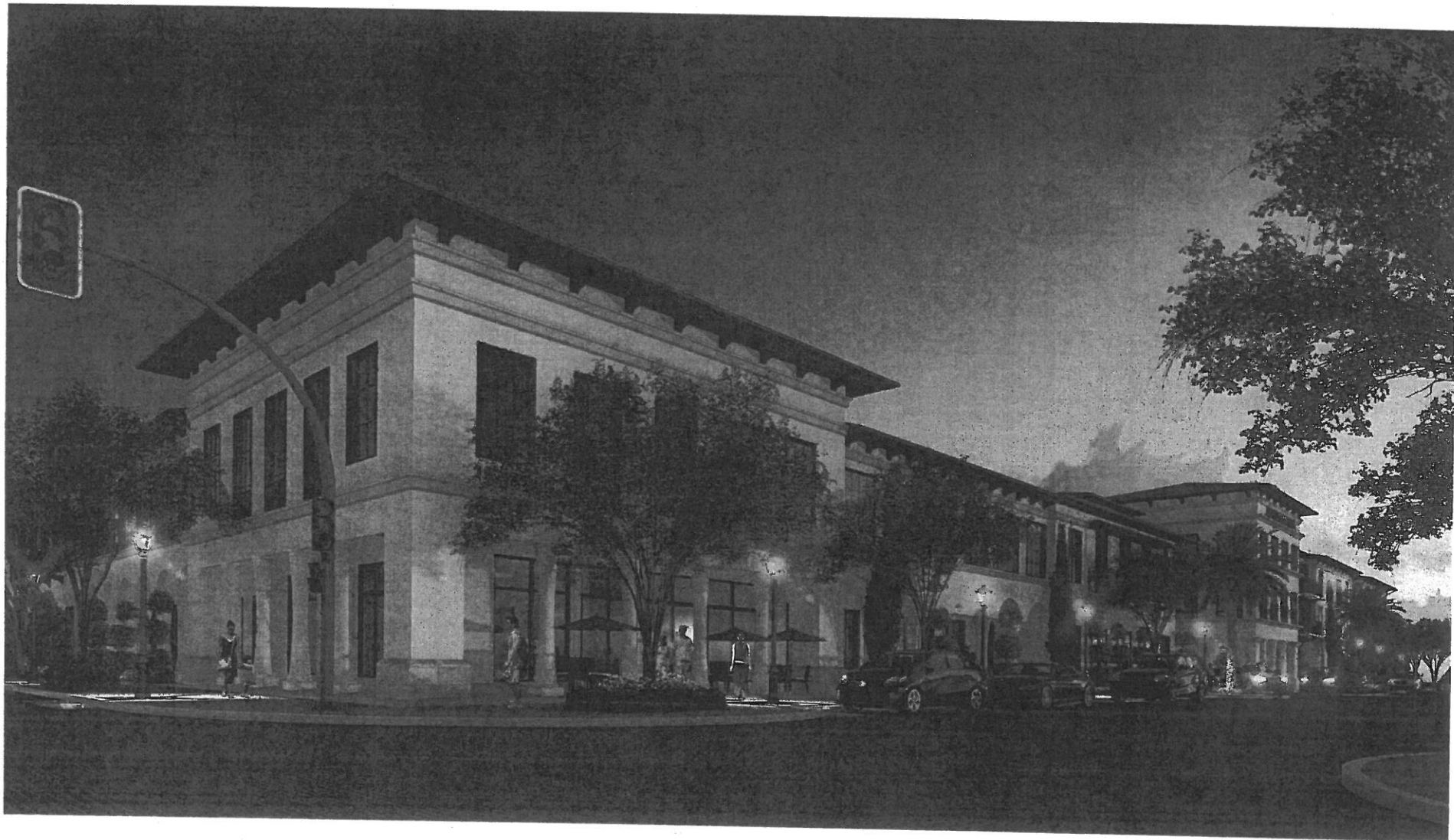
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MDM BOUTIQUE HOTEL

WINTER PARK, FL | G2.9
10/04/16

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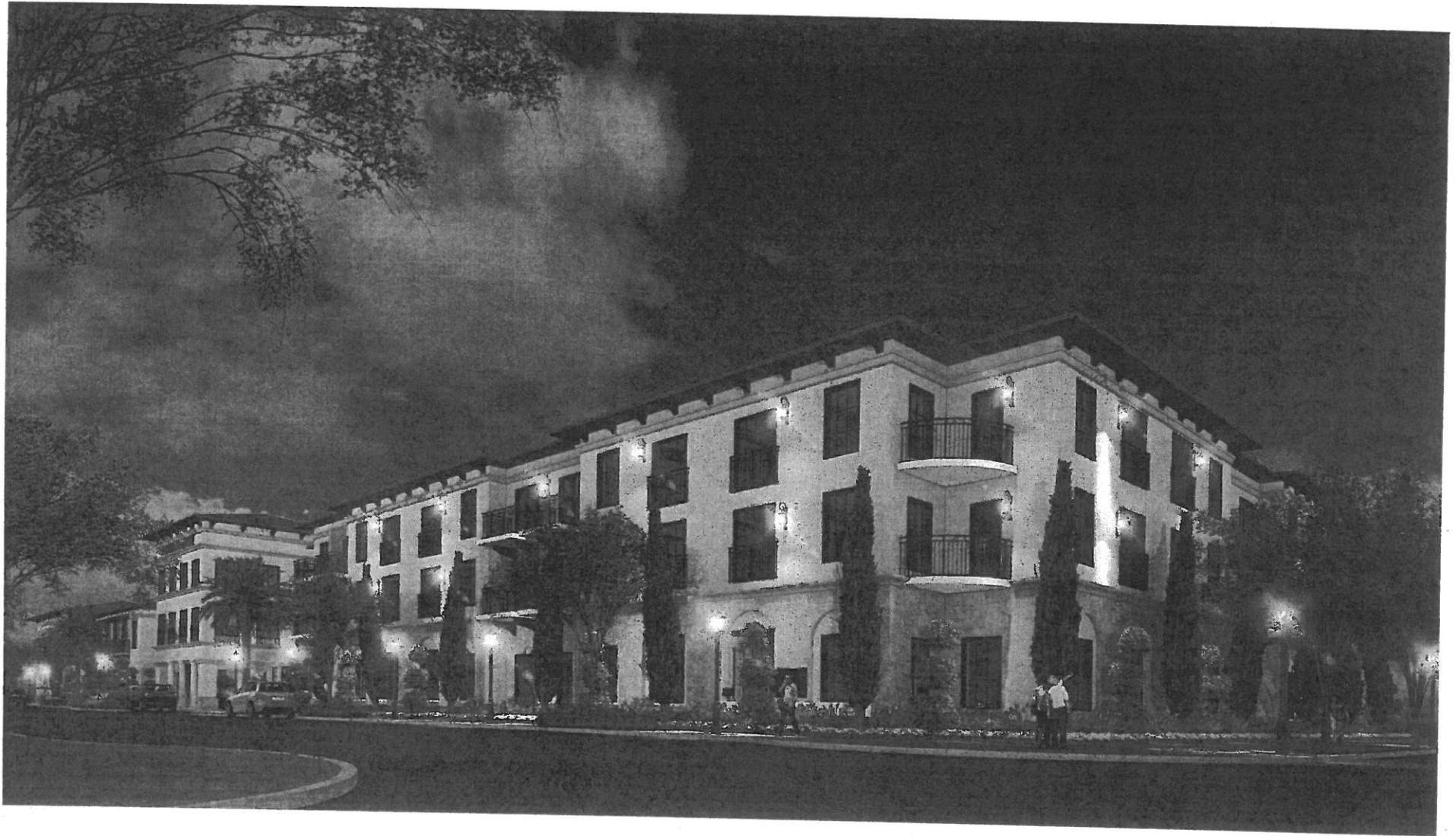
FINROCK
FINROCK DESIGN, INC.



BUILDING PERSPECTIVES
MDM BOUTIQUE HOTEL
WINTER PARK, FL
10/04/16 | G2.10

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15-317

FINROCK
FINROCK DESIGN, INC.



N. PENNSYLVANIA AVE. & SYMONDS AVE. PERSPECTIVE

MDM BOUTIQUE HOTEL

WINTER PARK, FL
10/04/16 | G2.11

10/4/2016 6:38:15 PM
15-317

FINROCK
FINROCK DESIGN, INC.



N. PENNSYLVANIA AVE. & SYMONDS AVE. PERSPECTIVE

MDM BOUTIQUE HOTEL

WINTER PARK, FL
10/04/16 G2.12



city commission public hearing

Item type	Public Hearing	meeting date	December 12, 2016		
prepared by	Jeff Briggs	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning and Community		<input checked="" type="checkbox"/> City Attorney		
division	Development		<input type="checkbox"/> N/A		
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	final vote		
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.				
	<input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.				
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.				
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

Subject: Request for Subdivision Approval to reorient the Properties at 1300 and 1324 Miller Avenue.

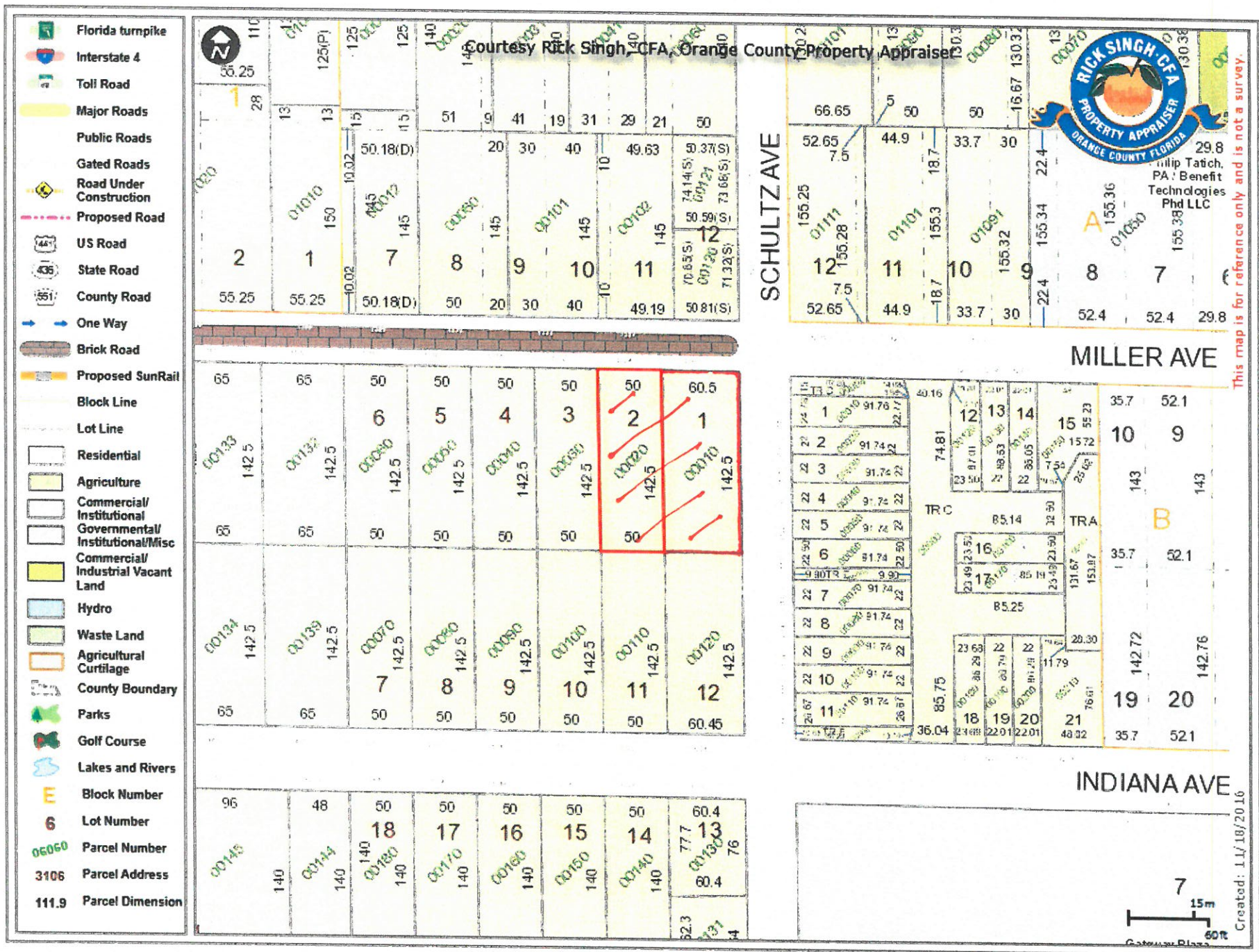
CDS Contractors, Inc. is requesting subdivision approval to replat the properties located at 1300 and 1324 Miller Avenue, zoned R-2. Their desire is to re-orient these two existing platted lot that are currently oriented north/south with 60 and 50 feet of street frontage along Miller Avenue and re-orient the properties in an east/west orientation with 72.5 and 71 feet of street frontage along Shultz Avenue.

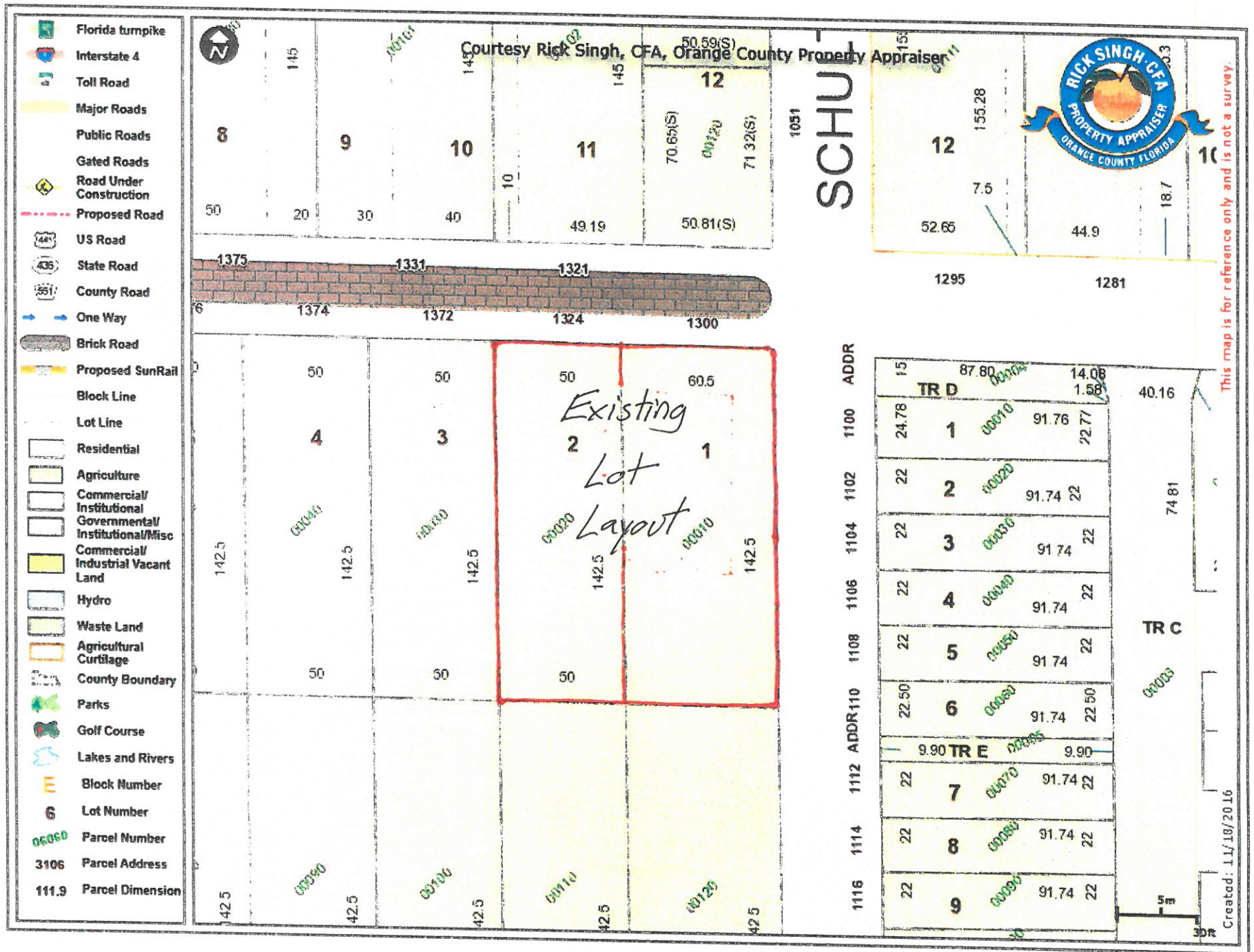
Planning and Zoning Board Recommendation:

P&Z Motion and Minutes to be provided separately.

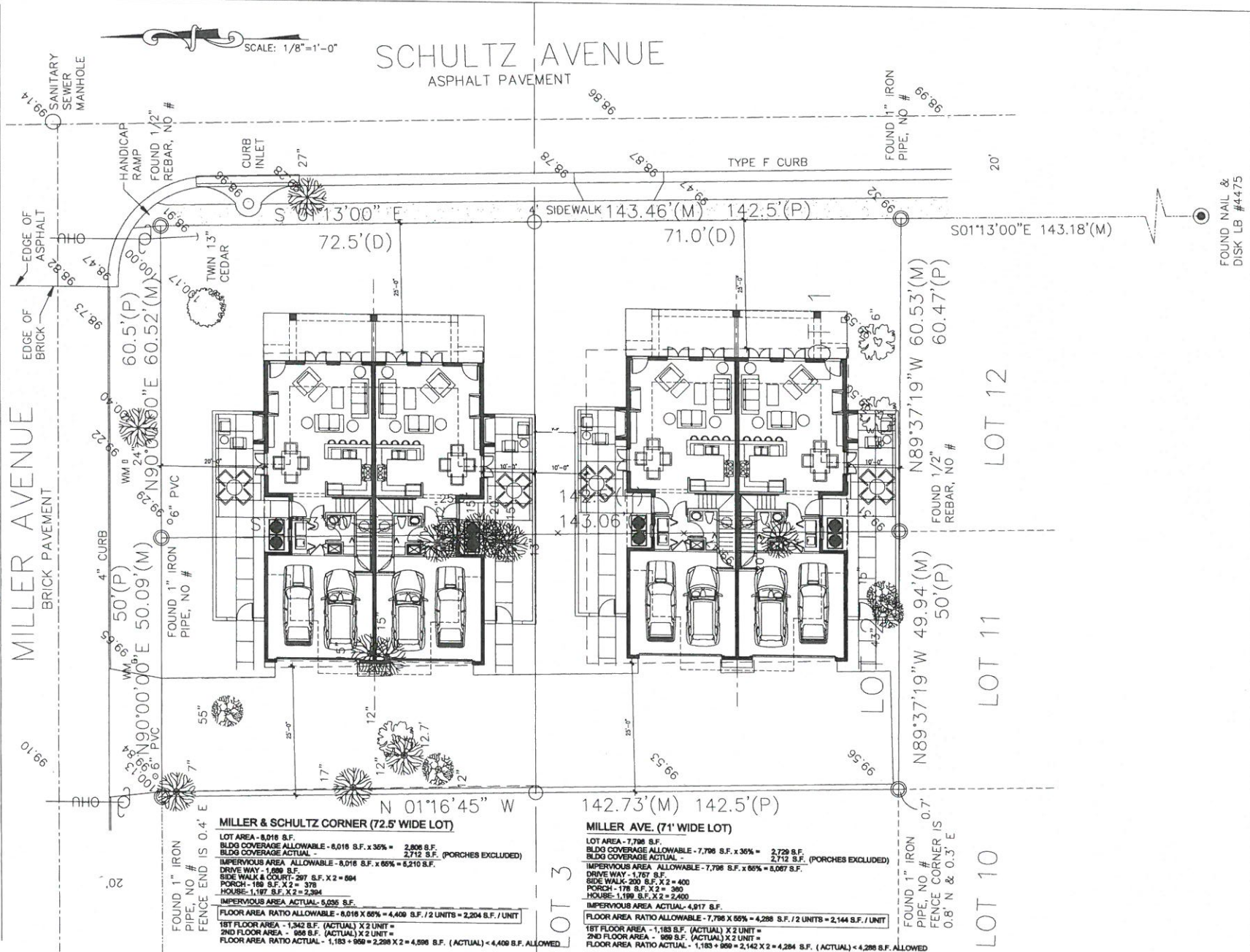
Summary: The properties are zoned R-2, and currently platted as nonconforming lots of record. They are grandfathered-in which allows each lot to be redeveloped with a duplex. While the reconfigured lot sizes will roughly be the same area as they exist today, the new lots are under the 9,000-square feet of land area required for creating a new R-2 lot today for duplex development. Therefore, applicant's request to reconfigure these lots to be oriented east/west as presented needs P&Z and City Commission approval.

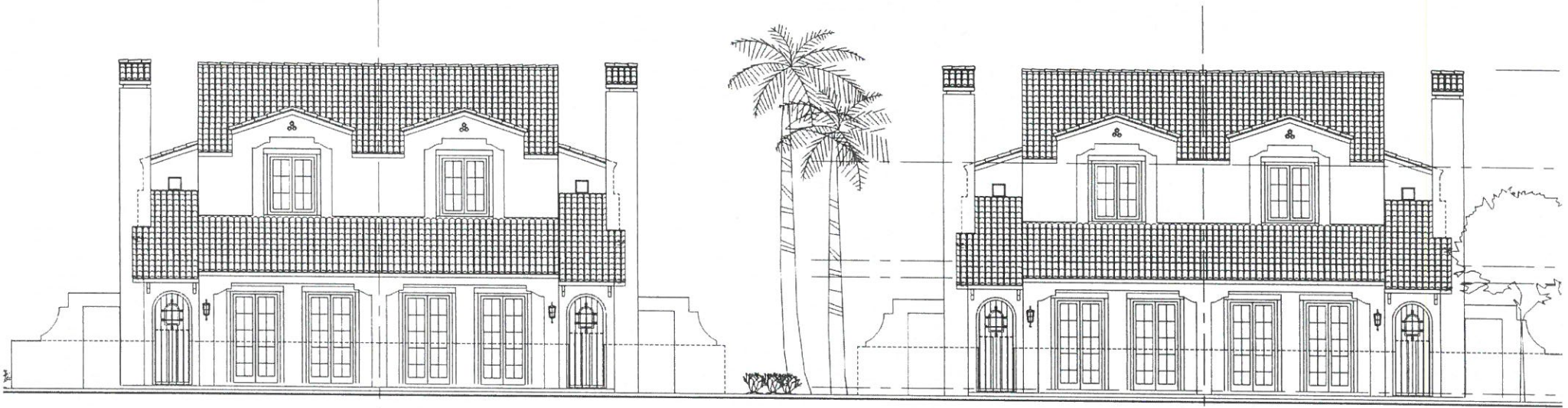
DEVELOPMENT PLANS: The applicant has provided preliminary elevations and site plans for the proposed two unit townhomes. The applicants will comply with the R-2 standards, setbacks, etc. Staff feels that the proposed development plans are an improvement to this neighborhood by having these townhomes front along Shultz Avenue, which has twice the daily traffic as Miller Avenue. This will provide an attractive frontage for people to view while traveling down Shultz Avenue that is an upgrade to what exists today. This will also compliment the Townhomes at Harper Place that were built a few years ago across the street that front Shultz Avenue.





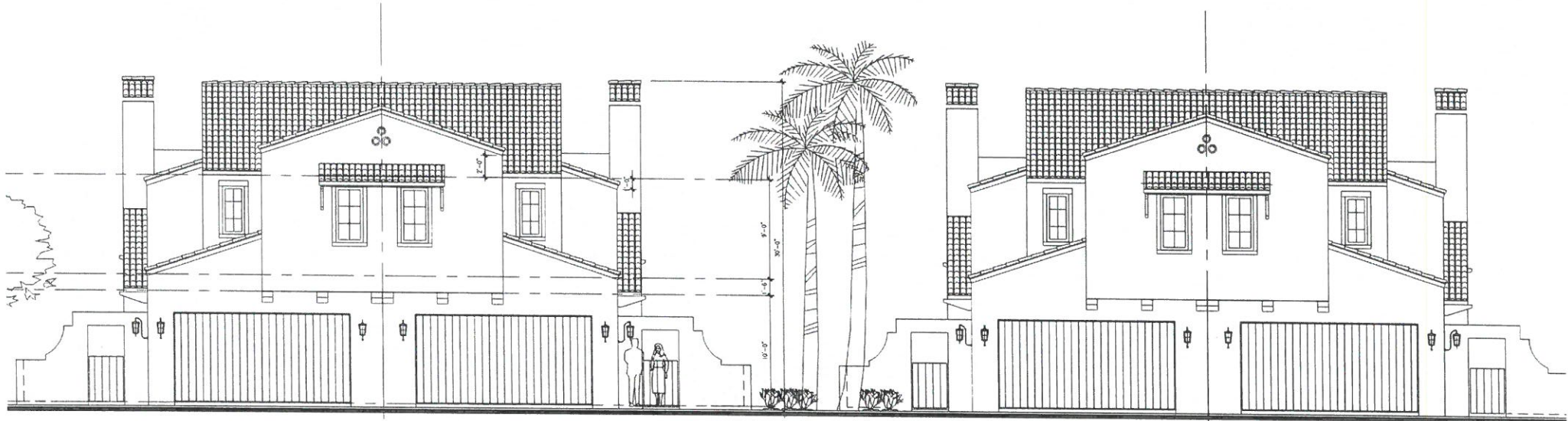






Schultz Ave Elevation

3/16" = 1'-0"



Alley / Driveway Elevation

3/16" = 1'-0"



city commission public hearing

Item type	Public Hearing	meeting date	December 12, 2016			
prepared by	Brooks Weiss	approved by	<input checked="" type="checkbox"/> City Manager			
department	Planning + Community Development		<input checked="" type="checkbox"/> City Attorney			
division			<input type="checkbox"/> N/A			
board approval	Historic Preservation Board	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> N/A	6-0	final vote
vision themes	<input type="checkbox"/> Cherish and sustain city's extraordinary quality of life.					
	<input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.					
	<input type="checkbox"/> Enhance city's brand through flourishing arts and culture.					
	<input type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.					

subject

Designation of 1124 Azalea Lane for consideration as a Historic Resource on the Winter Park Register of Historic Places.

motion | recommendation

Recommend approval of the historic designation to place this property on the Winter Park Register of Historic Places.

Background

1124 Azalea Lane has been owned by Ms. Miller-Fulmer for several years. It was built in 1925 and is one of the few single family homes still remaining on Azalea Lane and in that part of Winter Park. It bears many of the Frame Vernacular Bungalow characteristics seen in nearby *College Quarter Historic District*.

Kristi and her husband, Mitt Fulmer, plan to renovate the existing home and add a new Carriage House in the rear. They want to bring back the original character of the existing home and upgrade the exterior. This will become their primary home in the future. Both Mitt and Kristi graduated from Winter Park High School and look forward to returning their family to Winter Park.

Location. The property is located at the corner of Azalea Lane and Melrose Avenue in the Florida Land Boom subdivision of Cherokee which was platted in the 1920's. Built about 1925, 1124 Azalea Lane is a wood frame, one-story residence. There is no garage or on-site parking now existing on this property.

Architecture. The simplicity of details classify the architecture as Frame Vernacular. This has been the predominant type of wood frame architecture from Florida's Territorial Period to the present.

Significance. **1124 Azalea Lane** is significant for its association with the Florida Land Boom period of development in Winter Park. It is a good example of a wood bungalow with Frame Vernacular influences in Winter Park. Its scale and character are to be cherished in this neighborhood of multi-family homes and condominiums. A reminder of what was!

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1124 AZALEA LANE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well-being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire to foster awareness of and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board determined that the property at 1124 Azalea Lane meets the criterion for historic resource status through its architectural bungalow character and scale of the Frame Vernacular Style, built within the Florida Territorial Period in 1925.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

The City Commission of the City of Winter Park hereby supports and endorses the entry of 1124 Azalea Lane as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 12th day of December, 2016.

Steve Leary, Mayor

ATTEST:

City Clerk Cynthia Bonham



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
November 9, 2016
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. The meeting was called to order at 9:00 a.m.

Present: Bill Segal, Phil Wood, Laura Armstrong, Phil Kean, Robert Schwetje, Chuck Bell, Ed Sabori. Absent: Genean McKinnon and Phil Kean. City Architect Brooks Weiss and Recording Secretary Lisa Smith.

- 1) Approval of Minutes: October 12, 2016

Motion made by Laura Armstrong, seconded by Chuck Bell to approve the October 12, 2016 meeting minutes. Motion carried unanimously.

Public Comments on any item not appearing under action:

No one wished to speak. Public comment closed.

2. Action Items.

HDA 16-009 Request by Kristi Miller-Fulmer (Owner) and Mitt Fulmer to designate her home at 1124 Azalea Lane, Winter Park, Florida 32789, as a historic resource on the Winter Park Registry of Historic Places - Actual Year Built: 1925 - Zoned: R-3 Parcel ID. #07-22-30-1292-01-160

City Architect Brooks Weiss presented the staff report. He presented background information concerning the architecture and significance of the structure, built in 1925. Staff recommended listing as a historic resource on the Winter Park Register of Historic Places.

The applicant participated in the public hearing via phone conference. She explained that it is their desire to maintain the original design and look of the structure. She responded to Board member questions and concerns.

Gordon Blich, 695 French Avenue, spoke in support of the designation. No one else wished to speak concerning this item. Public Hearing closed.

Motion made by Mr. Schwetje, seconded by Mr. Bell to designate 1124 Azalea Lane to the Winter Park Register of Historic Places. Motion carried unanimously.

COR 16-011 Request by Kristi Miller-Fulmer (Owner) and Mitt Fulmer, for a Certificate of Review to:

- 1. Renovate the Exterior Siding and Windows**
- 2. Add a Front Porch, on Azalea Lane side of existing home**
- 3. Add a Garage Apartment behind the existing home, entering from Melrose Avenue, at rear of property**

at 1124 Azalea Lane, Winter Park, Florida 32789, as a contributing historic resource within Winter Park - Actual Year Built: 1925 - Zoned: R-3 Parcel ID. #07-22-30-1292-01-160

Background. 1124 Azalea Lane has been owned by Ms. Miller-Fulmer for several years. It was built in 1925 and is one of the few single family homes still remaining on Azalea Lane and in that part of Winter Park. It bears many of the Frame Vernacular Bungalow characteristics seen in nearby College Quarter Historic District.

Kristi and her Husband Mitt Fulmer plan to renovate the existing home and add a new Carriage House in the rear. They want to bring back the original character of the existing home and upgrade the exterior (see Staff Report for their COR). This will become their primary home in the future. Mr. Fulmer is a General Contractor now working in Santa Rosa Beach in North Florida and is well-versed in creating traditional Florida Architecture. Both Mitt and Kristi graduated from Winter Park High School and look forward to returning their family to Winter Park.

Description. The property is located at the corner of Azalea Lane and Melrose Avenue in the Florida Land Boom subdivision of Cherokee which was platted in the 1920's.

Built about 1925, 1124 Azalea Lane is a wood frame, one-story residence. The plan is a simple rectangle and the roofline is cross-gabled and low pitched. The roof has composition shingles. The exterior walls are clad in horizontal wood siding and have corner boards. Fenestration consists of wood sash windows singly and in pairs with a three-over-one glazing pattern. The secondary front-gabled façade faces Azalea Lane. This façade features what appears to be a later infill of a porch with a single front door and appropriate three-over-one wood windows on either side. A louvered attic vent is seen in the front gable peak. Louvered attic vents in this same style are repeated in each elevation's gable end. A side-gabled wing projects from the south side. Another gabled wing extends off the rear elevation.

There is a newly built wood deck at the rear of the house with a low-pitched shed roof over a rear room. There is a brick chimney on the north side of the house. We have not been able to enter the house as yet. There is no garage or on-site parking now existing on this property.

Architecture. The simplicity of details classify the architecture as Frame Vernacular. This has been the predominant type of wood frame architecture from Florida's Territorial Period to the present. Vernacular building traditions result from the builder's experience, available resources and responses to the local environment. After 1910 platform framing was introduced. With this method, each floor was constructed separately and was both simpler and more rigid than the balloon framing system it replaced.

Horizontal wood siding was the most typical common with shingles and board and batten less common. Windows are double sash and the size of the panes generally increased over the years. Details were simple and would have included jig-sawn woodwork on porches and eaves, depending on the builder's skills.

Winter Park builders had access to locally milled lumber including old growth cypress and pine. The railroad also supplied building materials. Land Boom era contractors had access to architectural pattern books so builders had both inspiration and materials to add stylish details to simple buildings such as the paired three-over-one windows and well-crafted cornices.

Significance. 1574 Sunset Drive is significant for its association with the Florida Land Boom period of development in Winter Park. It is a good example of a wood bungalow with Frame Vernacular influences in Winter Park. Its scale and character are to be cherished in this neighborhood of multi-family homes and condominiums. A reminder of what was!

STAFF RECOMMENDATION:

Recommend approval for listing as a historic resource on the Winter Park Register of Historic Places.

**COR 16-012 Request by Holt Properties, LLC (1000 Holt Avenue, Winter Park, FL) to demolish the existing house at 363 Holt Avenue and build a new Single Family Residence with detached Garage in a style consistent with the College Quarter Historic District in which it is located.
Zoned: R-2 Parcel ID. #07-22-30-2044-00-060**

Mrs. McKinnon entered the meeting at 9:17 a.m.

Carlos Posada, the applicant, was present to discuss the request with the Board.

No one wished to speak concerning the request. Public Hearing closed.

P&CD Dori Stone was present to discuss code restrictions that prohibit this project from going forward. She said that without Board support the request will not move forward to the city commission.

Mr. Sabori explained that he is a neighbor. He applauded the efforts that City staff and the applicant have gone through in an effort to save the structure. He said that he does not support losing the tree canopy. Ms. McKinnon discussed her concerns from an economic perspective. She encouraged staff to look at practical ways to help homeowners that are willing to come forward to save these types of homes. Mrs. Armstrong stated that from what has been presented she feels that all avenues have been exhausted. Mr. Schwetje added it's not an easy decision, but he could not support sacrificing the tree canopy.

Motion made by Mr. Kean, seconded by Mr. Schwetje to deny the request to move the structure located at 511 Melrose Avenue to 536 Garfield Avenue. Motion carried unanimously.

HDA 16-008 Request by Kimberle Allen, Owner, to designate her home at 1800 West Fawsett Road, Winter Park, Florida as a historic building on the Winter Park Register of Historic Places. Zoned R-1AA. Parcel ID #18-22-30-2844-07-090.

Mr. Weiss announced that this request has been withdrawn by the applicant.

COR 16-009 Request by Matthew McKeever, Owner, for a Certificate of Review for exterior alterations of replacement windows at 1421 Highland Road. Non-contributing resource in the Virginia Heights East Historic District. Zoned R-1AA. Parcel ID #07-22-30-8909-14-190.

City Architect Brooks Weiss gave the staff report. He explained that the applicant is requesting to replace all exterior windows of the existing home. He noted that per the guidelines of the new Historic Preservation Ordinance, the applicant has submitted replacement window data sheets and photos of the existing windows and front of the home for approval by the HPB. Staff recommended approval of the use of new casement windows as submitted and similar in look to those now existing on the current structure. He responded to Board member questions and concerns.

Matthew McKeever, 1270 Via Capri, property owner was present to address questions and concerns of the Board members.

No one wished to speak concerning the request. Public Hearing closed.

Motion made by Mr. Kean, seconded by Mrs. Armstrong to approve the Certificate of Review for exterior alterations of replacement windows at 1421 Highland Road. Motion carried unanimously with a 6-0 vote.

Motion carried unanimously with a 6-0 vote.

Staff Updates and Informational Items

These items were brought forward by staff as informational only.

1) **Staff Updates and Informational Items:**

- a) **916 Palmer Avenue- Caldwell/Strong House**, built in 1914 is on the Real Estate market for sale at \$4,950,000 and is worth saving. This 1.8 acre (buildable area) of a 5 acre total site area is not subject to being split, in that splitting requires one acre per lot size. The main house, retrofitted by James Gamble Rogers II in 1935 is listed as a Winter Park Historic Resource and on the Florida Master Site File, but has not been designated. The property is large enough to accept up to some 28,000 sf of FAR. New Addition(s) could be designed in conjunction with the existing Main House. The Main House should be preserved.
- b) **774 Maryland Avenue-** David Williams has purchased this 1925 two-story wood frame cottage and plans to attempt to preserve it on site. Phil Kean is their Architect and has communicated with me as to how this might be done.

c) **Potential Historic Preservation Incentives-** discussion of language of two (2) incentives not yet approved: 1) Undergrounding of Electrical Services and 2) Streetlights for Districts.

d) **2016 Historic Home Bronze Plaque Presentation-** to be held tonight at Casa Feliz at 5:30 pm.

3. New Business. There were no items of new business.

4. Adjournment. There was no further business. The meeting adjourned at 9:45 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary

DRAFT



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
November 9, 2016**

HDA 16-009 Request by Kristi Miller-Fulmer, Owner to designate her property at 1124 Azalea Lane, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-3 Parcel ID #07-22-30-1292-01-160

Background. 1124 Azalea Lane has been owned by Ms. Miller-Fulmer for several years. It was built in 1925 and is one of the few single family homes still remaining on Azalea Lane and in that part of Winter Park. It bears many of the Frame Vernacular Bungalow characteristics seen in nearby College Quarter Historic District.

Kristi and her Husband Mitt Fulmer plan to renovate the existing home and add a new Carriage House in the rear. They want to bring back the original character of the existing home and upgrade the exterior (see Staff Report for their COR). This will become their primary home in the future. Mr. Fulmer is a General Contractor now working in Santa Rosa Beach in North Florida and is well-versed in creating traditional Florida Architecture. Both Mitt and Kristi graduated from Winter Park High School and look forward to returning their family to Winter Park.

Description. The property is located at the corner of Azalea Lane and Melrose Avenue in the Florida Land Boom subdivision of Cherokee which was platted in the 1920's.

Built about 1925, 1124 Azalea Lane is a wood frame, one-story residence. The plan is a simple rectangle and the roofline is cross-gabled and low pitched. The roof has composition shingles. The exterior walls are clad in horizontal wood siding and have corner boards. Fenestration consists of wood sash windows singly and in pairs with a three-over-one glazing pattern. The secondary front-gabled façade faces Azalea Lane. This façade features what appears to be a later infill of a porch with a single front door and appropriate three-over-one wood windows on either side. A louvered attic vent is seen in the front gable peak. Louvered attic vents in this same style are repeated in each elevation's gable end. A side-gabled wing projects from the south side. Another gabled wing extends off the rear elevation.

There is a newly built wood deck at the rear of the house with a low-pitched shed roof over a rear room. There is a brick chimney on the north side of the house. We have not been able to enter the house as yet. There is no garage or on-site parking now existing on this property.

Architecture. The simplicity of details classify the architecture as Frame Vernacular. This has been the predominant type of wood frame architecture from Florida's Territorial Period to the present. Vernacular building traditions result from the builder's experience, available resources and responses to the local environment. After 1910 platform framing was introduced. With this method, each floor was constructed separately and was both simpler and more rigid than the balloon framing system it replaced.

Horizontal wood siding was the most typical common with shingles and board and batten less common. Windows are double sash and the size of the panes generally increased over the years. Details were simple and would have included jig-sawn woodwork on porches and eaves, depending on the builder's skills.

Winter Park builders had access to locally milled lumber including old growth cypress and pine. The railroad also supplied building materials. Land Boom era contractors had access to architectural pattern books so builders had both inspiration and materials to add stylish details to simple buildings such as the paired three-over-one windows and well-crafted cornices.

Significance. 1124 Azalea Lane is significant for its association with the Florida Land Boom period of development in Winter Park. It is a good example of a wood bungalow with Frame Vernacular influences in Winter Park. Its scale and character are to be cherished in this neighborhood of multi-family homes and condominiums. A reminder of what was!

STAFF RECOMMENDATION:

Recommend approval for listing as a historic resource on the Winter Park Register of Historic Places.

1124 KEAUEA LANE : KRISTI MILLER-FULMER




[Searches](#)
[Sales Search](#)
[Property Record Card](#)
[My Favorites](#)
[Sign up for e-Notify](#)
1124 Azalea Ln < 07-22-30-1292-01-160 >

Name(s)

Miller Kristi A

Mailing Address On File

1124 Azalea Ln
Winter Park, FL 32789-5653

Incorrect Mailing Address?

Physical Street Address

1124 Azalea Ln

Postal City and Zipcode

Winter Park, FL 32789

Property Use

0100 - Single Family

Municipality

Winter Park


[Values, Exemptions and Taxes](#)
[Property Features](#)
[Sales Analysis](#)
[Location Info](#)
[Market Stats](#)
[Update Information](#)
Property Description
[View Plat](#)


CHEROKEE PARK L/137 LOT 16 BLK A

Total Land Area 5,579 sqft (+/-) | 0.13 acres (+/-) [GIS Calculated](#) [Notice](#)
Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-3	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

Buildings

Important Information		Structure	
	Model Code: 01 - Single Fam Residence	Actual Year Built: 1925	Gross Area: 1338 sqft
	Type Code: 0103 - Single Fam Class III	Beds: 2	Living Area: 1338 sqft
	Building Value: working...	Baths: 2.0	Exterior Wall: Board & Batten Above Average
	Estimated New Cost: working...	Floors: 1	Interior Wall: Drywall

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
FPL1 - Basic Fireplace	03/14/1994	1 Unit(s)	working...
PT2 - Patio 2	01/01/2006	1 Unit(s)	working...

Page 1 of 1 (2 total records)

This Data Printed on 10/13/2016 and System Data Last Refreshed on 10/12/2016

25' 0"
R.S FRONT SET BACK
12' 7' OPEN

OPEN FRONT PORCH - ENCROACH INTO FRONT SETBACK



SITE PLAN 5,579 SF (ORANGE CO.)

NOTE: ALL DRAWN LINES APPROX. - CERTIFIED SURVEY REQUIRED



1124 AZALEA LANE: VIEW FROM MELROSE AVENUE









city commission public hearing

Item type	Public Hearing	meeting date	December 12, 2016		
prepared by	Dori Stone	approved by	<input checked="" type="checkbox"/> City Manager		
department	Planning & Comm. Development		<input checked="" type="checkbox"/> City Attorney		
division			<input type="checkbox"/> N/A		
board approval	Planning and Zoning Board	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> N/A	7-0	final vote	
vision themes	<input checked="" type="checkbox"/> Cherish and sustain city's extraordinary quality of life.				
	<input checked="" type="checkbox"/> Plan growth through a collaborative process that protects city's scale and character.				
	<input checked="" type="checkbox"/> Enhance city's brand through flourishing arts and culture.				
	<input checked="" type="checkbox"/> Build and embrace local institutions for lifelong learning and future generations.				

subject

Review and adopt at first reading the nine elements of the Comprehensive Plan update for transmittal to the Florida Department of Economic Opportunity.

motion | recommendation

Staff requests the City Commission review and adopt at first reading the nine elements for transmittal to the FDEO.

background

Under Chapter 163, Florida Statutes, the City of Winter Park is required to consider an update to its adopted Comprehensive Plan every seven years. The last Plan update was adopted in 2009. In February 2016, the City notified the Department of Economic Opportunity (DEO) that the City would be updating and amending each Element of its adopted Comprehensive Plan as required by statutes. DEO acknowledged the amendment process and noted that the city needed to have the updated Plan to them by February 1, 2017. With the completion of the city's visioning process and the approval of a new city vision and themes, staff began to review the various Elements with appropriate Boards to ensure public input and review.

These nine Elements have been revised to reflect statutory changes and updated data over the past seven years.

The City Commission approved a process to incorporate the review of the revised Elements through various city boards that have expertise in the element's subject matter.

The Mayor also appointed a Comprehensive Plan Task Force to review every element, look at comments from the various boards and make recommendations to the P&Z on all the recommendations for each element. The Comprehensive Plan Task Force has seen each of these elements at least once prior to P&Z approval.

These nine elements have been through the following public meetings:

- Utility Advisory Board – reviewed Public Utilities Element (2 meetings)
- Lakes and Waterway Board – reviewed Public Utilities and Conservation Elements (2 meetings)
- KWPB/Sustainability Board – reviewed Conservation Element (3 meetings)
- Parks and Recreation Board – reviewed Recreation and Open Space Element (3 meetings)
- Economic Development Advisory Board – reviewed Transportation, Future Land Use and Housing Elements (3 meetings)
- Transportation Advisory Board – reviewed Transportation and Future Land use Elements (5 meetings)
- CRA Advisory Board – reviewed Future Land Use Element (1 meeting)
- Comprehensive Plan Task Force – reviewed all nine elements (9 meetings)

Each element contains three sections and the City Commission has received this material in a binder format:

- a matrix of the revised Goals, Objectives and Policies (GOPs) that highlight staff and board changes in a strike-through and underline format. This format is provided to make it easier to review the changes to the text. Additional changes made by various boards are noted in the comments section in the matrix and are noted in color coding. This matrix **will not** be adopted in the Plan. Staff changes reflect changes in statutory requirements, updates to the data and analysis to support level of service standards. Board and Commission changes from the meeting on November 14, 2016 are highlighted as well.
- A text copy of the GOPs that match the matrix. This document will be the adoption document for each of the Elements and will be attached to the Ordinance adopting the Comprehensive Plan.
- A revised Data and Analysis section (DIA) that is not adopted as part of the Plan but provides definitions, information and data collected to support the GOPs.

Staff intends to review each Element with the City Commission and provide an overview of the changes that have been made and approved by P&Z as well as any recommended policy changes proposed by the public or corrections by staff. The City Commission may accept, accept with changes or reject any Element. Staff would request additional direction by the Commission if an Element is rejected. The attached Ordinance will require action as a first reading at this transmittal hearing. Once the updates have

been reviewed by the DEO and other state agencies and returned for action, staff will prepare an additional public hearing for adoption.

Staff has made the recommended changes to the Recreation and Open Space Element, Public Facilities Element and the Conservation Element as approved at the public meeting on November 14, 2016. The matrix and the revised Goals, Objectives and Policies are also included in the agenda material.

Staff has received comments from eleven residents either directly or forwarded by a Commissioner about the proposed Comprehensive Plan. These comments range from very specific questions or policy language to general process questions. Staff is responding to all of the questions via email. Copies of staff responses are included for your information.

Staff also held a coffee talk at the Winter Park Welcome Center on December 5, 2016. There were about 100 people in attendance. The topics included:

Future Land Use:

Density

Hannibal Square pattern of development – additional study

Denning – staff recommendation of 4 stories along west side

P&Z request to study Orange Avenue for extension of CBD

Allowable uses in FLU categories

Height allowed on W. Fairbanks Avenue near 1-4

Parking/PL Land Use

Transportation:

Impact of corridors/cut through traffic

Emphasis on bikers/walkers over car

Stormwater:

LOS/State statutes

Emphasis on city wide sewer initiative

Relationship between new construction, impervious surface, and mitigating its impact.

Housing:

Clear definition of affordability/workforce

alternatives | other considerations

N/A

fiscal impact

None

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE COMPREHENSIVE PLAN AND CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO ADOPT A NEW CITY OF WINTER PARK, COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT, SUBSTITUTING FOR THE CURRENT 2009 COMPREHENSIVE PLAN ADOPTED ON FEBRUARY 23, 2009 TOGETHER WITH ALL SUBSEQUENT AMENDMENTS THERETO; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has adopted Chapter 163, Florida Statutes which requires all local communities to adopt Comprehensive Plans pursuant to Chapter 163, Florida Statutes in order to provide appropriate policy guidance for growth and development: and

WHEREAS, the Winter Park City Commission adopted the existing Comprehensive Plan on February 23, 2009; and

WHEREAS, the Winter Park City Commission determined as part of the Evaluation and Appraisal of the Comprehensive Plan, to adopt an entirely new Comprehensive Plan; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of the proposed new Comprehensive Plan having held advertised public hearings on October 20, 2016 and on November 11, 2016 and has provided for participation by the public in the process and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission held advertised public hearings on November 14, 2016 and December 12, 2016 which provided opportunity after city-wide notice and there required advertisements for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation as approved by the City Commission; and

WHEREAS, the public hearings for this Ordinance and the comprehensive plan amendment herein have been advertised and conducted in accordance with State law.

WHEREAS, the City Commission finds that the comprehensive plan as amended herein complies with all applicable laws, is internally consistent and promotes and protects the public health, safety and welfare.

NOW THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK as follows:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein by this reference as legislative findings of the City Commission.

SECTION 2. Adoption. The City of Winter Park Comprehensive Plan is hereby amended to be replaced in its entirety by the Comprehensive Plan - Goals, Objectives and Policies document attached hereto as **Exhibit “A”**. Exhibit “A” attached hereto shall be incorporated by reference into Section 58-1 of the Code of Ordinances.

Chapter 58 “Land Development Code”, Article I “Comprehensive Plan” of the Code of Ordinances is hereby amended and modified by repealing and replacing Section 58-1 “Comprehensive Plan adopted by reference” to read as follows:

“Sec. 58-1. Comprehensive Plan adopted by reference.

Pursuant to Florida Statutes Chapter 163, Part II “Local Government Comprehensive Planning and Land Development Regulation Act”, there is hereby adopted the Comprehensive Plan - Goals, Objectives and Policies document, dated _____, supplanting and replacing the 2009 Comprehensive Plan.”

SECTION 3. Transmittal. The Planning & Community Development Department staff is directed to timely transmit the comprehensive plan amendment set forth in this Ordinance and all data and analysis to the State of Florida Department of Economic Opportunity in its capacity as the State Land Planning Agency, as required by Chapter 163, Florida Statutes.

SECTION 4. Codification. The amendment to Section 58-1 of the Code of Ordinances set forth in Section 2 of this Ordinance shall be codified.

SECTION 5. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 6. Conflicts. All Ordinances or parts of Ordinances of the City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

SECTION 7. Effective Date. This Ordinance shall become effective as provided in Section 163.3184, Florida Statutes.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2017.

Mayor Steve Leary

ATTEST:

Cynthia S. Bonham, City Clerk

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 <u>low-density residential</u> 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.	Goal is in line with the city’s approved Vision Statement 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: 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><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><tr><td>28,486</td><td>30,000</td><td>31,500</td><td>33,000</td><td>34,500</td></tr></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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28,486	30,000	31,500	33,000	34,500																		
5	<table><tr><th colspan="6">Table 1-1: Future Population Estimates</th></tr><tr><th>Year</th><th>2000</th><th>2010</th><th>2016</th><th>2020</th><th>2026</th></tr><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></table>	Table 1-1: Future Population Estimates						Year	2000	2010	2016	2020	2026	Total Permanent Population	24,090	28,434	29,308	30,508	32,308			
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Year	2000	2010	2016	2020	2026																	
Total Permanent Population	24,090	28,434	29,308	30,508	32,308																	
6	<p>The above stated population growth and supportive nonresidential growth shall incorporate the following planning principles:</p> <p>OBJECTIVE 1.——— Relate future growth and future land uses appropriately with topography, soil conditions and the availability of facilities and services;</p> <p>1.2.———: DEVELOPMENT SCALE. Encourage the redevelopment and renewal of blighted areas;</p> <p>3.Encourage the elimination or reduction of uses inconsistent with the City's character and future land uses;</p> <p>4.Ensure the protection of natural resources, the natural environment and designated historically significant resources, structures and properties;</p> <p>5.Discourage the proliferation of urban sprawl;</p> <p>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>	Objective aligns with new Goal statement 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.	General Purposes are included in Section 58-61 of the Zoning Code.																				

No.	Chapter 1 – Future Land Use	Comments
8	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 photometries, 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.	Policy alignment to new Goal and Objective Per P&Z recommendation to remove ‘strive’ and ‘strict’.
9	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.	Removed based on current public notice requirements in LDC.
10	Policy 1-1.2.2: City Comprehensive Plan Policy 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.	Priority established in State Statutes. No need to rank second or third.
11	GOAL 1-2: FUTURE LAND USE MAP. The City of Winter Park Comprehensive Plan Future Land Use Map (FLUM) series shall delineate adopted policy policies for managing of future land use, growth and development. Land use designations on the FLUM have been allocated pursuant to Goals, Objectives, and Policies established in the Comprehensive Plan and are based on the Comprehensive Plan Data, Inventory, and Analysis. Nothing in this section shall preclude necessary community facilities from locating within any future land use designation when such activity satisfies established criteria of this plan and the City's Land Development Code.	Per CPTF recommendation – Goal is too long.
12	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-1-101 through FLUM-1-5b06 , shall allocate future land uses and include the following: Future Land Use Map Series: • 1) Map FLUM-1-101, 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 *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.	Updates needed for this new format.
13	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).	Two sentences are duplications.
14	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.	
15	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.	CPTF – residential acres doesn’t need to be capitalized

No.	Chapter 1 – Future Land Use	Comments
16	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>The definition of Floor Area Ratio is in Section 58-95 of the Zoning Code.</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 this topic to be studied further and show examples how this could be taken out and done successfully. They felt this was a priority to review</p>
17	Policy 1-2.12.5: Maximum Building Height Defined. “Map ELUM-1-303: Comprehensive Plan Maximum Building Heights” designates graphically the maximum threshold for such building heights by stories. The Maximum Height Map is intended to be used together with the Future Land Use Map and applicable land use designations to determine the maximum density and intensity permitted to be developed within the City of Winter Park. The combination is detailed in the Maximum Future Land Use Map Designation Density/ Intensity Table. The height thresholds do not include ancillary structures regulated by the land development code, including respective floor to floor heights, parapets, mechanical and elevator/ stair components, and architectural appendages. 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.	Clarification
18	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. The City in the review and approval of conditional uses for specific projects may limit and restrict the achievable floor area ratios.	<p>The sentence deleted is now included within every Zoning District in the Zoning Code.</p> <p>CPTF recommends to strike if this is discussed in the LDR</p>
19	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>These provisions are included in their applicable sections of Chapter 58 which is the Land Development Code. Open Space requirements are included in every Zoning District in Article III, Chapter 58, the parkland dedications are in the Subdivision Code, Article V, Chapter 58 and the Concurrency Regulations are in Article II, Chapter 58.</p>

No.	Chapter 1 – Future Land Use	Comments																												
20	<p>Policy 1-2.12.8: ProvisionsAdditional 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 permitauthorize 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><tr><th colspan="2">Table 2 Future Land Use – Zoning Compatibility Chart</th></tr><tr><th>Future Land Use Designation</th><th>Compatible Zoning Districts</th></tr><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></table>	Table 2 Future Land Use – Zoning Compatibility Chart		Future Land Use Designation	Compatible Zoning Districts	Single Family Residential	R-1AAA, R-1AA, R-1A, PURD	Low Density Residential	R-2, PURD	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	Not necessary to include the intent of the Policy. CPTF – do we need a Parking Lot category?
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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>	CPTF – is this necessary in here? FAR designations go in LDR.																												
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>																													

No.	Chapter 1 – Future Land Use	Comments
23	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 district districts for this designation shall be the R1-A, <u>PURD</u> and R-2 zoning district 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.	Deleted text eliminates the inconsistency between 10 units per acre and one unit for each 4,000 square feet.
24	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 district districts for this designation shall be the R-2 or R-3 zoning district 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.	Allows lesser density R-2 development in the higher density R-3 land use category.
25	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 district districts for this designation shall be the R-3 or R-4 zoning district 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.	Allows lesser density R-3 development in the higher density R-4 land use category.
26	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 uses shall be compatible with the goals, objectives, and policies identified in this Comprehensive Plan and shall be consistent with established patterns of legally established commercial 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 the Table 3 - Maximum Future Land Use Density/ Intensity Table.	Explanatory text not required. CPTF – is this necessary in here? FAR designations go in LDR.
27	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- <u>and PQP where appropriate.</u> 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.	Allows PQP development in the commercial land use category.
28	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- <u>and the PQP district where appropriate.</u> 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>	Allows PQP development in the office land use category.
29	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 the The maximum mix of residential unit areas within any building shall be included on upper floors and shall not exceed fifty (50%) percent of the total building area, with the residences confined to the upper floors.	Table has been deleted. No longer needed with the removal of the PD land use categories.
30	<u>Policy 1-2.4.4: Expansion of the CBD: Within six months after the adoption of the Comprehensive Plan, the City will evaluate the CBD area for possible expansion of the CBD boundaries to include Orange Avenue and consider additional density permitted within the Future Land Use designation.</u>	Addition from the P&Z adoption public hearing.
31	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 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.	
32	Policy 1-2.4.5: Height Restrictions in CBD: Properties within the Central Business District shall be limited to two stories. Height restrictions may be increased to a maximum 3 stories if the development is approved by the City Commission and conforms to the Maximum Height Map. Properties designated low density residential and properties limited to two stories on the Maximum Height Map are not candidates for the 3 story height.	
33	Policy 1-2.4.6: Preserve the Pedestrian Scale and Orientation of the CBD. The pedestrian orientation shall be protected by prohibiting new drive-in businesses within the C-2 zoning locations east of Virginia Avenue.	Both CPTF and EDAB recommend to strike.

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34	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 only 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 as depicted on the Central Business District Future Land Use Designated Area map within the definitions section. 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 CBD Future Land Use C-2 which may or may not be granted by the City Commission on a case by case basis.	Per update of new map within the definitions section – clearer than words.
35	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.	Per update of new map within the definitions section – clearer than words. The Height Map implementing this provision is in the Zoning Code Section 58-85. Both CPTF and EDAB recommend to strike because a redundant policy, if it is also in the LDR, it should be removed, or left if it is not in the LDR.
36	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: f 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.	Per update of new map within the definitions section – clearer than words.
37	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.	
38	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).	CPTF had split opinions on removing or leaving this policy. It is spot zoning along New England Avenue
39	Policy 1-2.4.12: Evaluation of Hannibal Square Neighborhood Commercial District: Within six months after adoption of the Comprehensive Plan, the city will evaluate the boundaries, densities and permitted future land use categories within the Hannibal Square Neighborhood Commercial District.	Addition from the P&Z adoption public hearing.
40	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 as shown on Figure FLUM-1-14a. Any expansion of the district would require a Comprehensive Plan Amendment. With the exception of existing development patterns which have not redeveloped, this designation does not allow residential uses 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 Element maximum of 100% not counting the land area of public streets.	Per TAB recommendation to include the independent living category to the list.
41	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.	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.
42	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).	

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43	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.																																																	
44	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.																																																	
45	<table><tr><th colspan="6">Table 3 – Future Land Use Map Designation Maximum Density/ Intensity Table</th></tr><tr><th></th><th>Office</th><th>Commercial</th><th>Medium Density PD-1</th><th>High Density PD-2</th><th>C.B.D.</th></tr><tr><td>Density (units/ acre)</td><td>17 units/ acre</td><td>17 units/ acre</td><td>17 units/ acre</td><td>25 units/ acre</td><td>17 units/ acre</td></tr><tr><td>Intensity (FAR)</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Up to 2-3 story limit</td><td>45%*± 60%**</td><td>45%*± 60%**</td><td>130%</td><td>130%</td><td>200%</td></tr><tr><td>Up to 4 story limit</td><td>45%*± 60%**</td><td>45%*± 60%**</td><td>175%</td><td>200%</td><td>Not permitted</td></tr><tr><td>Up to 5-8 story limit</td><td>45%*± 60%**</td><td>45%*± 60%**</td><td>N/A</td><td>250%</td><td>Not permitted</td></tr><tr><td colspan="6"><div>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.</div><div>+ 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.</div><div>* For any building project exclusively commercial or office; or any mix of commercial or office uses.</div><div>** For any building project at least 85% commercial or office on the first floor with residential units on upper floors.</div><div>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.</div></td></tr></table>	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	<div>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.</div> <div>+ 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.</div> <div>* For any building project exclusively commercial or office; or any mix of commercial or office uses.</div> <div>** For any building project at least 85% commercial or office on the first floor with residential units on upper floors.</div> <div>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.</div>						<p>CPTF – F.S. says min and max? Possibly strike this table.</p> <p>The FAR is in each land use category and is the each zoning district in the LDR.</p>
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No.	Chapter 1 – Future Land Use	Comments
46	<p>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.</p>	<p>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.</p> <p>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.</p> <p>CPTF was in favor of a public process to see how this policy evolves</p>
47	<p>OBJECTIVE 1-2.5: 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.</p>	
48	<p>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.</p>	
49	<p>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.</p>	
50	<p>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.</p>	
51	<p>Policy 1-2.5.17: 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.</p>	
52	<p>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.</p>	
53	<p>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.</p>	
54	<p>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.</p>	
55	<p>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.</p>	Replaced by the proposed Medical Arts future land use category.
56	<p>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. <u>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-</u> Agency and Page 254 of the property is accordance with the zoning designation.</p>	

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57	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. ” <u>Conservation</u> . 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.	
58	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.	
59	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. ” <u>Conservation</u> . It is the intent of the “ CON. ” <u>Conservation</u> 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.	Clarification
60	GOAL 1-3: URBAN DEVELOPMENT AND CHARACTER: The City will continue to promote <u>urban</u> redevelopment that meets the quality and standards set out in this Plan.	Addition from the P&Z adoption public hearing.
61	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.	
62	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.	
63	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.	
64	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.	
65	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.	State Statues provides for this.
66	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.	State Statues provides for this.
67	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.	State Statues provides for this.

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68	<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> <p>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.</p> <p>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.</p> <p>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.</p> <p>d.Run-off onto Adjacent Properties. Require that no grading or filling of land be permitted that causes additional runoff onto adjacent properties.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Item (a), (b), (f), (g) and (j) have been incorporated into all of the Zoning Districts and or other regulations within Article III, Zoning of Chapter 58, Land Development Code.</p> <p>Item (c) has been incorporated into all of the Zoning Districts and into Chapter 10 with respect to Noise, Article III, Zoning of Chapter 58, Land Development Code with respect to overflow parking. Odor and vibration protections are in the Building Codes. Lighting is in Division 10 of Article V of Chapter 58, Land Development Code.</p> <p>Item (d) has been incorporated into Division 4 of Article V, Zoning of Chapter 58, Land Development Code.</p> <p>Item (e) has been incorporated into Section 58-90 of Article III, Zoning and Division 6 of Article V, of Chapter 58, Land Development Code.</p> <p>Item (h) has been incorporated into Article III, Zoning of Chapter 58; Division 3 of Article V, Zoning of Chapter 58, Land Development Code.</p> <p>Item (i) has been incorporated into Division 7 of Article V, Zoning of Chapter 58, Land Development Code.</p>
69	<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 <u>available 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>	<p>Has been incorporated into Article III, Zoning of Chapter 58, Land Development Code.</p>
70	<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>	<p>Has been incorporated into Article III, Zoning of Chapter 58, Land Development Code.</p>

No.	Chapter 1 – Future Land Use	Comments
71	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.	
72	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.	Replaced by the new proposed Medical Arts future land use category
73	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).	
74	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.	
75	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.	Incorporated into the C-2 zoning districts within Article III, Zoning of Chapter 58, Land Development Code.
76	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.	Incorporated into the C-2 zoning districts within Article III, Zoning of Chapter 58, Land Development Code. Restated in Policies 1-2.4.4, 1-2.4.5
77	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.	Incorporated into the C-2, C-3, C-3A, O-1, O-2 and PQP zoning districts within Article III, Zoning of Chapter 58, Land Development Code. Restated in Policy 1-2.4.9 and Policy 1-2.4.10
78	GOAL 1-4: BUSINESS AND QUALITY OF LIFE. It is the goal of the City to create an <u>entrepreneurial</u> 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.	Addition from the P&Z adoption public hearing.
79	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.	

No.	Chapter 1 – Future Land Use	Comments
80	<u>Policy 1-4.1.1: Economic Development Plan.</u> The City will administer an economic development plan that considers existing and future economic indicators, opportunities in technology, redevelopment along major corridors and expanded public/private partnerships.	
81	<u>Policy 1-4.1.2: Funding.</u> The City will pursue State and Federal grant funds that may be applicable to recreational and infrastructure improvements as well as other activities that enhance the City’s competitive position in attracting new business and industry.	
82	<u>Policy 1-4.1.3: Redevelopment along Major Corridors.</u> The City will monitor the redevelopment of its major commercial arterials including Orlando Avenue, Lee Road, Fairbanks Avenue, Aloma Avenue, and Orange Avenue to determine trends, employment activity, high areas of redevelopment activity and compatibility and work to create policies and implementation tools to ensure quality.	
83	<u>OBJECTIVE 1-4.2: ARTS AND CULTURE.</u> The City will continue to enhance local attractions and recreational facilities to promote tourism and quality of life, recognizing that the creative arts and culture play a major role in building and sustaining economically vibrant communities by generating jobs, revenue, and tourism.	
84	<u>Policy 1-4.2.1: Tourism.</u> The City shall explore the administration of an events study to determine the economic impact of local shopping and tourism.	
85	<u>Policy 1-4.2.2: Support of the Arts and Culture Community.</u> The City shall explore the economic value of its major nonprofit arts and cultural establishments and assist where appropriate to ensure their continued longevity.	
86	<u>OBJECTIVE 1</u> 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.	
87	<u>Policy 1-3.2.4: New England Avenue Transitional Development Standards.</u> 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. <u>4.3: IMPLEMENT THE CRA PLAN.</u> The City and Orange County shall partner in the execution of the CRA Plan as the Winter Park CRA Agency.	
88	<u>Policy 1-4</u> Notwithstanding the limitations otherwise imposed upon properties designated with Commercial future land use, for any lots fronting on New England Avenue from Virginia to New York Avenues, development may be permitted enhanced density and intensity up to a maximum 100% floor area ratio (FAR).	
89	<u>Policy 1-3.2.5: Redevelopment of Areas Designated Commercial and Office/Professional.</u> 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.	
90	<u>Policy 1-3.2.6: Planned Development Land Use.</u> 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: 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.—— 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.—	Deleted because the PD future land use categories are removed.

No.	Chapter 1 – Future Land Use	Comments
91	<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 standardsc. Open space and permeable space requirementsd. Appropriate height, scale, mass, setbacks, lot coverage and density restrictionse. Long term maintenance of such facilitiesf. Parkingg. Residential protection from noise, exhaust and lightingh. Landscapingi. Public spaces (courtyards/gathering places)j. Transportation connections to bus transit and bike trailsk. Egress/ingress requirements including on site stackingl. Consideration of inclusionary affordable housingm. Sidewalk and streetscape enhancementn. Proximity to residential zoning protectionso. Restrictions on use of Planned Development zoning for single tenant usep. Minimum distance between Planned Developmentsq. Transportation issuesr. 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 ftb. 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 acresd. Not less than 25% natural pervious green spacee. Preference for Class A Officef. Prohibition of single tenant retail in excess of 65,000 sq ftg. Minimum setbacks to 20-30 feet from principal arterial roadh. Landscaping standards superior to Commercial/Office code requirementsi. Public spaces (including public courtyards) and 5-10 ft wide sidewalksj. Parking garages minimally visible from street or architecturally compatible with principal buildings	Deleted because the PD future land use categories are removed.

No.	Chapter 1 – Future Land Use	Comments
92	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.	
93	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: 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.	
94	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.	
95	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.	
96	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. <u>Policy 1-4.3.2: CRA Tax Increment Financing.</u> The City’s responsibilities shall include serving as the catalyst for stimulating, marketing, and encouraging both public support and private participation. As part of its responsibilities for maintaining and improving the CRA tax increment financing program, the City shall monitor CRA property values. These responsibilities shall include annual review, update, and evaluation of the effectiveness of the tax increment financing program including the timely processing of information by the City and County to ensure that the best interests of the City are carried forth.	
97	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.	
98	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;	
99	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.	
100	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.	
101	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.	
102	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.	
103	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.	
104	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.	

No.	Chapter 1 – Future Land Use	Comments
105	<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.	
106	<u>Policy 1-4.4.9: Proposed Annexation Areas.</u> The City has and shall continue to achieve the coordination with Orange County prior to annexing the four unincorporated Annexation Reserve Areas (ARAs) identified below: <p><u>1. 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.</p> <p><u>2. 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.</p> <p><u>3. 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.</p> <p><u>4. Annexation Reserve Area #4: Stonehurst.</u> ARA #4 is an enclave comprised of 5.6 acres and containing approximately 30 persons located in 13 single-family dwellings, is located in the south section of the City, south of Lake Virginia, north of Glenridge Way, between Lauren-Laurel Road and Winchester Drive. This area is an unincorporated Orange County enclave, completely surrounded by the City limits of Winter Park.</p>	Spelling Correction
107	<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
108	<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.	
109	<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.	
110	<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.	In LDC under Section 58-87.
111	<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.	In LDC under Section 58-87.
112	<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.	
113	<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.	
114	<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.	
115	<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.	In Section 58-87 of LDC.
116	<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.	

No.	Chapter 1 – Future Land Use	Comments
117	<u>Policy 1-5.2.1: Maintain the Scale and Character of Neighborhoods.</u> 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.	
118	<u>Policy 1-5.2.2. Tools for Regulating Scale and Character of Neighborhoods:</u> The City shall regulate the degree and scale of development on single-family and low density properties through the use of setbacks, height limits, floor area ration and other land development regulations to manage the size, building mass, and design features of single-family and townhouse buildings.	
119	<u>Policy 1-5.2.3: Maintain the Quality and Character of Single-Family Residential Neighborhoods.</u> 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.	
120	<u>Policy 1-5.2.4: Ensure Compatible Size, Form and Function are achieved in Areas Designated Low-Density Residential.</u> 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.	
121	<u>Policy 1-5.2.5: Ensure Compatible Size, Form and Function are achieved in Areas Designated Medium- and High-Density Residential.</u> 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.	
122	<u>Policy 1-5.2.6: Investigate Policies for Density Issues Surrounding, Multiple Family Structures.</u> 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.	
123	<u>Policy 1-5.2.7: Subdivision of Lot Splits of Single Family Estate Properties.</u> The City shall prohibit any subdivisions or lot splits of estate lots (one acre or greater) within areas designated single family residential.	
124	<u>Policy 1-5.2.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family and Low Density Multi-Family Property.</u> The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single family, low density or multi-family residential, when the proposed new lots are designed at size and density that meet adopted subdivision regulations.	
125	<u>Policy 1-5.2.9: Lot Consolidations.</u> Lot consolidations resulting in the addition of more than 25 feet of new lot width and results in consolidated new lot sizes greater than 150% 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.	
126	<u>OBJECTIVE 1-5.3: PROTECT ESTABLISHED RESIDENTIAL NEIGHBORHOODS FROM ENCROACHMENT OF NON-RESIDENTIAL USES.</u> In order to protect the scale and traditional neighborhood character around the City, any intrusion of non-residential land uses is discouraged.	
127	<u>Policy 1-5.3.1: Criteria for Managing Encroachment of Nonresidential Uses into Established Residential Neighborhoods.</u> The City shall require that any change in land use designation from residential to nonresidential comply with all of the following: 1. That this change shall not be a precedent toward other similar applications for change requesting similar land use as a matter of equity or fairness; 2. That the change can be demonstrated to be in the best interests of the City at large; 3. That the change can be demonstrated to be in the best interests of the adjacent residential area; 4. That residential use of the property is no longer a viable use.	
128	<u>Policy 1-5.3.2: Protect Single Family and Low-Density Residential Property from Parking Garages.</u> The City shall prohibit above grade parking garages within 100 feet of a single family or low density residential property.	CPTF move this policy next to the parking garage policies
129	<u>OBJECTIVE 1-5.4: DEVELOPMENT/REDEVELOPMENT OF MULTI-FAMILY RESIDENTIAL, COMMERCIAL, OFFICE, AND MIXED USE AREAS.</u> The City shall provide for development and redevelopment of its commercial and office areas when compatible with the scale and character the surrounding area context.	
130	<u>Policy 1-5.4.1: Redevelopment of Areas Designated Commercial and Office/Professional.</u> 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.	
131	<u>Policy 1-5.4.12: Improve Design Procedures and Resources and Architectural Review.</u> 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.	

No.	Chapter 1 – Future Land Use	Comments
132	Policy 1-35.4.2: Establishment of Architectural Design Review Process. Upon one year of adoption, the City shall evaluate the necessity for an Architectural Review Board development.	
133	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: <div><input type="checkbox"/> Ensure that development of private property adjacent to parks, recreation and open space is compatible with their continued enjoyment;</div> <div><input type="checkbox"/> Protect park resources from visual and physical impacts that may be associated with development of private property near designated parklands;</div> <div><input type="checkbox"/> Enhance the public enjoyment of parks; and</div> <div><input type="checkbox"/> Preserve the habitat values of parks by protecting native plants, trees.</div>	This concept was explored by staff after the 2009 Comp Plan and discussed by P&Z. The height map limits development to two stories adjacent to Central Park. No other code change was necessary and it was not included in the LDC updates.
134	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.	
135	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: <div><div>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;</div><div>2. That the change can be demonstrated to be in the best ——— interests of the City at large;</div><div>3. That the change can be demonstrated to be in the best interests of the adjacent residential area;</div><div>4. That residential use of the property is no longer a viable use.</div></div>	
136	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.	
137	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.	
138	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.	
139	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.	
140	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.	

No.	Chapter 1 – Future Land Use	Comments
141	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.	
142	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.	
143	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.	
144	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.	
145	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.	
146	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.	
147	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.	
148	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.	
149	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.	
150	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.	

No.	Chapter 1 – Future Land Use	Comments
151	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.	
152	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.	
153	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.	
154	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.	
155	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.	
156	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.	
157	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.	
158	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.	
159	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.	
160	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
161	Policy 1-3.85 4.5: 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. <i>Policy amended to reflect changes as adopted on June 28, 2010 per Ordinance 2817-10</i>	
162	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.	
163	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) <u>Medium Density Residential</u> 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.	
164	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.	Implemented as part of the 2009 Zoning Code update.

No.	Chapter 1 – Future Land Use	Comments
165	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.	
166	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.	
167	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.	Included within the C-3 zoning district, section 58-76
168	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.	
169	Policy 1-3.8.12.7: Gateway Plan for Development or Redevelopment of Properties. Pursuant to the adoption of a <u>The City shall create Gateway Plan by the City Commission, the City shall have the authority in the review of plans for the development orPlans 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:</u> <u>1.West Fairbanks Avenue from I-4 east to Orlando Avenue;</u> <u>2.South Orlando Avenue from the City limits north to Orange Avenue; 3.</u> <u>Aloma Avenue from the City limits west to Lakemont Avenue.</u>	EDAB recommended changing #2 to include all of Orlando Avenue from city limits north to city limits south.
170	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.	
171	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.	
172	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.	
173	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.	Incorporated into the Zoning Code, Section 58-85 Maximum height map.
174	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.	
175	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.	

No.	Chapter 1 – Future Land Use	Comments
176	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. 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.	
177	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. 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.	Incorporated into section 58-87 of the Zoning Code and the Floodplain Regulations of Division 3 of Article V of Chapter 58, Land Development Code.
178	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. 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.	
179	Policy 1-3.96.1.4: Mining Prohibited. The City shall prohibit the excavation of natural resources (mining) within the City limits. Policy 1-3.96.1.4: Mining Prohibited. The City shall prohibit the excavation of natural resources (mining) within the City limits.	
180	Policy 1-3.96.1.5: Protect the City’s Cemeteries and Conservation Lands. The City shall protect cemeteries and conservation lands from development. Policy 1-3.96.1.5: Protect the City’s Cemeteries and Conservation Lands. The City shall protect cemeteries and conservation lands from development.	
181	OBJECTIVE 1-3.106.2: SOIL AND TOPOGRAPHIC CONDITIONS/NATURAL ENVIRONMENT. The City shall not issue a 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 must be designed with appropriate consideration for soil and topographic conditions and the natural environment, including Comprehensive Plan objectives and Policies in the Chapter 5: Conservation Element. OBJECTIVE 1-3.106.2: SOIL AND TOPOGRAPHIC CONDITIONS/NATURAL ENVIRONMENT. The City shall not issue a 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 must be designed with appropriate consideration for soil and topographic conditions and the natural environment, including Comprehensive Plan objectives and Policies in the Chapter 5: Conservation Element.	
182	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. 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.	
183	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. 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.	
184	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. 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.	
185	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.	Incorporated into Division 6 of Article V of Chapter 58, Land Development Code.
186	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. 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.	
187	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 tructures within the City. [Note: The Historic Resources Map does not reveal the location of archaeological sites due to their sensitivity to abuse.] 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 tructures within the City. [Note: The Historic Resources Map does not reveal the location of archaeological sites due to their sensitivity to abuse.]	
188	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. 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.	
189	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, historie, 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. 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, historie, 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.	
190	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. 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.	

No.	Chapter 1 – Future Land Use	Comments
191	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.	
192	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.	
193	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.	
194	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.	
195	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.	
196	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.	
197	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.	
198	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.	
199	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.	
200	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.	
201	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.	
202	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.	
203	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.	
204	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: 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;	
205	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.	

No.	Chapter 1 – Future Land Use	Comments
206	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.	
207	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.	
208	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: 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. 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. 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. 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. 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. 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.	
209	5. ——— Annexation Reserve Area #5: Stonehurst. ARA # 5 is an enclave comprised of 14.6 acres and containing approximately 44 persons located in 22 — 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.	
210	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.	

No.	Chapter 1 – Future Land Use	Comments
211	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.	
212	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.	
213	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.	
214	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.	
215	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.	
216	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.	
217	Policy 1-3.15.1Policy 1-3.15.2OBJECTIVE 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 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.	
218	Policy 1-3.16Policy 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.	
219	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.	
220	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.	
221	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.	
222	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.	
223	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.	
224	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.	
225	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.	
226	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.	
227	Policy 1-3.19.2: Land Use Trends. Monitor and evaluate population and land use trends.	
228	Policy 1-3.19.3: Fiscal Management. Implement fiscal management policies of the capital improvement program and budget.	

No.	Chapter 1 – Future Land Use	Comments
229	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.	
230	Policy 1-3.19.5: Public Assistance. Provide continuing land use information and assistance to the public.	
231	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.	
232	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.	
233	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.	
234	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.	
235	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
236	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.	
237	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.	
238	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.	
239	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.

No.	Chapter 1 – Future Land Use	Comments																										
1	GOAL 1-8. PRESERVE THE CHARACTER OF THE WINTER PARK’S NEIGHBORHOODS, THE CBD, AND FOSTER PLANNED REDEVELOPMENT INITIATIVES.																											
2	<p>OBJECTIVE 1-8.1: PRESERVE THE INTEGRITY AND CHARACTER OF PLANNING AREAS. Land use decisions and development approvals shall be guided by the policies delineated within the planning areas mapped and identified as Planning Areas A through <u>M</u>. The following Future Land Use policies are unique to specific planning areas within the City of Winter Park. Future Land Use <u>Planning Area Maps</u> that depicts the boundaries and future land use pattern within each of the respective Planning Areas are also presented. The City-wide Goals, Objectives and Policies of the Future Land Use Element apply to the Planning Areas. The supplementary objectives and policies for each planning area provide additional <u>mandatory regulation</u> on future zoning or land use issues.</p> <p>The Planning Areas are as follows:</p> <table><tr><td>PLANNING AREA A</td><td>Temple/Howell Branch Planning Area</td></tr><tr><td>PLANNING AREA B</td><td>Osceola/Lakeview Planning Area</td></tr><tr><td>PLANNING AREA C</td><td>Winter Park Hospital Planning Area</td></tr><tr><td>PLANNING AREA D</td><td>Waterbridge/Brookshire Planning Area</td></tr><tr><td>PLANNING AREA E</td><td>Glenridge/Lake Sue Planning Area</td></tr><tr><td>PLANNING AREA F</td><td>Mead Garden, Virginia Heights & College Quarter</td></tr><tr><td>PLANNING AREA G</td><td>Downtown/Rollins College Planning Area</td></tr><tr><td>PLANNING AREA H</td><td>Hannibal Square Neighborhood Planning Area</td></tr><tr><td>PLANNING AREA I</td><td>North Park Avenue Planning Area</td></tr><tr><td>PLANNING AREA J</td><td>U. S. Highway 17-92 Corridor Planning Area</td></tr><tr><td>PLANNING AREA K</td><td>Lee Road Planning Area</td></tr><tr><td>PLANNING AREA L</td><td>West Fairbanks Avenue Planning Area</td></tr><tr><td>PLANNING AREA M</td><td><u>Ravaudage Planning Area</u></td></tr></table>	PLANNING AREA A	Temple/Howell Branch Planning Area	PLANNING AREA B	Osceola/Lakeview Planning Area	PLANNING AREA C	Winter Park Hospital Planning Area	PLANNING AREA D	Waterbridge/Brookshire Planning Area	PLANNING AREA E	Glenridge/Lake Sue Planning Area	PLANNING AREA F	Mead Garden, Virginia Heights & College Quarter	PLANNING AREA G	Downtown/Rollins College Planning Area	PLANNING AREA H	Hannibal Square Neighborhood Planning Area	PLANNING AREA I	North Park Avenue Planning Area	PLANNING AREA J	U. S. Highway 17-92 Corridor Planning Area	PLANNING AREA K	Lee Road Planning Area	PLANNING AREA L	West Fairbanks Avenue Planning Area	PLANNING AREA M	<u>Ravaudage Planning Area</u>	Adding a planning area for the Ravaudage project annexed since 2009.
PLANNING AREA A	Temple/Howell Branch Planning Area																											
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PLANNING AREA M	<u>Ravaudage Planning Area</u>																											
3	Planning Area A: Temple/Howell Branch																											
4	Policy 1-A-1: Preserve Single-Family Residential Land Use. The City shall preserve the single-family residential land use in the Temple/Howell Branch planning area <u>and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.</u>	Makes the policy direction more understandable.																										
5	Policy 1-A-2: Expansions of the YMCA. <u>Any further expansion of the YMCA involving changes in future land use designations for an expanded site shall be deemed to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in this planning area section.</u>	Provides consistency with the approved YMCA Development Agreement																										
6	Policy 1-A-3: Preserve Public Park and Recreational Land Uses while Expanding Wetlands Acquisition. The City shall preserve the public park and recreational land uses in this planning area and shall ensure any off-site impacts from these uses are minimized. The City shall strive to expand ownership of the wetlands <u>and conservation lands</u> on the north area of this planning area near Howell Creek and south of Lake Waumpi.	Clarifies the application.																										
7	Policy 1-A-4: Comprehensive Plan Amendments from Residential to Office/Professional to Preserve Existing Homes and Restrict Height to One-Story. Comprehensive Plan amendments from Residential to Office/Professional on the south side of Howell Branch Road from the New Life Evangelical Church (1720 Howell Branch Road) east to the Seminole County line shall only be considered in context of newly constructed one-story office buildings and not the conversion of existing homes.																											

No.	Chapter 1 – Future Land Use	Comments
8	Policy 1-A-5: Prohibited Uses Along the Gateway Corridor of Howell Branch Road. The City shall prohibit new or used car sales, auto repair businesses, resale stores or pawn shops, tattoo businesses, <u>vapor lounges and smoke shops</u> , service/gas stations, fast food businesses and additional convenience stores in the commercial areas located on Howell Branch Road, as this portion of Howell Branch Road is a gateway into the City of Winter Park.	Adds other non-desirable businesses.
9	Policy 1-A-6: Continue to Acquire, Preserve and Expand Recreational Trails and Greenway, Especially along Water Frontage. The City shall strive to preserve and expand the number and extent of recreational trails and greenways in this portion of the City to provide public access and enjoyment especially of the stream and waterfront environments along the City’s Howell Creek properties.	
10	<u>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.	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 <u>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	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: <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	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.	
24	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 <u>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.</u>	Makes the policy direction more understandable.
25	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.	
26	Planning Area C: Winter Park Hospital	
27	<u>Policy 1-C-1: Preserve Single-Family Residential Land Use.</u> The City shall preserve the single-family residential land use in the Winter Park Hospital planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.	New policy direction to protect single family zoned portions of this planning area similar to policies included in other planning areas.
28	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 <u>a new</u> future land use designation <u>including</u> the creation of a medical/high technology <u>zoning</u> district.	Clarification
29	<u>Policy 1-C-3: Medical Arts District.</u> <u>The geographic area of properties encompassing the Winter Park Hospital, the Winter Park Health Foundation and associated medical offices shall be deemed an overlay district within the existing office future land use category. In order to encourage further development of these medical arts campuses, such properties are then to be governed as to density by the permitted floor area ratio which shall be a maximum of 100% and shall include the floor area of above grade, attached and unattached garages. This overlay designation shall also differ from others in the Comprehensive Plan and Land Development Code in that floor area ratio may be spread across a hospital/medical center or wellness campus in common ownership (and thus across public streets) provided that the average floor area ratio across the hospital/medical center or wellness campus shall not exceed the maximum of 100%, not including the land area of any public streets.</u>	New policy to implement the general future land use policy outline for the new Medical Arts future land use category.
30	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	Brookshire already rebuilt and partnership was explored during the design phase.
31	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 <u>and Rollins College</u> for the shared use of Showalter Field/Cady Way Park area.	Update
32	Policy 1-C-5: Intergovernmental Coordination to Enhance Cady Way Bike Trail and Related Facilities. The City shall continue working with Orange County, <u>the City of Orlando and Seminole County</u> to enhance the Cady Way Bike Trail and its facilities.	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</u> businesses, 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 <u>with single family residential (R-1A) development and low density residential (R-2) development.</u>	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 <u>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.</u>	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.

No.	Chapter 1 – Future Land Use	Comments
43	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>	Clarifies the 197-1977 agreements as to the future land use in the area.
44	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.	Not appropriate as a land use policy.
45	Planning Area E: Glenridge/Lake Sue	
46	Policy 1-E-1: Preserve Existing Single-Family Residential Land Use in Glenridge/Lake Sue Planning Area. The City shall preserve single-family residential land use in the Glenridge/Lake Sue planning area <u>and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.</u>	Makes the policy direction more understandable.
47	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.	
48	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.	
49	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.	
50	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.	
51	Planning Area F: Mead Garden, Virginia Heights and College Quarter	
52	Policy 1-F-1: Preserve and Protect Residential Land Use along Denning Drive and Prevent Encroachment by Office and Commercial Uses. The City shall preserve and protect the residential land use along Denning Drive in this Planning Area from office and commercial encroachment. In furtherance of this policy, the City shall not rezone the existing residential properties on Denning Drive to office or any other non-residential zoning <u>and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.</u>	Makes the policy direction more understandable.
53	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.	

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</u> including new or used car sales, <u>new</u> auto repair businesses, <u>vapor stores and smoke shops</u> , resale stores or pawn shops, tattoo businesses, adult oriented businesses, fast food businesses and convenience stores, as this portion of Orange Avenue and Fairbanks Avenue are <u>gateways</u> is a gateway into <u>the downtown and central business district of</u> the City of Winter Park.	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</u> Lutheran Church (located in Planning Area J) shall <u>only be approved via conditional use</u> consistent with protections and landscape buffers for this institutional use <u>and provided that any negative impacts from parking or traffic are avoided and that adequate buffering and screening of such activities and improvements are achieved.</u>	Implements the agreements made with the Church and neighborhood.
57	Policy 1-F-6: Preserve Division of Low-Density Residential and Single-Family Residential between <u>Maryland Holt</u> and <u>Antonette Fairbanks Avenues</u>. The City shall preserve the division line between low-density residential and single-family residential between <u>Maryland Holt</u> and <u>Antonette Fairbanks Avenues</u> , <u>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</u> the Orange County Public School Board decides to sell or redevelop the Winter Park Ninth Grade Center, the City shall protect the historic high school buildings for an appropriate adaptive reuse.	Clarification
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	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. Not withstanding the heights and densities permitted or conditionally permitted under the existing commercial land use designations, the commercial redevelopment of the commercial “Ahik’s” property (as mentioned above) at 501 Holt Avenue, shall be concentrated along the railroad and Fairbanks Avenue frontages while maintaining the natural features of the site, <u>unless an alternative site plan and building layout, not exceeding two stories (30 feet) in height provides a more enhanced visual and sound buffer protections for the adjacent residential properties.</u>	Option for redevelopment while maintaining neighborhood protection.
65	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.	
66	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.	
67	Policy 1-F-16: Protect Wetlands. The City shall continue to implement and enforce regulations protecting the wetlands areas from development.	
68	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.	New direction for quality redevelopment.
69	Policy 1-F-18: Preserve Existing Single-Family Residential Land Use in the Planning Area. The City shall preserve single-family residential land use in the planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.	Makes the policy direction more understandable.
70	Planning Area G: Downtown/Rollins College	
71	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.	Removed the Objective as this section only contains policies.
72	Policy 1-G-1: Preserve Residential Use in Downtown/Rollins Planning Area and Mixed Use Shall Not Qualify as Residential Use. The City shall ensure that residential land uses are preserved within the Downtown/Rollins Planning Area. Mixed Use buildings on land currently designated as residential shall not qualify as satisfying this policy. <u>Thus, the intent of this Policy is to maintain the residential future land use and zoning in this planning area where it currently exists and to deny requests for changes to the future land use and zoning that would change from residential designations to non-residential designations.</u>	Makes the policy direction more understandable.
73	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.	

No.	Chapter 1 – Future Land Use	Comments
74	Policy 1-G-3: Preserve Park Avenue as a Retail Shopping District with Complimentary Restaurant Destinations, Maintaining Existing Future Land Use Map Designations and Zoning and Prohibition of Bars/Nightclubs. The City shall preserve the primary focus of the Park Avenue Corridor as a retail shopping district with complimentary restaurant destinations. This shall require maintaining within the Park Avenue corridor the existing Future Land Use Map policies governing height and existing vertical zoning regulations and the prohibition on bars/nightclubs. <u>The City should also explore modifications to the zoning regulations that would limit the growth of future new restaurant locations to prevent an oversaturation of the CBD with restaurant space thereby diminishing via the loss of existing retail stores, the primary focus of the CBD as a retail shopping destination.</u>	New direction to preserve character of the Park Avenue area.
75	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 (30 feet) 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 (30 feet) in height as depicted on the Maximum Height Map. Variances or approvals of development in violation of this policy are prohibited.	Clarification
76	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. Exceptions to this policy include any property within the Central Business District that <u>are</u> is 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> Variances for more than three stories are prohibited.	Clarification
77	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.	
78	Policy 1-G-7: Enforce Land Development Code Parking Requirements. The City shall continue to require parking, as directed by the Land Development Code, for any <u>net</u> new building or <u>net</u> new floor space constructed within the CBD.	Clarification
79	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.	
80	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.	
81	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.	
82	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.	

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.	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	

No.	Chapter 1 – Future Land Use	Comments
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 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> As a prerequisite to such Comprehensive Plan Amendments, the actions must be reviewed by the CRA Advisory Board for recommendation in order to be deemed consistent with CRA policy prior to review by the Planning Commission. However, inclusion in the CRA Plan or approval or denial by the CRA Advisory Board does not mandate approval of such Comprehensive Plan Amendments given the public hearings and consideration necessary as part of the process.	Makes the policy direction more understandable.
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

No.	Chapter 1 – Future Land Use	Comments
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.	
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.

No.	Chapter 1 – Future Land Use	Comments
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. The City shall develop a Gateway enhancement plan for the North Park Avenue entrance into the City.	
115	Planning Area J: U. S. Highway 17-92 Corridor	
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> ripe .	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 appropriate landscaping 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).	

No.	Chapter 1 – Future Land Use	Comments
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.	
126	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.	
127	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.	The Policy prohibiting parking garages within 100 feet of residential disqualifies this site as a candidate for parking garage related development.
128	Policy 1-J-11: Encourage a Public-Private Partnership in Redeveloping Winter Park Tech. The City shall encourage a joint public-private proposal for Winter Park Tech. The City shall coordinate joint planning with the Orange County School Board to identify a project that includes a viable land use mix, as well as density and intensity that meets the common objectives of the School Board, the City and a private developer.	
129	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: <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	<u>Policy 1-J-13: Growth and Expansion of the Lutheran Church Consistent with Master Plan.</u> (Policy repeat from Planning Area F) <u>Growth and expansion of the St. John Lutheran Church (located in Planning Area J) shall only be approved via conditional use consistent with protections and landscape buffers for this institutional use and provided that any negative impacts from parking or traffic are avoided and that adequate buffering and screening of such activities and improvements are achieved.</u>	Implements policy agreement with the Church and neighborhood.
131	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.	K-Mart Center redevelopment plans have been approved.

No.	Chapter 1 – Future Land Use	Comments
132	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.	Provides consistency of zoning along W. Fairbanks.
133	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.	Implements new height map.
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 and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan. However, in order to enable the redevelopment along the Lee Road corridor, if properties fronting on Lee Road desire to redevelop or expand via utilizing an interior residential property as expanded parking via a land use change to a Parking Lot (PL) designation then the City may consider such a change provided adequate buffering and protections are provided to the neighboring homes.	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 and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.	Makes the policy direction more understandable.

No.	Chapter 1 – Future Land Use	Comments
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.	
144	Policy 1-L-3: Protections for the Lake Killarney Neighborhood. The City shall utilize the conditional use process and the land development code regulations to provide protections for the residential neighborhood north of Fairbanks Avenue from any nuisances generated by fast food and drive-in businesses as well as convenience stores in order to minimize any nuisances from noise, over-flow parking, off-site parking of employees or cut-through traffic. Such protections may include limitations on the hours of operation of stores or restaurants and such restrictions on hours of operations may be imposed retro-actively if deemed necessary to safeguard the peaceful residential use of neighboring homes.	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. At such time that annexation occurs, the City shall encourage and permit amending the future land use map and redeveloping these properties that exist in this area south of Fairbanks Avenue and west of Formosa Avenue along Fairbanks, Kentucky, Ogelsby and Crandon Avenue to urban mixed use densities that would permit either mixed use development or mixed use projects with urban scale of up to eight stories in height, with parking garage components and notwithstanding other limitations within the Future Land Use element, permitted floor area ratios of up to 250% based upon the establishment of commercial or high density residential future land use designations as this density and scale of development is deemed compatible given the location on Fairbanks Avenue adjacent to Interstate 4 and to enhance the appearance of the Fairbanks gateway corridor. Roadway abandonments or vacations necessary for this assemblage are also encouraged.	Implements the Comp. Plan policies
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. The City shall consider future land use changes along the north side of Fairbanks from Lakeview to Shoreview Avenues to commercial to allow business types complimentary to and compatible with the adjacent neighborhoods, such as retail stores and salons provided there are restrictions prohibiting late evening hours, and drive-in components. The City shall ensure compatible development by enforcing architectural design standards as part of the site plan review process and require adequate buffers including architecturally designed capped masonry walls landscaped with canopy trees, specimen trees, and shrubs.	Provides consistency of zoning along W. Fairbanks.
149	Policy 1-L-8: Support Efficient Land Use Development Along the South Side of Fairbanks Avenue. Given the City’s desire for the aggregation and assemblage of properties along the south side of Fairbanks Avenue for more comprehensive redevelopment along that south side of Fairbanks Avenue, as an important gateway corridor into the City, versus isolated single purpose developments, the City shall only permit via conditional use any drive-in component of business when that business is part of a larger building development program such as via an end-cap use on a larger project.	Provides consistency of zoning along W. Fairbanks.
150	Policy 1-L-9: Property Redevelopment West of Interstate Four. Given the need for the visibility and convenience of travelers on Interstate highways for quick on-and-off gas station and convenience stores to be proximate to Interstate Four, notwithstanding other limitations in this planning area, the commercial properties on Fairbanks Avenue, west of Interstate Four may be permitted to develop for those purposes.	Provides clarification for those properties west of I-4.

No.	Chapter 1 – Future Land Use	Comments
151	<u>Policy 1-L-10: Accommodations for the Warehouse and Industrial Land Uses in the Area South of Fairbanks Avenue and north of Minnesota Avenue.</u> The City recognizes that previous and future annexations south of Fairbanks Avenue and north of Minnesota Avenue contain existing warehouses and light manufacturing buildings and land uses that were legally developed under the previous Orange County C-3 zoning regulations. As such, while the long term goal of the City is for that area to transition, the City has made and will continue to make accommodations that allows those existing warehouse and light manufacturing businesses to continue to operate and to provide for tenant transitions.	Provides clarification for the existing industrial areas south of W. Fairbanks.
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.

CHAPTER 1: FUTURE LAND USE ELEMENT

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.

WINTER PARK RELATED VISION THEMES

Cherish and sustain Winter Park's extraordinary quality of life.

Plan our growth through a collaborative process that protects our City's timeless scale and character.

Enhance the Winter Park brand through a flourishing community of arts and culture.

Build and embrace our local institutions for lifelong learning and future generations.

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

OBJECTIVE 1-1.1: PRINCIPLES FOR MANAGING GROWTH WITHIN PLANNING HORIZONS. The City shall establish a ten year planning horizon with projected population to provide data for the evaluation and analysis of this Comprehensive Plan and its elements.

Policy 1-1.1. 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 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

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

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 development; that fosters pedestrian connectivity, appropriate design and landscaping with building mass and scale.~~

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.~~

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.

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.*

Policy 1-1.2.2: City Comprehensive Plan **Policy 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.

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

OBJECTIVE 1-2.12: 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:

Future Land Use Map Series:

- 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-1-5a05~~, Surveyed Historic ~~Resources~~Properties Map
- 6) ~~Map FLUM-1-5b06~~, National Register of Historic ~~Listed~~Properties Map

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

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).

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.

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.

~~**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.

Policy 1-2.12.5: Maximum Building Height Defined. “Map FLUM-1-303: Comprehensive Plan Maximum Building Heights” designates graphically the maximum threshold for such building heights by stories. The Maximum Height Map is intended to be used together with the Future Land Use Map and applicable land use designations to determine the maximum density and intensity permitted to be developed within the City of Winter Park. The combination is detailed in the Maximum Future Land Use Map Designation Density/ Intensity Table. The height thresholds do not include ancillary structures regulated by the land development code, including respective floor to floor heights, parapets, mechanical and elevator/ stair components, and architectural appendages. ~~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.~~

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. ~~The City in the review and approval of conditional uses for specific projects may limit and restrict the achievable floor area ratios. Policy amended to reflect changes as adopted on October 11, per Ordinance 2825-10.~~

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.

Policy 1-2.12.8: ProvisionsAdditional 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 permitauthorize 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.

Table 2 Future Land Use – Zoning Compatibility Chart	
Future Land Use Designation	Compatible Zoning Districts
Single Family Residential	R-1AAA, R-1AA, R-1A, PURD
Low Density Residential	R-2, PURD
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

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

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.~~

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.

Policy 1-2.23.2: Low-Density Residential. This Future Land Use Map land use designation is designed to indicate areas to be zoned for and used for low density residential use. The compatible zoning ~~district~~districts for this designation shall be ~~the~~R1-A, PURD and R-2 zoning district~~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.

Policy 1-2.23.3: Medium-Density Residential. This Future Land Use Map land use designation is designed to indicate areas to be zoned for ~~the~~ multi-family residential uses. The compatible zoning ~~district~~districts for this designation shall be ~~the~~R-2 or R-3 zoning district~~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.

Policy 1-2.23.4: High-Density Residential. This Future Land Use Map land use designation is designed to indicate areas to be zoned for ~~the~~ multi-family residential use. The compatible zoning ~~district~~districts for this designation shall be ~~the~~R-3 or R-4 zoning district~~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.

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 uses shall be compatible with the goals, objectives, and policies identified in this Comprehensive Plan and shall be consistent with established patterns of legally established commercial 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 ~~the~~Table 3 - Maximum Future Land Use Density/ Intensity Table.

Policy 1-2.34.1: Commercial. This Future Land Use Map land use designation includes both the wide variety of commercial retail uses, restaurants, and various professional office uses. It is designed to relate to those areas zoned C-1, C-3 and C-3A, but may also include areas zoned I-1 when used for commercial or office or residential purposes; and PQP where appropriate. This designation also allows a density of residential uses as a conditional use up to 17 units per acre. Residential units however, shall only be permitted above the first or ground floor level. The intensity of use (floor area ratio) of buildings in this designation may not exceed the standards as listed in the Maximum Future Land Use Density/ Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element.

Policy 1-2.34.2: 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. However, within the Winter Park Hospital planning area there are exceptions providing for single family and low density residential development.

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 the~~ The maximum mix of residential unit areas within any building shall be included on upper floors and shall not exceed fifty (50%) percent of the total building area, with the residences confined to the upper floors. *Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825 10.*

Policy 1-2.4.4: Expansion of the CBD: Within six months after the adoption of the Comprehensive Plan, the City will evaluate the CBD area for possible expansion of the CBD boundaries to include Orange Avenue and consider additional density permitted within the Future Land Use designation.

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 consider pedestrian scale the orientation of the buildings to the streets, eclectic mix and use of architectural styles and vistas to Central Park and other open spaces.

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

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

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.~~

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 only 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, as depicted on the Central Business District Future Land Use Designated Area map within the definitions section. 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 CBD Future Land Use ~~C-2~~ which may or may not be granted by the City Commission on a case by case basis.

Policy 1-2.4.8: Preservation of the Historic Character of Park Avenue 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.

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.

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

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

Policy 1-2.4.12: Evaluation of Hannibal Square Neighborhood Commercial District: Within six months after adoption of the Comprehensive Plan, the city will evaluate the boundaries, densities and permitted future land use categories within the Hannibal Square Neighborhood Commercial

Policy 1-2.4.12: 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, as shown on Figure FLUM-1-14a. Any expansion of the district would require a Comprehensive Plan Amendment. With the exception of existing development patterns which have not redeveloped, this designation does not allow residential uses ~~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, 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 Element maximum of 100% not counting the land area of public streets.~~

~~**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.~~

~~**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).~~

~~**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.~~

~~**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 us as a surface parking lot only. This designation is intended -to be

used in proximity to residential properties in order to allow use of land for surface parking lots but be limited and restricted to the use. As this designation does not permit buildings there is no applicable floor area ratio or residential density. ~~Policy added to reflect changes adopted on April 22, 2013 per Ordinance 2917-13.~~

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

~~Note: All categories count private parking garage floor space toward FAR limits.~~

~~Maximum number of stories is determined by the Maximum Height Map and may be further restricted by other policies of this Comprehensive Plan.~~

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

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

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

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

OBJECTIVE 1-2.4: 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.

Policy 1-2.4.1: Mixed Use Overlay District. Within one year from the adoption of this Comprehensive Plan, the City shall explore a mixed use overlay for commercially designated parcels that would be intended to facilitate design and use flexibility to achieve pedestrian scale, innovative transit connectivity and maximizing open space within a commercially viable and architecturally desirable design. Complementary uses may include, but are not limited to retail, entertainment, office, civic and residential uses. The City shall also prepare companion land development code regulations that implement the proposed mixed use overlay simultaneously with any policy amendments related to this overlay district. All policies related to this overlay will be subject to a Comprehensive Plan amendment.

Policy 1-2.4.12: 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.

~~**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.~~

Policy 1-2.4.3: Maintain Industrial Land Use. The City shall maintain industrial future land use category. Any expansion of industrial activities shall be determined based on several factors such as employment opportunities, market area and the impacts on transportation and public services.

Policy 1.2.5-14.4: 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.

4. **Policy 1-2.4.5: 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 1-2.5.4~~policies in this element which discourages land use plan map changes so that appropriate future sites may be established that shall provide these public services and benefits.

Policy 1-2.4.6: 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.

~~3. — **Policy 1-2.4.7: 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.~~

~~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.~~

Policy 1-2.4.8: Institutional Future Land Use for Churches. The City hereby designates churches and other religious institutions with an Institutional future land use map designation. The underlying zoning districts may remain either residential or commercial to permit redevelopment in the future through the City's Conditional Use process. If a church intends to vacate their use of church property for non-related private development, the Church shall not rely upon the Institutional future land use designation for entitlements. The entitlements for private redevelopment shall be governed by the existing zoning designations and the City shall be empowered to administratively change the Institutional future land use designation, without consent of the owner to reflect a private non-institutional use of the property is accordance with the zoning designation.

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.

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.

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. *Policy amended to reflect changes as adopted on July 14, 2014 per Ordinance 2971-14.*

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

OBJECTIVE 1-3.1: PREVENT PROLIFERATION OF URBAN SPRAWL. The City shall continue to foster quality development while respecting the context and heritage of urban growth through the City.

Policy 1-3.1.1: Development Orders 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.

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.

~~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.~~

Policy 1-3.1.3

~~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.

~~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.

~~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.

~~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:

- 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.~~
- ~~e. **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.~~

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 or programmed 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.

~~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.

~~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.

~~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.

~~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).

~~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.

~~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.

~~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:*

~~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.~~ **GOAL 1-4: BUSINESS AND QUALITY OF LIFE.** It is the goal of the City to create an environment that balances business creation and growth while maintaining an exceptional quality of life for its residents through appropriate placement, advanced City services and expanding tax base.

OBJECTIVE 1-4.1: MAINTAIN THE ECONOMIC VITALITY OF THE CITY. Plan and manage the City's growth and redevelopment to promote an attractive business climate while protecting the residential character of Winter Park.

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

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

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

OBJECTIVE 1-4.2: ARTS 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.

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

Policy 1-4.2.2: Support of the Arts 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.

~~**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.~~

~~**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.

~~**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).~~

~~**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.

~~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:

- 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.~~

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.

~~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:

- 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.

The following minimum standards are hereby adopted to provide meaningful guidance to the future development of Land Use Development regulations governing Planned Development districts:

- 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

~~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.

~~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:

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. Impact on existing and planned public services, utilities, water resources, and energy resources.

~~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.

~~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.

~~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.

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.

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

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

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

Policy 1-4.4.4: Small Scale Annexations. 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.

Policy 1-4.4.5: Criteria for Pursuing Annexation and Required Cost/Benefit Study. Winter Park shall pursue the annexation of growth areas adjacent to the City limits when it would align municipal boundaries, unite sections of the City, or generate revenues in excess of the cost of providing services while providing City control over the quality and scale of development. An annexation cost-benefit study shall be required for all annexations of growth areas through referendums.

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

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

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

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

1. **Annexation Reserve Area #1: Lake Killarney.** ARA #1 is a growth annexation area comprised of 198 acres, is located north of Fairbanks Avenue and is bounded by Lake Killarney on the north. The area contains approximately 1,300 residents and is primarily designated Low-Density Residential to the south side of the Lake, Office to the west along Wymore, and the Killarney Elementary School, located to the southwest near I-4, is designated Institutional. Annexation of this area would extend the City limits of Winter Park to I-4, the major barrier west of the City limits.
2. **Annexation Reserve Area #2: Kentucky/Oglesby.** ARA #2 is a growth annexation area comprised of 13± acres and accommodating approximately 40 residents, is located south of Fairbanks Avenue, north of Oglesby Avenue, east of I-4 and east and west of Clay Street. Annexation of this area would fill in the gap between the existing City limits and the City limits of Orlando to the south.
3. **Annexation Reserve Area #3: Lawndale.** ARA #3 is a growth annexation area containing 50± acres and approximately 300 residents, is located south of Minnesota Avenue, north of Harmon Avenue, west of Clay Street, and east of Wisconsin Avenue with a section extending north of Minnesota following Jackson Avenue west of Nicolet Avenue and east of Harold Avenue. Annexation of this area would fill in the gap between the existing City limits and the City limits of Orlando to the south.
4. **Annexation Reserve Area #4: Stonehurst.** ARA #4 is an enclave comprised of 5.6 acres and containing approximately 30 persons located in 13 single-family dwellings, is located in the south section of the City, south of Lake Virginia, north of Glenridge Way, between Lauren Road and Winchester Drive. This area is an unincorporated Orange County enclave, completely surrounded by the City limits of Winter Park.

GOAL 1-5: QUALITY AND CHARACTER. The City recognizes the many unique areas of the City and provides planning processes and regulations that ensures quality development while reflecting the context and heritage of the many facets of Winter Park.

OBJECTIVE 1-5.1: MAINTAIN AND PRESERVE THE CHARACTER AND QUALITY OF LAKEFRONT AND OTHER WATERFRONT DEVELOPMENT through the use of land use controls. It is the intent of the City to apply land use controls to maintain and preserve the existing density, character and quality of lakefront land use by prohibiting lot splits and maintaining low densities.

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

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

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

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

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

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

Policy 1-5.1.7: Lakefront Setbacks. The City shall enforce a minimum 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.

OBJECTIVE 1-5.2: PRESERVE THE QUALITY AND CHARACTER OF WINTER PARK'S RESIDENTIAL NEIGHBORHOODS. By recognizing and maintaining the variety of neighborhoods and housing types available throughout the City, the City will protect and conserve the diverse range of residential opportunities.

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.

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~~n~~, and other land development regulations to manage the size, building mass, and design features of single-family and townhouse buildings.

Policy 1-5.2.3: Maintain the Quality 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.

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.

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.

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

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

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.

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.

OBJECTIVE 1-5.3: PROTECT ESTABLISHED RESIDENTIAL NEIGHBORHOODS FROM ENCROACHMENT OF NON-RESIDENTIAL USES. In order to protect the scale and traditional neighborhood character around the City, any intrusion of non-residential land uses is discouraged.

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

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

Policy 1-5.3.2: Protect Single Family 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.

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.

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.

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.~~

Policy 1-35.4.2: Establishment of Architectural Design Review Process. ~~Upon one year of adoption, the City shall evaluate the necessity for an Architectural Review Board development.~~

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:

- 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.

~~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.

~~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:

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

~~Policy 1-3.5.2:3: 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.

~~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.

~~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.

the Form Based

~~**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.

~~**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.

~~**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.

~~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.

~~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.

~~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.

~~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. *Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.*

~~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.

~~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.

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.~~ *Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.*

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.

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.~~ *Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.*

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.

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.

~~**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.~~

~~**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.~~

~~**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.~~

~~**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.~~

~~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.

~~**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.~~

~~**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.~~

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.

~~Policy 1-3.85.4.5: 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*

~~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.

~~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.*

~~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.

~~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.

~~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. *Policy amended to reflect changes as adopted on July 14, 2014 per Ordinance 2970-14 and 2971-14.*

~~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.

~~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.~~ *Policy amended to reflect changes as adopted on October 11, 2010 per Ordinance 2825-10.*

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. West Fairbanks Avenue from I-4 east to Orlando Avenue;
2. South Orlando Avenue from the City limits north to Orange Avenue;
3. Aloma Avenue from the City limits west to Lakemont Avenue.

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.

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

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

~~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.~~ *Policy amended to reflect changes as adopted on July 14, 2014 per Ordinance 2970-14.*

GOAL 1-6: STEWARDSHIP OF NATURAL RESOURCES. The City will preserve the legacy of the natural environment through stewardship and enhancement of the many natural resources found within Winter Park.

~~OBJECTIVE 1-3.96.1: 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.

~~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

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.

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.~~

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.

Policy 1-3.96.1.4: Mining Prohibited. The City shall prohibit the excavation of natural resources (mining) within the City limits.

Policy 1-3.96.1.5: Protect the City's Cemeteries and Conservation Lands. The City shall protect cemeteries and conservation lands from development.

OBJECTIVE 1-3.106.2: SOIL AND TOPOGRAPHIC CONDITIONS/NATURAL ENVIRONMENT. ~~The City shall not issue a~~ All 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 ~~must be~~ designed with appropriate consideration for soil and topographic conditions and the natural environment, including Comprehensive Plan objectives and Policies in ~~the Chapter 5: Conservation Element.~~

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.

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

OBJECTIVE 1-6.3.11: 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.

~~**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.

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.

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.]

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

GOAL 1-7: COLLABORATIVE PLANNING PROCESS. The City will embrace a collaborative planning process that evaluates and monitors the Goals, Objectives and Policies outlined in this Plan and enhances the community.

OBJECTIVE 1~~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.

~~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.

~~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:~~

- ~~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;~~

~~**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.~~

~~**Policy 1-3.13.2: 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.~~

~~**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.~~

~~**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.~~

~~**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:

~~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.~~

~~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.~~

~~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.~~

~~**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 1,282. The City undertook an annexation referendum in May 2003. It was not approved by the residents. Under state law there is a two year waiting period for any further annexation attempts. The City intends to implement the sanitary sewer and streetscape improvement program for the Fairbanks Avenue Corridor before the City undertakes another annexation referendum for this neighborhood. Individual property owners have slowly been voluntarily annexing property into the City.~~

~~3. **Annexation Reserve Area #3: Kentucky/Oglesby.** ARA # 3 is a growth annexation area comprised of 13± acres and accommodating approximately 42. The area south of Fairbanks Avenue is designated Commercial on the Orange County Future Land Use Map, and Low Density Residential south of the Commercial designation to Oglesby Avenue. The commercial area contains uses ranging in intensity from office to auto paint and body to light manufacturing. The area to the south west contains primarily single family dwellings.~~

~~4. **Annexation Reserve Area #4: Lawndale.** ARA # 4 is a growth annexation area containing 50± acres and approximately 308. On the Orange County Future Land Use Map the properties south of Minnesota Avenue are predominately designated Low Medium Density Residential and the area contains primarily single family dwelling units with some duplex units. The properties north of Minnesota Avenue are designated Commercial and include a mixture of uses from car repair, paint and auto body shops to light manufacturing land uses.~~

~~5. **Annexation Reserve Area #5: Stonehurst.** ARA # 5 is an enclave comprised of 14.6 acres and containing approximately 44 persons located in 22. **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.~~

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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 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. Require that development be consistent with criteria in Rule 9J-5.006(5), F.A.C.~~

~~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.~~

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~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.

~~Policy 1-3.19.2: Land Use Trends.~~ Monitor and evaluate population and land use trends.

~~Policy 1-3.19.3: Fiscal Management.~~ Implement fiscal management policies of the capital improvement program and budget.

~~**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.~~

~~**Policy 1-3.19.5: Public Assistance.** Provide continuing land use information and assistance to the public.~~

~~**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.~~

~~**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.~~

~~**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.~~

~~**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.~~

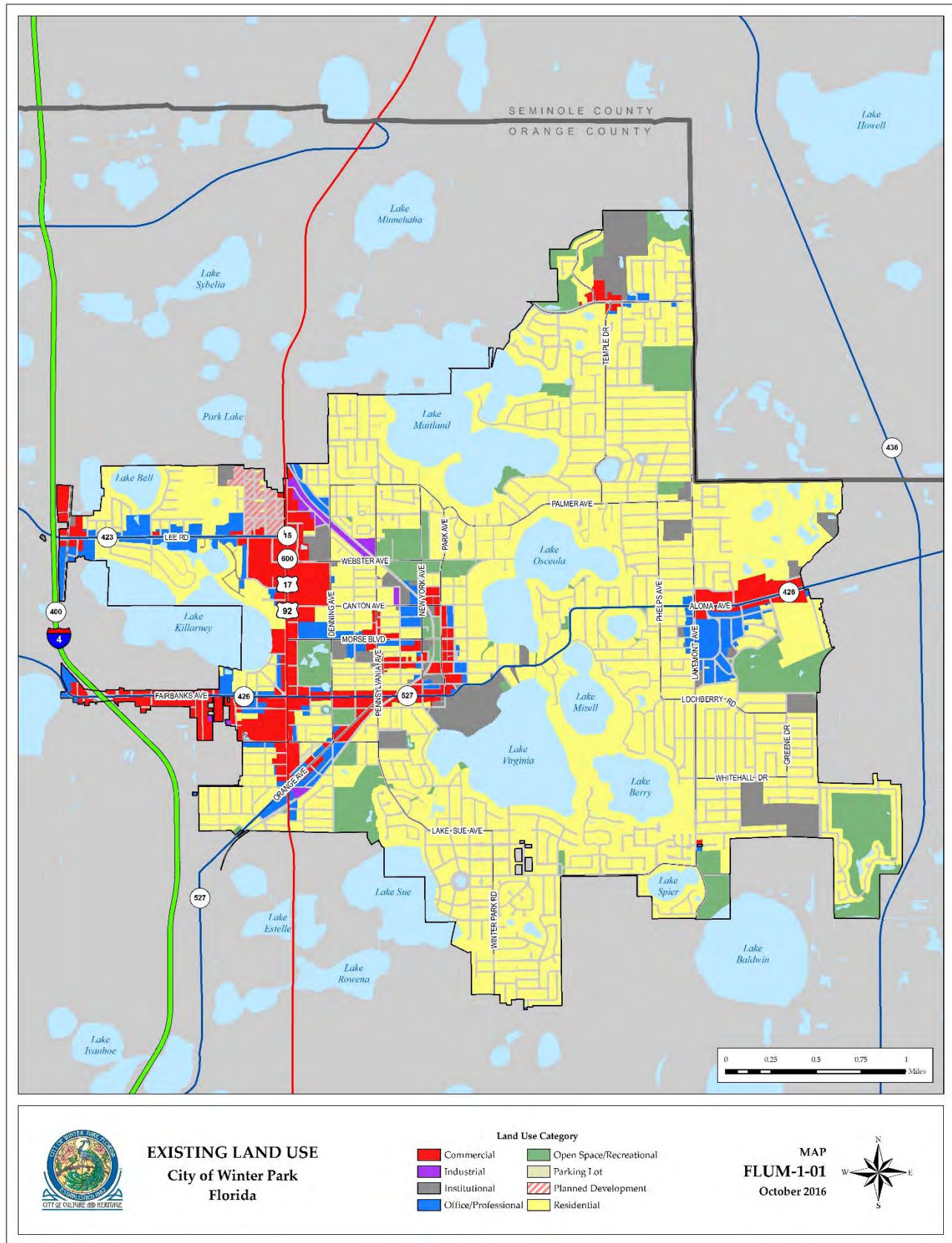
OBJECTIVE 1-3.20: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS. The City shall use the following Policies as criteria in evaluating the effectiveness of the land use element.

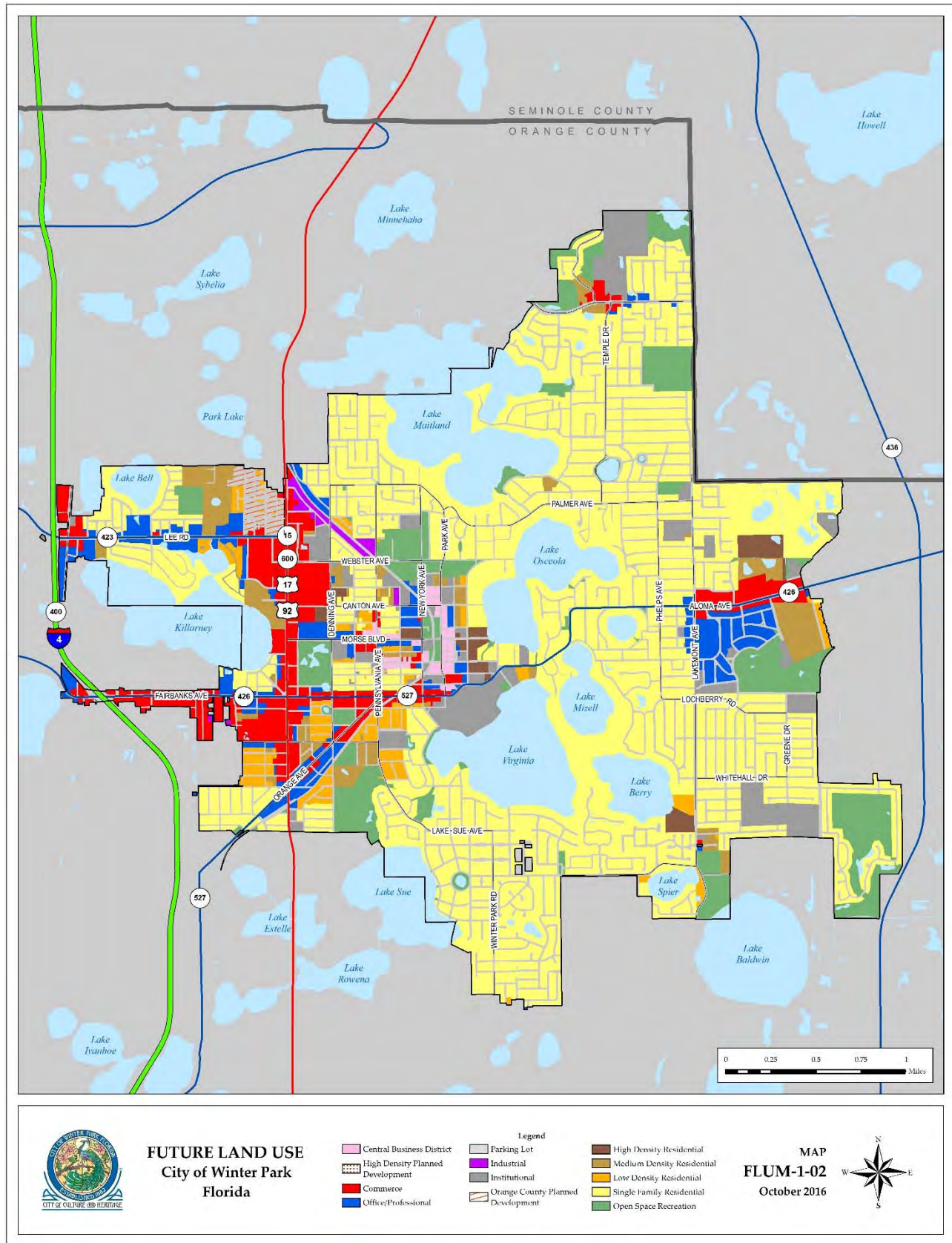
Policy 1-3.207.1.1: Review the Impact of Change Indicators on Land Use Policy. Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The Policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use Codes shall be refined as needed in order to remain responsive to evolving problems and issues.

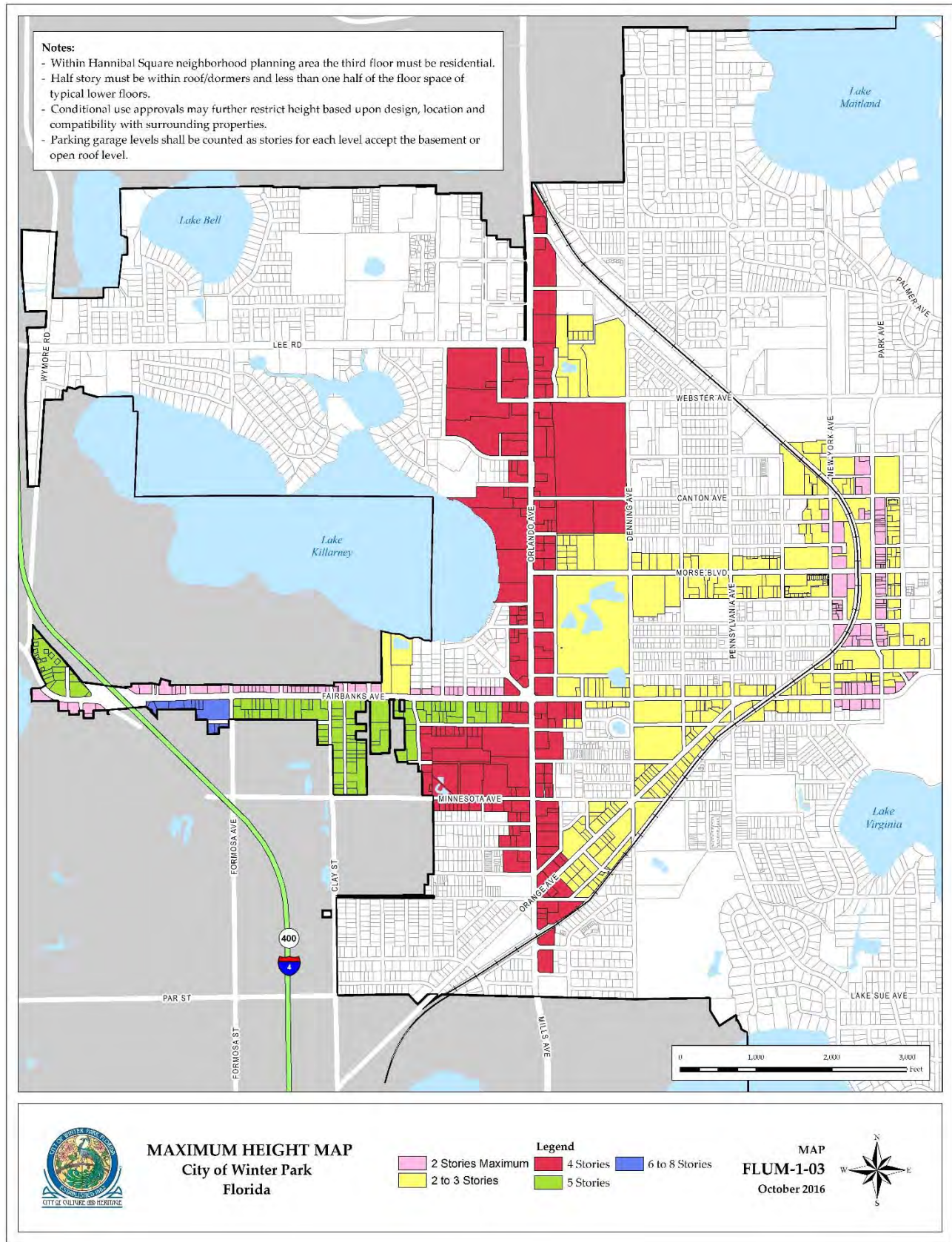
Policy 1-3.207.1.2: Schedule, Budget, and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and Policies.

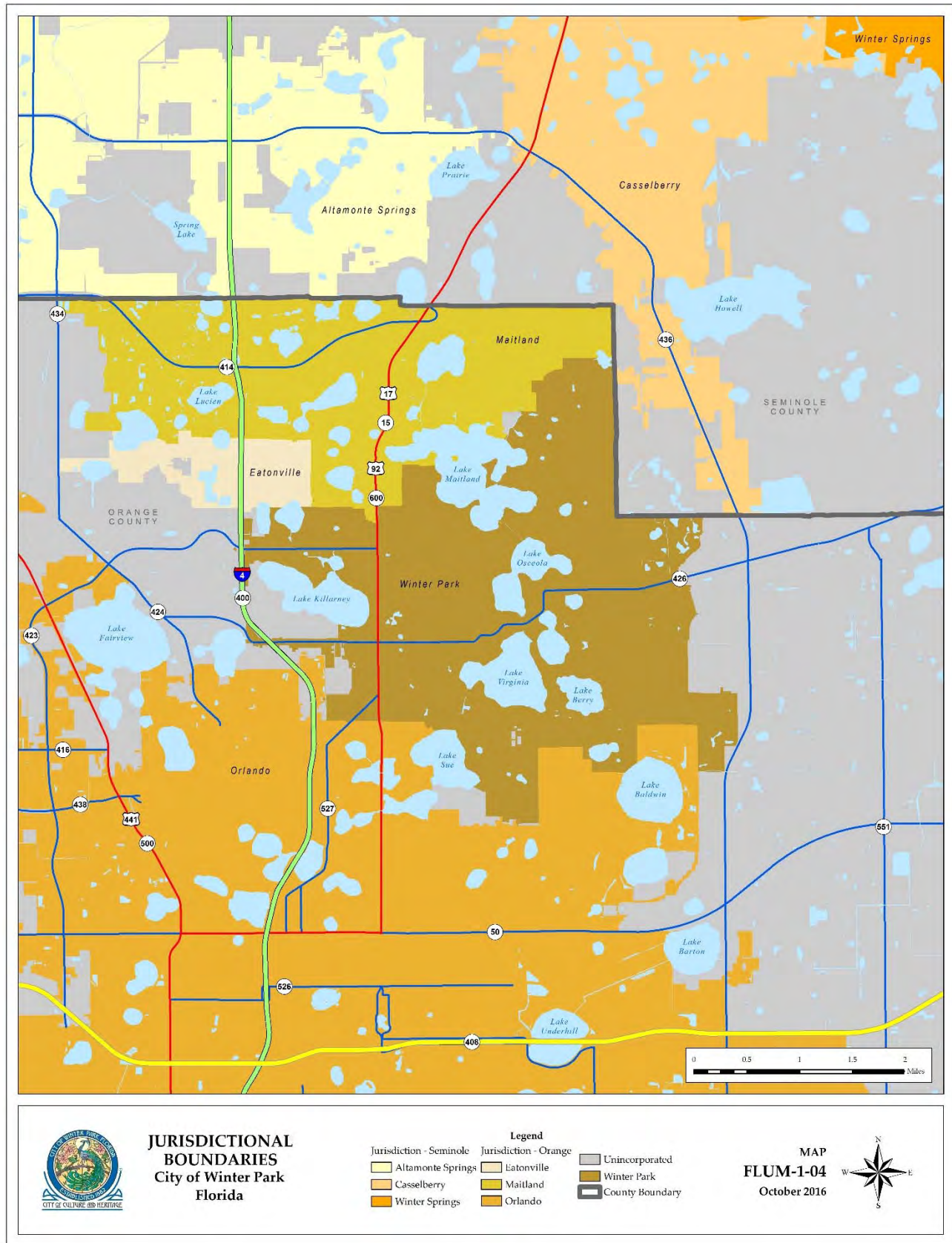
Policy 1-3.207.1.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the land use element, the City shall maintain a process of intergovernmental coordination. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.

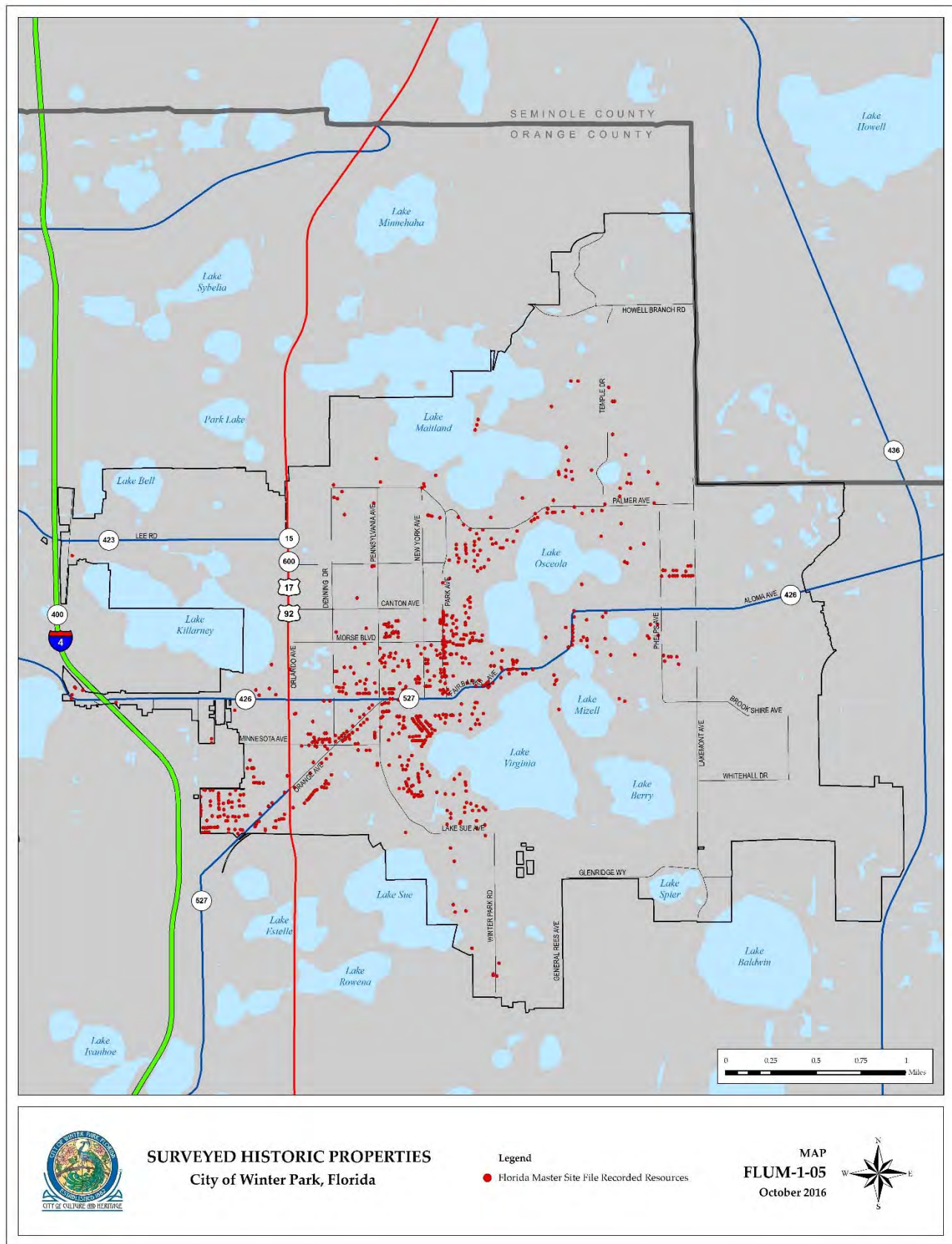
Policy 1-3.207.1.4: Achieve Effective Plan Implementation. The effectiveness of the land use element shall be measured by the City's success in achieving land use goals, objectives, and Policies. The land use element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

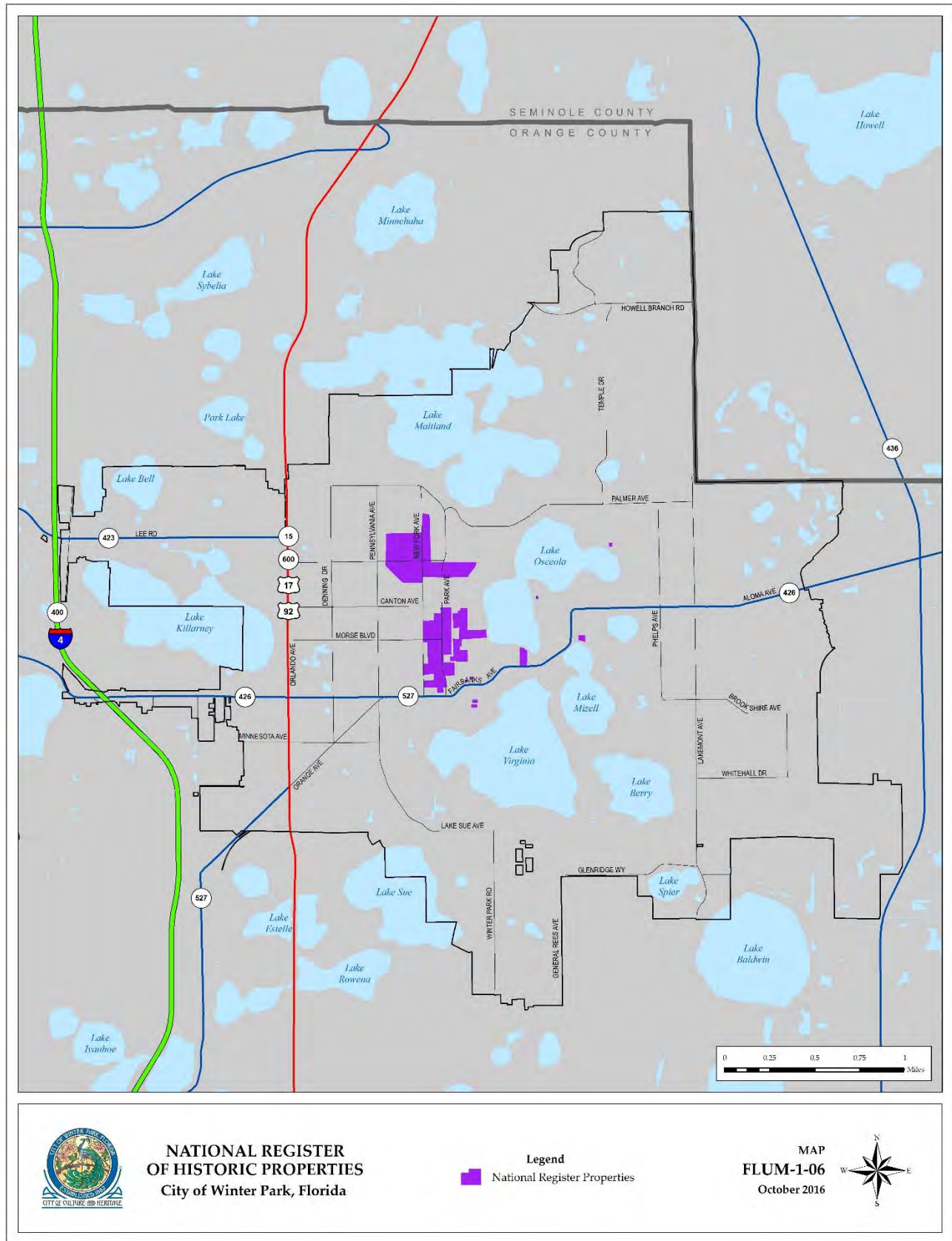


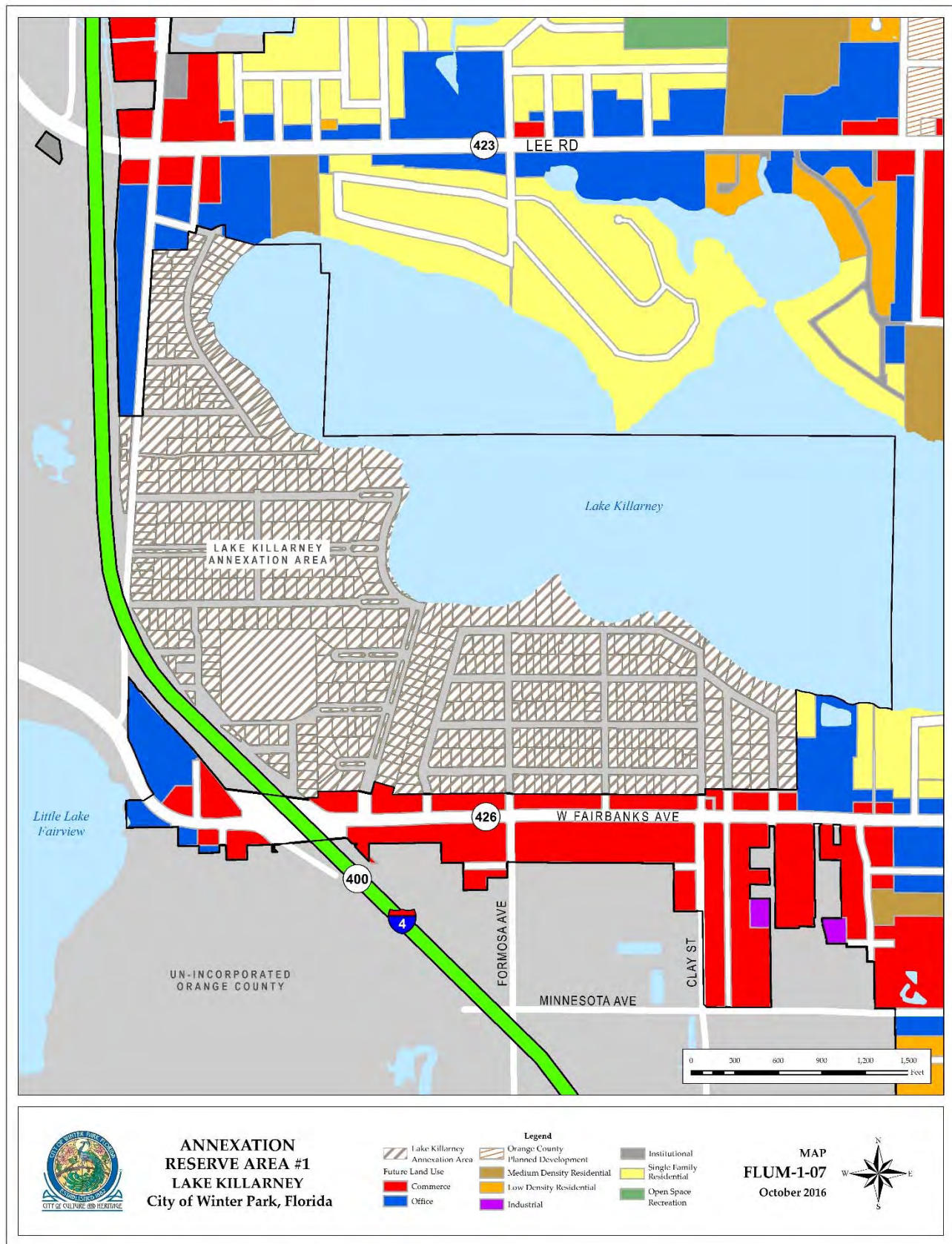


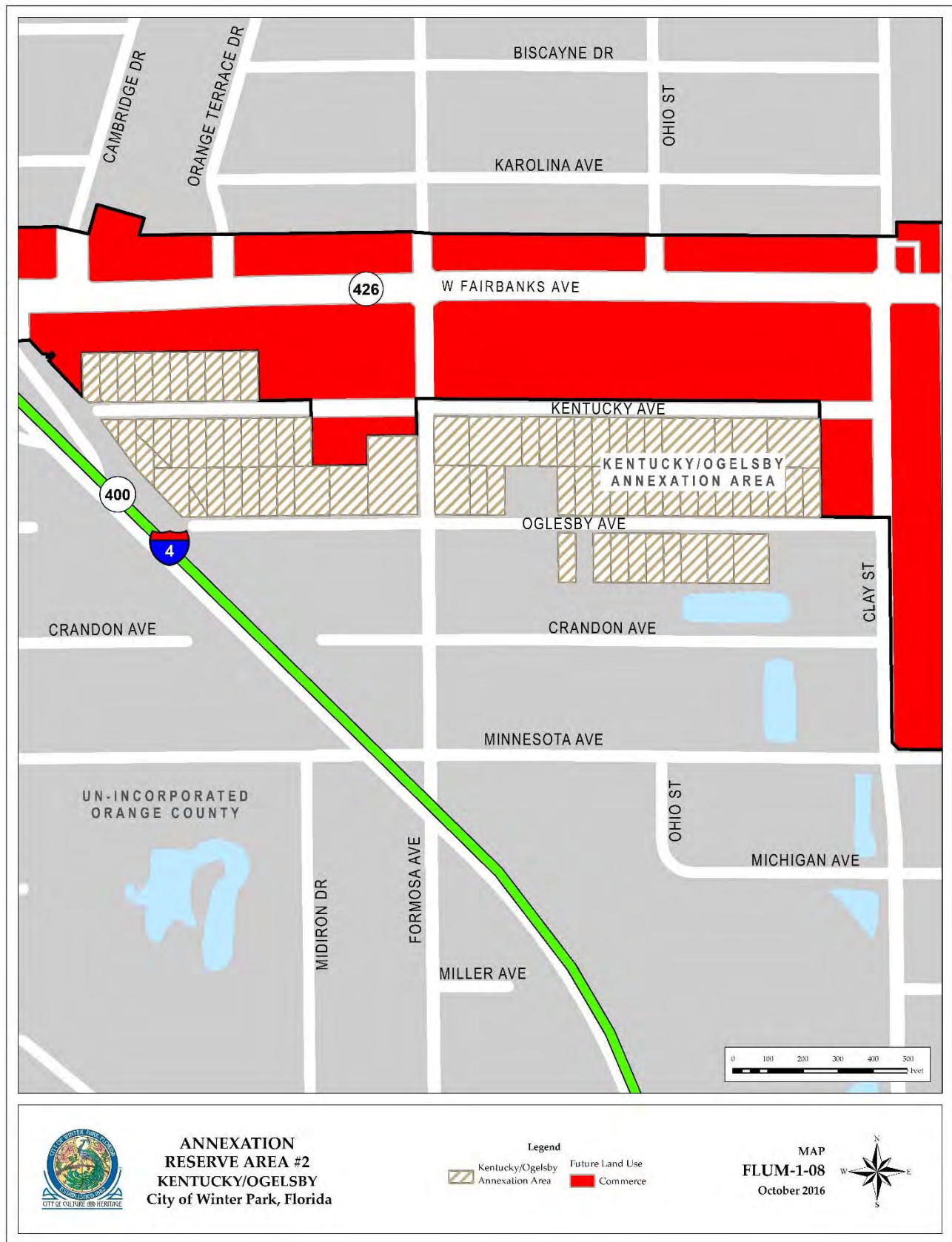


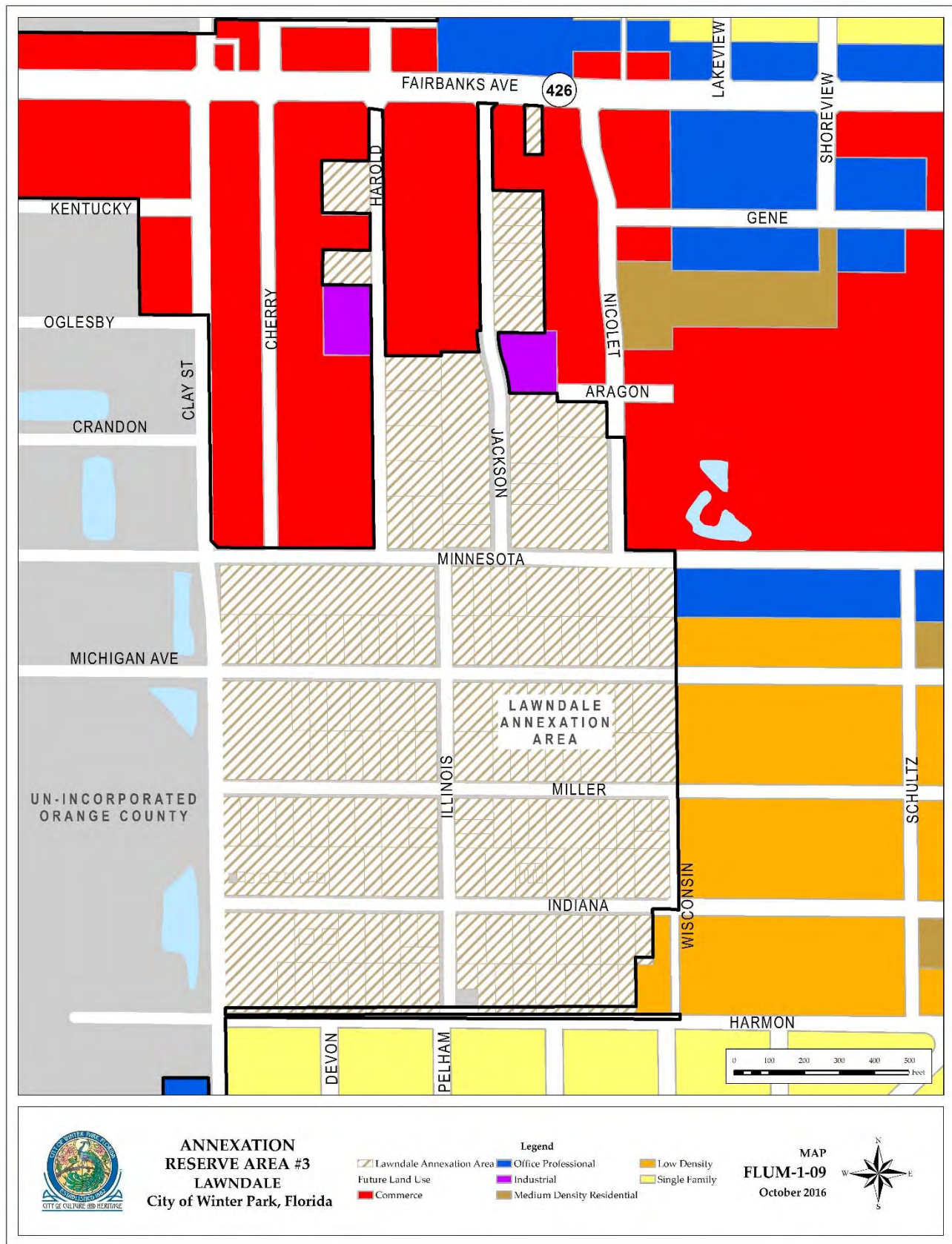


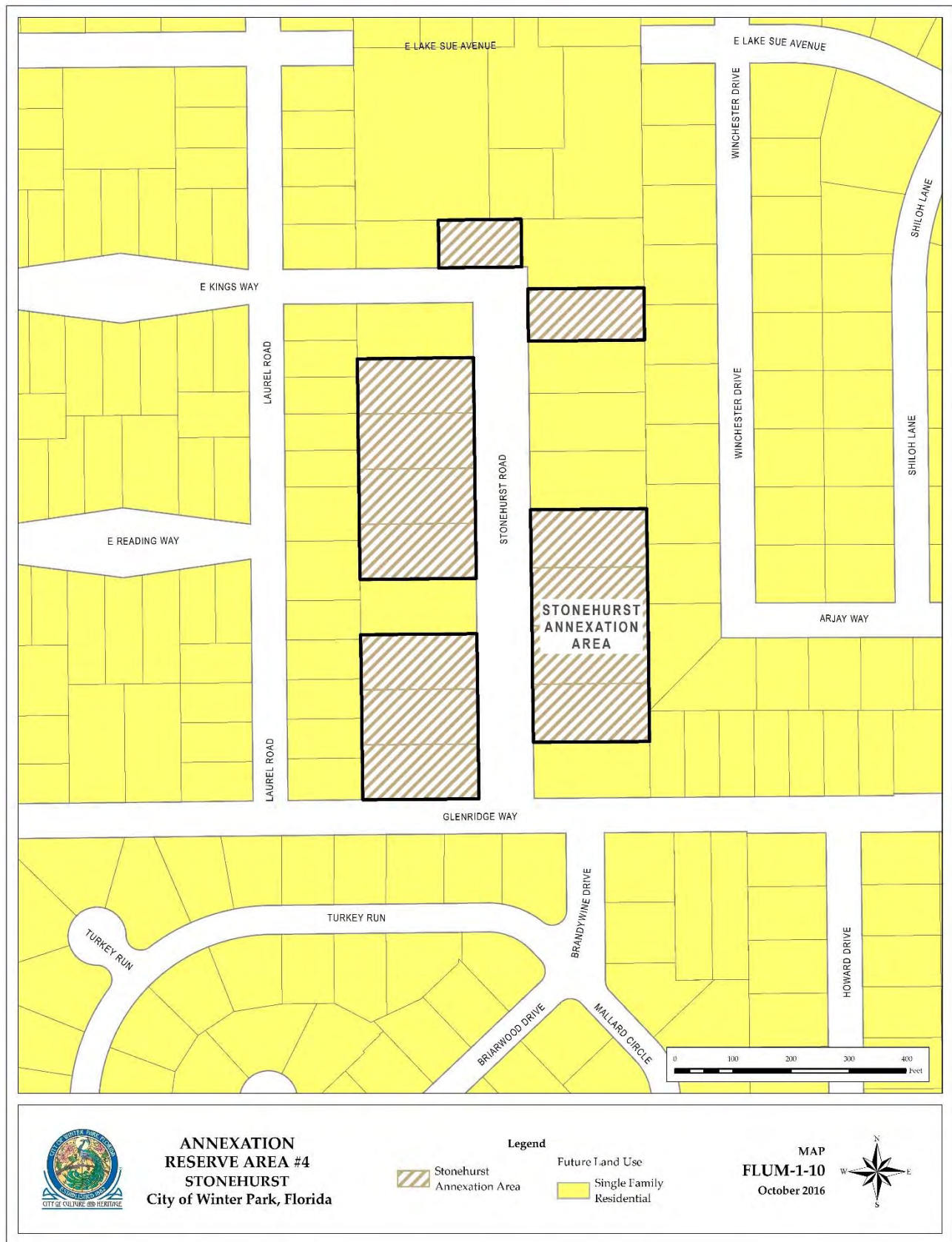










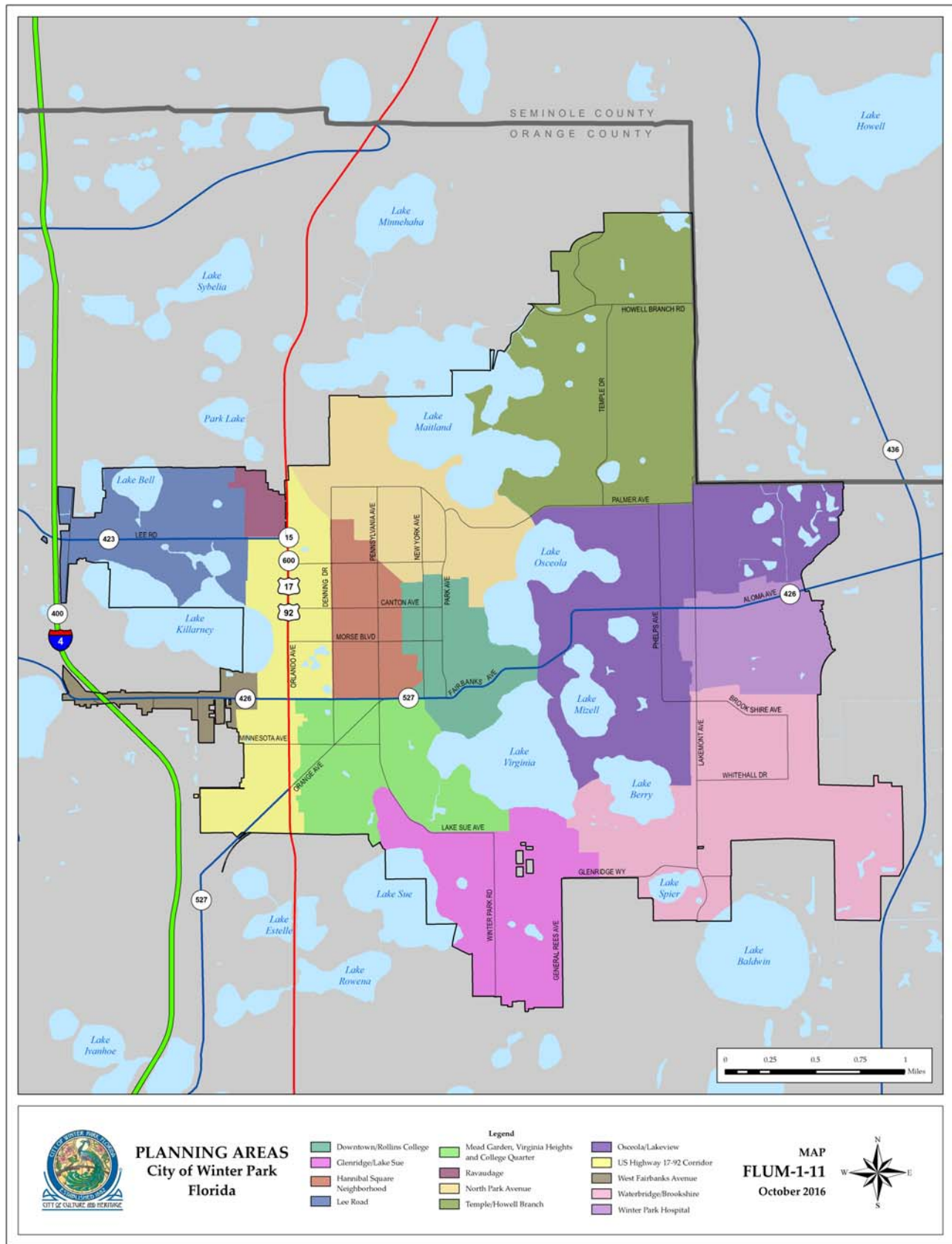


GOAL 1-8. PRESERVE THE CHARACTER OF THE WINTER PARK'S NEIGHBORHOODS, THE CBD, AND FOSTER PLANNED REDEVELOPMENT INITIATIVES.

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

The Planning Areas are as follows:

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



Planning Area A: Temple/Howell Branch

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

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

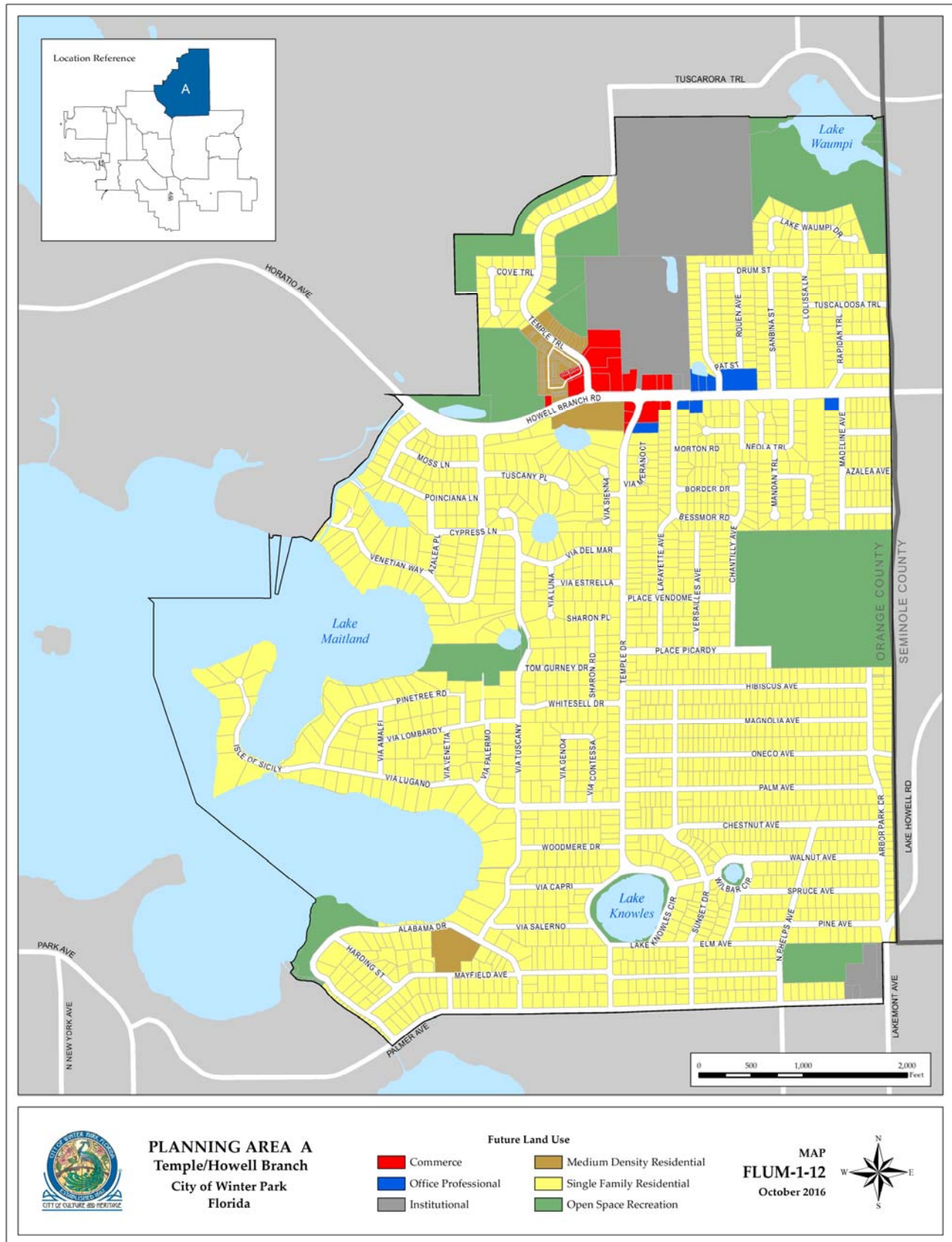
Policy 1-A-3: Preserve Public Park and Recreational Land Uses while Expanding Wetlands Acquisition. The City shall preserve the public park and recreational land uses in this planning area and shall ensure any off-site impacts from these uses are minimized. The City shall strive to expand ownership of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

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

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

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

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



Planning Area B: Osceola/Lakeview

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

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

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

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

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

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

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

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

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

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

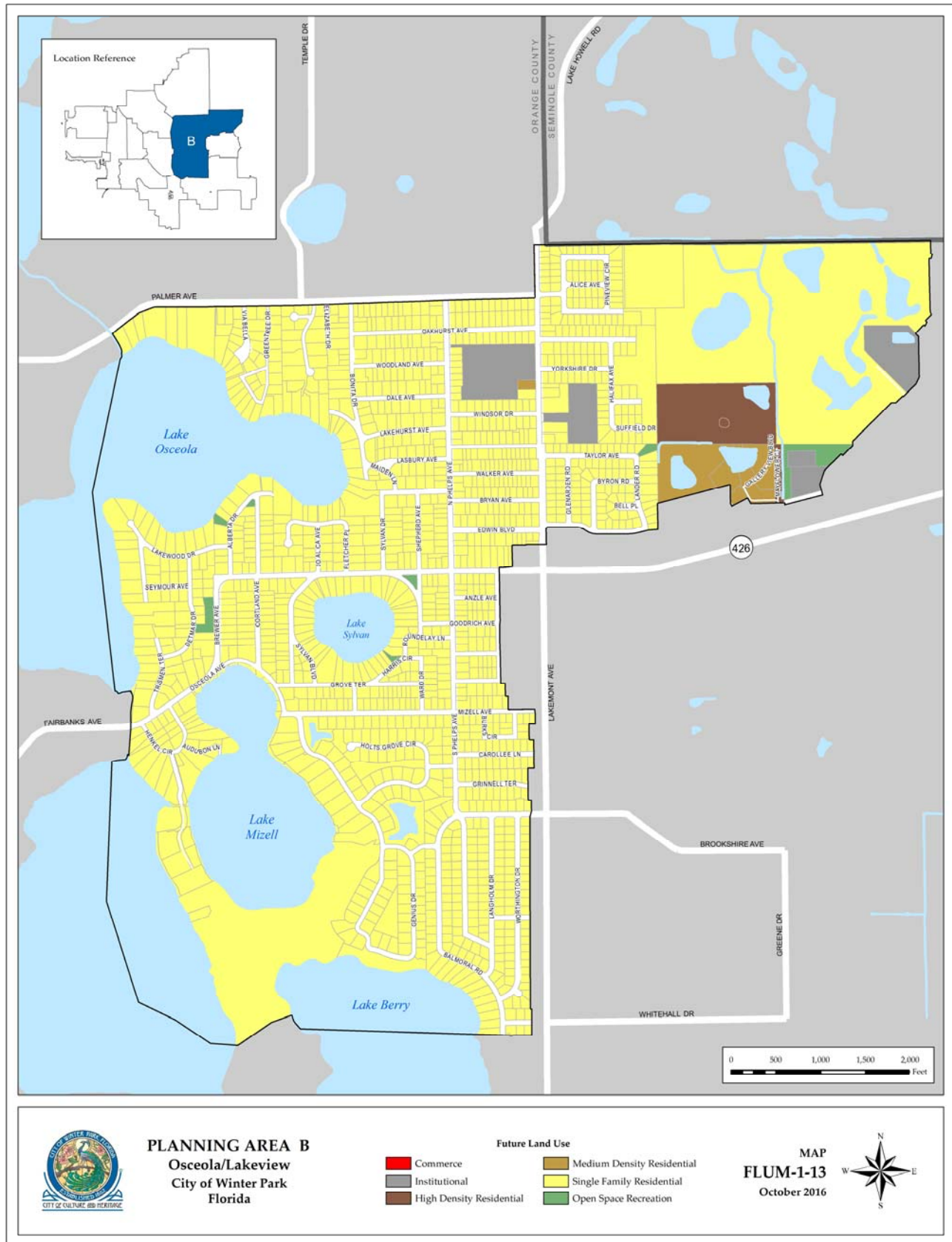
Policy 1-B-11: Aloma and Lakemont Intersection Comprehensive Plan Amendments and Development to Preserve Adjacent Residential Uses. In order to promote redevelopment and improve the image at the Aloma and Lakemont gateway intersection, the City shall allow:

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

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

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

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



Planning Area C: Winter Park Hospital

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

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

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

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

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

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

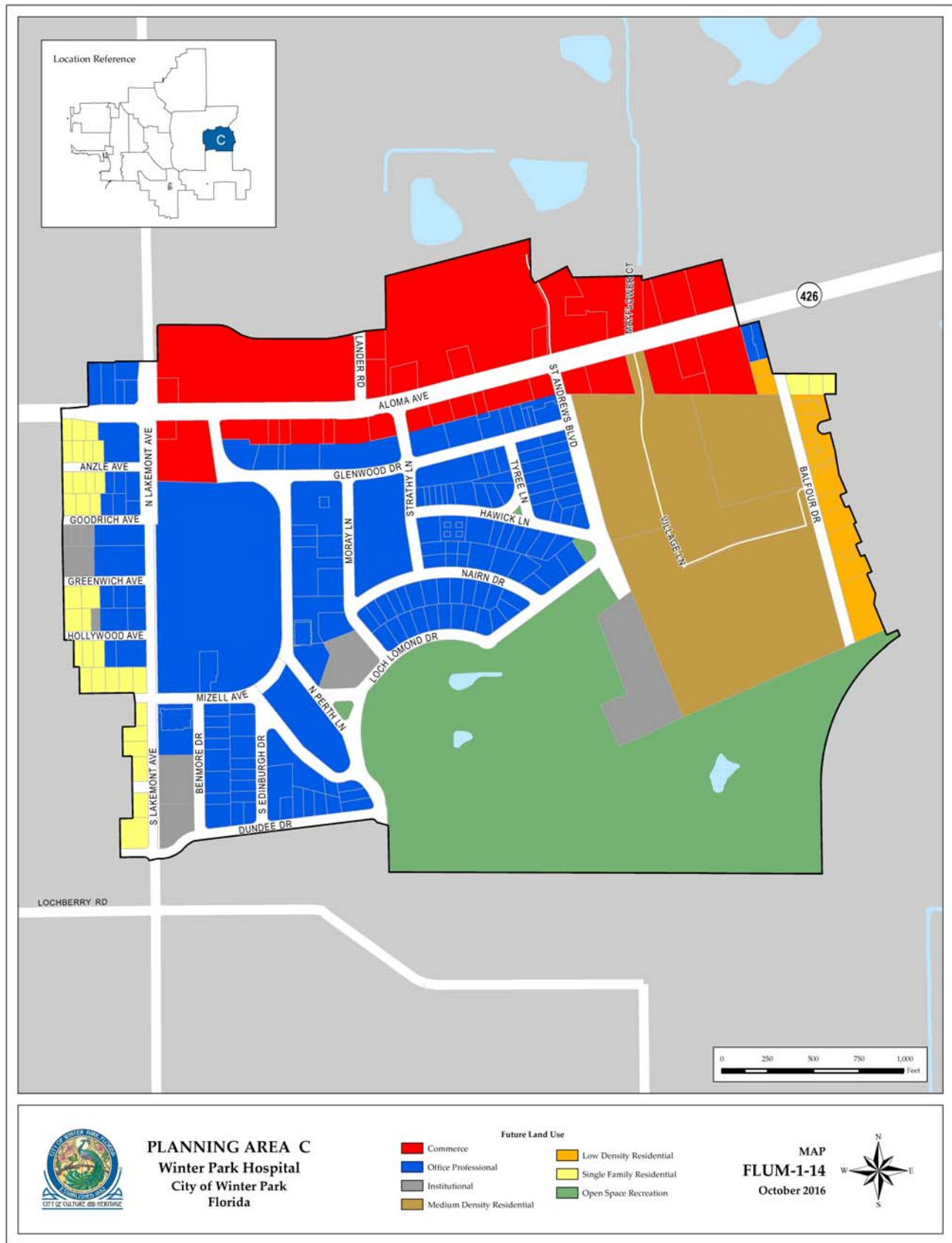
Policy 1-C-7: Hospital Expansion to Provide Adequate Parking and Mitigate Off-Site Traffic Impacts. Further expansion of the hospital shall provide adequate parking for their employees and visitors in conformance with the City's Land Use Development Code and shall ensure that off-site traffic impacts are mitigated.

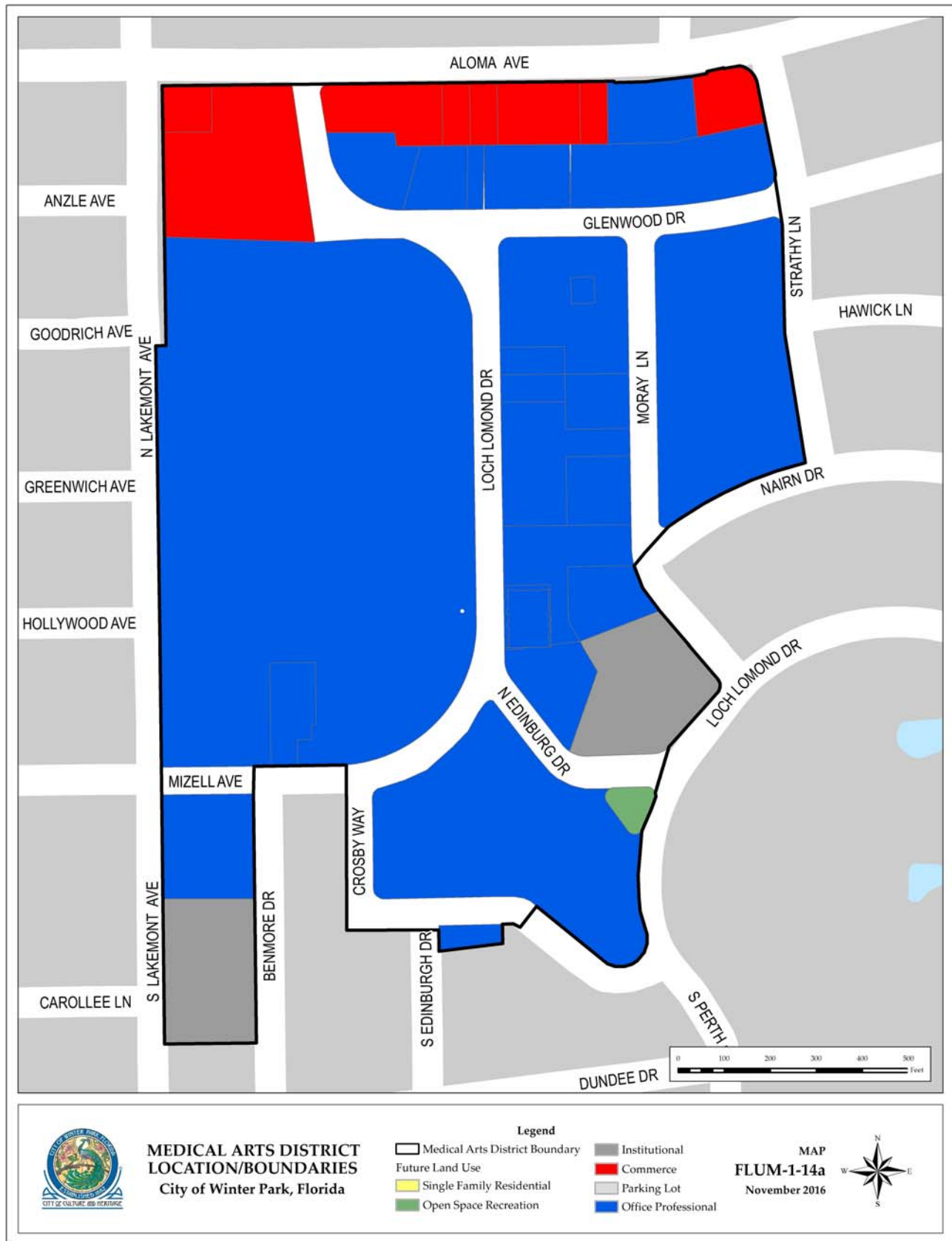
Policy 1-C-8: Prohibited Land Uses within Aloma Avenue Gateway to Winter Park. The City shall prohibit automobile sales and service or repair businesses, The City shall prohibit new or used car sales, auto repair businesses, resale stores or pawn shops, tattoo businesses, vapor lounges and smoke shops, in

the commercial areas of the Winter Park Hospital Planning Area, as this portion of Aloma Avenue is a gateway into the City of Winter Park.

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

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





Planning Area D: Waterbridge/Brookshire

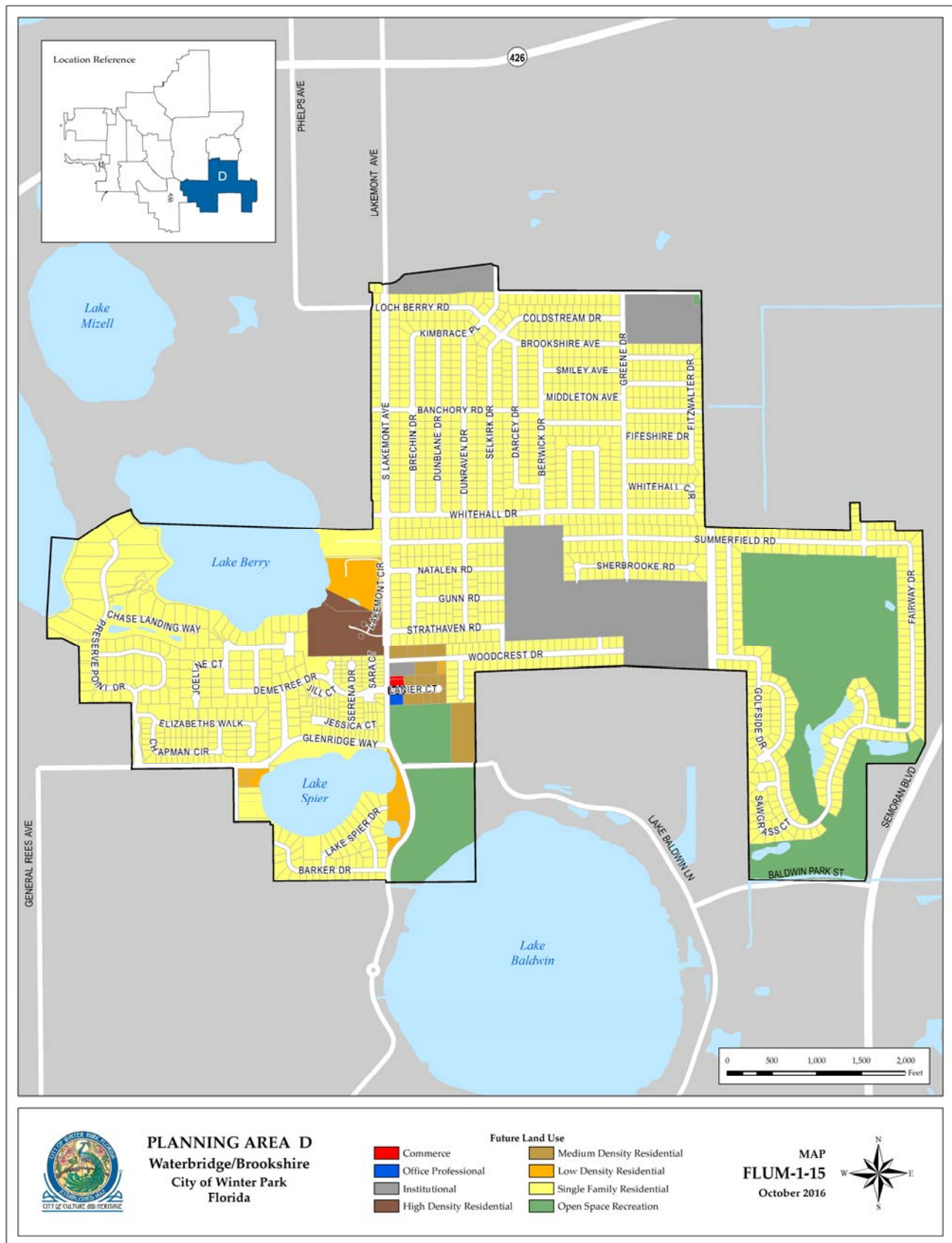
Policy 1-D-1: Preserve Existing Single-Family Residential Land Use in Waterbridge/Brookshire Planning Area. The City shall preserve single-family residential land use in the developed areas of the Waterbridge/Brookshire planning area and shall deem land use changes from single family residential to low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

Provides more certainty to the policy.

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

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

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



Planning Area E: Glenridge/Lake Sue

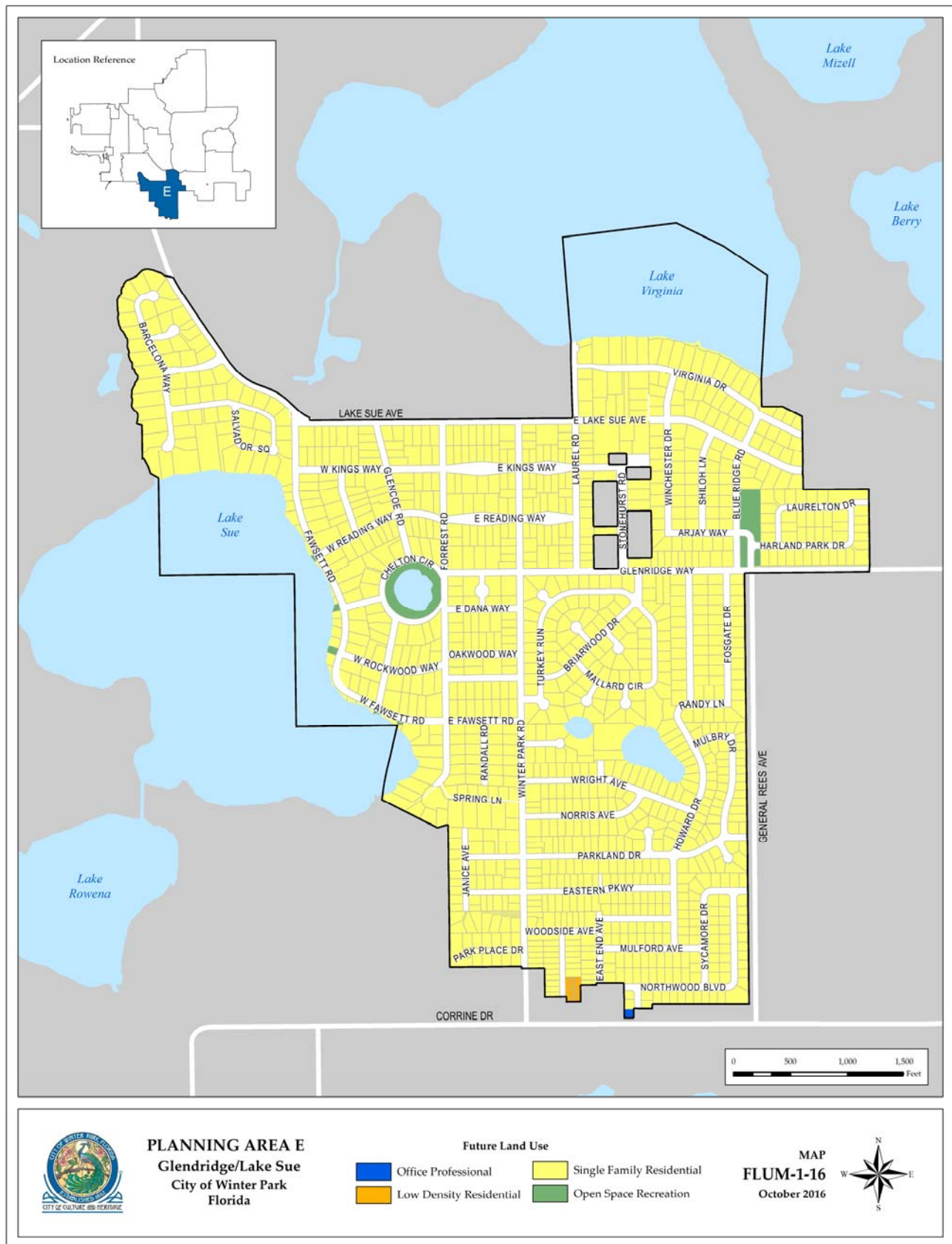
Policy 1-E-1: Preserve Existing Single-Family Residential Land Use in Glenridge/Lake Sue Planning Area. The City shall preserve single-family residential land use in the Glenridge/Lake Sue planning area and shall deem land use changes from single family residential to low or medium density residential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

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

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

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

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



Planning Area F: Mead Garden, Virginia Heights and College Quarter

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

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

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

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

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

Policy 1-F-6: Preserve Division of Low-Density Residential and Single-Family Residential between Maryland Holt and Antonette Fairbanks Avenues. The City shall preserve the division line between low-density residential and single-family residential between Maryland Holt and Antonette Fairbanks Avenues, thereby maintaining single family residential land use along Antonette Avenue.

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

Policy 1-F-8: Winter Park Ninth Grade Center Improvements to Avoid Adverse Impacts on Surrounding Residential Areas. Improvements or expansions to the buildings and grounds of the Winter Park Ninth Grade Center shall conform to Winter Park Comprehensive Plan and land development regulations and standards and shall not negatively impact the surrounding residential areas. The historic high school buildings shall be preserved and incorporated into any campus improvement or expansion.

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

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

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

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

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

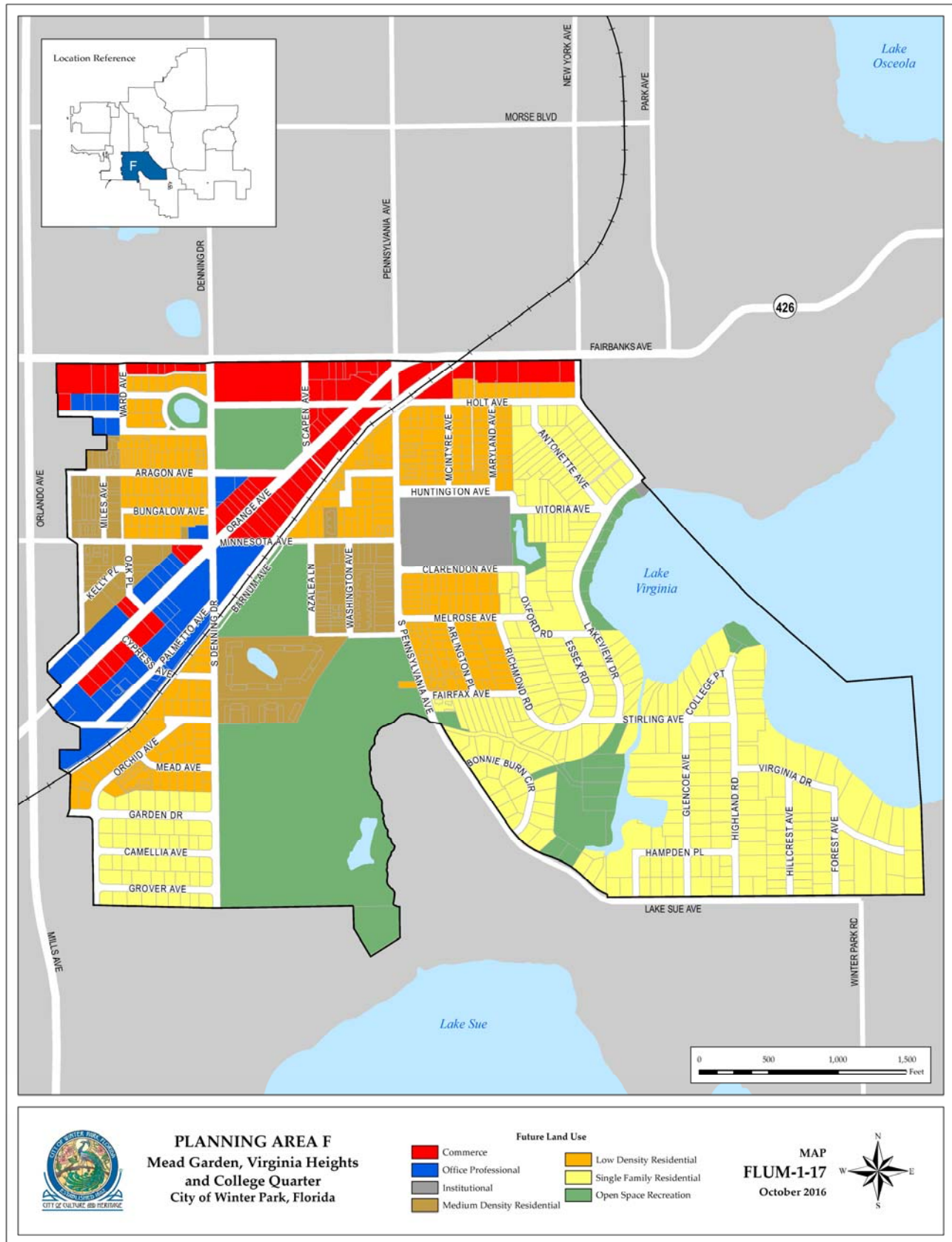
Policy 1-F-14: Restriction on Development Fronting on Holt Avenue. Expansions of commercial or office developments or the parking of vehicles on properties fronting on Holt Avenue shall be prohibited. Access driveways from commercial or office development on Fairbanks Avenue onto Holt Avenue shall be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

Policy 1-F-15: Restriction on Building Stories to Preserve Neighborhood Character. The area bounded by Minnesota, Pennsylvania, Melrose and Azalea Lane, zoned R-3 is deemed incompatible for three story buildings given the existing predominant character of one and two story buildings. While the density and intensity permitted by the medium density residential future land use designation and R-3 zoning of this area is compatible, future development shall be limited and restricted within this area to no more than two stories. The same restriction shall apply to the R-3 areas that exist between Orlando Avenue and Orange Avenue.

Policy 1-F-16: Protect Wetlands. The City shall continue to implement and enforce regulations protecting the wetlands areas from development.

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

Policy 1-F-18: Preserve Existing Single-Family Residential Land Use in the Planning Area. The City shall preserve single-family residential land use in the planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.



Planning Area G: Downtown/Rollins College

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

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

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

Policy 1-G-4: Preservation of the Historic Character of Park Avenue and the Open Vista of Central Park. All properties facing Central Park on Park Avenue or adjacent roads within 140 feet of Park Avenue shall be limited in height to two stories (~~30 feet~~) 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 (~~30 feet~~) in height as depicted on the Maximum Height Map. Variances or approvals of development in violation of this policy are prohibited.

Policy 1-G-5: Preserve Central Business District Pedestrian Scale 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. Exceptions to this policy include any property within the Central Business District that are ~~is~~ limited to two stories by other Comprehensive Plan policies or the Maximum Height Map as those properties have a two story height limit. Variances for more than three stories are prohibited.

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

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

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

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

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

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

Policy 1-G-13: Joint Public-Private Development on City Land or City Rights-of-Way to Comply with LDC and Replace all Lost Parking Spaces. Any joint public-private development project on City land or City rights-of-way shall replace the same number of on-site public parking spaces as well as providing the additional spaces required by the private segment of the development.

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

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

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

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

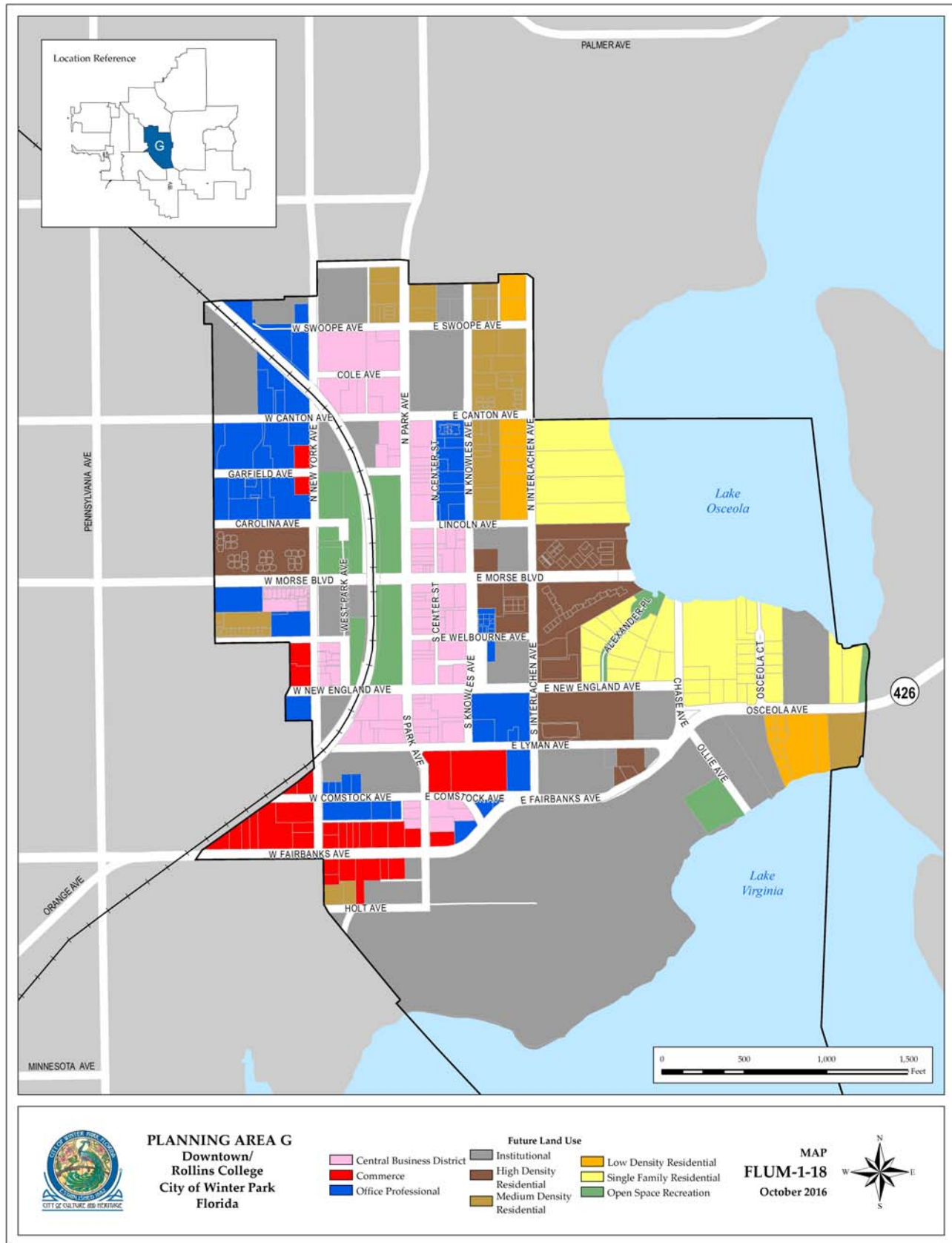
Policy 1-G-18: Maintaining the Character of Interlachen Avenue. The City shall strongly discourage any change to the future land use and zoning from low density residential to medium or high density residential on the properties on the west side of Interlachen Avenue, now designated as low density residential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

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

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

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

height.



Planning Area H: Hannibal Square Neighborhood

Policy 1-H-1: Discourage Non-Residential Encroachments into Residential Sections. The City shall discourage non-residential and medium or high-density residential future land use amendments encroachments into single family and low density residential areas of this neighborhood planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan. ~~As a prerequisite to such Comprehensive Plan Amendments, the actions must be reviewed by the CRA Advisory Board for recommendation in order to be deemed consistent with CRA policy prior to review by the Planning Commission. However, inclusion in the CRA Plan or approval or denial by the CRA Advisory Board does not mandate approval of such Comprehensive Plan Amendments given the public hearings and consideration necessary as part of the process.~~

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

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

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

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

Policy 1-H-6: Protect the Residential Character of Certain Segments of Lyman Avenue and Carolina Avenue by Prohibiting Non-residential or Mix-Use Development and Related Accessory Uses. The City shall protect the existing residential character of Lyman Avenue between Hannibal Square East and New York Avenue and on Carolina Avenue by prohibiting the use of properties fronting on these streets in whole or in part for non-residential development, or for parking or for storm water retention for adjacent commercial or office development.

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

Policy 1-H-8: Commercial, Office, or Non-residential Development on the East Side of Denning Drive or Webster Avenue. The conversion or redevelopment of any existing residential property

fronting on the east side of Denning Drive or on Webster Avenue for commercial, office or other non-residential development shall be deemed to be in conflict with the Comprehensive Plan.

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

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

Policy 1-H-11: Density for Workforce/Affordable Housing. Notwithstanding other policies of this Comprehensive Plan, the City may approve density increases for projects of the Hannibal Square Land Trust, Habitat for Humanity, the Winter Park Housing Authority or others when such projects exclusively include workforce/affordable housing.

Policy 1-H-12: Provide for Additional Residential Density at 444 W. New England Avenue. Notwithstanding the residential density limits established for the Central Business District future land use category elsewhere within this element, this specific policy shall enable the property at 444 W. New England Avenue, to be used at a maximum residential density of up to 48 units per acre. This density allowance may only be applied to residential use within the existing second floor of the existing building as of the date of adoption of this Policy. Residential units are not permitted on the ground floor of the building located at 444 W. New England Avenue.

Policy 1-H-13: Provide for Conforming Density of Mixed Use Projects along New England Avenue. To the extent that mixed use projects were permitted and approved by the City under Central Business District future land use and C-2 zoning prior to a unit per acre density restriction being introduced to those designations in 2009, such existing mixed use projects in existence prior to 2009, notwithstanding the current CBD future land use residential unit density limitations, shall be deemed as conforming uses and should such buildings be damaged or destroyed due to any calamity or occurrence such as fire, hurricane, tornado, sinkhole, etc. such buildings may be reconstructed and restored to their existing residential unit density and dimensions.

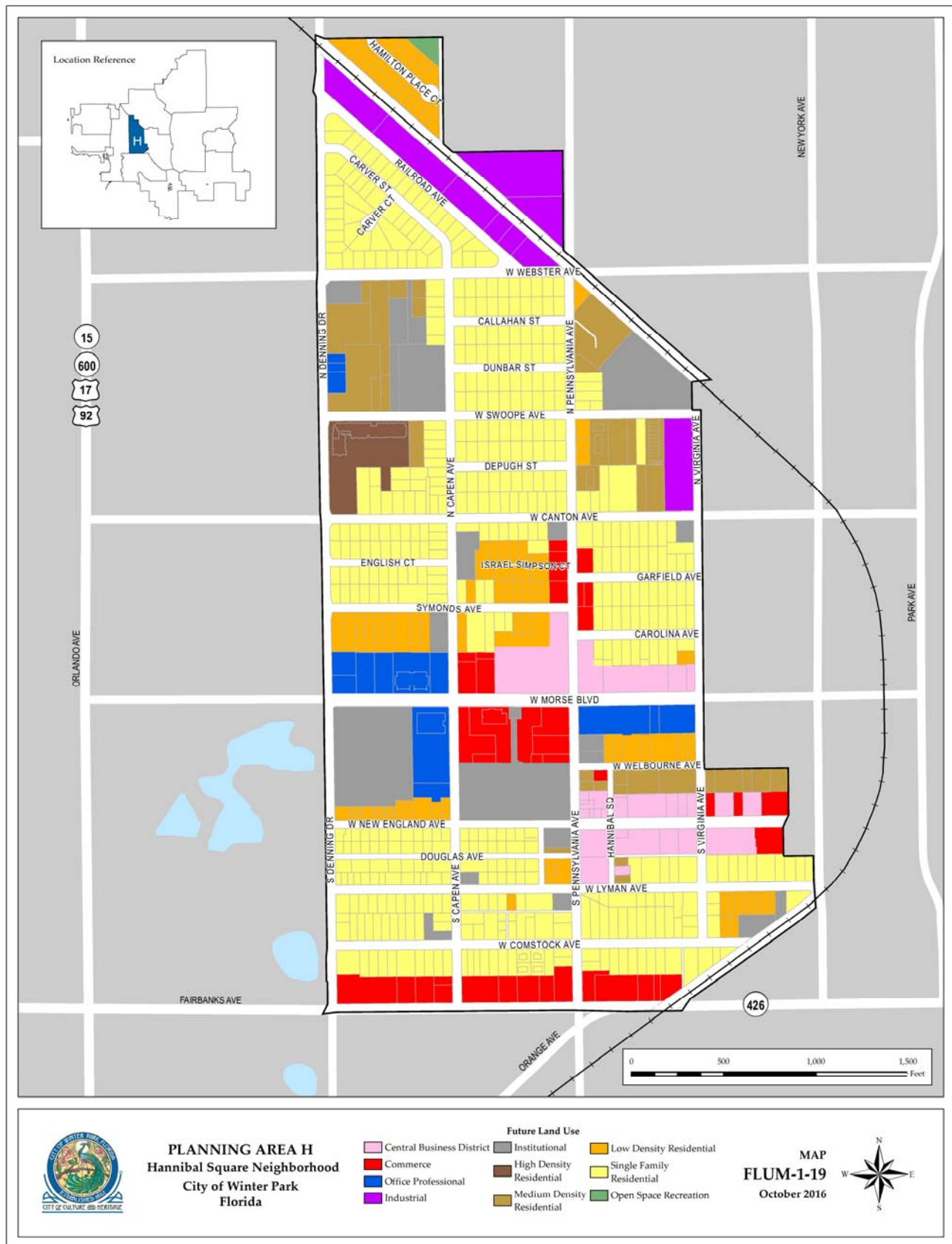
Policy 1-H-14: Special Circumstances for 446 W. Swoope and on Symonds between Capen and Pennsylvania Avenues. Notwithstanding Policy 1-H-1 above, there exists an isolated property at 446 W. Swoope Avenue surrounded by medium density residential future land use that may be considered for a change to that designation and single family properties on Symonds Avenue between Capen and Pennsylvania Avenue in a street section otherwise designated as low density residential that may be permitted a similar future land use.

Policy 1-H-15: Special Circumstances for the North Side of West Lyman Avenue between New York and Hannibal Square, West Capen and Pennsylvania Avenues. Notwithstanding Policy 1-H-1 above, there exists low density residential future land use and development along a portion of West Lyman Avenue. Continuance of that scale, type and size of development and changes to low density

residential future land use, only, may be permitted on the north side of West Lyman Avenue between New York Avenue and Hannibal Square, East.

Policy 1-H-16: Encourage the Viability of the Hannibal Square Commercial District along New England Avenue. In order to encourage and insure the viability of the Hannibal Square Commercial District, the existing buildings and any other future buildings with street frontage on New England Avenue shall be required to be used for non-residential business purposes on the first floor and utilized as such for retail space, restaurants space, salons or office space and residential use shall be only permitted on the upper floors of any such building, other than an entrance lobby for access to the upper floor units.

Policy 1-H-17: Hannibal Square Parking Garage: In consideration of the variances granted for the Hannibal Square parking garage for added height and additional spaces which were made based upon the Development Agreement and assurances that this parking garage would serve certain designated properties but also serve others not in the same ownership and serve the general business district needs as well, the parking management of this parking garage shall not permit any fee for parking and the City shall through the required parking management plan insure that reserved spaces other than for residents are available on nights and weekends for general public usage.



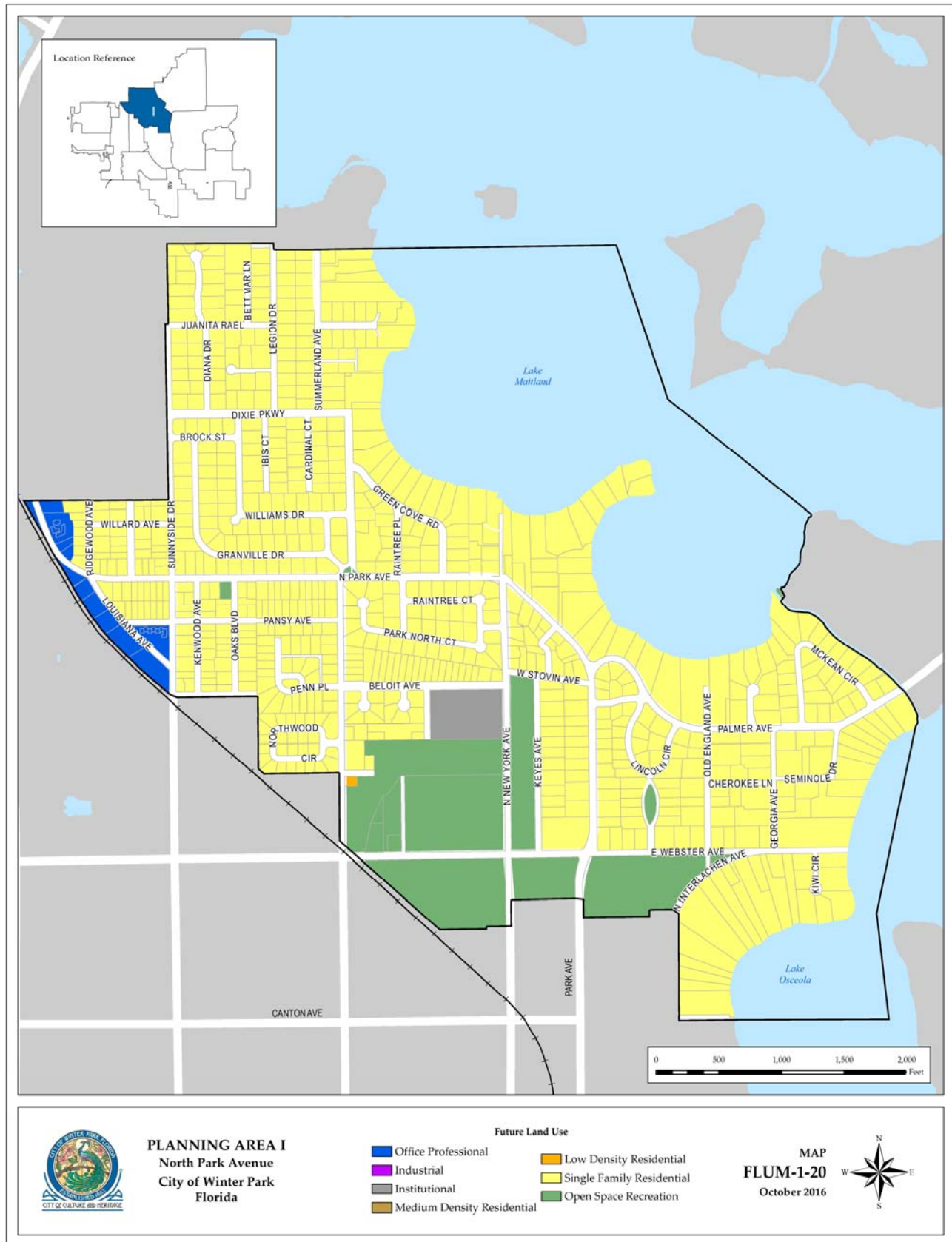
Planning Area I: North Park Avenue

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

Policy 1-I-2: Protect Residential Areas on North Park and Louisiana Avenues from Encroachment by Nonresidential Uses. The City shall protect the residential areas around the offices on North Park Avenue and Louisiana Avenues from further office encroachment and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

Policy 1-I-3: Subdivision of Land to Comply with the Comprehensive Plan and Zoning District Minimum Lot Size Requirement. The City shall prohibit subdivision of lots within the North Park Avenue neighborhood planning area to new lots with less than the required 75 foot width (85 foot width - corner lots).

Policy 1-I-4: Develop Gateway Enhancement Plan for North Park Avenue. The City shall develop a Gateway enhancement plan for the North Park Avenue entrance into the City.



Planning Area J: U. S. Highway 17-92 Corridor

Policy 1-J-1: Protect Single-Family Residential Use within Orwin Manor Neighborhood from Multi-Family and Non-Residential Land Use Encroachment. The City shall preserve and protect the single-family residential land use within the Orwin Manor neighborhood from multi-family, commercial and office encroachment and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

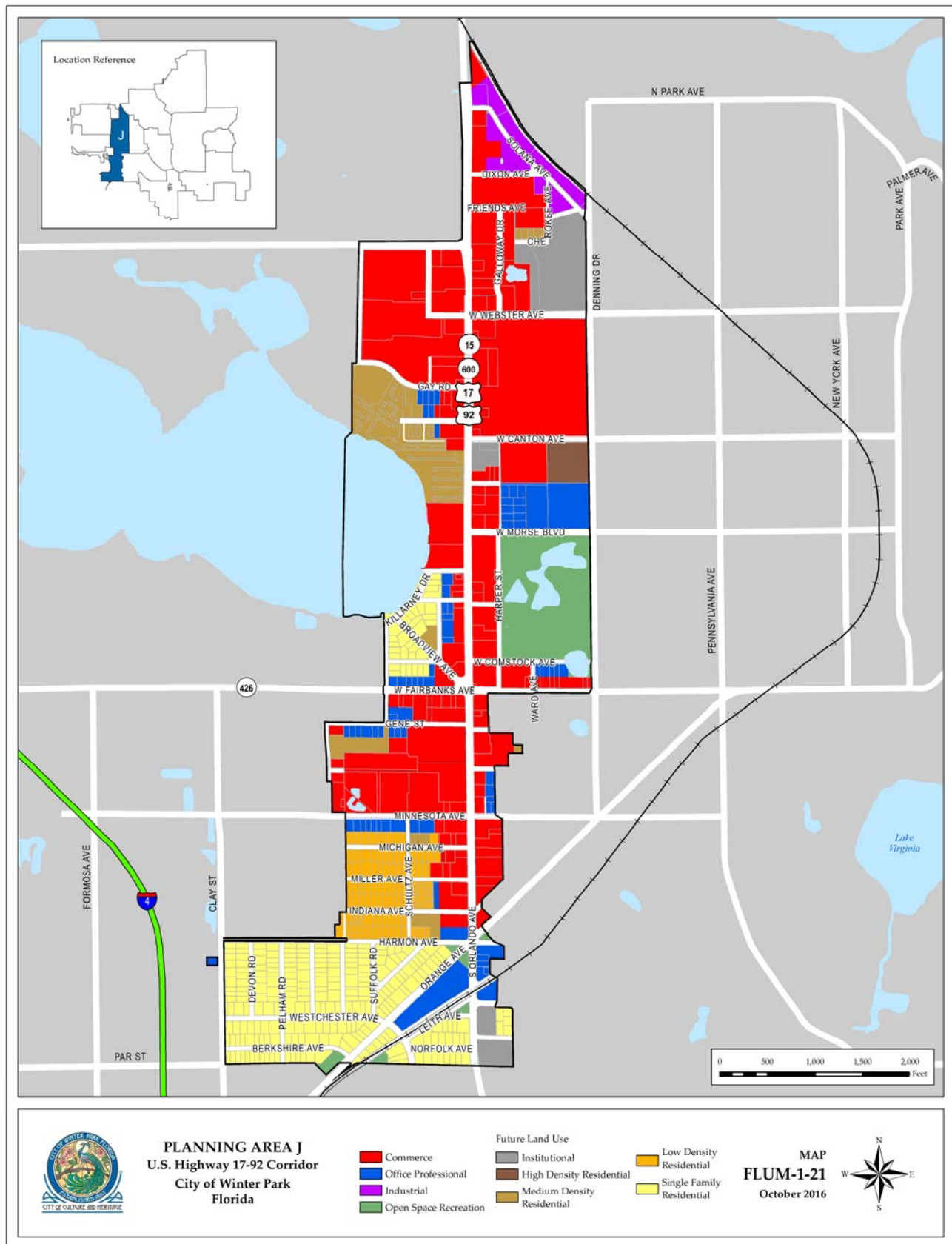
Policy 1-J-12: Provide for Additional Residential Density at 940 and 1020 W. Canton Avenue. Notwithstanding the residential density limits established elsewhere within this element, this specific policy shall enable the adjacent properties at 940 and 1020 W. Canton Ave (together, the “Properties”), to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

- The Properties are part of a mixed-use master plan development;
- The Properties are under unified control;
- The Properties are located adjacent to a property approved for a building over 55 feet in height;
- The Properties serve as an appropriate buffer between adjacent commercial uses and residential uses located further to the east;
- The Properties are located proximate to multiple employment centers; and
- The 940 W. Canton Avenue parcel has been previously approved for a four (4) story multi-family residential project under the density and maximum height standards that were applicable to the changes made to the Comprehensive Plan in 2009; due to the Properties being part of a unified mixed-use development under common control, the 1020 W. Canton Avenue parcel was included in calculating the density for this project.
- This density allowance for both properties may only be applied to residential development within the 940 W. Canton Avenue parcel. All other provisions within the High Density Residential future land use designation shall apply to that property.

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

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

Policy 1-J-15: Height Map on the West Side of Denning Drive. Based on current development patterns, the City will permit four stories along the west side of Denning Drive from Fairbanks Avenue to the northern property line of the OCPS site.



Planning Area K: Lee Road

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

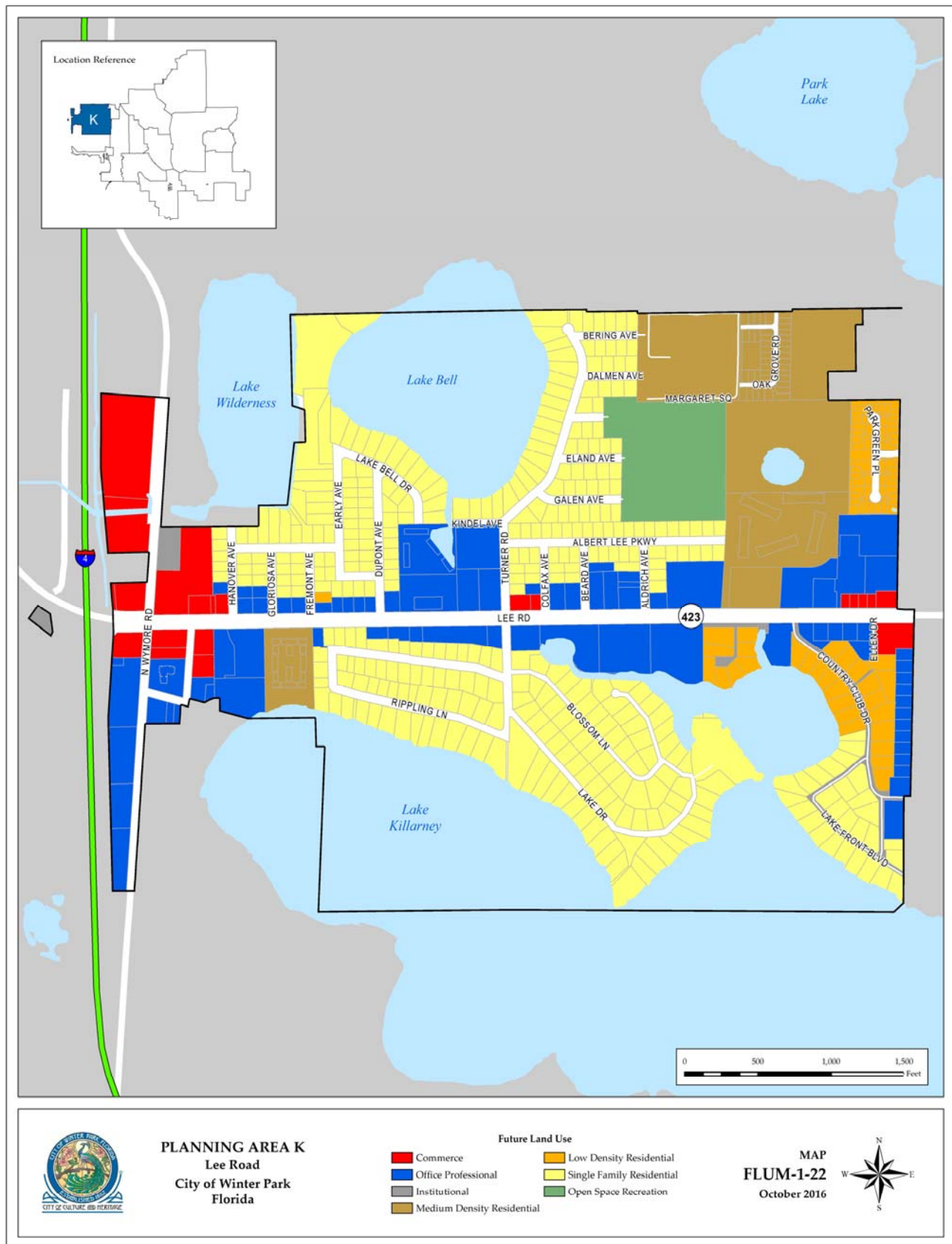
Policy 1-K-2: Plan to Convert the City's Tree Farm into a Park Site and Encourage its Funding. The City shall plan to convert the City's Tree Farm into a park site. ~~By 2012,~~ The City shall strive to provide funding to implement the land conversion process, including development of the park site.

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

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

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

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



Planning Area L: West Fairbanks Avenue

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

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

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

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

Policy 1-L-5: Annexation, Rezoning, and Redevelopment of Certain Properties, South of Fairbanks Avenue and West of Formosa Avenue. At such time that annexation occurs, the City shall encourage and permit amending the future land use map and redeveloping these properties that exist in this area south of Fairbanks Avenue and west of Formosa Avenue along Fairbanks, Kentucky, Ogelsby and Crandon Avenue to urban mixed use densities that would permit either mixed use development or mixed use projects with urban scale of up to eight stories in height, with parking garage components and notwithstanding other limitations within the Future Land Use element, permitted floor area ratios of up to 250% based upon the establishment of commercial or high density residential future land use designations as this density and scale of development is deemed compatible given the location on Fairbanks Avenue adjacent to Interstate 4 and to enhance the appearance of the Fairbanks gateway corridor. Roadway abandonments or vacations necessary for this assemblage are also encouraged.

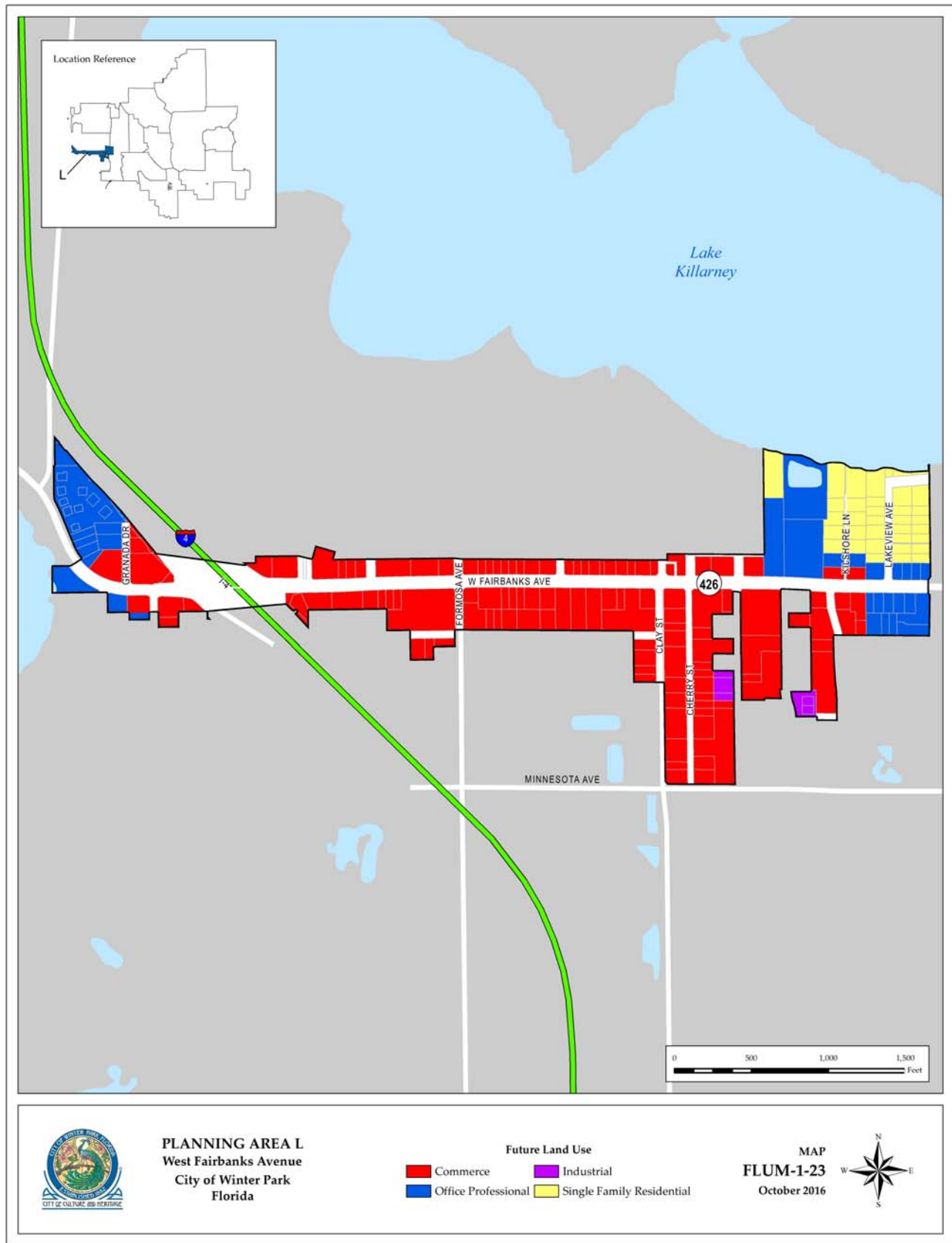
Policy 1-L-6: Community Redevelopment Area (CRA) in the West Fairbanks Planning Area. The City shall analyze and evaluate the creation of a Community Redevelopment Area (CRA) for all or portions of this West Fairbanks Planning Area.

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

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

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

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



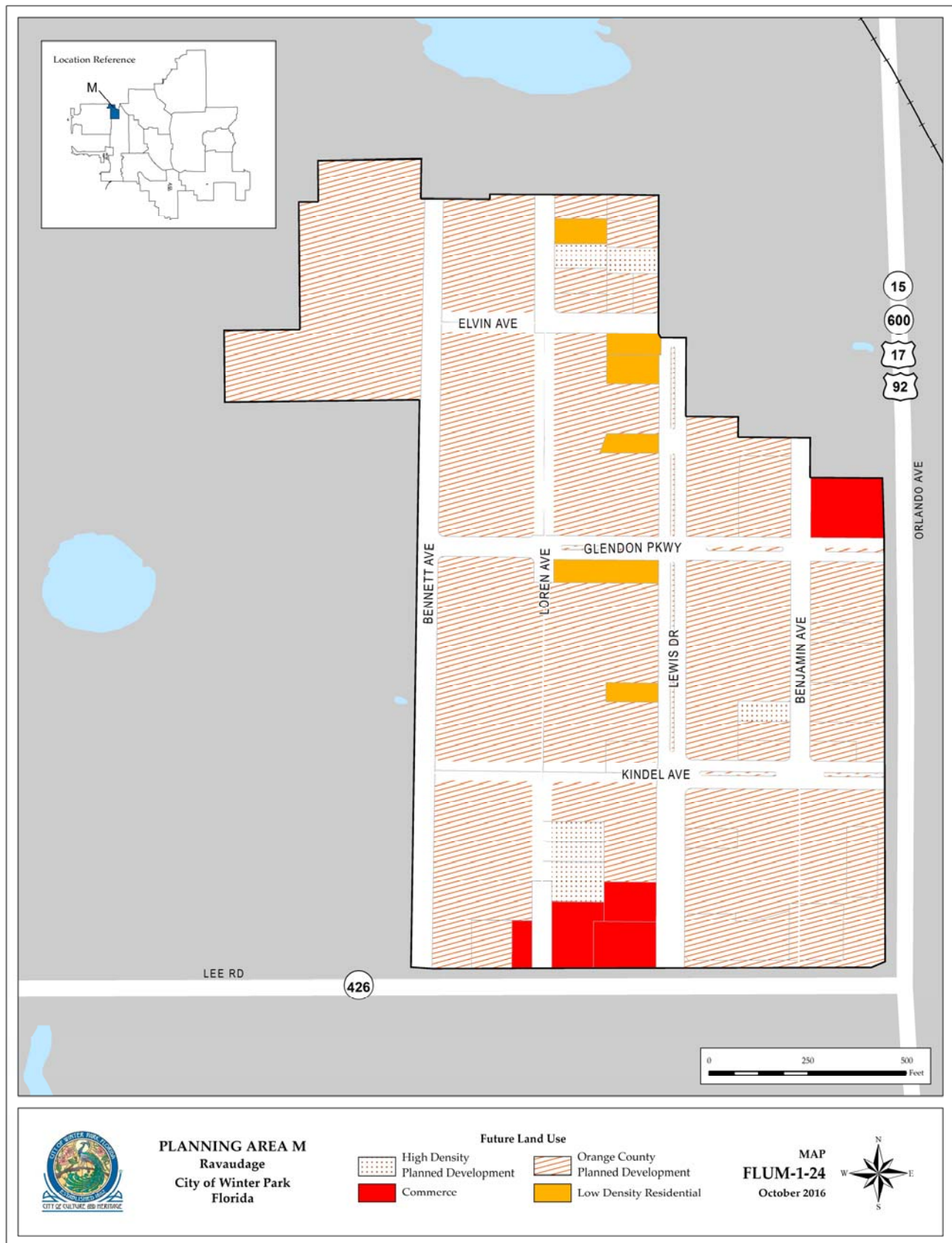
Planning Area M: Ravaudage

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

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

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

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



FUTURE LAND USE ELEMENT DATA INVENTORY AND ANALYSIS

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

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

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

Population Estimates and Projections

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

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

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

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

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

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

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

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

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

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

Comprehensive Plan Amendments 2009-2016

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

Large Scale Comprehensive Plan Text Amendments

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

Comprehensive Plan Amendments in Response to Annexations

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

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

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

Small Scale Comprehensive Plan Amendments

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

ANALYSIS OF FUTURE LAND USE

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

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

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

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

The Future Land Use Map and Map Series shall implement the Comprehensive Plan as a whole through the designation and categorization of land. All development, redevelopment and land use shall be consistent with those designations and limited to the standards for densities and intensities of use as outlined in the text for the Future Land Use Map Series and in accompanying table(s). The FLUM series, Maps 1-1 through 1-6e, shall allocate future land uses and include the following:

Future Land Use Map Series:

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

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

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

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

	Office	Commercial	C.B.D.
Density (units/ acre)	17 units/ acre	17 units/ acre	17 units/ acre
Intensity (FAR)			
Up to 2-3 story limit	45% *+ 60% **	45% *+ 60% **	200%
Up to 4 story limit	45% *+ 60% **	45% *+ 60% **	Not permitted
Up to 5 -8 story limit	45% *+ 60% **	45% *+ 60% **	Not permitted

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

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

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

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

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

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

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

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

Single-Family Residential - This Future Land Use Map designation indicates areas to be developed for single-family residential uses and the compatible zoning districts for such future land use designation are the R-1AAA, R-1AA, R-1A and PURD zoning districts. The residential uses intended for these areas include single-family detached housing, accessory units and attached townhouse units. The overall density range shall be up to five units per acre except in the approved PURD. areas where the density of single-family, zero lot line or townhouse development maybe increased to eight units per acre but is mediated by the provision of readily useable open space areas. The maximum floor area ratio shall be 38% but may increase to a maximum 43% based upon satisfaction of specific design standards and incentives.

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

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

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

Commercial - This Future Land Use Map designation includes both the wide variety of commercial retail uses, restaurants, and various professional office uses. It is designed to relate to those areas zoned C-1 and C-3, but may also include areas zoned I-1 when used for commercial or office or residential purposes. This designation also allows a density of residential uses up to 17 units per acre. The intensity of use (floor area ratio) of the corresponding zoning districts to this future land use category may not exceed the standards as listed in the Maximum Future Land Use Density/Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element.

Office and Professional - This Future Land Use Map designation includes the business and professional activities housed in office structures such as those allowed in the O-1 and O-2 districts. This designation also allows a density of residential uses up to 17 units per acre. The intensity of use of the underlying zoning districts may not exceed the standards as listed in the Maximum Future Land Use Density/Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element.

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

Medical Arts District - This Future Land Use Map land use designation includes the land area of the Winter Park Hospital and the adjacent vicinity as depicted on the Future Land Use Map where medical, wellness and associated businesses exist and are encouraged to further develop. This future land use designation is currently limited to the geographic boundaries of Lakemont Avenue, Aloma Avenue, St Andrews Boulevard, Loch Lomond/Perth Lane and Dundee Drive. Any expansion of the district would require a Comprehensive Plan Amendment. With the exception of existing development patterns which have not redeveloped, this designation does not allow residential uses other than those within related nursing homes, rehabilitation beds, assisted living and memory care facilities or as dedicated workforce housing for medical service employees which

are then governed as to density by the permitted floor area ratio. The maximum floor area ratio shall be 100% and shall include the floor area of above grade, attached and unattached garages. This designation differs from others in the Comprehensive Plan in that floor area ratio may be spread across a hospital/medical center or wellness campus in common ownership (and thus across public streets) provided that the average floor area ratio across the hospital/medical center or wellness campus shall not exceed the maximum of 100% not counting the land area of public streets.

Parking Lot - This Future Land Use Map land use designation includes those lands designated for use as surface parking only to be used by adjacent commercial, office, institutional, or multi-family building(s) and as such the land is limited and restricted to such as a surface parking lot only. This designation is intended to be used in proximity to residential properties in order to allow use of land for surface parking lots but be limited and restricted to the use. As this designation does not permit buildings there is no applicable floor area ratio or residential density.

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

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

Open Space and Recreation - This Future Land Use Map designation accommodates land used for either passive or active recreation and land left in its natural state for environmental or conservation reasons. It encompasses public and private parks and recreation areas and cemeteries which shall be precluded from development and those areas on unplatted parcels which the City shall consider for dedication as parkland when subdivision occurs. Land designated as parks and open space would also preclude its use for streets or roads. This designation standard for intensity of use is for passive recreational or active recreational facilities. The maximum floor area ratio for land designated Open Space and Recreation shall be 20% for active recreation and 10% for passive recreation areas.

Conservation - This Future Land Use Map designation includes lands that due to environmental attributes are not permitted for development of any kind and thus are designated as "Conservation." It is the intent of the Conservation future land use designation to provide for the long-term protection and preservation of environmentally sensitive natural resource systems. The Conservation Future Land Use Map designation is designed to indicate areas, such as wetlands, that shall be conserved in their natural condition so that the physical and biological functions of the land may be optimized. No development other than structures that benefit the land and the general

public, such as boardwalks or access way for maintenance, are permitted on this land and/or stream front wetland floodplain areas. Access is generally limited so that these areas may also serve as a safe haven area for wildlife. The City shall have the option of obtaining a conservation easement from the property owner(s) to protect lands that are demonstrated to be environmentally sensitive. The only exception and intensity of use potentially permitted is a boardwalk or gazebo for the passive enjoyment of this natural area provided the construction and use is non-intrusive and non-disruptive to the primary purpose as a natural conservation area.

ANALYSIS OF CITYWIDE LAND USE ISSUES

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

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

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

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

Issue: Winter Park as a "True" City

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

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

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

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

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

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

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

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

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

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

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

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

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

Issue: Implementing Future Land Use Element

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

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

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

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

The City's concurrency management system should provide, and the City should require, that facilities and services serving proposed development meet the City's adopted level-of-service standards and be available concurrent with the impacts of development, or that development orders and permits are specifically conditioned upon the availability of the facilities and services necessary to serve the proposed development.

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

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

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

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

Issue: Single-Family Residential

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

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

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

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

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

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

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

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

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

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

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

Issue: Commercial and Office

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

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

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

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

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

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

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

Issue: Central Business District (C-2 property)

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

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

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

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

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

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

Issue: Industrial

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

Issue: Institutional

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

- Since any new community service facilities or expansions can only occur through conditional uses or future land use changes, these types of facilities, such as public governmental buildings, public schools, colleges or universities, public utility facilities, public parking lots, churches, museums, libraries, retirement and nursing homes, hospitals and non-profit community service facilities (excluding private clubs and lodges), should be exempted from the other policies in this element which discourage land use plan changes so that appropriate future sites may be established that will provide these public services and their benefits.
- New community facility uses or expansions should be permitted only when those facilities or uses are compatible with the character of the surrounding area, and when there is minimal additional impact over that possible by existing land use, for such factors as traffic, parking, noise, height and size of the facilities.
- The City shall identify and designate existing school sites as "Institutional Use" on the City's Future Land Use Map.

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

Issue: Open Space, Recreation, and Conservation Issues

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

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

Issue: Design and Architectural Review

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

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

Issue: Residential to Non-Residential Land Use Change

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

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

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

1. That there does not exist in the general area sufficient developed or undeveloped land of the proper land use designation so as to allow the proposed use;
2. That this change shall not be a precedent toward other similar applications for change requesting similar land use as a matter of equity or fairness;
3. That the change can be demonstrated to be in the best interests of the City at large;
4. That the change can be demonstrated to be in the best interests of the adjacent residential area;
5. That residential use of the property is no longer a viable use.

Issue: Maintaining the Scale and Character of Neighborhoods

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

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

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

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

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

Issues: Subdivision Regulations

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

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

Furthermore it is a policy of the City and of this Comprehensive Plan to maintain the diversity of sizes of lakefront properties and estates and to prohibit the subdivision or split such properties on the lakefronts. The City shall preserve low densities along the City's lakefront property, including larger lakefront estates in order to perpetuate the unique character of Winter Park that sets it apart from other cities throughout Florida.

Issue: Lot Consolidation Regulations

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

Issue: Lakefront Land Use

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

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

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

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

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

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

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

Issue: Lakefront, Canalfront or Streamfront Lot Building Reviews

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

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

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

- The City shall restrict lakefront development outside of the floodplain and lake setback areas around the lakes to the lowest density residential land uses with the corresponding lot coverage and impervious coverage.
- The City shall not approve the subdivision of lakefront properties unless the proposed subdivision is for the lowest density residential use, and contains lots which are comparable in size, both frontage and area, to those existing on the lakefront within a 500 foot radius of the subject property.
- Lakefront areas that are undeveloped but previously platted and in common ownership combine lots so as to conform to the minimum lot sizes and frontages required.
- Where legally defensible, the development of large unplatted lakefront tracts shall include provisions for public access of a passive nature and public visual access along with agreements for the proper maintenance of these areas.
- The Planning and Zoning Commission shall have the discretion within the general standards of reasonableness and fairness to place conditions on any lake or canal lot construction plan approval and to impose more stringent and restrictive requirements and development standards due to the environmental sensitivity of these properties. For example, the City may require access easements to accomplish a public purpose, preservation of trees (especially heritage trees), and control over density to ensure compatible density with surrounding lakefront development and necessary measures to protect and preserve water quality and unique features of the environmentally fragile environment.

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

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

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

Issue: Development of Flood Prone Areas

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

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

- Policies in the Conservation Element for managing environmentally sensitive natural systems such as wetlands, lakes, shorelines, aquifer recharge areas, threatened or endangered habitat and other sensitive resources shall be carried out through applying best management principles and practices. These and other natural resources identified in the Conservation map series shall be protected and/or preserved pursuant to goals, objectives, and Policies established in the Conservation Element of the Comprehensive Plan. In addition, the LDC shall provide more detailed procedures and performance criteria to implement conservation and natural resource protection. This LDC shall also provide for wetland preservation consistent with the requirements and regulations of the St. Johns River Water Management District and the FDEP.
- The City shall apply best management principles and practices in managing stormwater runoff and prevent adverse impacts on water quality. Winter Park shall continue to be a participant in the National Flood Insurance Program which provides flood insurance to home owners and businesses.
- The City shall enforce its adopted floodplain management regulations which require new construction within the floodplain to construct the lowest floor above the 100 year flood elevation, and place restrictions on the materials and types of construction permitted. In addition to floodplain regulations, the City shall enforce a minimum fifty (50) foot lakefront setback and require site plan review for all lakefront and canal front construction.
- The City shall prohibit filling in stream front wetlands and shall require a conditional use approval for any type of allowable construction in such areas. In addition, no encroachment, fill, or other new development shall be permitted in a floodway. Development of flood prone areas shall be addressed on a site by site basis as part of the site plan review or conditional use process.

- The City shall coordinate with the State, the St. Johns River Water Management District, the East Central Florida Regional Planning Council, Orange County, state agencies, and other agencies concerned with managing natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems.

HISTORIC, ARCHITECTURAL, SCENIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES

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

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

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

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

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

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

ECONOMIC DEVELOPMENT

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

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

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

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

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

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

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

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

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

Economic Clusters

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

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

Source: InfoUSA, GAI Consultants. 2015

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

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

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

Source: Florida Department of Economic Opportunity

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

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

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

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

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

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

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

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

ANNEXATION RESERVE AREA ISSUES

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

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

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

- Winter Park shall actively pursue the annexation of enclaves as these additions would provide economies and efficiencies in service delivery to both Orange County and the City of Winter Park.
- Winter Park should pursue the annexation of growth areas adjacent to the City limits when it would align municipal boundaries, unite sections of the City, or generate revenues in excess of the cost of providing services while providing City control over the quality and scale of development. The City may consider adjusting the park level-of-service standard as necessary to accommodate such annexations as these residents are already using existing City parklands. An annexation cost-benefit study shall be required for all annexations of growth areas through referendums.
- Winter Park shall provide written notice to Orange County in advance of any annexation requests to be considered by the City Commission. The City shall coordinate all annexations and designations of annexation reserve areas with Orange County and adjacent municipalities of Orlando and Maitland, and Eatonville. The coordination with Orange County and municipalities adjacent to proposed annexation areas shall include coordinating land use and service delivery issues at an early stage in the annexation process as well as formal notice of all potential annexations consistent with state law.

Annexation Reserve Area Descriptions

Annexation Reserve Area #1 – Lake Killarney

This ARA, comprised of 198 acres, is located north of Fairbanks Avenue and is bounded by Lake Killarney on the north. The area contains approximately 1,300 residents and is primarily designated Low-Density Residential to the south side of the Lake, Office to the west along Wymore, and the Killarney Elementary School, located to the southwest near I-4, is designated Institutional. Annexation of this area would extend the City limits of Winter Park to I-4, the major barrier west of the City limits.

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

Annexation Reserve Area #2 – Kentucky/Oglesby

This ARA, comprised of 13± acres and accommodating approximately 40 residents, is located south of Fairbanks Avenue, north of Oglesby Avenue, west of I-4 and east of Clay Street. Annexation of this area would fill in the gap between the existing City limits and the City limits of Orlando to the south.

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

Annexation Reserve Area #3 – Lawndale

This ARA, containing 50± acres and approximately 300 residents, is located south of Minnesota Avenue, north of Harmon Avenue, west of Clay Street, and east of Wisconsin Avenue with a section extending north of Minnesota following Jackson Avenue west of Nicolet Avenue and east of Harold Avenue. Annexation of this area would fill in the gap between the existing City limits and the City limits of Orlando to the south.

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

Annexation Reserve Area #4 - Stonehurst

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

Provision of Services and Impact of Annexations

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

AREAS OF CRITICAL STATE CONCERN

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

ANALYSIS OF URBAN SPRAWL ISSUES

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

1. Avoid premature or poorly planned conversion of developed or undeveloped land to strip centers.

2. Prevent development of areas or uses that that are not functionally related to the predominant land uses on adjacent land.
3. Preclude development of areas or uses that fail to maximize the use of existing public facilities.
4. Avoid leapfrog/scattered development or ribbon /strip commercial development patterns.

ANALYSIS OF WINTER PARK PLANNING AREAS

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

The boundaries of Planning Areas A through M are illustrated on Maps FLUM-1-12 through FLUE-1-24 which are part of each planning area's profile. Evaluation of each area includes a profile summary that provides a brief description of existing land use classifications and identifies community streets, bus routes, and parks serving the planning area. City parks appearing in each profile are located within the planning area or outside of it but within a half mile distance of its residential neighborhoods. Planning issues relevant to the planning area, including ongoing redevelopment activities, are then addressed. Some planning areas may address additional subjects or issues that help describe development conditions and characteristics.

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

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

Planning Area		Total Acreage	Acreage by Existing Land Use Category								
			Single-Family Residential	Low-Density Residential	Multifamily Residential	Commercial /Office	Industrial	Institutional	Parks/ Open Space²	Conservation	Vacant/ Undeveloped
A	Temple/Howell Branch	773.30	555.51	0	12.61	12.95	0	64.66	79.16	22.50	46.27
B	Osceola/Lakeview	843.92	705.72	2.66	37.88	0	0	27.83	6.09	0	63.74
C	Winter Park Hospital	249.62	7.70	5.53	40.35	114.00	0	9.66	66.89	0	5.49
D	Waterbridge/Brookshire	694.08	461.90	14.79	20.50	0.97	0	68.83	125.37	0	1.72
E	Glenridge/Lake Sue	415.80	368.20	0.79	0	0	0	17.28	7.21	8.10	14.27
F	Mead Garden, Virginia Heights and College Quarter	324.99	112.01	52.79	26.90	43.45	0	9.11	72.29	0	8.44
G	Downtown/Rollins College	213.84	22.47	6.39	33.04	54.18	0	86.21	9.30	0	2.25
H	Hannibal Square Neighborhood	181.15	76.30	16.58	19.01	26.63	10.28	10.19	4.52	0	17.64
I	North Park Avenue	391.17	304.43	0.17	0	7.19	0	5.32	55.66	0	18.40
J	17-92 Corridor	380.83	59.05	19.04	25.92	202.64	8.26	28.25	30.91	0	6.76
K	Lee Road	300.25	118.61	15.62	53.10	79.17	0	5.34	14.17	0	14.24
L	West Fairbanks Avenue	73.57	8.77	0	0	63.06	0	0.60	0	0	1.14
M	Ravaudage	45.98	0	1.81	0	2.25	0	0	0	0	27.11
Totals:		4,892.55	2747.67	136.17	269.31	606.49	18.54	333.28	471.57	40.60	254.11

¹ Source Orange County Property Appraiser Arc GIS using ArcMap² Includes all public and private zoned lands (ex. private golf course)

Temple/Howell Branch Planning Area A

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

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

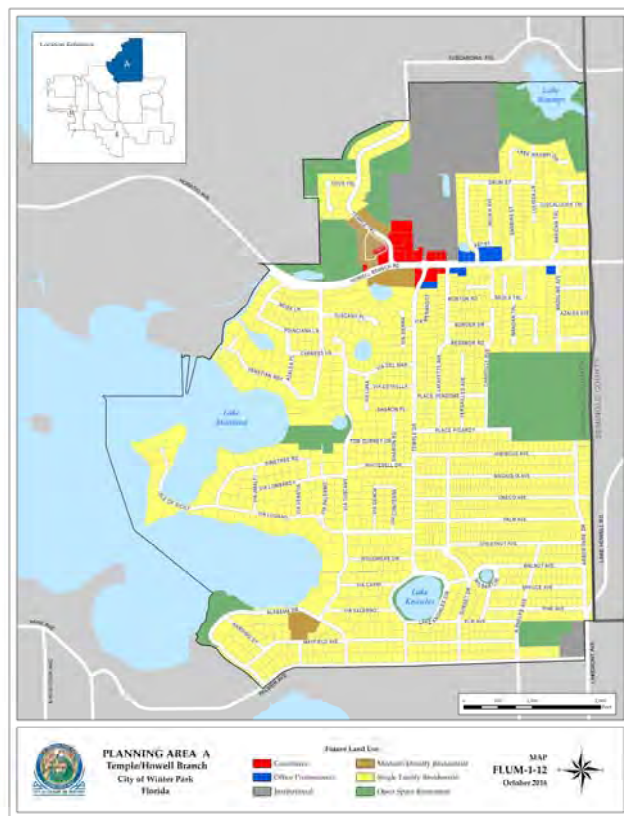
The Alabama Hotel, located on Alabama Drive overlooking Lake Maitland, was a seasonal hotel from its opening in the early 1920's until 1979 and was redeveloped under the planned unit regulations in 1979, allowing for conversion of the Hotel to 22 condominiums along with the conversion of three ancillary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

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

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

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

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



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

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

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

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

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

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

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

Temple/Howell Branch Planning Area A Planning Issues:

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

Comprehensive Plan amendments from Residential to Office/Professional on the south side of Howell Branch Road from the New Life Evangelical Church (1720 Howell Branch Road) east to the Seminole County line should only be considered in context of newly constructed one-story office buildings and not the conversion of existing homes.

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

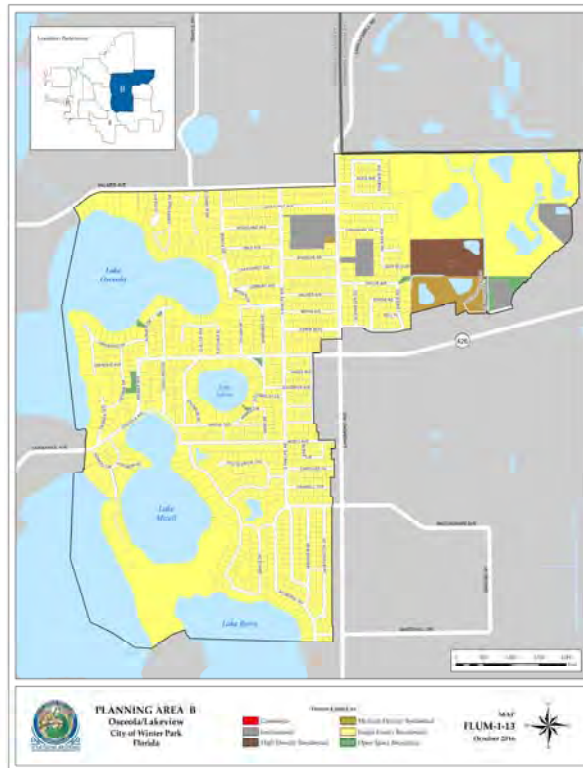
Osceola/Lakeview Planning Area B

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

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

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

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



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

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

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

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

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

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

Osceola/Lakeview Planning Area B Planning Issues

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

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

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

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

Winter Park Hospital Planning Area C

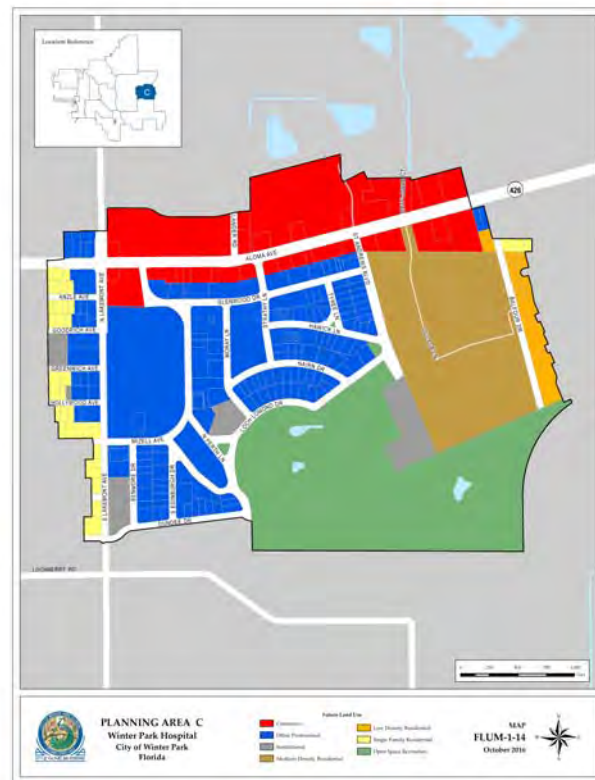
The Winter Park Hospital Planning Area is located in the east section of Winter Park. The planning area includes the Winter Park Hospital and support buildings, adjacent office areas, Fire Station #62, Brookshire Elementary School, Showalter Field/Cady Way, the Aloma Shopping Center, the Winter Park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

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

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

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

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



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

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

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

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

Winter Park Hospital Planning Area C Planning Issues

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

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

Waterbridge/Brookshire Planning Area D

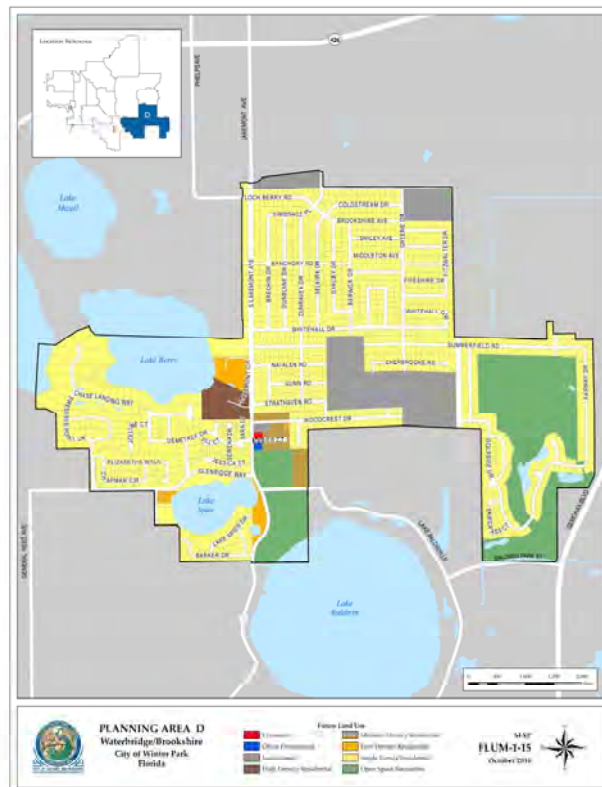
The Waterbridge/Brookshire Planning Area is located in the southeastern section of Winter Park. The planning area's eastern boundary is formed by the limits between the City and Orange County, its southern boundary is with the City of Orlando near the Baldwin Park development, its northern boundary is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

The Genius property, located in the eastern part of the planning area, which is now the Windsong subdivision, was one of the last remaining vacant areas within the City. Since the last Comprehensive Plan adoption, this area has been developed into a large single-family home community that straddles a natural conservation easement between Lake Mizell and Lake Berry. This community has been developed as a Planned Unit Residential Development (PURD) and is split between two planning areas, Planning Area D and Planning Area B – Osceola/Lakeview.

This property continues to be environmentally important since it borders on two lakes. The planning area also includes the Waterbridge, Greenview, and Kenilworth Shores subdivisions, Winter Park High School, Brookshire Elementary School, Winter Park Presbyterian Church, Winter Park Towers, Lake Baldwin Park, Winter Pines Golf Club, and Pinewood Cemetery.

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

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



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

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

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

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

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

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

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

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

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

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

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

Waterbridge/Brookshire Planning Area D Planning Issues.

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

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

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

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

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

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

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

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

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

Glenridge/Lake Sue Planning Area E

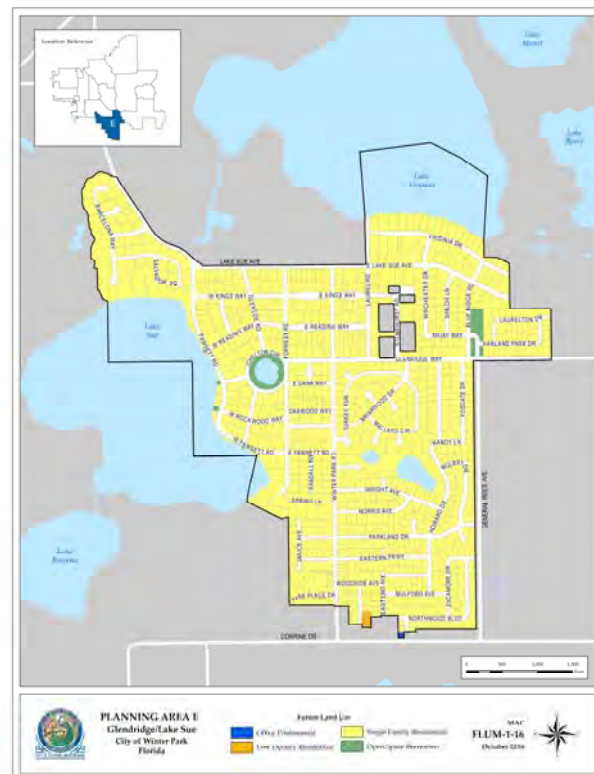
The Glenridge/Lake Sue Planning Area is the southern most planning area, located in the south central section of Winter Park. The planning area's northern boundary is the south bank of Lake Virginia and its western border is defined by Lake Sue and the City of Orlando city limits. The eastern and southern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

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

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

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

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



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

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

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

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

Glenridge/Lake Sue Planning Area E Planning Issues

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

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

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

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

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

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

- **Residential Buffer.** The City should work with the City of Orlando and the neighborhoods adjacent to General Rees Boulevard to create an attractive wall and landscape buffer to ensure privacy and safeguard residential property values while improving the aesthetics of the corridor and providing opportunities for on-street parking as over flow to the recreation events at Blue Jacket Park.
 - **Preservation of Single-Family Density.** The City should preserve single-family residential land use in this planning area.
- **Smooth Transition from Residential to Non-Residential.** The City should consider rezonings from R-1A to R-2 for residential properties directly adjacent to the commercial and institutional properties on the north side of Corrine Drive as a transitional zone on East End Avenue, Hammerlin Avenue and Northwood Boulevard.
- **Preservation of Wetlands.** The City should continue to implement and enforce regulations protecting the wetland areas from development.

Mead Garden, Virginia Heights and College Quarter Planning Area F

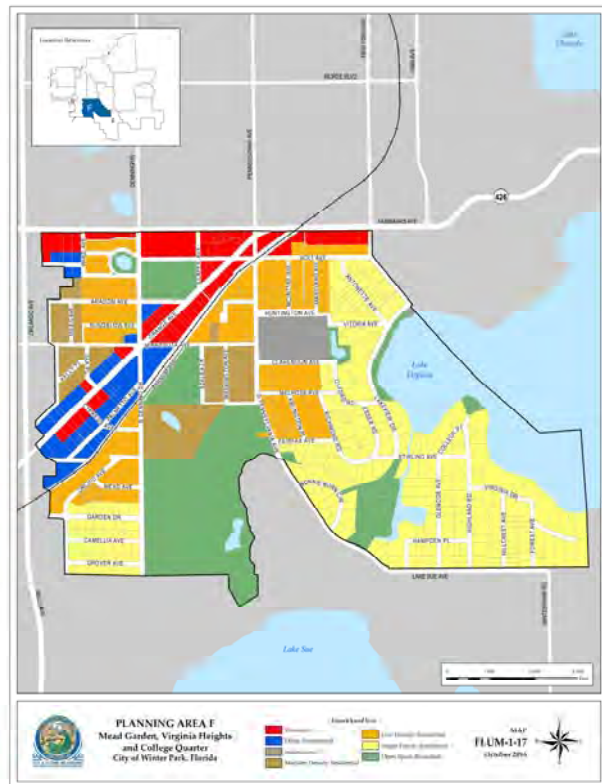
The Mead Garden, Virginia Heights and College Quarter Planning Area is located in the southwest section of Winter Park. This planning area is bounded on the north and east by Fairbanks Avenue and Lake Virginia, on the west by Orlando Avenue (US 17-92), and on the south by Lake Sue Avenue and the City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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The City should preserve and protect the residential land use along Denning Drive in this Planning Area from office and commercial encroachment. In furtherance of this policy, the City should not rezone the existing residential properties on Denning Drive to office or any other non-residential zoning.

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

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

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

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

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

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

The City has prohibited certain business types within this Mead Garden Planning Area including new or used car sales, auto repair businesses, resale stores or pawn shops, tattoo businesses, adult oriented businesses, fast food businesses and convenience stores, as this portion of Orange Avenue is a gateway into the City of Winter Park.

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

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

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

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

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

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

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

Downtown / Rollins College Planning Area G

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

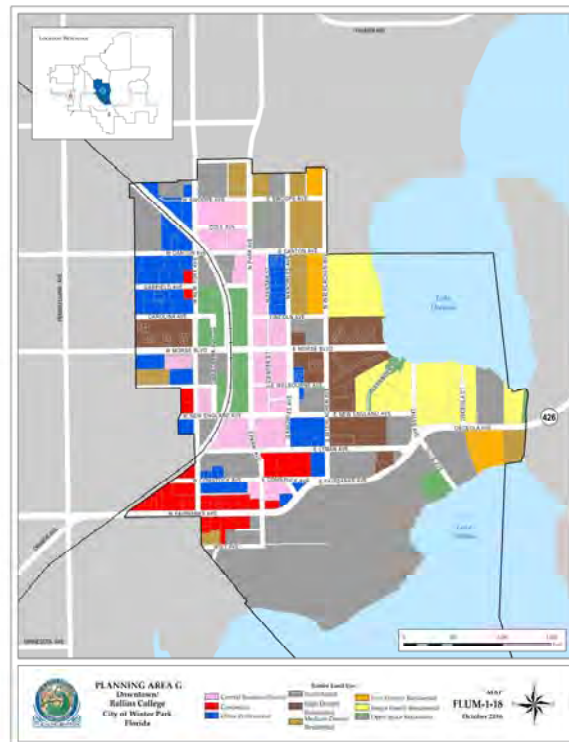
Within the Downtown/Rollins College Planning Area there are a number of prominent residential complexes. While at one time many downtown apartments were used only for seasonal occupancy, the growing attractiveness of the amenities of the Central Business District has led to full-time occupancy of virtually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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Downtown/Rollins College Planning Area G Planning Issues

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

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

The City's effort to expand public parking should identify and prioritize actions and programs needed to address the existing deficit, including the provision of parking that would provide for a growth in the size of existing or new buildings or in the size of the Central Business District or provide parking for mass transit needs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Hannibal Square Neighborhood Planning Area H

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

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

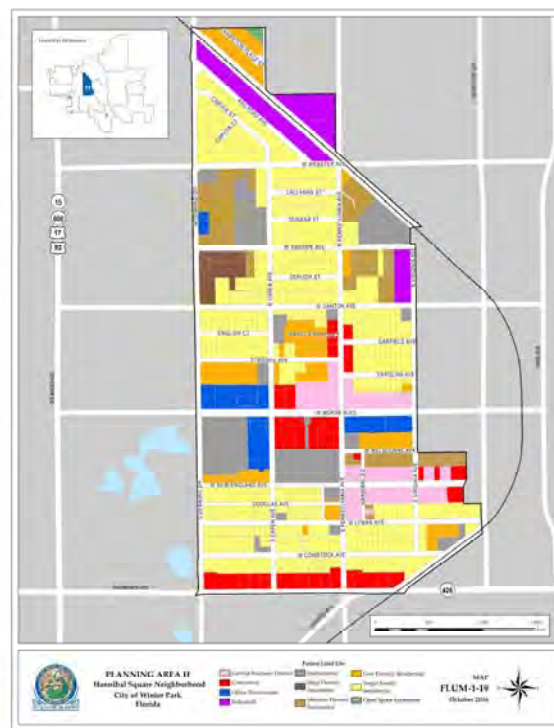
According to the 2000 CRA Census statistics, the HSN is home to the vast majority of the City's African American population. This planning area contains most of the City's African-American population.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

Table 1-7: Hannibal Square Neighborhood Improvements Funded by CRA Program	
Improvement/Program	Cost
Shady Park Spray Play	\$300,000
Affordable Housing Land Acquisition (815, 845, and 859 West New England Avenue)	\$320,000
Housing Rehabilitation plan	\$260,000
N. Pennsylvania Ave. Enhancements	\$397,550
Affordable Senior Housing Project	\$1,088,660
New England Avenue Streetscape	\$550,00
Canton Park Infrastructure	\$100,000
Heritage Center Facility	\$150,000
Housing Rehabilitation	\$506,500
Canton Park Redevelopment – Housing Cost. Seed Money	\$400,000
Hannibal Square Land Acquisitions	\$1,000,000
Pennsylvania Streetscape Phase II	\$400,000
Denning Drive Pedestrian Crossing and Intersection Improvements	\$375,000

Source: City of Winter Park, 2006.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Hannibal Square Neighborhood Planning Area H Planning Issues

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

North Park Avenue Planning Area I

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

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

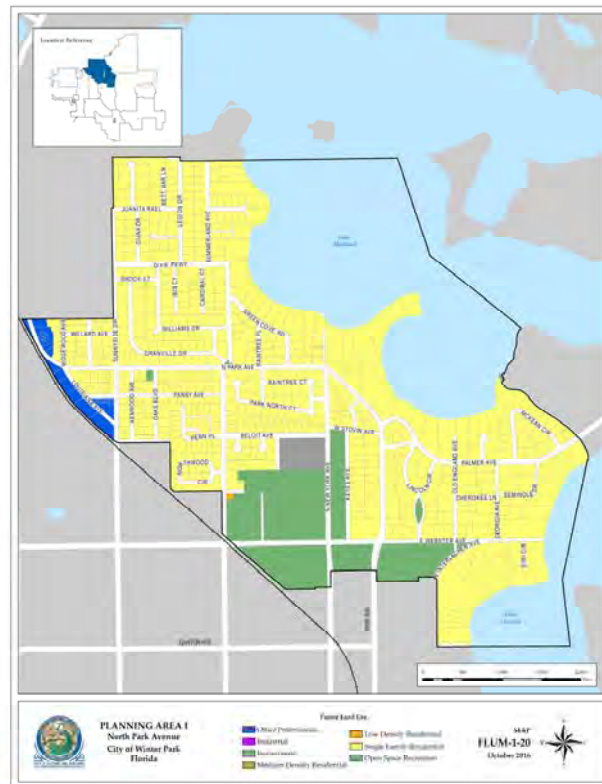
Office properties occupy a small amount of the land use in this planning area. These office properties are located, along Park and Louisiana Avenues adjacent to the railroad.

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

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

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

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



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

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

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

North Park Avenue Planning Area I Planning Issues

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

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

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

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

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

17-92 Corridor Planning Area J

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

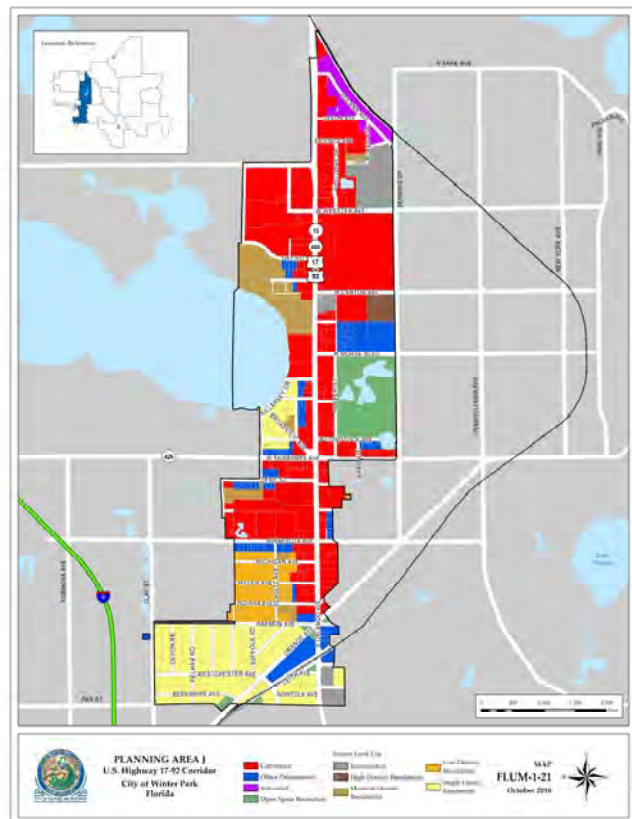
Commercial and office properties occupy a majority of this planning area. These properties are located along Fairbanks and Minnesota Avenues and US 17-92, and include the Winter Park Village, Center of Winter Park (K-Mart Plaza) and numerous automobile dealerships.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17-92 Corridor Planning Area J Planning Issues.

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

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

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

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

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

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

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

- **Preservation of Residential Density.**

The City should preserve and protect the Low-Density Residential land use west of Schultz Avenue, within Lawndale, in this planning area, from commercial and office encroachment. The Future Land Use Map should maintain the Low-Density Residential designation and no map amendments to non-residential or mixed-use should be permitted within 200 feet of Shultz Avenue.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lee Road Planning Area K

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

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

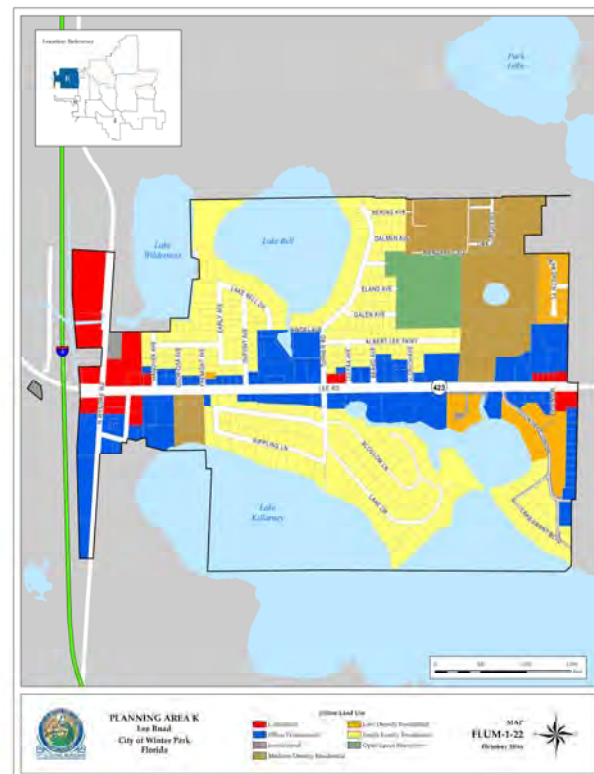
The Park Green subdivision was developed under the City's Planned Unit Residential District (PURD). The subdivision has 48 single-family attached units. The Winter Park Oaks subdivision contains 40 single-family homes and was also developed as a PURD.

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

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

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

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



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

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

Lee Road Planning Area K Planning Issues

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

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

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

In order to create and preserve the character of this corridor, the City should promote the creation of Lee Road Planning Area design guidelines that should prohibit certain business types along the frontage of the corridor including new or used car sales, auto repair businesses, resale stores or pawn shops, tattoo businesses, adult oriented businesses, fast food businesses and convenience stores.

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

West Fairbanks Avenue Planning Area L

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

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

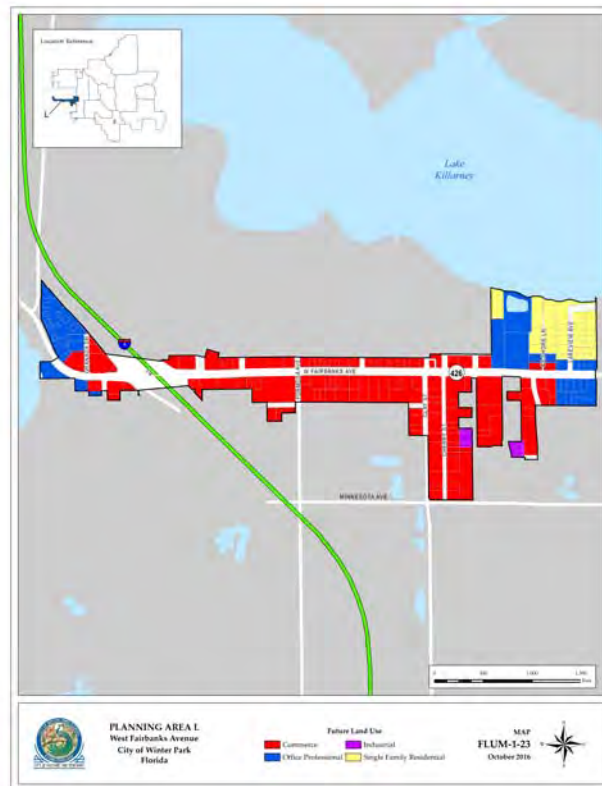
Fairbanks Avenue is considered one of the most important gateways into Winter Park due to its connection to I-4. A major decision of the 1976 Comprehensive Plan was that this entrance should be aesthetically improved by having a predominance of office properties. Although this area is now mostly offices,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

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

No City parks are located in this planning area.

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

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



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

West Fairbanks Avenue Planning Area L Planning Issues

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

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

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

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

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

Ravaudage Planning Area M

The Ravaudage Planning Area is located northwest of the Lee Road and 17-92 intersection of Winter Park.

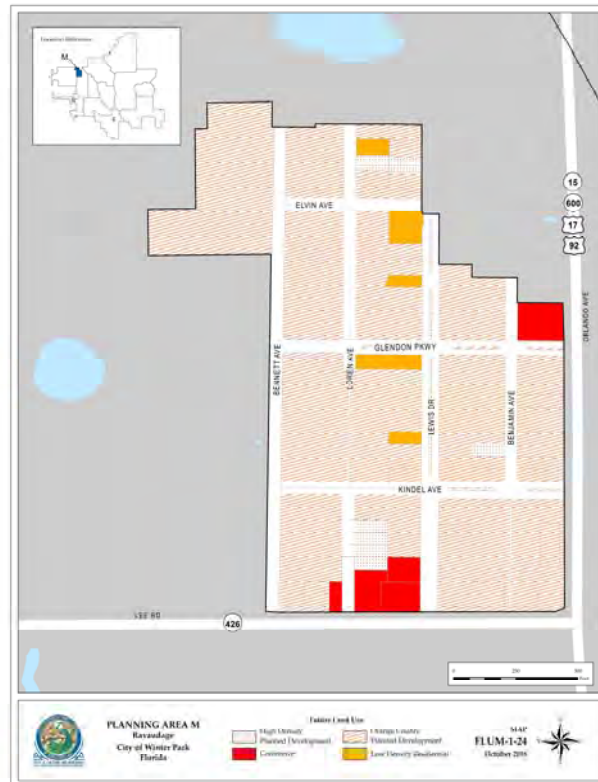
No City parks are located in this planning area.

Transportation.

Ravaudage Planning Area M Planning Issues

Table 1-M: Ravaudage—Planning Area M Profile

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



Historical Resources Surveys and Studies

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

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

Architectural Survey and National Register Evaluation Report Recommendations

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

Table 1-9: Table of Historic Resources

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

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

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

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

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

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

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

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

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

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

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

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

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

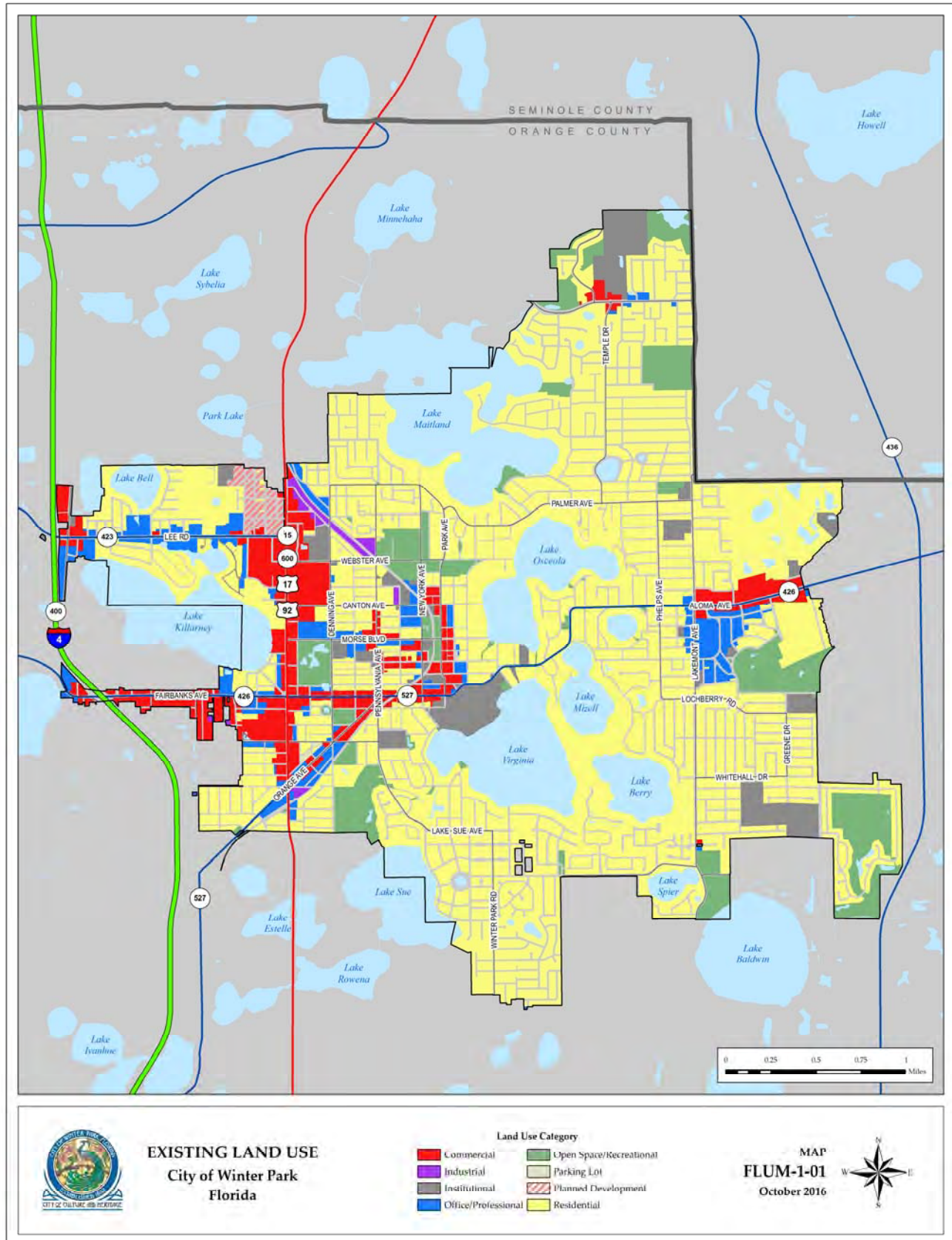
CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00832	155 Stovin Avenue, Dr. C. A. Campbell House
OR00833	173 Stovin Avenue, Albert Wagner House
OR00834	183 Stovin Avenue, Frederick Ward House
OR00835	187 Stovin Avenue, C. P. Hutton House
OR00233	1300 Summerland Avenue, Lawrence-Chubb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

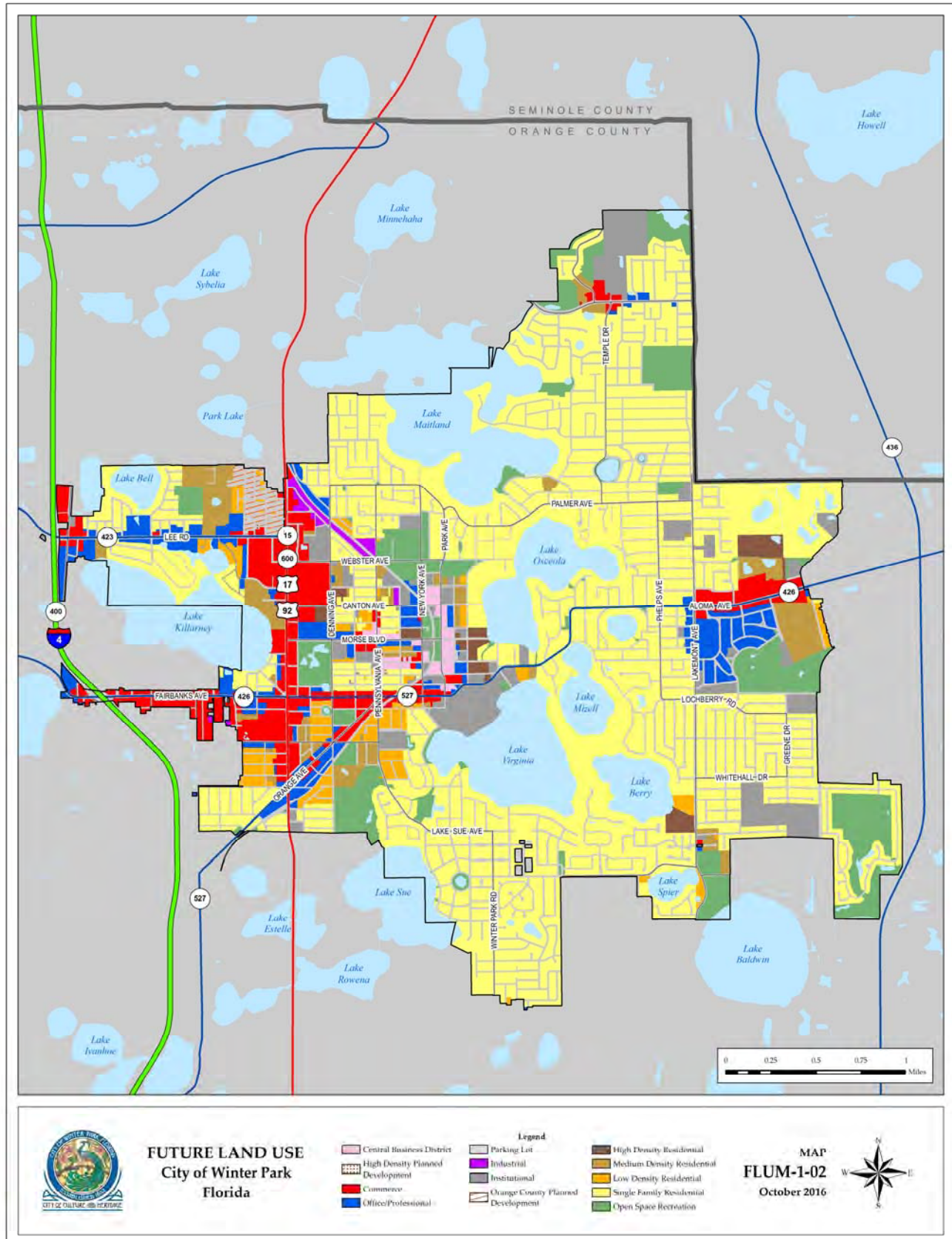
CITY OF WINTER PARK HISTORIC RESOURCES	
FMSF NO.	SITE ADDRESS/NAME
OR00855	324 Vitoria Avenue, Dr. Alfred Kent House
OR09419	325 Vitoria Avenue
OR00856	326 Vitoria Avenue, D. A. Woodward House
OR00857	333 Vitoria Avenue
OR00859	346 Vitoria Avenue, Walger Johnston House
OR00860	357 Vitoria Avenue, H.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

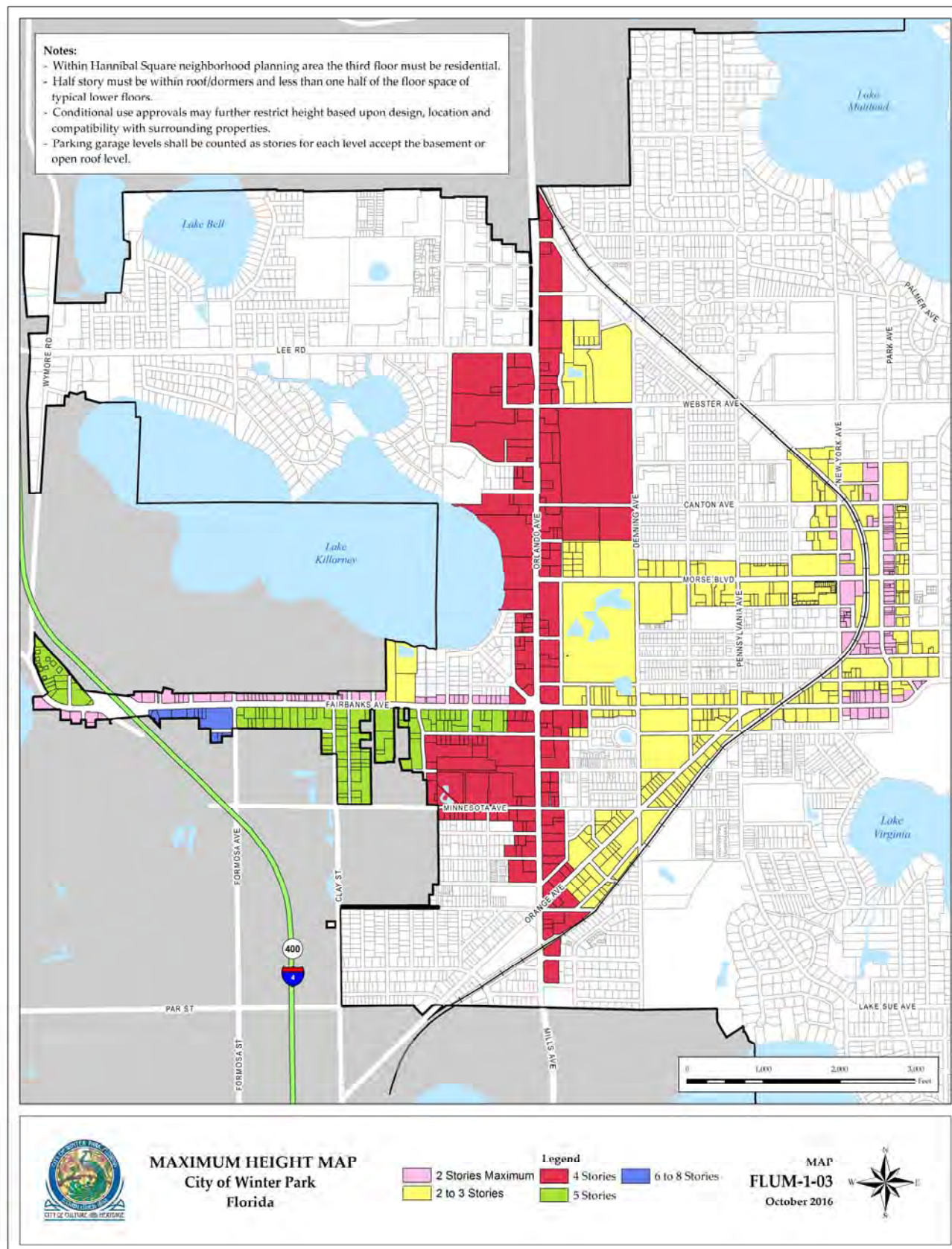
Source: Winter Park Planning Department: 1977 Junior League Survey of Historic Resources, 1986 Florida Preservation Services Survey of Historic Resources, 2000 GAI Architectural Survey, Winter Park Register of Historic Resources.

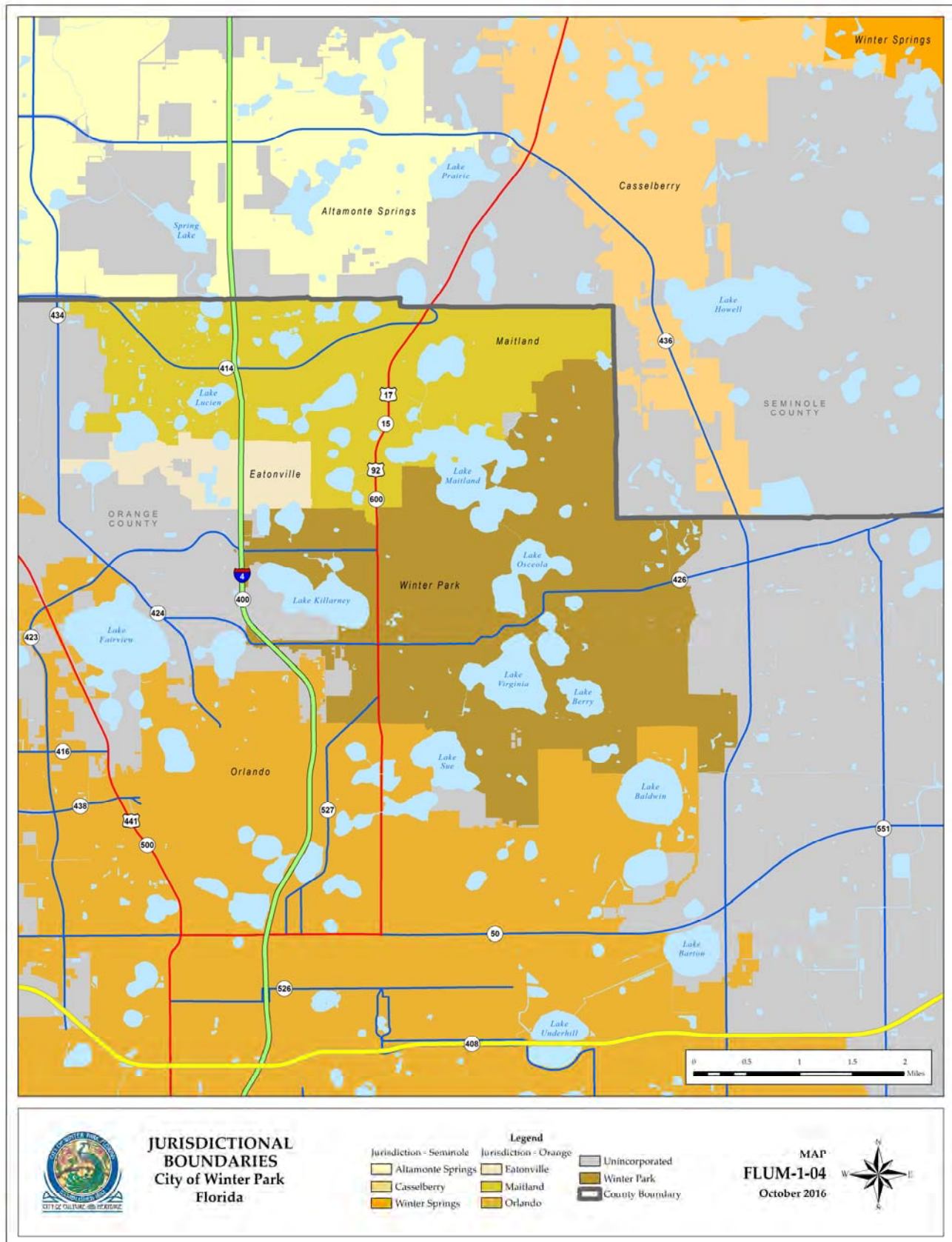
Future Land Use Map Series:

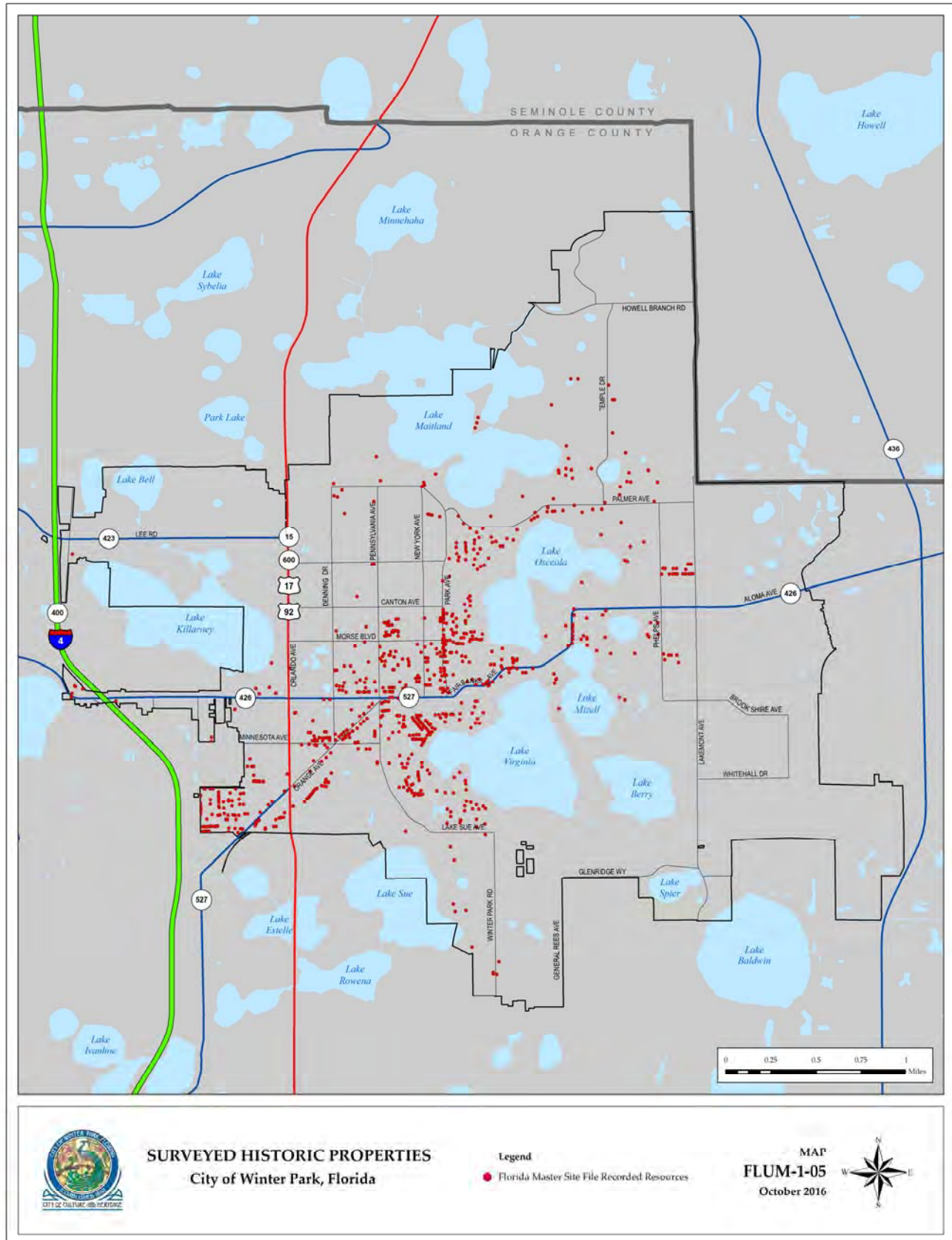
- 1) FLUM-1-01, Existing Land Use Map
- 2) FLUM-1-02, Future Land Use Map
- 3) FLUM-1-03, Maximum Height Map
- 4) FLUM-1-04, Jurisdictional Boundaries Map
- 5) FLUM-1-05, Surveyed Historic Properties Map
- 6) FLUM-1-06, National Register of Historic Properties Map
- 7) FLUM-1-07, Annexation Area #1: Lake Killarney
- 8) FLUM-1-08, Annexation Area #2: Kentucky/Ogelsby
- 9) FLUM-1-09, Annexation Area #3: Lawndale
- 10) FLUM-1-10, Annexation Area #4: Stonehurst

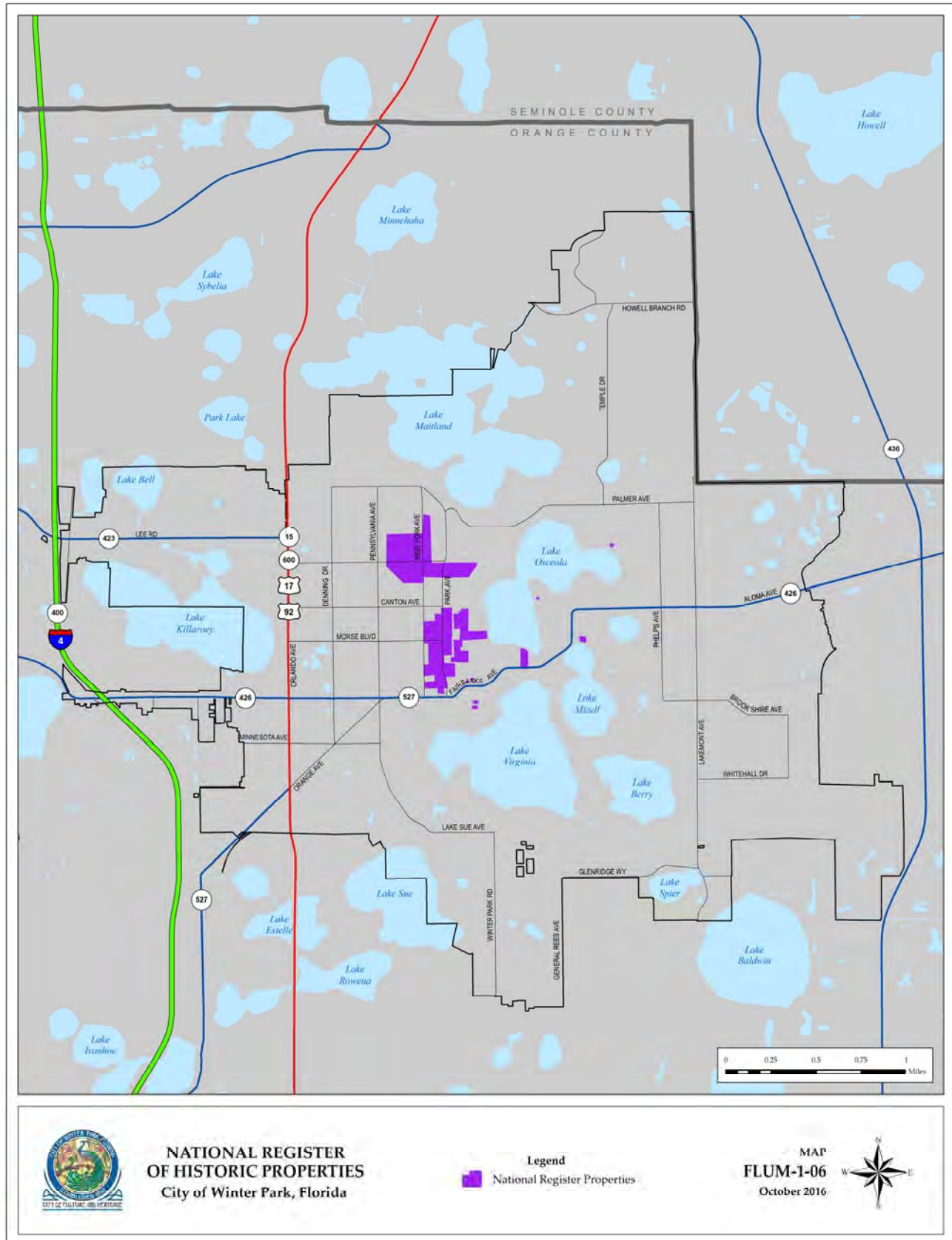


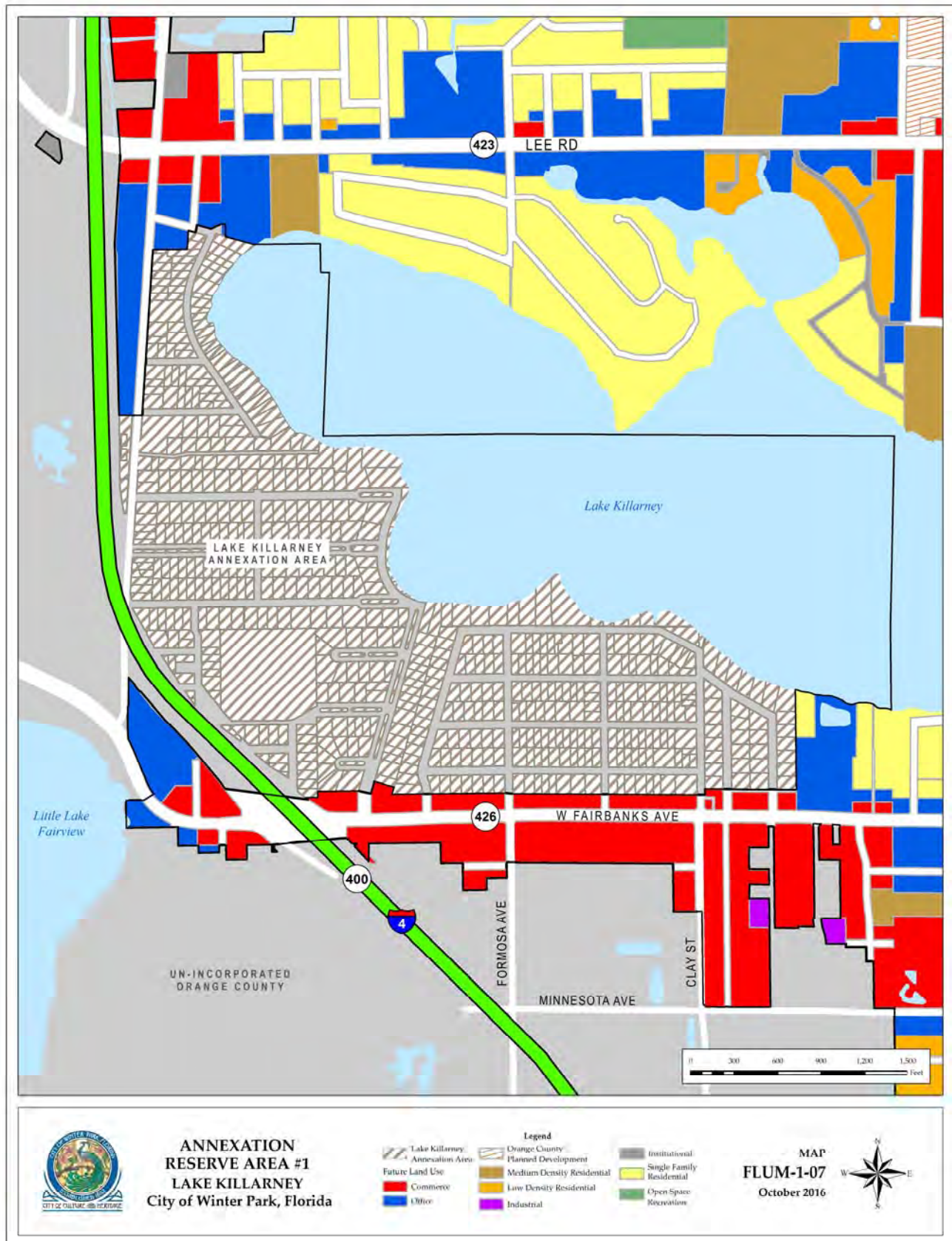


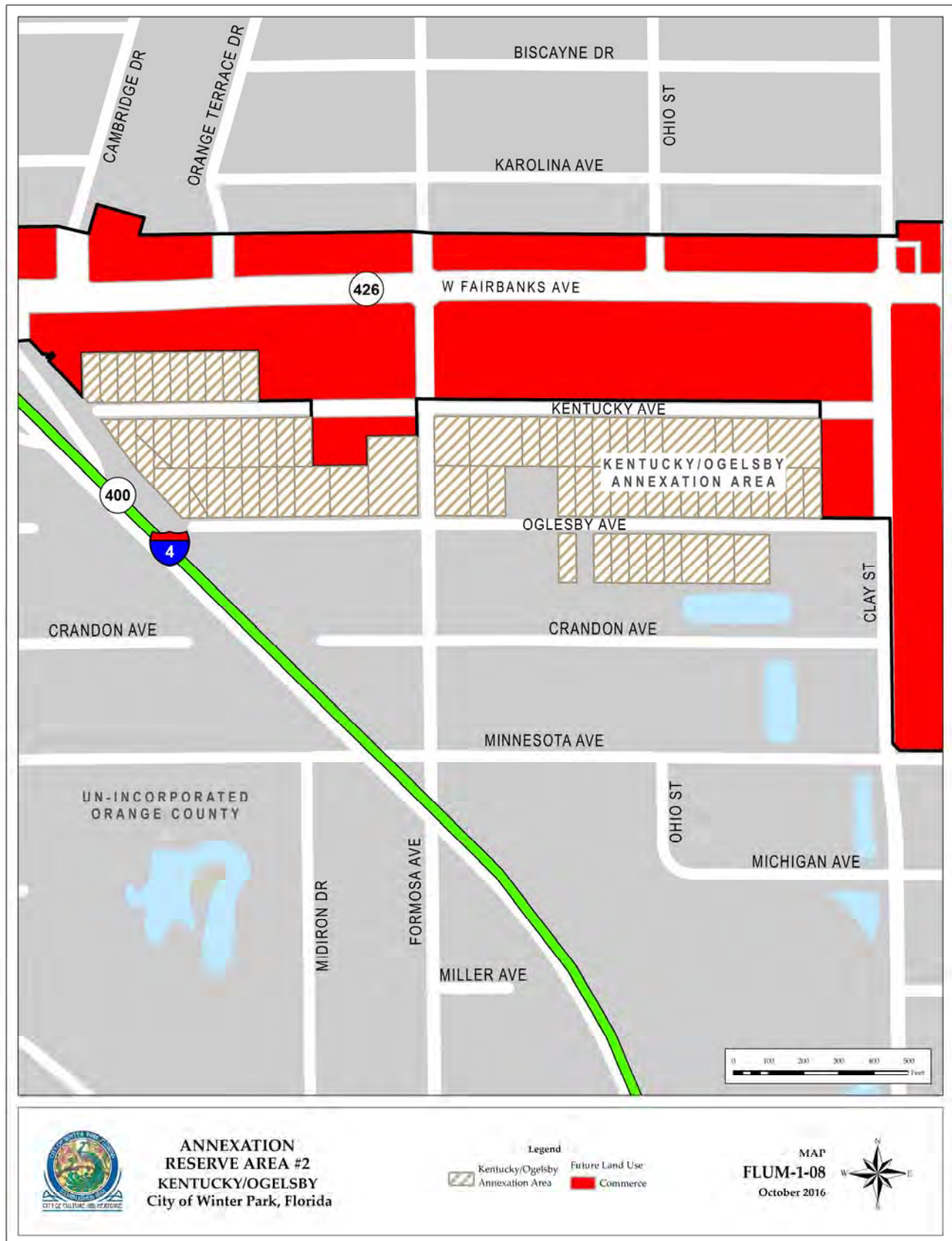


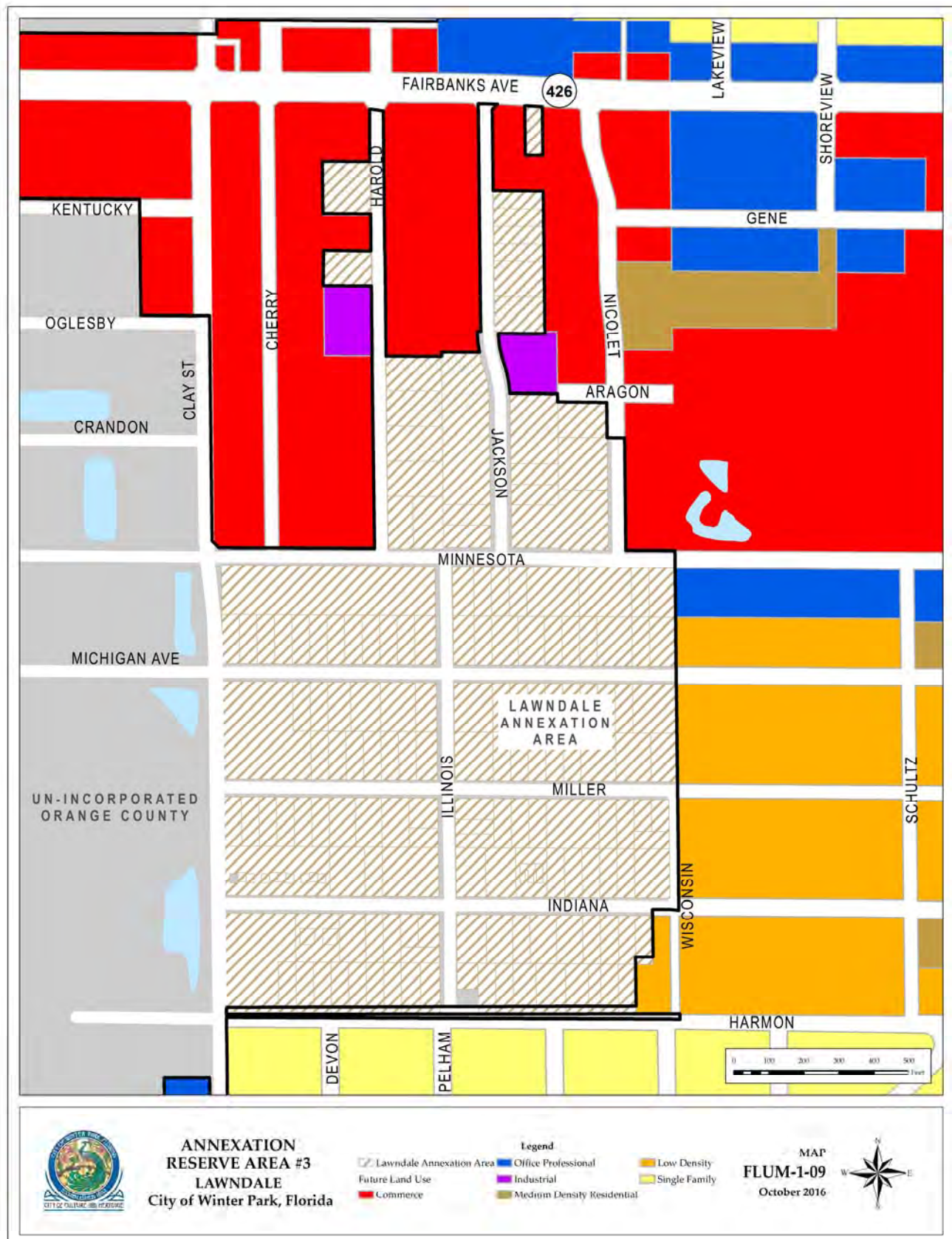


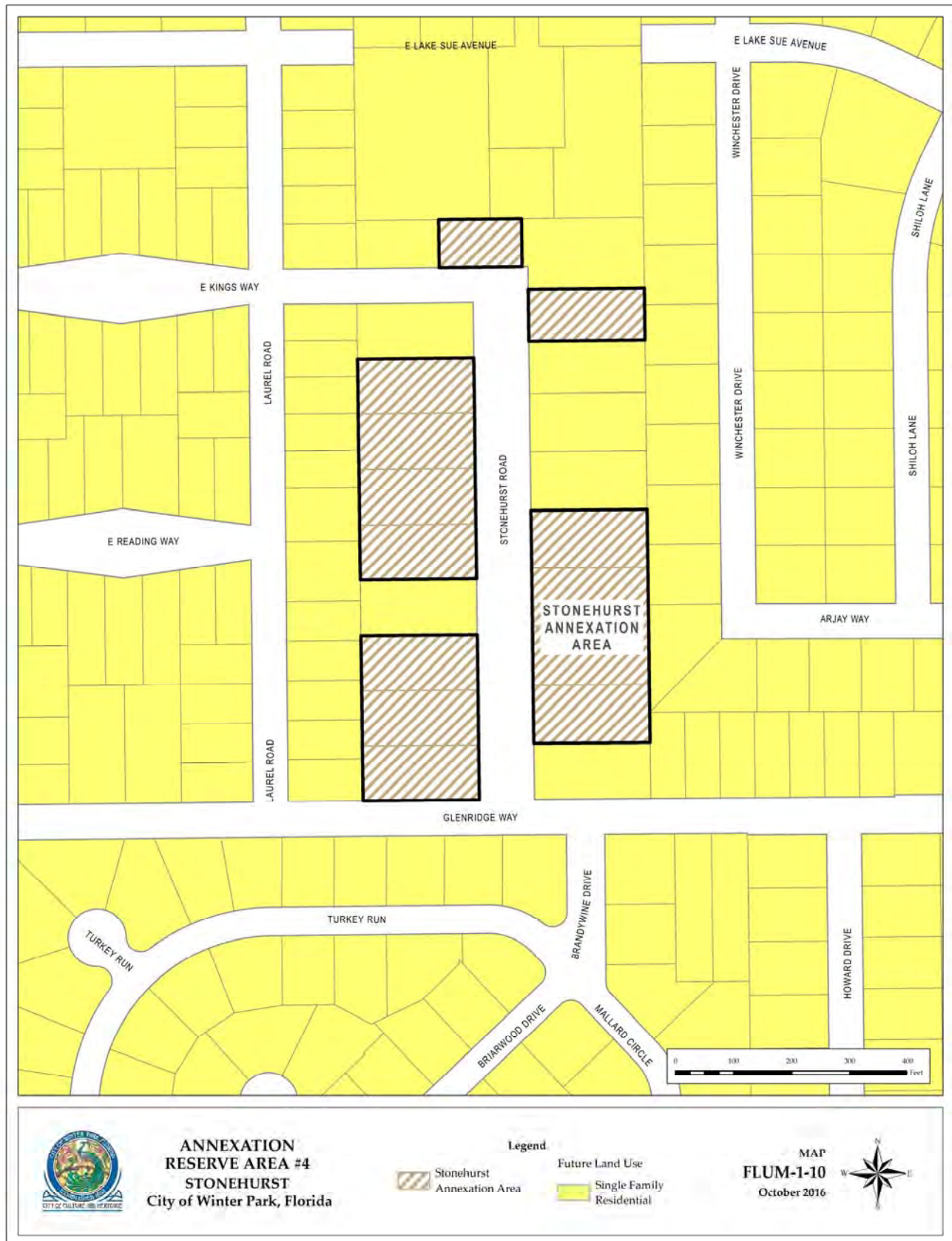












The following chart relates to Chapter 2 – Transportation Element, and outlines all of the Goals, Objectives, and Policies of this Chapter. Space is provided to the right to add any comments/recommendations. Comments/changes to this element of the Comprehensive Plan are shown as black underlined text. This element was reviewed by the 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, and Transportation Advisory Board comments are shown in purple underline text.

No.	Transportation Element	Comments
1	<p style="text-align: center;">INTRODUCTION TO THE TRANSPORTATION ELEMENT</p> <p>“We should strive to make Winter Park not only the most beautiful city in Florida, but the most beautiful small city in the whole United States.”</p> <p>William C. Comstock 1923</p> <p>The City of Winter Park has always been shaped by transportation decisions. Loring Chase and Oliver Chapman originally platted the town in 1881 to include a grid network of streets and a train station in the center of a 10-acre park.</p> <p>In fact, the City of Winter Park owes much of its value, both economic and quality of life, to its long-standing mastery over its transportation system. With a few exceptions in the 1960’s and 70’s, Winter Park’s transportation decisions, based on a vision to preserve the City’s character and quality of life, have helped shape the City to become one of the most livable and memorable communities in Florida. Major milestones in the evolution of the City’s transportation system and its sculpting of Winter Park’s urban fabric include:</p> <ul style="list-style-type: none">▪ The original interconnected street layout in 1881;▪ The first train station built in 1882;▪ Implementation of the street tree program in the 1920s;▪ The battle to shift Interstate 4 out of the City in the 1950s;▪ Completion of the Park Avenue Master Plan in the 1990s;▪ The reclamation and beautification efforts of Orlando Avenue (US 17/92) in the 2000s;▪ Bricking of Pennsylvania Lake Sue Avenues and the ensuing City-wide brick street program in the 2000s; and▪ Commuter Rail project participation in 2007. <p>The results of these deliberate efforts have created a sustainable village development pattern where pedestrians, cyclists, transit riders, and motorists are all partners in mobility and the streets are treated as an important element of the public realm, connecting and stabilizing neighborhoods, improving the city’s aesthetics, providing economic value to the City, and allowing for healthy recreational activities.</p> <p>Winter Park’s Comprehensive Plan is the foundation for the City’s planning and development process. The responsibility of the Transportation Element within the City’s Comprehensive Plan is to strengthen the City’s policy framework and to ensure Winter Park can continue to define its transportation system’s design and function so that it can continue to contribute to, not burden, the community’s quality of life. Through this Transportation Element, Winter Park intends to continue to integrate its community-wide land use and urban design with its transportation goals and objectives. The City’s adequate transportation facility regulations (Concurrency Management) have been revised to be consistent with the Transportation Element’s Goals, Objectives and Policies.</p> <p>The concurrency requirements of Florida’s Growth Management Act were intended to provide an administrative check to ensure that the long-range comprehensive plans adopted by each local government are being implemented so that adequate facilities are being provided. This Transportation Element will allow the City of Winter Park to describe exactly what it wants its transportation system to evolve into and how it will physically fit in the City while providing broad-based policies that ensure the creation of a balanced transportation system where the private vehicle, pedestrian, bicycle, bus or other transit contribute to a balanced transportation system that reinforces Winter Park’s character and quality of life.</p> <p>The Comprehensive Plan Transportation Task Force outlined the specific mission of the Transportation Element as:</p> <p>“Winter Park will continue to be a walkable, pedestrian and bicycle-friendly, sustainable, treed, relaxed, beautiful, safe, urban village that promotes neighborliness and courtesy among its citizens and visitors.”</p> <p>Winter Park Transportation Task Force The Transportation Element documented in the following pages is intended to establish the policy framework aimed at accomplishing this specific mission.</p>	

No.	Transportation Element	Comments
2	2-1: TRANSPORTATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Transportation Element pursuant to 9J-5, FAC. The purpose of this element is to provide guidance for appropriate plans and policies needed to insure a walkable, pedestrian and bicycle friendly, treed, relaxed, beautiful, safe, urban village that promotes neighborliness and courtesy among citizens and visitors.	
3	Goal 2-1: BALANCED TRANSPORTATION SYSTEM. It shall be the goal of The City of Winter Park desires to shall ensure the provision of a balanced and safe transportation system that promotes a walkable, bicycle-friendly environment that encourages transit as well as ensures efficienes along the roadway network. its mission. As per rule 9 J5.019(2) FAC., attached Figures 2-1-14 contain the transportation element maps and figures.	Shall is more definitive than desires - approved by Comp Plan Task Force
4	OBJECTIVE 2-1.1: SAFE AND BALANCED MULTIMODAL SYSTEM. The City shall create a Mobility Plan that promotes and supports the broad transportation needs of the community. The design and character of the streets within Winter Park shall create a safe, balanced multimodal transportation system that promotes and supports the broad transportation needs of current and future Winter Park residents. The attached Figures 13 and 14 serve as the City’s official near term (five year) and long term (20 year) future transportation plan.	
5	Policy 2-1.1.1: Multimodal Activities. The City defines mobility as the provision of multiple opportunities or choices in transportation modes for travel within and to/from the City through a multi-modal transportation system. The general hierarchy of modes is 1) walking, 2) bicycling, 3) transit (bus and rail), and 4) private vehicles. The primary focus or overall mobility strategy is on the minimum provision of facilities for all modes and the connectivity based upon the mode hierarchy. Where adequate facilities exist for all modes, the City will prioritize enhancing the quality and integration of the facilities based upon the mode hierarchy. Transportation System Principles. The continuous improvement of the City’s transportation system is dependent on coordinating all improvements to the transportation network and to develop improvements that support that network. The Transportation Element Goal recognizes transit, bicycle and pedestrian activities as alternative modes of transportation for each street in the community.	Integration added by TAB.
6	Policy 2-1.1.2: Implementation Guidelines. At a minimum, the City will incorporate the following principles into the City’s Mobility Plan and under applicable sections of the City’s Land Development Code regulations: <ul style="list-style-type: none">• Complete Streets criteria• Interconnected street network• Access management• The City’s Pedestrian and Bicycle Circulation Plan (as updated)• Transit opportunities through Lynx, SunRail and other providers Freight Mobility Final Design for Streets. The City shall seek citizen and business participation in those decision-making processes related to the transportation planning process, roadway modifications, transit service, the provision of bicycle and pedestrian amenities, and other design characteristics.	
7	Policy 2-1.1.3: Policy 2-1.1.3: Provide a Bicycle Circulation System. The City, in partnership with Orange and Seminole Counties, MetroPlan Orlando, and other local and state agencies, will continue to plan, fund and construct a network of bicycle facilities as depicted in the Winter Park 2010 Pedestrian and Bicycle Circulation Plan Update, as amended to increase the non-motorized transportation system.	Remove date and update to allow for plan to evolve over time.
8	Traffic Calming Improvements to Local Streets. The City shall periodically monitor the traffic levels on Local streets. The City shall design and build appropriate traffic calming measures to encourage vehicular speed appropriate for the neighborhood where warranted.	
9	Policy 2-1.1.4: Policy 2-6.1: Intergovernmental Coordination. The City shall coordinate with all appropriate local, regional, state, and federal agencies, particularly the Cities of Orlando and Maitland, the Counties of Orange and Seminole, FDOT, LYNX and MetroPlan Orlando regarding the location, classification, planning, and construction of needed transportation system improvements within the City. The City shall ensure that all transportation system improvements support the transportation plan of Winter Park and the Goal outlined in this element. Updates of the City’s Capital Improvements Element shall include applicable State and County facilities contained within the Orange County and FDOT adopted work programs that are located within the City of Winter Park. Implementing Regulations. The City shall utilize land use, zoning, the Land Development Code, concurrency management, transportation impact analyses, proportionate fair share and other applicable regulations to coordinate the design of network facilities, transit corridors, bicycle and pedestrian facilities, appropriate setbacks, rights-of-way, and centerlines of the roadway network. At a minimum, the City will revise applicable regulations to incorporate the following policies for all roadways: <ul style="list-style-type: none">▪ The City shall promote the development of an interconnected street network.▪ The City shall prohibit the construction of cul-de-sacs, unless required by terrain.▪ The City will install stops signs and intersection signalization according to the warrants in the <i>Manual on Uniform Traffic Control Devices</i> (Millennium Edition).▪ The City will evaluate the elimination of access to businesses through the installation of street medians on a case-by-case basis.▪ The City does not support the conversion of two-way streets to one-way streets without full consultation of the impacted parties.▪ The City shall prohibit the construction of gates for residential neighborhoods or subdivisions.	

No.	Transportation Element	Comments
10	<p>Policy 2-1.1.5: SunRail Coordination. The City’s Mobility Plan will prioritize and encourage the use of SunRail through enhanced sidewalks, improved and new bicycle facilities, and greater use of technology in support of mobility.</p> <p>Pedestrian and Bicycle Advisory Board. The City Council shall continue the function of the Pedestrian and Bicycle Advisory Board to review and improve the pedestrian and bicycle circulation system, and pursue and direct funding for improvements. Appointments to the Board shall be comprised of Winter Park residents made by City Council. Board Advisors shall include representatives from Planning and Community Development, Public Works, Public Safety, and Parks and Recreation.</p>	
11	<p>Policy 2-1.6: Tree Canopy and Landscaping along Transportation System. Route-to-School Plan. The City shall by 2010 , create a plan for school access for students living within the City that walk to school and those students that walk to schools within the City. At a minimum, the plan will recommend enhancements to the sidewalk, pedestrian crossings, and bicycle network. Policy 2-1.11: Preserve and Enhance Existing Tree Canopy and Landscaping along Transportation System. Street trees should be an Recognizing integral part of every street. The City’s tree canopy and landscaping along the right-of-way, the City will see to protect the existing canopy and landscaping and expand it where possible in support of the Mobility Plan. include landscaping in all transportation infrastructure enhancement projects, including pedestrianways, bicycle trails, multiuse trails, traffic calming, parking facility and roadway infrastructure investments. To preserve existing canopy trees, the City shall evaluate the impacts of all infrastructure investments within the roadway and pedestrian way right of way on the existing tree canopy. Wherever possible, impacts to the existing tree canopy shall be avoided. Where trees are impacted, the City shall ensure that there is mitigation for the impacts.</p>	
12	<p>Policy 2-1.7: Policy 2-6.5: Support the Development of a Regional Trails System. The City will coordinate with MetroPlan Orlando, the Cities of Orlando and Maitland, and Counties of Orange and Seminole to identify, program, and fund pedestrian and multiuse trails within the City limits as part of a regional trails system. In particular, bicycle facilities in the City shall connect to regional facilities, including connections between the Dinky Line Trail and trails within Mead Gardens, and the Cady Way Trail and the Cross Seminole Trail.</p> <p>Sidewalk Inventory. The City will continue to inventory the location and conditions of the sidewalk network, as well as crosswalk locations, on all roadways.</p>	
13	<p>Policy 2-1.8: Policy 2-6.7: Facilitate Regional Transit at National Passenger Rail Station. The City will work with FDOT, Central Florida Regional Transportation Authority and the national passenger rail system (AMTRAK) to continue transit service that links national passenger rail users with major destinations in the City and region.</p> <p>Sidewalk Program Principles. The City currently has a Sidewalk Program. The Sidewalk Program is based upon the following principles:</p> <ul style="list-style-type: none">▪ Every Arterial and Collector level facilities will have a continuous sidewalk on both sides of the street.▪ Every Local Street will have a continuous sidewalk on one side of the street.	
14	<p>Policy 2-1.1.9: Constrained Facilities within the Transportation Network. The City designates all roadways within the City as Constrained (no additional through lanes shall be added), except for Interstate 4. A comprehensive transportation study shall be required for all development or redevelopment within the City along these facilities, and if the adopted level of service cannot be met under current or future configuration, the City will determine the mitigating improvements.</p> <p>Sidewalk Program Priorities. The priority installation of new sidewalks and the reconstruction of existing sidewalks on Arterial, Collector and Local Streets shall be generally ranked by the following categories:</p> <ol style="list-style-type: none">1. Proximity to School (1 mile, or less)2. Proximity to Transit Stop (1/4 mile, or less)3. Proximity to Public Park (1/2 mile, or less)4. Neighborhood or resident request <p>The order of construction within categories shall be determined by: vehicular traffic speed traffic, vehicular lane width, vehicular volumes, pedestrian usage, proximity to a pedestrian attractor, and construction feasibility.</p>	
15	<p>Policy 2-1.1.10: Policy 2-1.1.10: Functional Classification. The City recognizes the roadway Functional Classification established by the Florida Department of Transportation, MetroPlan Orlando and the Federal Highway Administration; and the City designates additional roadways as City Collectors as illustrated in Figure X.</p> <p>Provide a Bicycle Circulation System. The City, in partnership with Orange and Seminole Counties, MetroPlan Orlando, and other local and state agencies, will continue to plan, fund and construct a network of bicycle facilities as depicted in the Winter Park Bicycle Circulation Plan, to increase the non-motorized transportation system.</p>	
16	<p>OBJECTIVE 2-2.1: LEVEL OF SERVICE STANDARDS. The City shall establish and utilize the level of service standards to determine capacity permitted by concurrency and the need for transportation improvements.</p>	

No.	Transportation Element	Comments																																				
17	<p>Policy 2-2.1: Level of Service Standards. The minimum level of service peak hour standard for non-State and non-county related municipal collector streets is D and municipal local streets is C. The following shall serve as the City’s Level of Service standards on State, and County facilities as well as for transit.</p> <p>State Facilities: Pursuant to Sec. 163.3180 (10) F.S., Strategic Intermodal System (SIS), Florida Interstate Highway System (FIHS) and Transportation Regional Incentive Program (TRIPS) roadway facilities funded by the state have level of service standards established by the FDOT by rule, and local governments must adopt those standards. Interstate 4 is the only SIS and FIHS roadway facility within the City. Currently, there are no TRIP funded facilities. Consistent with Chapter 14-94, F.S. (Statewide Minimum Level of Service Standards), the peak hour Level of Service standards for State-controlled facilities within the City are as follows:</p> <table><tr><th colspan="4">Table 2-3 Peak Hour LOS Standards for State-Controlled Facilities</th></tr><tr><th>Facility Type</th><th>SIS and FIHS Facilities</th><th>TRIP Funded Facilities</th><th>Other State Roads (*)</th></tr><tr><td>Limited Access Freeway</td><td>E</td><td>(N/A)</td><td>(N/A)</td></tr><tr><td>Interstate 4</td><td>D</td><td>(N/A)</td><td>(N/A)</td></tr><tr><td>Limited Access Highway</td><td>D</td><td>(N/A)</td><td>(N/A)</td></tr><tr><td>Controlled Access Highway</td><td>D</td><td>(N/A)</td><td>(N/A)</td></tr><tr><td>Other Multi-Lane</td><td>(N/A)</td><td>D</td><td>E</td></tr><tr><td>Two Lane</td><td>(N/A)</td><td>D</td><td>E</td></tr><tr><td>Roadways Parallel to Exclusive Transit Facilities</td><td>E</td><td>E</td><td>E</td></tr></table> <p>Notes: Level of Service letter designations are defined in the FDOT 2002 <i>Quality/Level of Service Handbook</i>.</p> <p>(N/A) Not Applicable</p> <p>(*) The Level of Service Standards for non SIS, FIHS, and TRIP facilities may be set by local governments in accordance with Rule 9J5.0055, F.A.C.</p> <p>County Facilities: Consistent with the Orange County Comprehensive Policy Plan and Concurrency Management System, the peak hour Level of Service standard for County-controlled and non-SIS, FIHS and TRIP State Principal Arterials, Arterials and Collector level facilities within the City is “E”.</p> <p>Transit: Consistent with the Orange County Comprehensive Policy Plan and Concurrency Management System, the Level of Service standard for mass transit is to maintain a person trip capacity of not less than (37,886) per weekday. Transit capacity is defined as the number of available person trips provided system-wide by mass transit.</p>	Table 2-3 Peak Hour LOS Standards for State-Controlled Facilities				Facility Type	SIS and FIHS Facilities	TRIP Funded Facilities	Other State Roads (*)	Limited Access Freeway	E	(N/A)	(N/A)	Interstate 4	D	(N/A)	(N/A)	Limited Access Highway	D	(N/A)	(N/A)	Controlled Access Highway	D	(N/A)	(N/A)	Other Multi-Lane	(N/A)	D	E	Two Lane	(N/A)	D	E	Roadways Parallel to Exclusive Transit Facilities	E	E	E	
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18	<p>Policy 2-2.2: Techniques for Improving Level of Service. Where a road link is found to be deficient, the appropriate remedy is to invest in enhancements. All public and private investments to the transportation network or adjacent parcels shall not degrade a link’s level of service.</p>																																					

No.	Transportation Element	Comments																																																	
19	<p>Policy 2-1.1.11: Level of Service Standards. The City established the following Level of Service standards based on the tables below:</p> <p>Pedestrian LOS Standard: LOS C Bicycle LOS Standard: LOS C Transit LOS Standard: LOS D Roadway LOS Standard: LOS E</p> <p>Pedestrian Level of Service Thresholds</p> <table><tr><th rowspan="2">Functional Classification</th><th colspan="3">Sidewalk Coverage</th></tr><tr><th>LOS C</th><th>LOS D</th><th>LOS E</th></tr><tr><td>Arterials and Collectors</td><td>85% to 100%</td><td>50% to 84%</td><td>0% to 49%</td></tr><tr><td>Local Roadways</td><td>0% to 100%</td><td>n/a</td><td>n/a</td></tr></table> <p>Bicycle Level of Service Thresholds</p> <table><tr><th rowspan="2">Functional Classification</th><th colspan="3">Paved Shoulder/Bicycle Lane/Trail Coverage/Sharrow</th></tr><tr><th>LOS C *</th><th>LOS D</th><th>LOS E</th></tr><tr><td>Arterials and Collectors</td><td>85% to 100%</td><td>50% to 84%</td><td>0% to 49%</td></tr><tr><td>Local Roadways</td><td>0% to 100%</td><td>n/a</td><td>n/a</td></tr></table> <p>* - LOS C can be achieved by providing equivalent bicycle facility parallel to subject roadway.</p> <p>Transit Level of Service Thresholds</p> <table><tr><th rowspan="2">Sidewalk Coverage</th><th colspan="4">Transit Vehicles in Peak Hour in Peak Direction</th></tr><tr><th>LOS B</th><th>LOS C</th><th>LOS D</th><th>LOS E</th></tr><tr><td>0% to 84%</td><td>≥ 5</td><td>≥ 4</td><td>≥ 3</td><td>≥ 2</td></tr><tr><td>85% to 100%</td><td>≥ 4</td><td>≥ 3</td><td>≥ 2</td><td>≥ 1</td></tr></table> <p>The City recognizes the appropriate method for measuring roadway level of service as the methods described in the latest Highway Capacity Manual (HCM) published by the Transportation Research Board (TRB). Other acceptable methods include evaluating level of service using the FDOT 2013 Quality/Level of Service Handbook (including FDOT programs such as ARTPLAN), and MetroPlan Orlando’s Travel Time Runs. The acceptable K factors and D factors shall be the most recently measured values at the location being evaluated. Values for future conditions shall be determined by the City’s Traffic Engineer. The City shall consider level of service calculations based on more in-depth studies of roadway operation as these are available, provided that such studies are prepared in a professionally acceptable manner and, if necessary, are subjected to independent review and confirmation. Such studies may be performed by regional agencies, the City and/or individual developers subject to the stipulations herein.</p>	Functional Classification	Sidewalk Coverage			LOS C	LOS D	LOS E	Arterials and Collectors	85% to 100%	50% to 84%	0% to 49%	Local Roadways	0% to 100%	n/a	n/a	Functional Classification	Paved Shoulder/Bicycle Lane/Trail Coverage/Sharrow			LOS C *	LOS D	LOS E	Arterials and Collectors	85% to 100%	50% to 84%	0% to 49%	Local Roadways	0% to 100%	n/a	n/a	Sidewalk Coverage	Transit Vehicles in Peak Hour in Peak Direction				LOS B	LOS C	LOS D	LOS E	0% to 84%	≥ 5	≥ 4	≥ 3	≥ 2	85% to 100%	≥ 4	≥ 3	≥ 2	≥ 1	
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20	<p>Policy 2-1.12: Provide Service to Public Facilities. The City shall coordinate with all appropriate transportation providers to evaluate and expand, if necessary, transportation infrastructure investments to parks, recreational facilities, schools, community centers, government offices, and health care facilities.</p>																																																		
21	<p>Policy 2-1.13: Administrative Classification. The administrative classifications for roadways within Winter Park are listed in Table 2-1.</p> <table><tr><th colspan="3">Table 2- 1: Administrative Classifications</th></tr><tr><td>Administration</td><td>State Designation</td><td>Local Designation</td></tr><tr><td rowspan="5">State</td><td>US 17-92</td><td>Orlando Avenue</td></tr><tr><td>SR 423</td><td>Lee Road</td></tr><tr><td>SR 426</td><td>Fairbanks Avenue, Aloma Avenue</td></tr><tr><td>SR 527</td><td>Orange Avenue (US 17-92 to Clay Avenue</td></tr><tr><td>SR 400/I-4</td><td>Interstate 4</td></tr><tr><td>City</td><td colspan="2">All Other Roads</td></tr></table>	Table 2- 1: Administrative Classifications			Administration	State Designation	Local Designation	State	US 17-92	Orlando Avenue	SR 423	Lee Road	SR 426	Fairbanks Avenue, Aloma Avenue	SR 527	Orange Avenue (US 17-92 to Clay Avenue	SR 400/I-4	Interstate 4	City	All Other Roads																															
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22	<p>Policy 2-1.14: Functional Classification. The functional classification for the roadways within Winter Park are listed in Table 2-2.</p> <table><tr><th colspan="2">Table 2-2: Functional Classification of Roads within Winter Park</th></tr><tr><th>Roadway</th><th>Functional Classification</th></tr><tr><td>Interstate 4</td><td>Limited Access Freeway</td></tr><tr><td>Fairbanks/Osceola/Brewer/ Aloma Avenue (SR 426)</td><td>Principal Arterial</td></tr><tr><td>Lee Road (SR 423)</td><td>Principal Arterial</td></tr><tr><td>Orange Ave (SR 527)</td><td>Principal Arterial</td></tr><tr><td>Orlando Ave (US 17 92)</td><td>Principal Arterial</td></tr><tr><td>Glenridge Avenue</td><td>Collector</td></tr><tr><td>Howell Branch Avenue</td><td>Collector</td></tr><tr><td>Lakemont Avenue</td><td>Collector</td></tr><tr><td>Clay Avenue</td><td>Collector</td></tr><tr><td>Denning Drive (N. of Orange Ave)</td><td>Collector</td></tr><tr><td>Morse Boulevard</td><td>Collector</td></tr><tr><td>New York Avenue</td><td>Collector</td></tr><tr><td>Palmer Avenue</td><td>Collector</td></tr><tr><td>Park Avenue</td><td>Collector</td></tr><tr><td>Pennsylvania / Lake Sue/W. P. Road</td><td>Collector</td></tr><tr><td>Temple Avenue</td><td>Collector</td></tr><tr><td>Webster Avenue</td><td>Collector</td></tr><tr><td>Winter Park</td><td>Collector</td></tr><tr><td>Cady Way</td><td>Collector</td></tr><tr><td>Alabama Drive</td><td>Collector</td></tr><tr><td>Canton Avenue</td><td>Collector</td></tr><tr><td>Holt Avenue</td><td>Collector</td></tr><tr><td>Minnesota Avenue</td><td>Collector</td></tr><tr><td>Mizell Avenue</td><td>Collector</td></tr><tr><td>Perth Avenue</td><td>Collector</td></tr><tr><td>Interlachen Avenue</td><td>Collector</td></tr><tr><td>New England Avenue</td><td>Collector</td></tr><tr><td>All Other Roads</td><td>Local</td></tr></table>	Table 2-2: Functional Classification of Roads within Winter Park		Roadway	Functional Classification	Interstate 4	Limited Access Freeway	Fairbanks/Osceola/Brewer/ Aloma Avenue (SR 426)	Principal Arterial	Lee Road (SR 423)	Principal Arterial	Orange Ave (SR 527)	Principal Arterial	Orlando Ave (US 17 92)	Principal Arterial	Glenridge Avenue	Collector	Howell Branch Avenue	Collector	Lakemont Avenue	Collector	Clay Avenue	Collector	Denning Drive (N. of Orange Ave)	Collector	Morse Boulevard	Collector	New York Avenue	Collector	Palmer Avenue	Collector	Park Avenue	Collector	Pennsylvania / Lake Sue/W. P. Road	Collector	Temple Avenue	Collector	Webster Avenue	Collector	Winter Park	Collector	Cady Way	Collector	Alabama Drive	Collector	Canton Avenue	Collector	Holt Avenue	Collector	Minnesota Avenue	Collector	Mizell Avenue	Collector	Perth Avenue	Collector	Interlachen Avenue	Collector	New England Avenue	Collector	All Other Roads	Local	
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23	<p>Policy 2-1.15: Street Tree Program. The City will continuously fund its Street Tree Program. The City shall revise current procedures in the Street Tree Program on Arterial, Collector and Local roadways to further the following principles:</p> <ul style="list-style-type: none">• Trees shall be installed in areas equal to or larger than 25 square feet.• The City shall fund the installation of street trees.• The City shall initiate the installation of trees on all Arterial, Collector and Local Streets and shall maintain an ongoing tree maintenance program.• The installation of the trees will be made in accordance with applicable State, County and local roadway design standards, including but not limited to recovery areas and line of sight standards.																																																													
24	<p>Policy 2-2.3: Numerical Indicators. In order to measure the achievement of the mobility goals established in the Comprehensive Plan, the City shall annually collect the following numerical indicators:</p> <ul style="list-style-type: none">▪ Vehicular: crash rates, daily and peak hour traffic counts▪ Bus Transit: ridership, revenue hours, revenue miles (for routes that serve Winter Park)▪ Pedestrian and bicycle: crash rates, sidewalk inventory (including location and conditions), bicycle facility inventory▪ Commuter Rail Transit: ridership (boarding and alightings), revenue hours, revenue miles																																																													

No.	Transportation Element	Comments
25	<p>Policy 2-2.4: Monitoring and the Commuter Rail Before and After Study. The Federal Transit Administration requires the collection and analysis of information to identify the impacts of the Central Florida Commuter Rail Transit project and the accuracy of the forecasts prepared during project planning and development on five key project characteristics generated during project planning and development: (1) project scope; (2) transit service levels; (3) capital costs; (4) operating and maintenance costs; and (5) ridership patterns and revenues. The Florida Department of Transportation (FDOT) will conduct the Central Florida Commuter Rail Transit (CFCRT) Project’s Before and After (B&A) Study, which will report on the five project characteristics at the five major milestones. The study is intended to track changes in these characteristics, assess the changes, and report on the factors that influenced these changes. The City of Winter Park will assist FDOT in this study with regard to the Winter Park Station, and will utilize the information collected to assess the mobility impact of the CFCRT Project on the City’s transportation network. Based on this information and the data collected in 2-2.3, the City shall work with FDOT and the regional funding partners to enhance the positive aspects of the CFCRT project, and assist FDOT and the MPO in making adjustments to the regional mobility strategy, including the identification of additional mobility improvements.</p>	
26	<p>Policy 2-2.5: Constrained Roadways. The following roadways are designated constrained within the City of Winter Park.</p> <ul style="list-style-type: none">▪—State<ul style="list-style-type: none">○—Lee Road (SR 423), west of SR 400/I-4○—Fairbanks Avenue, Aloma Avenue (SR 426)○—Orange Avenue (SR 527), US 17-92 to Clay Avenue▪—City<ul style="list-style-type: none">○—Local Streets,○—Orange Avenue, US 17-92 to SR 426 <p>As with all development or redevelopment within the City, development applications along these facilities shall be subject to concurrency, and if needed, proportionate fair share. A comprehensive transportation study shall be required, and if the adopted level of service cannot be met under current or future configuration, the City will determine the mitigating improvements. Through the City’s transportation concurrency and proportionate fair share regulations, private developers shall contribute to the City’s multimodal transportation system. As parcels are developed or redeveloped, the site design shall conform to applicable city, county and state standards, the requirements in the City’s Land Development Code, transportation impact analysis requirements and concurrency requirements. Improvements required of development applicants may include, but are not limited to the following:</p> <ul style="list-style-type: none">▪ Intersection improvements,▪ Traffic Calming measures,▪ On-site pedestrian circulation plan, including connecting the public sidewalk to the primary building entrance and direct cross access connections to all adjacent parcels,▪ Pedestrian access requirements, including extending the sidewalk network on all public streets within ¼ mile of the parcel,▪ Bicycle parking requirements,▪ Bicycle connections to adjacent parcels,▪ Bicycle circulation from adjacent public streets and off-street bike trails to bicycle parking area,▪ Connection of established transit stops to the sidewalk network,▪ Improvements to existing transit routes including increased service levels,▪ Improvements to increase the capacity of the commuter rail system▪ New transit fixed routes,▪ Transit Circulator routes.▪ New transit fixed facilities such as Bus Rapid Transit (BRT),▪ Incorporation of established transit stops into the site’s building placement and design, and▪ Bus stop amenities,▪ Transportation System Management (TSM) improvements,▪ Intelligent Transportation Systems (ITS) improvements, and▪ Transportation Demand Management (TDM) techniques.▪ Roadway widenings,▪ Improvements to parallel facilities,▪ Creation of parallel facilities,	
27	<p>OBJECTIVE 2-3.1: PROVIDE ADEQUATE ACCESSIBILITY TO ACTIVITIES. To provide adequate accessibility to land use activities, the City shall continue to adopt and enforce policies, standards, and regulations which relate the design, function, and balance of transportation facilities to the type, size and location of the land uses which they serve.</p>	
28	<p>Policy 2-3.1: Monitor Development and Service Level. For streets within Winter Park, the City will monitor development trends and multimodal standards as part of the development review process to ensure that new development will occur concurrent to or after provision of needed transportation facilities or services.</p>	

No.	Transportation Element	Comments
29	<p>Policy 2-3.2: Land Development Regulations/Adequate Facilities Requirements. The City shall continue to adopt and enforce policies, standards and regulations that promote a balanced transportation system. Through the policies, standards and regulations in the Land Development Code the City shall continue to require the accommodation of desirable features in site planning and design. Such features may include, but are not be limited to:</p> <ul style="list-style-type: none">▪ Vehicle parking requirements, including ratio of minimum and maximums parking space requirements, with adjustments for shared parking in areas with a mix of land use types and parking development▪ Bicycle parking requirements▪ For all non single family zoning, on site pedestrian circulation plan, including connecting the public sidewalk to the primary building entrance and direct cross access connections to all adjacent parcels▪ For all non single family zoning, pedestrian access requirements, including extending the sidewalk network (5 foot minimum) on all public streets within ¼ mile of the parcel▪ Bicycle circulation from adjacent public streets and off street bike trails to bicycle parking area▪ Connection of established transit stops to the sidewalk network▪ Incorporation of established transit stops into the site’s building placement and design, and▪ Adequate pedestrian, bicycle, and vehicular access from private development to on site and adjacent parks, schools, community centers, government offices and health care facilities.	
30	<p>Policy 2-3.3: Cross Access and Access Management for State Roadways. To maintain or improve mobility on State roadways, sites shall be designed to manage access to State roadways. These access management techniques and activities may include, but are not limited to:</p> <ul style="list-style-type: none">▪ Direct cross access connections to all adjacent parcels (except parcels with single family zoning);▪ No inherent right of direct access to arterial streets for out parcels, unless such access is the only access available to the property;▪ Design that directs primary access toward adjacent Collector and Local level facilities, with limited secondary access to the adjacent State roadway;▪ Limitation of access points to one major access point or curb cut along each roadway frontage; additional access and egress points may be granted for unusually large parcels, based on site characteristics or as considered appropriate by the Traffic Engineer and approving agencies, to provide for safe and efficient site related traffic movements on adjacent street; <p>Access shall be in conformance with the Florida Department of Transportation Access Management Standards pursuant to Florida Administrative Code Chapter 14 96 (State Highway System Connection Permits, Administrative Process) and Chapter 14 97 (State Highway System Access Management Classification System and Standards) as periodically amended and updated.</p>	
31	<p>Policy 2-3.4: Development Order Approval. A Development Order will not be approved unless adequate facilities are provided concurrent with the impacts of development. A Concurrency Management Ordinance is a part of the land development regulations. Adequate public facilities requirements shall include:</p> <ul style="list-style-type: none">▪ Requirements as stated in Policy 2 2.5,▪ Payment of a fee that is proportional to the additional vehicular impact on the existing City infrastructure associated with the development, and▪ Commitment of the Developer’s fair share no later than the City’s approval to commence construction.	
32	<p>Policy 2-3.5: Transportation Impact Analysis Submittal Requirements. The City has Transportation Impact Analysis criteria within the Land Development Code that requires new development to submit detailed studies addressing traffic, transit, bicycle, and pedestrian impacts. The studies will include mitigation measures to address the impact of the new development on the existing transportation network. . These studies, the cost of which are to be borne by the developer, shall be undertaken after a conference with the city staff where the study scope shall be reviewed and determined as sufficient by the City. The study then shall identify all development improvements required due to direct and indirect access, as well as the development’s related transportation improvements to meet concurrency. The costs of the identified improvements and the development’s proportionate fair share costs shall be determined from the Transportation Impact Analysis.</p>	
33	<p>Policy 2-3.6: Coordination and Assistance for Private Project Developers. The City’s Public Works Department and Planning and Community Development Department shall coordinate with project developers in the planning and implementation of new roadways and in providing interconnections between these and existing roadways with respect to utilities, drainage, signage and permitting by providing review and comment on plans and designs.</p>	
34	<p>GOAL 2-2: SAFE TRANSPORTATION NETWORK. Winter Park seeks to create a safe transportation system for all modes of travel.</p>	
35	<p>OBJECTIVE 2-2.1: SAFETY FOR ALL MODES OF TRANSPORTATION. The City will strive to shall provide the safest possible transportation network using all means necessary including development review, technology and redesign.</p>	
36	<p>Policy 2-2.1.1: Transportation Safety. The Winter Park Police Department will provide crash summary reports each quarter to the Transportation Advisory Board and City Staff. If determined appropriate by City staff, a study will be initiated to identify potential strategies (i.e., engineering, enforcement, education or technology) to address the safety issues associated with the crashes.</p>	
37	<p>Policy 2-2.1.2: Pedestrian and Bicycle Safety. The City will annually review the FDOT Safety Office Geographic Information System Crash Query Tool to identify locations with multiple pedestrian or bicycle crashes and initiate studies to identify potential improvements to improve the safety for pedestrians and cyclist where warranted.</p>	

No.	Transportation Element	Comments
38	Policy 2-2.1.3: Roadway Safety. The City will annually review the FDOT High Crash Locations Web Application to determine if any high crash intersections or facilities are located in the City and if so, will initiate a study to identify potential improvements to increase the safety of the roadway or intersection.	
39	Policy 2-2.1.2: Cross Access and Access Management. To maintain or improve mobility and safety on roadways, sites shall be designed to manage access to roadways. These access management techniques and activities may include, but are not limited to: <ul style="list-style-type: none">• <u>Direct cross access connections to all adjacent parcels (except parcels with single family zoning);</u>• <u>No inherent right of direct access to arterial streets for out-parcels, unless such access is the only access available to the property;</u>• <u>Design that directs primary access toward adjacent Collector and Local level facilities, with limited secondary access to the adjacent State roadway;</u>• <u>Limitation of access points to one major access point or curb cut along each roadway frontage; additional access and egress points may be granted for unusually large parcels, based on site characteristics or as considered appropriate by the Traffic Engineer and approving agencies, to provide for safe and efficient site-related traffic movements on adjacent street.</u>	Remove parcel size language – too broad and requires interpretation.
40	GOAL 2-3: PURSUIT OF TECHNOLOGY AND INNOVATION: The City will strive to be the premier community within Central Florida using advanced technology and innovation to create a safe and efficient transportation system.	Per P&Z recommendation to remove strive.
41	OBJECTIVE 2-3.1: INNOVATIVE TRANSPORTATION INFRASTRUCTURE: The City will embrace innovative transportation infrastructure to ensure that travel is safe and efficient, through prioritization of pedestrians, bicyclists and transit users.	
42	Policy 2-3.1.1: Intelligent Transportation System. The City will continue to invest in Intelligent Transportation System (ITS) solutions to improve the efficiency of the arterial roadway system as well as cross streets which serve local traffic. The ITS will consider bus priority and improved pedestrian crossings.	
43	Policy 2-3.1.2: Web Site and Smart Phone Apps. The City will invest in web site and smart phone apps which enhance mobility for pedestrians, bicyclists, transit riders, automobiles and freight delivery; as well as providing real time information for parking, and other transportation related activities.	
44	Policy 2-3.1.3: Automated Vehicles. The City will consider improvements to support automated vehicles which promote improved safety and efficiency.	
45	Policy 2-3.1.4: Innovative Transportation Services. The City will consider improvements to support existing and evolving innovative modes of transportation, such as bicycle sharing programs, Uber, Lyft and other such services.	
46	Policy 2-3.1.5: Alternative Fuel. The City will continue to support alternative fuel vehicles through encouraging the provision of charging stations throughout the City.	
47	GOAL 2-4: FUNDING OPPORTUNITIES. The City will pursue innovative funding strategies to implement a balanced and safe transportation system.	
48	OBJECTIVE 2-4.1 FUNDING PARTNERSHIPS: The City will work with governmental partnerships, private developers and the community to fund and share in the cost of a balanced transportation network	
49	Policy 2-4.1.1 Policy 2-4.4: Transportation Funding Sources. The City shall continue to fund transportation improvements, operation, and maintenance costs of the applicable Arterial, and all Collector and Local Streets, Sidewalk Program, Street Tree Program, and pedestrian and bicycle facilities through available sources of revenue, which include, but are not be limited to: <ul style="list-style-type: none">• <u>State and Federal funds,</u>• <u>Constitutional gas tax,</u>• <u>Local road and bridge ad valorem tax,</u>• <u>Local option gas tax,</u>• <u>Local option sales tax,</u>• <u>General revenue funds,</u>• <u>Special grants,</u>• Bond funding• <u>Special assessment districts, and</u>• Proportionate fair share , and• <u>Development site access and off-site impact assessments.</u>• The City may jointly fund projects <u>with other entities as appropriate.</u> with Orange County, City of Orlando, City of Maitland, Florida Department of Transportation.	Remove bond funding as a funding source. It is a financing technique. Broaden participation with other entities.

No.	Transportation Element	Comments
50	Policy 2-4.1.2: Mobility Fees: Within 24 months of adoption of the City’s Mobility Plan, the City will explore the use and implementation of a mobility fee as a means to fund improvements to the Mobility Plan.	
51	Policy 2-4.1.3: Regional Mobility Strategy. Policy 2-4.1: The City currently has agreed to contribute local funding for the Central Florida Commuter Rail Transit project <u>SunRail</u> , which is a cornerstone of the regional mobility strategy. In order to continue this partnership and cooperation, the City commits, on a proportional basis, to program and budget revenue on other regional mobility improvements within the City limits, <u>which are consistent with our Mobility Plan</u> , coordinating the City’s Five-Year Capital Improvements Plan with improvements identified in <u>MetroPlan Orlando’s Transportation Improvement Program (TIP) and Long Range Transportation Plan</u> . The City will work with the Florida Department of Transportation (FDOT) in the <u>planning, implementation and operation of SunRail</u> , the regional Transportation Improvement Program (TIP), the Orlando Urban Area Transportation Study (OUATS) Financially Constrained Network, and the OUATS Transportation Needs Network. Thus, on any new future capacity increasing improvement within the City (with the exception of Interstate 4) that will be part of a future MPO Transportation Improvement Program or Long Range Financially Constrained Transportation Network, the City will track all new development trips within the City. The City will use those trips, as well as the State’s Development of Regional Impact Proportionate Share formula (as per Chapter 380.06(15)(e), Florida Statutes) to provide the City’s fair share to those future new regional improvements for the portion of the project within the City. This commitment will be maintained provided the State of Florida continues to provide the authority for the City to assess transportation impact fees and implement proportionate fair share extractions from new development and redevelopment.	
52	Policy 2-4.1.4: Participate in Regional Transportation Planning Efforts. In order to pursue funding for the City’s Mobility Plan within the regional transportation system, the City will continue to develop its partnership with FDOT, MetroPlan Orlando and Orange County to ensure that the City’s Mobility Plan is incorporated into MetroPlan Orlando’s Long Range Transportation Plan.	
53	OBJECTIVE 2-4.1: SHARE TRANSPORTATION COSTS. The City, private developers, residents, and other partner governments shall share the costs of provision and maintenance of a balanced transportation network.	
54	Policy 2-4.2: Capacity Increasing Improvements on the State Highway Roadway System The City commits, in the review and approval of development and redevelopment projects that generate net new trips, to require mobility improvements that increase the capacity and decrease the travel time on the adjacent state facility. The City shall utilize techniques such as, but not limited to elimination of driveways, turn lane improvements, joint access, cross access, acceleration and deceleration lanes, signal timing and other improvements determined in consultation with the Florida Department of Transportation. In order to facilitate more efficient regional and local mobility, the City is investigating several intersections along State roadway facilities where low cost improvements can be made by the City to improve the operating conditions. The City will coordinate with the Florida Department of Transportation on these potential improvements. Policy 2-4.3: Funding of Transit Capital Improvements An effective transit system is a critical component of a balanced transportation system. To promote the effectiveness of the transit system, the City shall partner with the Central Florida Regional Transportation Authority (LYNX). Where appropriate and as determined by the Transportation Impact Analysis, the City will require new development to fund up to half of bus transit capital costs, all of the capital costs for bus shelters/transit amenities, full funding for maintenance of the bus shelters/amenities and the net operations and maintenance costs for new or modified existing bus routes, less fare box revenues.	
55	Policy 2-4.5: Proportionate Fair Share The City has an extensive multimodal transportation system, funded by current and past residents and business owners. New residential and business development shall pay a proportionate fair share of the cost of additional demands, caused by additional development, to that transportation network.	
56	Policy 2-4.6: Proportionate Fair Share Principles The City has established a process for assessing a proportionate fair share for new development and redevelopment within the City. That process incorporates the following principles: <ul style="list-style-type: none">▪ The proportionate fair share shall be in proportion to the additional transportation demands on the transportation system introduced by the development.▪ Credits that offset the proportionate fair share charge may come from improvements to the transportation system on the development site and within a quarter mile of the site.▪ Exempt from proportionate fair share are:<ul style="list-style-type: none">○ Developments of single family homes or single duplexes within existing platted subdivisions of record where all infrastructure required within the subdivision to support the property has been provided by the developer, and○ Other developments determined to introduce minimal impacts on the City’s transportation system, as defined in the land development regulations.▪ Proportionate fair share shall fund the construction, reconstruction, and maintenance of the City’s multimodal transportation system.	
57	OBJECTIVE 2-5.1: DEVELOPMENT AND REDEVELOPMENT CONTRIBUTE TO TRANSPORTATION SYSTEM. The City shall ensure that development and redevelopment of land and structures contributes to a balanced transportation system.	

No.	Transportation Element	Comments
58	Policy 2-5.1: — Reducing Travel Demand through Land Use. When compatible with surrounding development, the City will require land use mix, density and site plan layout/phasing which supports reduced travel demand, shortened trip lengths, higher internal capture, and balanced trip demand.	
59	Policy 2-5.2: — Location and Design of New Facilities. The City shall utilize the Transportation Element, land use, zoning, the Land Development Code, and other applicable regulations to coordinate the location and design of new roadway network facilities, transit corridors, bicycle, and pedestrian facilities.	
60	Policy 2-5.3: — Right-of-Way Preservation. Where transportation improvement projects that further the goals of the Comprehensive Plan are planned by the City of Winter Park for roadway widening, intersection improvements, transit, bikeway or pedestrian improvements, the City shall, in review and in the issuance of building permits for new construction or redevelopment, insure that any needed right of way is protected and reserved by prohibiting building construction in these areas. The City shall seek to obtain donations or dedications of needed right of way by developers, where feasible, which may contribute to the development’s proportionate fair share due to project impacts. The aforementioned right of way protections shall be incorporated within the City’s Land Development Code.	
61	Policy 2-5.4: — Review for Safe and Convenient Traffic Circulation. Building permits for all new non-residential and multi-family residential construction, reconstruction, and substantial renovation for buildings or parking lots shall be reviewed by the Police Department and modifications required, if necessary, to ensure that there is safe and convenient on-site traffic flow and access/egress for parking of both motorized and non-motorized vehicles and pedestrian and bicycle circulation.	
62	Policy 2-5.5: — Additional Demand Management Techniques for Developments Impacting Streets within the City. New or expanded Developments of Regional Impacts (DRI) and large scale Planned Developments whose traffic is projected to utilize the City’s transportation network shall be subject to additional enhancement techniques and activities. To decrease the peak hour demand on the City’s transportation network , tenants shall participate in transportation demand management activities. These activities may include, but are not limited to: <ul style="list-style-type: none">▪ Ride sharing,▪ Transit and bicycle accessibility,▪ Staggered work hours.	
63	Policy 2-5.6: Facilitate Vehicular Travel Reduction with Major Institutions The City will work with large institutions and employers, including but not limited to Rollins College and Winter Park Memorial Hospital, to develop Transportation Demand Management measures, which may include but are not limited to a carpool program, transit subsidies, and parking programs, to reduce the vehicle miles traveled associated with students, faculty, staff, and visitors of each institution or employer.	
64	OBJECTIVE 2-6.1: COORDINATE EFFORTS. The City will coordinate transportation planning, funding, design and implementation efforts with all relevant levels and agencies of government.	
65	Policy 2-6.2: — Participate in Regional Transportation Planning Efforts. In order to pursue the City’s transportation plan within the regional transportation system, the City will continue its participation in MetroPlan Orlando, at a minimum through its Transportation Technical Committee, Citizens’ Advisory Committee, Bike/Pedestrian Advisory Committee, and Municipal Advisory Committee. The City will work with MetroPlan Orlando to include in the Orlando Urban Area Transportation System plan regional enhancements in the roadway network, in transit services and in pedestrian and bicycle facilities that would improve or maintain the current transportation system and are compatible with the Winter Park’s transportation plan and the Goal outlined in this element.	
66	Policy 2-6.3: Regional and Local Bus System. The City will work with the Central Florida Regional Transportation Authority (LYNX) to provide local and regional transit service to existing and future residents that serves the transportation needs of City and supports the Goals of this element.	
67	Policy 2-6.4: Support Alternatives to Interstate 4 Corridor. The City will work with the Florida Department of Transportation to enhance the transportation network supporting Interstate 4 by encouraging transit enhancements, access management improvements and Intelligent Transportation System measures along US 17-92 and other roadways that parallel Interstate 4.	
68	Policy 2-6.6: Regional Commuter Rail Transit System. The City will work with the Florida Department of Transportation (FDOT) in the planning and implementation of the Central Florida Commuter Rail Transit System. Because of the unique character of the City and specifically the uniqueness of Central Park and the close proximity that a future station could be placed, the City will be involved in all aspects of the planning and location of a station to include station design.	

No.	Transportation Element	Comments
69	Policy 2-6.8: Regional Freight Mobility Study. The City will work with MetroPlan Orlando in conducting a freight mobility study within Central Florida with the purpose of reducing or eliminating freight rail service on the CSX main line through Winter Park.	
70	Policy 2-6.9: Coordinated Transportation System. The City will coordinate with FDOT regarding the Department’s adopted work program, and with MetroPlan Orlando regarding the Long Range Financially Constrained Network, the five year Transportation Improvement Program (TIP), and the Unified Planning Work Program (UPWP) for mobility projects within and adjacent to the City. In addition, the City will coordinate with Orange County on mobility projects within and adjacent to the City regarding the Orange County Long Range Transportation Plan (LRTP) or the most current annual update by reference as the County’s 20 year roadway improvement program. This annually updated plan represents the County’s cost feasible improvement plan that addresses current and future roadway deficiencies. Updates of the City’s Capital Improvements Element shall include applicable State and County facilities contained within the Orange County and FDOT adopted work programs that are within the city limits.	
71	Table 2-4: Generalized Vehicular Levels of Service	
72	Table 2-5: Existing Conditions Analysis	
73	Table 2-6: Future Year 2013 Conditions Analysis	
74	Table 2-7: Future Year 2018 Conditions Analysis	
75	Table 2-8: Future Year 2023 Conditions Analysis	
76	Table 2-8: Future Year 2028 Conditions Analysis	

CHAPTER 2: TRANSPORTATION ELEMENT

(Reference§9J-5.019(4), FAC)

INTRODUCTION TO THE TRANSPORTATION ELEMENT

"We should strive to make Winter Park not only the most beautiful city in Florida, but the most beautiful small city in the whole United States."

William C. Comstock
1923

The City of Winter Park has always been shaped by transportation decisions. Loring Chase and Oliver Chapman originally platted the town in 1881 to include a grid network of streets and a train station in the center of a 10-acre park.

In fact, the City of Winter Park owes much of its value, both economic and quality of life, to its long standing mastery over its transportation system. With a few exceptions in the 1960's and 70's, Winter Park's transportation decisions, based on a vision to preserve the City's character and quality of life, have helped shape the City to become one of the most livable and memorable communities in Florida. Major milestones in the evolution of the City's transportation system and its sculpting of Winter Park's urban fabric include:

- The original interconnected street layout in 1881;
- The first train station built in 1882;
- Implementation of the street tree program in the 1920s;
- The battle to shift Interstate 4 out of the City in the 1950s;
- Completion of the Park Avenue Master Plan in the 1990s;
- The reclamation and beautification efforts of Orlando Avenue (US 17/92) in the 2000s;
- Bricking of Pennsylvania Lake Sue Avenues and the ensuing City-wide brick street program in the 2000s; and
- Commuter Rail project participation in 2007.

The results of these deliberate efforts have created a sustainable village development pattern where pedestrians, cyclists, transit riders, and motorists are all partners in mobility and the streets are treated as an important element of the public realm, connecting and stabilizing neighborhoods, improving the city's aesthetics, providing economic value to the City, and allowing for healthy recreational activities.

Winter Park's Comprehensive Plan is the foundation for the City's planning and development process. The responsibility of the Transportation Element within the City's Comprehensive Plan is to strengthen the City's policy framework and to ensure Winter Park can continue to define its transportation system's design and function so that it can continue to contribute to, not burden, the community's quality of life. Through this Transportation Element, Winter Park intends to continue to integrate its community-wide land use and urban design with its transportation goals and objectives. The City's adequate transportation facility regulations (Concurrency Management) have been revised to be consistent with the Transportation Element's Goals, Objectives and Policies.

The concurrency requirements of Florida's Growth Management Act were intended to provide an administrative check to ensure that the long-range comprehensive plans adopted by each local government are being implemented so that adequate facilities are being provided. This Transportation Element will allow the City of Winter Park to describe exactly what it wants its transportation system to evolve into and how it will physically fit in the City while providing broad-based policies that ensure the creation of a balanced transportation system where the private vehicle, pedestrian, bicycle, bus or other transit contribute to a balanced transportation system that reinforces Winter Park's character and quality of life.

The Comprehensive Plan Transportation Task Force outlined the specific mission of the Transportation Element as:

~~“Winter Park will continue to be a walkable, pedestrian and bicycle friendly, sustainable, treed, relaxed, beautiful, safe, urban village that promotes neighborliness and courtesy among its citizens and visitors.”~~

Winter Park Transportation Task Force

The Transportation Element documented in the following pages is intended to establish the policy framework aimed at accomplishing this specific mission:

~~2-1: TRANSPORTATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.~~ This section stipulates goals, objectives, and implementing policies for the Transportation Element pursuant to 9J-5, FAC. The purpose of this element is to provide guidance for appropriate plans and policies needed to insure a walkable, pedestrian and bicycle friendly, treed, relaxed, beautiful, safe, urban village that promotes neighborliness and courtesy among citizens and visitors.

~~Goal 2-1: BALANCED TRANSPORTATION SYSTEM.~~ It shall be the goal of The City of Winter Park ~~desires to~~ shall ensure the provision of a balanced and safe transportation system that promotes a walkable, bicycle-friendly environment and encourages transit as well as ensures efficiency along the roadway network. ~~its mission. As per rule 9 J5.019(2) FAC., attached Figures 2-1-14 contain the transportation element maps and figures.~~

~~OBJECTIVE 2-1.1: SAFE AND BALANCED MULTIMODAL SYSTEM.~~ The City shall create a Mobility Plan that promotes and supports the broad transportation needs of the community. ~~The design and character of the streets within Winter Park shall create a safe, balanced multimodal transportation system that promotes and supports the broad transportation needs of current and future Winter Park residents. The attached Figures 13 and 14 serve as the City’s official near term (five year) and long term (20 year) future transportation plan.~~

~~Policy 2-1.1.1: Multimodal Activities.~~ The City defines mobility as the provision of multiple opportunities or choices in transportation modes for travel within and to/from the City through a multimodal transportation system. The general hierarchy of modes is 1) walking, 2) bicycling, 3) transit (bus and rail), and 4) private vehicles. The primary focus or overall mobility strategy is on the minimum provision of facilities for all modes and the connectivity based upon the mode hierarchy. Where adequate facilities exist for all modes, the City will prioritize enhancing the quality and integration of the facilities based upon the mode hierarchy. **~~Transportation System Principles.~~** The continuous improvement of the City’s transportation system is dependent on coordinating all improvements to the transportation network and to develop improvements that support that network. The Transportation Element Goal recognizes transit, bicycle and pedestrian activities as alternative modes of transportation for each street in the community.

~~Policy 2-1.1.2: Implementation Guidelines.~~ At a minimum, the City will incorporate the following principles into the City’s Mobility Plan and under applicable sections of the City’s Land Development Code regulations:

- Complete Streets criteria
- Interconnected street network
- Access management
- The City’s Pedestrian and Bicycle Circulation Plan (as updated)
- Transit opportunities through Lynx, SunRail and other providers
- Freight Mobility

~~Final Design for Streets.~~ The City shall seek citizen and business participation in those decision-making processes related to the transportation planning process, roadway modifications, transit service, the provision of bicycle and pedestrian amenities, and other design characteristics.

Policy 2-1.1.3: Policy 2-1.1.3: Provide a Bicycle Circulation System. The City, in partnership with Orange and Seminole Counties, MetroPlan Orlando, and other local and state agencies, will continue to plan, fund and construct a network of bicycle facilities as depicted in the Winter Park 2010 Pedestrian and Bicycle Circulation Plan Update as amended, to increase the non-motorized transportation system.

~~Traffic Calming Improvements to Local Streets.~~ The City shall periodically monitor the traffic levels on Local streets. The City shall design and build appropriate traffic calming measures to encourage vehicular speed appropriate for the neighborhood where warranted.

Policy 2-1.1.4: Policy 2-6.1: Intergovernmental Coordination. The City shall coordinate with all appropriate local, regional, state, and federal agencies, particularly the Cities of Orlando and Maitland, the Counties of Orange and Seminole, FDOT, LYNX and MetroPlan Orlando regarding the location, classification, planning, and construction of needed transportation system improvements within the City. The City shall ensure that all transportation system improvements support the transportation plan of Winter Park and the Goal outlined in this element. Updates of the City's Capital Improvements Element shall include applicable State and County facilities contained within the Orange County and FDOT adopted work programs that are located within the City of Winter Park.

~~Implementing Regulations.~~ The City shall utilize land use, zoning, the Land Development Code, concurrency management, transportation impact analyses, proportionate fair share and other applicable regulations to coordinate the design of network facilities, transit corridors, bicycle and pedestrian facilities, appropriate setbacks, rights of way, and centerlines of the roadway network. At a minimum, the City will revise applicable regulations to incorporate the following policies for all roadways:

- ~~The City shall promote the development of an interconnected street network.~~
- ~~The City shall prohibit the construction of cul-de-sacs, unless required by terrain.~~
- ~~The City will install stops signs and intersection signalization according to the warrants in the *Manual on Uniform Traffic Control Devices* (Millennium Edition).~~
- ~~The City will evaluate the elimination of access to businesses through the installation of street medians on a case-by-case basis.~~
- ~~The City does not support the conversion of two-way streets to one-way streets without full consultation of the impacted parties.~~
- ~~The City shall prohibit the construction of gates for residential neighborhoods or subdivisions.~~

Policy 2-1.1.5: SunRail Coordination. The City's Mobility Plan will prioritize and encourage the use of SunRail through enhanced sidewalks, improved and new bicycle facilities, and greater use of technology in support of mobility.

~~Pedestrian and Bicycle Advisory Board.~~ The City Council shall continue the function of the Pedestrian and Bicycle Advisory Board to review and improve the pedestrian and bicycle circulation system, and pursue and direct funding for improvements. Appointments to the Board shall be comprised of Winter Park residents made by City Council. Board Advisors shall include representatives from Planning and Community Development, Public Works, Public Safety, and Parks and Recreation.

Policy 2-1.6: Tree Canopy and Landscaping along Transportation System. Route-to-School Plan. The City shall by 2010, create a plan for school access for students living within the City that walk to school and those students that walk to schools within the City. At a minimum, the plan will recommend enhancements to the sidewalk, pedestrian crossings, and bicycle network. **Policy 2-1.11: Preserve and Enhance Existing Tree Canopy and Landscaping along Transportation System.** Street trees should be an Recognizing integral part of every street. The City's tree canopy and landscaping along the right-of-way, the City will see to protect the existing canopy and landscaping and expand it where possible in

~~support of the Mobility Plan. include landscaping in all transportation infrastructure enhancement projects, including pedestrianways, bicycle trails, multiuse trails, traffic calming, parking facility and roadway infrastructure investments. To preserve existing canopy trees, the City shall evaluate the impacts of all infrastructure investments within the roadway and pedestrian way right of way on the existing tree canopy. Wherever possible, impacts to the existing tree canopy shall be avoided. Where trees are impacted, the City shall ensure that there is mitigation for the impacts.~~

Policy 2-1.7: ~~Policy 2-6.5:~~ Support the Development of a Regional Trails System. The City will coordinate with MetroPlan Orlando, the Cities of Orlando and Maitland, and Counties of Orange and Seminole to identify, program, and fund pedestrian and multiuse trails within the City limits as part of a regional trails system. In particular, bicycle facilities in the City shall connect to regional facilities, including connections between the Dinky Line Trail and trails within Mead Gardens, and the Cady Way Trail and the Cross Seminole Trail.

~~**Sidewalk Inventory.** The City will continue to inventory the location and conditions of the sidewalk network, as well as crosswalk locations, on all roadways.~~

Policy 2-1.8: ~~Policy 2-6.7:~~ Facilitate Regional Transit at National Passenger Rail Station. The City will work with FDOT, Central Florida Regional Transportation Authority and the national passenger rail system (AMTRAK) to continue transit service that links national passenger rail users with major destinations in the City and region.

~~**Sidewalk Program Principles.** The City currently has a Sidewalk Program. The Sidewalk Program is based upon the following principles:~~

- ~~▪ Every Arterial and Collector level facilities will have a continuous sidewalk on both sides of the street.~~
- ~~▪ Every Local Street will have a continuous sidewalk on one side of the street.~~

Policy 2-1.1.9: Constrained Facilities within the Transportation Network. The City designates all roadways within the City as Constrained (no additional through lanes shall be added), except for Interstate 4. A comprehensive transportation study shall be required for all development or redevelopment within the City along these facilities, and if the adopted level of service cannot be met under current or future configuration, the City will determine the mitigating improvements.

~~**Sidewalk Program Priorities.** The priority installation of new sidewalks and the reconstruction of existing sidewalks on Arterial, Collector and Local Streets shall be generally ranked by the following categories:~~

- ~~1. Proximity to School (1 mile, or less)~~
- ~~2. Proximity to Transit Stop (1/4 mile, or less)~~
- ~~3. Proximity to Public Park (1/2 mile, or less)~~
- ~~4. Neighborhood or resident request~~

~~The order of construction within categories shall be determined by: vehicular traffic speed traffic, vehicular lane width, vehicular volumes, pedestrian usage, proximity to a pedestrian attractor, and construction feasibility.~~

Policy 2-1.1.10: Policy 2-1.1.10: Functional Classification. The City recognizes the roadway Functional Classification established by the Florida Department of Transportation, MetroPlan Orlando and the Federal Highway Administration; and the City designates additional roadways as City Collectors as illustrated in Figure X.

~~**Provide a Bicycle Circulation System.** The City, in partnership with Orange and Seminole Counties, MetroPlan Orlando, and other local and state agencies, will continue to plan, fund and construct a network of bicycle facilities as depicted in the Winter Park Bicycle Circulation Plan, to increase the non-motorized transportation system.~~

OBJECTIVE 2-2.1: LEVEL OF SERVICE STANDARDS. The City shall establish and utilize the level of service standards to determine capacity permitted by concurrency and the need for transportation improvements.

Policy 2-2.1: Level of Service Standards. The minimum level of service peak hour standard for non-State and non-county related municipal collector streets is D and municipal local streets is C. The following shall serve as the City's Level of Service standards on State, and County facilities as well as for transit.

State Facilities: Pursuant to Sec. 163.3180 (10) F.S., Strategic Intermodal System (SIS), Florida Interstate Highway System (FIHS) and Transportation Regional Incentive Program (TRIPS) roadway facilities funded by the state have level of service standards established by the FDOT by rule, and local governments must adopt those standards. Interstate 4 is the only SIS and FIHS roadway facility within the City. Currently, there are no TRIP funded facilities. Consistent with Chapter 14-94, F.S. (Statewide Minimum Level of Service Standards), the peak hour Level of Service standards for State-controlled facilities within the City are as follows:

Table 2-3 Peak Hour LOS Standards for State-Controlled Facilities			
Facility Type	SIS and FIHS Facilities	TRIP Funded Facilities	Other State Roads (*)
Limited Access Freeway	E	(N/A)	(N/A)
Interstate 4	D	(N/A)	(N/A)
Limited Access Highway	D	(N/A)	(N/A)
Controlled Access Highway	D	(N/A)	(N/A)
Other Multi-Lane	(N/A)	D	E
Two-Lane Roadways Parallel to Exclusive Transit Facilities	(N/A)	D	E
	E	E	E

Notes: Level of Service letter designations are defined in the FDOT 2002 *Quality/Level of Service Handbook*.

(N/A) Not Applicable

(*) The Level of Service Standards for non-SIS, FIHS, and TRIP facilities may be set by local governments in accordance with Rule 9J5.0055, F.A.C.

County Facilities: Consistent with the Orange County Comprehensive Policy Plan and Concurrency Management System, the peak hour Level of Service standard for County controlled and non-SIS, FIHS and TRIP State Principal Arterials, Arterials and Collector level facilities within the City is "E".

Transit: Consistent with the Orange County Comprehensive Policy Plan and Concurrency Management System, the Level of Service standard for mass transit is to maintain a person trip capacity of not less than (37,886) per weekday. Transit capacity is defined as the number of available person trips provided system wide by mass transit.

~~Policy 2-2.2: Techniques for Improving Level of Service.~~ Where a road link is found to be deficient, the appropriate remedy is to invest in enhancements. All public and private investments to the transportation network or adjacent parcels shall not degrade a link's level of service.

Policy 2-1.1.11: Level of Service Standards. The City established the following Level of Service standards based on the tables below:

Pedestrian LOS Standard:	LOS C
Bicycle LOS Standard:	LOS C
Transit LOS Standard:	LOS D
Roadway LOS Standard:	LOS E

Pedestrian Level of Service Thresholds

Functional Classification	Sidewalk Coverage		
	LOS C	LOS D	LOS E
Arterials and Collectors	85% to 100%	50% to 84%	0% to 49%
Local Roadways	0% to 100%	n/a	n/a

Bicycle Level of Service Thresholds

Functional Classification	Paved Shoulder/Bicycle Lane/Trail Coverage/Sharrow		
	LOS C *	LOS D	LOS E
Arterials and Collectors	85% to 100%	50% to 84%	0% to 49%
Local Roadways	0% to 100%	n/a	n/a

* - LOS C can be achieved by providing equivalent bicycle facility parallel to subject roadway.

Transit Level of Service Thresholds

Sidewalk Coverage	Transit Vehicles in Peak Hour in Peak Direction			
	LOS B	LOS C	LOS D	LOS E
0% to 84%	≥ 5	≥ 4	≥ 3	≥ 2
85% to 100%	≥ 4	≥ 3	≥ 2	≥ 1

The City recognizes the appropriate method for measuring roadway level of service as the methods described in the latest Highway Capacity Manual (HCM) published by the Transportation Research Board (TRB). Other acceptable methods include evaluating level of service using the FDOT 2013 Quality/Level of Service Handbook (including FDOT programs such as ARTPLAN), and MetroPlan Orlando's Travel Time Runs. The acceptable K factors and D factors shall be the most recently measured values at the location being evaluated. Values for future conditions shall be determined by the City's Traffic Engineer. The City shall consider level of service calculations based on more in-depth studies of roadway operation as these are available, provided that such studies are prepared in a professionally acceptable manner and, if necessary, are subjected to independent review and confirmation. Such studies may be performed by regional agencies, the City and/or individual developers subject to the stipulations herein.

~~Policy 2-1.12: Provide Service to Public Facilities.~~ The City shall coordinate with all appropriate transportation providers to evaluate and expand, if necessary, transportation infrastructure investments to parks, recreational facilities, schools, community centers, government offices, and health care facilities.

~~Policy 2-1.13: Administrative Classification.~~ The administrative classifications for roadways within Winter Park are listed in Table 2-1.

Table 2- 1: Administrative Classifications

<i>Administration</i>	<i>State Designation</i>	<i>Local Designation</i>
State	US 17-92	Orlando Avenue
	SR 423	Lee Road
	SR 426	Fairbanks Avenue, Aloma Avenue
	SR 527	Orange Avenue (US 17-92 to Clay Avenue)
	SR 400/I-4	Interstate 4
City	All Other Roads	

Policy 2-1.14: Functional Classification. The functional classification for the roadways within Winter Park are listed in Table 2-2.

Table 2-2: Functional Classification of Roads within Winter Park

<i>Roadway</i>	<i>Functional Classification</i>
Interstate 4	Limited Access Freeway
Fairbanks/Osceola/Brewer/Aloma Avenue (SR 426)	Principal Arterial
Lee Road (SR 423)	Principal Arterial
Orange Ave (SR 527)	Principal Arterial
Orlando Ave (US 17-92)	Principal Arterial
Glenridge Avenue	Collector
Howell Branch Avenue	Collector
Lakemont Avenue	Collector
Clay Avenue	Collector
Denning Drive (N. of Orange Ave)	Collector
Morse Boulevard	Collector
New York Avenue	Collector
Palmer Avenue	Collector
Park Avenue	Collector
Pennsylvania / Lake Sue/W. P. Road	Collector
Temple Avenue	Collector
Webster Avenue	Collector
Winter Park	Collector
Cady Way	Collector
Alabama Drive	Collector
Canton Avenue	Collector
Holt Avenue	Collector
Minnesota Avenue	Collector
Mizell Avenue	Collector
Perth Avenue	Collector
Interlachen Avenue	Collector
New England Avenue	Collector

All Other Roads

Local

Policy 2-1.15: Street Tree Program. The City will continuously fund its Street Tree Program. The City shall revise current procedures in the Street Tree Program on Arterial, Collector and Local roadways to further the following principles:

- Trees shall be installed in areas equal to or larger than 25 square feet.
- The City shall fund the installation of street trees.
- The City shall initiate the installation of trees on all Arterial, Collector and Local Streets and shall maintain an ongoing tree maintenance program.
- The installation of the trees will be made in accordance with applicable State, County and local roadway design standards, including but not limited to recovery areas and line of sight standards.

Policy 2-2.3: Numerical Indicators. In order to measure the achievement of the mobility goals established in the Comprehensive Plan, the City shall annually collect the following numerical indicators:

- Vehicular: crash rates, daily and peak hour traffic counts
- Bus Transit: ridership, revenue hours, revenue miles (for routes that serve Winter Park)
- Pedestrian and bicycle: crash rates, sidewalk inventory (including location and conditions), bicycle facility inventory
- Commuter Rail Transit: ridership (boarding and alightings), revenue hours, revenue miles

Policy 2-2.4: Monitoring and the Commuter Rail Before and After Study. The Federal Transit Administration requires the collection and analysis of information to identify the impacts of the Central Florida Commuter Rail Transit project and the accuracy of the forecasts prepared during project planning and development on five key project characteristics generated during project planning and development: (1) project scope; (2) transit service levels; (3) capital costs; (4) operating and maintenance costs; and (5) ridership patterns and revenues. The Florida Department of Transportation (FDOT) will conduct the Central Florida Commuter Rail Transit (CFCRT) Project's Before and After (B&A) Study, which will report on the five project characteristics at the five major milestones. The study is intended to track changes in these characteristics, assess the changes, and report on the factors that influenced these changes. The City of Winter Park will assist FDOT in this study with regard to the Winter Park Station, and will utilize the information collected to assess the mobility impact of the CFCRT Project on the City's transportation network. Based on this information and the data collected in 2-2.3, the City shall work with FDOT and the regional funding partners to enhance the positive aspects of the CFCRT project, and assist FDOT and the MPO in making adjustments to the regional mobility strategy, including the identification of additional mobility improvements.

Policy 2-2.5: Constrained Roadways. The following roadways are designated constrained within the City of Winter Park:

- State
 - Lee Road (SR 423), west of SR 400/I-4
 - Fairbanks Avenue, Aloma Avenue (SR 426)
 - Orange Avenue (SR 527), US 17-92 to Clay Avenue
- City
 - Local Streets,
 - Orange Avenue, US 17-92 to SR 426

As with all development or redevelopment within the City, development applications along these facilities shall be subject to concurrency, and if needed, proportionate fair share. A comprehensive transportation study shall be required, and if the adopted level of service cannot be met under current or future configuration, the City will determine the mitigating improvements. Through the City's transportation

~~concurrency and proportionate fair share regulations, private developers shall contribute to the City's multimodal transportation system. As parcels are developed or redeveloped, the site design shall conform to applicable city, county and state standards, the requirements in the City's Land Development Code, transportation impact analysis requirements and concurrency requirements. Improvements required of development applicants may include, but are not limited to the following:~~

- ~~▪ Intersection improvements,~~
- ~~▪ Traffic Calming measures,~~
- ~~▪ On site pedestrian circulation plan, including connecting the public sidewalk to the primary building entrance and direct cross access connections to all adjacent parcels,~~
- ~~▪ Pedestrian access requirements, including extending the sidewalk network on all public streets within ¼ mile of the parcel,~~
- ~~▪ Bicycle parking requirements,~~
- ~~▪ Bicycle connections to adjacent parcels,~~
- ~~▪ Bicycle circulation from adjacent public streets and off street bike trails to bicycle parking area,~~
- ~~▪ Connection of established transit stops to the sidewalk network,~~
- ~~▪ Improvements to existing transit routes including increased service levels,~~
- ~~▪ Improvements to increase the capacity of the commuter rail system~~
- ~~▪ New transit fixed routes,~~
- ~~▪ Transit Circulator routes.~~
- ~~▪ New transit fixed facilities such as Bus Rapid Transit (BRT),~~
- ~~▪ Incorporation of established transit stops into the site's building placement and design, and~~
- ~~▪ Bus stop amenities,~~
- ~~▪ Transportation System Management (TSM) improvements,~~
- ~~▪ Intelligent Transportation Systems (ITS) improvements, and~~
- ~~▪ Transportation Demand Management (TDM) techniques.~~
- ~~▪ Roadway widenings,~~
- ~~▪ Improvements to parallel facilities,~~
- ~~▪ Creation of parallel facilities,~~

~~OBJECTIVE 2-3.1: PROVIDE ADEQUATE ACCESSIBILITY TO ACTIVITIES.~~ ~~To provide adequate accessibility to land use activities, the City shall continue to adopt and enforce policies, standards, and regulations which relate the design, function, and balance of transportation facilities to the type, size and location of the land uses which they serve.~~

~~Policy 2-3.1: Monitor Development and Service Level.~~ ~~For streets within Winter Park, the City will monitor development trends and multimodal standards as part of the development review process to ensure that new development will occur concurrent to or after provision of needed transportation facilities or services.~~

~~Policy 2-3.2: Land Development Regulations/Adequate Facilities Requirements.~~ ~~The City shall continue to adopt and enforce policies, standards and regulations that promote a balanced transportation system. Through the policies, standards and regulations in the Land Development Code the City shall continue to require the accommodation of desirable features in site planning and design. Such features may include, but are not be limited to:~~

- ~~▪ Vehicle parking requirements, including ratio of minimum and maximums parking space requirements, with adjustments for shared parking in areas with a mix of land use types and parking development~~
- ~~▪ Bicycle parking requirements~~
- ~~▪ For all non single family zoning, on site pedestrian circulation plan, including connecting the public sidewalk to the primary building entrance and direct cross access connections to all adjacent parcels~~

- ~~For all non single family zoning, pedestrian access requirements, including extending the sidewalk network (5 foot minimum) on all public streets within 1/4 mile of the parcel~~
- ~~Bicycle circulation from adjacent public streets and off street bike trails to bicycle parking area~~
- ~~Connection of established transit stops to the sidewalk network~~
- ~~Incorporation of established transit stops into the site's building placement and design, and~~
- ~~Adequate pedestrian, bicycle, and vehicular access from private development to on site and adjacent parks, schools, community centers, government offices and health care facilities.~~

~~Policy 2-3.3: Cross Access and Access Management for State Roadways.~~ ~~To maintain or improve mobility on State roadways, sites shall be designed to manage access to State roadways. These access management techniques and activities may include, but are not limited to:~~

- ~~Direct cross access connections to all adjacent parcels (except parcels with single family zoning);~~
- ~~No inherent right of direct access to arterial streets for out parcels, unless such access is the only access available to the property;~~
- ~~Design that directs primary access toward adjacent Collector and Local level facilities, with limited secondary access to the adjacent State roadway;~~
- ~~Limitation of access points to one major access point or curb cut along each roadway frontage; additional access and egress points may be granted for unusually large parcels, based on site characteristics or as considered appropriate by the Traffic Engineer and approving agencies, to provide for safe and efficient site related traffic movements on adjacent street;~~

~~Access shall be in conformance with the Florida Department of Transportation Access Management Standards pursuant to Florida Administrative Code Chapter 14-96 (State Highway System Connection Permits, Administrative Process) and Chapter 14-97 (State Highway System Access Management Classification System and Standards) as periodically amended and updated.~~

~~Policy 2-3.4: Development Order Approval.~~ ~~A Development Order will not be approved unless adequate facilities are provided concurrent with the impacts of development. A Concurrency Management Ordinance is a part of the land development regulations. Adequate public facilities requirements shall include:~~

- ~~Requirements as stated in Policy 2-2.5,~~
- ~~Payment of a fee that is proportional to the additional vehicular impact on the existing City infrastructure associated with the development, and~~
- ~~Commitment of the Developer's fair share no later than the City's approval to commence construction.~~

~~Policy 2-3.5: Transportation Impact Analysis Submittal Requirements.~~ ~~The City has Transportation Impact Analysis criteria within the Land Development Code that requires new development to submit detailed studies addressing traffic, transit, bicycle, and pedestrian impacts. The studies will include mitigation measures to address the impact of the new development on the existing transportation network. . These studies, the cost of which are to be borne by the developer, shall be undertaken after a conference with the city staff where the study scope shall be reviewed and determined as sufficient by the City. The study then shall identify all development improvements required due to direct and indirect access, as well as the development's related transportation improvements to meet concurrency. The costs of the identified improvements and the development's proportionate fair share costs shall be determined from the Transportation Impact Analysis.~~

~~Policy 2-3.6: Coordination and Assistance for Private Project Developers.~~ ~~The City's Public Works Department and Planning and Community Development Department shall coordinate with project developers in the planning and implementation of new roadways and in providing interconnections~~

~~between these and existing roadways with respect to utilities, drainage, signage and permitting by providing review and comment on plans and designs.~~

GOAL 2-2: SAFE TRANSPORTATION NETWORK. Winter Park seeks to create a safe transportation system for all modes of travel.

OBJECTIVE 2-2.1: SAFETY FOR ALL MODES OF TRANSPORTATION. The City ~~will strive to~~ shall provide the safest possible transportation network using all means necessary including development review, technology and redesign.

Policy 2-2.1.1: Transportation Safety. The Winter Park Police Department will provide crash summary reports each quarter to the Transportation Advisory Board and City Staff. If determined appropriate by City staff, a study will be initiated to identify potential strategies (i.e., engineering, enforcement, education or technology) to address the safety issues associated with the crashes.

Policy 2-2.1.2: Pedestrian and Bicycle Safety. The City will annually review the FDOT Safety Office Geographic Information System Crash Query Tool to identify locations with multiple pedestrian or bicycle crashes and initiate studies to identify potential improvements to improve the safety for pedestrians and cyclist where warranted.

Policy 2-2.1.3: Roadway Safety. The City will annually review the FDOT High Crash Locations Web Application to determine if any high crash intersections or facilities are located in the City and if so, will initiate a study to identify potential improvements to increase the safety of the roadway or intersection.

Policy 2-2.1.2: Cross Access and Access Management. To maintain or improve mobility and safety on roadways, sites shall be designed to manage access to roadways. These access management techniques and activities may include, but are not limited to:

- Direct cross access connections to all adjacent parcels (except parcels with single family zoning);
- No inherent right of direct access to arterial streets for out-parcels, unless such access is the only access available to the property;
- Design that directs primary access toward adjacent Collector and Local level facilities, with limited secondary access to the adjacent State roadway;
- Limitation of access points to one major access point or curb cut along each roadway frontage; additional access and egress points may be granted for unusually large parcels, based on site characteristics or as considered appropriate by the Traffic Engineer and approving agencies, to provide for safe and efficient site-related traffic movements on adjacent street.

GOAL 2-3: PURSUIT OF TECHNOLOGY AND INNOVATION: The City ~~will strive to~~ be the premier community within Central Florida using advanced technology and innovation to create a safe and efficient transportation system.

OBJECTIVE 2-3.1: INNOVATIVE TRANSPORTATION INFRASTRUCTURE: The City will embrace innovative transportation infrastructure to ensure that travel is safe and efficient, through prioritization of pedestrians, bicyclists and transit users.

Policy 2-3.1.1: Intelligent Transportation System. The City will continue to invest in Intelligent Transportation System (ITS) solutions to improve the efficiency of the arterial roadway system as well as cross streets which serve local traffic. The ITS will consider bus priority and improved pedestrian crossings.

Policy 2-3.1.2: Web Site and Smart Phone Apps. The City will invest in web site and smart phone apps which enhance mobility for pedestrians, bicyclists, transit riders, automobiles and freight delivery; as well as providing real time information for parking, and other transportation related activities.

Policy 2-3.1.3: Automated Vehicles. The City will consider improvements to support automated vehicles which promote improved safety and efficiency.

Policy 2-3.1.4: Innovative Transportation Services. The City will consider improvements to support existing and evolving innovative modes of transportation, such as bicycle sharing programs, Uber, Lyft and other such services.

Policy 2-3.1.5: Alternative Fuel. The City will continue to support alternative fuel vehicles through encouraging the provision of charging stations throughout the City.

GOAL 2-4: FUNDING OPPORTUNITIES. The City will pursue innovative funding strategies to implement a balanced and safe transportation system.

OBJECTIVE 2-4.1 FUNDING PARTNERSHIPS: The City will work with governmental partnerships, private developers and the community to fund and share in the cost of a balanced transportation network

Policy 2-4.1.1 Policy 2-4.4:: Transportation Funding Sources. The City shall continue to fund transportation improvements, operation, and maintenance costs of the applicable Arterial, and all Collector and Local Streets, Sidewalk Program, Street Tree Program, and pedestrian and bicycle facilities through available sources of revenue, which include, but are not be limited to:

- State and Federal funds,
- Constitutional gas tax,
- Local road and bridge ad valorem tax,
- Local option gas tax,
- Local option sales tax,
- General revenue funds,
- Special grants,
- ~~Bond funding~~
- Special assessment districts, and
- ~~Proportionate fair share , and~~
- Development site access and off-site impact assessments.
-

The City may jointly fund projects with other entities as appropriate. ~~Orange County, City of Orlando, City of Maitland, Florida Department of Transportation.~~

Policy 2-4.1.2: Mobility Fees: Within 24 months of adoption of the City's Mobility Plan, the City will explore the use and implementation of a mobility fee as a means to fund improvements to the Mobility Plan.

Policy 2-4.1.3: Regional Mobility Strategy. Policy 2-4.1: The City currently has agreed to contribute local funding for ~~the Central Florida Commuter Rail Transit project SunRail,~~ which is a cornerstone of the regional mobility strategy. In order to continue this partnership and cooperation, the City commits, on a proportional basis, to program and budget revenue on other regional mobility improvements within the City limits, which are consistent with our Mobility Plan, coordinating the City's Five-Year Capital Improvements Plan with improvements identified in MetroPlan Orlando's Transportation Improvement Program (TIP) and Long Range Transportation Plan. The City will work

with the Florida Department of Transportation (FDOT) in the planning, implementation and operation of SunRail, the regional Transportation Improvement Program (TIP), the Orlando Urban Area Transportation Study (OUATS) Financially Constrained Network, and the OUATS Transportation Needs Network. Thus, on any new future capacity increasing improvement within the City (with the exception of Interstate 4) that will be part of a future MPO Transportation Improvement Program or Long Range Financially Constrained Transportation Network, the City will track all new development trips within the City. The City will use those trips, as well as the State's Development of Regional Impact Proportionate Share formula (as per Chapter 380.06(15)(e), Florida Statutes) to provide the City's fair share to those future new regional improvements for the portion of the project within the City. This commitment will be maintained provided the State of Florida continues to provide the authority for the City to assess transportation impact fees and implement proportionate fair share extractions from new development and redevelopment.

Policy 2-4.1.4: Participate in Regional Transportation Planning Efforts. In order to pursue funding for the City's Mobility Plan within the regional transportation system, the City will continue to develop its partnership with FDOT, MetroPlan Orlando and Orange County to ensure that the City's Mobility Plan is incorporated into MetroPlan Orlando's Long Range Transportation Plan.

OBJECTIVE 2-4.1: SHARE TRANSPORTATION COSTS. The City, private developers, residents, and other partner governments shall share the costs of provision and maintenance of a balanced transportation network.

Policy 2-4.2: Capacity Increasing Improvements on the State Highway Roadway System

The City commits, in the review and approval of development and redevelopment projects that generate net new trips, to require mobility improvements that increase the capacity and decrease the travel time on the adjacent state facility. The City shall utilize techniques such as, but not limited to elimination of driveways, turn lane improvements, joint access, cross access, acceleration and deceleration lanes, signal timing and other improvements determined in consultation with the Florida Department of Transportation. In order to facilitate more efficient regional and local mobility, the City is investigating several intersections along State roadway facilities where low cost improvements can be made by the City to improve the operating conditions. The City will coordinate with the Florida Department of Transportation on these potential improvements.

Policy 2-4.3: Funding of Transit Capital Improvements

An effective transit system is a critical component of a balanced transportation system. To promote the effectiveness of the transit system, the City shall partner with the Central Florida Regional Transportation Authority (LYNX). Where appropriate and as determined by the Transportation Impact Analysis, the City will require new development to fund up to half of bus transit capital costs, all of the capital costs for bus shelters/transit amenities, full funding for maintenance of the bus shelters/amenities and the net operations and maintenance costs for new or modified existing bus routes, less fare box revenues.

Policy 2-4.5: Proportionate Fair Share

The City has an extensive multimodal transportation system, funded by current and past residents and business owners. New residential and business development shall pay a proportionate fair share of the cost of additional demands, caused by additional development, to that transportation network.

Policy 2-4.6: Proportionate Fair Share Principles

The City has established a process for assessing a proportionate fair share for new development and redevelopment within the City. That process incorporates the following principles:

- The proportionate fair share shall be in proportion to the additional transportation demands on the transportation system introduced by the development.

- Credits that offset the proportionate fair share charge may come from improvements to the transportation system on the development site and within a quarter mile of the site.
- Exempt from proportionate fair share are:
 - Developments of single family homes or single duplexes within existing platted subdivisions of record where all infrastructure required within the subdivision to support the property has been provided by the developer, and
 - Other developments determined to introduce minimal impacts on the City's transportation system, as defined in the land development regulations.
- Proportionate fair share shall fund the construction, reconstruction, and maintenance of the City's multimodal transportation system.

OBJECTIVE 2-5.1: DEVELOPMENT AND REDEVELOPMENT CONTRIBUTE TO TRANSPORTATION SYSTEM. The City shall ensure that development and redevelopment of land and structures contributes to a balanced transportation system.

Policy 2-5.1: Reducing Travel Demand through Land Use. When compatible with surrounding development, the City will require land use mix, density and site plan layout/phasing which supports reduced travel demand, shortened trip lengths, higher internal capture, and balanced trip demand.

Policy 2-5.2: Location and Design of New Facilities. The City shall utilize the Transportation Element, land use, zoning, the Land Development Code, and other applicable regulations to coordinate the location and design of new roadway network facilities, transit corridors, bicycle, and pedestrian facilities.

Policy 2-5.3: Right-of-Way Preservation. Where transportation improvement projects that further the goals of the Comprehensive Plan are planned by the City of Winter Park for roadway widening, intersection improvements, transit, bikeway or pedestrian improvements, the City shall, in review and in the issuance of building permits for new construction or redevelopment, insure that any needed right-of-way is protected and reserved by prohibiting building construction in these areas. The City shall seek to obtain donations or dedications of needed right of way by developers, where feasible, which may contribute to the development's proportionate fair share due to project impacts. The aforementioned right-of-way protections shall be incorporated within the City's Land Development Code.

Policy 2-5.4: Review for Safe and Convenient Traffic Circulation. Building permits for all new non-residential and multi-family residential construction, reconstruction, and substantial renovation for buildings or parking lots shall be reviewed by the Police Department and modifications required, if necessary, to ensure that there is safe and convenient on-site traffic flow and access/egress for parking of both motorized and non-motorized vehicles and pedestrian and bicycle circulation.

Policy 2-5.5: Additional Demand Management Techniques for Developments Impacting Streets within the City. New or expanded Developments of Regional Impacts (DRI) and large scale Planned Developments whose traffic is projected to utilize the City's transportation network shall be subject to additional enhancement techniques and activities. To decrease the peak hour demand on the City's transportation network, tenants shall participate in transportation demand management activities. These activities may include, but are not limited to:

- Ride-sharing,
- Transit and bicycle accessibility,
- Staggered work hours.

Policy 2-5.6: Facilitate Vehicular Travel Reduction with Major Institutions

The City will work with large institutions and employers, including but not limited to Rollins College and Winter Park Memorial Hospital, to develop Transportation Demand Management measures, which may include but are not limited to a carpool program, transit subsidies, and parking programs, to reduce the vehicle miles traveled associated with students, faculty, staff, and visitors of each institution or employer.

OBJECTIVE 2-6.1: COORDINATE EFFORTS. The City will coordinate transportation planning, funding, design and implementation efforts with all relevant levels and agencies of government.

Policy 2-6.2: Participate in Regional Transportation Planning Efforts. In order to pursue the City's transportation plan within the regional transportation system, the City will continue its participation in MetroPlan Orlando, at a minimum through its Transportation Technical Committee, Citizens' Advisory Committee, Bike/Pedestrian Advisory Committee, and Municipal Advisory Committee. The City will work with MetroPlan Orlando to include in the Orlando Urban Area Transportation System plan regional enhancements in the roadway network, in transit services and in pedestrian and bicycle facilities that would improve or maintain the current transportation system and are compatible with the Winter Park's transportation plan and the Goal outlined in this element.

Policy 2-6.3: Regional and Local Bus System. The City will work with the Central Florida Regional Transportation Authority (LYNX) to provide local and regional transit service to existing and future residents that serves the transportation needs of City and supports the Goals of this element.

Policy 2-6.4: Support Alternatives to Interstate 4 Corridor. The City will work with the Florida Department of Transportation to enhance the transportation network supporting Interstate 4 by encouraging transit enhancements, access management improvements and Intelligent Transportation System measures along US 17-92 and other roadways that parallel Interstate 4.

Policy 2-6.6: Regional Commuter Rail Transit System. The City will work with the Florida Department of Transportation (FDOT) in the planning and implementation of the Central Florida Commuter Rail Transit System. Because of the unique character of the City and specifically the uniqueness of Central Park and the close proximity that a future station could be placed, the City will be involved in all aspects of the planning and location of a station to include station design.

Policy 2-6.8: Regional Freight Mobility Study. The City will work with MetroPlan Orlando in conducting a freight mobility study within Central Florida with the purpose of reducing or eliminating freight rail service on the CSX main line through Winter Park.

Policy 2-6.9: Coordinated Transportation System. The City will coordinate with FDOT regarding the Department's adopted work program, and with MetroPlan Orlando regarding the Long Range Financially Constrained Network, the five year Transportation Improvement Program (TIP), and the Unified Planning Work Program (UPWP) for mobility projects within and adjacent to the City. In addition, the City will coordinate with Orange County on mobility projects within and adjacent to the City regarding the Orange County Long Range Transportation Plan (LRTP) or the most current annual update by reference as the County's 20-year roadway improvement program. This annually updated plan represents the County's cost-feasible improvement plan that addresses current and future roadway deficiencies. Updates of the City's Capital Improvements Element shall include applicable State and County facilities contained within the Orange County and FDOT adopted work programs that are within the city limits.

Table 2-4: Generalized Vehicular Levels of Service

City of Winter Park Roadway Network, Adopted Level of Service, Existing/Future Lanage and Roadway Service Volumes																	
Segment				Adopted	Functional	Existing	Existing Service Volume					2018	2018 Service Volume				
Number	Street Name	From	To	LOS	Class	Lanes	A	B	C	D	E	Lanes	A	B	C	D	E
1	Alabama Drive	Via Tuscany Ave	Palmer Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
2	Cady Way	Perth Ln	Ranger Blvd	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
3	Canton Avenue	Orlando Ave	Denning Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
4	Canton Avenue	Denning Ave	Park Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
5	Canton Avenue	Park Ave	Interlachen Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
6	Clay Street	Berkshire Ave	Minnesota Ave	D	Collector	2LU	0	220	720	860	890	2LU	0	220	720	860	890
7	Clay Street	Minnesota Ave	Fairbanks Ave	D	Collector	2LU	0	220	720	860	890	2LU	0	220	720	860	890
8	Denning Drive	Park Ave	Webster Ave	D	Collector	2LU	0	0	360	570	608	2LU	0	0	360	570	608
9	Denning Drive	Webster Ave	Fairbanks Ave	D	Collector	4LU	0	0	840	1,215	1,290	4LU	0	0	840	1,215	1,290
10	Denning Drive	Fairbanks Ave	Minnesota Ave	D	Collector	4LU	0	0	840	1,215	1,290	4LU	0	0	840	1,215	1,290
11	Glenridge Way	Winter Park Rd	General Rees Rd	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
12	Glenridge Way	General Rees Rd	Lakemont Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
13	Holt Avenue	Park Ave	Pennsylvania Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
14	Howell Branch Road	Via Tuscany Ave	Temple Dr	D	Collector	4LD	250	1,530	1,810	1,860	1,860	4LD	250	1,530	1,810	1,860	1,860
15	Howell Branch Road	Temple Dr	Lake Howell Rd	D	Collector	4LD	250	1,530	1,810	1,860	1,860	4LD	250	1,530	1,810	1,860	1,860
16	Interlachen Avenue	New England Ave	Canton Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
17	Interstate 4	Princeton St	Fairbanks Ave	E	Arterial	8LD	2,340	3,940	5,700	7,380	8,380	10LD	3,350	5,640	8,160	10,570	12,000
18	Interstate 4	Fairbanks Ave	Lee Rd	E	Arterial	8LD	2,340	3,940	5,700	7,380	8,380	10LD	3,350	5,640	8,160	10,570	12,000
19	Lake Sue Avenue	Fawsett Rd	Winter Park Rd	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
20	Lakemont Avenue	Lake Howell Rd	Palmer Ave	D	Collector	4LU	0	0	870	1,550	1,630	4LU	0	0	870	1,550	1,630
21	Lakemont Avenue	Palmer Ave	Aloma Ave	D	Collector	4LU	0	0	870	1,550	1,630	4LU	0	0	870	1,550	1,630
22a	Lakemont Avenue	Aloma Ave	Mizell Ave	D	Collector	3L	0	0	720	1,140	1,215	3L	0	0	720	1,140	1,215
22b	Lakemont Avenue	Mizell Ave	Whitehall Dr	D	Collector	2L	0	0	600	950	1,013	2L	0	0	600	950	1,013
22c	Lakemont Avenue	Whitehall Dr	Glenridge Way	D	Collector	3L	0	0	720	1,140	1,215	3L	0	0	720	1,140	1,215
23	Lee Road Extension	Orange Ave	Denning Ave	D	Collector	N/A	N/A	N/A	N/A	N/A	N/A	2LU	0	220	720	860	890
24	Minnesota Avenue	Clay St	Orlando Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
25	Minnesota Avenue	Orlando Ave	Pennsylvania Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
26	Mizell Avenue	Osceola Ave	Lakemont Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
27	Mizell Avenue	Lakemont Ave	Perth Ln	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
28	Morse Boulevard	Orlando Ave	Denning Ave	D	Collector	4LD	0	0	480	760	810	4LD	0	0	480	760	810
29	Morse Boulevard	Denning Ave	Park Ave	D	Collector	4LD	0	0	480	760	810	4LD	0	0	480	760	810
30	Morse Boulevard	Park Ave	Interlachen Ave	D	Collector	4LD	0	0	480	760	810	4LD	0	0	480	760	810
31	New England Avenue	Pennsylvania Ave	Park Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
32	New England Avenue	Park Ave	Fairbanks Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
33	New York Avenue	Park Ave	Webster Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
34	New York Avenue	Webster Ave	Morse Blvd	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
35	New York Avenue	Morse Blvd	Fairbanks Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
36	New York Avenue	Fairbanks Ave	Holt Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
37	Orange Avenue	Orlando Ave	Fairbanks Ave	D	Collector	4LU	188	1,148	1,358	1,395	1,395	4LU	188	1,148	1,358	1,395	1,395
38	Palmer Avenue	Park Ave	Temple Dr	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
39	Palmer Avenue	Temple Dr	Lakemont Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
40	Park Avenue	Orlando Ave	Denning Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
41	Park Avenue	Denning Ave	Palmer Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
42	Park Avenue	Palmer Ave	Webster Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
43	Park Avenue	Webster Ave	Morse Blvd	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
44	Park Avenue	Morse Blvd	Fairbanks Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
45	Park Avenue	Fairbanks Ave	Holt Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
46	Pennsylvania Avenue	Park Ave	Webster Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810

47	Pennsylvania Avenue	Webster Ave	Morse Blvd	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
48	Pennsylvania Avenue	Morse Blvd	Fairbanks Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
49	Pennsylvania Avenue	Fairbanks Ave	Minnesota Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
50	Pennsylvania Avenue	Minnesota Ave	Fawcett Rd	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
51	Perth Lane	Mizell Ave	Cady Way	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
52	Phelps Avenue	Palmer Ave	Aloma Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
53	SR 423 (Lee Road)	I-4	Orlando Ave	E	Arterial	4LD	250	1,530	1,810	1,860	1,860	4LD	250	1,530	1,810	1,860	1,860
54	SR 426 (Fairbanks Avenue)	I-4	Orlando Ave	E	Arterial	4LD	0	220	1,360	1,710	1,800	4LD	0	220	1,360	1,710	1,800
55	SR 426 (Fairbanks Avenue)	Orlando Ave	Orange Ave	E	Arterial	4LU	0	210	1,290	1,620	1,710	4LU	0	210	1,290	1,620	1,710
56	SR 426 (Fairbanks Avenue)	Orange Ave	Park Ave	E	Arterial	4LD	0	220	1,360	1,710	1,800	4LD	0	220	1,360	1,710	1,800
57	SR 426 (Fairbanks Avenue)	Park Ave	Ollie Ave	E	Arterial	4LD	0	220	1,360	1,710	1,800	4LD	0	220	1,360	1,710	1,800
58	SR 426 (Osceola Avenue)	Ollie Ave	Trismen Terr	E	Arterial	4LU	0	210	1,290	1,620	1,710	4LU	0	210	1,290	1,620	1,710
59	SR 426 (Brewer Avenue)	Trismen Terr	Alberta Dr	E	Arterial	4LU	0	210	1,290	1,620	1,710	4LU	0	210	1,290	1,620	1,710
60	SR 426 (Aloma Avenue)	Alberta Dr	Lakemont Ave	E	Arterial	4LD	250	1,530	1,810	1,860	1,860	4LD	250	1,530	1,810	1,860	1,860
61	SR 426 (Aloma Avenue)	Lakemont Ave	City Limits	E	Arterial	4LD	250	1,530	1,810	1,860	1,860	4LD	250	1,530	1,810	1,860	1,860
62	SR 527 (Orange Avenue)	Clay Ave	Orlando Ave	E	Arterial	4LD	250	1,530	1,810	1,860	1,860	4LU	250	1,530	1,810	1,860	1,860
63	Temple Drive	City Limits	Howell Branch Rd	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
64	Temple Drive	Howell Branch Rd	Palmer Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
65	US 17-92 (Orlando Avenue)	City Limits	Orange Ave	E	Arterial	4LD	250	1,530	1,810	1,860	1,860	4LD	250	1,530	1,810	1,860	1,860
66	US 17-92 (Orlando Avenue)	Orange Ave	Fairbanks Ave	E	Arterial	4LD	250	1,530	1,810	1,860	1,860	4LD	250	1,530	1,810	1,860	1,860
67	US 17-92 (Orlando Avenue)	Fairbanks Ave	Webster Ave	E	Arterial	4LD	250	1,530	1,810	1,860	1,860	4LD	250	1,530	1,810	1,860	1,860
68	US 17-92 (Orlando Avenue)	Webster Ave	Lee Rd	E	Arterial	4LD	250	1,530	1,810	1,860	1,860	4LD	250	1,530	1,810	1,860	1,860
69	US 17-92 (Orlando Avenue)	Lee Rd	City Limits	E	Arterial	6LD	380	2,330	2,720	2,790	2,790	6LD	380	2,330	2,720	2,790	2,790
70	Via Tuscany Avenue	Howell Branch Rd	Alabama Dr	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
71	Webster Avenue	Orlando Ave	Denning Ave	D	Collector	4LU	0	0	1,120	1,620	1,720	4LU	0	0	1,120	1,620	1,720
72	Webster Avenue	Denning Ave	Pennsylvania Ave	D	Collector	2LU	0	0	500	800	850	2LU	0	0	500	800	850
73	Webster Avenue	Pennsylvania Ave	Park Ave	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
74	Winter Park Road	Lake Sue Ave	Glenridge Way	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810
75	Winter Park Road	Glenridge Way	City Limits	D	Collector	2LU	0	0	480	760	810	2LU	0	0	480	760	810

Source: FDOT 2002 Quality/Level of Service Handbook (as updated), Highway Capacity Manual and City of Winter Park

Table 2-5: Existing Conditions Analysis

Segment Number	Street Name	From	To	Adopted LOS	AADT	Existing Lanes	Peak Hour Pk Direction	Existing LOS
1	Alabama Drive	Via Tuscany Ave	Palmer Ave	D	3,765	2LU	208	C
2	Cady Way	Perth Ln	Ranger Blvd	D	6,298	2LU	294	C
3	Canton Avenue	Orlando Ave	Denning Ave	D	3,746	2LU	175	C
4	Canton Avenue	Denning Ave	Park Ave	D	1,347	2LU	63	C
5	Canton Avenue	Park Ave	Interlachen Ave	D	1,418	2LU	66	C
6	Clay Street	Berkshire Ave	Minnesota Ave	D	10,414	2LU	487	C
7	Clay Street	Minnesota Ave	Fairbanks Ave	D	11,142	2LU	703	C
8	Denning Drive	Park Ave	Webster Ave	D	7,315	2LU	342	C
9	Denning Drive	Webster Ave	Fairbanks Ave	D	8,606	4LU	402	C
10	Denning Drive	Fairbanks Ave	Minnesota Ave	D	6,013	4LU	281	C
11	Glenridge Way	Winter Park Rd	General Rees Rd	D	14,771	2LU	710	D
12	Glenridge Way	General Rees Rd	Lakemont Ave	D	19,280	2LU	901	F
13	Holt Avenue	Park Ave	Pennsylvania Ave	D	3,902	2LU	182	C
14	Howell Branch Road	Via Tuscany Ave	Temple Dr	D	30,805	4LD	1,431	B
15	Howell Branch Road	Temple Dr	Lake Howell Rd	D	34,604	4LD	1,497	B
16	Interlachen Avenue	New England Ave	Canton Ave	D	5,943	2LU	278	C
17	Interstate 4	Princeton St	Fairbanks Ave	D	204,420	8LD	8,924	F
18	Interstate 4	Fairbanks Ave	Lee Rd	D	200,630	8LD	8,759	F
19	Lake Sue Avenue	Fawsett Rd	Winter Park Rd	D	7,383	2LU	345	C
20	Lakemont Avenue	Lake Howell Rd	Palmer Ave	D	17,408	4LU	941	D
21	Lakemont Avenue	Palmer Ave	Aloma Ave	D	18,541	4LU	867	C
22a	Lakemont Avenue	Aloma Ave	Mizell Ave	D	20,324	3L	803	D
22b	Lakemont Avenue	Mizell Ave	Whitehall Dr	D	20,324	2L	803	D
22c	Lakemont Avenue	Whitehall Dr	Glenridge Way	D	20,324	3L	803	D
23	Lee Road Extension	Orange Ave	Denning Ave	D	N/A	N/A	N/A	N/A
24	Minnesota Avenue	Clay St	Orlando Ave	D	8,472	2LU	396	C
25	Minnesota Avenue	Orlando Ave	Pennsylvania Ave	D	9,095	2LU	425	C
26	Mizell Avenue	Osceola Ave	Lakemont Ave	D	3,204	2LU	150	C
27	Mizell Avenue	Lakemont Ave	Perth Ln	D	8,969	2LU	419	C
28	Morse Boulevard	Orlando Ave	Denning Ave	D	8,240	4LD	385	C
29	Morse Boulevard	Denning Ave	Park Ave	D	7,049	4LD	329	C
30	Morse Boulevard	Park Ave	Interlachen Ave	D	5,858	4LD	274	C
31	New England Avenue	Pennsylvania Ave	Park Ave	D	2,990	2LU	140	C
32	New England Avenue	Park Ave	Fairbanks Ave	D	3,400	2LU	159	C
33	New York Avenue	Park Ave	Webster Ave	D	6,155	2LU	288	C
34	New York Avenue	Webster Ave	Morse Blvd	D	7,982	2LU	373	C
35	New York Avenue	Morse Blvd	Fairbanks Ave	D	8,637	2LU	404	C
36	New York Avenue	Fairbanks Ave	Holt Ave	D	4,059	2LU	190	C
37	Orange Avenue	Orlando Ave	Fairbanks Ave	D	17,985	4LU	841	B
38	Palmer Avenue	Park Ave	Temple Dr	D	11,187	2LU	615	D
39	Palmer Avenue	Temple Dr	Lakemont Ave	D	11,074	2LU	518	D
40	Park Avenue	Orlando Ave	Denning Ave	D	10,930	2LU	544	D
41	Park Avenue	Denning Ave	Palmer Ave	D	5,007	2LU	231	C
42	Park Avenue	Palmer Ave	Webster Ave	D	7,157	2LU	382	C
43	Park Avenue	Webster Ave	Morse Blvd	D	8,588	2LU	458	C
44	Park Avenue	Morse Blvd	Fairbanks Ave	D	10,306	2LU	550	D
45	Park Avenue	Fairbanks Ave	Holt Ave	D	3,144	2LU	168	C
46	Pennsylvania Avenue	Park Ave	Webster Ave	D	2,706	2LU	127	C
47	Pennsylvania Avenue	Webster Ave	Morse Blvd	D	4,163	2LU	195	C
48	Pennsylvania Avenue	Morse Blvd	Fairbanks Ave	D	5,337	2LU	250	C
49	Pennsylvania Avenue	Fairbanks Ave	Minnesota Ave	D	6,510	2LU	304	C
50	Pennsylvania Avenue	Minnesota Ave	Fawsett Rd	D	6,778	2LU	317	C
51	Perth Lane	Mizell Ave	Cady Way	D	7,634	2LU	357	C
52	Phelps Avenue	Palmer Ave	Aloma Ave	D	2,432	2LU	114	C
53	SR 423 (Lee Road)	I-4	Orlando Ave	D	40,567	4LD	1,780	C
54	SR 426 (Fairbanks Avenue)	I-4	Orlando Ave	E	30,877	4LD	1,443	D
55	SR 426 (Fairbanks Avenue)	Orlando Ave	Orange Ave	E	37,469	4LU	1,751	F
56	SR 426 (Fairbanks Avenue)	Orange Ave	Park Ave	E	40,224	4LD	1,880	F
57	SR 426 (Fairbanks Avenue)	Park Ave	Ollie Ave	E	42,986	4LD	2,009	F
58	SR 426 (Osceola Avenue)	Ollie Ave	Trismen Terr	E	44,367	4LU	2,074	F
59	SR 426 (Brewer Avenue)	Trismen Terr	Alberta Dr	E	45,058	4LU	2,106	F
60	SR 426 (Aloma Avenue)	Alberta Dr	Lakemont Ave	E	45,748	4LD	2,140	F
61	SR 426 (Aloma Avenue)	Lakemont Ave	City Limits	E	50,446	4LD	2,358	F
62	SR 527 (Orange Avenue)	Clay Ave	Orlando Ave	E	13,579	4LU	676	B
63	Temple Drive	City Limits	Howell Branch Rd	D	5,619	2LU	309	C
64	Temple Drive	Howell Branch Rd	Palmer Ave	D	6,042	2LU	333	C
65	US 17-92 (Orlando Avenue)	City Limits	Orange Ave	E	34,103	4LD	1,594	C
66	US 17-92 (Orlando Avenue)	Orange Ave	Fairbanks Ave	E	34,103	4LD	1,594	C
67	US 17-92 (Orlando Avenue)	Fairbanks Ave	Webster Ave	E	39,997	4LD	1,869	F
68	US 17-92 (Orlando Avenue)	Webster Ave	Lee Rd	E	43,017	4LD	2,011	F
69	US 17-92 (Orlando Avenue)	Lee Rd	City Limits	E	46,037	6LD	2,152	B
70	Via Tuscany Avenue	Howell Branch Rd	Alabama Dr	D	2,314	2LU	108	C
71	Webster Avenue	Orlando Ave	Denning Ave	D	14,854	4LU	694	C
72	Webster Avenue	Denning Ave	Pennsylvania Ave	D	11,503	2LU	538	D
73	Webster Avenue	Pennsylvania Ave	Park Ave	D	8,151	2LU	381	C
74	Winter Park Road	Lake Sue Ave	Glenridge Way	D	7,065	2LU	330	C
75	Winter Park Road	Glenridge Way	City Limits	D	8,057	2LU	464	C

Table 2-6: Future Year 2013 Conditions Analysis

Winter Park 2013 Conditions Analysis								
Segment Number	Street Name	From	To	Adopted LOS	2013 AADT	2013 Lanes	Peak Hour Pk Direction	2013 LOS
1	Alabama Drive	Via Tuscany Ave	Palmer Ave	D	3,952	2LU	218	C
2	Cady Way	Perth Ln	Ranger Blvd	D	6,697	2LU	313	C
3	Canton Avenue	Orlando Ave	Denning Ave	D	5,949	2LU	278	C
4	Canton Avenue	Denning Ave	Park Ave	D	4,029	2LU	188	C
5	Canton Avenue	Park Ave	Interlachen Ave	D	2,633	2LU	123	C
6	Clay Street	Berkshire Ave	Minnesota Ave	D	11,112	2LU	520	C
7	Clay Street	Minnesota Ave	Fairbanks Ave	D	12,021	2LU	758	D
8	Denning Drive	Park Ave	Webster Ave	D	8,217	2LU	384	D
9	Denning Drive	Webster Ave	Fairbanks Ave	D	11,475	4LU	536	C
10	Denning Drive	Fairbanks Ave	Minnesota Ave	D	8,017	4LU	375	C
11	Glenridge Way	Winter Park Rd	General Rees Rd	D	15,154	2LU	728	D
12	Glenridge Way	General Rees Rd	Lakemont Ave	D	19,677	2LU	920	F
13	Holt Avenue	Park Ave	Pennsylvania Ave	D	4,276	2LU	199	C
14	Howell Branch Road	Via Tuscany Ave	Temple Dr	D	34,181	4LD	1,588	C
15	Howell Branch Road	Temple Dr	Lake Howell Rd	D	37,378	4LD	1,617	C
16	Interlachen Avenue	New England Ave	Canton Ave	D	4,929	2LU	231	C
17	Interstate 4	Princeton St	Fairbanks Ave	D	228,950	8LD	9,995	F
18	Interstate 4	Fairbanks Ave	Lee Rd	D	224,707	8LD	9,810	F
19	Lake Sue Avenue	Fawsett Rd	Winter Park Rd	D	7,851	2LU	367	C
20	Lakemont Avenue	Lake Howell Rd	Palmer Ave	D	18,086	4LU	978	D
21	Lakemont Avenue	Palmer Ave	Aloma Ave	D	22,727	4LU	1,063	D
22a	Lakemont Avenue	Aloma Ave	Mizell Ave	D	21,149	3L	836	D
22b	Lakemont Avenue	Mizell Ave	Whitehall Dr	D	21,149	2L	836	D
22c	Lakemont Avenue	Whitehall Dr	Glenridge Way	D	21,149	3L	836	D
23	Lee Road Extension	Orange Ave	Denning Ave	D	N/A	N/A	N/A	N/A
24	Minnesota Avenue	Clay St	Orlando Ave	D	9,416	2LU	440	C
25	Minnesota Avenue	Orlando Ave	Pennsylvania Ave	D	10,270	2LU	480	C
26	Mizell Avenue	Osceola Ave	Lakemont Ave	D	3,407	2LU	160	C
27	Mizell Avenue	Lakemont Ave	Perth Ln	D	9,537	2LU	446	C
28	Morse Boulevard	Orlando Ave	Denning Ave	D	8,816	4LD	412	C
29	Morse Boulevard	Denning Ave	Park Ave	D	7,970	4LD	372	C
30	Morse Boulevard	Park Ave	Interlachen Ave	D	6,267	4LD	293	C
31	New England Avenue	Pennsylvania Ave	Park Ave	D	3,179	2LU	149	C
32	New England Avenue	Park Ave	Fairbanks Ave	D	3,615	2LU	169	C
33	New York Avenue	Park Ave	Webster Ave	D	6,631	2LU	310	C
34	New York Avenue	Webster Ave	Morse Blvd	D	8,599	2LU	402	C
35	New York Avenue	Morse Blvd	Fairbanks Ave	D	9,304	2LU	435	C
36	New York Avenue	Fairbanks Ave	Holt Ave	D	4,260	2LU	199	C
37	Orange Avenue	Orlando Ave	Fairbanks Ave	D	21,282	4LU	995	B
38	Palmer Avenue	Park Ave	Temple Dr	D	12,131	2LU	667	D
39	Palmer Avenue	Temple Dr	Lakemont Ave	D	12,007	2LU	561	D
40	Park Avenue	Orlando Ave	Denning Ave	D	12,919	2LU	643	D
41	Park Avenue	Denning Ave	Palmer Ave	D	6,505	2LU	300	C
42	Park Avenue	Palmer Ave	Webster Ave	D	8,807	2LU	470	C
43	Park Avenue	Webster Ave	Morse Blvd	D	8,670	2LU	462	C
44	Park Avenue	Morse Blvd	Fairbanks Ave	D	10,883	2LU	581	D
45	Park Avenue	Fairbanks Ave	Holt Ave	D	3,713	2LU	198	C
46	Pennsylvania Avenue	Park Ave	Webster Ave	D	5,395	2LU	253	C
47	Pennsylvania Avenue	Webster Ave	Morse Blvd	D	6,773	2LU	317	C
48	Pennsylvania Avenue	Morse Blvd	Fairbanks Ave	D	8,012	2LU	375	C
49	Pennsylvania Avenue	Fairbanks Ave	Minnesota Ave	D	8,880	2LU	415	C
50	Pennsylvania Avenue	Minnesota Ave	Fawsett Rd	D	9,246	2LU	432	C
51	Perth Lane	Mizell Ave	Cady Way	D	8,844	2LU	414	C
52	Phelps Avenue	Palmer Ave	Aloma Ave	D	2,586	2LU	121	C
53	SR 423 (Lee Road)	I-4	Orlando Ave	D	43,878	4LD	1,925	F
54	SR 426 (Fairbanks Avenue)	I-4	Orlando Ave	E	33,718	4LD	1,576	D
55	SR 426 (Fairbanks Avenue)	Orlando Ave	Orange Ave	E	40,779	4LU	1,906	F
56	SR 426 (Fairbanks Avenue)	Orange Ave	Park Ave	E	42,849	4LD	2,002	F
57	SR 426 (Fairbanks Avenue)	Park Ave	Ollie Ave	E	44,924	4LD	2,100	F
58	SR 426 (Osceola Avenue)	Ollie Ave	Trismen Terr	E	45,278	4LU	2,117	F
59	SR 426 (Brewer Avenue)	Trismen Terr	Alberta Dr	E	45,455	4LU	2,125	F
60	SR 426 (Aloma Avenue)	Alberta Dr	Lakemont Ave	E	45,632	4LD	2,135	F
61	SR 426 (Aloma Avenue)	Lakemont Ave	City Limits	E	52,731	4LD	2,465	F
62	SR 527 (Orange Avenue)	Clay Ave	Orlando Ave	E	32,166	4LU	1,602	C
63	Temple Drive	City Limits	Howell Branch Rd	D	7,750	2LU	426	C
64	Temple Drive	Howell Branch Rd	Palmer Ave	D	8,333	2LU	459	C
65	US 17-92 (Orlando Avenue)	City Limits	Orange Ave	E	37,307	4LD	1,744	C
66	US 17-92 (Orlando Avenue)	Orange Ave	Fairbanks Ave	E	36,788	4LD	1,719	C
67	US 17-92 (Orlando Avenue)	Fairbanks Ave	Webster Ave	E	42,387	4LD	1,981	F
68	US 17-92 (Orlando Avenue)	Webster Ave	Lee Rd	E	46,782	4LD	2,186	F
69	US 17-92 (Orlando Avenue)	Lee Rd	City Limits	E	50,494	6LD	2,360	C
70	Via Tuscany Avenue	Howell Branch Rd	Alabama Dr	D	2,429	2LU	113	C
71	Webster Avenue	Orlando Ave	Denning Ave	D	14,625	4LU	683	C
72	Webster Avenue	Denning Ave	Pennsylvania Ave	D	11,738	2LU	549	D
73	Webster Avenue	Pennsylvania Ave	Park Ave	D	8,492	2LU	397	C
74	Winter Park Road	Lake Sue Ave	Glenridge Way	D	9,119	2LU	426	C
75	Winter Park Road	Glenridge Way	City Limits	D	9,961	2LU	574	D

Table 2-7: Future Year 2018 Conditions Analysis

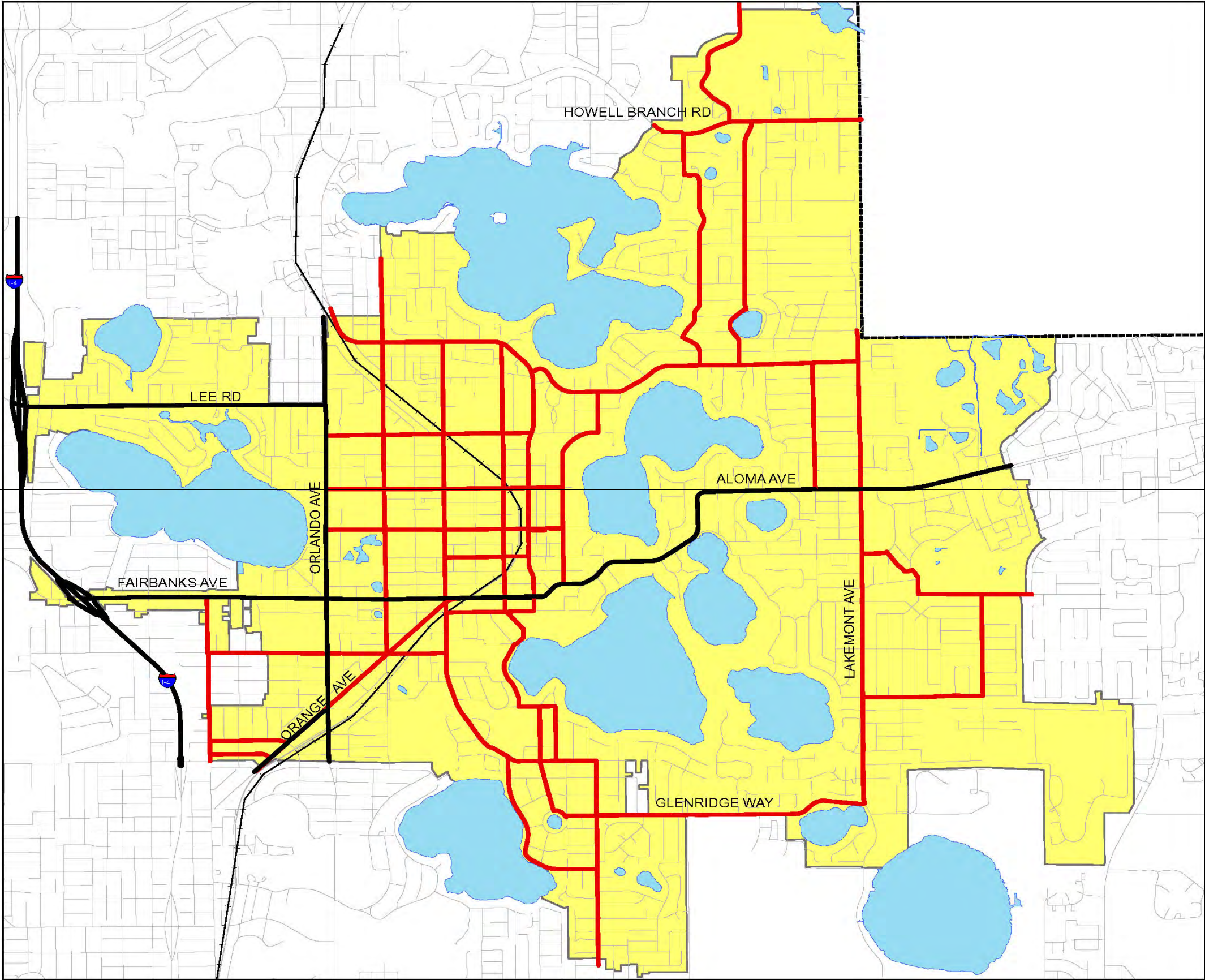
Winter Park 2018 Conditions Analysis								
Segment Number	Street Name	From	To	Adopted LOS	2018 AADT	2018 Lanes	Peak Hour Pk Direction	2018 LOS
1	Alabama Drive	Via Tuscany Ave	Palmer Ave	D	4,107	2LU	227	C
2	Cady Way	Perth Ln	Ranger Blvd	D	7,030	2LU	328	C
3	Canton Avenue	Orlando Ave	Denning Ave	D	7,785	2LU	364	C
4	Canton Avenue	Denning Ave	Park Ave	D	6,264	2LU	293	C
5	Canton Avenue	Park Ave	Interlachen Ave	D	3,646	2LU	170	C
6	Clay Street	Berkshire Ave	Minnesota Ave	D	11,693	2LU	547	C
7	Clay Street	Minnesota Ave	Fairbanks Ave	D	12,753	2LU	805	D
8	Denning Drive	Park Ave	Webster Ave	D	8,969	2LU	419	D
9	Denning Drive	Webster Ave	Fairbanks Ave	D	13,865	4LU	648	C
10	Denning Drive	Fairbanks Ave	Minnesota Ave	D	9,688	4LU	453	C
11	Glenridge Way	Winter Park Rd	General Rees Rd	D	15,473	2LU	744	D
12	Glenridge Way	General Rees Rd	Lakemont Ave	D	20,008	2LU	935	F
13	Holt Avenue	Park Ave	Pennsylvania Ave	D	4,587	2LU	214	C
14	Howell Branch Road	Via Tuscany Ave	Temple Dr	D	36,995	4LD	1,719	C
15	Howell Branch Road	Temple Dr	Lake Howell Rd	D	39,690	4LD	1,717	C
16	Interlachen Avenue	New England Ave	Canton Ave	D	4,083	2LU	191	C
17	Interstate 4	Princeton St	Fairbanks Ave	D	249,392	10LD	10,887	E
18	Interstate 4	Fairbanks Ave	Lee Rd	D	244,771	10LD	10,685	E
19	Lake Sue Avenue	Fawcett Rd	Winter Park Rd	D	8,240	2LU	385	C
20	Lakemont Avenue	Lake Howell Rd	Palmer Ave	D	18,651	4LU	1,008	D
21	Lakemont Avenue	Palmer Ave	Aloma Ave	D	26,216	4LU	1,226	D
22a	Lakemont Avenue	Aloma Ave	Mizell Ave	D	21,837	3L	863	D
22b	Lakemont Avenue	Mizell Ave	Whitehall Dr	D	21,837	2L	863	D
22c	Lakemont Avenue	Whitehall Dr	Glenridge Way	D	21,837	3L	863	D
23	Lee Road Extension	Orange Ave	Denning Ave	D	N/A	N/A	N/A	N/A
24	Minnesota Avenue	Clay St	Orlando Ave	D	10,202	2LU	477	C
25	Minnesota Avenue	Orlando Ave	Pennsylvania Ave	D	11,249	2LU	526	D
26	Mizell Avenue	Osceola Ave	Lakemont Ave	D	3,576	2LU	167	C
27	Mizell Avenue	Lakemont Ave	Perth Ln	D	10,010	2LU	468	C
28	Morse Boulevard	Orlando Ave	Denning Ave	D	9,296	4LD	434	C
29	Morse Boulevard	Denning Ave	Park Ave	D	8,737	4LD	408	C
30	Morse Boulevard	Park Ave	Interlachen Ave	D	6,608	4LD	309	C
31	New England Avenue	Pennsylvania Ave	Park Ave	D	3,337	2LU	156	C
32	New England Avenue	Park Ave	Fairbanks Ave	D	3,794	2LU	177	C
33	New York Avenue	Park Ave	Webster Ave	D	7,027	2LU	329	C
34	New York Avenue	Webster Ave	Morse Blvd	D	9,113	2LU	426	C
35	New York Avenue	Morse Blvd	Fairbanks Ave	D	9,860	2LU	461	C
36	New York Avenue	Fairbanks Ave	Holt Ave	D	4,428	2LU	207	C
37	Orange Avenue	Orlando Ave	Fairbanks Ave	D	24,029	4LU	1,124	B
38	Palmer Avenue	Park Ave	Temple Dr	D	12,917	2LU	710	D
39	Palmer Avenue	Temple Dr	Lakemont Ave	D	12,785	2LU	597	D
40	Park Avenue	Orlando Ave	Denning Ave	D	14,576	2LU	726	D
41	Park Avenue	Denning Ave	Palmer Ave	D	7,753	2LU	358	C
42	Park Avenue	Palmer Ave	Webster Ave	D	10,182	2LU	543	D
43	Park Avenue	Webster Ave	Morse Blvd	D	8,739	2LU	466	C
44	Park Avenue	Morse Blvd	Fairbanks Ave	D	11,364	2LU	606	D
45	Park Avenue	Fairbanks Ave	Holt Ave	D	4,188	2LU	224	C
46	Pennsylvania Avenue	Park Ave	Webster Ave	D	7,636	2LU	358	C
47	Pennsylvania Avenue	Webster Ave	Morse Blvd	D	8,948	2LU	419	C
48	Pennsylvania Avenue	Morse Blvd	Fairbanks Ave	D	10,241	2LU	480	C
49	Pennsylvania Avenue	Fairbanks Ave	Minnesota Ave	D	10,855	2LU	507	D
50	Pennsylvania Avenue	Minnesota Ave	Fawcett Rd	D	11,302	2LU	529	D
51	Perth Lane	Mizell Ave	Cady Way	D	9,853	2LU	461	C
52	Phelps Avenue	Palmer Ave	Aloma Ave	D	2,714	2LU	127	C
53	SR 423 (Lee Road)	I-4	Orlando Ave	D	46,637	4LD	2,046	F
54	SR 426 (Fairbanks Avenue)	I-4	Orlando Ave	E	36,086	4LD	1,686	D
55	SR 426 (Fairbanks Avenue)	Orlando Ave	Orange Ave	E	43,538	4LU	2,035	F
56	SR 426 (Fairbanks Avenue)	Orange Ave	Park Ave	E	45,037	4LD	2,105	F
57	SR 426 (Fairbanks Avenue)	Park Ave	Ollie Ave	E	46,539	4LD	2,175	F
58	SR 426 (Osceola Avenue)	Ollie Ave	Trismen Terr	E	46,037	4LU	2,152	F
59	SR 426 (Brewer Avenue)	Trismen Terr	Alberta Dr	E	45,786	4LU	2,140	F
60	SR 426 (Aloma Avenue)	Alberta Dr	Lakemont Ave	E	45,535	4LD	2,130	F
61	SR 426 (Aloma Avenue)	Lakemont Ave	City Limits	E	54,635	4LD	2,554	F
62	SR 527 (Orange Avenue)	Clay Ave	Orlando Ave	E	35,467	4LD	1,685	C
63	Temple Drive	City Limits	Howell Branch Rd	D	9,525	2LU	524	D
64	Temple Drive	Howell Branch Rd	Palmer Ave	D	10,243	2LU	565	D
65	US 17-92 (Orlando Avenue)	City Limits	Orange Ave	E	39,977	4LD	1,869	F
66	US 17-92 (Orlando Avenue)	Orange Ave	Fairbanks Ave	E	39,025	4LD	1,824	D
67	US 17-92 (Orlando Avenue)	Fairbanks Ave	Webster Ave	E	44,378	4LD	2,074	F
68	US 17-92 (Orlando Avenue)	Webster Ave	Lee Rd	E	49,920	4LD	2,333	F
69	US 17-92 (Orlando Avenue)	Lee Rd	City Limits	E	54,209	6LD	2,534	C
70	Via Tuscany Avenue	Howell Branch Rd	Alabama Dr	D	2,524	2LU	118	C
71	Webster Avenue	Orlando Ave	Denning Ave	D	14,435	4LU	674	C
72	Webster Avenue	Denning Ave	Pennsylvania Ave	D	11,934	2LU	558	D
73	Webster Avenue	Pennsylvania Ave	Park Ave	D	8,776	2LU	410	C
74	Winter Park Road	Lake Sue Ave	Glenridge Way	D	10,831	2LU	506	D
75	Winter Park Road	Glenridge Way	City Limits	D	11,547	2LU	665	D

Table 2-8: Future Year 2023 Conditions Analysis

Winter Park 2023 Conditions Analysis								
Segment Number	Street Name	From	To	Adopted LOS	2023 AADT	2023 Lanes	Peak Hour Pk Direction	2023 LOS
1	Alabama Drive	Via Tuscany Ave	Palmer Ave	D	4,263	2LU	236	C
2	Cady Way	Perth Ln	Ranger Blvd	D	7,362	2LU	344	C
3	Canton Avenue	Orlando Ave	Denning Ave	D	9,622	2LU	450	C
4	Canton Avenue	Denning Ave	Park Ave	D	8,498	2LU	397	C
5	Canton Avenue	Park Ave	Interlachen Ave	D	4,659	2LU	217	C
6	Clay Street	Berkshire Ave	Minnesota Ave	D	12,274	2LU	574	C
7	Clay Street	Minnesota Ave	Fairbanks Ave	D	13,486	2LU	851	D
8	Denning Drive	Park Ave	Webster Ave	D	9,721	2LU	454	D
9	Denning Drive	Webster Ave	Fairbanks Ave	D	16,256	4LU	759	C
10	Denning Drive	Fairbanks Ave	Minnesota Ave	D	11,358	4LU	531	C
11	Glenridge Way	Winter Park Rd	General Rees Rd	D	15,792	2LU	759	D
12	Glenridge Way	General Rees Rd	Lakemont Ave	D	20,340	2LU	951	F
13	Holt Avenue	Park Ave	Pennsylvania Ave	D	4,898	2LU	228	C
14	Howell Branch Road	Via Tuscany Ave	Temple Dr	D	39,808	4LD	1,849	D
15	Howell Branch Road	Temple Dr	Lake Howell Rd	D	42,002	4LD	1,817	D
16	Interlachen Avenue	New England Ave	Canton Ave	D	3,238	2LU	151	C
17	Interstate 4	Princeton St	Fairbanks Ave	D	269,833	10LD	11,780	E
18	Interstate 4	Fairbanks Ave	Lee Rd	D	264,834	10LD	11,561	E
19	Lake Sue Avenue	Fawsett Rd	Winter Park Rd	D	8,630	2LU	403	C
20	Lakemont Avenue	Lake Howell Rd	Palmer Ave	D	19,216	4LU	1,039	D
21	Lakemont Avenue	Palmer Ave	Aloma Ave	D	29,705	4LU	1,389	D
22a	Lakemont Avenue	Aloma Ave	Mizell Ave	D	22,525	3L	890	D
22b	Lakemont Avenue	Mizell Ave	Whitehall Dr	D	22,525	2L	890	D
22c	Lakemont Avenue	Whitehall Dr	Glenridge Way	D	22,525	3L	890	D
23	Lee Road Extension	Orange Ave	Denning Ave	D	N/A	N/A	N/A	N/A
24	Minnesota Avenue	Clay St	Orlando Ave	D	10,988	2LU	514	D
25	Minnesota Avenue	Orlando Ave	Pennsylvania Ave	D	12,228	2LU	571	D
26	Mizell Avenue	Osceola Ave	Lakemont Ave	D	3,745	2LU	175	C
27	Mizell Avenue	Lakemont Ave	Perth Ln	D	10,484	2LU	490	D
28	Morse Boulevard	Orlando Ave	Denning Ave	D	9,775	4LD	457	C
29	Morse Boulevard	Denning Ave	Park Ave	D	9,505	4LD	444	C
30	Morse Boulevard	Park Ave	Interlachen Ave	D	6,949	4LD	325	C
31	New England Avenue	Pennsylvania Ave	Park Ave	D	3,495	2LU	164	C
32	New England Avenue	Park Ave	Fairbanks Ave	D	3,973	2LU	186	C
33	New York Avenue	Park Ave	Webster Ave	D	7,423	2LU	347	C
34	New York Avenue	Webster Ave	Morse Blvd	D	9,627	2LU	450	C
35	New York Avenue	Morse Blvd	Fairbanks Ave	D	10,416	2LU	487	D
36	New York Avenue	Fairbanks Ave	Holt Ave	D	4,596	2LU	215	C
37	Orange Avenue	Orlando Ave	Fairbanks Ave	D	26,776	4LU	1,252	C
38	Palmer Avenue	Park Ave	Temple Dr	D	13,704	2LU	753	D
39	Palmer Avenue	Temple Dr	Lakemont Ave	D	13,562	2LU	634	D
40	Park Avenue	Orlando Ave	Denning Ave	D	16,234	2LU	808	E
41	Park Avenue	Denning Ave	Palmer Ave	D	9,001	2LU	415	C
42	Park Avenue	Palmer Ave	Webster Ave	D	11,556	2LU	617	D
43	Park Avenue	Webster Ave	Morse Blvd	D	8,807	2LU	470	C
44	Park Avenue	Morse Blvd	Fairbanks Ave	D	11,845	2LU	632	D
45	Park Avenue	Fairbanks Ave	Holt Ave	D	4,662	2LU	249	C
46	Pennsylvania Avenue	Park Ave	Webster Ave	D	9,877	2LU	464	C
47	Pennsylvania Avenue	Webster Ave	Morse Blvd	D	11,122	2LU	521	D
48	Pennsylvania Avenue	Morse Blvd	Fairbanks Ave	D	12,470	2LU	584	D
49	Pennsylvania Avenue	Fairbanks Ave	Minnesota Ave	D	12,829	2LU	599	D
50	Pennsylvania Avenue	Minnesota Ave	Fawsett Rd	D	13,358	2LU	625	D
51	Perth Lane	Mizell Ave	Cady Way	D	10,862	2LU	508	D
52	Phelps Avenue	Palmer Ave	Aloma Ave	D	2,843	2LU	133	C
53	SR 423 (Lee Road)	I-4	Orlando Ave	D	49,396	4LD	2,167	F
54	SR 426 (Fairbanks Avenue)	I-4	Orlando Ave	E	38,453	4LD	1,797	E
55	SR 426 (Fairbanks Avenue)	Orlando Ave	Orange Ave	E	46,297	4LU	2,164	F
56	SR 426 (Fairbanks Avenue)	Orange Ave	Park Ave	E	47,225	4LD	2,207	F
57	SR 426 (Fairbanks Avenue)	Park Ave	Ollie Ave	E	48,154	4LD	2,251	F
58	SR 426 (Osceola Avenue)	Ollie Ave	Trismen Terr	E	46,796	4LU	2,188	F
59	SR 426 (Brewer Avenue)	Trismen Terr	Alberta Dr	E	46,118	4LU	2,156	F
60	SR 426 (Aloma Avenue)	Alberta Dr	Lakemont Ave	E	45,439	4LD	2,126	F
61	SR 426 (Aloma Avenue)	Lakemont Ave	City Limits	E	56,538	4LD	2,643	F
62	SR 527 (Orange Avenue)	Clay Ave	Orlando Ave	E	37,269	4LD	1,856	D
63	Temple Drive	City Limits	Howell Branch Rd	D	11,301	2LU	621	D
64	Temple Drive	Howell Branch Rd	Palmer Ave	D	12,152	2LU	670	D
65	US 17-92 (Orlando Avenue)	City Limits	Orange Ave	E	42,648	4LD	1,993	F
66	US 17-92 (Orlando Avenue)	Orange Ave	Fairbanks Ave	E	41,262	4LD	1,929	F
67	US 17-92 (Orlando Avenue)	Fairbanks Ave	Webster Ave	E	46,370	4LD	2,167	F
68	US 17-92 (Orlando Avenue)	Webster Ave	Lee Rd	E	53,058	4LD	2,480	F
69	US 17-92 (Orlando Avenue)	Lee Rd	City Limits	E	57,924	6LD	2,708	C
70	Via Tuscany Avenue	Howell Branch Rd	Alabama Dr	D	2,620	2LU	122	C
71	Webster Avenue	Orlando Ave	Denning Ave	D	14,244	4LU	665	C
72	Webster Avenue	Denning Ave	Pennsylvania Ave	D	12,130	2LU	567	D
73	Webster Avenue	Pennsylvania Ave	Park Ave	D	9,060	2LU	423	C
74	Winter Park Road	Lake Sue Ave	Glenridge Way	D	12,543	2LU	586	D
75	Winter Park Road	Glenridge Way	City Limits	D	13,133	2LU	756	D

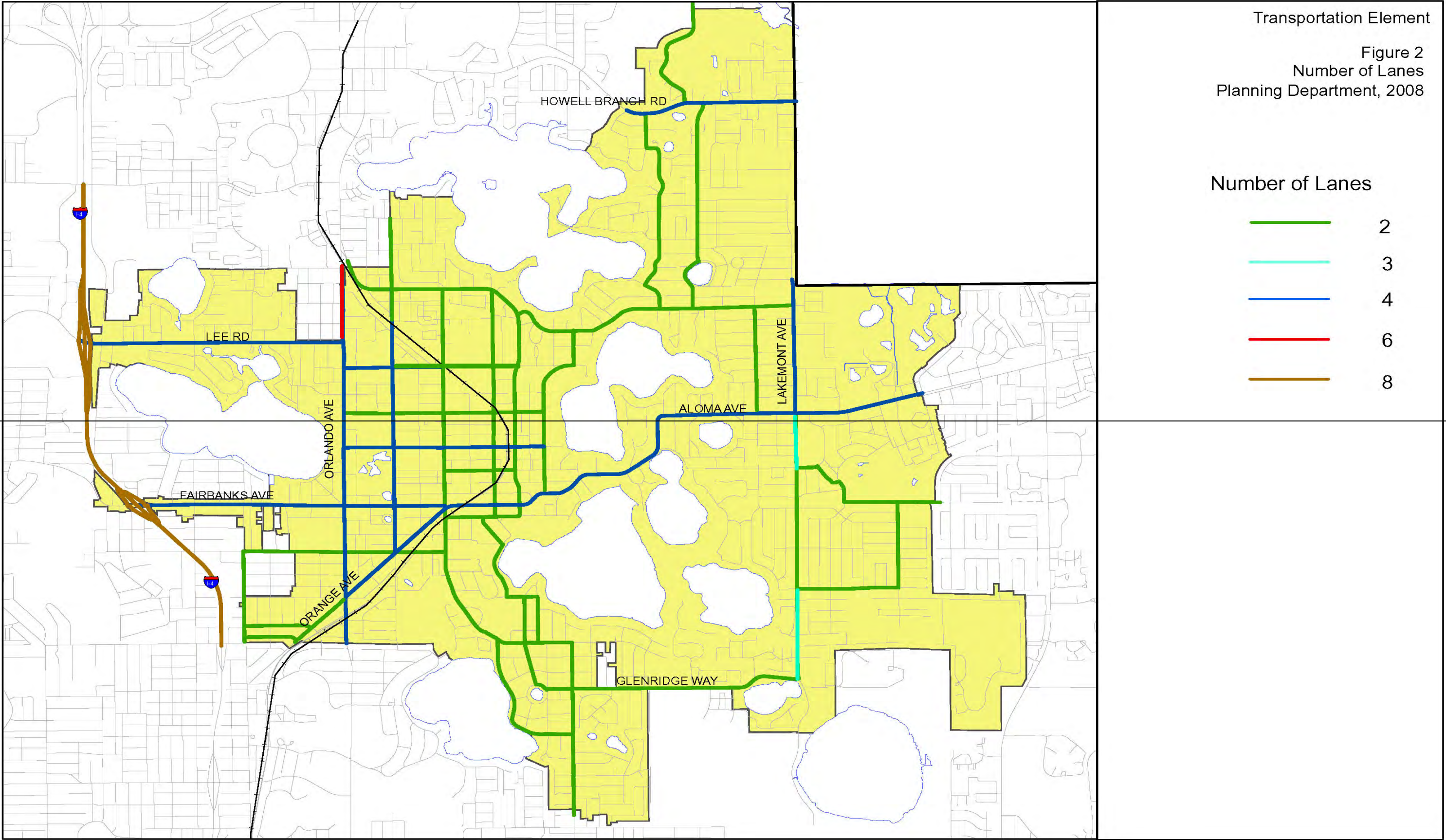
Table 2-9: Future Year 2028 Conditions Analysis

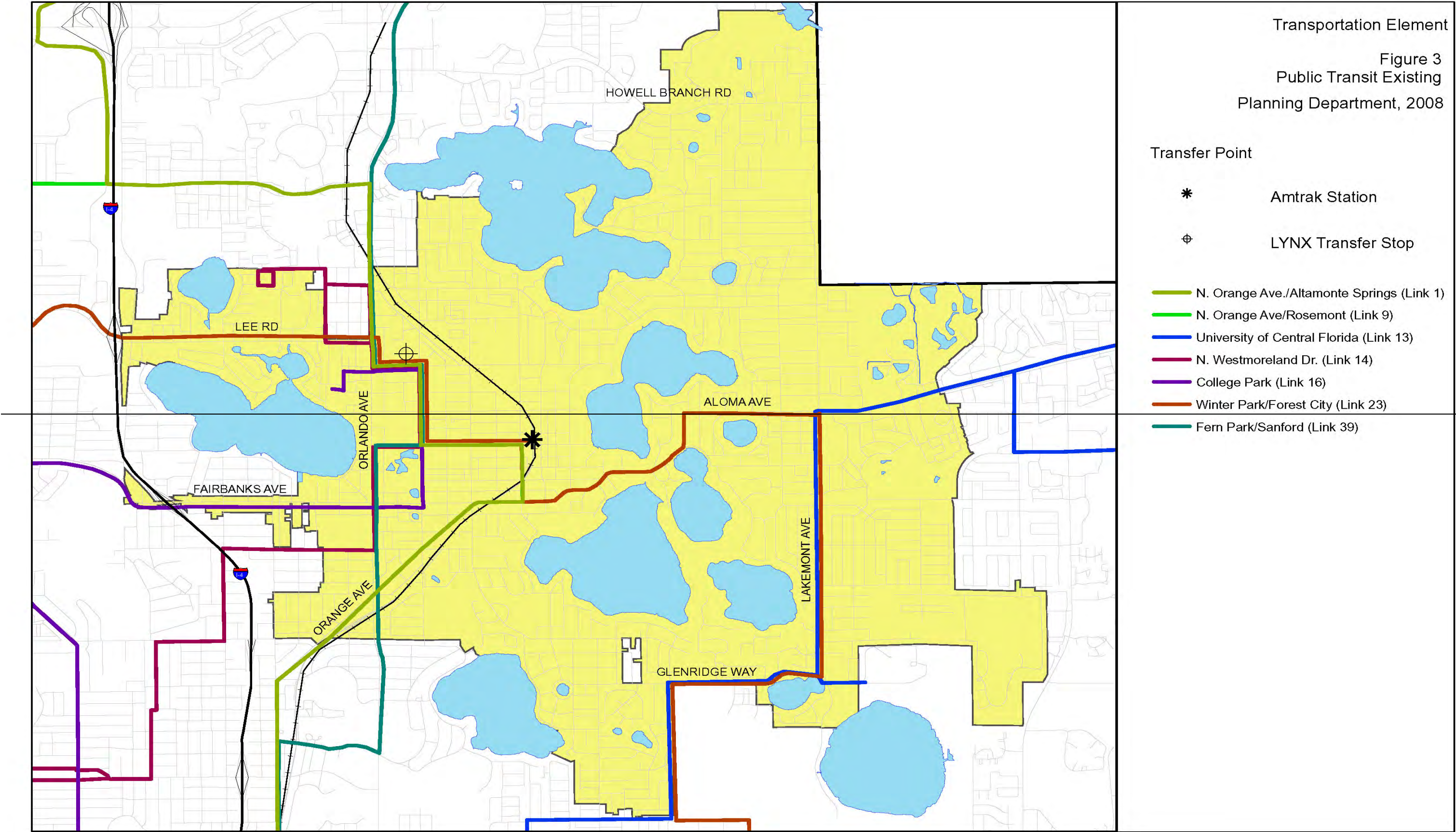
Segment Number	Street Name	From	To	Adopted LOS	2028 AADT	2028 Lanes	Peak Hour Pk Direction	2028 LOS
1	Alabama Drive	Via Tuscany Ave	Palmer Ave	D	4,419	2LU	244	C
2	Cady Way	Perth Ln	Ranger Blvd	D	7,695	2LU	359	C
3	Canton Avenue	Orlando Ave	Denning Ave	D	11,458	2LU	535	D
4	Canton Avenue	Denning Ave	Park Ave	D	10,733	2LU	502	D
5	Canton Avenue	Park Ave	Interlachen Ave	D	5,672	2LU	264	C
6	Clay Street	Berkshire Ave	Minnesota Ave	D	12,856	2LU	601	C
7	Clay Street	Minnesota Ave	Fairbanks Ave	D	14,072	2LU	888	E
8	Denning Drive	Park Ave	Webster Ave	D	10,473	2LU	490	D
9	Denning Drive	Webster Ave	Fairbanks Ave	D	18,646	4LU	871	D
10	Denning Drive	Fairbanks Ave	Minnesota Ave	D	13,028	4LU	609	C
11	Glenridge Way	Winter Park Rd	General Rees Rd	D	16,111	2LU	774	E
12	Glenridge Way	General Rees Rd	Lakemont Ave	D	20,671	2LU	966	F
13	Holt Avenue	Park Ave	Pennsylvania Ave	D	5,210	2LU	243	C
14	Howell Branch Road	Via Tuscany Ave	Temple Dr	D	42,059	4LD	1,949	E
15	Howell Branch Road	Temple Dr	Lake Howell Rd	D	44,314	4LD	1,917	E
16	Interlachen Avenue	New England Ave	Canton Ave	D	2,393	2LU	112	C
17	Interstate 4	Princeton St	Fairbanks Ave	D	290,275	10LD	12,672	F
18	Interstate 4	Fairbanks Ave	Lee Rd	D	284,898	10LD	12,437	F
19	Lake Sue Avenue	Fawsett Rd	Winter Park Rd	D	9,020	2LU	421	C
20	Lakemont Avenue	Lake Howell Rd	Palmer Ave	D	19,781	4LU	1,069	D
21	Lakemont Avenue	Palmer Ave	Aloma Ave	D	33,093	4LU	1,547	D
22a	Lakemont Avenue	Aloma Ave	Mizell Ave	D	23,213	3L	917	D
22b	Lakemont Avenue	Mizell Ave	Whitehall Dr	D	23,213	2L	917	D
22c	Lakemont Avenue	Whitehall Dr	Glenridge Way	D	23,213	3L	917	D
23	Lee Road Extension	Orange Ave	Denning Ave	D	14,456	2LU	720	D
24	Minnesota Avenue	Clay St	Orlando Ave	D	11,775	2LU	550	D
25	Minnesota Avenue	Orlando Ave	Pennsylvania Ave	D	13,206	2LU	617	D
26	Mizell Avenue	Osceola Ave	Lakemont Ave	D	3,915	2LU	183	C
27	Mizell Avenue	Lakemont Ave	Perth Ln	D	10,957	2LU	512	D
28	Morse Boulevard	Orlando Ave	Denning Ave	D	10,255	4LD	479	C
29	Morse Boulevard	Denning Ave	Park Ave	D	10,272	4LD	479	C
30	Morse Boulevard	Park Ave	Interlachen Ave	D	7,291	4LD	341	C
31	New England Avenue	Pennsylvania Ave	Park Ave	D	3,653	2LU	171	C
32	New England Avenue	Park Ave	Fairbanks Ave	D	4,153	2LU	194	C
33	New York Avenue	Park Ave	Webster Ave	D	7,819	2LU	366	C
34	New York Avenue	Webster Ave	Morse Blvd	D	10,140	2LU	474	C
35	New York Avenue	Morse Blvd	Fairbanks Ave	D	10,973	2LU	513	D
36	New York Avenue	Fairbanks Ave	Holt Ave	D	4,764	2LU	223	C
37	Orange Avenue	Orlando Ave	Fairbanks Ave	E	29,523	4LU	1,381	D
38	Palmer Avenue	Park Ave	Temple Dr	D	14,491	2LU	759	D
39	Palmer Avenue	Temple Dr	Lakemont Ave	D	14,340	2LU	670	D
40	Park Avenue	Orlando Ave	Denning Ave	D	14,313	2LU	713	D
41	Park Avenue	Denning Ave	Palmer Ave	D	10,250	2LU	473	C
42	Park Avenue	Palmer Ave	Webster Ave	D	12,931	2LU	690	D
43	Park Avenue	Webster Ave	Morse Blvd	D	8,876	2LU	473	C
44	Park Avenue	Morse Blvd	Fairbanks Ave	D	12,327	2LU	658	D
45	Park Avenue	Fairbanks Ave	Holt Ave	D	5,136	2LU	274	C
46	Pennsylvania Avenue	Park Ave	Webster Ave	D	12,118	2LU	569	D
47	Pennsylvania Avenue	Webster Ave	Morse Blvd	D	13,297	2LU	623	D
48	Pennsylvania Avenue	Morse Blvd	Fairbanks Ave	D	14,698	2LU	688	D
49	Pennsylvania Avenue	Fairbanks Ave	Minnesota Ave	D	14,804	2LU	691	D
50	Pennsylvania Avenue	Minnesota Ave	Fawsett Rd	D	15,414	2LU	721	D
51	Perth Lane	Mizell Ave	Cady Way	D	11,871	2LU	555	D
52	Phelps Avenue	Palmer Ave	Aloma Ave	D	2,971	2LU	139	C
53	SR 423 (Lee Road)	I-4	Orlando Ave	E	52,156	4LD	2,289	F
54	SR 426 (Fairbanks Avenue)	I-4	Orlando Ave	E	40,821	4LD	1,908	F
55	SR 426 (Fairbanks Avenue)	Orlando Ave	Orange Ave	E	49,055	4LU	2,292	F
56	SR 426 (Fairbanks Avenue)	Orange Ave	Park Ave	E	49,413	4LD	2,309	F
57	SR 426 (Fairbanks Avenue)	Park Ave	Ollie Ave	E	49,769	4LD	2,326	F
58	SR 426 (Osceola Avenue)	Ollie Ave	Trismen Terr	E	47,556	4LU	2,223	F
59	SR 426 (Brewer Avenue)	Trismen Terr	Alberta Dr	E	46,449	4LU	2,171	F
60	SR 426 (Aloma Avenue)	Alberta Dr	Lakemont Ave	E	45,342	4LD	2,121	F
61	SR 426 (Aloma Avenue)	Lakemont Ave	City Limits	E	58,442	4LD	2,732	F
62	SR 527 (Orange Avenue)	Clay Ave	Orlando Ave	E	39,069	4LD	2,054	F
63	Temple Drive	City Limits	Howell Branch Rd	D	13,077	2LU	719	D
64	Temple Drive	Howell Branch Rd	Palmer Ave	D	13,679	2LU	754	D
65	US 17-92 (Orlando Avenue)	City Limits	Orange Ave	E	45,318	4LD	2,118	F
66	US 17-92 (Orlando Avenue)	Orange Ave	Fairbanks Ave	E	43,499	4LD	2,033	F
67	US 17-92 (Orlando Avenue)	Fairbanks Ave	Webster Ave	E	48,361	4LD	2,260	F
68	US 17-92 (Orlando Avenue)	Webster Ave	Lee Rd	E	56,196	4LD	2,626	F
69	US 17-92 (Orlando Avenue)	Lee Rd	City Limits	E	61,638	6LD	2,881	F
70	Via Tuscany Avenue	Howell Branch Rd	Alabama Dr	D	2,716	2LU	127	C
71	Webster Avenue	Orlando Ave	Denning Ave	D	14,053	4LU	657	C
72	Webster Avenue	Denning Ave	Pennsylvania Ave	D	12,327	2LU	577	D
73	Webster Avenue	Pennsylvania Ave	Park Ave	D	9,344	2LU	437	C
74	Winter Park Road	Lake Sue Ave	Glenridge Way	D	14,255	2LU	666	D
75	Winter Park Road	Glenridge Way	City Limits	D	13,990	2LU	806	E

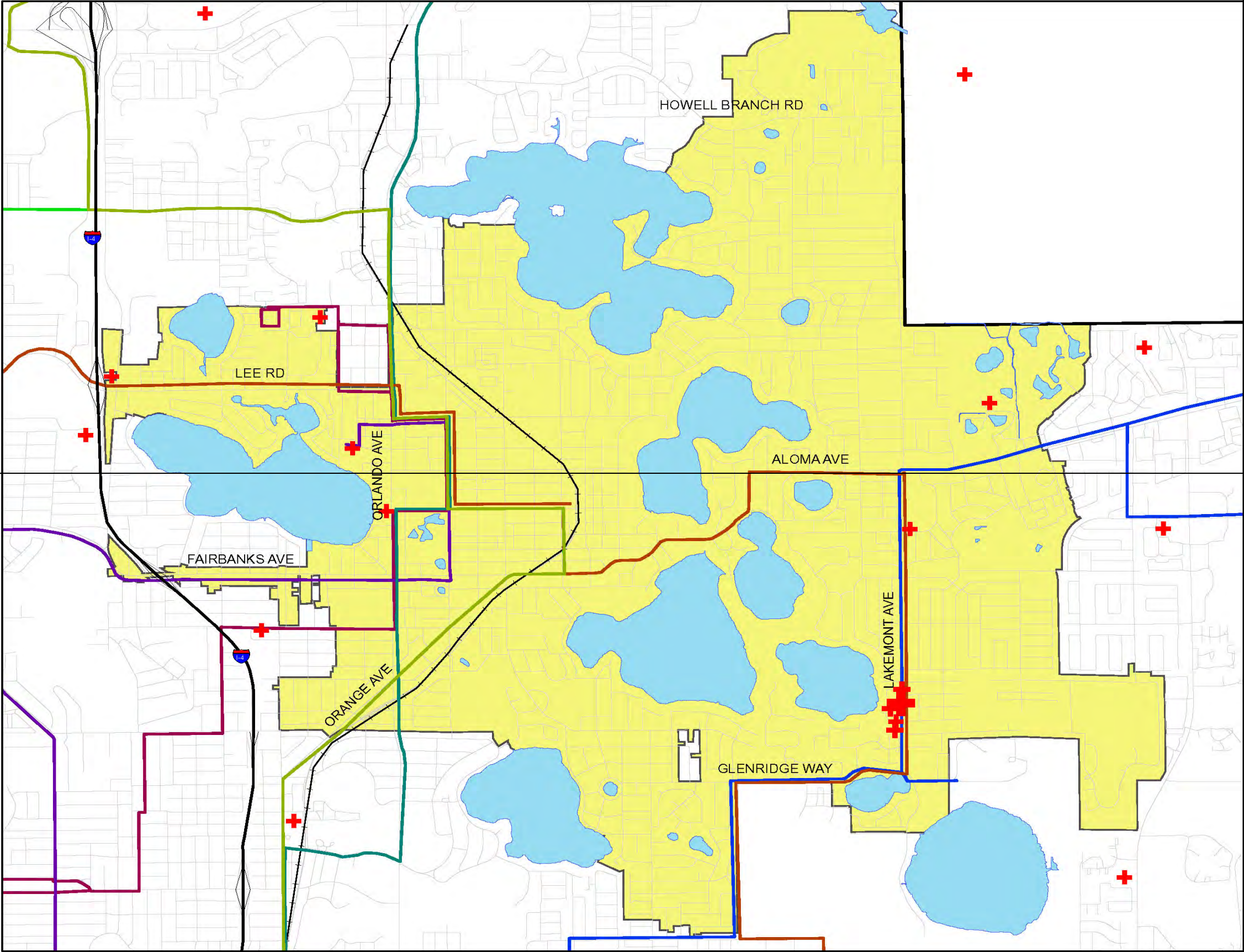


Transportation Element
Figure 1
Road System
Planning Department, 2008

- Conventional Functional/Administrative Class
- Principal Arterial/State
 - Collector/City or County
 - Local/City



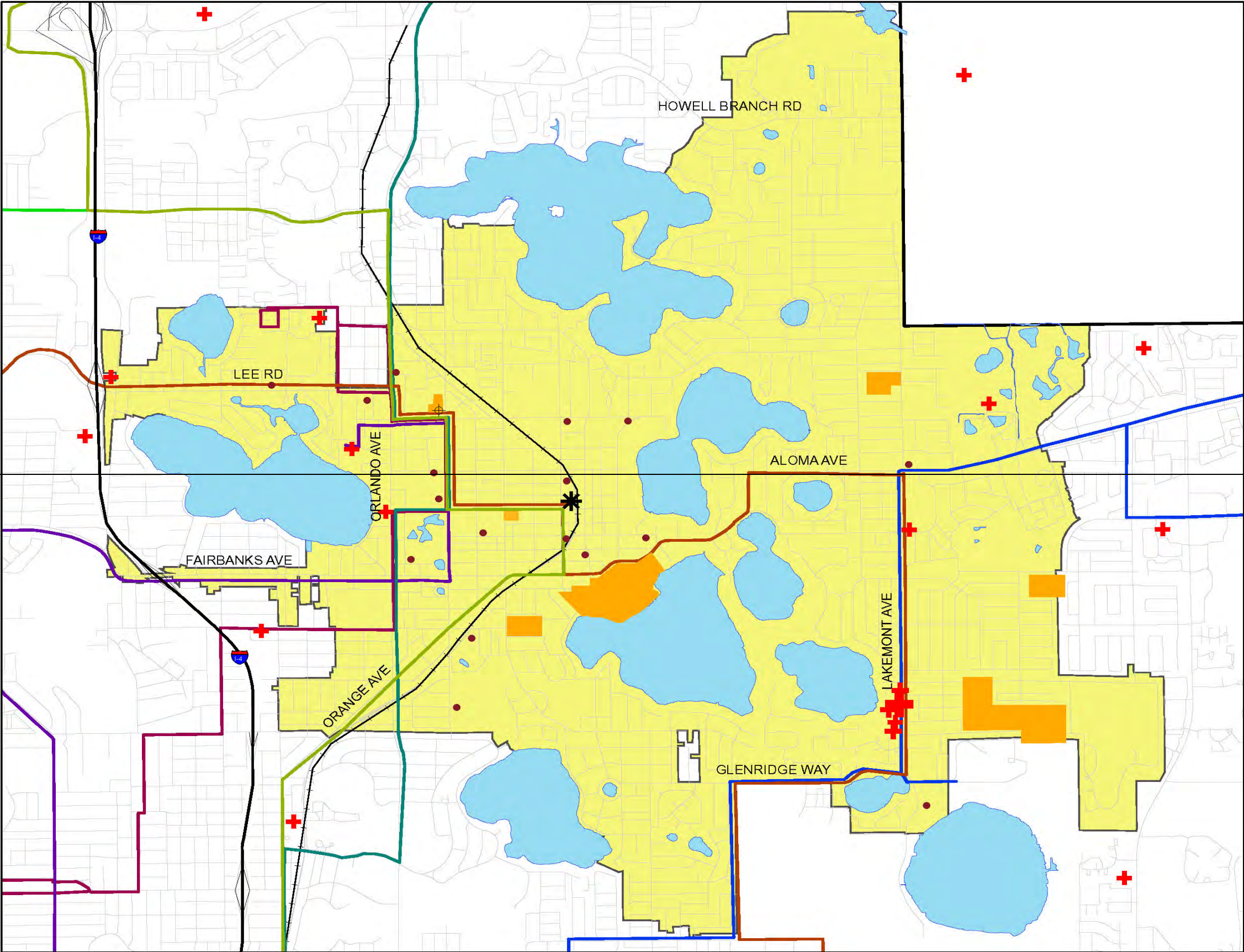




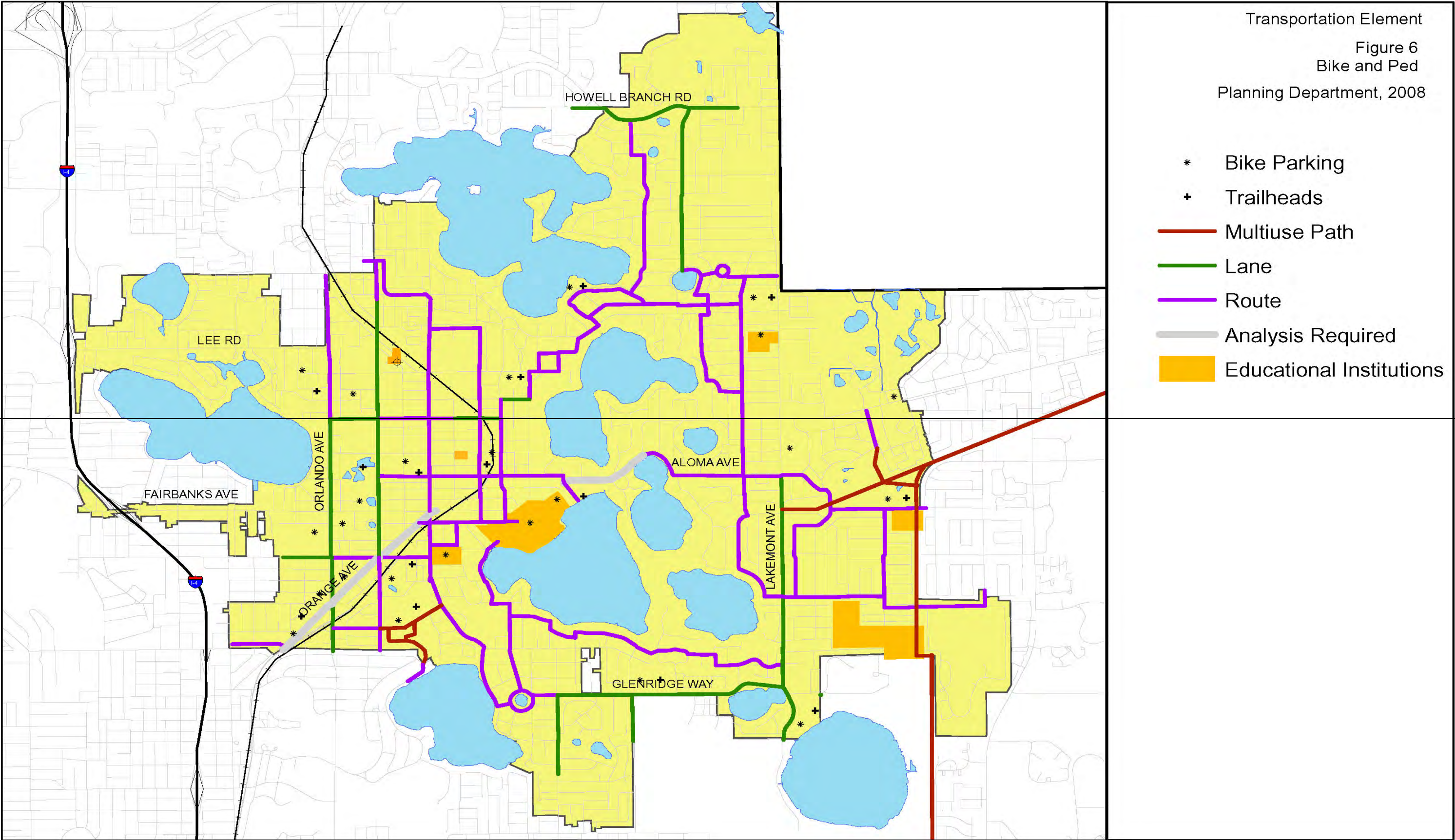
Transportation Element
Figure 4
Transit-Dependent
Planning Department, 2008

- + Assisted Living Centers
- N. Orange Ave./Altamonte Springs (Link 1)
- N. Orange Ave./Rosemont (Link 9)
- University of Central Florida (Link 13)
- N. Westmoreland Dr. (Link 14)
- College Park (Link 16)
- Winter Park/Forest City (Link 23)
- Fern Park/Sanford (Link 39)

Transportation Element
Figure 5
Transit Attractors
Planning Department, 2008



- ✚ Assisted Living Centers
- Government Facilities
- Educational Institutions
- N. Orange Ave./Altamonte Springs (Link 1)
- N. Orange Ave./Rosemont (Link 9)
- University of Central Florida (Link 13)
- N. Westmoreland Dr. (Link 14)
- College Park (Link 16)
- Winter Park/Forest City (Link 23)
- Fern Park/Sanford (Link 39)

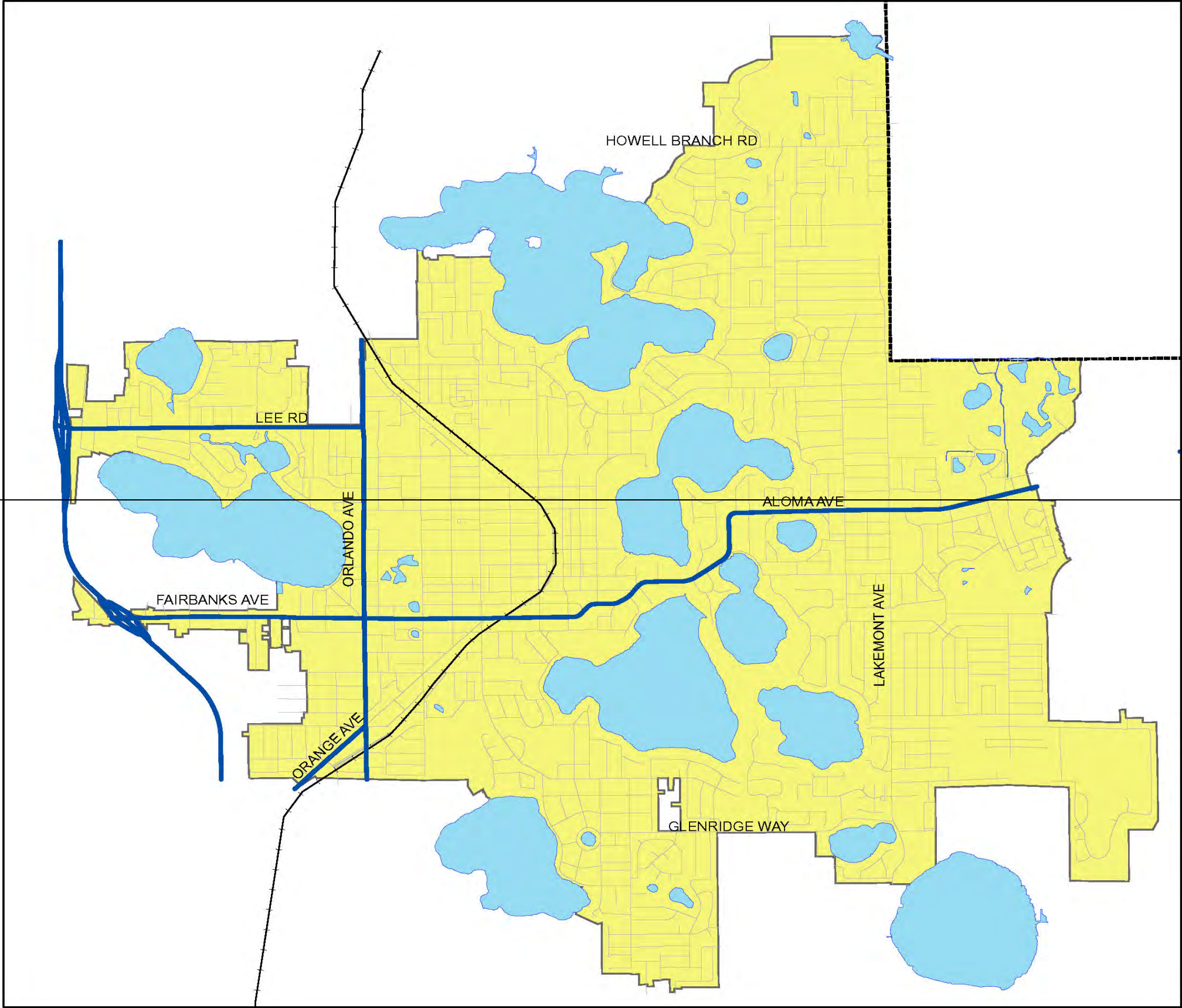


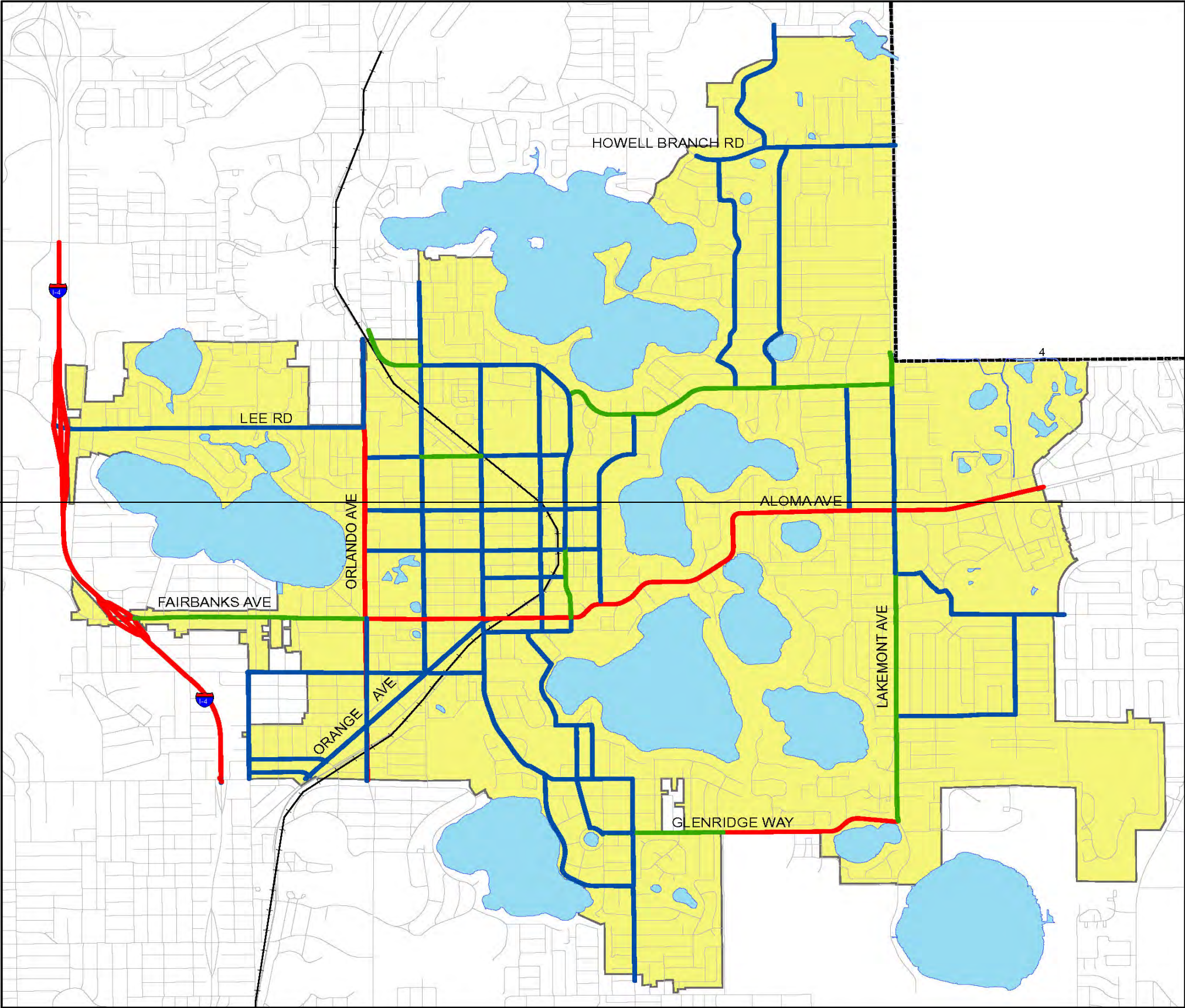
Transportation Element

Figure 7
Vehicular LOS Standard
Planning Department, 2008

Vehicular Level of Service Standards

- State Road Arterials: LOS E
- All collector roads within the city limits other than those displayed by the indicator above, are LOS D



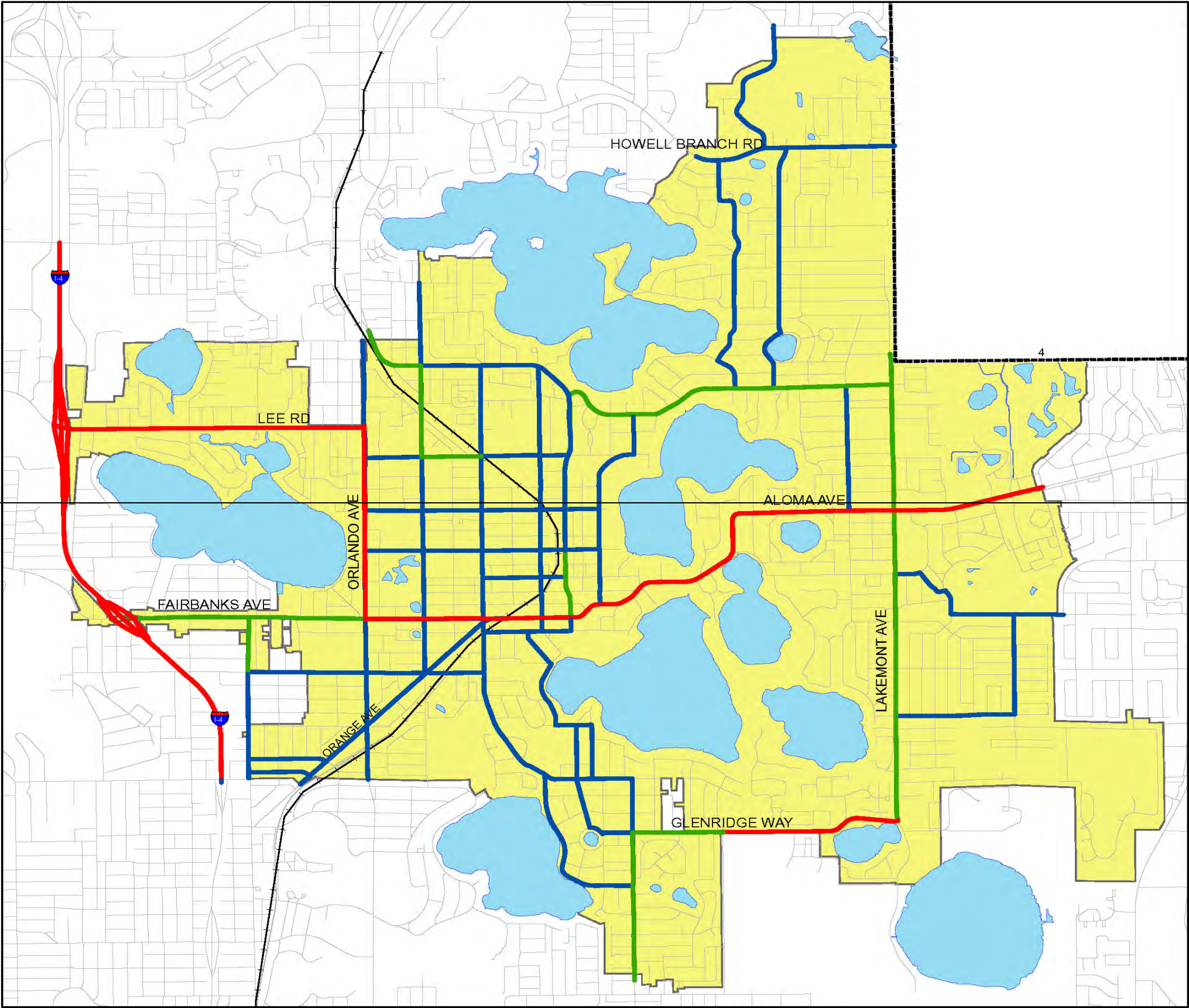


Transportation Element

Figure 8
Vehicular Peak Direction LOS, 2008
Planning Department, 2008

Operating Level of Service

- D
- F
- B/C

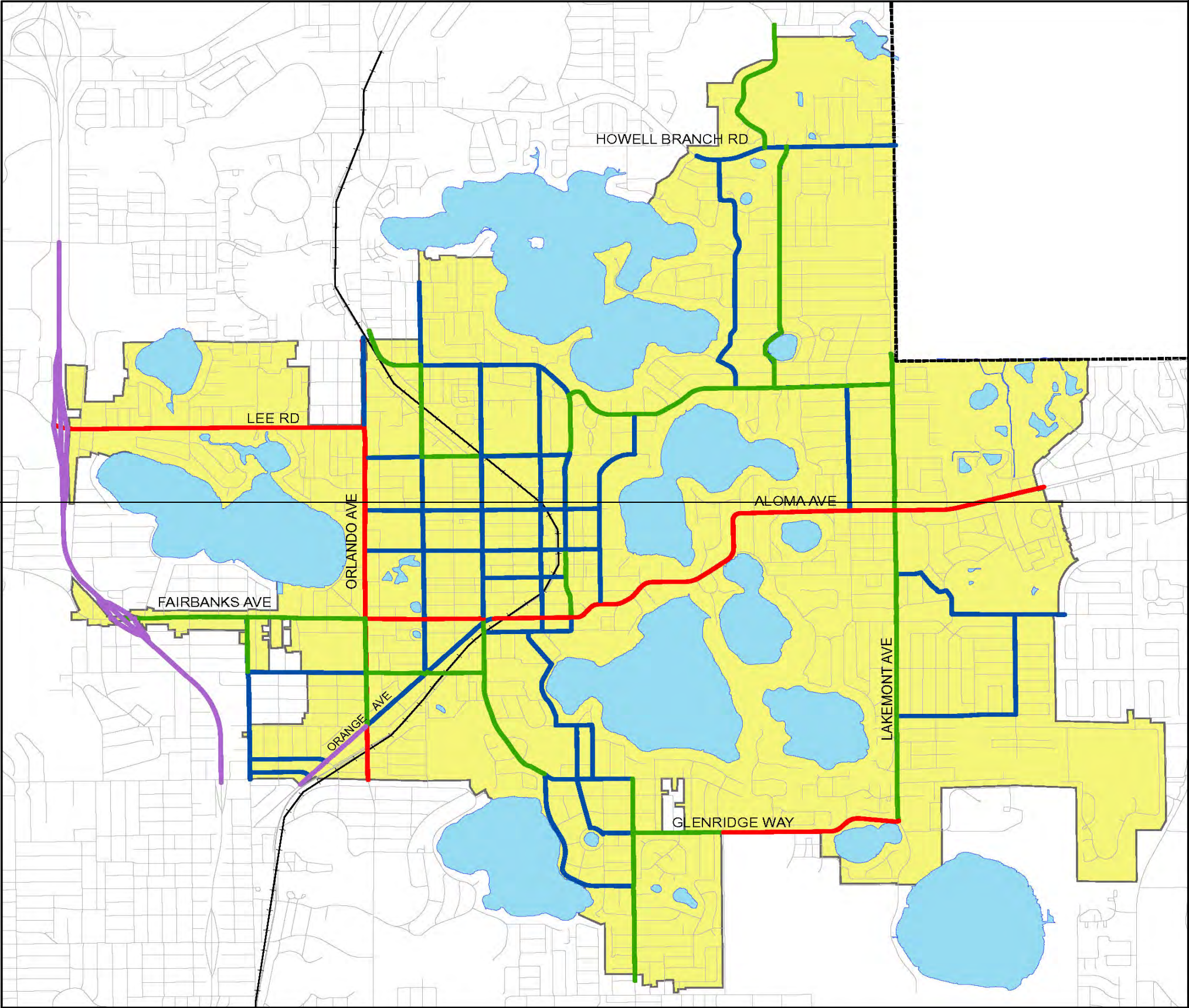


Transportation Element

Figure 9
Vehicular Peak Direction LOS, 2013
Planning Department, 2008

Operating Level of Service

- F
- D
- B / C

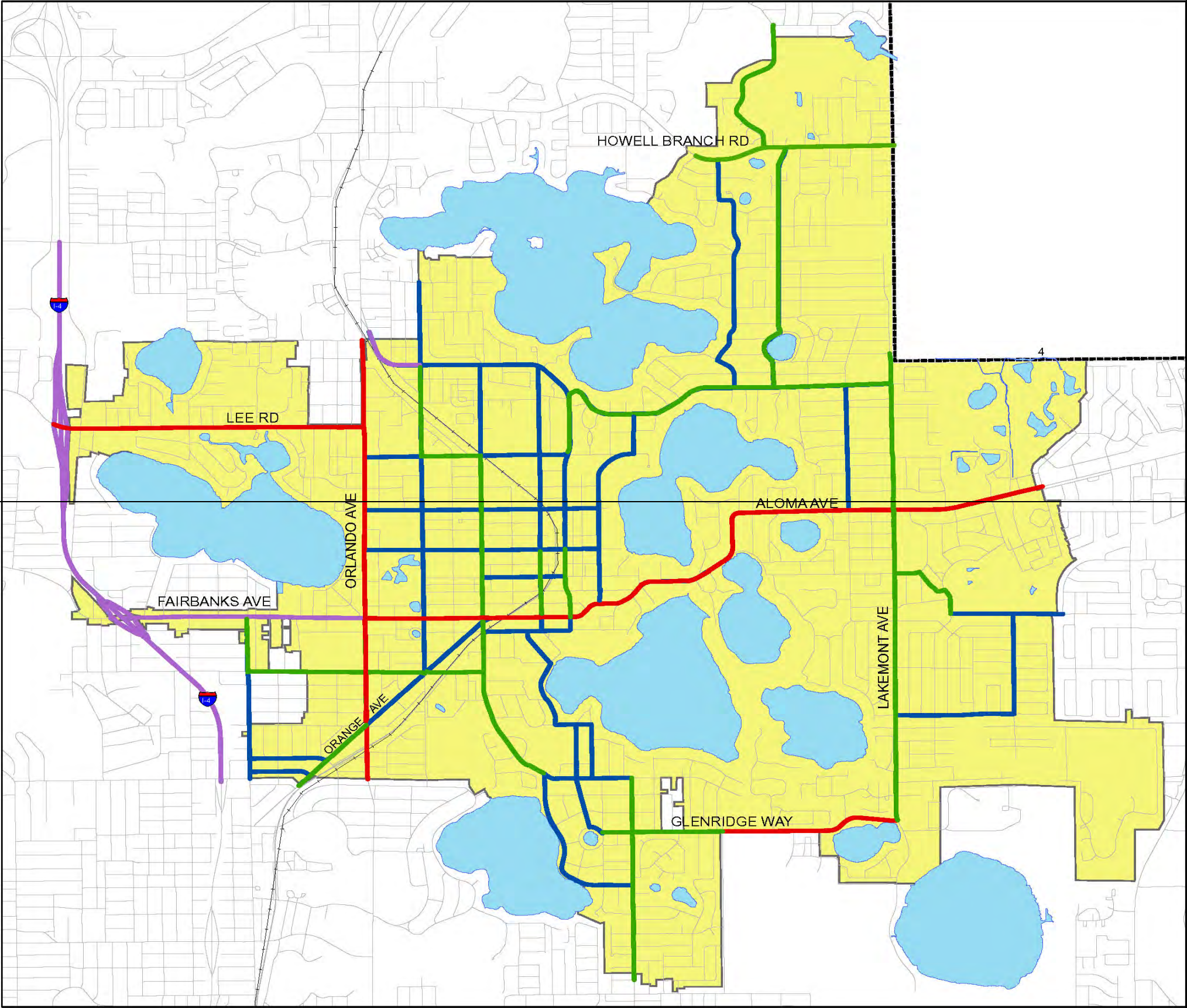


Transportation Element

Figure 10
Vehicular Peak Direction LOS, 2018
Planning Department, 2008

Operating Level of Service

- E
- F
- D
- B / C

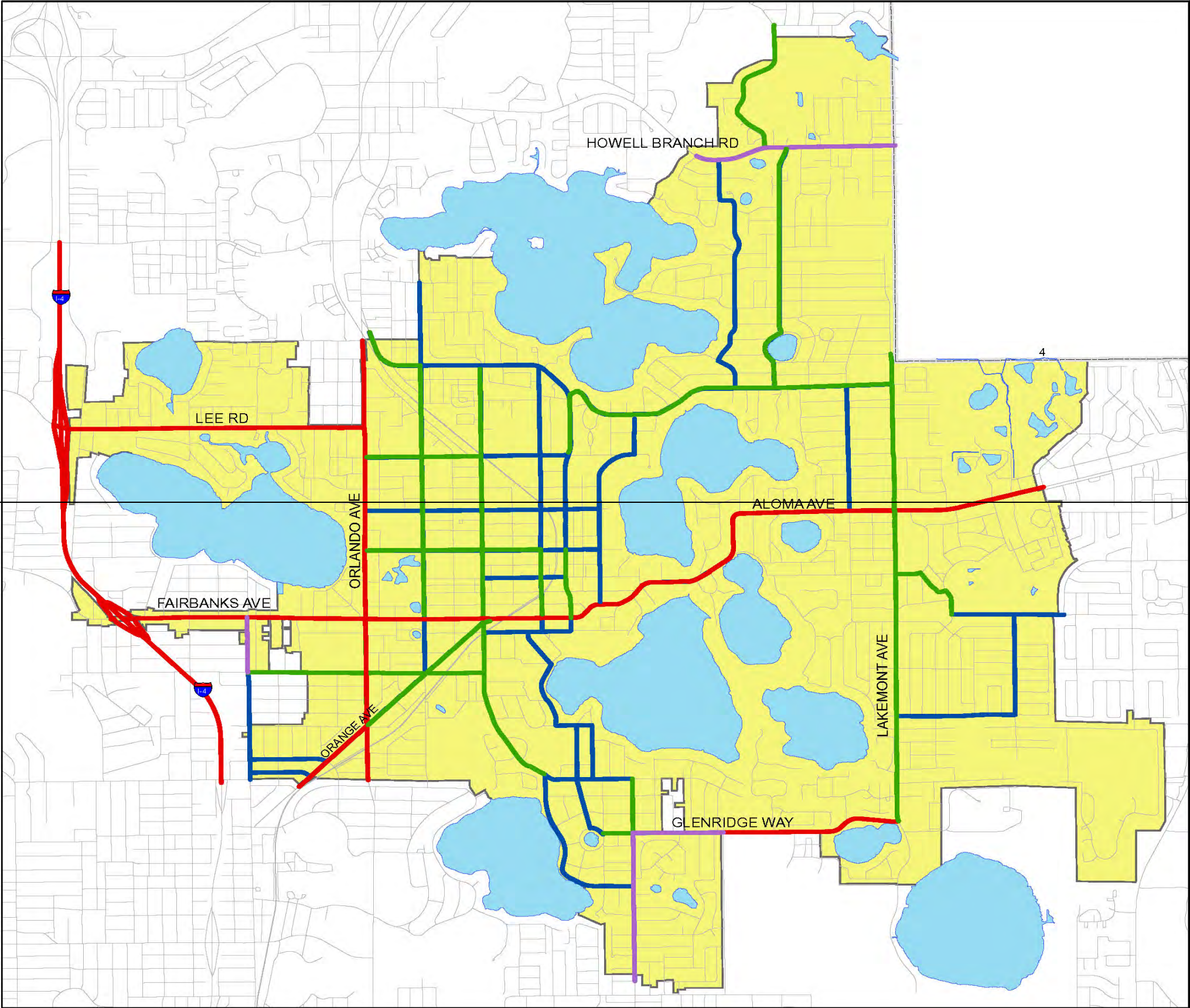


Transportation Element

Figure 11
Vehicular Peak Direction LOS, 2023
Planning Department, 2008

Operating Level of Service

- D
- F
- E
- B / C

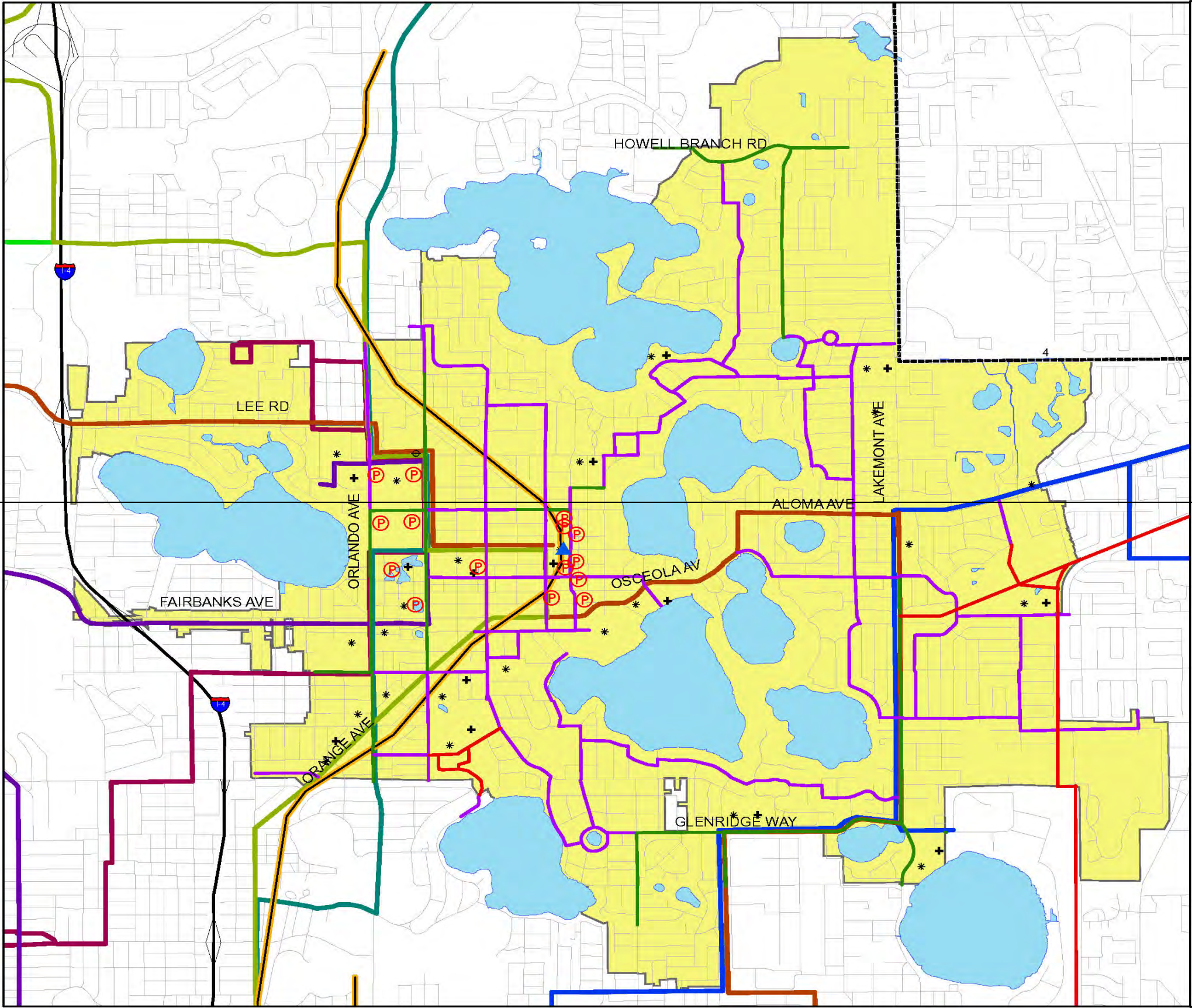


Transportation Element

Figure 12
Vehicular Peak Direction LOS, 2028
Planning Department, 2008

Operating Level of Service

- E
- D
- F
- B / C



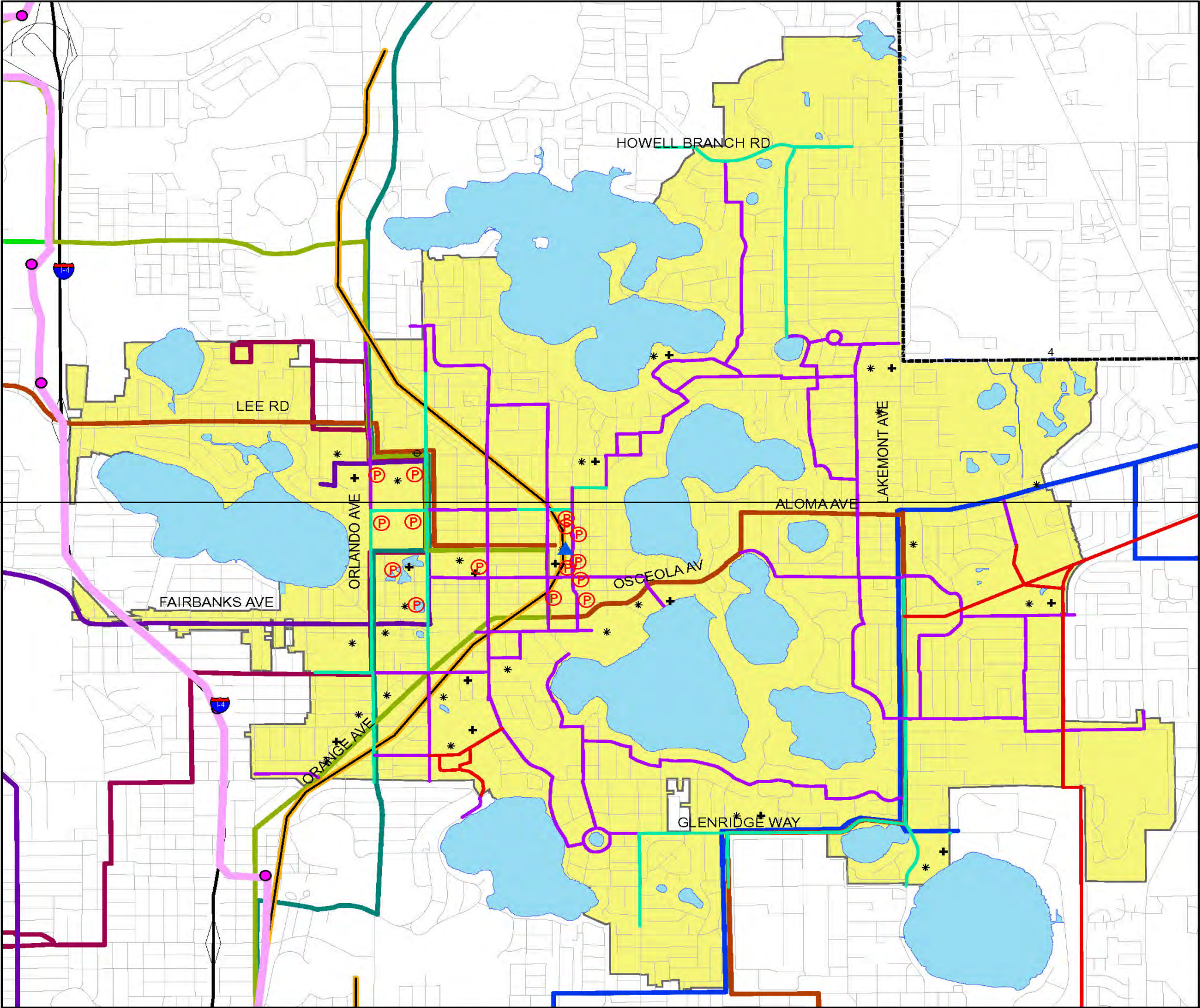
Transportation Element

Figure 13
Future Transportation System Map 2013
Planning Department, 2008

Transit Routes that serve Winter Park

- N. Orange Ave./Altamonte Springs (Link 1)
- N. Orange Ave/Rosemont (Link 9)
- University of Central Florida (Link 13)
- N. Westmoreland Dr. (Link 14)
- College Park (Link 16)
- Winter Park/Forest City (Link 23)
- Fern Park/Sanford (Link 39)

- National Passenger Rail
- Commuter Rail Amtrak Station
- Commuter Rail / LYNX Transfer St
- Parking Facilities
- Bike Parking
- Trailheads
- Multiuse Path
- Lane
- Route



Transportation Element

Figure 14
Future Transit System Map 2028
Planning Department, 2008

Transit Routes that serve Winter Park

- N. Orange Ave./Altamonte Springs (Link 1)
- N. Orange Ave/Rosemont (Link 9)
- University of Central Florida (Link 13)
- N. Westmoreland Dr. (Link 14)
- College Park (Link 16)
- Winter Park/Forest City (Link 23)
- Fern Park/Sanford (Link 39)

- National Passenger Rail
- Commuter Rail
- Commuter Rail / Amtrak Station
- LYNX Transfer St
- Bike Parking
- Trailheads
- Multiuse Path
- Lane
- Route



TRANSPORTATION ELEMENT

Data, Inventory, and Analysis



Prepared by
Kimley»Horn

DRAFT

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1.0 INTRODUCTION

This document provides the relevant data, inventory and analysis of transportation conditions in support of the City's Transportation Element of their Comprehensive Plan, as described in Florida Statutes (FS) 163.3177(1)(f). This information was considered in developing the Goals, Objectives and Policies in the City's Transportation Element.

2.0 EXISTING CONDITIONS

The existing conditions within Winter Park were identified in this document, including an inventory of sidewalks, trails, bicycle facilities, transit service, roadway laneage, functional classification, jurisdiction and traffic counts.

This information was used to identify existing levels of service for each mode of travel – pedestrian, bicycle, transit and roadway.

2.1 Roadways

Winter Park is served by a network of state, county and local roads which range from Interstate 4 to local neighborhood streets. **Table 1** summarizes the number of lanes, functional classification and jurisdiction of the key roadways within the City. This information is also illustrated in **Map 1**: Number of Lanes, **Map 2**: Jurisdiction and **Map 3**: Functional Classification

2.1.1 Jurisdiction

The Jurisdiction refers to the “ownership” of the roadway. For example, the Florida Department of Transportation (FDOT) has the responsibility to maintain roadways within their jurisdiction. FDOT also controls the access to these roads. Orange County and the City have similar responsibilities for roads within their jurisdiction. It should be noted that the City has the authority to establish the level of service standard for all roads within the City, regardless of jurisdiction. In addition, jurisdictions can be transferred between FDOT, Orange County and the City upon the parties reaching agreement as to the transfer.

2.1.2 Functional Classification

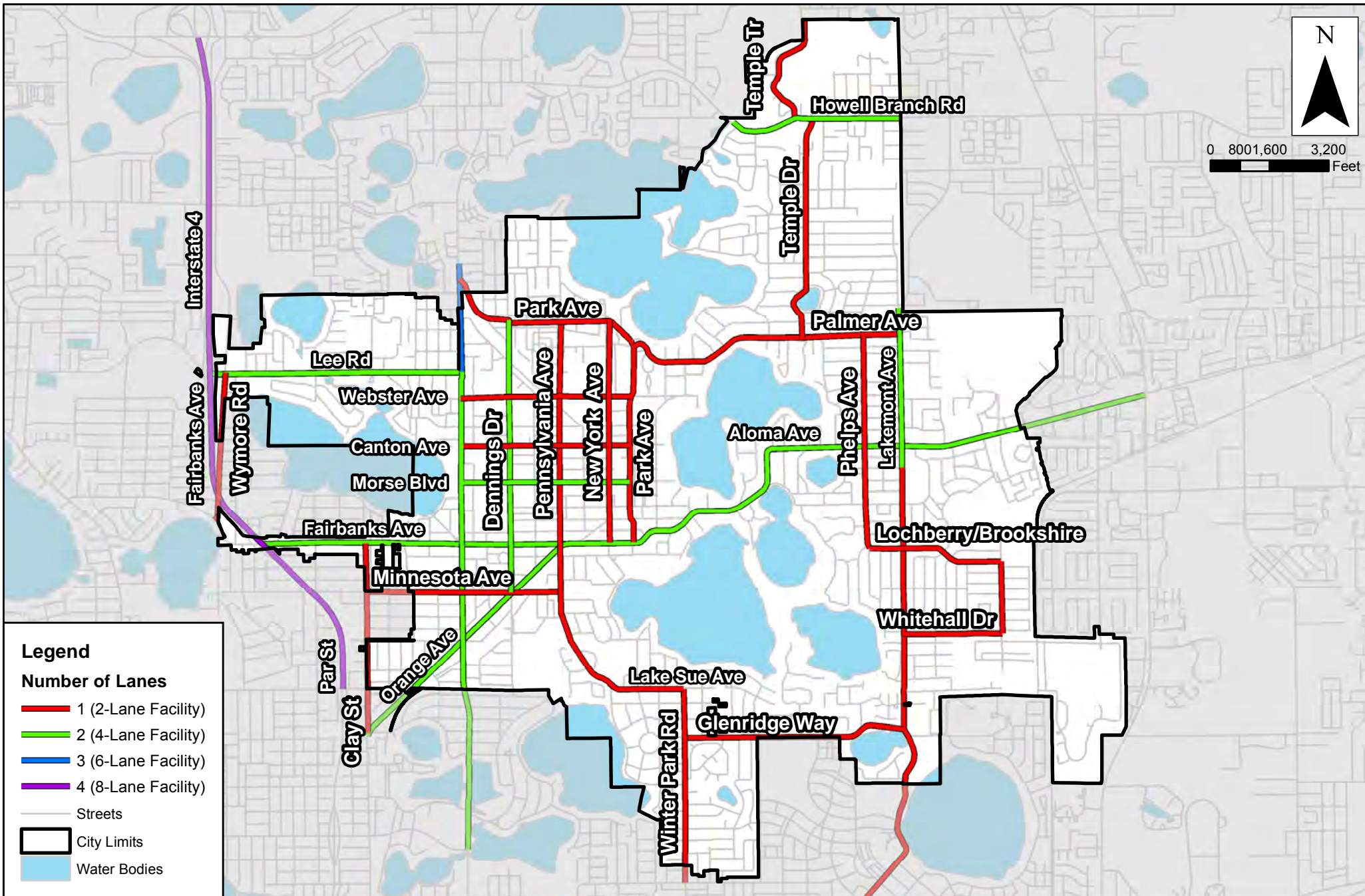
All roadways within Winter Park are assigned a Functional Classification based on the agreement of the Florida Department of Transportation, MetroPlan Orlando and the Federal Highway Administration. Functional classification is the process when streets and highways are grouped into classes, or systems, according to the character of service they provide. The designation of functional classification is made at least once every 10 years following the decennial Census. Five functional classification categories are common to roads:

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

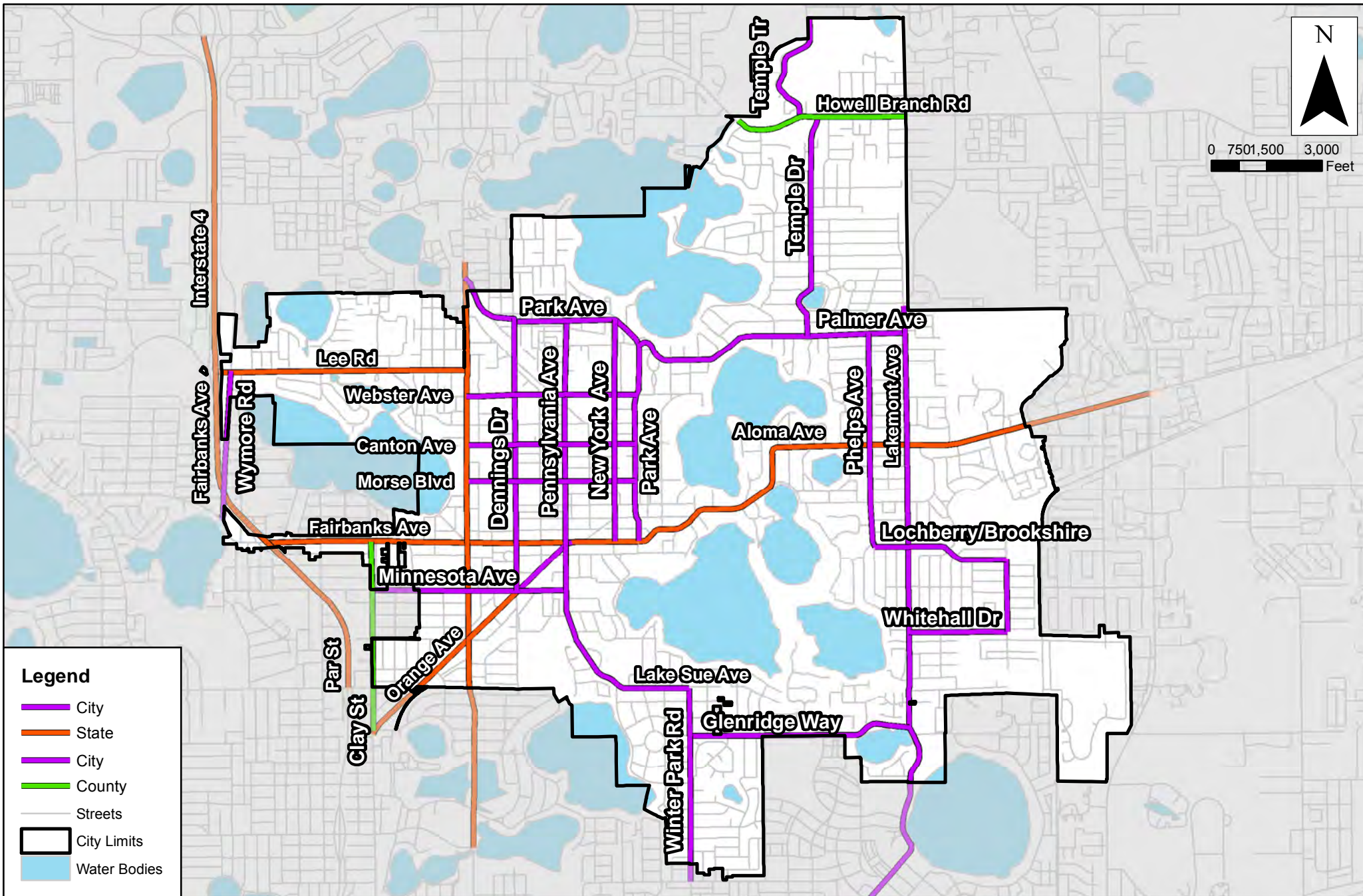
Table 1: Number of Lanes, Functional Classification and Jurisdiction

Roadway	From	To	No. Lanes	Functional Classification	Jurisdiction
State Roads					
I-4	Lee Rd.	Maitland Blvd.	3+1 Aux	Principal Arterial-Interstate	State
I-4	Fairbanks Ave.	Lee Rd.	3+1 Aux	Principal Arterial-Interstate	State
I-4	Par St.	Fairbanks Ave.	4	Principal Arterial-Interstate	State
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	3	Principal Arterial-Other	State
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	2	Principal Arterial-Other	State
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	2	Principal Arterial-Other	State
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	2	Principal Arterial-Other	State
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	2	Principal Arterial-Other	State
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	2	Principal Arterial-Other	State
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	2	Principal Arterial-Other	State
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	2	Principal Arterial-Other	State
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	2	Principal Arterial-Other	State
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	2	Principal Arterial-Other	State
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	2	Principal Arterial-Other	State
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	2	Principal Arterial-Other	State
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	2	Principal Arterial-Other	State
Aloma (SR 426)	Lakemont Ave.	SR 436	2	Principal Arterial-Other	State
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	2	Principal Arterial-Other	State
Non-State Roads					
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	1	City Collector*	City
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	1	Major Collector	County
Denning Dr.	Minnesota Ave.	Park Ave.	2	Major Collector	City
Greene Dr.	Whitehall Cir.	Brookshire Ave.	1	Minor Collector	City
Glenridge Way	Winter Park Rd.	General Reese Ave.	1	Local	City
Glenridge Way	General Reese Ave.	Lakemont Ave.	1	Major Collector	City
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	2	Major Collector	County
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	1	Minor Collector	City
Lakemont Ave.	SR 426	Lake Howell Rd.	2	Major Collector	City
Lakemont Ave.	Goodrich Ave.	SR 426	2	Major Collector	City
Lakemont Ave.	Glenridge Way	Goodrich Ave.	1	Major Collector	City
Lakemont Ave.	Common Way Rd.	Glenridge Way	1	Major Collector	City
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	1	Minor Collector	City
Minnesota Ave	Clay St.	Pennsylvania Ave.	1	Major Collector	City
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	2	Minor Collector	City
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	1	City Collector*	City
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	2	Principal Arterial-Other	City
Palmer Ave.	Park Ave.	Lakemont Ave.	1	Major Collector	City
Park Avenue	US 17-92	Palmer Ave.	1	Minor Arterial	City
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	1	Minor Arterial	City
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	1	City Collector*	City
Phelps Avenue	Lochberry Rd.	Palmer Ave.	1	Minor Collector	City
Temple Drive	Palmer Ave.	Horatio Ave.	1	Minor Collector	City
Temple Trail	Horatio Ave.	City Limits	1	Minor Collector	City
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	1	Minor Collector	City
Whitehall Drive	Lakemont Ave.	Greene Dr.	1	Minor Collector	City
Winter Park Road	Corrine Dr.	Lake Sue Ave.	1	Minor Collector	City
Wymore Road	Fairbanks Ave.	Lee Rd.	1	Minor Collector	City

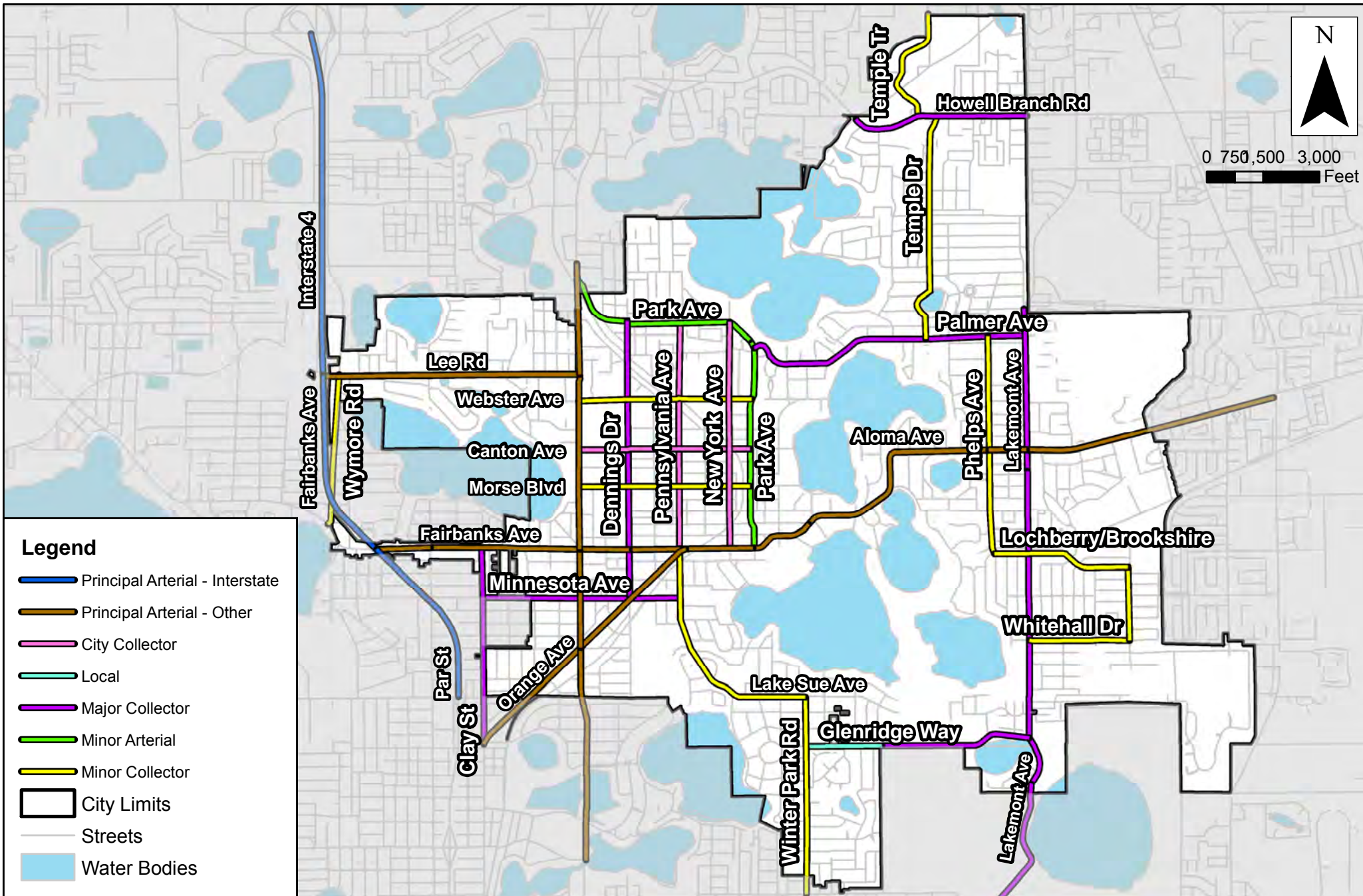
Note: * = City Collector is not recognized by FDOT or FHWA.



MAP 1: WINTER PARK NUMBER OF LANES



MAP 2: WINTER PARK JURISDICTION



MAP 3: WINTER PARK FUNCTIONAL CLASSIFICATION

In addition to these classifications, the City has identified additional roads as City Collectors due to their function serving traffic with the City.

2.1.3 Level of Service

Level of service (LOS) is a quantitative stratification of quality of service established in the Highway Capacity Manual, published by Transportation Research Board. The LOS quality of service is divided into six letter grades, A through F, with A being the best and F being the worst. It is important to note that LOS for urban roadways which are controlled by signals is based on average travel speeds over a distance of 0.5 to 2 miles. **Table 2** summarizes the LOS for roadways based on the speed limit of the roadway.

Table 2: Roadway Level of Service Thresholds

Speed Limit	Average Travel Speed for 0.5 to 2 miles			
	LOS C	LOS D	LOS E	LOS F
40 MPH or Higher	>23 MPH	>18 MPH	>15 MPH	≤15 MPH
35 MPH or Slower	>17 MPH	>13 MPH	>10 MPH	≤10 MPH

Source: FDOT 2013 Q/LOS Handbook

Recognizing that it is costly to measure average travel speeds, traffic volumes are often used as a surrogate for the average travel speeds, based on models that FDOT has developed to correlate traffic volumes with the projected travel speeds. **Table 3** summarizes the generalized peak hour directional volumes for levels of service for signalized roadways, based on the speed limit in miles per hour (mph) of the facility.

Currently, the City has established a LOS Standard of E for all roads within the City, with the exception of Interstate 4, which is LOS D. As part of the City's update to the Transportation Element, the City intends to establish a LOS Standard of E for all roads within the City.

Table 3: Generalized Peak Hour Directional Volumes for Signalized Roadways

Lanes	Median	LOS C	LOS D	LOS E
Speed limit ≥ 40 mph				
1	Undivided	830	880	n/a
2	Divided	1,910	2,000	n/a
3	Divided	2,940	3,020	n/a
Speed limit ≤ 35 mph				
1	Undivided	370	750	800
2	Divided	730	1,630	1,700
3	Divided	1,170	2,520	2,560
<i>Adjustments</i>				
<i>Lanes</i>	<i>Median</i>	<i>Exclusive Left Lanes</i>	<i>Exclusive Right Lanes</i>	<i>Adjustment Factors</i>
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
Any	n/a	n/a	Yes	+5%

It should be noted that FDOT does not identify service volumes for LOS A or B and that LOS E is not applicable for roadways with a speed limit of 40 (volumes greater than LOS D represent LOS F).

Table 4 identifies the generalize volumes by LOS for freeways (i.e., Interstate 4).

Table 4: Generalized Peak Hour Directional Volumes for Freeways

Lanes	LOS B	LOS C	LOS D	LOS E
2	2,260	3,020	3,660	3,940
3	3,360	4,580	5,500	6,080
4	4,500	6,080	7,320	8,220
5	5,660	7,680	9,220	10,360
6	7,900	10,320	12,060	12,500

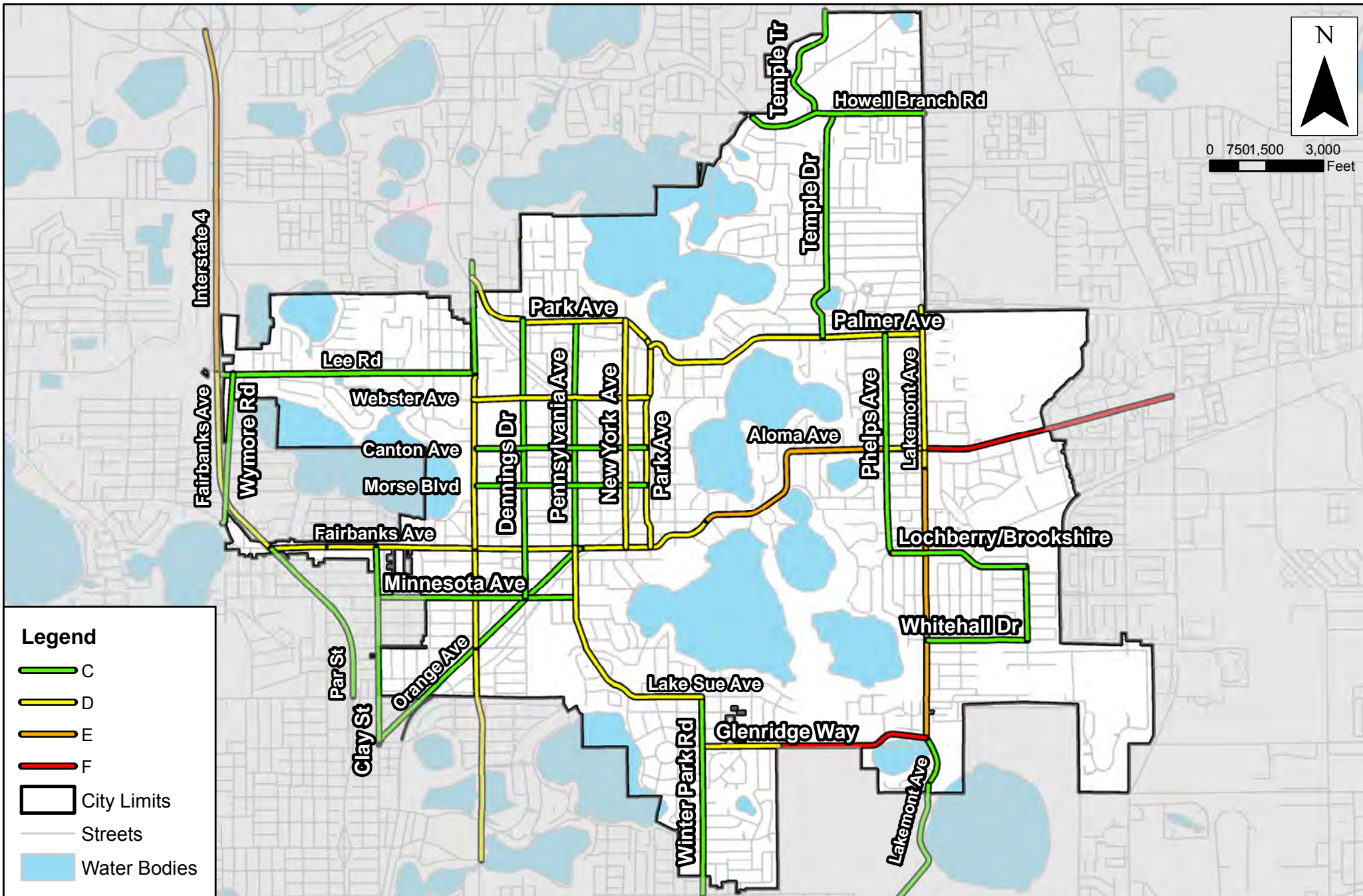
The existing levels of service for roadways within Winter Park are identified in **Table 5** and illustrated in **Map 4**. All roadways currently operate at LOS D, or better, except for the following:

- Interstate 4, from Lee Rd. to Maitland Blvd., which operates at LOS E
- Aloma Ave., from Lyman Ave. to Phelps Ave., which operates at LOS E
- Aloma Ave., from Lakemont Ave. to SR 436, which operates at LOS F
- Glenridge Way, from General Reese Ave. to Lakemont Ave., which operates at LOS F
- Lakemont Ave., from Glenridge Way to Goodrich Ave., which operates at LOS E

Table 5: 2015 Roadway Level of Service

Roadway	From	To	No. Lanes	AADT	PHPD	Road LOS
State Roads						
I-4	Lee Rd.	Maitland Blvd.	3+1 Aux	185,000	6,736	E
I-4	Fairbanks Ave.	Lee Rd.	3+1 Aux	169,500	6,171	D
I-4	Par St.	Fairbanks Ave.	4	161,000	5,862	C
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	3	38,500	1,661	C
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	2	29,000	1,251	D
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	2	26,000	1,122	D
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	2	26,000	1,122	D
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	2	36,000	1,622	C
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	2	39,500	1,554	D
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	2	32,500	1,278	D
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	2	33,000	1,221	D
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	2	24,500	907	D
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	2	38,500	1,425	D
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	2	33,500	1,240	D
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	2	33,500	1,240	E
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	2	37,000	1,432	D
Aloma (SR 426)	Lakemont Ave.	SR 436	2	45,500	1,891	F
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	2	14,600	605	C
Non-State Roads						
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	1	2,900	123	C
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	1	6,900	294	C
Denning Dr.	Minnesota Ave.	Park Ave.	2	4,400	187	C
Greene Dr.	Whitehall Cir.	Brookshire Ave.	1	2,300	98	C
Glenridge Way	Winter Park Rd.	General Reese Ave.	1	7,001	298	D
Glenridge Way	General Reese Ave.	Lakemont Ave.	1	19,000	809	F
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	2	29,500	1,256	C
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	1	6,900	294	D
Lakemont Ave.	SR 426	Lake Howell Rd.	2	18,735	797	D
Lakemont Ave.	Goodrich Ave.	SR 426	2	19,040	810	D
Lakemont Ave.	Glenridge Way	Goodrich Ave.	1	19,040	810	E
Lakemont Ave.	Common Way Rd.	Glenridge Way	1	4,300	183	C
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	1	850	36	C
Minnesota Ave	Clay St.	Pennsylvania Ave.	1	3,400	145	C
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	2	7,200	306	C
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	1	7,500	319	D
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	2	14,900	617	C
Palmer Ave.	Park Ave.	Lakemont Ave.	1	13,929	593	D*
Park Avenue	US 17-92	Palmer Ave.	1	6,575	280	D
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	1	7,600	323	D
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	1	3,600	153	C
Phelps Avenue	Lochberry Rd.	Palmer Ave.	1	1,500	64	C
Temple Drive	Palmer Ave.	Horatio Ave.	1	4,600	196	C
Temple Trail	Horatio Ave.	City Limits	1	4,600	196	C
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	1	10,100	430	D
Whitehall Drive	Lakemont Ave.	Greene Dr.	1	4,400	187	C
Winter Park Road	Corrine Dr.	Lake Sue Ave.	1	7,400	315	C
Wymore Road	Fairbanks Ave.	Lee Rd.	1	6,100	260	C

Note: * = LOS based on traffic speed.



MAP 4: WINTER PARK 2015 ROADWAY LOS

2.1.4 Constrained Roadways

As part of the City's existing Transportation Element, the following roadways are identified as constrained within the City, meaning that that these roadways will not be considered for widening to add additional through lanes of traffic:

- Lee Rd., west of Interstate 4
- Fairbanks Ave./Aloma Ave. (SR 436)
- Orange Ave., from Clay Ave. to Fairbanks Ave.
- All local roads

As part of the City's update to the Transportation Element, the City intends to designate all roadways within the City as constrained, except for Interstate 4.

2.2 Pedestrian Facilities

2.2.1 Sidewalks and Trails

The City maintains an inventory of sidewalks and trails within the City, which is illustrated in **Map 5**. Most of the roads classified as arterials or collectors have sidewalks on both sides of the road.

2.2.2 Pedestrian Levels of Service

The City uses the criteria summarized in **Table 6** to establish the pedestrian level of service for roadways.

Table 6: Pedestrian Level of Service Thresholds

Functional Classification	Sidewalk Coverage		
	LOS C	LOS D	LOS E
Arterials and Collectors	85% to 100%	50% to 84%	0% to 49%
Local Roadways	0% to 100%	n/a	n/a

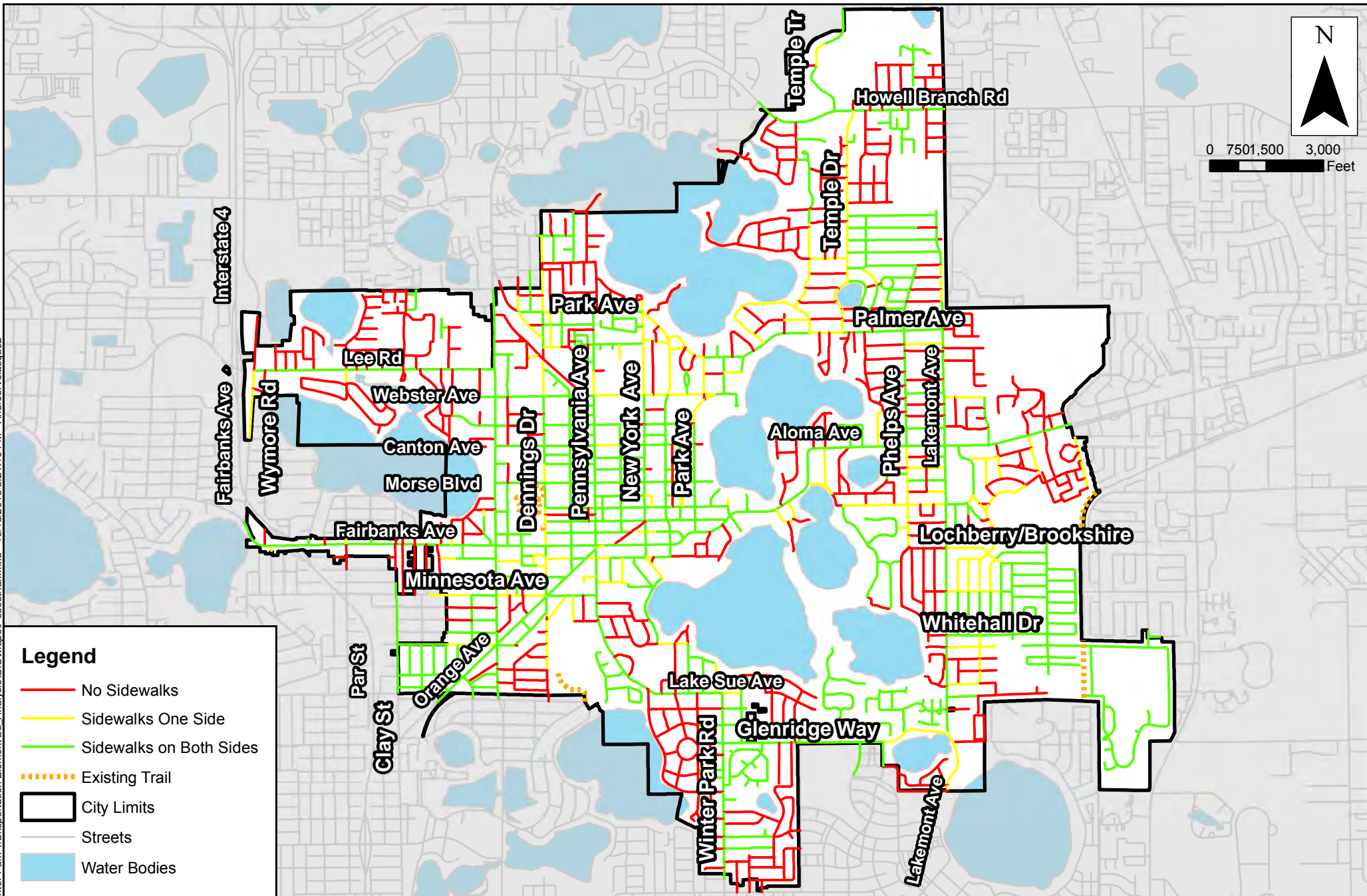
Currently, the City does not have a LOS Standard for pedestrian facilities. As part of the City's update to the Transportation Element, the City intends to establish a LOS Standard of C for all pedestrian facilities within the City.

The existing levels of service for pedestrian facilities within Winter Park are identified in **Table 7** and illustrated in **Map 6**. All roadways within the City have a LOS C, except for the following, which are at LOS D:

- Lochberry Rd./Brookshire Ave., from Phelps Ave. to Green Dr.
- Minnesota Ave., from Clay St. to Pennsylvania Ave.
- Park Ave., from US 17-92 to Palmer Ave.
- Phelps Ave., from Lochberry Rd. to Palmer Ave.

- Temple Dr., from Palmer Ave. to Horatio Ave.
- Temple Tr., from Horatio Ave. to the City Limits
- Webster Ave., from US 17-92 to Park Ave.
- Wymore Rd., from Fairbanks Ave. to Lee Rd.

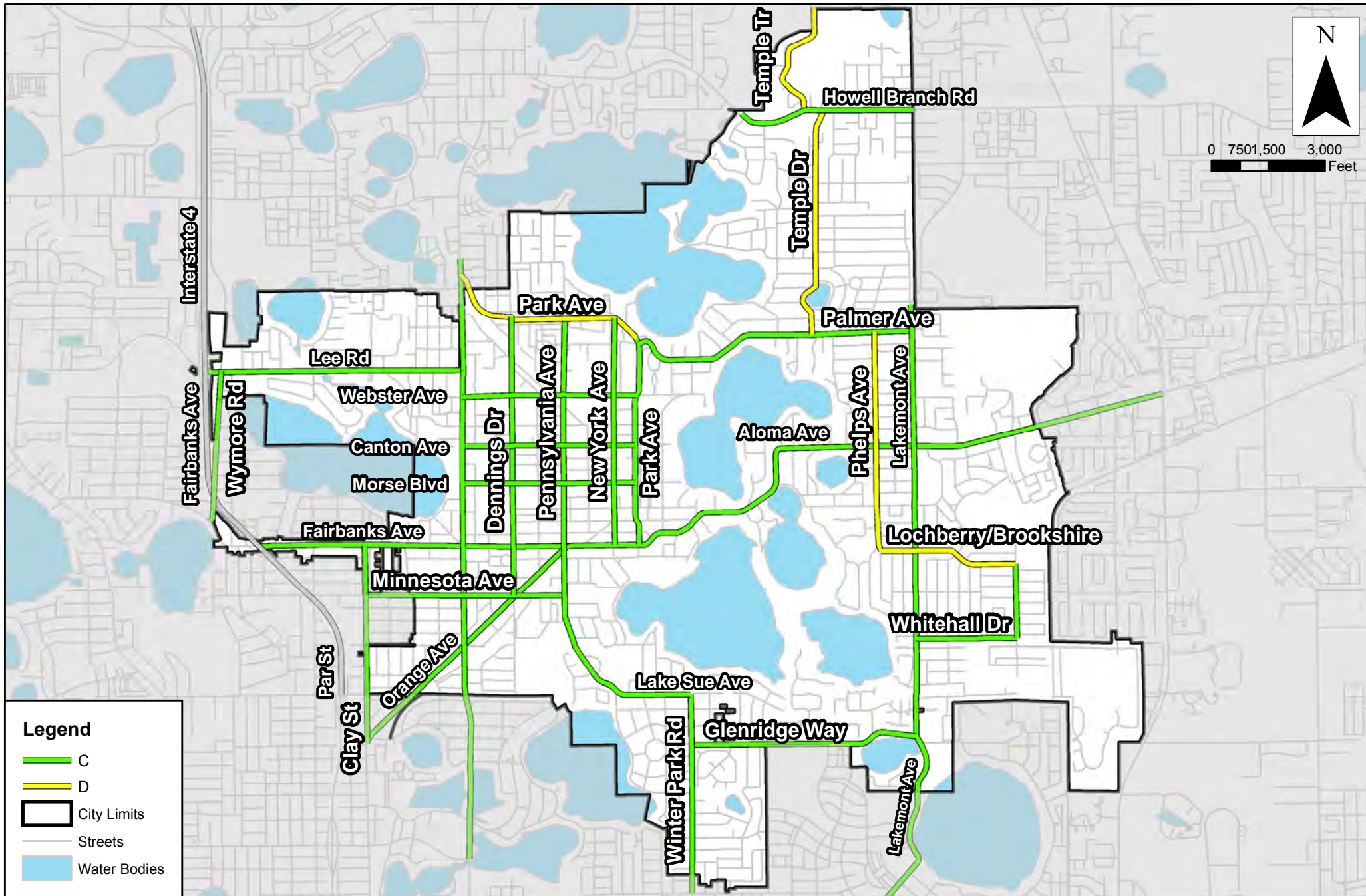
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MAP 5: WINTER PARK SIDEWALKS AND TRAILS

Table 7: 2016 Pedestrian Level of Service

Roadway	From	To	Ped LOS
State Roads			
I-4	Lee Rd.	Maitland Blvd.	n/a
I-4	Fairbanks Ave.	Lee Rd.	n/a
I-4	Par St.	Fairbanks Ave.	n/a
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	C
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	C
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	C
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	C
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	C
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	C
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	C
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	C
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	C
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	C
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	C
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	C
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	C
Aloma (SR 426)	Lakemont Ave.	SR 436	C
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	C
Non-State Roads			
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	C
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	C
Denning Dr.	Minnesota Ave.	Park Ave.	C
Greene Dr.	Whitehall Cir.	Brookshire Ave.	C
Glenridge Way	Winter Park Rd.	General Reese Ave.	C
Glenridge Way	General Reese Ave.	Lakemont Ave.	C
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	C
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	C
Lakemont Ave.	SR 426	Lake Howell Rd.	C
Lakemont Ave.	Goodrich Ave.	SR 426	C
Lakemont Ave.	Glenridge Way	Goodrich Ave.	C
Lakemont Ave.	Common Way Rd.	Glenridge Way	C
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	D
Minnesota Ave	Clay St.	Pennsylvania Ave.	C
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	C
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	C
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	C
Palmer Ave.	Park Ave.	Lakemont Ave.	C
Park Avenue	US 17-92	Palmer Ave.	D
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	C
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	C
Phelps Avenue	Lochberry Rd.	Palmer Ave.	D
Temple Drive	Palmer Ave.	Horatio Ave.	D
Temple Trail	Horatio Ave.	City Limits	D
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	C
Whitehall Drive	Lakemont Ave.	Greene Dr.	C
Winter Park Road	Corrine Dr.	Lake Sue Ave.	C
Wymore Road	Fairbanks Ave.	Lee Rd.	C



MAP 6: WINTER PARK 2016 PEDESTRIAN LOS

2.3 Bicycle Facilities

2.3.1 Bicycle Lanes, Shared Lanes, Paved Shoulders and Trails

The City maintains an inventory of bicycle facilities within the City, which is illustrated in **Map 7**. These bicycle facilities consist of paved shoulders, bicycle lanes, shared lanes (i.e., marked with sharrows), and trails.

2.3.2 Bicycle Level of Service

The City uses the criteria summarized in **Table 8** to establish the bicycle level of service for roadways.

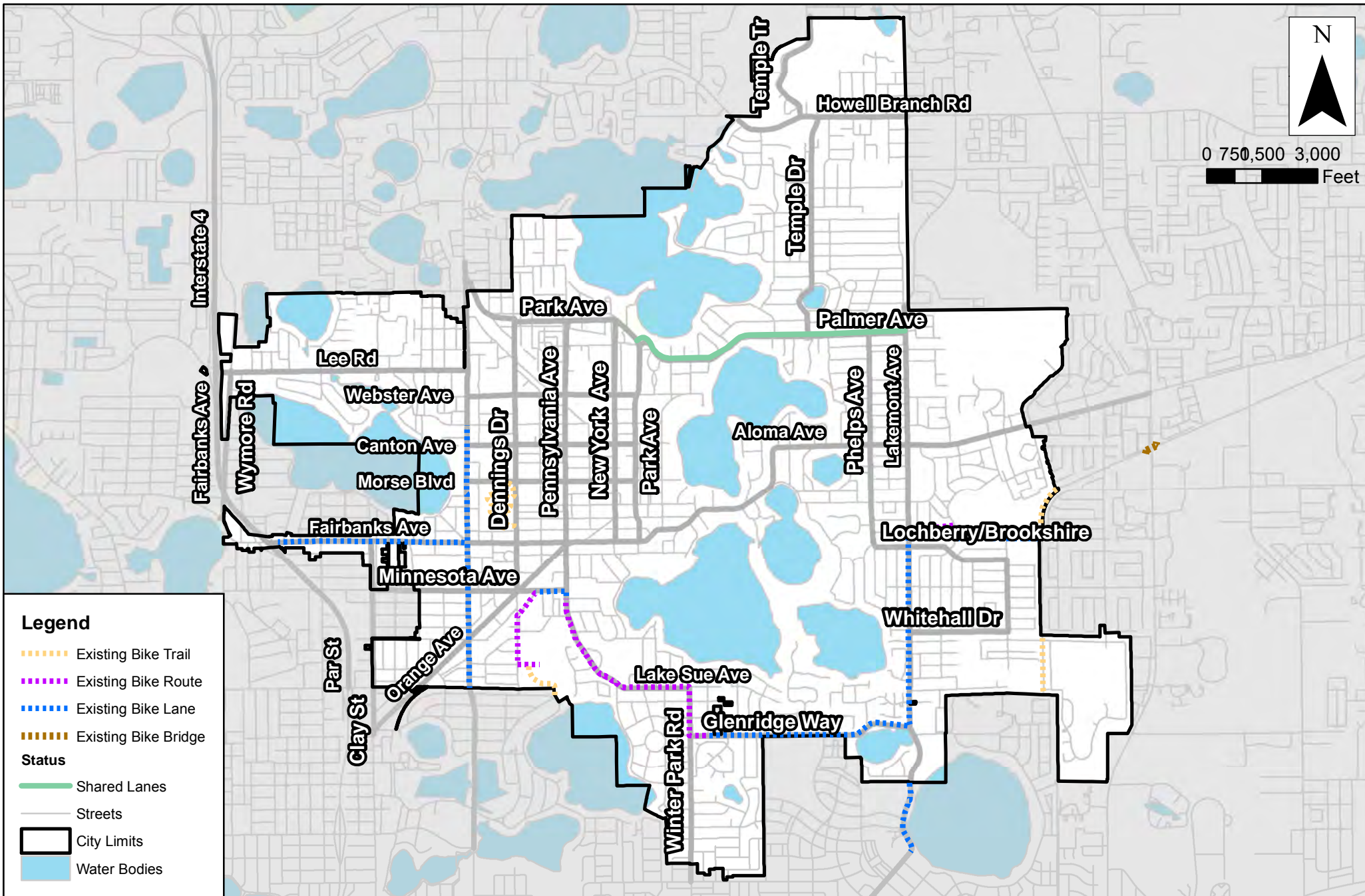
Table 8: Bicycle Level of Service Thresholds

Functional Classification	Paved Shoulder/Bicycle Lane/Trail Coverage/Shared Lane (Sharrows)		
	LOS C *	LOS D	LOS E
Arterials and Collectors	85% to 100%	50% to 84%	0% to 49%
Local Roadways	0% to 100%	n/a	n/a

* - LOS C can be achieved by providing equivalent bicycle facility parallel to subject roadway.

Currently, the City does not have a LOS Standard for bicycle facilities. As part of the City's update to the Transportation Element, the City intends to establish a LOS Standard of C for all bicycle facilities within the City.

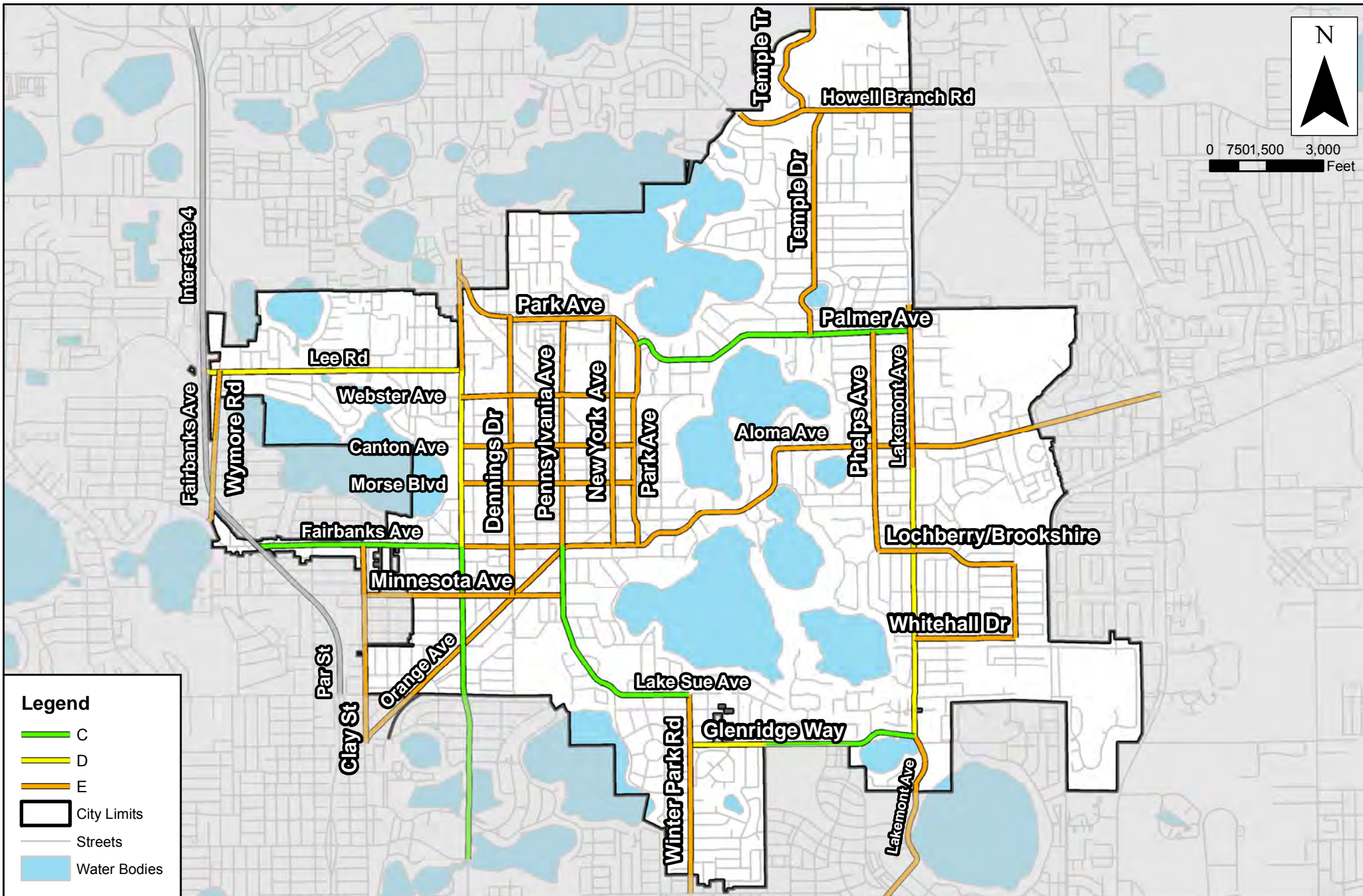
The existing levels of service for bicycle facilities within Winter Park are identified in **Table 9** and illustrated in **Map 8**. Most roads currently operate with a bicycle LOS of D or E. For the roads currently operating at LOS D or E, the City has identified proposed improvements to achieve LOS C by providing parallel routes, designating shared lanes, or designating bike routes.



MAP 7: WINTER PARK BICYCLE FACILITIES MAP

Table 9: 2016 Bicycle Level of Service

Roadway	From	To	Bike LOS	Planned Improvement
State Roads				
I-4	Lee Rd.	Maitland Blvd.	n/a	n/a
I-4	Fairbanks Ave.	Lee Rd.	n/a	n/a
I-4	Par St.	Fairbanks Ave.	n/a	n/a
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	E	Parallel Route
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	D	Parallel Route
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	C	n/a
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	C	n/a
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	C	n/a
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	C	n/a
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	C	n/a
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	E	Bike Lanes
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	E	Bike Lanes
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	E	Shared Lanes
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	E	Shared Lanes
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	E	Shared Lanes
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	E	Shared Lanes
Aloma (SR 426)	Lakemont Ave.	SR 436	E	Shared Lanes
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	E	Bike Lanes
Non-State Roads				
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	E	Bike Route
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	E	Bike Route
Denning Dr.	Minnesota Ave.	Park Ave.	E	Bike Lanes
Greene Dr.	Whitehall Cir.	Brookshire Ave.	E	Bike Route
Glenridge Way	Winter Park Rd.	General Reese Ave.	D	Bike Lanes
Glenridge Way	General Reese Ave.	Lakemont Ave.	C	n/a
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	E	Bike Lanes
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	C	n/a
Lakemont Ave.	SR 426	Lake Howell Rd.	E	Parallel Route
Lakemont Ave.	Goodrich Ave.	SR 426	E	Parallel Route
Lakemont Ave.	Glenridge Way	Goodrich Ave.	D	Parallel Route
Lakemont Ave.	Common Way Rd.	Glenridge Way	E	Bike Lanes
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	E	Bike Route
Minnesota Ave	Clay St.	Pennsylvania Ave.	E	Bike Route
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	E	Bike Route
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	E	Bike Route
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	E	Bike Lanes
Palmer Ave.	Park Ave.	Lakemont Ave.	C	n/a
Park Avenue	US 17-92	Palmer Ave.	E	Bike Route
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	E	Bike Route
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	E	Bike Route
Phelps Avenue	Lochberry Rd.	Palmer Ave.	E	Bike Route
Temple Drive	Palmer Ave.	Horatio Ave.	E	Bike Route
Temple Trail	Horatio Ave.	City Limits	E	Bike Route
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	E	Bike Route
Whitehall Drive	Lakemont Ave.	Greene Dr.	E	Bike Route
Winter Park Road	Corrine Dr.	Lake Sue Ave.	E	Bike Route
Wymore Road	Fairbanks Ave.	Lee Rd.	E	Bike Route



MAP 8: WINTER PARK 2016 BICYCLE LOS

2.4 Transit Service

2.4.1 SunRail

SunRail provides commuter rail service to downtown Winter Park with trains scheduled every 30 minutes (northbound and southbound) during the morning and afternoon peak periods. Mid-day service is every 2 hours. Service runs from 5:30 am to 9:30 pm on weekdays. SunRail does not operate on weekends except on some occasions.

2.4.2 LYNX

LYNX currently serves Winter Park with seven routes, including:

- 1 - Winter Park/Altamonte Springs
- 9 – Winter Park/Rosemont
- 13 – University of Central Florida
- 23 – Winter Park/Springs Village
- 102 – Orange Avenue/South US 17-92
- 313 – Winter Park
- 443 – Winter Park/Pine Hills

The routes are illustrated in **Map 9** and the hours of service and headways are summarized in **Table 10**,

Table 10: 2016 Bus Service

Route	Weekday		Saturday		Sunday	
	Hours	Headway	Hours	Headway	Hours	Headway
1 – Winter Park/Altamonte Springs	6:00 am – 9:30 pm	1 hr.	6:30 am – 9:30 pm	1 hr.	None	N/A
9 – Winter Park/Rosemont	6:00 am – 12:00 am	1 hr.	6:00 am – 9:00 pm	1 hr.	6:00 am – 8:00 pm	45 min.
13 – University of Central Florida	6:00 am – 11:30 pm	1 hr.	6:00 am – 11:30 pm	1 hr.	6:30 am – 9:30 pm	1 hr.
23 – Winter Park/Springs Village	5:30 am – 8:00 pm	1 hr.	5:30 am – 8:00 pm	1 hr.	None	N/a
102 – Orange Ave./S. US 17-92	5:00 am – 12:00 am	15 min.	5:00 am – 11:00 pm	15 min.	5:30 am – 10:30 pm	30 min.
313 – Winter Park	6:30 am – 8:00 pm	1 hr.	6:30 am – 8:00 pm	1 hr.	None	N/A
443 – Winter Park/Pine Hills	6:00 am – 8:30 pm	1 hr.	6:00 am – 8:30 pm	1 hr.	6:30 am – 6:00 pm	1 hr.



MAP 9: WINTER PARK EXISTING TRANSIT SERVICE

2.4.3 Transit Support

The City Future Land Use Element is consistent with, and supportive of, the transit service with higher land use densities and intensities located along transit routes. **Map 10** illustrates the Future Land Use Map land use categories within a quarter mile distance of transit routes.

In addition, the City supports the implementation of transit priority along transit routes to facilitate efficient transit service through the City.

2.4.4 Transit Level of Service

The City uses the criteria summarized in **Table 11** to establish the level of service for transit. It is based on the frequency of buses during the peak hour and the availability of sidewalks along the route to facilitate bus riders to travel between the bus stops and their final destination.

Table 11: Transit Level of Service Thresholds

Sidewalk Coverage	Transit Vehicles in Peak Hour in Peak Direction			
	LOS B	LOS C	LOS D	LOS E
0% to 84%	> 5	≥ 4	≥ 3	≥ 2
85% to 100%	> 4	≥ 3	≥ 2	≥ 1

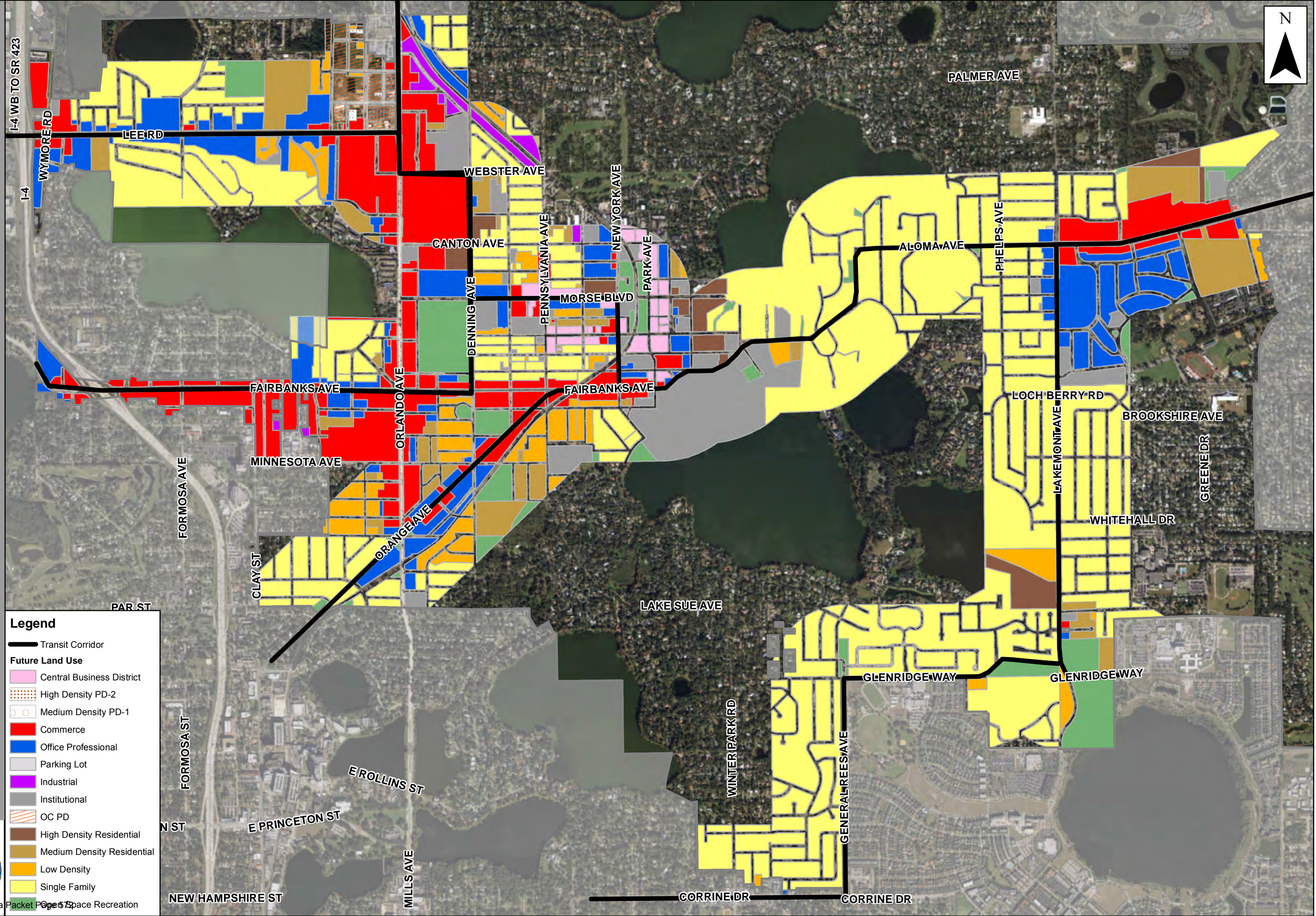
Source: FDOT 2013 Q/LOS Handbook

Currently, the City does not have a LOS Standard for transit service. As part of the City's update to the Transportation Element, the City intends to establish a LOS Standard of D for all transit service within the City.

The existing levels of service for transit routes within Winter Park are identified in **Table 12** and illustrated in **Map 11**. Most transit routes currently operate at transit LOS of D or better. Transit routes operating at LOS E include:

- Lee Rd., from Interstate 4 to US 17/92
- Fairbanks Ave./Aloma Ave., from Park Ave. to SR 436

Currently, SunRail operates at LOS D.



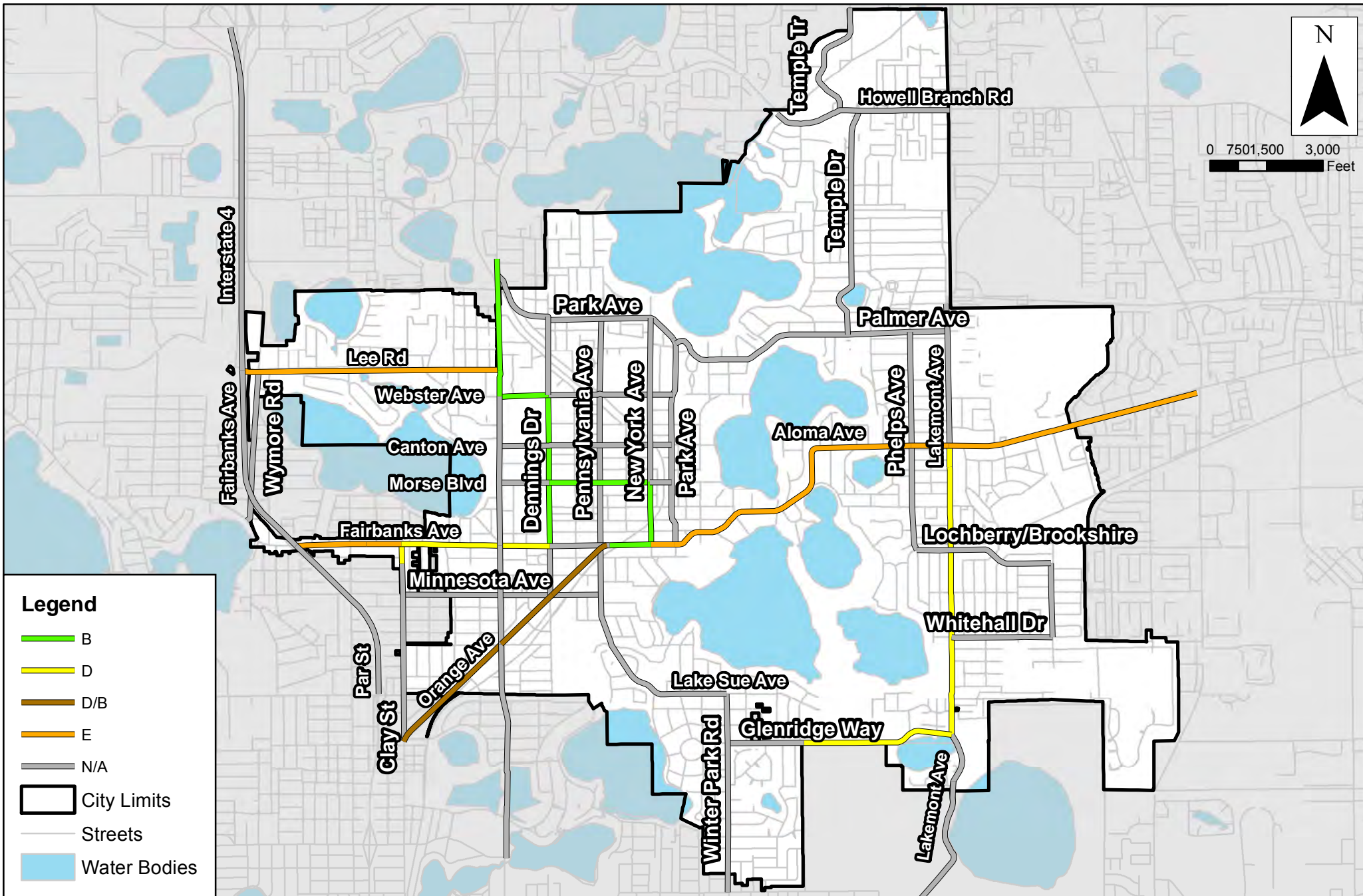
Legend

- Transit Corridor
- Future Land Use**
- Central Business District
- High Density PD-2
- Medium Density PD-1
- Commerce
- Office Professional
- Parking Lot
- Industrial
- Institutional
- OC PD
- High Density Residential
- Medium Density Residential
- Low Density
- Single Family
- Space Recreation

Table 12: 2016 Transit Level of Service

Roadway	From	To	Bus LOS
State Roads			
I-4	Lee Rd.	Maitland Blvd.	n/a
I-4	Fairbanks Ave.	Lee Rd.	n/a
I-4	Par St.	Fairbanks Ave.	n/a
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	B
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	n/a
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	n/a
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	n/a
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	E
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	E
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	E/D
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	D
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	n/a
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	B*
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	E
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	E
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	E
Aloma (SR 426)	Lakemont Ave.	SR 436	E
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	B
Non-State Roads			
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	n/a
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	D*
Denning Dr.	Minnesota Ave.	Park Ave.	D/B*
Greene Dr.	Whitehall Cir.	Brookshire Ave.	n/a
Glenridge Way	Winter Park Rd.	General Reese Ave.	n/a
Glenridge Way	General Reese Ave.	Lakemont Ave.	D
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	n/a
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	n/a
Lakemont Ave.	SR 426	Lake Howell Rd.	n/a
Lakemont Ave.	Goodrich Ave.	SR 426	D
Lakemont Ave.	Glenridge Way	Goodrich Ave.	D
Lakemont Ave.	Common Way Rd.	Glenridge Way	n/a
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	n/a
Minnesota Ave	Clay St.	Pennsylvania Ave.	n/a
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	B*
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	B*
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	B
Palmer Ave.	Park Ave.	Lakemont Ave.	n/a
Park Avenue	US 17-92	Palmer Ave.	n/a
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	n/a
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	n/a
Phelps Avenue	Lochberry Rd.	Palmer Ave.	n/a
Temple Drive	Palmer Ave.	Horatio Ave.	n/a
Temple Trail	Horatio Ave.	City Limits	n/a
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	n/a
Whitehall Drive	Lakemont Ave.	Greene Dr.	n/a
Winter Park Road	Corrine Dr.	Lake Sue Ave.	n/a
Wymore Road	Fairbanks Ave.	Lee Rd.	n/a

Note: * = LOS is for portion of segment with bus service



MAP 11: WINTER PARK 2016 TRANSIT LOS

3.0 Trends

3.1 Population

Based on projections provided by the Bureau of Economic and Business Research (BEBR), the 2015 population within the City of Winter Park was 28,967 and the population of Orange County was 1,252,396 (see **Table 13**). Since 1980, Winter Park has experienced an annual growth rate ranging from 0.0% to 1.6%. Over this same period, Orange County has experienced an annual growth rate ranging from 1.9% to 4.4%. Although no projections are available for the City of Winter Park, Orange County is projected to experience annual growth rates ranging from 1.7% to 2.5% between 2015 and 2030.

Table 13: Population Trends and Projections

Year	Winter Park		Orange County		Source
	Population	Growth Rate	Population	Growth Rate	
2030	n/a	n/a	1,679,700	1.7%	BEBR
2025	n/a	n/a	1,551,400	2.0%	BEBR
2020	n/a	n/a	1,407,600	2.5%	BEBR
2015	28,967	0.8%	1,252,396	1.9%	BEBR
2010	27,852	1.6%	1,145,956	2.8%	US Census
2000	24,090	0.8%	896,344	3.2%	US Census
1990	22,242	0.0%	677,491	4.4%	US Census
1980	22,339	0.2%	471,016	3.7%	US Census

3.2 Historic Traffic Volumes

Historic traffic volumes were obtained from FDOT and Orange County for roads within Winter Park. Most of the traffic counts on state roads collected by FDOT covered the period from 2000 to 2015 (16 years). Most of the FDOT counts on non-state roads covered the period from 2011 to 2015 (five years). Counts from Orange County ranged from covering the last eight to 16 years.

Table 14 summarized the annual growth rates calculated based on the FDOT and County historic traffic counts. Most segments of the state roads within Winter Park have experienced a flat or negative growth rate. A possible explanation for this trend is the achievement of a better balancing of jobs to housing in the surrounding area. For example, downtown Orlando has experienced a significant increase in residential housing which likely creates shorter work trips. It is possible that some people living in residential developments north of Winter Park, which traveled through Winter Park to access jobs in downtown Orlando, have moved to downtown Orlando to shorten their travel. Another possibility is the roadway network around Winter Park has become congested to the point the traffic cutting through Winter Park is constrained.

The shorter history of FDOT counts show trends for non-state roads as being generally positive, ranging from 0% to as high as 3.8%. The longer history of County counts shows trends for non-

Table 14: Historic Traffic Annual Growth Rates

Roadway	From	To	FDOT Rate	County Rate	Model Rate	Rate Used
State Roads						
I-4	Lee Rd.	Maitland Blvd.	-0.02%	--	1.47%	1.5%
I-4	Fairbanks Ave.	Lee Rd.	-1.11%	--	1.23%	1.3%
I-4	Par St.	Fairbanks Ave.	-0.83%	--	1.27%	1.3%
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	-2.14%	--	0.05%	0.5%
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	-2.43%	--	-0.28%	0.5%
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	-1.04%	--	-0.08%	0.5%
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	-1.20%	--	0.29%	0.5%
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	-1.34%	--	0.30%	0.5%
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	-0.18%	--	0.91%	0.9%
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	-0.06%	--	0.61%	0.6%
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	-0.52%	--	0.41%	0.5%
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	0.00%	--	0.25%	0.5%
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	1.23%	-0.40%	0.35%	1.0%
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	-1.01%	--	0.58%	0.6%
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	-0.22%	--	0.32%	0.5%
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	-0.81%	--	0.32%	0.5%
Aloma (SR 426)	Lakemont Ave.	SR 436	-0.71%	--	0.23%	0.5%
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	-0.13%	--	0.14%	0.5%
Non-State Roads						
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	n/a	--	0.26%	0.5%
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	n/a	--	-0.32%	0.5%
Denning Dr.	Minnesota Ave.	Park Ave.	0.00%	--	0.85%	0.9%
Greene Dr.	Whitehall Cir.	Brookshire Ave.	-8.00%	--	n/a	0.5%
Glenridge Way	Winter Park Rd.	General Reese Ave.	n/a	-1.11%	0.34%	0.5%
Glenridge Way	General Reese Ave.	Lakemont Ave.	0.53%	--	0.38%	0.5%
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	-0.72%	--	0.66%	0.7%
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	3.79%	--	0.38%	0.5%
Lakemont Ave.	SR 426	Lake Howell Rd.	n/a	-1.22%	0.90%	0.9%
Lakemont Ave.	Goodrich Ave.	SR 426	n/a	-0.46%	0.31%	0.5%
Lakemont Ave.	Glenridge Way	Goodrich Ave.	n/a	-0.46%	0.31%	0.5%
Lakemont Ave.	Common Way Rd.	Glenridge Way	1.09%	--	0.30%	1.0%
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	0.00%	--	n/a	0.5%
Minnesota Ave	Clay St.	Pennsylvania Ave.	0.59%	--	n/a	0.6%
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	0.56%	--	0.45%	0.6%
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	n/a	--	0.00%	0.5%
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	1.39%	--	0.94%	1.0%
Palmer Ave.	Park Ave.	Lakemont Ave.	n/a	0.81%	0.55%	0.8%
Park Avenue	US 17-92	Palmer Ave.	n/a	-0.63%	1.40%	1.0%
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	1.05%	1.03%	0.78%	1.0%
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	n/a	--	0.20%	0.5%
Phelps Avenue	Lochberry Rd.	Palmer Ave.	0.00%	--	n/a	0.5%
Temple Drive	Palmer Ave.	Horatio Ave.	1.01%	-1.17%	0.95%	1.0%
Temple Trail	Horatio Ave.	City Limits	1.01%	--	n/a	1.0%
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	1.00%	--	0.02%	1.0%
Whitehall Drive	Lakemont Ave.	Greene Dr.	1.06%	--	n/a	1.0%
Winter Park Road	Corrine Dr.	Lake Sue Ave.	1.08%	-1.27%	0.43%	1.0%
Wymore Road	Fairbanks Ave.	Lee Rd.	0.77%	-1.78%	0.60%	0.6%

state roads as being generally negative. Overall, most trends for non-state roads are between -1.0% and +1.0% (considering both FDOT and County counts).

3.3 Travel Demand Model Review

The travel demand model used by MetroPlan Orlando to develop their Long Range Transportation Plan was reviewed for its accuracy in replicating 2009 conditions (the base year for the model). There was a very wide range in accuracy in replicating 2009 traffic counts, ranging from very accurate (within 5%), to well below (by 27%), to significantly higher (by 112%). This is actually very common performance for large urban models which are developed to evaluate regional needs. In an effort to capture the value of the model in projecting the impacts of future growth, without being affected by any inaccuracies in replicating existing conditions, growth rates were calculated based only on the growth in traffic on each roadway (i.e., the change in model traffic volumes between 2009 and 2030, compared to the model projected 2015 volume).

Table 14 summarizes the model growth rate for roads within Winter Park. While three segments showed negative growth, the majority of segments showed growth rates ranging from 0.2% to 0.9%. Interstate 4 showed growth rates ranging from 1.23% to 1.47%, largely due to the additional capacity currently under construction and considered in the model analysis.

3.4 Projected Growth Rates

After considering both the historic growth rates and the projected model growth rates, growth rates to be used in projecting future conditions were identified, as shown in **Table 14**. Generally, for all roadways except for Interstate 4, rates ranged from a minimum of 0.5% to 1.0%. This is considered a conservatively high estimate, given the historic negative growth rates; therefore, it represents a “worse case” scenario.

4.0 Future Conditions

4.1 Planned Improvements

4.1.1 Roadway Improvements

Based on a review of MetroPlan Orlando’s Cost Feasible Long Range Transportation Plan, no significant roadway improvements (i.e., road widenings) are planned within Winter Park, beyond the current improvements to Interstate 4. However, there are congestion management efforts underway, like active arterial management on US 17/92.

The City is currently planning to reduce the lanes on Denning Drive, between Fairbanks Ave. and Webster Ave. and this change was taking into consideration in the analysis of future conditions.

4.1.2 Pedestrian Improvements

The City has plans to fill the existing sidewalk gaps to achieve LOS C on all roadways by 2030.

4.1.3 Bicycle Improvements

The City’s Bicycle Circulation Plan identifies planned bike lanes, shared lanes, and bike routes to achieve LOS C on all facilities by 2030.

4.1.4 Transit Improvements

Based on the LYNX Transit Development Plan, Annual Update and Progress Report covering FY 2015-2024, there are several change planned for transit routes through Winter Park.

Changes to existing routes include:

- 1 - Winter Park/Altamonte Springs – Route realignment in 2018, extend route to LYNX Central Station.
- 102 – Orange Avenue/South US 17-92 – Schedule and route adjustment in 2018. Eliminate service in 2019.
- 443 – Winter Park/Pine Hills – Route realignment in 2018

New routes planned to serve Winter Park include:

- NL5 – Aloma Ave. Route – New local fixed route to be added in 2016
- NL9 – Winter Park to LYNX Central Station – New Local Rout via US 17/92 to be added in 2019

SunRail is currently being extended north to DeLand and south into Osceola County and service is expected to begin in early 2018.

4.2 2021 Conditions

4.2.1 2021 Roadway Conditions and City's Plans

Year 2021 conditions were projected using the growth rates identified in **Table 14**. The resulting roadway levels of service are summarized in **Table 15** and illustrated in **Map 12**.

All roadways are projected to operate at LOS D or better in 2021 except for the following:

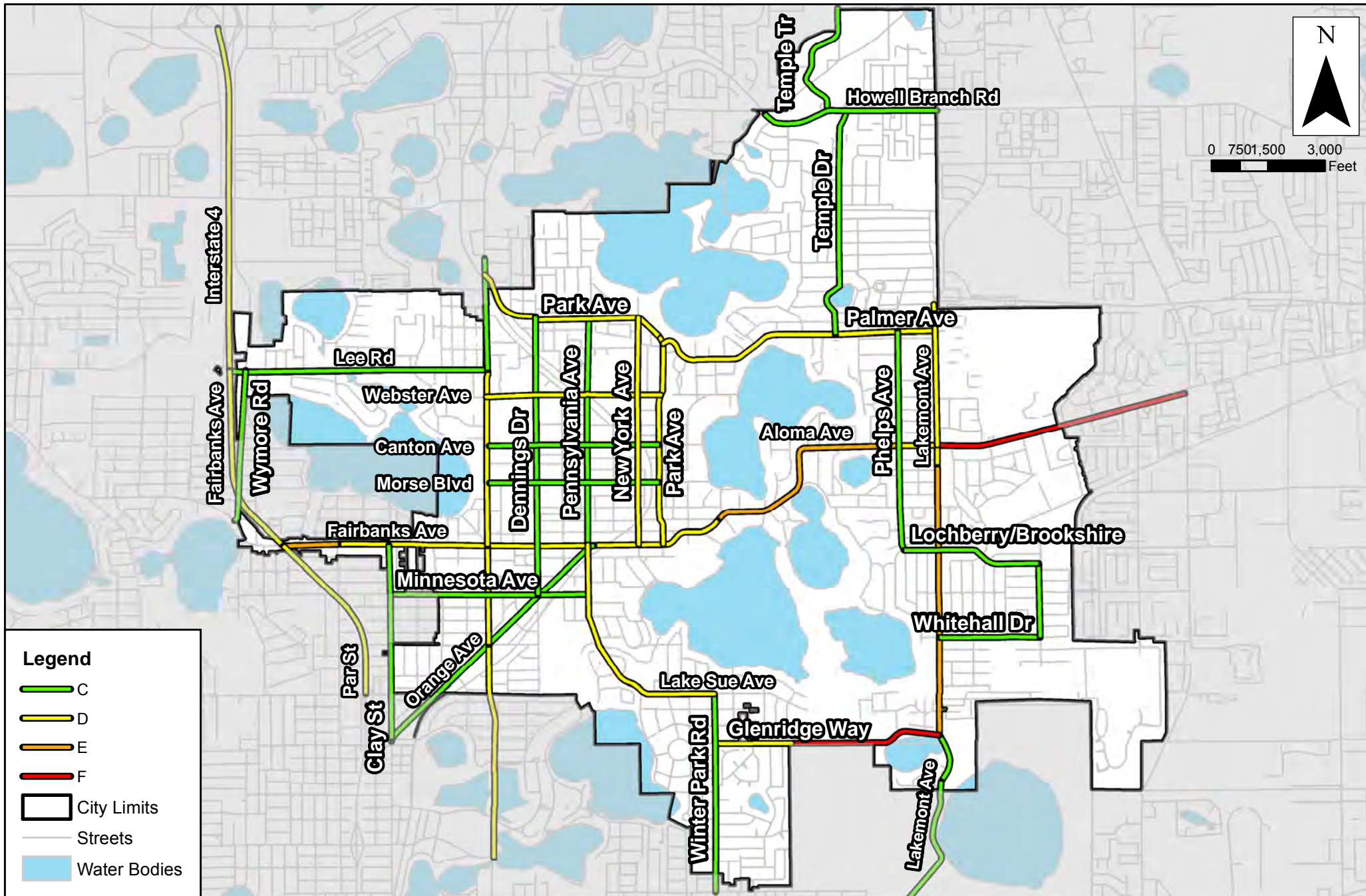
- Fairbanks Ave., from Interstate 4 to Formosa Ave., projected to operate at LOS E
- Aloma Ave., from Lyman Ave. to Phelps Ave., projected to operate at LOS E
- Aloma Ave., from Lakemont Ave. to SR 436, projected to operate at LOS F
- Glenridge Way, from General Reese Ave. to Lakemont Ave., projected to operate at LOS F
- Lakemont Ave., from Glenridge Way to Goodrich Ave., projected to operate at LOS E

Table 15: 2021 Roadway Level of Service

Roadway	From	To	No. Lanes	AADT	PHPD	Road LOS
State Roads						
I-4	Lee Rd.	Maitland Blvd.	4+2	201,700	7,344	D**
I-4	Fairbanks Ave.	Lee Rd.	4+2	182,700	6,652	D**
I-4	Par St.	Fairbanks Ave.	4+2	173,600	6,321	D**
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	3	39,700	1,713	C
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	2	29,900	1,290	D
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	2	26,800	1,156	D
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	2	26,800	1,156	D
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	2	37,100	1,671	C
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	2	41,600	1,636	E
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	2	33,700	1,325	D
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	2	34,000	1,258	D
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	2	25,200	933	D
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	2	40,800	1,510	D
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	2	34,700	1,284	D
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	2	34,500	1,277	E
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	2	38,100	1,474	D
Aloma (SR 426)	Lakemont Ave.	SR 436	2	46,900	1,949	F
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	2	15,000	622	C
Non-State Roads						
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	1	3,000	128	C
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	1	7,100	302	C
Denning Dr.	Minnesota Ave.	Park Ave.	1	4,600	196	C
Greene Dr.	Whitehall Cir.	Brookshire Ave.	1	2,400	102	C
Glenridge Way	Winter Park Rd.	General Reese Ave.	1	7,200	306	D
Glenridge Way	General Reese Ave.	Lakemont Ave.	1	19,600	834	F
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	2	30,700	1,307	C
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	1	7,100	302	D
Lakemont Ave.	SR 426	Lake Howell Rd.	2	19,700	838	D
Lakemont Ave.	Goodrich Ave.	SR 426	2	19,600	834	D
Lakemont Ave.	Glenridge Way	Goodrich Ave.	1	19,600	834	E
Lakemont Ave.	Common Way Rd.	Glenridge Way	1	4,600	196	C
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	1	900	38	C
Minnesota Ave	Clay St.	Pennsylvania Ave.	1	3,500	149	C
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	2	7,500	319	C
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	1	7,700	328	D
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	2	15,800	655	C
Palmer Ave.	Park Ave.	Lakemont Ave.	1	14,600	621	D*
Park Avenue	US 17-92	Palmer Ave.	1	7,000	298	D
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	1	8,100	345	D
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	1	3,700	157	C
Phelps Avenue	Lochberry Rd.	Palmer Ave.	1	1,500	64	C
Temple Drive	Palmer Ave.	Horatio Ave.	1	4,900	209	C
Temple Trail	Horatio Ave.	City Limits	1	4,900	209	C
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	1	10,700	455	D
Whitehall Drive	Lakemont Ave.	Greene Dr.	1	4,700	200	C
Winter Park Road	Corrine Dr.	Lake Sue Ave.	1	7,800	332	C
Wymore Road	Fairbanks Ave.	Lee Rd.	1	6,300	268	C

Note: * = LOS based on traffic speed.

** = Volume implies better LOS for 6 lanes; however, congestion will be more in non-tolled lanes.



MAP 12: WINTER PARK 2021 ROADWAY LOS

All of these roadways are constrained and the City does not support adding additional through lanes. The City plans to implement Intelligent Transportation System (ITS) improvements along Fairbanks Ave. and Aloma Ave. The City also supports enhancing transit service along Fairbanks Ave. and Aloma Ave.

No specific improvements are planned to address the operation of Glenridge Way and Lakemont Ave.; however, the City will continue to implement its Pedestrian and Bicycle Circulation Plan to support these modes of transportation in an effort to provide improved mobility throughout the City.

4.2.2 2021 Pedestrian Conditions

The projected 2021 levels of service for pedestrian facilities within Winter Park are identified in **Table 16** and illustrated in **Map 13**. In 2021, all pedestrian facilities within the City are planned to operate at LOS C, except for the following, which are at LOS D:

- Temple Dr., from Palmer Ave. to Horatio Ave.
- Temple Tr., from Horatio Ave. to the City Limits

4.2.3 2021 Bicycle Conditions

The projected 2021 levels of service for bicycle facilities within Winter Park are identified in **Table 17** and illustrated in **Map 14**. The planned improvements to bring segments up to LOS C are identified, as well as the planned improvements for segments operating at LOS E, to be improved by 2030. In 2021, all bicycle facilities within the City are planned to operate at LOS C, except for the following, which will be at LOS E:

- Fairbanks Ave., from US 17/92 to Denning Dr.
- Fairbanks Ave., from Denning Dr. to Orange Ave.
- Canton Ave., from US 17/92 to Park Ave.
- Greene Dr., from Whitehall Cir. To Brookshire Ave.
- Lochberry Rd./Brookshire Ave., from Phelps Ave. to Greene Dr.
- Orange Ave., from US 17/92 to Fairbanks Ave.
- Wymore Rd., from Fairbanks Ave. to Lee Rd.

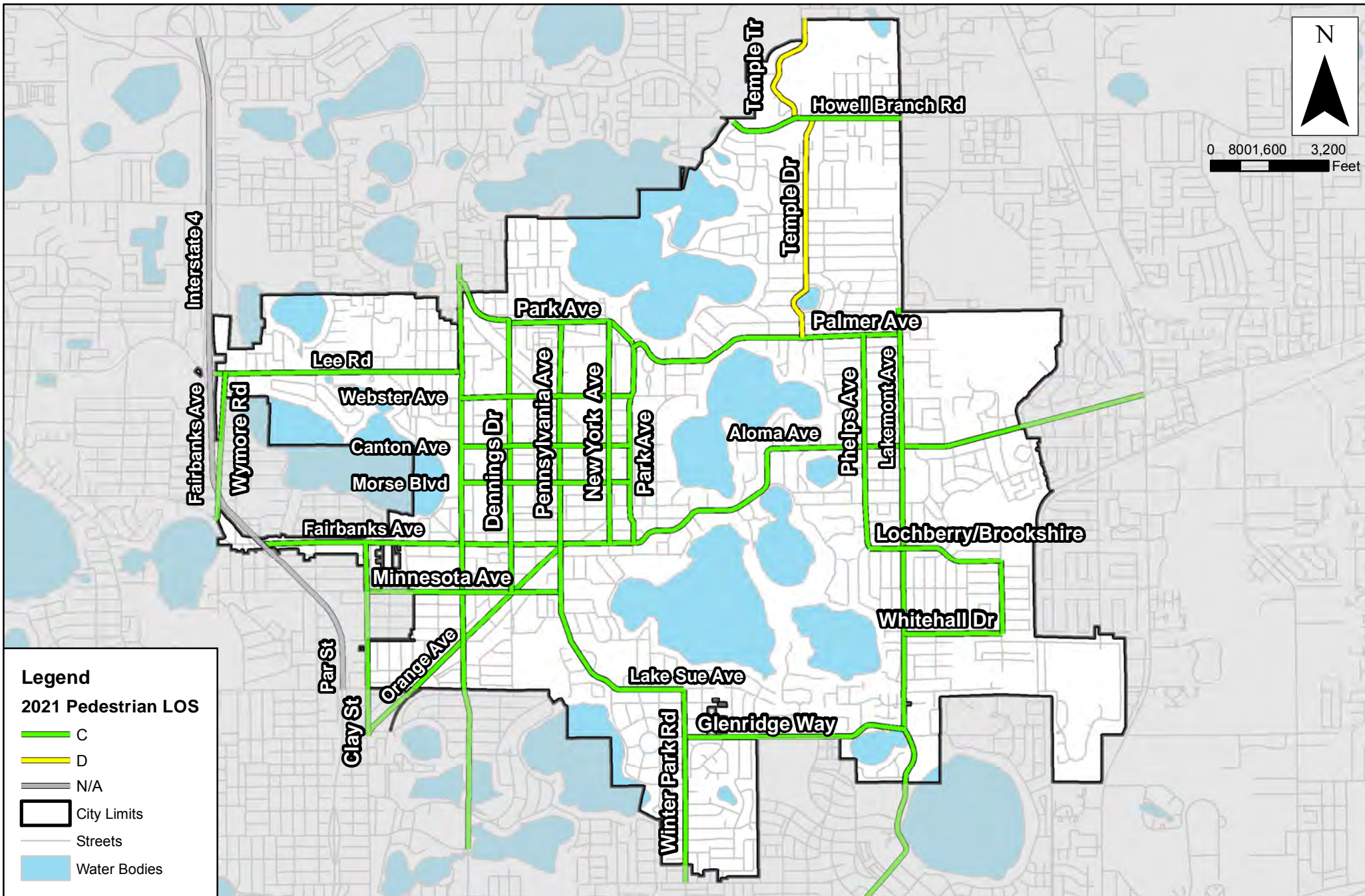
4.2.4 2021 Transit Conditions

The projected 2021 LOS for transit routes within Winter Park are identified in **Table 18** and illustrated in **Map 15**. The 2021 conditions are to be determined, based on coordination with LYNX. SunRail is projected to operate at LOS D.

Table 16: 2021 Pedestrian Level of Service

Roadway	From	To	Ped LOS
State Roads			
I-4	Lee Rd.	Maitland Blvd.	n/a
I-4	Fairbanks Ave.	Lee Rd.	n/a
I-4	Par St.	Fairbanks Ave.	n/a
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	C
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	C
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	C
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	C
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	C
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	C
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	C
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	C
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	C
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	C
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	C
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	C
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	C
Aloma (SR 426)	Lakemont Ave.	SR 436	C
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	C
Non-State Roads			
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	C
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	C
Denning Dr.	Minnesota Ave.	Park Ave.	C
Greene Dr.	Whitehall Cir.	Brookshire Ave.	C
Glenridge Way	Winter Park Rd.	General Reese Ave.	C
Glenridge Way	General Reese Ave.	Lakemont Ave.	C
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	C
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	C
Lakemont Ave.	SR 426	Lake Howell Rd.	C
Lakemont Ave.	Goodrich Ave.	SR 426	C
Lakemont Ave.	Glenridge Way	Goodrich Ave.	C
Lakemont Ave.	Common Way Rd.	Glenridge Way	C
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	C*
Minnesota Ave	Clay St.	Pennsylvania Ave.	C
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	C
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	C
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	C
Palmer Ave.	Park Ave.	Lakemont Ave.	C
Park Avenue	US 17-92	Palmer Ave.	C*
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	C
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	C
Phelps Avenue	Lochberry Rd.	Palmer Ave.	C*
Temple Drive	Palmer Ave.	Horatio Ave.	D
Temple Trail	Horatio Ave.	City Limits	D
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	C
Whitehall Drive	Lakemont Ave.	Greene Dr.	C
Winter Park Road	Corrine Dr.	Lake Sue Ave.	C
Wymore Road	Fairbanks Ave.	Lee Rd.	C

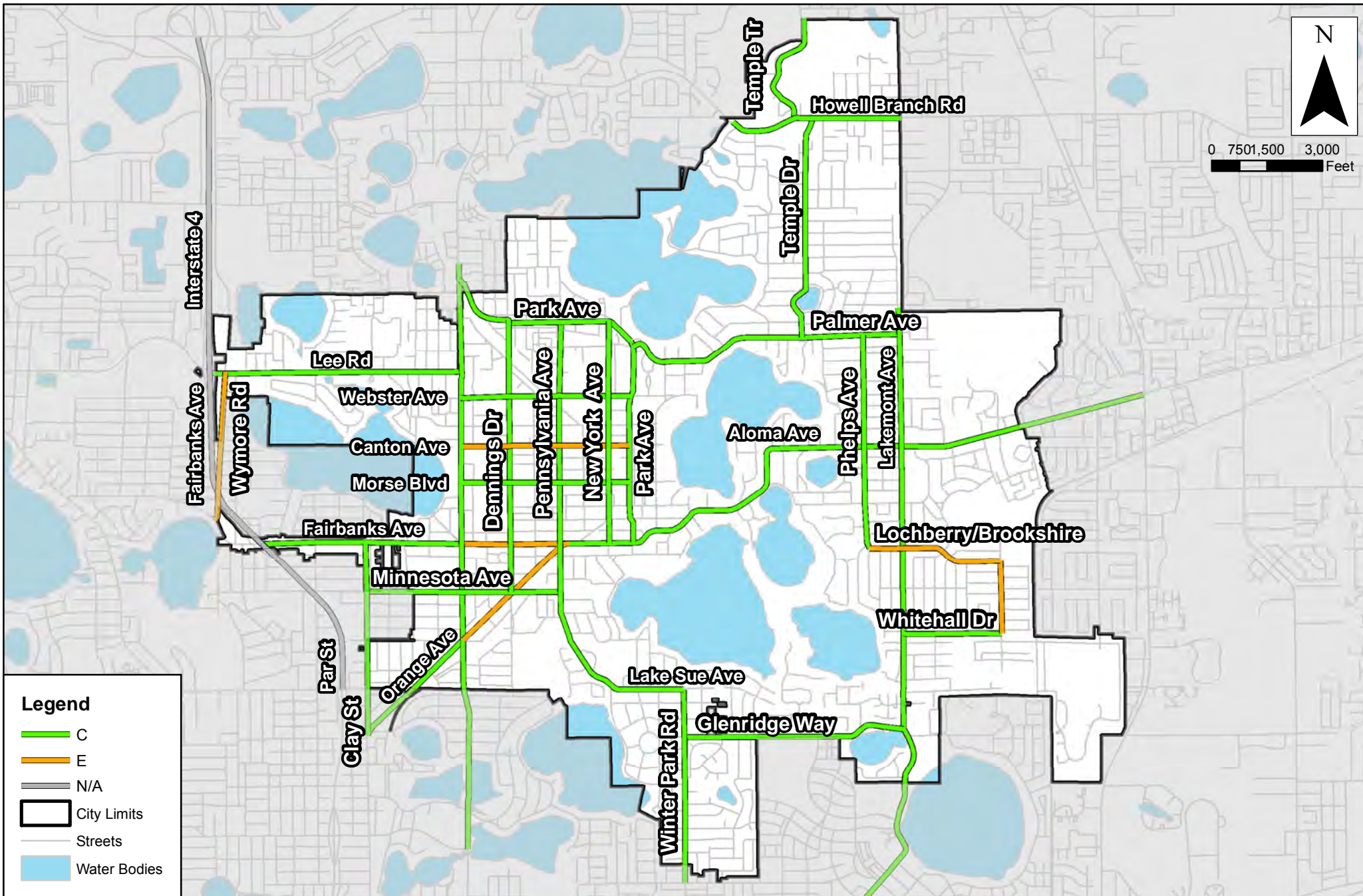
* - Improvement planned by 2021 to improve LOS



MAP 13: WINTER PARK 2021 PEDESTRIAN LOS

Table 17: 2021 Bicycle Level of Service

Roadway	From	To	Bike LOS	Planned Improvement
State Roads				
I-4	Lee Rd.	Maitland Blvd.	n/a	n/a
I-4	Fairbanks Ave.	Lee Rd.	n/a	n/a
I-4	Par St.	Fairbanks Ave.	n/a	n/a
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	C	Parallel Route
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	C	Parallel Route
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	C	n/a
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	C	n/a
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	C	n/a
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	C	n/a
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	C	n/a
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	E	Bike Lanes
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	E	Bike Lanes
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	C	Shared Lanes
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	C	Shared Lanes
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	C	Shared Lanes
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	C	Shared Lanes
Aloma (SR 426)	Lakemont Ave.	SR 436	C	Shared Lanes
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	C	Bike Lanes
Non-State Roads				
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	E	Bike Route
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	C	Bike Route
Denning Dr.	Minnesota Ave.	Park Ave.	C	Bike Lanes
Greene Dr.	Whitehall Cir.	Brookshire Ave.	E	Bike Route
Glenridge Way	Winter Park Rd.	General Reese Ave.	C	Bike Lanes
Glenridge Way	General Reese Ave.	Lakemont Ave.	C	n/a
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	C	Bike Lanes
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	C	n/a
Lakemont Ave.	SR 426	Lake Howell Rd.	C	Parallel Route
Lakemont Ave.	Goodrich Ave.	SR 426	C	Parallel Route
Lakemont Ave.	Glenridge Way	Goodrich Ave.	C	Parallel Route
Lakemont Ave.	Common Way Rd.	Glenridge Way	C	Bike Lanes
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	E	Bike Route
Minnesota Ave	Clay St.	Pennsylvania Ave.	C	Bike Route
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	C	Bike Route
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	C	Bike Route
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	E	Bike Lanes
Palmer Ave.	Park Ave.	Lakemont Ave.	C	n/a
Park Avenue	US 17-92	Palmer Ave.	C	Bike Route
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	C	Bike Route
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	C	Bike Route
Phelps Avenue	Lochberry Rd.	Palmer Ave.	C	Bike Route
Temple Drive	Palmer Ave.	Horatio Ave.	C	Bike Route
Temple Trail	Horatio Ave.	City Limits	C	Bike Route
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	C	Bike Route
Whitehall Drive	Lakemont Ave.	Greene Dr.	C	Bike Route
Winter Park Road	Corrine Dr.	Lake Sue Ave.	C	Bike Route
Wymore Road	Fairbanks Ave.	Lee Rd.	E	Bike Route

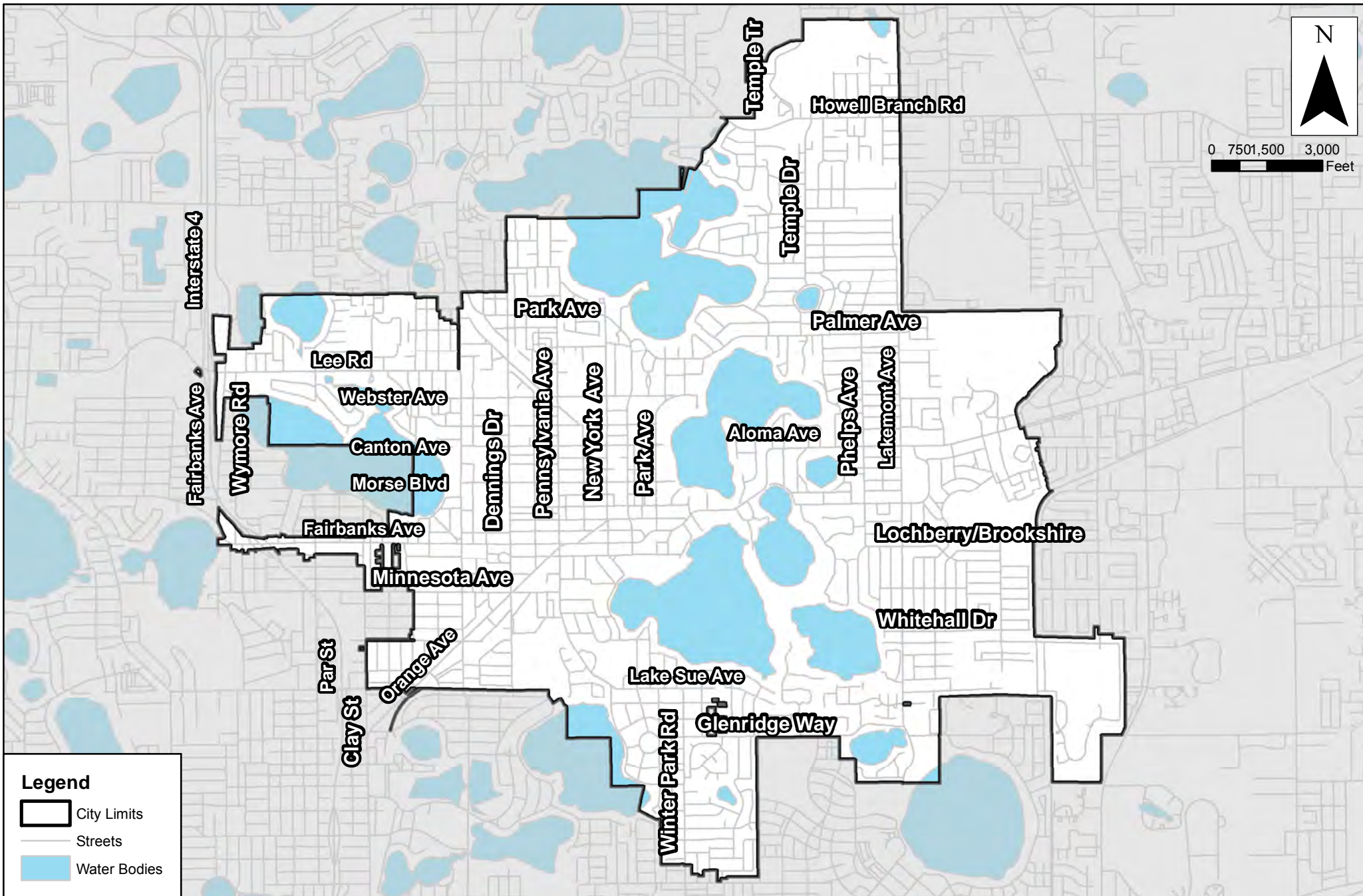


MAP 14: WINTER PARK 2021 BICYCLE LOS

Table 18: 2021 Bus Level of Service

Roadway	From	To	Bus LOS *
State Roads			
I-4	Lee Rd.	Maitland Blvd.	n/a
I-4	Fairbanks Ave.	Lee Rd.	n/a
I-4	Par St.	Fairbanks Ave.	n/a
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	TBD
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	TBD
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	TBD
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	TBD
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	TBD
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	TBD
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	TBD
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	TBD
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	TBD
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	TBD
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	TBD
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	TBD
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	TBD
Aloma (SR 426)	Lakemont Ave.	SR 436	TBD
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	TBD
Non-State Roads			
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	n/a
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	TBD
Denning Dr.	Minnesota Ave.	Park Ave.	TBD
Greene Dr.	Whitehall Cir.	Brookshire Ave.	n/a
Glenridge Way	Winter Park Rd.	General Reese Ave.	n/a
Glenridge Way	General Reese Ave.	Lakemont Ave.	TBD
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	n/a
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	n/a
Lakemont Ave.	SR 426	Lake Howell Rd.	n/a
Lakemont Ave.	Goodrich Ave.	SR 426	TBD
Lakemont Ave.	Glenridge Way	Goodrich Ave.	TBD
Lakemont Ave.	Common Way Rd.	Glenridge Way	n/a
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	n/a
Minnesota Ave	Clay St.	Pennsylvania Ave.	n/a
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	TBD
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	TBD
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	TBD
Palmer Ave.	Park Ave.	Lakemont Ave.	n/a
Park Avenue	US 17-92	Palmer Ave.	n/a
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	n/a
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	n/a
Phelps Avenue	Lochberry Rd.	Palmer Ave.	n/a
Temple Drive	Palmer Ave.	Horatio Ave.	n/a
Temple Trail	Horatio Ave.	City Limits	n/a
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	n/a
Whitehall Drive	Lakemont Ave.	Greene Dr.	n/a
Winter Park Road	Corrine Dr.	Lake Sue Ave.	n/a
Wymore Road	Fairbanks Ave.	Lee Rd.	n/a

Note: * = To be determined based on coordination with LYNX



MAP 15: WINTER PARK 2021 TRANSIT LOS - TBD

4.3 2030 Conditions

4.3.1 2030 Roadway Conditions and City's Plans

Year 2030 conditions were projected using the growth rates identified in **Table 14**. The resulting roadway levels of service are summarized in **Table 19** and illustrated in **Map 16**.

All roadways are projected to operate at LOS D or better in 2021 except for the following:

- Fairbanks Ave., from Interstate 4 to Formosa Ave., projected to operate at LOS F
- Fairbanks Ave., from Orange Ave. to Park Ave., projected to operate at LOS E
- Aloma Ave., from Lyman Ave. to Phelps Ave., projected to operate at LOS F
- Aloma Ave., from Lakemont Ave. to SR 436, projected to operate at LOS F
- Glenridge Way, from General Reese Ave. to Lakemont Ave., projected to operate at LOS F
- Lakemont Ave., from Glenridge Way to Goodrich Ave., projected to operate at LOS E

All of these roadways are constrained and the City does not support adding additional through lanes. The City plans to implement ITS improvements along Fairbanks Ave. and Aloma Ave. The City also supports enhancing transit service along Fairbanks Ave. and Aloma Ave.

No specific improvements are planned to address the operation of Glenridge Way and Lakemont Ave.; however, the City will continue to implement its Pedestrian and Bicycle Circulation Plan to support these modes of transportation in an effort to provide improved mobility throughout the City.

4.3.2 2030 Pedestrian Conditions

The projected 2030 levels of service for pedestrian facilities within Winter Park are identified in **Table 20** and illustrated in **Map 17**. All roadways within the City are planned to operate at LOS C.

4.3.3 2030 Bicycle Conditions

The projected 2030 LOS for bicycle facilities within Winter Park are identified in **Table 21** and illustrated in **Map 18**. All bicycle facilities within the City are planned to operate at LOS C.

4.3.4 2030 Transit Conditions

The projected 2030 LOS for transit routes within Winter Park are identified in **Table 22** and illustrated in **Map 19**. The 2030 conditions are to be determined, based on coordination with LYNX.

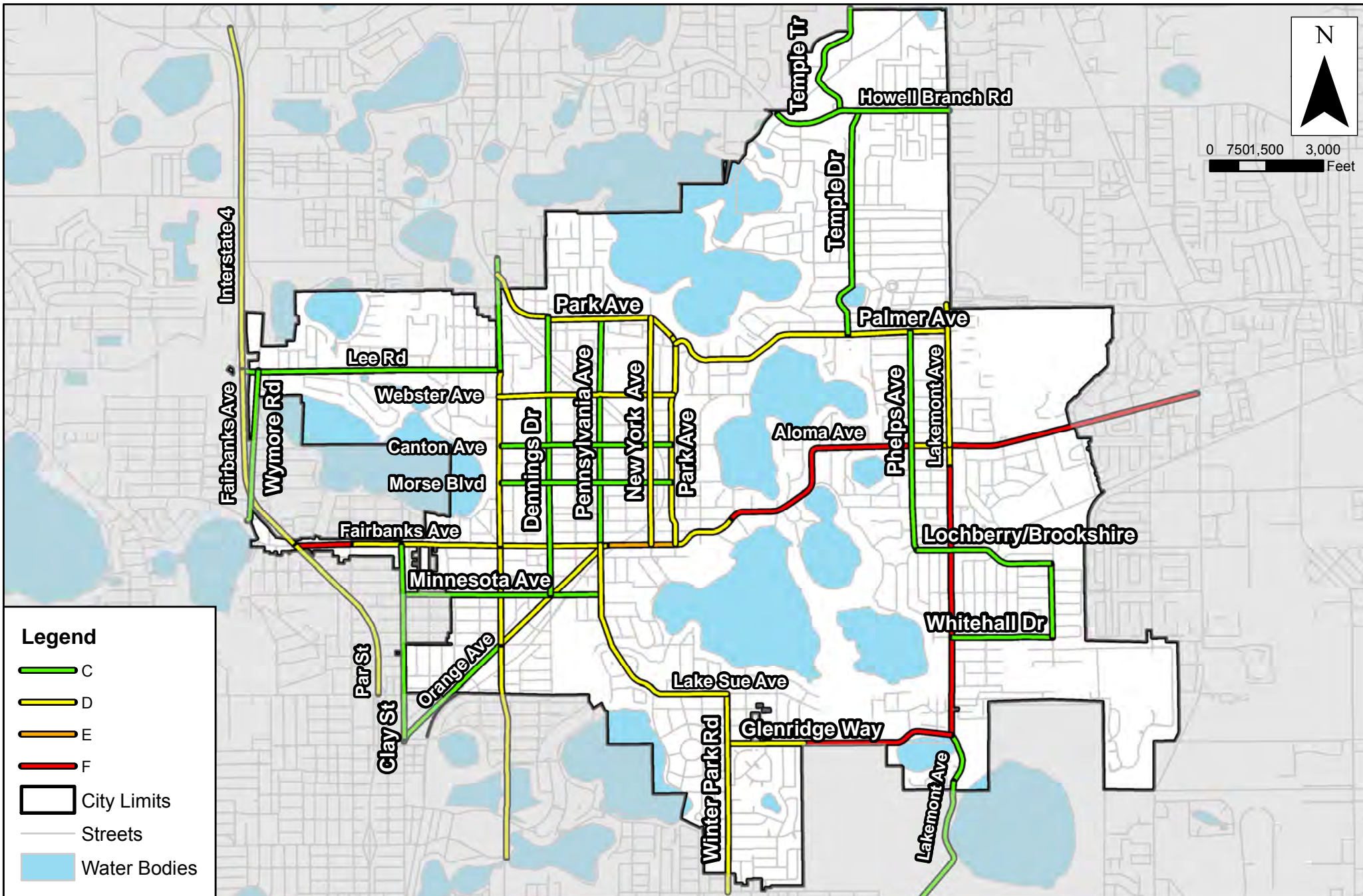
SunRail is projected to operate at LOS D.

Table 19: 2030 Roadway Level of Service

Roadway	From	To	No. Lanes	AADT	PHPD	Road LOS
State Roads						
I-4	Lee Rd.	Maitland Blvd.	4+2	226,600	8,250	D
I-4	Fairbanks Ave.	Lee Rd.	4+2	202,600	7,376	D
I-4	Par St.	Fairbanks Ave.	4+2	192,400	7,005	D**
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	3	41,400	1,786	C
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	2	31,200	1,346	D
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	2	28,000	1,208	D
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	2	28,000	1,208	D
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	2	38,700	1,744	C
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	2	44,800	1,762	F
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	2	35,400	1,392	D
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	2	35,500	1,314	D
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	2	26,300	973	D
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	2	44,300	1,639	E
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	2	36,500	1,351	D
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	2	36,000	1,332	F
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	2	39,800	1,540	D
Aloma (SR 426)	Lakemont Ave.	SR 436	2	48,900	2,032	F
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	2	15,700	651	C
Non-State Roads						
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	1	3,100	132	C
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	1	7,400	315	C
Denning Dr.	Minnesota Ave.	Park Ave.	1	5,000	213	C
Greene Dr.	Whitehall Cir.	Brookshire Ave.	1	2,500	106	C
Glenridge Way	Winter Park Rd.	General Reese Ave.	1	7,500	319	D
Glenridge Way	General Reese Ave.	Lakemont Ave.	1	20,400	868	F
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	2	32,600	1,387	C
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	1	7,400	315	D
Lakemont Ave.	SR 426	Lake Howell Rd.	2	21,300	907	D
Lakemont Ave.	Goodrich Ave.	SR 426	2	20,500	872	D
Lakemont Ave.	Glenridge Way	Goodrich Ave.	1	20,500	872	F
Lakemont Ave.	Common Way Rd.	Glenridge Way	1	4,900	209	C
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	1	900	38	C
Minnesota Ave	Clay St.	Pennsylvania Ave.	1	3,700	157	C
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	2	7,800	332	C
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	1	8,100	345	D
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	2	17,100	709	D
Palmer Ave.	Park Ave.	Lakemont Ave.	1	15,600	664	D*
Park Avenue	US 17-92	Palmer Ave.	1	7,600	323	D
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	1	8,700	370	D
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	1	3,900	166	C
Phelps Avenue	Lochberry Rd.	Palmer Ave.	1	1,600	68	C
Temple Drive	Palmer Ave.	Horatio Ave.	1	5,300	226	C
Temple Trail	Horatio Ave.	City Limits	1	5,300	226	C
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	1	11,600	494	D
Whitehall Drive	Lakemont Ave.	Greene Dr.	1	5,100	217	C
Winter Park Road	Corrine Dr.	Lake Sue Ave.	1	8,500	362	D
Wymore Road	Fairbanks Ave.	Lee Rd.	1	6,600	281	C

Note: * = LOS based on traffic speed.

** = Volume implies better LOS for 6 lanes; however, congestion will be more in non-tolled lanes.

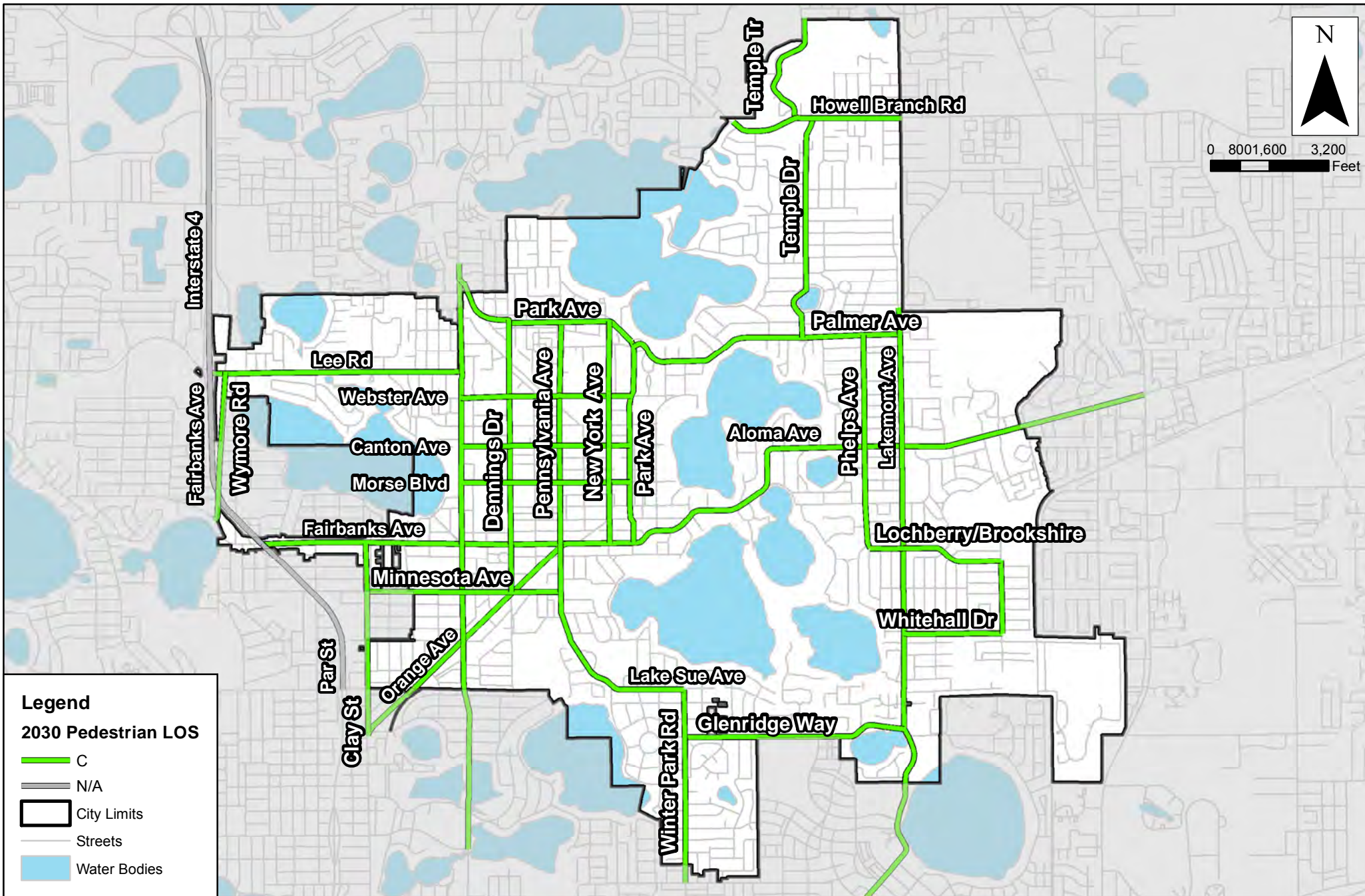


MAP 16: WINTER PARK 2030 ROADWAY LOS

Table 20: 2030 Pedestrian Level of Service

Roadway	From	To	Ped LOS
State Roads			
I-4	Lee Rd.	Maitland Blvd.	n/a
I-4	Fairbanks Ave.	Lee Rd.	n/a
I-4	Par St.	Fairbanks Ave.	n/a
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	C
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	C
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	C
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	C
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	C
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	C
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	C
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	C
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	C
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	C
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	C
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	C
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	C
Aloma (SR 426)	Lakemont Ave.	SR 436	C
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	C
Non-State Roads			
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	C
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	C
Denning Dr.	Minnesota Ave.	Park Ave.	C
Greene Dr.	Whitehall Cir.	Brookshire Ave.	C
Glenridge Way	Winter Park Rd.	General Reese Ave.	C
Glenridge Way	General Reese Ave.	Lakemont Ave.	C
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	C
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	C
Lakemont Ave.	SR 426	Lake Howell Rd.	C
Lakemont Ave.	Goodrich Ave.	SR 426	C
Lakemont Ave.	Glenridge Way	Goodrich Ave.	C
Lakemont Ave.	Common Way Rd.	Glenridge Way	C
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	C
Minnesota Ave	Clay St.	Pennsylvania Ave.	C
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	C
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	C
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	C
Palmer Ave.	Park Ave.	Lakemont Ave.	C
Park Avenue	US 17-92	Palmer Ave.	C
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	C
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	C
Phelps Avenue	Lochberry Rd.	Palmer Ave.	C
Temple Drive	Palmer Ave.	Horatio Ave.	C*
Temple Trail	Horatio Ave.	City Limits	C*
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	C
Whitehall Drive	Lakemont Ave.	Greene Dr.	C
Winter Park Road	Corrine Dr.	Lake Sue Ave.	C
Wymore Road	Fairbanks Ave.	Lee Rd.	C

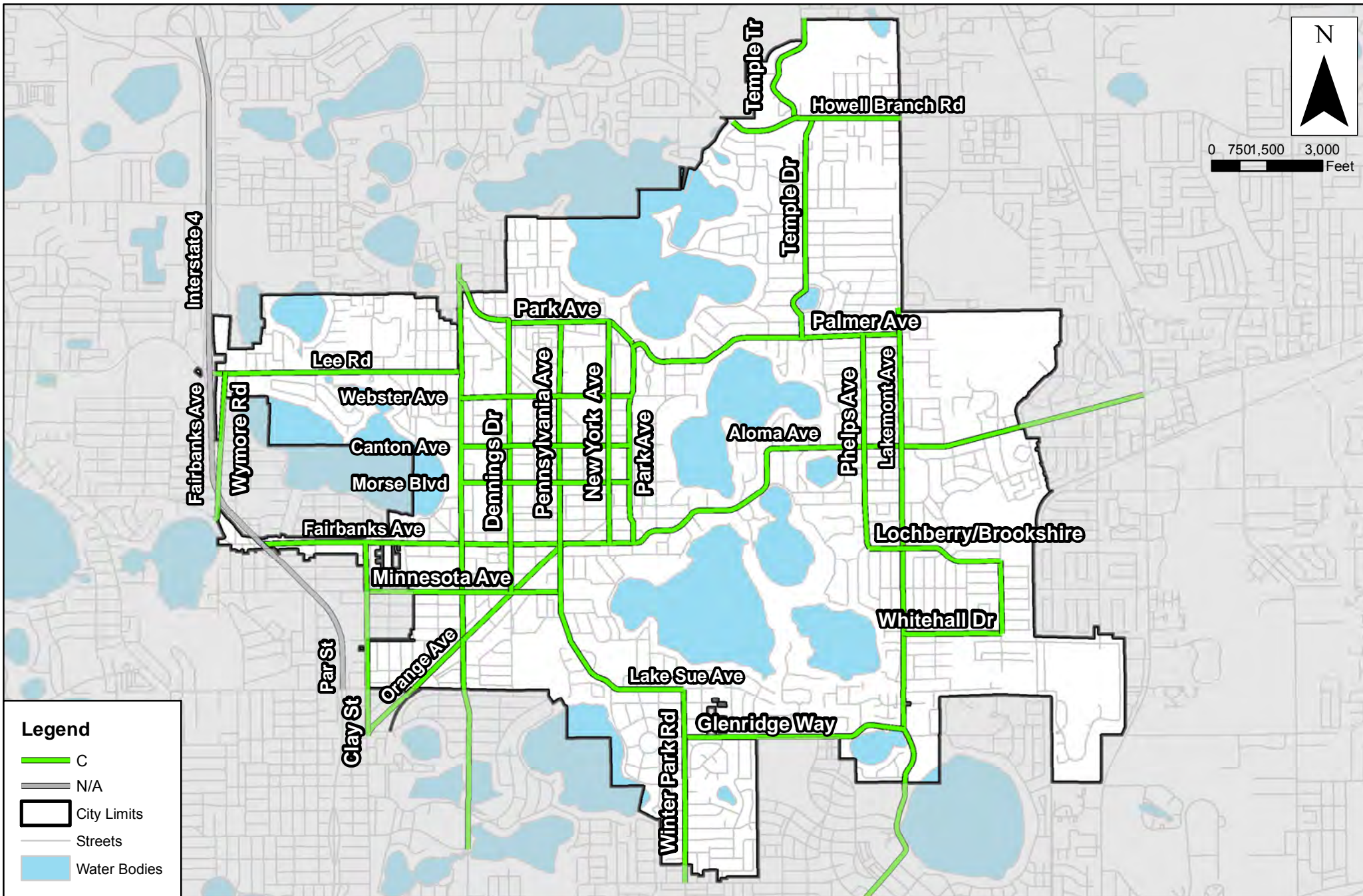
* - Improvement planned by 2030 to improve LOS



MAP 17: WINTER PARK 2030 PEDESTRIAN LOS

Table 21: 2030 Bicycle Level of Service

Roadway	From	To	Bike LOS	Planned Improvement
State Roads				
I-4	Lee Rd.	Maitland Blvd.	n/a	n/a
I-4	Fairbanks Ave.	Lee Rd.	n/a	n/a
I-4	Par St.	Fairbanks Ave.	n/a	n/a
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	C	n/a
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	C	n/a
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	C	n/a
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	C	n/a
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	C	n/a
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	C	n/a
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	C	n/a
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	C	Bike Lanes
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	C	Bike Lanes
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	C	n/a
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	C	n/a
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	C	n/a
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	C	n/a
Aloma (SR 426)	Lakemont Ave.	SR 436	C	n/a
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	C	n/a
Non-State Roads				
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	C	Bike Route
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	C	n/a
Denning Dr.	Minnesota Ave.	Park Ave.	C	n/a
Greene Dr.	Whitehall Cir.	Brookshire Ave.	C	Bike Route
Glenridge Way	Winter Park Rd.	General Reese Ave.	C	n/a
Glenridge Way	General Reese Ave.	Lakemont Ave.	C	n/a
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	C	n/a
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	C	n/a
Lakemont Ave.	SR 426	Lake Howell Rd.	C	n/a
Lakemont Ave.	Goodrich Ave.	SR 426	C	n/a
Lakemont Ave.	Glenridge Way	Goodrich Ave.	C	n/a
Lakemont Ave.	Common Way Rd.	Glenridge Way	C	n/a
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	C	Bike Route
Minnesota Ave	Clay St.	Pennsylvania Ave.	C	n/a
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	C	n/a
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	C	n/a
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	C	Bike Lanes
Palmer Ave.	Park Ave.	Lakemont Ave.	C	n/a
Park Avenue	US 17-92	Palmer Ave.	C	n/a
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	C	n/a
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	C	n/a
Phelps Avenue	Lochberry Rd.	Palmer Ave.	C	n/a
Temple Drive	Palmer Ave.	Horatio Ave.	C	n/a
Temple Trail	Horatio Ave.	City Limits	C	n/a
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	C	n/a
Whitehall Drive	Lakemont Ave.	Greene Dr.	C	n/a
Winter Park Road	Corrine Dr.	Lake Sue Ave.	C	n/a
Wymore Road	Fairbanks Ave.	Lee Rd.	C	Bike Route

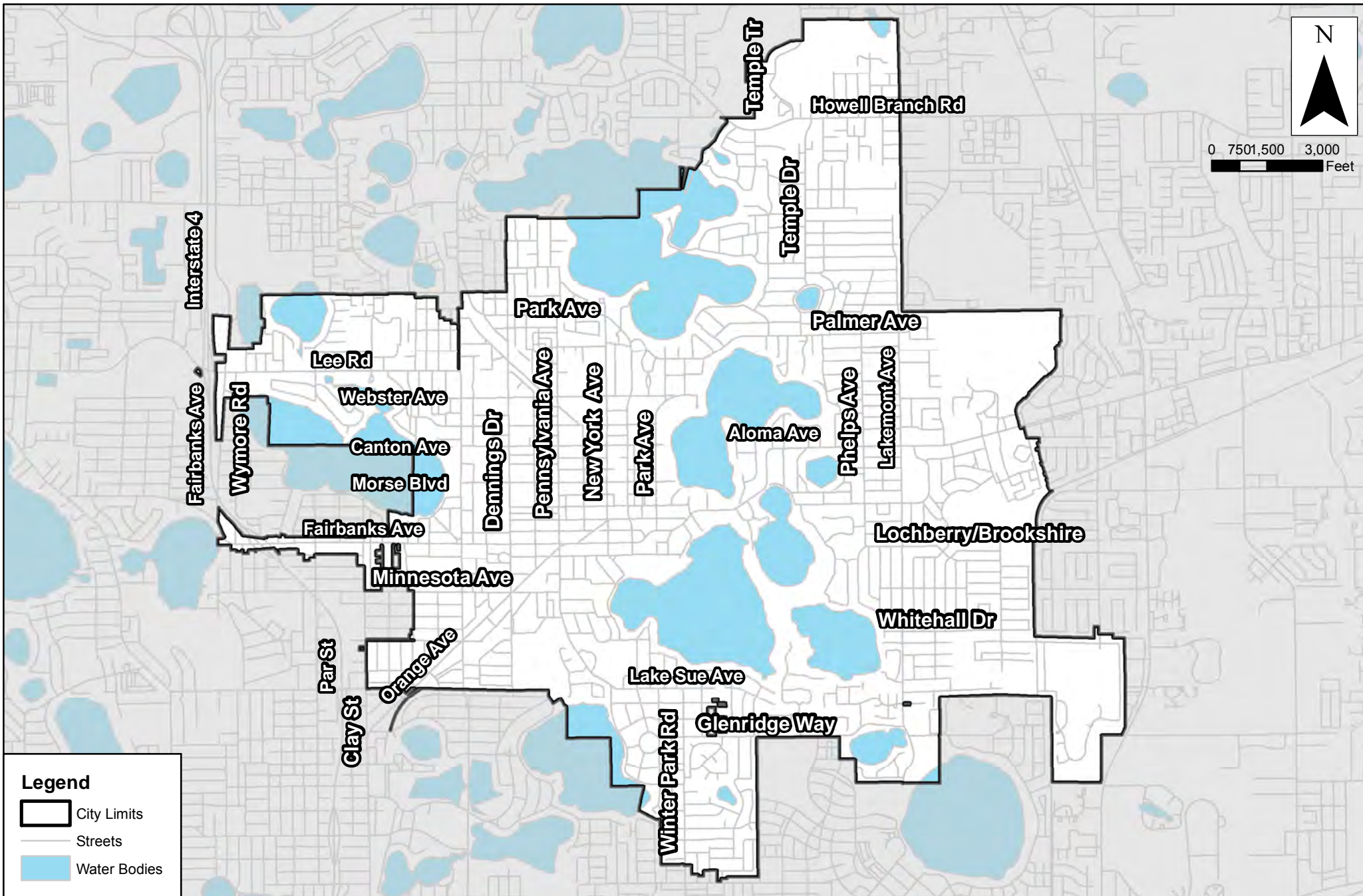


MAP 18: WINTER PARK 2030 BICYCLE LOS

Table 22: 2030 Bus Level of Service

Roadway	From	To	Bus LOS *
State Roads			
I-4	Lee Rd.	Maitland Blvd.	n/a
I-4	Fairbanks Ave.	Lee Rd.	n/a
I-4	Par St.	Fairbanks Ave.	n/a
US 17/92/Orlando Ave.	SR-423/Lee Rd.	Park Ave.	TBD
US 17/92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Rd.	TBD
US 17/92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	TBD
US 17/92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	TBD
Lee Rd. (SR 423)	I-4	US 17-92/Orlando Ave.	TBD
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	TBD
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	TBD
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	TBD
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	TBD
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	TBD
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	TBD
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	TBD
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	TBD
Aloma (SR 426)	Lakemont Ave.	SR 436	TBD
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	TBD
Non-State Roads			
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	n/a
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	TBD
Denning Dr.	Minnesota Ave.	Park Ave.	TBD
Greene Dr.	Whitehall Cir.	Brookshire Ave.	n/a
Glenridge Way	Winter Park Rd.	General Reese Ave.	n/a
Glenridge Way	General Reese Ave.	Lakemont Ave.	TBD
Howell Branch Rd.	Maitland City Line	Seminole Co. Line	n/a
Lake Sue Avenue/Penn Avenue	Winter Park Rd.	Orange Ave.	n/a
Lakemont Ave.	SR 426	Lake Howell Rd.	n/a
Lakemont Ave.	Goodrich Ave.	SR 426	TBD
Lakemont Ave.	Glenridge Way	Goodrich Ave.	TBD
Lakemont Ave.	Common Way Rd.	Glenridge Way	n/a
Lochberry/Brookshire	Phelps Ave.	Greene Dr.	n/a
Minnesota Ave	Clay St.	Pennsylvania Ave.	n/a
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	TBD
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	TBD
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	TBD
Palmer Ave.	Park Ave.	Lakemont Ave.	n/a
Park Avenue	US 17-92	Palmer Ave.	n/a
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	n/a
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	n/a
Phelps Avenue	Lochberry Rd.	Palmer Ave.	n/a
Temple Drive	Palmer Ave.	Horatio Ave.	n/a
Temple Trail	Horatio Ave.	City Limits	n/a
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	n/a
Whitehall Drive	Lakemont Ave.	Greene Dr.	n/a
Winter Park Road	Corrine Dr.	Lake Sue Ave.	n/a
Wymore Road	Fairbanks Ave.	Lee Rd.	n/a

Note: * = To be determined based on coordination with LYNX



MAP 19: WINTER PARK 2030 TRANSIT LOS - TBD

The following chart relates to Chapter 3 – Housing, 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. This element was reviewed by the Comp Plan Task Force (their comments are shown in blue underlined text), Planning and Zoning Board, and the Economic Development Advisory Board.

No.	Housing Element	Comments
1	<p>3-1: HOUSING GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Housing Element pursuant to §163.3177(6)(f), FS, and §9J 5.010(3)(a-c), FAC. The purpose of this element is to provide guidance for appropriate plans and policies needed to meet identified or projected needs in the supply of housing. These plans and policies address governmental activities as well as provide direction and guidance to the efforts of the private sector.</p> <p>This Chapter (element) is based upon the data and analysis requirements pursuant to subsection 9J-5.005(1)(2), FAC and subsection 9J-5.010(1)(2), FAC.</p>	
2	<p>GOAL 3-1: QUALITY RESIDENTIAL ENVIRONMENT. ALLOCATE LAND AREA TO ACCOMMODATE A SUPPLY OF HOUSING RESPONSIVE TO THE DIVERSE HOUSING NEEDS OF THE EXISTING AND FUTURE POPULATION AND ASSIST THE PRIVATE SECTOR TO RESPONSIVELY MEET DEMAND FOR AFFORDABLE—QUALITY HOUSING IN NEIGHBORHOODS PROTECTED FROM INCOMPATIBLE USES AND SERVED BY ADEQUATE PUBLIC FACILITIES.</p>	
3	<p>OBJECTIVE 3-1.1: PROVIDE ADEQUATE SITES FOR RESIDENTIAL USES. Winter Park shall develop programs and strategies to achieve adequate, affordable and safe housing for current and future populations and shall maintain a sufficient ratio of affordable housing. To achieve this objective the following policies shall be implemented.</p>	
4	<p>Policy 3-1.1.1: Zoning Map and Regulations to Support Housing Diversity. The City’s Future Land Use Map shall allocate land resources that shall accommodate a range of housing densities and structure types <u>to accommodate current and future population needs.</u></p>	

~~Policy 3-1.1.2: Sufficient Land and Space for Housing.~~ ~~The Future Land Use Map shall provide sufficient land area for residential uses necessary to accommodate current and future population. Sufficient acreage and space for housing shall be protected or promoted through the following actions:~~

- ~~1. **Protection of Residential Areas.** The City shall not accept any amendment to the Future Land Use Map that proposes to change a residential designation to a non-residential category except when such amendment addresses at least one of the following:~~
 - ~~a. The proposed land use amendment is consistent with a redevelopment plan approved by the City.~~
 - ~~b. The proposed amendment is necessary to accommodate facilities for public schools, public safety or city services.~~
 - ~~c. The proposed land use designation allows development that includes mandatory residential uses, and development designs must conform to site design standards mandated in the Future Land Use Element.~~
 - ~~d. As part of the amendment application, the property owner/applicant enters into a housing agreement with the City to replace any demolished residential units at locations acceptable to the City; or in lieu thereof, the applicant contributes an equivalent fee to the City for the construction of affordable housing similar to the housing type that was removed.~~
 - ~~e. Affordable housing construction or fees may qualify for credit against all or a portion of the City's affordable housing linkage fee.~~
 - ~~f. The amendment is necessary to accommodate a nursing home, adult congregate care facility, or other housing for the elderly.~~
 - ~~g. The land use amendment occurs as an administrative amendment initiated by the City.~~
- ~~2. **Residential Uses in Complementary Development.** Housing shall be allowed to occur with complementary commercial and office development when placed within appropriate Future Land Use Map designations. The Future Land Use Map shall provide one or more zoning districts that promote this type of development. The Future Land Use Element provides standards and criteria for this type of development shall be incorporated into the LDC to assure compatibility between residential and non-residential land uses.~~

6	Policy 3-1.1.3 Policy 3-1.1.2: Technical Assistance to Private Sector. The City shall provide technical assistance, information, and referral services to the housing industry in order to maintain housing production sufficient to meet the projected housing market demand, particularly for affordable housing construction activities.	
7	Policy 3-1.1.43 Policy 3-1.1.43: Developing Public/Private Partnerships. Winter Park shall assist in explore <u>shall continue</u> developing local government partnerships with the private sector to improve and expand the efficiency of the affordable housing delivery system. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources.	Per CPTF recommendation
8	Policy 3-1.1.54 Policy 3-1.1.54: Housing Demands Generated by College Students. The City shall coordinate with Rollins College regarding campus development plans and the availability of on-campus housing. The purpose of such coordination is to evaluate impacts college enrollment places on housing needs within the City.	
9	OBJECTIVE 3-1.2: SUPPORT AND PROTECT AFFORDABLE HOUSING. The City shall establish programs and activities intended to discourage loss of existing affordable housing and to initiate construction of new affordable housing. The City shall direct its resources to maintain and preserve the housing stock within the affordability range for households with income levels at or below the low/moderate income level as indexed by the Orange County Housing and Community Development Division. The following policies shall be used to measure the protection and provision of affordable housing. <u>support construction of new affordable housing.</u>	

Policy 3-1.2.1: Winter Park Affordable Housing Program. The City shall ~~continue~~ establish programs and activities intended to support the provision and discourage loss of existing affordable housing for moderate, low, and very low income household groups through an and to support construction of new affordable housing program administered by the City.

The goal of the through existing Winter Park Affordable Housing Program is to assure that new housing unit construction in the City accommodates affordable housing for very low, low, programs where warranted and moderate income households consistent with broader comprehensive plan policies. The Winter Park Affordable Housing Program programs includes, but is not limited, to the following activities intended to improve and protect the City's supply of affordable housing as well as to link qualified households with affordable housing assistance:

- ~~1. Support the Hannibal Square Community Land Trust.~~ The City shall support the Hannibal Square Community Land Trust (HSCLT) to further the goal of providing long term multi generational affordable housing in the City of Winter Park. The HSCLT shall work in partnership with the City, County, State, and Federal agencies and the private sector to meet the housing needs of low and moderate income families.
- ~~21. Affordable Housing Partnerships.~~ The City shall establish and support partnerships with non-profit affordable housing entities, charitable foundations and other groups as needed to accomplish the affordable housing implementation goals of the City.
- ~~3. Establish~~ Explore a Land Bank Program. The City shall ~~establish~~ will explore a land bank program for use by the City or the HSCLT a private partner to implement the affordable housing goals of the City. ~~Land would be acquired and affordable housing constructed through linkage fees, grants funds, and county housing assistance grants or other funding sources which would then be conveyed to the HSCLT. The City Commission shall consider the use of condemnation, as necessary, in order to achieve the goals of the City needed.~~
- ~~4. Density Bonus Program/Land Use Changes.~~ In cases where the City agrees to change future land use designations or zoning designations, or when planned development variances which increase the residential density of the land involved are requested, the City shall require as part of any approvals, the mandatory set aside of affordable housing units within the project or payment of fees in lieu of a set aside, based upon the terms and conditions of the implementing ordinance.
- ~~54. Affordable Housing Linkage Fee.~~ The City shall continue to administer and impose an affordable housing linkage fee on new development as a revenue source to fund construction of affordable or workforce housing for Winter Park residents. ~~At least once every year, as needed. Periodically~~ the City shall evaluate the linkage fee program to determine if affordable housing needs and construction costs warrant adjustment of linkage fee rates.
- ~~6. - Affordable Housing Construction.~~ The City shall continue to directly support the construction of affordable housing units through revenue generated by the affordable housing linkage fee revenue, county, state, federal programs and the private sector.
- ~~7. Affordable Housing Rehabilitation Program.~~ The City shall continue to support the preservation of the existing affordable housing stock through its housing rehabilitation program in concert with Orange County.
- ~~8. Winter Park Housing Authority.~~ The City shall continue to support the Winter Park Housing Authority public housing program for very low and low income households.
- ~~9. Promote Private Sector Investment in Affordable Housing.~~ The City shall encourage private sector housing providers and nonprofit organizations to construct affordable housing in concert with the HSCLT.
- ~~10. Technical Assistance, Information, and Referral Services.~~ The City shall continue efforts to serve as a source of information regarding City and County housing assistance programs through brochures, pamphlets, and to provide staff assistance available through the City's ~~Department of Planning and Community Development~~ Department and the Winter Park Housing Authority.
11. Identify City Owned Sites Available for Affordable Housing Development. The City shall establish an internal review process for City owned sites suitable for development of workforce housing at various income levels.

11	<p>Policy 3-1.2.2: Selecting Sites for Affordable Housing. The City shall continue to promote access to a broad range of housing opportunities with a full complement of public services through cooperation and coordination with the private sector, Orange County, and the East Central Florida Regional Planning Council. Sites for affordable housing developments for very low, low, and moderate income households shall be approved only if such sites have access to the following facilities and services:</p> <ul style="list-style-type: none"> 1. Service by central potable water and wastewater systems; or, if such systems are not available, the property owner executes a recordable agreement to connect to such facility according to the schedule and payment arrangements acceptable to the City. 2. Accessible to employment centers and shopping centers, which accommodate stores offering household goods and services needed on a frequent and recurring basis. 3. Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan). 4. Accessible to public parks, recreation areas, and/or open space systems. 5. Located on sites having adequate surface water management and solid waste collection and disposal. 6. Priority shall be given to location affordable housing developments within one half mile of a bus transit route. 	
12	<p>Policy 3-1.2.3: Barriers to Affordable Housing within Land Development Regulations.</p> <p>The City shall ensure that its regulatory techniques and review procedures do not create cumbersome barriers to affordable housing. As part of the evaluation, the City shall evaluate the Future Land Use Map and the Official Zoning Map to assess whether sufficient land and space is available to support housing types for low to moderate income households. The City's Future Land Use Map and Zoning Map shall include provisions that allow locations for diverse housing types such as, but not limited to, Planned Unit Residential Developments, cluster housing townhouses, apartment units, and apartments in upper floors above retail and office uses.</p>	
13	<p>Policy 3-1.2.4: Maintain a Streamlined Development Review Process. Within one year from the effective date of the Winter Park Comprehensive Plan, the City shall establish a streamlined development review and permitting process for affordable <u>and workforce</u> housing developments and redevelopment.</p>	

14	Policy 3-1.2.5: Condominium Conversion Procedures. The City shall develop procedures for the conversion of rental apartments to condominiums. The adopted procedures shall at minimum address application process, notification of current renters, relocation assistance for very low to low income households, land and unit subdivision, condominium plan submittal requirements, property owner association, maintenance of common areas, minimum development and design standards for converted buildings, housing code inspection requirements, and compliance with building codes.	
15	Policy 3-1.2.6 Policy 3-1.2.5: Maximize Use of Orange County Housing Programs. The City shall maximize use of housing programs administered by the Orange County Division of Housing and Community Development by annually coordinating with the County to identify assistance programs and funds available to Winter Park residents. The City shall continue efforts to jointly work with the Orange County Division of Housing and Community Development regarding housing assistance programs for very low, low, and moderate income households.	
17	Policy 3-1.2.76: Coordination with State Planning Agencies. The City shall coordinate with the Florida Department of Community Affairs Economic Opportunity , Department of Health, and Department of Children and Family Services regarding grant programs available to Winter Park for affordable housing, housing rehabilitation, and group home facilities.	
18	Policy 3-1.2.87: Coordination with Regional Agencies. Winter Park shall continue participation on affordable housing committees sponsored by the East Central Florida Regional Planning Council.	
19	Policy 3-1.2.98: <u>Public</u> Involvement in Housing Production. Winter Park shall support the involvement of county, regional, state, and federal agencies in housing production, where such housing is consistent with the City's Comprehensive Plan and implementing regulations. The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices.	CPTF: "public" implies involving the public but the policy does not describe any public involvement, only agencies, recommended to remove the word "public" in the policy title.
20	Policy 3-1.2.109: Housing Assistance Grant Programs. The City shall continue to aggressively pursue grant funds from federal, state, and county agencies for affordable housing assistance, housing construction, and supporting neighborhood infrastructure improvements.	

21	Policy 3-1.2.11: Housing Preservation through Delinquent Property. The City shall coordinate with the Orange County Tax Collector to annually obtain a list of tax delinquent residential properties with the City, and to jointly evaluate potential programs where delinquent residential property within target neighborhoods or affordable housing overlay districts can be acquired or protected through the City's affordable housing program.	
22	OBJECTIVE 3-1.3: ELIMINATE SUBSTANDARD HOUSING CONDITIONS. Winter Park shall implement activities and programs that eliminate and prevent substandard housing conditions as measured by the following policies:	
23	Policy 3-1.3.1: Implement Progress to Eliminate Substandard Housing. The City shall continue to ensure that new housing construction, as well as remodeling or rehabilitation of existing residences, conforms to the Florida Building Code. The City shall protect and preserve the structural integrity and aesthetics of Winter Park's housing stock. At each update of the Florida Building Code, the City shall evaluate its administrative and technical manpower and the overall condition of the City's housing resources and commit necessary resources to reconciling related issues identified.	
24	Policy 3-1.3.2: Maintain Housing Condition Records. The City shall conduct an annual survey of housing conditions and housing code violations for the purpose of generating remedial actions to improve housing conditions and reduce substandard or deteriorated housing. The City shall attempt to contact owners of substandard housing units to communicate necessary corrective actions and to inform property owners of available federal, state, and local housing assistance programs for housing rehabilitation.	CPTF recommended adding a policy here to promote the city's code enforcement department since they do a good job promoting health, safety and welfare, quality housing stock and concerns are addressed quickly
25	Policy 3-1.3.3: Enforcement Program Capabilities. The City shall annually monitor the City's capability to responsively remedy code enforcement violations.	
26	Policy 3-1.3.4: Housing Demolition and Rehabilitation. The City shall require rehabilitation of deteriorated or unsafe housing identified as a threat to the safety of occupants or the welfare of the community. If the extent of deterioration prevents rehabilitation, or if the property owner is unwilling to improve an unsafe structure, the City shall require the house to be demolished. Demolition or rehabilitation shall follow practices consistent with the Florida Building Code.	

27	Policy 3-1.3.5: Safe Housing Environments. The City shall continue to require all new residential development to install streetlights.	
28	Policy 3-1.3.6: Aesthetic Housing Environments. Landscaping and open space shall be designed, installed and maintained within residential development.	
29	Policy 3-1.3.7 Policy 3-1.3.5: Infrastructure Improvements for Targeted Neighborhoods. The City shall continue coordination with the Orange County Division of Housing and Community Development regarding the use of Community Development Block Grant funds for infrastructure improvements within the Westside <u>Hannibal Square</u> neighborhood.	
30	Policy 3-1.3.86: Sewer Extensions to Lower Income Neighborhoods. The City shall maintain existing sewer allocation policies that prioritize sewer system capacity allocations for non-profit and other affordable housing projects. The City shall evaluate the merits and feasibility of a city grant program or similar assistance program to assist with costs to connect homes owned and occupied by very low and low income households to sewer lines within adjacent streets.	
31	Policy 3-1.3.97: Coordination with Orange County Housing Improvement Programs. The City shall continue coordination efforts with Orange County to direct housing, utility infrastructure, and weatherization improvement funds to housing and neighborhoods serving very low, low, and moderate income households. The City shall continue to support the County's designation of the Westside <u>Hannibal Square</u> neighborhood as a target community for receipt of Community Development Block Grant (CDBG) funds. The City shall provide the County with a list of infrastructure improvement needs warranting financial assistance from the CDBG program.	
32	Policy 3-1.3.108: Implement of Green Building Practices and Programs. The City shall develop criteria that ensures that housing developed with public subsidies be cost effective to build, durable and practical to maintain. The green building practices criteria should ensure that housing developed with public subsidies results in high-quality, healthy living environments, lower utility costs, enhanced connections to nature, protection of the environment by the conservation of energy, water, materials and other resources, and the advancement of the health of local and regional ecosystems.	

33	<p>OBJECTIVE 3-1.4: PROVIDE OPPORTUNITIES FOR GROUP HOMES, HOUSING FOR THE ELDERLY AND FOSTER CARE FACILITIES. Pursuant to the requirements of §163.3177(6)(3), FS, the The City shall promote housing opportunities to meet the special housing needs of the elderly, dependent children, the physically and mentally handicapped, and the developmentally disabled.</p>	
34	<p>Policy 3-1.4.1: Foster Care Facilities. The City shall continue to comply with state Laws and administrative rules designed to ensure availability of sites for foster care and adult foster care facilities.</p>	

Policy 3-1.4.2: Community Residential Homes. The City shall ~~allow~~continue to permit community residential homes in residential zoning districts providing they meet criteria established below ~~and in Chapter 419, Florida Statutes. In addition, such facilities shall be regulated to manage their location and intensity, including impacts on infrastructure, and to encourage development on sites accessible to public and private services generally required by their residents. The location of community residential facilities shall be dispersed throughout the regional housing market to serve special housing needs, disabilities, or handicaps.~~ The facilities shall foster nondiscrimination and shall provide residential alternatives to institutionalization. ~~Within one year from the effective date of the Winter Park Comprehensive Plan, the City shall enforce the following performance standards:~~

- ~~1. Group homes of six (6) or fewer unrelated residents licensed as community residential homes by the Department of Children and Family Services (DCFS) shall be deemed a single family unit and shall be allowed in single family or multifamily zoning districts. These homes shall not be located within a radius of one thousand feet (1,000') of another existing duly licensed group home of six (6) or fewer residents.~~
- ~~2. Group homes that have from seven (7) to fourteen (14) unrelated residents operating as a family, including support staff, and are duly licensed by DCFS as a community residential care facility shall be allowed in areas that accommodate multifamily residential uses unless the City finds that the group home siting as proposed:~~
 - ~~a. Does not conform to other existing policies applicable to multifamily uses in the City.~~
 - ~~b. Does not meet applicable licensing criteria established and determined by DCFS, including requirements that the home be located to assure the safe care and supervision of all clients in the home.~~
 - ~~c. Would result in excessive concentration of community residential homes. A home that is located within a radius of one thousand two hundred feet (1,200') of another existing community residential home in a multifamily zone shall be an over concentration of such homes that substantially alters the nature and character of the area. A home that is located within a radius of five hundred feet (500') of an area of single-family zoning substantially alters the nature and character of the area.~~
- ~~3. All distance requirements cited in this subsection shall be measured from the nearest point of the existing home or area of single family zoning to the nearest point of the proposed home.~~
- ~~4. All sites for group homes shall contain requisite infrastructure including potable water, adequate surface water management, approved system of wastewater disposal, and an adequate system for solid waste collection and disposal. The sites shall also be free of safety hazards and all structures shall comply with City ordinances and applicable State laws including licensing and program requirements of the State.~~

36	<p>Policy 3-1.4.3: Housing for the Elderly. The City shall promote the development of housing alternatives specially designed for the elderly, including but not limited to adult living facilities and adult foster care homes. Sites for elderly housing shall be approved only if such sites have access to the following facilities and services:<u>appropriate infrastructure and are located on a paved street.</u></p> <ol style="list-style-type: none"> 1. Serviced by potable water and wastewater systems. 2. Located on a paved street. 3. Located on sites having adequate surface water management and solid waste collection and disposal. 	
37	<p>Policy 3-1.4.4: Nursing Homes. The City shall establish adequate locations for nursing homes with appropriate zoning categories and where central sewer and wastewater systems are available.</p>	
38	<p>Policy 3-1.4.5: Adequate Sites for Special Housing Needs. The future land use map and official zoning map shall provide adequate locations from<u>The City shall support the placement of</u> group homes, nursing homes, foster care facilities, and other special housing needs licensed or certified by the State of Florida. Location criteria for such uses shall at minimum comply with state laws.</p>	
39	<p>OBJECTIVE 3-1.5: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK. The useful life of existing housing stock shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural and historic resources, maintenance of community facilities, and code enforcement activities. This objective shall be achieved through the implementation of the following policies.</p>	
40	<p>Policy 3-1.5.1: Conservation and Rehabilitation of Existing Housing. The City shall develop a method to promote the conservation and rehabilitation of existing housing as a means to maintain or improve residential conditions and reduce the waste of valuable housing resources, particularly those serving as affordable <u>and workforce</u> housing.</p>	

41	Policy 3-1.5.2: Maintain Active Code Enforcement. The City shall maintain an active code enforcement program to identify housing accommodations and nonresidential structures that fail to comply with the minimum specification governing building construction, electrical facilities, water and wastewater systems, construction, fire protection, flood prevention, and housing. Where structures fail to meet minimum standard specifications, the City shall duly notice the violation and stipulate conditions for bringing the structure into compliance.	
42	Policy 3-1.5.3: Discourage Factors Creating Blight. The City shall avoid potential blighting influences within residential areas through land use planning. Where unavoidable, adverse impacts of land use transition shall be minimized through performance criteria requiring adequate screening, landscaping, and other design features which promote land use compatibility and appropriate land use transition.	
43	Policy 3-1.5.4 Policy 3-1.5.3: Supportive Facilities and Services for Quality Residential Neighborhoods. The City shall ensure that sufficient systems for delivery of public facilities and services supportive to a quality residential environment have been planned, designed and implemented where possible. Such facilities include potable water, wastewater, transportation, and drainage. A capital improvement program and budget predicated on continuing review and evaluation of evolving housing problems and related infrastructure issues shall be the principal tool for realizing this policy.	
44	Policy 3-1.5.5: Implementing Principles and Standards. The City shall enforce best management principles and practices that include standards, techniques, and strategies to guide the conservation, rehabilitation, and demolition of housing units.	
45	Policy 3-1.5.6 Policy 3-1.5.4: Compatibility of New Residential Development. Winter Park shall continue to ensure compatibility of proposed development with adjacent and surrounding residential uses. The City shall not permit any development that is inconsistent, in terms of residential unit type, lot sizes, housing size, tenure status (i.e., short term rentals) and setbacks, with that allowed by the Winter Park Comprehensive Plan or the LDC, through recognition of existing neighborhoods and minimizing impacts created by new development through the city's Land Development Code regulations.	
46	Policy 3-1.5.75: Policy 3-1.5.5: Compatibility of Development. Where the Future Land Use Map and Official Zoning Map allow allows both residential and commercial development, the City shall allow residential uses to occur with compatible nonresidential uses.	

47	Policy 3-1.5.86: Monitor Housing Demolition. The City shall annually conduct an inventory of residential construction activity resulting in the demolition of residential units. As part of the inventory process, the City shall identify demolition removing affordable housing.	
48	Policy 3-1.5.9: Residential Design and Development Standards. Within one year from the effective date of the Winter Park Comprehensive Plan, the City shall study the public interest in residential development and design standards addressing the following: 1. Subdivisions, redevelopment, and plot plans promoting design and development compatible with neighborhood and community road concepts set forth in the Transportation Element. 2. Building scale and general architectural standards to promote cohesive neighborhood character and compatible architectural vernacular.	
49	Policy 3-1.5.10 Policy 3-1.5.7: Protection of Established Neighborhoods. The City shall formalize a process for neighborhood planning to address traffic, parking, infrastructure and utility needs, land use and density ranges consistent with neighborhood character, natural and historic features, and public facilities to serve the area.	
50	OBJECTIVE 3-1.6: PRESERVE RESIDENTIAL HISTORIC OR ARCHITECTURAL RESOURCES. Neighborhood character and housing diversity shall be protected and enhanced by preserving residential structures determined to have historic or architectural significance to the City of Winter Park by the Florida Master Site File survey report <u>entitled Architectural Survey and National Register Evaluation</u> , which may be amended from time to time.	CPTF: remove the title reference
51	Policy 3-1.6.1: Historical Housing Assessment and Survey. The City shall include historic housing when updating update its Florida Master Site File survey and National Register of Historic Places evaluation report as described in the Future Land Use Element.	
52	Policy 3-1.6.2: Monitor Historic Preservation Activities and Demolition. On an annual basis, the City shall review and evaluate the historic preservation ordinance to measure its effectiveness for protecting historic sites identified in the Florida Master Site File report. A report documenting the status of historic buildings and sites shall include historic housing and shall be presented to the City Commission by April 1 of each year.	

53	Policy 3-1.6.36.2: Accessory Dwelling Units. The City shall continue to support the ability for properties that have been individually designated to the Winter Park Register of Historic Places or properties in historic districts that have been designated to the Winter Park Register of Historic Places to preserve existing accessory dwelling units and to construct new accessory dwelling units.	
54	OBJECTIVE 3-1.7: RELOCATION ASSISTANCE AND HOUSING. Winter Park shall apply uniform and equitable treatment of persons and businesses displaced by City programs, consistent with §421.55, FS. This objective shall be measured through the implementation of the following policies:	
55	Policy 3-1.7.1: Provide Alternative Housing Sites for Displaced Structures and Residents. The City shall continue to enforce its displacement and relocation ordinance. The City shall assist any person who is required to move from any real property as a direct result of the City's acquisition of such real property for public purposes, by locating other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes, the City shall assess the degree of displacement that may occur. Winter Park shall not be responsible for relocating City residents who are displaced as the result of county, state, or federal programs or actions.	
56	Policy 3-1.7.2: Relocation Caused by Condominium Conversions or Redevelopment. The City shall require that the applicant or developer providing reasonable notice to tenants that must be relocated because of condominium conversions or redevelopment projects.	
57	OBJECTIVE 3-1.8: EVALUATION OF HOUSING ELEMENT EFFECTIVENESS. The City shall use the following policies to continually evaluate the effectiveness of the Housing Element:	
58	Policy 3-1.8.1: Review the Impact of Change Indicators on Housing Policy. Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. The City shall annually monitor changes in condition of affordable housing units and potential historic sites through programs identified in other policies of this element. The policy implications of major changes in housing supply and demand shall be evaluated on a continuing basis. Housing policy shall be refined as needed in order to remain responsive to changing problems and issues.	

59	Policy 3-1.8.2: Schedule, Budget, and Implementing Programmed Activities. The timely scheduling, programming, budgeting, and implementing of housing programs identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted housing goals, objectives, and policies.	
60	Policy 3-1.8.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Housing Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in housing policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving housing problems and issues.	
61	Policy 3-1.8.4: Achieve Effective Resolution of Housing Goals, Objectives, and Policies. The effectiveness of the Housing Element shall be measured by the City's success in achieving housing goals, objectives, and policies. The Housing Element incorporates a systematic planning process for identifying housing problems, issues and corrective actions.	
62	OBJECTIVE 3-1.9: COORDINATE HOUSING TYPE AND LOCATION WITH TRANSPORTATION PROGRAMS AND PLANS. Land use and transportation planning shall be coordinated to assure that affordable housing, higher density housing, and housing for special groups are accessible to future public transportation programs or transit systems.	
63	Policy 3-1.9.1: Develop a Transportation Corridor Residential Plan which is linked to the Transportation Element. The City shall develop a Transportation Corridor Residential Plan which seeks to expand residential uses along the major transportation corridors in the city and make them accessible to the region's public transportation linkages. Affordable housing, housing for special groups, and higher density residential development shall be encouraged to locate along or within a quarter mile of roadways served or likely to be served by bus transit systems. The standards and criteria in the Future Land Use Element shall be enforced to assure compatibility between residential and non-residential land uses.	
64	Policy 3-1.9.2Policy 3-1.9.1: Transportation Programs. The City shall make available information and brochures regarding any transportation assistance programs available to the elderly, disabled, or transportation-disadvantaged.	
65	Policy 3-1.9.32: Integration of Residential Design with Transportation Plans. Residential development and design shall be compatible in scale, type and density to adjacent roadway functional classifications.	

CHAPTER 3: HOUSING ELEMENT

(Reference §9J-5.010(3), FAC)

~~**3-1: HOUSING GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.** This section stipulates goals, objectives, and implementing policies for the Housing Element pursuant to §163.3177(6)(f), FS, and §9J-5.010(3)(a-c), FAC. The purpose of this element is to provide guidance for appropriate plans and policies needed to meet identified or projected needs in the supply of housing. These plans and policies address governmental activities as well as provide direction and guidance to the efforts of the private sector.~~

~~This Chapter (element) is based upon the data and analysis requirements pursuant to subsection 9J-5.005(1)(2), FAC and subsection 9J-5.010(1)(2), FAC.~~

WINTER PARK RELATED VISION THEMES

Cherish and sustain Winter Park's extraordinary quality of life.

Plan our growth through a collaborative process that protects our City's timeless scale and character.

GOAL 3-1: QUALITY RESIDENTIAL ENVIRONMENT. ALLOCATE LAND AREA TO ACCOMMODATE A SUPPLY OF HOUSING RESPONSIVE TO THE DIVERSE HOUSING NEEDS OF THE EXISTING AND FUTURE POPULATION AND ASSIST THE PRIVATE SECTOR TO RESPONSIVELY MEET DEMAND FOR AFFORDABLE-QUALITY HOUSING IN NEIGHBORHOODS PROTECTED FROM INCOMPATIBLE USES AND SERVED BY ADEQUATE PUBLIC FACILITIES.

OBJECTIVE 3-1.1: PROVIDE ADEQUATE SITES FOR RESIDENTIAL USES. Winter Park shall develop programs and strategies to achieve adequate, affordable and safe housing for current and future populations and shall maintain a sufficient ratio of affordable housing. ~~To achieve this objective the following policies shall be implemented.~~

Policy 3-1.1.1: Zoning Map and Regulations to Support Housing Diversity. The City's Future Land Use Map shall allocate land resources that shall accommodate a range of housing densities and structure types to accommodate current and future population needs.

Policy 3-1.1.2: Sufficient Land and Space for Housing. The Future Land Use Map shall provide sufficient land area for residential uses necessary to accommodate current and future population. Sufficient acreage and space for housing shall be protected or promoted through the following actions:

- ~~1. **Protection of Residential Areas.** The City shall not accept any amendment to the Future Land Use Map that proposes to change a residential designation to a non-residential category except when such amendment addresses at least one of the following:~~
 - ~~a. The proposed land use amendment is consistent with a redevelopment plan approved by the City.~~
 - ~~b. The proposed amendment is necessary to accommodate facilities for public schools, public safety or city services.~~

- ~~c. The proposed land use designation allows development that includes mandatory residential uses, and development designs must conform to site design standards mandated in the Future Land Use Element.~~
- ~~d. As part of the amendment application, the property owner/applicant enters into a housing agreement with the City to replace any demolished residential units at locations acceptable to the City; or in lieu thereof, the applicant contributes an equivalent fee to the City for the construction of affordable housing similar to the housing type that was removed.~~
- ~~e. Affordable housing construction or fees may qualify for credit against all or a portion of the City's affordable housing linkage fee.~~
- ~~f. The amendment is necessary to accommodate a nursing home, adult congregate care facility, or other housing for the elderly.~~
- ~~g. The land use amendment occurs as an administrative amendment initiated by the City.~~

- ~~2. **Residential Uses in Complementary Development.** Housing shall be allowed to occur with complementary commercial and office development when placed within appropriate Future Land Use Map designations. The Future Land Use Map shall provide one or more zoning districts that promote this type of development. The Future Land Use Element provides standards and criteria for this type of development shall be incorporated into the LDC to assure compatibility between residential and non-residential land uses.~~

Policy 3-1.1.3~~Policy 3-1.1.2: Technical Assistance to Private Sector.~~ The City shall provide technical assistance, information, and referral services to the housing industry in order to maintain housing production sufficient to meet the projected housing market demand, particularly for affordable housing construction activities.

Policy 3-1.1.43: Developing Public/Private Partnerships. Winter Park shall ~~assist in~~ explore developing local government partnerships with the private sector to improve and expand the efficiency of the affordable housing delivery system. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources.

Policy 3-1.1.54: Housing Demands Generated by College Students. The City shall coordinate with Rollins College regarding campus development plans and the availability of on-campus housing. The purpose of such coordination is to evaluate impacts college enrollment places on housing needs within the City.

OBJECTIVE 3-1.2: SUPPORT AND PROTECT AFFORDABLE HOUSING. The City shall establish programs and activities intended to discourage loss of existing affordable housing and to initiate construction of new affordable housing. The City shall direct its resources to maintain and preserve the housing stock within the affordability range for households with income levels at or below the low/moderate income level as indexed by the Orange County Housing and Community Development Division. The following policies shall be used to measure the protection and provision of affordable housing support construction of new affordable housing.

Policy 3-1.2.1: Winter Park Affordable Housing Program. The City shall ~~continue~~ establish programs and activities intended to support the provision ~~discourage~~ loss of existing affordable housing for moderate, low, and very low income household groups through an ~~and to support~~ construction of new affordable housing program administered by the City.

~~The goal of the through existing Winter Park Affordable Housing Program is to assure that new housing unit construction in the City accommodates affordable housing for very low, low, programs where warranted and moderate income households consistent with broader comprehensive plan policies. The Winter Park Affordable Housing Program programs includes, but is not limited, to the following activities intended to improve and protect the City's supply of affordable housing as well as to link qualified households with affordable housing assistance:~~

- ~~1. **Support the Hannibal Square Community Land Trust.** The City shall support the Hannibal Square Community Land Trust (HSCLT) to further the goal of providing long term multi-generational affordable housing in the City of Winter Park. The HSCLT shall work in partnership with the City, County, State, and Federal agencies and the private sector to meet the housing needs of low and moderate income families.~~
21. **Affordable Housing Partnerships.** The City shall establish and support partnerships with non-profit affordable housing entities, charitable foundations and other groups as needed to accomplish the affordable housing implementation goals of the City.
- ~~3. **Establish Explore a Land Bank Program.** The City shall establish will explore a land bank program for use by the City or the HSCLT a private partner to implement the affordable housing goals of the City. Land would be acquired and affordable housing constructed through linkage fees, grants funds, and county housing assistance grants or other funding sources which would then be conveyed to the HSCLT. The City Commission shall consider the use of condemnation, as necessary, in order to achieve the goals of the City needed.~~
- ~~4. **Density Bonus Program/Land Use Changes.** In cases where the City agrees to change future land use designations or zoning designations, or when planned development variances which increase the residential density of the land involved are requested, the City shall require as part of any approvals, the mandatory set aside of affordable housing units within the project or payment of fees in lieu of a set aside, based upon the terms and conditions of the implementing ordinance.~~
54. **Affordable Housing Linkage Fee.** The City shall continue to administer and impose an affordable housing linkage fee on new development as a revenue source to fund construction of affordable or workforce housing for Winter Park residents. At least once every year, as needed. Periodically the City shall evaluate the linkage fee program to determine if affordable housing needs and construction costs warrant adjustment of linkage fee rates.
6. - **Affordable Housing Construction.** The City shall continue to directly support the construction of affordable housing units through revenue generated by the affordable housing linkage fee revenue, county, state, federal programs and the private sector.
7. **Affordable Housing Rehabilitation Program.** The City shall continue to support the preservation of the existing affordable housing stock through its housing rehabilitation program in concert with Orange County.
8. **Winter Park Housing Authority.** The City shall continue to support the Winter Park Housing Authority public housing program for very low and low income households.

9. Promote Private Sector Investment in Affordable Housing. The City shall encourage private sector housing providers and nonprofit organizations to construct affordable housing in concert with the HSCLT.

10. Technical Assistance, Information, and Referral Services. The City shall continue efforts to serve as a source of information regarding City and County housing assistance programs through brochures, pamphlets, and to provide staff assistance available through the City's Department of Planning and Community Development Department and the Winter Park Housing Authority.

11. Identify City Owned Sites Available for Affordable Housing Development. The City shall establish an internal review process for City owned sites suitable for development of workforce housing at various income levels.

Policy 3-1.2.2: Selecting Sites for Affordable Housing. The City shall continue to promote access to a broad range of housing opportunities with a full complement of public services through cooperation and coordination with the private sector, Orange County, and the East Central Florida Regional Planning Council. Sites for affordable housing developments for very low, low, and moderate income households shall be approved only if such sites have access to the following facilities and services:

1. Service by central potable water and wastewater systems; or, if such systems are not available, the property owner executes a recordable agreement to connect to such facility according to the schedule and payment arrangements acceptable to the City.
2. Accessible to employment centers and shopping centers, which accommodate stores offering household goods and services needed on a frequent and recurring basis.
3. Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan).
4. Accessible to public parks, recreation areas, and/or open space systems.
5. Located on sites having adequate surface water management and solid waste collection and disposal.
6. Priority shall be given to location affordable housing developments within one half mile of a bus transit route.

Policy 3-1.2.3: Barriers to Affordable Housing within Land Development Regulations.

The City shall ensure that its regulatory techniques and review procedures do not create cumbersome barriers to affordable housing. As part of the evaluation, the City shall evaluate the Future Land Use Map and the Official Zoning Map to assess whether sufficient land and space is available to support housing types for low to moderate income households. The City's Future Land Use Map and Zoning Map shall include provisions that allow locations for diverse housing types such as, but not limited to, Planned Unit Residential Developments, cluster housing townhouses, apartment units, and apartments in upper floors above retail and office uses.

Policy 3-1.2.4: Maintain a Streamlined Development Review Process. Within one year from the effective date of the Winter Park Comprehensive Plan, the City shall establish a streamlined development review and permitting process for affordable and workforce housing developments and redevelopment.

Policy 3-1.2.5: Condominium Conversion Procedures. ~~The City shall develop procedures for the conversion of rental apartments to condominiums. The adopted procedures shall at minimum address application process, notification of current renters, relocation assistance for very low to low income households, land and unit subdivision, condominium plan submittal requirements, property owner association, maintenance of common areas, minimum development and design standards for converted buildings, housing code inspection requirements, and compliance with building codes.~~

Policy 3-1.2.6Policy 3-1.2.5: Maximize Use of Orange County Housing Programs. The City shall maximize use of housing programs administered by the Orange County Division of Housing and Community Development by annually coordinating with the County to identify assistance programs and funds available to Winter Park residents. The City shall continue efforts to jointly work with the Orange County Division of Housing and Community Development regarding housing assistance programs for very low, low, and moderate income households.

Policy 3-1.2.76: Coordination with State Planning Agencies. The City shall coordinate with the Florida Department of ~~Community Affairs~~Economic Opportunity, Department of Health, and Department of Children and Family Services regarding grant programs available to Winter Park for affordable housing, housing rehabilitation, and group home facilities.

Policy 3-1.2.87: Coordination with Regional Agencies. Winter Park shall continue participation on affordable housing committees sponsored by the East Central Florida Regional Planning Council.

Policy 3-1.2.98: Public Involvement in Housing Production. Winter Park shall support the involvement of county, regional, state, and federal agencies in housing production, where such housing is consistent with the City's Comprehensive Plan and implementing regulations. The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices.

Policy 3-1.2.109: Housing Assistance Grant Programs. The City shall continue to aggressively pursue grant funds from federal, state, and county agencies for affordable housing assistance, housing construction, and supporting neighborhood infrastructure improvements.

Policy 3-1.2.11: Housing Preservation through Delinquent Property. ~~The City shall coordinate with the Orange County Tax Collector to annually obtain a list of tax delinquent residential properties with the City, and to jointly evaluate potential programs where delinquent residential property within target neighborhoods or affordable housing overlay districts can be acquired or protected through the City's affordable housing program.~~

OBJECTIVE 3-1.3: ELIMINATE SUBSTANDARD HOUSING CONDITIONS. Winter Park shall implement activities and programs that eliminate and prevent substandard housing conditions as measured by the following policies:

Policy 3-1.3.1: Implement Progress to Eliminate Substandard Housing. The City shall continue to ensure that new housing construction, as well as remodeling or rehabilitation of existing residences, conforms to the Florida Building Code. ~~The City shall protect and preserve the structural integrity and aesthetics of Winter Park's housing stock. At each update of the Florida Building Code, the City shall evaluate its administrative and technical manpower and the overall~~

condition of the City's housing resources and commit necessary resources to reconciling related issues identified.

Policy 3-1.3.2: Maintain Housing Condition Records. ~~The City shall conduct an annual survey of housing conditions and housing code violations for the purpose of generating remedial actions to improve housing conditions and reduce substandard or deteriorated housing.~~

The City shall attempt to contact owners of substandard housing units to communicate necessary corrective actions and to inform property owners of available federal, state, and local housing assistance programs for housing rehabilitation.

Policy 3-1.3.3: Enforcement Program Capabilities. The City shall annually monitor the City's capability to responsively remedy code enforcement violations.

Policy 3-1.3.4: Housing Demolition and Rehabilitation. The City shall require rehabilitation of deteriorated or unsafe housing identified as a threat to the safety of occupants or the welfare of the community. If the extent of deterioration prevents rehabilitation, or if the property owner is unwilling to improve an unsafe structure, the City shall require the house to be demolished. Demolition or rehabilitation shall follow practices consistent with the Florida Building Code.

Policy 3-1.3.5: Safe Housing Environments. ~~The City shall continue to require all new residential development to install streetlights.~~

Policy 3-1.3.6: Aesthetic Housing Environments. Landscaping and open space shall be designed, installed and maintained within residential development.

~~**Policy 3-1.3.7**~~**Policy 3-1.3.5: Infrastructure Improvements for Targeted Neighborhoods.** The City shall continue coordination with the Orange County Division of Housing and Community Development regarding the use of Community Development Block Grant funds for infrastructure improvements within the WestsideHannibal Square neighborhood.

Policy 3-1.3.86: Sewer Extensions to Lower Income Neighborhoods. ~~The City shall maintain existing sewer allocation polices that prioritize sewer system capacity allocations for non-profit and other affordable housing projects. The City shall evaluate the merits and feasibility of a city grant program or similar assistance program to assist with costs to connect homes owned and occupied by very low and low income households to sewer lines within adjacent streets.~~

Policy 3-1.3.97: Coordination with Orange County Housing Improvement Programs. ~~The City shall continue coordination efforts with Orange County to direct housing, utility infrastructure, and weatherization improvement funds to housing and neighborhoods serving very low, low, and moderate income households. The City shall continue to support the County's designation of the WestsideHannibal Square neighborhood as a target community for receipt of Community Development Block Grant (CDBG) funds. The City shall provide the County with a list of infrastructure improvement needs warranting financial assistance from the CDBG program.~~

Policy 3-1.3.108: Implement of Green Building Practices and Programs. The City shall develop criteria that ensures that housing developed with public subsidies be cost effective to build, durable and practical to maintain. The green building practices criteria should ensure that housing developed with public subsidies results in high-quality, healthy living environments, lower utility costs,

enhanced connections to nature, protection of the environment by the conservation of energy, water, materials and other resources, and the advancement of the health of local and regional ecosystems.

OBJECTIVE 3-1.4: PROVIDE OPPORTUNITIES FOR GROUP HOMES, HOUSING FOR THE ELDERLY AND FOSTER CARE FACILITIES. ~~Pursuant to the requirements of §163.3177(6)(3), FS, the~~ The City shall promote housing opportunities to meet the special housing needs of the elderly, dependent children, the physically and mentally handicapped, and the developmentally disabled.

Policy 3-1.4.1: Foster Care Facilities. The City shall continue to comply with state Laws and administrative rules designed to ensure availability of sites for foster care and adult foster care facilities.

Policy 3-1.4.2: Community Residential Homes. ~~The City shall allow~~ continue to permit community residential homes in residential zoning districts providing they meet criteria established below and in Chapter 419, Florida Statutes. In addition, such facilities shall be regulated to manage their location and intensity, including impacts on infrastructure, and to encourage development on sites accessible to public and private services generally required by their residents. The location of community residential facilities shall be dispersed throughout the regional housing market to serve special housing needs, disabilities, or handicaps. The facilities shall foster nondiscrimination and shall provide residential alternatives to institutionalization. Within one year from the effective date of the Winter Park Comprehensive Plan, the City shall enforce the following performance standards:

- ~~1. Group homes of six (6) or fewer unrelated residents licensed as community residential homes by the Department of Children and Family Services (DCFS) shall be deemed a single family unit and shall be allowed in single family or multifamily zoning districts. These homes shall not be located within a radius of one thousand feet (1,000') of another existing duly licensed group home of six (6) or fewer residents.~~
- ~~2. Group homes that have from seven (7) to fourteen (14) unrelated residents operating as a family, including support staff, and are duly licensed by DCFS as a community residential care facility shall be allowed in areas that accommodate multifamily residential uses unless the City finds that the group home siting as proposed:

 - ~~a. Does not conform to other existing policies applicable to multifamily uses in the City.~~
 - ~~b. Does not meet applicable licensing criteria established and determined by DCFS, including requirements that the home be located to assure the safe care and supervision of all clients in the home.~~
 - ~~c. Would result in excessive concentration of community residential homes. A home that is located within a radius of one thousand two hundred feet (1,200') of another existing community residential home in a multifamily zone shall be an over concentration of such homes that substantially alters the nature and character of the area. A home that is located within a radius of five hundred feet (500') of an area of single family zoning substantially alters the nature and character of the area.~~~~
- ~~3. All distance requirements cited in this subsection shall be measured from the nearest point of the existing home or area of single family zoning to the nearest point of the proposed home.~~

4. ~~All sites for group homes shall contain requisite infrastructure including potable water, adequate surface water management, approved system of wastewater disposal, and an adequate system for solid waste collection and disposal. The sites shall also be free of safety hazards and all structures shall comply with City ordinances and applicable State laws including licensing and program requirements of the State.~~

Policy 3-1.4.3: Housing for the Elderly. The City shall promote the development of housing alternatives specially designed for the elderly, including but not limited to adult living facilities and adult foster care homes. Sites for elderly housing shall be approved only if such sites have access to the following facilities and services: appropriate infrastructure and are located on a paved street.

1. ~~Serviced by potable water and wastewater systems.~~
2. ~~Located on a paved street.~~
3. ~~Located on sites having adequate surface water management and solid waste collection and disposal.~~

Policy 3-1.4.4: Nursing Homes. The City shall establish adequate locations for nursing homes with appropriate zoning categories and where central sewer and wastewater systems are available.

Policy 3-1.4.5: Adequate Sites for Special Housing Needs. ~~The future land use map and official zoning map shall provide adequate locations from~~ The City shall support the placement of group homes, nursing homes, foster care facilities, and other special housing needs licensed or certified by the State of Florida. Location criteria for such uses shall at minimum comply with state laws.

OBJECTIVE 3-1.5: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK. The useful life of existing housing stock shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural and historic resources, maintenance of community facilities, and code enforcement activities. ~~This objective shall be achieved through the implementation of the following policies.~~

Policy 3-1.5.1: Conservation and Rehabilitation of Existing Housing. The City shall develop a method to promote the conservation and rehabilitation of existing housing as a means to maintain or improve residential conditions and reduce the waste of valuable housing resources, particularly those serving as affordable and workforce housing.

Policy 3-1.5.2: Maintain Active Code Enforcement. The City shall maintain an active code enforcement program to identify housing accommodations and nonresidential structures that fail to comply with the minimum specification governing building construction, electrical facilities, water and wastewater systems, construction, fire protection, flood prevention, and housing. Where structures fail to meet minimum standard specifications, the City shall duly notice the violation and stipulate conditions for bringing the structure into compliance.

~~Policy 3-1.5.3: Discourage Factors Creating Blight.~~ The City shall avoid potential blighting influences within residential areas through land use planning. Where unavoidable, adverse impacts of land use transition shall be minimized through performance criteria requiring adequate screening, landscaping, and other design features which promote land use compatibility and appropriate land use transition.

~~Policy 3-1.5.4~~Policy 3-1.5.3: Supportive Facilities and Services for Quality Residential Neighborhoods.**** The City shall ensure that sufficient systems for delivery of public facilities and services supportive to a quality residential environment have been planned, designed and implemented where possible. Such facilities include potable water, wastewater, transportation, and drainage. A capital improvement program and budget predicated on continuing review and evaluation of evolving housing problems and related infrastructure issues shall be the principal tool for realizing this policy.

~~Policy 3-1.5.5: Implementing Principles and Standards.~~ The City shall enforce best management principles and practices that include standards, techniques, and strategies to guide the conservation, rehabilitation, and demolition of housing units.

~~Policy 3-1.5.6~~Policy 3-1.5.4: Compatibility of New Residential Development.**** Winter Park shall continue to ensure compatibility of proposed development with adjacent and surrounding residential uses. The City shall not permit any development that is inconsistent, in terms of residential unit type, lot sizes, housing size, tenure status (i.e., short term rentals) and setbacks, with that allowed by the Winter Park Comprehensive Plan or the LDC, through recognition of existing neighborhoods and minimizing impacts created by new development through the city's Land Development Code regulations.

~~Policy 3-1.5.75: Compatibility of Development.~~ Where the Future Land Use Map and Official Zoning Map allow both residential and commercial development, the City shall allow residential uses to occur with compatible nonresidential uses.

~~Policy 3-1.5.86: Monitor Housing Demolition.~~ The City shall annually conduct an inventory of residential construction activity resulting in the demolition of residential units. As part of the inventory process, the City shall identify demolition removing affordable housing.

~~Policy 3-1.5.9: Residential Design and Development Standards.~~ Within one year from the effective date of the Winter Park Comprehensive Plan, the City shall study the public interest in residential development and design standards addressing the following:

- ~~1. Subdivisions, redevelopment, and plot plans promoting design and development compatible with neighborhood and community road concepts set forth in the Transportation Element.~~
- ~~2. Building scale and general architectural standards to promote cohesive neighborhood character and compatible architectural vernacular.~~

~~Policy 3-1.5.10~~**Policy 3-1.5.7: Protection of Established Neighborhoods.** The City shall formalize a process for neighborhood planning to address traffic, parking, infrastructure and utility needs, land use and density ranges consistent with neighborhood character, natural and historic features, and public facilities to serve the area.

OBJECTIVE 3-1.6: PRESERVE RESIDENTIAL HISTORIC OR ARCHITECTURAL RESOURCES. Neighborhood character and housing diversity shall be protected and enhanced by preserving residential structures determined to have historic or architectural significance to the City of Winter Park by the Florida Master Site File survey report entitled *Architectural Survey and National Register Evaluation*, which may be amended from time to time.

Policy 3-1.6.1: Historical Housing Assessment and Survey. The City shall ~~include historic housing when updating~~ update its Florida Master Site File survey and National Register of Historic Places evaluation report as described in the Future Land Use Element.

~~Policy 3-1.6.2: Monitor Historic Preservation Activities and Demolition.~~ On an annual basis, the City shall review and evaluate the historic preservation ordinance to measure its effectiveness for protecting historic sites identified in the Florida Master Site File report. A report documenting the status of historic buildings and sites shall include historic housing and shall be presented to the City Commission by April 1 of each year.

~~Policy 3-1.6.3~~**Policy 3-1.6.2: Accessory Dwelling Units.** The City shall continue to support the ability for properties that have been individually designated to the Winter Park Register of Historic Places or properties in historic districts that have been designated to the Winter Park Register of Historic Places to preserve existing accessory dwelling units and to construct new accessory dwelling units.

OBJECTIVE 3-1.7: RELOCATION ASSISTANCE AND HOUSING. Winter Park shall apply uniform and equitable treatment of persons and businesses displaced by City programs, consistent with §421.55, FS. This objective shall be measured through the implementation of the following policies:

Policy 3-1.7.1: Provide Alternative Housing Sites for Displaced Structures and Residents. The City shall continue to enforce its displacement and relocation ordinance. ~~The City shall assist any person who is required to move from any real property as a direct result of the City's acquisition of such real property for public purposes, by locating other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes, the City shall assess the degree of displacement that may occur.~~

Winter Park shall not be responsible for relocating City residents who are displaced as the result of county, state, or federal programs or actions.

~~Policy 3-1.7.2: Relocation Caused by Condominium Conversions or Redevelopment.~~ The City shall require that the applicant or developer providing reasonable notice to tenants that must be relocated because of condominium conversions or redevelopment projects.

OBJECTIVE 3-1.8: EVALUATION OF HOUSING ELEMENT EFFECTIVENESS. The City shall use the following policies to continually evaluate the effectiveness of the Housing Element.

~~Policy 3-1.8.1: Review the Impact of Change Indicators on Housing Policy.~~ Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. The City shall annually monitor changes in condition of affordable housing units and potential historic sites through programs identified in other policies of this element. The policy implications of major changes in housing supply and demand shall be evaluated on a continuing basis. Housing policy shall be refined as needed in order to remain responsive to changing problems and issues.

~~Policy 3-1.8.2: Schedule, Budget, and Implementing Programmed Activities.~~ The timely scheduling, programming, budgeting, and implementing of housing programs identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted housing goals, objectives, and policies.

~~Policy 3-1.8.3: Coordinate with Public and Private Sectors.~~ While continually implementing and evaluating the Housing Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in housing policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving housing problems and issues.

~~Policy 3-1.8.4: Achieve Effective Resolution of Housing Goals, Objectives, and Policies.~~ The effectiveness of the Housing Element shall be measured by the City's success in achieving housing goals, objectives, and policies. The Housing Element incorporates a systematic planning process for identifying housing problems, issues and corrective actions.

OBJECTIVE 3-1.9: COORDINATE HOUSING TYPE AND LOCATION WITH TRANSPORTATION PROGRAMS AND PLANS. Land use and transportation planning shall be coordinated to assure that affordable housing, higher density housing, and housing for special groups are accessible to future public transportation programs or transit systems.

~~Policy 3-1.9.1: Develop a Transportation Corridor Residential Plan which is linked to the Transportation Element.~~ The City shall develop a Transportation Corridor Residential Plan which seeks to expand residential uses along the major transportation corridors in the city and make them accessible to the region's public transportation linkages. Affordable housing, housing for special groups, and higher density residential development shall be encouraged to locate along or within a quarter mile of roadways served or likely to be served by bus transit systems. The standards and criteria in the Future Land Use Element shall be enforced to assure compatibility between residential and non-residential land uses.

Policy 3-1.9.2Policy 3-1.9.1: Transportation Programs. The City shall make available information and brochures regarding any transportation assistance programs available to the elderly, disabled, or transportation-disadvantaged.

Policy 3-1.9.32: Integration of Residential Design with Transportation Plans. Residential development and design shall be compatible in scale, type and density to adjacent roadway functional classifications.

HOUSING DATA INVENTORY AND ANALYSIS

INTRODUCTION.

The purpose of the data inventory and analysis component of the Housing Element is to identify housing trends and needs from which goals, objectives and policies can establish actions and programs that guide housing development within the City of Winter Park. This element provides a statistical and qualitative evaluation of the characteristics and conditions of the existing housing stock within Winter Park.

Several data sources were used to compile this analysis. The principal sources of data include the 2010 Census and the American Community Survey (ACS), both prepared by the US Department of Commerce, the Florida Housing Data Clearinghouse (FHDC) and the Orange County 2015 certified tax rolls. These specific resources are applied as they comprise some of the most current or accurate information available for the purposes described. The analysis also relies substantively on the work of Miami Economics Associates, Inc. (MEAI) to link key housing variables drawn from these data sources with measures of income and housing affordability

- The actual census is completed every ten years and remains the standard for allocating a number of federal resources, and it is the basis for congressional districting. The data are deemed reliable in terms of their detailed profile of the community's housing inventory, its tenure, age, and structural characteristics. As a community which is largely fully developed, these attributes change modestly from one period to another. To the degree these changes may have significance, they are captured in the ACS and the area's local tax roll.
- Certain data within the census, reported only every ten years, is updated on a selected basis in the course of completing the ACS with samples made available for analysis on a 1, 3 and 5 year cycle. The ACS was fully implemented in 2010. This change in estimating and reporting procedures makes certain socioeconomic information available on a continuing basis which had otherwise been generated strictly during the decennial census. Of relevance to this analysis, in particular, are the recently released data on area income and population.
- The FHDC is the most exhaustive source of information on Florida's supply of subsidized rental housing but the organization is also a gateway to other resources. Additional data from FHDC include the above-mentioned U.S. Census, other federal population and housing surveys, the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture Rural Housing Service, Florida Housing Finance Corporation, local housing finance authorities, Public Housing Agencies, the Florida Association of Realtors, the Florida Department of Revenue, the Florida Agency of Workforce Innovation, and the Bureau of Economic and Business Research at the University of Florida
- Orange County's tax rolls, maintained as the public record of the area's tax base, is a valuable source of current housing and property valuations. Because this data directly and explicitly impacts every local government's budget and financial planning process, it is deemed relevant and correct for the purposes used.
- The City of Winter Park and Orange County Department of Community Development and Housing maintain their own respective records of housing building and development activity.

Where any of this data warrants further clarification, confirmation, qualification or discussion, that amplification appears in the appropriate area of the analysis. Specific sources of key data appear systematically in footnotes located at the bottom of each table itself or at the bottom of the same page on which the table appears.

HOUSING INVENTORY

This section presents an inventory of housing trends and characteristics, describing in particular certain housing conditions and potential resources typically linked those conditions. Differences may appear in certain figures for housing data totals. The difference or inconsistency results from the use of US Census sample data versus complete (100%) census survey data.

Housing Characteristics and City to County Comparisons

Tables 3-1 through 3-15 of this section provide an inventory and comparison of housing characteristics for the City of Winter Park and Orange County. Data appearing for Orange County represents the entire county, including all unincorporated and incorporated areas as well as Winter Park.

Dwelling Units by Structure Type. Table 3-1 of this section denotes a comparison of dwelling units by structure type for the City of Winter Park and Orange County. The proportional share of housing distributed between single and multiple family structure types does not significantly differ between the City and the County. In comparing Winter Park with the County, the only significant difference in housing structure types is found with the number of mobile homes. The City has significantly fewer mobile homes.

The City has a ratio of slightly more than two single-family homes for every one multi-family home. Vacant land is estimated at about 309.74 acres. About half of the acreage is zoned for residential use; however there are existing conservation easements on several large parcels owned by the Elizabeth Morse Genius Foundation that preclude development. Multiple family units are anticipated to represent a greater share of new housing construction than single-family homes. This housing trend projection may be supported by proposed land use policies and zoning regulations allowing residential use to occur above ground-level retail and office uses in some areas of the City.

Table 3-1: Estimated Dwelling Units by Structure Type, 2009-2013—All Units				
Dwelling Units	Winter Park		Orange County	
	Number	Percentage	Number	Percent
Single Family	9,401	69.8%	308,100	62.8%
Multi-Family	4,006	29.7%	162,082	33.0%
Mobile Homes	56	0.4%	20,664	4.2%
Other	9	0.1%	17	0.03%
Total Dwelling Units	13,472	100.0%	490,993	100.0%

Source: 2010 U.S. Census

Tenure. Based on the 2010 US Census, Table 3-2 denotes a comparison between owner-occupied dwelling units and renter-occupied dwelling units in the County and in the City. As shown in Table 3-2, approximately 64.7% of the City's occupied dwelling units are occupied by the owner, while approximately 42.2% of the occupied dwelling units in Orange County are occupied by renters.

Table 3-2: Estimated Housing Units by Tenure, 2000-2010—All Units						
Tenure	Winter Park			Orange County		
	# of Units	Units as a % of Total		# of Units	Units as a % of Total	
		Total Housing Units	Occupied Housing Units		Total Housing Units	Occupied Housing Units
Occupied Units	12,228	89.7%	100.0%	421,847	86.5%	100.0%
Owner-Occupied	7,908	58%	64.7%	243,950	50%	57.8%
Renter-Occupied	4,320	31.7%	35.3%	177,897	36.5%	42.2%
Vacant	1,398	10.3%	n/a	65,992	13.5%	n/a
Total Units	13,626	100.0%	n/a	487,839	100.0%	n/a

Source: 2010 US Census

Persons per Household. The 2010 US Census reported that the City averages 2.15 persons per household with an average family size of 2.85. Table 3-3 lists households according to the number of persons comprising a household.

Table 3-3: Persons per Household	
Persons per Household	Number of Households
Total Households:	12,228
1-person household	4,463
2-person household	4,334
3-person household	1,577
4-person household	1,167
5-person household	500
6-person household	141
7-or-more-person household	46

Source: 2010 US Census

Vacancy Rate. Based on the 2010 US Census, the City experienced a vacancy rate of 10.3% for all housing units, a figure slightly lower than that experienced by the County, which had a 13.5% vacancy rate. Table 3-4 shows the number of vacant housing units according to the circumstances creating vacant units. Less than one three percent of all residential units in Winter Park were vacant because the home was for sale. This housing characteristic likely indicates a quick turnover in home sales and a stronger demand to purchase homes in the Winter Park housing market than in the County as whole.

Table 3-4: Vacancy Status of Housing Units				
	Winter Park		Orange County	
	Number of Units	%	Number of Units	%
Total Housing Units	13,626	100.0%	487,839	100%
Total Vacant Housing Units	1,398	10.3%	65,992	13.5%
For rent	481	3.5%	26,787	5.5%
For sale only	324	2.4%	10,683	2.2%
Rented or sold, but not occupied	82	0.6%	695	0.1%
For seasonal, recreation or occasional use	222	1.6%	13,633	2.8%
Other vacant	289	2.1%	12,793	2.6%

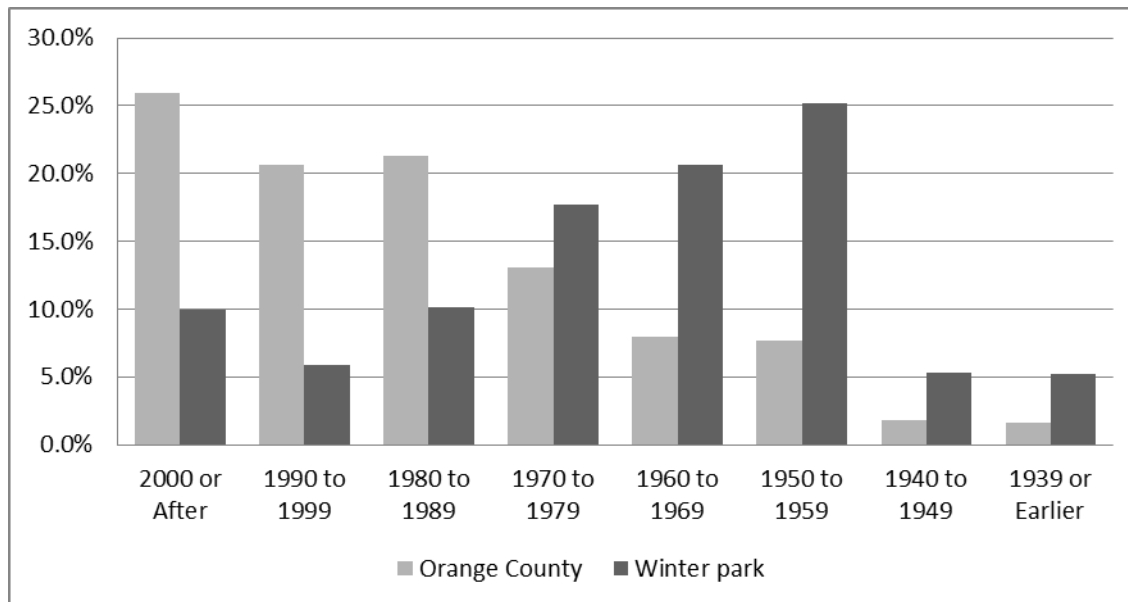
Source: 2010 US Census, sample data

Age of Housing Units. Tables 3-5 and 3-6 compare the age of year-round housing units in the City of Winter Park and Orange County. As denoted in Table 3-5, the largest share of Winter Park's housing stock (46%) was constructed between 1950 and 1970, while over 80% of the County's housing stock was constructed after 1970. The housing stock in Winter Park is generally older than that within the County. With limited vacant land in the City, its residential growth rate has curtailed substantially in the last two decades while residential growth has moved to other areas of the County where vacant land is more abundant.

Table 3-5: Construction Date of Housing Units				
Year of Construction	Winter Park		Orange County	
	# of Units	Percentage	# of Units	Percentage
2000 or After	1,336	9.95%	127,170	25.9%
1990 to 1999	796	5.9%	100,921	20.6%
1980 to 1989	1,358	10.12%	104,548	21.3%
1970 to 1979	2,376	17.7%	64,464	13.1%
1960 to 1969	2,764	20.6%	39,413	8.0%
1950 to 1959	3,376	25.15%	37,717	7.7%
1940 to 1949	709	5.28%	8,740	1.8%
1939 or Earlier	706	5.26%	8,020	1.6%
Total:	13,421	100%	490,993	100%

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Summary File

Table 3-6: Distribution of Housing by Year of Construction



Housing Conditions

An inventory of the City's housing stock was accomplished through a review of the 2010 Census of Population and Housing Data. The 2010 US Census provided information regarding dwelling units lacking complete plumbing facilities, dwelling units lacking complete kitchen facilities, dwelling units lacking central

heating facilities, dwelling units lacking air conditioning, and overcrowded dwelling units. A summary of the housing conditions for the City of Winter Park is shown in Table 3-16. Although the City promotes and enforces housing conditions consistent with or exceeding City codes, substandard housing conditions do occur but only in isolated areas within the City, as described in another section presented below. All new housing construction or reconstruction must conform to the City's adopted building codes. Minimum property standards follow standard housing conditions as defined in the City's adopted building codes and as established by the State of Florida.

Table 3-7: Condition of Housing		
Criteria	Number of Units	Share of Total Units
Lack of complete plumbing	44	0.3%
Lack of complete kitchen	276	2.1%
Lack of central heating	52	0.4%
Overcrowding ¹	124	1.1%
Total Housing Units ²	12,228	100.00%

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Summary File

¹Units with over one person per room.

²Occupied housing units

Recent housing construction trends in Winter Park show that older homes are demolished and replaced with new structures constructed under current building codes. Based on this trend, overall housing conditions should improve. However, annexation of land into the City since 2000 included older homes constructed under obsolete building codes.

Many of substandard housing incidents occur in neighborhoods or homes where households may qualify for assistance from Orange County or the Winter Park CRA to complete repairs and maintenance to the structure. The City is aware of areas where substandard housing occurs or has a history of occurrence. While the majority of the known substandard housing units are concentrated within neighborhoods where the City and County have targeted housing assistance programs or improvement activities, a smaller number of substandard housing units occur as isolated incidents temporarily emerging in other neighborhoods.

Enforcement of building and property codes sometimes requires eviction of low income households, many that may have a challenge finding housing affordable given their household income. The City recognizes that it must continue to work with property owners and tenants to address alternative housing when enforcement may require tenant eviction. The City understands that in some cases it must exercise compassion to assure sufficient opportunities for the tenant to find alternative housing.

Housing Costs and Affordability

Given strong perceptions about Winter Park's very high cost of housing, the City opted to retain MEAI to evaluate the relationship among income, tenure, and expenditures for both owner and reenter occupied units. The bulleted paragraphs below are an excerpt from MEAI's final report that was published in September, 2016.

- The term "Affordable Housing" relates to shelter that is accessibly-priced for households of very low, low and moderate income at a cost that does not exceed 30 percent of their income. Table 3-10

defines the terms “very low”, “low” and “moderate” income as income ranges relative to Area Median Income (AMI), which are the figures that generally guide federal housing programs. According to the U.S. Department of Housing and Urban Development, AMI is currently \$57,800 in Orange County, Florida. Table 1 also shows the income range associated with each of those income categories. Finally, it provides the definition of “Workforce Housing” and its associated income range.

Table 3-10
Housing Income Categories

Income Category	Definition	Income Range
Very Low Income	Up to 50% of AMI	<= \$28,900
Low Income	50 – 80% of AMI	\$ 28,901 – \$ 46,240
Moderate Income	80 – 120% of AMI	\$ 46,241 – \$ 69,360
Workforce Income	120 – 145% of AMI	\$ 69,361 – \$ 83,810

Source: U.S. Department of Housing and Urban Development; Miami Economic Associates, Inc.

- Table 3-11 shows the amount of rent that households of very low, low, moderate and workforce income can afford to pay on a monthly basis while not spending more than 30 percent of their monthly income on their living unit.

Table 3-11
Accessible Rental Rate Ranges by Income Category

Income Category	Monthly Income	Rental Range
Very Low Income	<= \$ 2,408	<= \$ 722
Low Income	\$ 2,409 - \$ 3,853	\$ 722 – \$ 1,156
Moderate Income	\$ 3,854 - \$ 5,780	\$ 1,157 – \$ 1,734
Workforce Income	\$ 5,780 - \$ 6,984	\$ 1,785 – \$ 2,095

Source: Miami Economic Associates, Inc.

- Residential realtors and mortgage underwriters have traditionally used a rule-of-thumb that estimated that prospective homeowners could afford to buy a home valued up to 2.5 times their annual income. The home value ranges for each income range being considered in this report arrived at using that rule-of-thumb are shown in Table 3. MEAI, however, found during the course of its analysis with respect to Winter Park that given the current low interest rate environment and the ad valorem tax and insurance rates paid by homeowners in Winter Park, considerably more expensive units could be purchased than application of the referenced rule-of-thumb would suggest while keeping the annual outlays for mortgage principal and interest payments as well as real estate taxes and insurance below 30 percent of monthly income. In conducting our analysis, it was assumed that the down payment would equate to 20 percent of unit value, which would negate the need for mortgage insurance. Table 3-12 also presents the accessible home value ranges that MEAI calculated using current interest, tax and insurance rates applicable in Winter Park.

Table 3-12
Accessible Home Value Ranges by Income Categories

Income Category	Annual Income	Rule-of-Thumb Home Value Range	Calculated Home Value Range
Very Low Income	<= \$28,900	<= \$ 72,250	<= \$ 137,531
Low Income	28,901 – \$ 46,240	\$ 72,251 – \$ 115,600	\$ 137,532 – \$ 214,195
Moderate Income	46,241 – \$ 69,360	\$ 115,601 – \$ 173,400	\$ 214,196 – \$ 316,414

Workforce Income	69,361 – \$ 83,810	\$ 173,401 – \$ 209,525	\$ 316,415 – \$ 380,258
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Source: Miami Economic Associates, Inc.

- The American Community Survey for the 2010 – 2014 period conducted by the U.S. Census Bureau estimated that the City of Winter Park contained a total of 4,671 rental units. Of this total, cash rent was being paid on 4,130 units. The remainder were either vacant or occupied with no cash rent being paid. MEAI believes that a substantial number of the rental units within the City, inclusive of both occupied and vacant units, were single-family detached units or duplexes, triplex and quadraplexes because the American Community Survey for the 2010 – 2014 period also showed that only 3,417 residential units in Winter Park were located in structures with 5 or more units and some of those were condominium units rather than rental units. Adjusting for rental rate increases that may have occurred since the Survey was compiled, MEAI estimates the current distribution of renter-occupied units in Winter Park by gross rent is that shown in Table 3-13¹. According to that distribution, approximately 82 percent of renter-occupied units are accessibly-priced for a household at the top of the workforce income range, including approximately 11.0 percent that are accessibly-priced for households at the top end of the very low income range, approximately 40 percent for a household at the top end of the low income range and nearly 73 percent for a household at the top end of the moderate income range.

Table 3-13
Distribution of Rental Units by Gross Rent
City of Winter Park
2016

Rent	Number	Percent	Cumulative Percent
Less than \$500	201	4.9	4.9
\$500 – 749	277	6.7	11.6
\$750 – 999	702	17.0	28.6
\$1,000 – 1,249	798	19.3	47.9
\$1,250 – 1,499	568	13.8	61.7
\$1,500 - 1,749	489	11.8	73.5
\$1,750 to 1,999	349	8.5	82.0
\$2,000 or more	746	18.0	100.0
Total	4,130	100.0	

Source: U.S. Census Bureau, American Community Survey 2010 - 2014; Miami Economic Associates, Inc.

- Table 3-14 shows the distribution of the 10,558 single-family and condominium units in Winter Park based on MEAI's estimate of their current market value.² The basis of our estimate was the 2015 tax roll for the City; however, the Just Values shown in the tax roll were adjusted upwards to reflect the average discrepancy that existed between the Just Value on the 2015 rent roll and the actual sales price realized in the cases of approximately 250 transactions that occurred between January 1, 2016 and May 31, 2016.

¹ The table assumes that all of the renter-occupied units that existed when the American Community Survey for the 2010 – 2014 period was compiled still exist as rental units. While there has been little, if any, condominium conversion activity in recent years, MEAI is aware that a number of units within the City have been demolished to accommodate the construction of new units. It is possible that renter occupied units that existed when the Survey was conducted were among those razed.

² Two points should be noted, which are as follows: 1) the term "single-family units" refers to single-family detached and townhouse units; and 2) the tax roll on which Table 5 is based does take into account the tenure of a unit's occupant which means that some of the units may be rented and also be considered in Table 3-14.

Table 3-14
Distribution of Single-Family and Condominium Unit
By MEAI's Estimate of Current Market Value
City of Winter Park
2016

Value	Single-Family	Condominiums	Total Units	Percent	Cumulative Percent
Less than \$100,000	103	609	712	6.7	6.7
\$100,000 – 199,999	1,046	623	1,669	15.8	22.5
\$200,000 – 299,000	1,934	236	2,170	20.6	43.1
\$300,000 – 399,000	1,382	180	1,562	14.8	57.9
\$400,000 – 499,999	820	81	901	8.5	66.4
\$500,000 or more	3,321	223	3,544	33.6	100.0
Total	8,606	1,952	10,558	100.0	

Source: Orange County Property Appraiser, Winter Park Tax Roll, 2015; Miami Economic Associates, Inc.

- Table 3-15 estimates the number of units that are currently valued at levels accessible for very low, low and moderate income households utilizing the alternative home value ranges presented in Table 3 and the data regarding current market values that served as the basis for the preceding table. Using the calculated home value range, it concludes that 4,026 existing single-family and condominium units in Winter Park are valued at levels accessible for households at the top end of the workforce housing range. That figure equates to 38 percent of total number of single-family and condominium units on the City of Winter Park's 2015 tax roll. Included in that figure are 314 that are valued at a level accessible for households at the top end of very low income range, 1,354 for households at the top end of the low income range and nearly 3,200 for households at the top end of the moderate income range.

Table 3-15
Number of Accessibly-Valued Units
2016

Income Category	Rule-of-Thumb Home Value Ranges Units	Calculated Home Value Range Units
Very Low Income	14	314
Low Income	167	1,040
Moderate Income	460	1,843
Workforce Income	619	829
Total	1,260	4,026

Source: Orange County Property Appraiser, Winter Park Tax Roll, 2015; Miami Economic Associates, Inc.

- A review of the listings for Winter Park realtor.com on July 26, 2016, showed that a total of 351 units accessibly-priced for households at the top of the workforce income range were available including 85 rental units and 276 for-sale units. Of the total number available, 47 were accessibly-priced for households at the top end of very low income range, 120 for households at the top end of the low income range and 201 for households at the top end of the moderate income range.
- The fact that nearly 3,400 rental units and that more than 4,000 single-family and condominium units in Winter Park are accessibly-priced/valued for households at the top end of the workforce housing range --- and that portions of those units are also accessibly-priced/valued for lower earning

workforce income households as well as very low, low and moderate income households --- does not mean that households in those income ranges will, in fact, be able to access in them in all cases. A potential impediment for households both trying to rent or purchase them will be the households' credit ratings and/or the extent to which they are otherwise leveraged. Unfortunately, many households of very low, low, moderate and workforce income have poor credit ratings while others whose credit ratings are fair to even good may already be overleveraged from a mortgage underwriting perspective. For households trying to purchase a unit, a second impediment may be having the necessary cash to make a down payment. Assuming conventional financing that requires a 20 percent down payment, the amount needed will exceed \$20,000 in many cases and could exceed \$60,000 for households at the top end of the moderate income range and for households of workforce income.

- For households with poor credit ratings and those that are overleveraged, the solutions are highly limited and generally not governmentally-based. There are, however, governmental programs that can significantly reduce the amount of the down payment required. Illustratively, in some instances a VA mortgage can be obtained with no down payment required while a FHA mortgage may have a down payment requirement as low as 3.5 percent. However, the amount of the down payment required by either of these programs varies depending on the credit-worthiness of the borrower and as it increases, the amount of the down payment may continue to be an impediment purchasing an accessibly-priced unit. It should also be noted that these programs have other aspects that can affect the potential borrower negatively, including the following:
 - The VA loan program may only be accessed by individuals who have served in the military at a level that meets the program's eligibility requirements. Individuals who do not meet those requirements would need to focus their attention on the FHA loan program.
 - The VA loan program will finance units that are priced up to \$417,000; however, the FHA's loan program limits the amount of the loan on single-family homes in Orange County to \$274,850.
 - To the extent that the mortgage is issued subject to a down payment of less than 20 percent, the borrower will be required to obtain mortgage insurance at a rate that will vary depending on the borrower's credit rating. The cost of the mortgage insurance will be taken into account along with principal and interest, real estate taxes and liability insurance when calculating whether the unit being sought can be carried for 30 percent or less of the perspective borrower's income. As it will result, it will reduce the amount that the perspective borrower can afford to pay for a unit, albeit not significantly.
 - To the extent that a borrower makes a down payment of less than 20 percent, the amount paid for principal and interest will increase, again reducing the amount that a perspective buyer can afford to pay for a home. Depending on how much less than 20 percent the down payment is, the impact on the affordable price of a unit may be significant.

Inventory of Housing Assistance Programs

Recognizing that there may be financial needs, several housing assistance programs are available for qualifying households residing within the City of Winter Park. The US Census Bureau reports in the 2010 Census data that 89 households in Winter Park received some form of public assistance to augment

household income. However, the number of households receiving public assistance specifically for housing was not identified.

Housing assistance programs are available through the City of Winter Park, the Winter Park Community Redevelopment Agency, Orange County Division of Housing and Community Development, the Florida Department of Community Affairs and other State offices, and the US Department of Housing and Urban Development (HUD). An inventory and description of housing assistance programs provided by the city are listed below, but should not be construed as all-inclusive.

- a. **Affordable Housing Linkage Fees.** The City Commission adopted a linkage fee or building permit surcharge in the amount of 50 cents (\$0.50) per square foot on new buildings and additions to buildings to establish a funding source used to help implement the City's affordable and workforce housing programs. This fee is assessed to non-residential and certain residential development. Winter Park is the first community in Florida to have adopted and implement an affordable housing linkage fee.

These funds have gone to a number of not-for-profit groups in the community including Habitat for Humanity, the Hannibal Square Community Land Trust and the Winter Park Housing Authority to help fund homes in Winter Park.

- b. **Promotion of Private Sector Affordable Housing Projects.** The City has embraced a pro-active approach to supporting affordable housing offered by the private sector housing developers. The City offers density bonuses within several residential land use categories to promote slightly higher density bonuses for affordability. Winter Park Oaks is a residential subdivision specifically designed to accommodate affordable single family housing. This subdivision was constructed by a private developer and provided forty lots for single family homes.
- c. **Public Assistance Awareness.** The City has made information available to very low, low and moderate income households regarding housing assistance programs administered by the County as well as affordable housing programs sponsored by the City. The City also coordinates with community leaders for neighborhoods targeted for community assistance to link housing and infrastructure improvement needs with applicable assistance programs.
- d. **Not-For-Profit Organizations.** The City has several not-for-profit partners that are providing both affordable and workforce housing opportunities in the community. This list may not be inclusive, but includes those organizations that have received either CRA funds and/or city funding.
- **Community Land Trust.** In 2004, the City established the not for profit Hannibal Square Community Land Trust (HSCLT) to provide sustainable affordable housing in the Winter Park Community Redevelopment Area (CRA). The HSCLT has constructed 19 homes within the CRA and received over \$3 million from the City and the CRA to promote affordable housing in the Hannibal Square neighborhood. The HSCLT is currently revising its strategic plan.
 - **Winter Park Housing Authority.** Housing is provided for very low and low income households through the Winter Park Housing Authority (Housing Authority). Under the HUD Section 23 Leased Housing Program, the Housing Authority manages two apartment complexes; Margaret Square Apartments provides 119 units for qualifying families, and Tranquil Terrace Apartment provides 52 units for qualifying elderly residents.

- **Habitat for Humanity.** Habitat for Humanity is a global volunteer organization that, together with other sponsors, such as local churches schools, and private companies, provides materials and labor to construct new single family homes. Within Winter Park, Habitat has constructed over 40 homes for families that make less than 50% of the median income.
- e. **Homeowner Rehabilitation Program.** Low and very low income households may qualify for deferred loans to rehabilitate single family housing units needing repair and upkeep to remedy a major building code violation through the Winter Park CRA. This program has funded over 140 housing rehabilitation projects since 1995.
- f. **Weatherization Program.** The Sustainability Division of the City's Building Department has offered a weatherization pilot program to help low-income residents of the City of Winter Park lower their energy bills in conjunction with the Orange Audubon Society, and supported by a \$64,000 Toyota TogetherGreen by Audubon grant. Orange Audubon and City of Winter Park Sustainability staff partnered with area churches to engage residents in this energy bill and greenhouse gas reduction effort.

The program allowed 40 City of Winter Park electricity customers to secure energy efficiency improvements, with no upfront costs. Retrofits were also performed on five area churches and one nursery, including Welborne Avenue Nursery, Flowers Temple and Annex, New Fellowship Church of God, Ward Chapel, and two of Winter Park's oldest churches, Bethel Baptist Church and Mt. Moriah Baptist Church. Sixty participants attended one of eight energy efficiency workshops, learned simple measures to implement, and signed a pledge agreeing to implement some of these practices. Workshop participants were given weather-stripping and caulking materials, and were given a chance to practice their use.

Weatherization, insulation and duct repair were the most common retrofits performed, determined to be most cost-effective in an earlier energy efficiency retrofit program administered by Orange County. The grant-funded pilot was modeled on the Orange County Homeowners Energy Efficiency Program (OCHEEP) that used American Recovery and Reinvestment Act of 2009 funding to provide retrofits and energy efficiency education to nearly 2,500 Orange County residents from 2010–2012. Reductions in greenhouse gas emissions and information to promote the benefits of energy efficiency are the overall goals of the program. Energy usage must be compared with usage in the same month in successive years, in order to have roughly comparable environmental conditions. As funding becomes available, it would be desirable to expand the pilot to include more residences, including low income and historic structures.

Special Housing Needs

Special housing needs are necessary for the elderly, children, and those adults who have physical and/or emotional needs that require special residential accommodations. The type of residential accommodation varies based on the person's physical and emotional needs. Such residential accommodations may or may not demand on-site professional medical assistance, twenty-four hour assistance, or other special facilities. In some cases, special housing situations can involve a group of unrelated residents sharing living accommodations because their physical or emotional needs require special services or assistance from other group members.

The State of Florida has adopted laws that control local government regulation of certain residential facilities serving special needs groups. The law ensures that there are adequate sites for group homes in every community throughout the state.

Special housing needs for certain members of Winter Park's residents can include nursing homes or group homes. Group homes can be further defined as an assisted living facility, community residential home, or family foster home.

Based on records maintained by the State Agency for Health Care Administration and the State's Facility Locator², Table 3-16 lists nursing homes and assisted living facilities located within or close to the City of Winter Park. Locations of foster family home sites are kept confidential.

Table 3-16: Inventory of Assisted Living Facilities and Nursing Homes in or near Winter Park				
Residential Care Facility/ Group Home	Location	Beds	Type of Housing Service	Inside or Outside City Boundary
Aiden Springs	5520 Howell Branch Road	25	Assisted Living Facility	Outside City
Alabama Oaks at Winter Park	1759 Alabama Drive	19	Assisted Living Facility	Inside City
Faith House of Winter Park	1604 Bomi Circle	6	Assisted Living Facility	Outside City
Fremont Manor	909 Fremont Avenue	12	Assisted Living Facility	Outside City
Magnolia House	1229 Formosa Avenue	6	Assisted Living Facility	Outside City
Mayflower Assisted Living Facility	1620 Mayflower Court	60	Assisted Living Facility	Inside City
Summer Time Lodge	909 N. Wymore Road	95	Assisted Living Facility	Outside City
Winter Park Towers	1111 S. Lakemont Ave.	193	Assisted Living Facility/Nursing Home	Inside City
Regents Park of Winter Park	558 N. Semoran Blvd.	120	Assisted Living Facility/Nursing Home	Outside City
Manor Care Nursing and Rehabilitation Center	2027 Loch Lomond Drive	138	Nursing Home	Inside City
Mary Lee Depugh Nursing Home	555 W. Morse Blvd.	40	Nursing Home	Inside City
Integrated Health Services of WP	2970 Scarlett Road	103	Nursing Home	Outside City
View at Winter Park	1047 Princess Gate Blvd.	6	Assisted Living Facility	Outside City

Dormitory and Campus Housing

Rollins College is located in the heart of Winter Park on the south side of downtown and along the shore of Lake Virginia. In 2015, the college had a full-time undergraduate student enrollment of 2,687. The college manages dormitories and other student housing capable of accommodating 1,320 students (depending on bed configuration). Students who do not use on-campus housing find residential accommodations in apartments or homes within or near Winter Park. Students living in on-campus dormitories are not counted as permanent residents in the City's year-round population estimates and projections.

Inventory of Existing Mobile Homes

The City of Winter Park currently has, based on the 2010 U.S. Census, 56 manufactured or mobile homes. The principal reasons for the scarcity of this housing type are land costs within the City, local demand for traditional housing types, and affordable housing programs that allow low and lower income households to obtain traditional housing types through homeownership or rent.

Historically Significant Housing

The historical housing resources of Winter Park contribute to the aesthetic appeal and the solid economic base of the City. Much of the housing development activity over the last decade has involved the

² Source: www.floridahealthstat.com/qs/owa/facilitylocator.faclocator, March 2016.

demolition and redevelopment of existing houses, many of which were built fifty or more years ago. Given the high cost of new construction, the replacement of older dwellings has resulted in the loss of viable, more affordable housing stock as well as the loss of historic resources. Concerns have been expressed within the community that the design and architectural style of new residential buildings does not retain and support the established neighborhood character unique to Winter Park.

In 2000, a study was conducted by the City to evaluate potential structures and sites for the Florida Master Site File and the Comprehensive Plan. Based on the findings and recommendations of this study, the City adopted a historic preservation ordinance in 2001, and was updated in 2015. The Future Land Use Element of the Comprehensive Plan contains a full listing of the historic resources within Winter Park including historic housing. The vast majority of historic resources in the City are single family residential units.

Inventory of Residential Construction Activity

The 2010 US Census reports that the City of Winter Park had 13,626 housing units that year, a gain of 2,196 units above the 11,431 units reported in the 2000 US Census. Based on the U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Summary File, the City had an estimated 9,401 single family homes and 4,006 multiple family units. No mobile homes were used as housing within the City during this date range. The City of Winter Park saw an increase of housing units from 2000 to 2010 (Table 3-17) experiencing a 17% increase over the 10-year period. A similar rate of housing unit growth took place in Altamonte Springs over the same period with an 11% increase. However, substantial growth occurred in the neighboring cities of Maitland and Orlando with a 59% and a 37% increase, respectively. The rate of growth in housing units in Orange County (35%) was almost double the rate of growth in Winter Park.

Table 3.17 Total Housing Units, 2000-2010			
Place	2000	2010	% Change
Winter Park	11,431	13,626	17%
Maitland	5,104	8,137	59%
Altamonte Springs	19,992	22,088	11%
Orlando	88,486	121,254	37%
Orange County	361,349	487,839	35%

Source: U.S. Census Bureau of the Census, U.S. Census of Population and Housing, 2000, 2010.

In 2010, there were over 13,000 housing units in the City of Winter Park. As can be seen in table 3.22, single-family housing is the dominant form of housing in the city, representing 63% of the total housing stock in 2010; small multifamily housing (3-19 units) represented 14.5%. The remaining inventory consists of single family attached, mobile homes, and other miscellaneous types of housing.

From 2000 to 2010, approximately 1,931 units were added to the housing inventory, an increase of 17%. While single-family attached units accounted for much of the growth, there was also a significant increase in the number of single family attached units and small multi-family, with approximately 691 units added to the inventory. As Table 3-18 notes, multi-family units and duplexes experienced a significant decrease.

Table 3.18 Housing Units by Type, 2010						
Type	2000		2010		Change	
	Units	Percent	Units	Percent	Unit Change	% Change
1 Unit Detached	6,882	60%	8,502	63%	1,620	23%

1 Unit Attached	435	4%	941	7%	506	116%
2 Units	266	2%	231	2%	-35	-13%
3 – 19 Units	1,753	15%	1,938	14.5%	185	10%
20 or More Units	2,166	19%	1,786	13%	-380	-17%
Total	11,431	100%	13,626	100%	2,195	17%

Source: U.S. Census Bureau, American Community Survey 2000, 2010.

A trend not apparent from the statistics appearing in Tables 3-21 and 3-22 involves the replacement of existing older residential units with new structures. A number of the new homes were constructed on the same lot where an existing house was demolished. Housing and land economics have made reconstruction of existing residential development cost feasible in some neighborhoods within Winter Park.

Housing and economic conditions that support this trend include:

- Age, condition, and value of existing residential structures;
- Demand to live in Winter Park, and
- High costs associated with bringing existing older structures into compliance with new building standards.

HOUSING ANALYSIS

The purpose of the housing analysis is to identify housing needs through year 2026. Analysis and projections are based on growth and development anticipated to occur within the City's boundaries. Housing needs created by annexation are not considered. Such analysis is performed when the Comprehensive Plan is amended to address planning needs for the annexed land.

The City staff took a two-fold approach to estimating the population. Staff looked at existing population in the future Annexation Reserve Areas (ARA) to determine the potential timing and population that could be added to the City. The second examination was of the building permit data for the past 15 years for new home construction. Staff determined from that data the estimate of new infill single family home and new infill multi-family development projected.

Future housing needs are determined by comparing existing housing inventories with housing demands generated by estimated future population.

Population and Housing Demand

Demand for housing has a direct correlation with population growth. As population increases, the demand for additional housing increases. However, population growth over the past decade has primarily occurred through annexation. Only a limited amount of vacant land remains available for new residential development. The City currently has 309.74_vacant acres; the majority of which is zoned for residential use. Pursuant to State growth management laws, population and housing growth are re-evaluated when amendments to the Future Land Use Map address annexed lands.

Recent Growth and Construction Trends. Over the past decade, trends in housing and population change have emerged that likely will affect population growth and housing construction during the planning period for the Winter Park Comprehensive Plan.

A. Growth from Annexation. Housing and population growth have primarily occurred over the past ten years through annexation of unincorporated residential property and neighborhoods. Between 2000 and 2010, 1,931 housing units were added to the City's housing stock, an increase of 17%. While single-family attached units accounted for much of the growth, there was also a significant increase in the number of single family attached units and small multi-family, with approximately 691 units added to the inventory. However, multi-family units and duplexes experienced a significant decrease. With limited acres available for new residential development, annexation is expected to serve as the primary contributor to population growth. Population estimates presented are based on development activities within the City's current jurisdictional boundaries. As unincorporated areas are annexed, the Comprehensive Plan will need to be amended to evaluate impacts and planning needs arising from the expanded jurisdictional lines.

This trend is expected to continue in the future. Housing and population growth will occur primarily from annexation. As stated in the previous paragraph, the Comprehensive Plan only evaluates growth and development within the City's jurisdictional boundaries.

B. Reconstruction. Most new residential construction, particularly single family homes, has occurred on lots where an existing older home was demolished to make room for a new structure. Housing construction between 2000 and 2010 accounted for 1,931 new residential units, but 415 units were demolished over this same period. While the quality of housing is improved through construction using current Florida building codes, demolition of older homes may decrease affordability and may also impact the number of contributing resources available as consideration to the historic or architectural significance to the community. The City has measures in place to consider these factors as demolitions occur.

C. Household Size. Based on information from the Shimberg Center for Affordable Housing, state and national population trends indicate that the average number of persons in a household will decline over the next twenty years. Contrary to the national trend, household size has remained level in Winter Park. The 2000 US Census reports an average household size of 2.1 persons for Winter Park. The 2010 US Census lists 2.15 persons per household. With a population growth rate that will be low compared to rates anticipated for Orange County and some of its suburban cities, Winter Park is not anticipated to experience a significant increase in population through the 2026 planning horizon. Several factors impact household size. The population of Winter Park continues to age in place, creating smaller household size. Multi-family housing units that have been developed are primarily one or two bedroom units in size, again supporting a smaller household size. The methodology used to estimate future population herein applies the current average for persons per household.

Population Estimates. As past trends demonstrate that population and housing growth have predominantly occurred through annexation, the use of traditional growth methodologies – such as exponential, straight-line, or cohort population projection methodology – will not generate a reliable population projection for future years. The City estimates population in conjunction with residential development on vacant land. Population estimates were prepared for the Winter Park Comprehensive Plan using a land-yield methodology. As new residential development occurs on vacant lands, additional population will be added to the City. There is also the potential for new residential development will also occur through redevelopment of existing commercial structures into mixed-use structures that include residential units. The land-yield population methodology evaluates population anticipated from vacant land and from residential lands. Future population estimates for the City appear in Table 3-19.

The City currently has a citywide residential density of 2.5 units per acre as of 2015. As land becomes scarcer for new development, density will rise to maximize the value of the land. Staff anticipates an overall higher density per acre based on current zoning and the value of the both vacant and redeveloped land in the city. Based on current zoning assigned to property, the Winter Park Planning and Community Development Department estimates that approximately 50% of remaining 309.74 acres of vacant land may be used for residential development during this planning horizon. For analysis purposes, future population arising from redevelopment projects is estimated to be half of that yielded from vacant lands. A units per acre factor of 6 dwelling units per acre was used as a more practical expectation for future development densities on vacant land. The average number of persons per household used for population projections is 2.15 persons per household; the rate identified in the 2010 US Census. The formula used for estimating the 2026 planning horizon population yield from vacant land is:

$$\text{Vacant residential acres (154.87) X Density (6 du/ac) X Average number of persons per household (2.15) =} \\ \text{Total Estimated future population growth for a 10 year horizon}$$

Table 3-19: Future Population Estimates					
Year	2000	2010	2016	2020	2026
Total Permanent Population	24,090	28,434	29,308	30,508	32,308

Source: City of Winter Park

Redevelopment and Affordable Housing

Once vacant land is exhausted, greater development pressures will be placed on redevelopment of existing older housing, particularly single family housing. A positive attribute from this development pressure will likely include increased interest to include residential development with commercial reconstruction. The commercial and housing markets may create more interest in placing residential apartments above retail and office uses.

Redevelopment pressures to accommodate future population will also create pressure to rebuild at greater residential density, building height, and building mass. While increased densities may be appropriate within some areas of the City, desired residential and neighborhood character may be adversely affected if such encroachment occurs.

Based on data inventory and analysis presented in the Housing Element, the following housing and development trends are acknowledged:

- A. Protection of Established Neighborhoods and Promotion of Affordable Housing.** Demand for housing will continue to create pressure to remove older residential structures and replace them with newer homes. Based on the location and type of housing, the removal of older structures can have either a positive or negative affect on the availability of affordable housing.

The redevelopment of older multi-family units with higher density development could create opportunities for more housing units. Where multi-family development is located near or adjacent to retail commercial or employment centers, more people can live within walking distance to jobs and shopping. Examples include the both the Paseo and Village Park Senior Living. These projects reflect a live, work and play lifestyle of multi-family development located adjacent to commercial development and city parks and resources.

Replacement of older single family homes with higher value homes creates fewer housing opportunities for lower to middle income households. Also, older homes have been replaced with larger structures that create less open space and are not in character with the surrounding housing. Existing residential neighborhoods may need protection from the encroachment of residential development activities that are not consistent with the desired neighborhood character. Such activity may also adversely affect available affordable housing.

B. Availability of Affordable Housing. The notion of what comprises affordable housing can, and will likely, change over a period of time as interest rates, underwriting criteria, and the larger market's overall level of activity also change. In the present context, both the variables and assumptions that underlie the analysis are reasonable, especially given this community's built out conditions. To the degree the larger region places a greater emphasis over the next decade on containing residential construction to existing areas, effectively intensifying them, that could alter the price value relationships in Winter Park as they have been described.

C. Mixed-Use Development and Higher Residential Densities. Future demand to live in Winter Park will place pressure on the private sector to develop at greater densities, including greater building height and building mass. This demand will conflict with the community character and built environment desired within some neighborhoods while creating opportunities to create more pedestrian friendly development within other areas.

With scarce vacant land available for new residential development, housing could be provided as mixed-use development with residential, office and commercial retail uses. Strategic areas within the City are likely appropriate for mixed-use development, particularly areas near major transportation corridors. Mixed-use development is likely inappropriate where encroachment of certain types of commercial retail uses into established residential areas will create land use incompatibilities.

D. Substandard Housing. While substandard housing conditions occur infrequently within Winter Park, the City should continue to monitor housing conditions and enforce building code requirements through its code enforcement program. The City should continue and perhaps augment coordination with Orange County to help direct housing assistance programs to eligible households and neighborhoods within Winter Park.

E. Preservation of Historic Houses and Architecturally Significant Housing. Land values, housing market conditions, housing trends and construction costs to repair older houses have created a redevelopment trend. Older homes are demolished and replaced with new homes. There are a number of homes within Winter Park that have historic significance or have architectural design that establishes a residential vernacular creating a unique community character. The City has established a historical preservation ordinance that can protect structures identified as historic or of architectural significance if the owner agrees to designate their property.

F. Integration with Transportation and Land Use. The Transportation Element proposes a transportation system designed to create compatibility between land uses and the transportation system serving adjacent land uses. Residential development will need to be designed and oriented in a manner that enhances the integration of the transportation system with land uses. Residential densities and housing types will need to occur in a manner compatible with the designed transportation system.

The following chart relates to Chapter 7 – Capital Improvements, and outlines all of the Goals, Objectives, and Policies of this Chapter. Space is provided to the right to add any comments/recommendations. Staff comments/changes to this element of the Comprehensive Plan are shown as black underlined text.

No.	Capital Improvements Element	Comments
1	7-1: CAPITAL IMPROVEMENTS GOALS, OBJECTIVES, AND POLICIES: Provide and maintain public facilities and services which protect and promote the public health, safety and general welfare of our citizens, which accommodate new development and redevelopment, which are accomplished by conserving and protecting natural resources, which promote the maintenance of existing facilities, which achieve acceptable levels of service and which minimizes public cost.	
2	OBJECTIVE 7-1.1: CAPITAL IMPROVEMENTS ELEMENT SHALL BE THE MECHANISM FOR MANAGING CAPITAL INVESTMENTS. The City shall use the Capital Improvement Element, the financially feasible Capital Improvement Plan and its construction of capital improvements for facilities needed to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities in an efficient, cost effective and timely manner throughout the horizon of this Comprehensive Plan.	
3	Policy 7-1.1.1: Mechanism for Implementing the Comprehensive Plan The Capital Improvements Element shall be the mechanism used to guide and implement the Comprehensive Plan through the programming of public facilities, and services as identified in the other elements of the Comprehensive Plan.	
4	Policy 7-1.1.2: Duration of the Capital Improvement Program and Implications of Financially Feasible Requirement. The Capital Improvements Element shall include a financially feasible capital improvement program for a five year period. It shall have identified funding sources and shall be reviewed and updated annually in order to maintain a continual five year priority and outline of capital improvements planned for implementation. Funding sources for projects within the first three years of the Capital Improvement Program must be committed by the City Commission.	Not required by Chapter 163.
5	Policy 7-1.1.3: Public Facilities Addressed in the Capital Improvements <u>Plan</u> Program. The Capital Improvements Element shall pertain to the following public facilities: <u>Transportation Traffic Circulation</u> including <u>transportation by vehicles, bicycles, pedestrians and via roads, public parking and municipal mass transit</u> Sanitary Sewer Potable Water Drainage and Stormwater Management Recreation and Open Space Public Schools	Updates scope of Transportation Element.

6	<p>Policy 7-1.1.4: Capital Improvements Defined. Capital Improvements shall be identified in the Comprehensive Plan and this element when they have an estimated cost of \$25,000 or more and a minimum useful life of three years or more and shall fulfill one of three purposes as follows: Maintain, upgrade, repair or replace existing public facilities Eliminate existing facility deficiencies Expand or improve existing public facilities or provide new public facilities</p>	
7	<p>Policy 7-1.1.5: Implications of Capital Improvement for Public Facilities Not Included in Policy 1.3. Recommended capital improvements for public facilities identified in other sections of the Comprehensive Plan, but not specified in Policy 7 1.3, shall also be included in the Capital Improvements Element, but shall not be part of the Concurrency Management System.</p>	Not required per Chapter 163.
8	<p>Policy 7-1.1.6: Capital Improvements Identified in Development Agreements or DRI Development Orders. Capital improvements identified in any development agreements or any development orders executed for a Development of Regional Impact shall be included in the Capital Improvements Element.</p>	DRI's have been eliminated.
9	<p>Policy 7-1.1.7: Criteria for Assigning Priorities. Capital improvements shall be prioritized in a manner that is consistent with the City's Comprehensive Plan. This prioritization system shall be based on the following three components: 9J 5.016 (3) (c)(1) _____ A. Criteria for Determining Timing of Capital Improvements. The timing of capital improvements shall be assessed based upon the City's acknowledgement that the public's health and safety is first priority, followed by the need to maintain the public investment in existing public facilities and services. Third priority shall be to eliminate existing deficiencies in a timely manner, followed by providing new and expanded facilities needed to accommodate new growth. The timing of capital improvements shall be prioritized as follows: To preserve the health and ensure the safety of the public by eliminating or preventing a critical breakdown in the City's public facilities and service; To maintain existing public facilities through a repair and replacement program; To eliminate existing deficiencies in a timely manner; To accommodate new growth through the timely planning and construction of new or expanded public facilities. _____ B. Criteria for Determining the Location of Capital Improvements. The location of needed capital improvements shall promote efficient and compact development patterns through the strategic placement of new and expanded facilities that support the existing land use patterns of the City.</p>	Not required per Chapter 163.

10	<p>Policy 7-1.1.8: Amendments to the Capital Improvements Program. The Capital Improvements Element shall present a Five Year Capital Improvements Plan that is updated annually, no later than December 1 of each year. and amended consistent with the City's bi-annual Comprehensive Plan amendment schedule and process. However, necessary capital improvements, repairs, etc. may be programmed in the Five Year Capital Improvements Plan through the normal amendment process without limitation to the bi-annual restriction.</p>	
11	<p>Policy 7-1.1.9: Adoption of Capital Improvement Budget. The City shall adopt a capital improvements budget as part of the annual budgeting process.</p>	
12	<p>OBJECTIVE 7-1.2: COORDINATION OF LAND USE, PUBLIC FACILITIES, AND FISCAL MANAGEMENT DECISIONS. The City shall coordinate land use decisions and available or projected fiscal resources with a Schedule of capital improvements which maintains adopted level of service standards and which meets the existing and future facility needs.</p>	
13	<p>Policy 7-2.1.1: Implement Adopted Level of Service Standards. The Capital Improvements Plan shall implement the level of service standards established and adopted for <u>transportation roads</u>, (Table 2-4, page 2-19/20), sanitary sewer (Policy 4-2.1.1, page 4-2), solid waste (Policy 4-3.1.1, page 4-4), drainage (Policy 4-4.1.1, page 4-5), potable water (Policy 4-5.1.1, page 4-7), parks and recreation (Policy 6-1.1.1, page 6-1), and public schools (Policy 9-1.1.1, page 9-1) as identified in this Plan within those respective elements or sub-elements. If conditions exist such that it is not economically feasible for the City to implement these established and adopted levels of service standards through its Capital Improvement Plan, then Policy 7-2.1.2 will take precedence with respect to that particular public facility for facilities which are deficient.</p>	Deletes references
14	<p>Policy 7-2.1.2: Implications of Concurrency Management Program. In accordance with the City's concurrency management system, no development orders or permits will be issued unless the facilities needed to meet level of service standards are provided for concurrent with the demands for those facilities.</p>	
15	<p>Policy 7-2.1.3: Coordinated Transportation System. The City will coordinate with FDOT regarding the Department's adopted work program, and with MetroPlan Orlando regarding the Long Range Financially Constrained Network, the five year Transportation Improvement Program (TIP), and the Unified Planning Work Program (UPWP) for mobility projects within and adjacent to the City. In addition, the City will coordinate with Orange County on mobility projects within and adjacent to the City regarding the Orange County Long-Range Transportation Plan (LRTP) or the most current annual update by reference as the County's 20-year roadway improvement program. This annually updated plan represents the County's cost-feasible improvement plan that addresses current and future roadway deficiencies.</p>	

15a	Policy 7-2.1.4: Coordination with FDOT Adopted Five-Year Work Program. Annual updates of the City's Capital Improvements Element and Capital Improvements Program shall include <u>as adopted by reference the adopted</u> applicable State and County facilities contained within the Orange County and FDOT adopted work programs, and any local facility improvement proposed by the City will consider the above-mentioned State and County programs and plans.	Adding adoption by reference.
16	Policy 7-2.1.5: Regional Mobility Strategy. The City currently has agreed to contribute our proportional share of funding for the commuter rail project, which is a cornerstone of the regional mobility strategy. In order to continue this partnership and cooperation, the City commits, on a proportional basis, to program and budget revenue, coordinating the City's Five Year Capital Improvements Plan with improvements identified in the regional Transportation Improvement Program (TIP), the Orlando Urban Area Transportation Study (OUATS) Financially Constrained Network, and the OUATS Transportation Needs Network. This commitment will be maintained provided the State of Florida continues to provide the authority for the City to assess transportation impact fees and implement proportionate fair share extractions from new development and redevelopment.	Updated by new policies included in the transportation element.
17	Policy 7-2.1.6: Capacity Increasing Improvements on the State Highway Roadway System. The City commits, in the review and approval of development and redevelopment projects that generate net new trips, to require improvements that increase the capacity or and decrease the travel time on the adjacent state facility. The City shall utilize techniques such as, but not limited to elimination of driveways, turn lane improvements, joint access, cross access, acceleration and deceleration lanes, signal timing and other improvements determined in consultation with the Florida Department of Transportation.	Updated by new policies included in the transportation element.
18	Policy 7-2.1.7: Water and Waste Water Supply. Prior to the issuance of a building permit or any development order, the City shall verify with the Water and Wastewater Utility Department that adequate potable water supplies are available and adequate waste water treatment capacity exists to serve the new development. No building permit or development order shall be issued unless these water and waste water utilities are available at the time of the issuance of the building permit or development order.	
19	OBJECTIVE 7-1.3: DEVELOPMENT TO FUND IMPROVEMENT NEEDS GENERATED BY SUCH DEVELOPMENT. The City's land use decisions and land development code shall contain provisions for assessing new developments a pro rata share of the costs necessary to finance public facility improvements as defined in Policy 7-1.3 , when made necessary, by the development in order to adequately maintain level of service standards.	Deletes reference

20	Policy 7-3.1.1: Fiscal Impact Assessments. The City staff shall provide, upon request by the Planning and Zoning Board Commission or the City Commission, at the time of public hearing review, an assessment of the fiscal impact on capital facility improvements needed to maintain adopted level of service standards for any residential development in excess of twenty units and any non-residential development in excess of ten thousand (10,000) square feet in size.	Name update
21	OBJECTIVE 7-1.4: MAINTAINING INTERNAL CONSISTENCY WITHIN THE COMPREHENSIVE PLAN. The City shall utilize the Capital Improvements Element and the Capital Improvements Plan to both require and provide that needed capital improvements identified in the other elements of the Comprehensive Plan are implemented.	
22	Policy 7-4.1.1: Annual Update and Evaluation of Capital Improvement Needs. The City shall annually update the Comprehensive Plan to assess and include capital improvement projects necessary to maintain level of service standards and shall include those within the Capital Improvement Element and Plan.	

23	<p>Policy 7.4.1.2: Financial Management Strategies, including Debt Management. Capital improvements shall be financed and debt shall be managed as follows:</p> <p>Public Facilities Financed by City Enterprise Funds. Public facilities financed by City enterprise funds, i.e., potable water, sanitary sewer, and solid waste, shall be financed by:</p> <p>Debt to be repaid by user fees and charges for enterprise services, or Current assets, i.e., reserves, surpluses, and current revenue, or A combination of debt and current assets</p> <p>Public Facilities Financed by Non-Enterprise Funds. Public facilities financed by non-enterprise funds, i.e., roads, stormwater management, parks, library, law enforcement, fire service, and other City government buildings, may be financed from current assets (pay as you go financing) or as otherwise provided in this policy.</p> <p>General obligation bonds approved by referendum may be used for any non-enterprise public facilities to acquire capacity needed within the five year schedule of capital improvements or for capacity required beyond the five year schedule.</p> <p>Public facilities for non-enterprise funds may be financed by other debt, i.e., revenue bonds, capital leases, etc., subject to the referendum restrictions imposed by Section 2.14 of the City Charter.</p> <p>Debt Management. Debt financing shall not be used to provide more capacity than is needed within the five year schedule of capital improvements for non-enterprise public facilities unless:</p> <p>1. _____ The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service, or</p> <p>2. _____ The excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date.</p>	Not required per Chapter 163.
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24	<p>Criteria for Managing Debt Financing. The City does not utilize specific debt ratios such as the limitation on the use of revenue bonds as a percent of total debt; the maximum ratio of total debt service to total revenue; and the maximum ratio of outstanding capital indebtedness to property tax base, preferring to evaluate each issuance of debt, on a case-by-case basis.</p> <p>Although the City of Winter Park does not have an adopted debt policy, the following factors shall be considered prior to any debt financing:</p> <p>The kind and extent of public facilities being financed. Magnitude of the annual payments required to service the debt. Degree of favorable impact which the facilities acquired from debt proceeds are likely to have upon the City. Economic capacity of the City. Degree of overlapping debt of other governmental units which depend upon the same economic base or supports Projected rate of growth in the City.</p>	Not required per Chapter 163.
25	<p>Policy 7-4.1.3: Criteria in Selecting Revenues to Finance Public Facilities. The City will use, to the extent possible, the following priority criteria in selecting sources of revenue to finance public facilities. Each revenue source on the list is preferred to all subsequent revenue sources on the list.</p> <p>Grants or entitlements from other levels of government and independent districts. Contributions by developers including dedication of land, provision of public facilities, and impact fees. User revenues including fees and charges for services, gasoline taxes, and benefit ——— payment for stormwater management. Sales tax (local option infrastructure surtax). Debt financing. There shall be no limitation on revenue debt as a percentage of total debt; 15% shall be the limitation on debt service as a percentage of total revenue; and General obligation debt shall be limited to 2% of taxable value of property tax base. Ad valorem property taxes.</p> <p>In recognition of the fact that some revenue sources are inappropriate or not legally available for particular public facilities, the priority list is advisory rather than obligatory.</p>	Not required per Chapter 163.
26	<p>Policy 7-4.1.4: Constraints on City Ability to Finance Public Facilities. The City shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the City is unable to pay for the subsequent annual operating and maintenance costs of the facility.</p>	

27	OBJECTIVE 7-1.5: COORDINATING LAND USE, PUBLIC FACILITY, AND FISCAL MANAGEMENT DECISIONS. The City shall manage the land development process, utilize its concurrency management system, and its Capital Improvements Plan so that public facility needs existing or created do not exceed the ability of the City to fund and provide; or require the provision of needed capital improvements.	
28	Policy 7-5.1.1: Coordinating Decisions Relating to Development and Debt Financing. The City shall constrain its development decisions so that any necessary public debt financing decision made necessary by said development are made concurrently with the development decision.	
29	Policy 7-5.1.2: Debt Financing and City Commission Commitments. The City shall not include any capital project needing public debt financing in the Capital Improvements Element or Plan unless the City Commission has voted affirmatively to sponsor such financing or bond issue and agreed to hold any required referendum.	
30	Table 7-1 Schools Level of Service (LOS)	Deleted as duplication as they are included in the respective elements.
31	<p style="text-align: center;"><u>WINTER PARK FIVE YEAR CAPITAL IMPROVEMENT PLAN</u></p> <p style="text-align: center;"><u>Introduction</u></p> <p>The format of the Winter Park five year capital improvement plan is provided below and to provide a narrative description of the status of each program to provide an understanding of the status of previous projects, the status of currently committed and programmed improvements and the direction for committed projects in the time horizon beyond the current five year program. This section shall be updated annually, <u>as part of the annual budget adoption ordinance, as also may be amended during each fiscal year.</u></p>	Narrative not required.
32	<p style="text-align: center;">CITY OF WINTER PARK CAPITAL IMPROVEMENT PLAN</p> <p style="text-align: center;">Fiscal Year 2016-2017</p>	New addition of the Five Year Five Year Capital Improvements Plan adopted September, 2016.
33	Descriptions of potable water, water supply plan, waste water/sanitary sewer, recreation and open space, drainage, transportation	Deleted as duplication as they are included in the respective elements.
34	<u>CONCURRENCY MANAGEMENT SYSTEM</u>	Deleted from element as the CMS has been adopted into the Land Development Code.

35	<p>Concurrency Management System Goals, Objectives and Policies</p> <p>GOAL CMS 1-1: TIMING OF THE AVAILABLE PUBLIC FACILITIES. Those public facilities or services necessary for growth and development as identified in 9j-5.0055(1)(a) shall be available concurrent with the need for or demand for those public facilities or services.</p>	Reference deleted
36	<p>OBJECTIVE CMS 1-1: CONTINUE TO ENFORCE A CONCURRENCY MANAGEMENT SYSTEM. The City shall continue to enforce the adopted concurrency management system and concurrency monitoring system. as required to implement the portions of Chapter 163 Florida Statutes and Rule 9 J5 F.A.C.</p>	Reference deleted
37	<p>Policy CMS 1.1: Components of Concurrency Management System. The City shall continue to enforce the adopted concurrency management system which ensures that public facilities and services needed to support development are available concurrent with the impacts of such development. and that concurrency management system shall provide, at a minimum, the following:</p>	Further narrative not required
38	<p>Policy CMS 1.2: Enforcing Concurrency Management through Development Orders, Building Permits, and Development Approvals and Denials. Development orders, building permits, development approvals, etc. including those for governmental and institutional uses will be issued subject to the condition that those required facilities and services sufficient to maintain adopted level of service standards will be in place when the impacts of development occur as detailed in Policy CMS 1.1.</p> <p>If services and facilities sufficient to maintain adopted level of service standards are not in place when the impacts of development occur, development orders and permits will be denied. Implementation of this policy shall not limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380; or development that has been issued a final local development order and development has commenced and is continuing in good faith; or development that has vested rights as determined by applicable case law determining vested rights.</p>	Further narrative not required
39	<p>Policy CMS 1.3: Concurrency Management and Land Development Regulations. The City's land development regulations will specifically list the application requirements for development permits that reflect the informational needs for the determination of concurrency, and application forms shall be developed accordingly.</p>	Already implemented in LDC

40	Policy CMS 1.4: Continue to Maintain update Concurrency Management Tracking System. The City will maintain an inventory of existing public facilities. The inventory shall include capacities or deficiencies which identify the status of all public facilities and services with the adopted level of service standard in the comprehensive plan. The inventory shall continue to be updated by January 1st each year thereafter.	Already implemented in LDC
41	Policy CMS 1.5: Concurrency Assessment. When reviewing applications for such development orders, the City shall perform a Concurrency Assessment to ensure that public facilities are available concurrent with the impacts of the proposed development. To conduct the assessment, the Concurrency inventory shall be used as a base for the establishment of existing conditions. The capability of existing public facilities to service new development shall then be determined by using the adopted Level of Service Standards. Finally, a determination of concurrency shall be made. Such determination may include conditions of approval which are deemed necessary for concurrency to be ensured.	
42	Policy CMS 1.6: Concurrency Management Information Required Prior to Issuance of a Development Order. Prior to the issuance of a development order for a proposed new development the following shall be identified: <ol style="list-style-type: none"> 1. The impacts created by the proposed development; 2. Whether the public facilities covered under the Concurrency Management System will be available concurrent with the impacts of new development at the adopted level; 3. The facility improvements or additions that are required to ensure the finding of concurrency; and, 4. The entity responsible for the design and installation of all required facility improvements or additions. 	
43	Policy CMS 1.7: Required Timing of Development. All development approvals shall have a time period specified in the development order or permit in which development must commence. The time period may involve two or more phases but the timing of each phase shall be specified in the development order or permit. If deemed necessary by the City, the development order or permit may prescribe a time schedule for the initiation of the various components of the development process such as, but not limited to, land clearing, filling, and foundation pouring.	

CHAPTER 7: CAPITAL IMPROVEMENT ELEMENT

§9J-5.016(3), FAC

INTRODUCTION

This Capital Improvement Element summarizes and details the capital expenditure projects committed to by the City of Winter Park over the next five years within the Capital Improvement Plan (CIP). The capital projects included in this element are consistent with the capital improvement plan adopted each year by the City Commission as part of the annual budget process or they are capital improvement projects approved and committed by other entities such as the Orange County School Board, FDOT, MetroPlan, etc. and included by reference because they represent projects within the city limits of Winter Park and the projects implement various goals, objectives and policies of this Comprehensive Plan.

~~Capital improvement projects, by definition, are physical assets constructed or purchased to provide, improve or replace a public facility that are large scale and high in cost. For the purposes of the State requirements, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements. (Rule 9J-5.003 (12), F.A.C.)~~

The format of this Capital Improvement Element ~~shall~~ begin with the goals, objectives and policies that govern the administration of the capital improvements program for the city. That will be followed by the City's five year capital improvements plan. ~~which includes a narrative description of the status of the capital improvements program for each individual program as well as the specific committed projects and funding within the time horizon of the city's adopted five year capital improvement plan.~~ Lastly this element details the concurrency management system that the City utilizes along with applicable policies to insure that the various adopted levels of service are maintained.

CAPITAL IMPROVEMENT ELEMENT GOALS, OBJECTIVES AND POLICIES

7-1: CAPITAL IMPROVEMENTS GOALS, OBJECTIVES, AND POLICIES: Provide and maintain public facilities and services which protect and promote the public health, safety and general welfare of our citizens, which accommodate new development and redevelopment, which are accomplished by conserving and protecting natural resources, which promote the maintenance of existing facilities, which achieve acceptable levels of service and which minimizes public cost.

OBJECTIVE 7-1.1: CAPITAL IMPROVEMENTS ELEMENT SHALL BE THE MECHANISM FOR MANAGING CAPITAL INVESTMENTS. The City shall use the Capital Improvement Element, the financially feasible Capital Improvement Plan and its construction of capital improvements for facilities needed to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities in an efficient, cost effective and timely manner throughout the horizon of this Comprehensive Plan.

Policy 7-1.1.1: Mechanism for Implementing the Comprehensive Plan The Capital Improvements Element shall be the mechanism used to guide and implement the Comprehensive Plan through the programming of public facilities, and services as identified in the other elements of the Comprehensive Plan.

Policy 7-1.1.2: Duration of the Capital Improvement Program and Implications of Financially Feasible Requirement. The Capital Improvements Element shall include a financially feasible capital improvement program for a five year period. It shall have identified funding sources and shall be reviewed and updated annually in order to maintain a continual five year priority and outline of capital improvements planned for implementation. ~~Funding sources for projects within the first three years of the Capital Improvement Program must be committed by the City Commission.~~

Policy 7-1.1.3: Public Facilities Addressed in the Capital Improvements Plan Program. The Capital Improvements Element shall pertain to the following public facilities:
Transportation Traffic Circulation including transportation by vehicles, bicycles, pedestrians and via roads, public parking and municipal mass transit
Sanitary Sewer
Potable Water
Drainage and Stormwater Management
Recreation and Open Space
Public Schools

Policy 7-1.1.4: Capital Improvements Defined. Capital Improvements shall be identified in the Comprehensive Plan and this element when they have an estimated cost of \$25,000 or more and a minimum useful life of three years or more and shall fulfill one of three purposes as follows:
Maintain, upgrade, repair or replace existing public facilities
Eliminate existing facility deficiencies
Expand or improve existing public facilities or provide new public facilities

~~Policy 7-1.1.5: Implications of Capital Improvement for Public Facilities Not Included in Policy 1.3.~~ ~~Recommended capital improvements for public facilities identified in other sections of the Comprehensive Plan, but not specified in Policy 7-1.3, shall also be included in the Capital Improvements Element, but shall not be part of the Concurrency Management System.~~

Policy 7-1.1.6: Capital Improvements Identified in Development Agreements ~~or DRI Development Orders~~. Capital improvements identified in any development agreements ~~or any development orders executed for a Development of Regional Impact~~ shall be included in the Capital Improvements Element.

~~Policy 7-1.1.7: Criteria for Assigning Priorities.~~ ~~Capital improvements shall be prioritized in a manner that is consistent with the City's Comprehensive Plan. This prioritization system shall be based on the following three components: 9J-5.016 (3) (c)(1)~~

~~_____ A. **Criteria for Determining Timing of Capital Improvements.** The timing of capital improvements shall be assessed based upon the City's acknowledgement that the public's health and safety is first priority, followed by the need to maintain the public investment in existing public facilities and services. Third priority shall be to eliminate existing deficiencies in a timely manner, followed by providing new and expanded facilities needed to accommodate new growth. The timing of capital improvements shall be prioritized as follows:~~
~~To preserve the health and ensure the safety of the public by eliminating or preventing a critical breakdown in the City's public facilities and service;~~
~~To maintain existing public facilities through a repair and replacement program;~~
~~To eliminate existing deficiencies in a timely manner;~~

~~To accommodate new growth through the timely planning and construction of new or expanded public facilities.~~

~~_____ B. **Criteria for Determining the Location of Capital Improvements.** The location of needed capital improvements shall promote efficient and compact development patterns through the strategic placement of new and expanded facilities that support the existing land use patterns of the City.~~

Policy 7-1.1.8: Amendments to the Capital Improvements Program. The Capital Improvements Element shall present a Five Year Capital Improvements Plan that is updated annually, no later than December 1 of each year. ~~and amended consistent with the City's bi-annual Comprehensive Plan amendment schedule and process. However, necessary capital improvements, repairs, etc. may be programmed in the Five Year Capital Improvements Plan through the normal amendment process without limitation to the bi-annual restriction.~~

Policy 7-1.1.9: Adoption of Capital Improvement Budget. The City shall adopt a capital improvements budget as part of the annual budgeting process.

OBJECTIVE 7-1.2: COORDINATION OF LAND USE, PUBLIC FACILITIES, AND FISCAL MANAGEMENT DECISIONS. The City shall coordinate land use decisions and available or projected fiscal resources with a Schedule of capital improvements which maintains adopted level of service standards and which meets the existing and future facility needs.

Policy 7-2.1.1: Implement Adopted Level of Service Standards. The Capital Improvements Plan shall implement the level of service standards established and adopted for transportation roads, ~~(Table 2-4, page 2-19/20)~~, sanitary sewer ~~(Policy 4-2.1.1, page 4-2)~~, solid waste ~~(Policy 4-3.1.1, page 4-4)~~, drainage ~~(Policy 4-4.1.1, page 4-5)~~, potable water ~~(Policy 4-5.1.1, page 4-7)~~, parks and recreation ~~(Policy 6-1.1.1, page 6-1)~~, and public schools ~~(Policy 9-1.1.1, page 9-1)~~ as identified in this Plan within those respective elements or sub-elements. If conditions exist such that it is not economically feasible for the City to implement these established and adopted levels of service standards through its Capital Improvement Plan, then Policy 7-2.1.2 will take precedence with respect to that particular public facility for facilities which are deficient.

Policy 7-2.1.2: Implications of Concurrency Management Program. In accordance with the City's concurrency management system, no development orders or permits will be issued unless the facilities needed to meet level of service standards are provided for concurrent with the demands for those facilities.

Policy 7-2.1.3: Coordinated Transportation System. The City will coordinate with FDOT regarding the Department's adopted work program, and with MetroPlan Orlando regarding the Long Range Financially Constrained Network, the five year Transportation Improvement Program (TIP), and the Unified Planning Work Program (UPWP) for mobility projects within and adjacent to the City. In addition, the City will coordinate with Orange County on mobility projects within and adjacent to the City regarding the Orange County Long-Range Transportation Plan (LRTP) or the most current annual update by reference as the County's 20-year roadway improvement program. This annually updated plan represents the County's cost-feasible improvement plan that addresses current and future roadway deficiencies.

Policy 7-2.1.4: Coordination with FDOT Adopted Five-Year Work Program. Annual updates of the City's Capital Improvements Element and Capital Improvements Program shall include as adopted by reference the adopted applicable State and County facilities contained within the Orange County and FDOT adopted work programs, and any local facility improvement proposed by the City will consider the above-mentioned State and County programs and plans.

~~**Policy 7-2.1.5: Regional Mobility Strategy.** The City currently has agreed to contribute our proportional share of funding for the commuter rail project, which is a cornerstone of the regional mobility strategy. In order to continue this partnership and cooperation, the City commits, on a proportional basis, to program and budget revenue, coordinating the City's Five-Year Capital Improvements Plan with improvements identified in the regional Transportation Improvement Program (TIP), the Orlando Urban Area Transportation Study (OUATS) Financially Constrained Network, and the OUATS Transportation Needs Network. This commitment will be maintained provided the State of Florida continues to provide the authority for the City to assess transportation impact fees and implement proportionate fair share extractions from new development and redevelopment.~~

~~**Policy 7-2.1.6: Capacity Increasing Improvements on the State Highway Roadway System.** The City commits, in the review and approval of development and redevelopment projects that generate net new trips, to require improvements that increase the capacity or and decrease the travel time on the adjacent state facility. The City shall utilize techniques such as, but not limited to elimination of driveways, turn lane improvements, joint access, cross access, acceleration and deceleration lanes, signal timing and other improvements determined in consultation with the Florida Department of Transportation.~~

Policy 7-2.1.7: Water and Waste Water Supply. Prior to the issuance of a building permit or any development order, the City shall verify with the Water and Wastewater Utility Department that adequate potable water supplies are available and adequate waste water treatment capacity exists to serve the new development. No building permit or development order shall be issued unless these water and waste water utilities are available at the time of the issuance of the building permit or development order.

OBJECTIVE 7-1.3: DEVELOPMENT TO FUND IMPROVEMENT NEEDS GENERATED BY SUCH DEVELOPMENT. The City's land use decisions and land development code shall contain provisions for assessing new developments a pro rata share of the costs necessary to finance public facility improvements as defined in Policy 7-1.3, when made necessary, by the development in order to adequately maintain level of service standards.

Policy 7-3.1.1: Fiscal Impact Assessments. The City staff shall provide, upon request by the Planning and Zoning ~~Board Commission~~ or the City Commission, at the time of public hearing review, an assessment of the fiscal impact on capital facility improvements needed to maintain adopted level of service standards for any residential development in excess of twenty units and any non-residential development in excess of ten thousand (10,000) square feet in size.

OBJECTIVE 7-1.4: MAINTAINING INTERNAL CONSISTENCY WITHIN THE COMPREHENSIVE PLAN. The City shall utilize the Capital Improvements Element and the Capital Improvements Plan to both require and provide that needed capital improvements identified in the other elements of the Comprehensive Plan are implemented.

Policy 7-4.1.1: Annual Update and Evaluation of Capital Improvement Needs. The City shall annually update the Comprehensive Plan to assess and include capital improvement projects necessary to maintain level of service standards and shall include those within the Capital Improvement Element and Plan.

~~**Policy 7-4.1.2: Financial Management Strategies, including Debt Management.** Capital improvements shall be financed and debt shall be managed as follows:~~

~~**Public Facilities Financed by City Enterprise Funds.** Public facilities financed by City enterprise funds, i.e., potable water, sanitary sewer, and solid waste, shall be financed by:~~

~~Debt to be repaid by user fees and charges for enterprise services, or
Current assets, i.e., reserves, surpluses, and current revenue, or
A combination of debt and current assets~~

~~**Public Facilities Financed by Non-Enterprise Funds.** Public facilities financed by non-enterprise funds, i.e., roads, stormwater management, parks, library, law enforcement, fire service, and other City government buildings, may be financed from current assets (pay as you go financing) or as otherwise provided in this policy.~~

~~General obligation bonds approved by referendum may be used for any non-enterprise public facilities to acquire capacity needed within the five year schedule of capital improvements or for capacity required beyond the five year schedule.~~

~~Public facilities for non-enterprise funds may be financed by other debt, i.e., revenue bonds, capital leases, etc., subject to the referendum restrictions imposed by Section 2.14 of the City Charter.~~

~~**Debt Management.** Debt financing shall not be used to provide more capacity than is needed within the five year schedule of capital improvements for non-enterprise public facilities unless:~~

- ~~1. _____ The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service, or~~
- ~~2. _____ The excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date.~~

~~**Criteria for Managing Debt Financing.** The City does not utilize specific debt ratios such as the limitation on the use of revenue bonds as a percent of total debt; the maximum ratio of total debt service to total revenue; and the maximum ratio of outstanding capital indebtedness to property tax base, preferring to evaluate each issuance of debt, on a case-by-case basis.~~

~~Although the City of Winter Park does not have an adopted debt policy, the following factors shall be considered prior to any debt financing:~~

~~The kind and extent of public facilities being financed.
Magnitude of the annual payments required to service the debt.
Degree of favorable impact which the facilities acquired from debt proceeds are likely to have upon the City.~~

~~Economic capacity of the City.~~
~~Degree of overlapping debt of other governmental units which depend upon the same economic base or supports~~
~~Projected rate of growth in the City.~~

~~Policy 7-4.1.3: Criteria in Selecting Revenues to Finance Public Facilities.~~ ~~The City will use, to the extent possible, the following priority criteria in selecting sources of revenue to finance public facilities. Each revenue source on the list is preferred to all subsequent revenue sources on the list.~~

~~Grants or entitlements from other levels of government and independent districts.~~
~~Contributions by developers including dedication of land, provision of public facilities, and impact fees.~~
~~User revenues including fees and charges for services, gasoline taxes, and benefit payment for stormwater management.~~
~~Sales tax (local option infrastructure surtax).~~
~~Debt financing.~~
~~There shall be no limitation on revenue debt as a percentage of total debt;~~
~~15% shall be the limitation on debt service as a percentage of total revenue; and~~
~~General obligation debt shall be limited to 2% of taxable value of property tax base.~~
~~Ad valorem property taxes.~~

~~In recognition of the fact that some revenue sources are inappropriate or not legally available for particular public facilities, the priority list is advisory rather than obligatory.~~

Policy 7-4.1.4: Constraints on City Ability to Finance Public Facilities. The City shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the City is unable to pay for the subsequent annual operating and maintenance costs of the facility.

OBJECTIVE 7-1.5: COORDINATING LAND USE, PUBLIC FACILITY, AND FISCAL MANAGEMENT DECISIONS. The City shall manage the land development process, utilize its concurrency management system, and its Capital Improvements Plan so that public facility needs existing or created do not exceed the ability of the City to fund and provide; or require the provision of needed capital improvements.

Policy 7-5.1.1: Coordinating Decisions Relating to Development and Debt Financing. The City shall constrain its development decisions so that any necessary public debt financing decision made necessary by said development are made concurrently with the development decision.

Policy 7-5.1.2: Debt Financing and City Commission Commitments. The City shall not include any capital project needing public debt financing in the Capital Improvements Element or Plan unless the City Commission has voted affirmatively to sponsor such financing or bond issue and agreed to hold any required referendum.

Table 7-1 Schools Level of Service (LOS)

School Type City of Winter Park Comprehensive Plan	Adopted LOS Chapter 7: Capital Improvements Element
<p>OBJECTIVE 7-1.6: PUBLIC SCHOOLS DISTRICT CAPITAL OUTLAY PLAN COORDINATION. Prior to June 1st of each year, Orange County Public Schools (OCPS) shall coordinate with the City of Winter Park to develop a financially feasible ten (10) year District Capital Outlay Plan (DCOP) for review and approval by the OCPS Board and adoption into the Capital Improvement Element for the City.</p> <p>Policy 7-6.1: Consistency Review of the District Capital Outlay Plan. The City of Winter Park shall review the updated annual ten (10) DCOP to determine if the projected capacity, projected enrollment and LOS for each school and Concurrency Service Area within the City's jurisdiction is consistent with its growth projections.</p> <p>Policy 7-6.2: Annual Review. The City of Winter Park shall review and update the OCPS adopted Concurrency Service Areas (CSAs), adopted Level of Service and enrollment projections in the annual update of the Capital Improvements Element (CIE) to ensure that the CIE continues to be financially feasible and that the LOS will be achieved.</p> <p>Policy 7-6.3: Ten Year District Capital Outlay Requirement. The ten (10) year DCOP shall include all planned capital projects which increase the capacity of public schools within the</p>	<p>2017.110% of Adjusted FISH Capacity by 2012.</p> <p>The interim LOS for backlogged facilities is shown in Figure 13 of the Public Schools Data, Inventory and Analysis.</p> <p>The following elementary school CSAs are designated as backlogged facilities: A, DD, U and Arbor Ridge.</p> <p>The utilization of these CSAs may not increase beyond its level of April 1, 2008, as designated in Figure 6 of the Public Schools Data, Inventory and Analysis and must achieve a LOS of 110% by</p>

WINTER PARK FIVE YEAR CAPITAL IMPROVEMENT PLAN

Introduction

The format of the Winter Park five year capital improvement plan is provided below and to provide a narrative description of the status of each program to provide an understanding of the status of previous projects, the status of currently committed and programmed improvements and the direction for committed projects in the time horizon beyond the current five year program. This section shall be updated annually, as part of the annual budget adoption ordinance, as also may be amended during each fiscal year.

CITY OF WINTER PARK SUMMARY OF CAPITAL ROJECTS

Description	Funding Source	Estimated 5 Yr. Cost	Schedule of Planned CIP Expenditures					Other Long-term Needs
			FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
General Capital Projects	General Fund	11,854,421	2,495,784	2,206,110	2,357,337	2,331,020	2,464,171	-
	Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	-
	Police Forfeiture Funds	112,730	77,730	35,000	-	-	-	-
	General Fund Reserves restricted for Building Code Enforcement	198,284	133,284	65,000	-	-	-	-
	Cemetery Trust Fund	625,000	-	-	-	-	625,000	-
	Grants/Fund Raising	2,500,000	2,500,000	-	-	-	-	170,000
	Parks Bond Issue	-	-	-	-	-	-	5,070,000
	General Obligation Bonds - Subject to Referendum	27,500,000	27,500,000	-	-	-	-	17,500,000
Stormwater Capital Projects	Stormwater Utility Fees	2,793,523	618,523	575,000	550,000	525,000	525,000	-
Community Redevelopment	Tax Increment Financing	3,946,937	784,176	1,040,000	790,000	575,648	757,113	-
Water and Sewer Fund	Water & Sewer Fees	7,530,000	1,453,333	1,476,667	1,510,000	1,533,333	1,556,667	-
	Sewer Impact Fees	1,451,000	1,125,000	250,000	76,000	-	-	-
	Water Impact Fees	3,549,000	1,125,000	-	224,000	1,250,000	950,000	-
	Prior Bond Proceeds (W&S)	1,986,146	986,146	1,000,000	-	-	-	-
	Surplus Project Funds	62,500	31,250	31,250	-	-	-	-
	Water & Sewer Reserves	3,208,356	-	1,192,000	466,356	300,000	1,250,000	-
Electric Services Fund	Electric Service Fees	21,725,503	4,029,771	4,438,500	4,397,320	4,418,966	4,440,946	-
	Prior Bond Proceeds (Electric)	450,000	450,000	-	-	-	-	-
Totals		89,868,400	43,384,997	12,384,527	10,446,013	11,008,968	12,643,896	22,740,000

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS**

Description	Funding Source	Estimated 5 Yr. Cost	Schedule of Planned CIP Expenditures				FY 2021	Other Long- term Needs
			FY 2017	FY 2018	FY 2019	FY 2020		
General Capital Projects	General Fund	11,854,421	2,495,784	2,206,110	2,357,337	2,331,020	2,464,171	-
	Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	-
	Police Forfeiture Funds	112,730	77,730	35,000	-	-	-	-
	General Fund Reserves restricted for Building Code Enforcement	198,284	133,284	65,000	-	-	-	-
	Cemetery Trust Fund	625,000	-	-	-	-	625,000	-
	Grants/Fund Raising	2,500,000	2,500,000	-	-	-	-	170,000
	Parks Bond Issue	-	-	-	-	-	-	5,070,000
	General Obligation Bonds - Subject to Referendum	27,500,000	27,500,000	-	-	-	-	17,500,000
Stormwater Capital Projects	Stormwater Utility Fees	2,793,523	618,523	575,000	550,000	525,000	525,000	-
Community Redevelopment	Tax Increment Financing	3,946,937	784,176	1,040,000	790,000	575,648	757,113	-
Water and Sewer Fund	Water & Sewer Fees	7,530,000	1,453,333	1,476,667	1,510,000	1,533,333	1,556,667	-
	Sewer Impact Fees	1,451,000	1,125,000	250,000	76,000	-	-	-
	Water Impact Fees	3,549,000	1,125,000	-	224,000	1,250,000	950,000	-
	Prior Bond Proceeds (W&S)	1,986,146	986,146	1,000,000	-	-	-	-
	Surplus Project Funds	62,500	31,250	31,250	-	-	-	-
	Water & Sewer Reserves	3,208,356	-	1,192,000	466,356	300,000	1,250,000	-
Electric Services Fund	Electric Service Fees	21,725,503	4,029,771	4,438,500	4,397,320	4,418,966	4,440,946	-
	Prior Bond Proceeds (Electric)	450,000	450,000	-	-	-	-	-
Totals		89,868,400	43,384,997	12,384,527	10,446,013	11,008,968	12,643,896	22,740,000

**SUMMARY OF CAPITAL PROJECTS
GENERAL CAPITAL PROJECTS**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Other Long-term Needs
Public Works	Pavement Resurfacing and Brick Road Repairs	General Fund	3,730,300	705,663	726,110	747,337	766,020	785,171	on-going
Public Works	Sidewalk, bikepath and curb repairs	General Fund	1,600,000	300,000	300,000	300,000	350,000	350,000	on-going
Public Works	Facility replacement account funding (replacement of flooring, roofing, air conditioning and painting) (75% General Fund, 25% Water and Sewer Fund)	General Fund	1,125,000	175,000	200,000	225,000	250,000	275,000	on-going
ITS	Information Technology Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	General Fund	640,000	100,000	120,000	130,000	140,000	150,000	on-going
Parks	General Parks Major Maintenance	General Fund	1,700,000	300,000	320,000	340,000	360,000	380,000	on-going
Parks	Mead Garden Master Plan Renovation	General Fund	100,000	100,000					
Parks	Central Park Maintenance/Restroom Building	General Fund	250,000			250,000			
Parks	Athletic Field and Tennis Center Lighting	General Fund	625,000	125,000	125,000	125,000	125,000	125,000	
		Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	
Parks	Pavilion Replacement (Ward (2) and Phelps)	General Fund	206,000	72,000				134,000	
Parks	Lake Baldwin Park Improvements	Grants/Fund Raising	-						170,000
Parks	Development of Northwest Sports Complex	Parks Bond Issue	-						5,070,000
Parks	Columbarium Section Palm Cemetery	Cemetery Trust Fund	500,000					500,000	
Parks	Expansion of Golf Maintenance/Cemeteries Building	General Fund	125,000					125,000	
		Cemetery Trust Fund	125,000					125,000	
Parks	Complete Restoration of Hard Courts Azalea Lane	General Fund	200,000		100,000	100,000			
Parks	Restroom MLK, Jr. Park	General Fund	200,000				200,000		
Public Works	Bicycle/pedestrian improvements plan	General Fund	375,000	75,000	75,000	75,000	75,000	75,000	on-going
Public Works	Install pedestrian signals and rebuild antiquated traffic signals at various locations throughout the city	General Fund	335,000	75,000	65,000	65,000	65,000	65,000	on-going
Public Works	Golf Course - Storage Building	General Fund	100,000		100,000				

**SUMMARY OF CAPITAL PROJECTS
GENERAL CAPITAL PROJECTS**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Other Long-term Needs
General	Enterprise Resource Program Software Replacement (ERP)	General Fund	543,121	468,121	75,000				
		Police Forfeiture Funds	112,730	77,730	35,000				
		General Fund Reserves restricted for Building Code Enforcement	198,284	133,284	65,000				
General	Construct new City Hall (50,000 square feet)	General Obligation Bonds - Subject to Referendum	-						12,500,000
General	City Hall Parking Garage (250 spaces at \$20,000 per space)	General Obligation Bonds - Subject to Referendum	-						5,000,000
General	Acquisition of the Post Office Property	TBD							TBD
General	New Library, Events Center, and Parking Garage	Grants/Fund Raising	2,500,000	2,500,000					
		General Obligation Bonds - Subject to Referendum	27,500,000	27,500,000					
Totals			43,165,435	32,781,798	2,381,110	2,432,337	2,406,020	3,164,171	22,740,000

Totals by Funding Source:

	5 Yr. Cost	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Other Long-term Needs
General Fund	11,854,421	2,495,784	2,206,110	2,357,337	2,331,020	2,464,171	-
Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	-
Police Forfeiture Funds	112,730	77,730	35,000	-	-	-	-
General Fund Reserves restricted for Building Code Enforcement	198,284	133,284	65,000	-	-	-	-
Cemetery Trust Fund	625,000	-	-	-	-	625,000	-
Grants/Fund Raising	2,500,000	2,500,000	-	-	-	-	- 170,000
Parks Bond Issue	-	-	-	-	-	-	- 5,070,000
General Obligation Bonds - Subject to Referendum	27,500,000	27,500,000	-	-	-	-	- 17,500,000
	43,165,435	32,781,798	2,381,110	2,432,337	2,406,020	3,164,171	22,740,000

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
FISCAL YEAR 2016-2017**

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Public Works	Pavement Resurfacing	The City's pavement resurfacing program calls for the resurfacing of eight to nine miles of streets in the upcoming fiscal year. A pavement condition assessment identifies those streets in most need of resurfacing to prevent degradation of the road base.	Local option gas tax revenues	\$ 705,663	Investments in routine road repaving reduces the annual costs of road repairs.
Public Works	Sidewalk, Bikepath & Curb Repairs	Replacement of sidewalks, bikepaths and curbing where necessary for public safety	Local option gas tax revenues	\$ 300,000	No additional impact on operating budget
Public Works	Facility Replacement Account	This account will accumulate funds for the replacement of roofs, air conditioning, paint and flooring and other major capital expenditures for City's facilities.	General Fund - \$175,000 and Water and Sewer Fund - \$58,333	\$ 233,333	No additional impact on operating budget
Information Technology	Information Technology Upgrades	Upgrades to computers, networks, servers and phone systems. Also contains funding to continue the City facilities underground fiber network.	General Fund - \$100,000, Water & Sewer Fund - \$50,000 and Electric Services Fund - \$50,000	\$ 200,000	No additional impact on operating budget
Parks	Major Parks Maintenance Items	This funding is set aside for needed Parks Department capital equipment and facility maintenance and repairs.	General Fund	\$ 300,000	No additional impact on operating budget
Parks	Mead Garden Master Plan Renovation	Improvements to Mead Garden. This is an extension of funding to the original 5 year plan while Mead Gardens spends the next 9 months developing a revised 5 year master plan.	General Fund - \$100,000	\$ 100,000	\$85,000 additional funding allocated to budget through Operational Support
Parks	Athletic Field & Tennis Court Lighting	Replace athletic field lighting on baseball field #7, multipurpose field A, and softball fields #9 and #10 at Ward Park as well as tennis court lighting. This is a multi year project that was begun in FY 2011 and expected to end in FY 2019.	General Fund - \$125,000; Cell Tower Revenues - \$75,000	\$ 200,000	No additional impact on operating budget. Reduces maintenance on existing aging lighting stock.
Parks	Ward Park Pavilion	Replacement of an existing 40 year old pavilion. This pavilion is in a high visibility area with close proximity to nine ballfields and a handicapped accessible playground.	General Fund	\$ 72,000	No additional impact on operating budget

Function	Project	Project Description	Primary Funding Source	Amount	Operating Budgets
Public Works	Bicycle/Pedestrian Plan Improvements	Funding for this project will be used to create and promote a viable and safe pedestrian and bicycle-friendly infrastructure and promote these modes of transportation throughout the city.	General Fund	\$ 75,000	No additional impact on operating budget
Public Works	Pedestrian & Traffic Signal Upgrades	This project is part of a multi year plan to upgrade antiquated traffic signals and improve the safety of pedestrians crossing intersections. Includes additional funding to expand wayfinding signage along Howell Branch Rd.	General Fund	\$ 75,000	No additional impact on operating budget
General	Enterprise Resource Program Software Replacement (ERP)	This project would replace the city's current enterprise operating software, purchased in the 1980s, with a modern software system. This change is necessary to continue to provide modern and efficient municipal services including transferring to a Windows based operating platform, online permitting and payment, automation of many manual tasks, functionality with mobile applications, and integration with GIS. Implementation is estimated to take 3 years and cost approximately \$2.3 million.	General Fund - \$468,121; Police Forfeiture Funds - \$77,730; General Fund Reserves Restricted for Building Code Enforcement - \$133,284; Stormwater Fees - \$18,523; CRA TIF - \$3,993; Water & Sewer Surplus Project Funds - \$31,250; Electric System Revenues - \$129,771	\$ 862,672	Once implemented, approximately \$230k annually, however the city currently pays about \$150k annually for ERP maintenance and related programs that would go away with the replacement. Further efficiency enhancements are also expected.
General	Library/Events Center/ Parking Garage	This project was approved by a voter referendum in March of 2016 authorizing up to \$30 million in voted debt service to finance construction. The project will include a 50k SF library, 9k SF events center, and 240 space parking garage. Design is expected to take place in fall of 2016 with construction commencing in 2017 and lasting 18 months.	General Obligation Bonds - \$30 million; Fund Raising - \$2.5 million	30,000,000	To be determined. Without a final design in place it is difficult to estimate future operational expenditures. Currently the city contributes about \$1.4 million for operational support and maintains the facility. Future ownership and operation of the events center and parking garage have not been decided but depending upon responsibility could greatly effect future operating costs. Staff estimates could put operational impact at \$200 - 500k annually but it is merely an estimate.

CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
STORMWATER CAPITAL PROJECTS FUND

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Public Works	Drainage Improvements - Most of the City's stormwater sewer infrastructure is over fifty years old. Some of these older systems do not meet the City's current drainage standards and in many cases are experiencing pipe material failures. Groundwater seepage into the stormwater sewer system is considered an illicit discharge carrying sediments to the City's lakes compromising water quality.	Stormwater Fees	690,000	250,000	100,000	130,000	105,000	105,000
Public Works	Miscellaneous Land Locked Lakes Stormwater Retrofits	Stormwater Fees	55,000		55,000			
Public Works	Dixie Parkway - Outfall No. 3 - Stormwater Retrofit	Stormwater Fees	300,000	300,000				
Public Works	Seminole County Ditch Piping at Arbor Park Dr.	Stormwater Fees	400,000		400,000			
Public Works	GIS Mapping	Stormwater Fees	30,000	30,000				
Public Works	Stormwater Education Program	Stormwater Fees	100,000	20,000	20,000	20,000	20,000	20,000
Public Works	Stormwater Infrastructure Rehabilitation & Replacement	Stormwater Fees	400,000			400,000		
Public Works	Regional Pond Facilities	Stormwater Fees	800,000				400,000	400,000
General	Enterprise Resource Program Software Replacement (ERP)	Stormwater Fees	18,523	18,523				
Totals			2,793,523	618,523	575,000	550,000	525,000	525,000

Note: The stormwater capital improvement plan has been approved by the Lakes and Waterways Board.

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Stormwater Fund Fiscal Year 2016-2017

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Public Works	Stormwater drainage improvements	Most of the City's stormwater infrastructure is over sixty years old. Groundwater seepage into the stormwater system can compromise the water quality in the City's lakes.	Stormwater utility fee	\$ 250,000	No additional impact on operating budget
Public Works	GIS Mapping	The City's National Pollution Discharge Elimination System (NPDES) Permit requires inventory and mapping of its storm sewer	Stormwater utility fee	\$ 30,000	No additional impact on operating budget
Public Works	Stormwater Education Program	This project creates an educational path with signage along the north shoreline of Lake Virginia behind Rollins College. Signs will describe the existing local habitat and the importance of stormwater and lakes management for its protection.	Stormwater utility fee	\$ 20,000	No additional impact on operating budget
Public Works	Dixie Parkway - Outfall No. 3 - Stormwater Retrofit	The Dixie Parkway drainage basin is a 22 acre area located in the northwest section of the City limits and currently discharges untreated stormwater runoff directly into the west shoreline of Lake Maitland from a 30 inch outfall pipe. The project consists of the construction of an exfiltration system to treat one inch of stormwater runoff from the basin removing 85% of the nutrient load.	Stormwater utility fee	\$ 300,000	No additional impact on operating budget

CITY OF WINTER PARK SUMMARY OF CAPITAL PROJECTS
COMMUNITY REDEVELOPMENT AGENCY FUND

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
General	Enterprise Resource Program Software Replacement (ERP)	TIF	3,993	3,993					
CRA	New York Streetscape Improvements	TIF	1,762,183	762,183	1,000,000				
CRA	17-92 / Webster Intersection	TIF	717,113					717,113	
CRA	17-92 / Fairbanks Intersection	TIF	1,285,648			750,000	535,648		
CRA	Small Scale CIP Improvements	TIF	178,000	18,000	40,000	40,000	40,000	40,000	
Totals			3,946,937	784,176	1,040,000	790,000	575,648	757,113	
			TIF	3,946,937	784,176	1,040,000	790,000	575,648	757,113

CITY OF WINTER PARK CAPITAL IMPROVEMENT PLAN
Fiscal Year 2016-2017

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
CRA	New York Streetscape Improvements	From Fairbanks to Canton Ave - Improvements to ROW, including curbs, roadways, hardscapes, furnishings, landscaping and irrigation, and RR crossings. Removes 'illegal' parking spaces and outlines parking through curb cuts and bulbouts. No net spaces lost.	Tax Increment Financing	\$ 762,183	This project is a one time expenditure and should not impact ongoing operational costs.
CRA	Small Scale CRA Improvements	Purpose of this fund is to include minor project expenditures that may be incurred throughout the year such as SunRail weekend ridership, district enhancements, or other small scale projects.	Tax Increment Financing	\$ 18,000	These projects would be one time expenditures and should not impact ongoing operational costs.

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
WATER AND WASTEWATER FUND**

				CIP				
Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Water and Sewer	Rehabilitation of defective sewer mains with heavy ground water infiltration	Water and Sewer Fees	1,050,000	250,000	200,000	200,000	200,000	200,000
Water and Sewer	Rehabilitation of sanitary manholes to restore their structural integrity	Water and Sewer Fees	475,000	75,000	100,000	100,000	100,000	100,000
Water and Sewer	Short Liner Installation - for rehabilitation of sanitary sewer mains and laterals from the main to the property line	Water and Sewer Fees	1,450,000	250,000	300,000	300,000	300,000	300,000
Water and Sewer	Upgrade water mains - replacement of sub-standard water mains throughout the water distribution system.	Water and Sewer Fees	3,150,000	550,000	650,000	650,000	650,000	650,000
Water and Sewer	Replacement of asbestos cement sanitary force mains deteriorated by hydrogen sulfide gas	Water and Sewer Fees	90,000	-	-	20,000	30,000	40,000
Water and Sewer	Lift Station Upgrades	Water and Sewer Fees	620,000	220,000	100,000	100,000	100,000	100,000
Water and Sewer	Expansion of reclaimed water system	Water and Sewer Reserves	1,550,000			-	300,000	1,250,000
		Water Impact Fees	2,350,000			150,000	1,250,000	950,000
Water and Sewer	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Prior Bond Proceeds	1,986,146	986,146	1,000,000	-	-	
		Water and Sewer Reserves	658,356		192,000	466,356	-	
Water and Sewer	Purchase Additional Sewer Capacity from Altamonte	Sewer Impact Fees	250,000	-	250,000	-	-	
Water and Sewer	Orange County Territory Restructure	Sewer Impact Fees	76,000		-	76,000	-	
		Water Impact Fees	74,000		-	74,000	-	
Water and Sewer	I-4 Ultimate Project (Expansion of Interstate)	Sewer Impact Fees	1,125,000	1,125,000				
		Water Impact Fees	1,125,000	1,125,000				
		Water and Sewer Reserves	1,000,000		1,000,000			

**CITY OF WINTER PARK
SUMMARY OF CAPITAL ROJECTS
WATER AND WASTEWATER FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	CIP				
				FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
ITS	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	Water and Sewer Fees	320,000	50,000	60,000	65,000	70,000	75,000
General	Enterprise Resource Program Software Replacement (ERP)	Surplus Project Funds	62,500	31,250	31,250			
Public Works	Funding of facility replacement account for Public Works Complex items (flooring, roofing, air conditioning & paint) (75% General Fund, 25% Water and Sewer Fund)	Water and Sewer Fees	375,000	58,333	66,667	75,000	83,333	91,667
Totals			17,787,002	4,720,729	3,949,917	2,276,356	3,083,333	3,756,667

Totals by Funding Source:

Water and Sewer Fees	7,530,000	1,453,333	1,476,667	1,510,000	1,533,333	1,556,667
Water and Sewer Reserves	3,208,356	-	1,192,000	466,356	300,000	1,250,000
Sewer Impact Fees	1,451,000	1,125,000	250,000	76,000	-	-
Water Impact Fees	3,549,000	1,125,000	-	224,000	1,250,000	950,000
Surplus Project Funds	62,500	31,250	31,250	-	-	-
Prior Bond Proceeds	1,986,146	986,146	1,000,000	-	-	-
	17,787,002	4,720,729	3,949,917	2,276,356	3,083,333	3,756,667

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Water & Sewer
Fiscal Year 2016-2017**

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Water and Sewer	Upgrade sanitary sewer mains	Defective sanitary sewer mains will be rehabilitated to decrease heavy ground water infiltration, in effect reducing the total flow to waste water facilities.	Water and Sewer Fees	\$ 250,000	This project will reduce wastewater treatment costs by reducing ground water infiltration
Water and Sewer	Rehabilitate sanitary sewer manholes	Sanitary sewer manholes deteriorated by hydrogen sulfide gas will be reconstructed. Repairing and restoring the structural integrity to the manholes will eliminate the possibility of collapse and groundwater infiltration, thus reducing flows and associated treatment costs.	Water and Sewer Fees	\$ 75,000	This project will reduce wastewater treatment costs by reducing ground water infiltration
Water and Sewer	Rehabilitate sanitary sewer mains - short liner installation	Rehabilitation of defective sanitary sewer mains with heavy ground water infiltration or structural deficiencies by internally inserting a short liner system.	Water and Sewer Fees	\$ 250,000	This project will reduce wastewater treatment costs by reducing ground water infiltration
Water and Sewer	Upgrade water mains	Water main upgrades consist of construction and upgrade of water mains and service lines to replace sub-standard water mains throughout the water distribution system. This work will improve water quality, flows and fire protection in the impacted areas.	Water and Sewer Fees	\$ 550,000	No additional impact on operating budget
Water and Sewer	Lift station upgrades	Replacement of "can" type lift stations close to failure with submersible "rail" type lift stations. Includes completing projects at stations 2 and 35.	Water and Sewer Fees	\$ 220,000	No additional impact on operating budget
Water and Sewer	Iron Bridge Regional Wastewater Treatment Facility	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Water and Sewer Reserves	\$ 986,146	No additional impact on operating budget
Water and Sewer	I-4 Ultimate	This FDOT project to expand interstate 4 to six lanes will involve the removal and replacement of many sewer and water crossings owned by the utility. Final details of payment responsibility between the city and the state are still being developed but this project is expected to take a good amount of manpower and resources in FY17.	Sewer Impact Fees - \$1,125,000; Water Impact Fees - \$1,125,000	\$ 2,250,000	No additional impact on operating budget

CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
ELECTRIC SERVICES FUND

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Electric Services	Routine Capital improvements including: undergrounding electric lines, renewals and replacements, and other improvements required to provide service and improve the reliability of the electric system	Electric System Revenues	4,051,474	800,000	816,000	832,320	848,966	865,946
Electric Services	Undergrounding of Electric Lines	Electric System Revenues	16,600,000	3,050,000	3,500,000	3,500,000	3,500,000	3,500,000
		Prior Bond Proceeds	900,000	450,000	-	-	-	-
General	Enterprise Resource Program Software Replacement (ERP)	Electric System Revenues	322,042	129,771	62,500			
ITS	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	Electric System Revenues	290,000	50,000	60,000	65,000	70,000	75,000
Totals			25,240,516	4,479,771	4,438,500	4,397,320	4,418,966	4,440,946

Totals by Funding Source:

Prior Bond Proceeds	450,000	450,000	-	-	-	-
Electric System Revenues	21,725,503	4,029,771	4,438,500	4,397,320	4,418,966	4,440,946
	22,175,503	4,479,771	4,438,500	4,397,320	4,418,966	4,440,946

Note: No additional bond issues are anticipated in the period covered by this Capital Improvement Plan

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Electric Services Fiscal Year 2016-2017

Function	Project	Project Description	Primary Funding Source	Amount	Impact on Operating Budgets
Electric Services	Routine Capital: annual electric system improvements	These improvements include undergrounding electric lines and other improvements to increase the reliability of the electric system.	Electric Service Fees	\$ 800,000	No impact on operating budget
Electric Services	Undergrounding Electric Utilities	This is part of an ongoing plan to underground electric utility lines over the next 8 - 10 years.	Electric Service Fees - \$3,050,000; Prior Bond Proceeds - \$450,000	\$ 3,500,000	As electric utilities are placed underground there will be less costs for trimming trees around power lines.

Potable Water

The City of Winter Park owns and operates three potable water production plants that serve the nine square miles of the city and the overall twenty-two square miles of the city's utility service area. These three water treatment facilities are the Swoope Avenue Water Treatment Plant, the University Boulevard Water Treatment Plant and the Magnolia Avenue Water Treatment Plant. Beginning in 2001 and ending in 2008, all three of these water plant facilities were completely rebuilt, modernized and have increased water production capacity. This water plant improvement project was a \$37 million dollar investment. As a result, the City's Capital Improvement Program does not include any major water plant improvement projects as that major effort has just been completed. Design capacity for these three interconnected water plants are 28.8 mgd. (Design capacity is based on maximum daily usage plus fire emergency) Available unused water production capacity in 2008 is 17.6 mgd. Available unused water production capacity in 2028 is projected at 16.6 mgd. This surplus capacity insures the availability of potable water for all growth/development throughout the entire utility service area plus emergency capacity for fire fighting capabilities.

However, despite that available capacity, the volume of groundwater available to the City's water system is limited by the levels established in the consumptive use permit issued by the St. Johns River Water Management District (SJRWMD). Current groundwater allocation is limited to 12.7 mgd by the SJRWMD in 2025. The consumptive use permit does not cover the planning period from 2026 to 2028. The City will apply for a renewal of the consumptive use permit prior to that time. The table below lists available capacity in groundwater supplies based on groundwater allocations authorized by the SJRWMD by year 2008 thru 2025 demands.

Current Available Capacity from Groundwater Sources

Year	Permitted Groundwater Withdrawal ¹	Average Daily Demand	
		Average Daily Flow ²	Available Capacity
	(mgd)	(mgd)	(mgd)
2008	11.9	11.2	0.7
2013	12.0	11.4	0.6
2018	12.2	11.4	0.8
2023	12.7	11.7	1.0
2025	12.7	11.9	0.8

Water Supply Plan

The St. Johns River Water Management District has determined that traditional water supply sources will not be sufficient to meet demands of the growing population and the needs of the east central Florida area. The Florida Legislature enacted bills in 2002, 2004 and 2005 to more effectively address the state's water supply situation by improving the coordination between local land use planning and water supply planning. In 2004, the Legislature amended Chapter 163 to give local governments until December 1, 2006, to prepare the 10-year water supply facilities work plans. The City's water supply plan is within the Public Facilities Element of this Comprehensive Plan.

The SJRWMD has identified alternative water supplies in the District Water Supply Plan 2005. For the City of Winter Park the St. Johns River near SR 46 and St. Johns River near Yankee Lake were identified as the best options. The City of Winter Park is currently working with the Seminole County and exploring the technical and institutional feasibility of developing the St. Johns River near Yankee Lake alternative.

The City's capital improvements plan shows the City's share of funding for the planning and design for the Yankee Lake Regional Water Source project. Funding is shown for FY 2009/FY2010/FY2011 combined at \$1,682,182. It is expected that significant additional design expenditures will be required for FY2012/FY 2013 but those amounts are not known at this time. Construction costs are estimated at \$44 million for the City's share to begin after fiscal year 2013.

Another component of the Water Supply Plan is the Automatic Meter Reading (AMR) project. This is a \$9 million dollar capital improvement project shown on the City's capital improvements plan as phased in over FY 2010/FY2011. The AMR system provides budget efficiencies in eliminating the meter reading personnel but the other attractive feature is that the AMR system continually transmits data on water consumption which is important in identifying leaks that occur in the system. Significant amounts of potable water are lost annually to leaks that are undiscovered by the property owners until they receive a huge monthly utility bill in the mail. The AMR system provides the ability to identify water system leaks to then facilitate quick repair and will be an important water conservation tool in the future to conserve potable water usage.

Waste Water or Sanitary Sewer

With the exception of the Winter Park Estates Waste Water plant, all wastewater or sanitary sewer flows are collected and pumped for treatment at plants owned and operated by the City of Orlando and the City of Altamonte Springs. The City of Winter Park through previous contractual agreements has purchased ample sewer treatment capacity for all the projected growth and development anticipated within both the nine square miles of the city and the twenty two square miles of the city's utility service area. The average annual flow for 2008 is 6.3 million gallons per day (mgd) and available sewer treatment capacity for city flows are 8.3 mgd. Projected sanitary sewer flows in 2028 are 7.0 million gpd again contrasted with treatment capacity purchased by the City totaling 8.3 mgd.

Upgrading/Rerating of the Iron Bridge Regional Treatment Plant

Due to the age of Orlando's Iron Bridge treatment plant, the City of Winter Park in partnership with Orlando and the other contributing jurisdictions need to make significant reinvestments in this treatment plant's infrastructure. These expenses are to maintain the existing capacity and not an increase in treatment capacity. The City's capital improvement plan shows \$2,873,272 in committed expenditures in FY 2009/FY2010/FY2011 for this project.

Additional Capacity from the City of Altamonte Springs

The City of Altamonte Springs has 5.483 mgd of excess sewer treatment capacity available for purchase. Only a small portion of the City's overall flow is sent to Altamonte Springs. The operational costs at Altamonte Springs are significantly less than at the City of Orlando plants. The City of Winter Park anticipates a capital improvement project to divert flow going to Orlando's iron Bridge treatment plant to Altamonte Springs. The savings in operational treatment costs may very well pay for this project over

time plus in would open up more capacity long term for growth and development. The City's capital improvement plan shows \$1.5 million in FY 2012/FY 2013 which includes the construction costs and purchase expense for that project.

Expansion of the Winter Park Estates Plant

The Winter Park Estates Water Reclamation Facility, owned by the City, is a sewer treatment plant utilizing spray irrigation of the treated effluent as disposal method onto golf courses and parks. That facility is permitted at 0.75 mgd but limited to 0.615 mgd due to wet weather storage limitations. Spray irrigation has the benefits of aquifer recharge and water conservation. As such, it is an important component of the City's consumptive use permit from SJRWMD. The City's desire is to expand the Winter Park Estates plant to 1.0 million gpd via plant improvements and by expanding the irrigation system to include adjacent residential neighborhoods. The City's capital improvements plan shows \$5 million over FY2009/FY2010/FY2011 for this project. By reducing the need for the use of potable water for irrigation this project also is a potable water conservation and aquifer recharge capital improvement project.

Fairbanks Avenue Sewer Extension

In order to encourage the redevelopment of the Fairbanks Avenue commercial corridor from I-4 to US 17-92, the City has committed to a \$2.8 million dollar sewer expansion project in FY 2009/FY 2010. This corridor, annexed by the City in 2003 is now entirely served by septic tanks. The availability of sanitary sewer, over time, will encourage redevelopment of this gateway corridor now composed of strip commercial, car lots and convenience stores into offices and restaurants that need sanitary sewer.

Recreation and Open Space

The City of Winter Park has adopted a level of service standard for park land of 10 acres per 1,000 residents. This is an ambitious standard, well above state and national standards, that reflects the importance of park and open spaces areas to the character and quality of the city. While state comprehensive plan regulations do not require the adoption of a park land level of service standard, the City of Winter park has voluntarily chosen to adopt such a level of service standard so that the quality of park land available to its residents is maintained along with the expected population growth.

The population increases that the City has experienced over the past 15 years have largely come from the annexation of existing neighborhoods adjacent to the city. The population projections for the city also are largely based upon the potential for annexations of some other adjacent residential neighborhoods in order to round off the city limits. There has been debate that these residents already use the city parks and thus there is not degradation of the level of service. However, the city remains committed to maintaining the 10 acres per 1,000 resident level of service standard.

Winter Park's population is currently at 28,486 which requires 284.86 acres to meet the required level of service. The current inventory indicates 296.45 acres of park and recreation land. Given the current calculation, the inventory shows an excess of 11.59 acres over the required 284.86, which translates to the capacity of an additional 1,159 residents in the City of Winter Park without compromising the necessary levels of service outlined in the Comprehensive Plan.

Recreation, Park and Open Space Acreage by Category			
Type	Number of Sites	Acres	%
Special Purpose Parks & Facilities	2	46.97	16.0
Community Parks	8	177.75	60.0
• Gathering Places	3	55.04	33.6
• Recreation	3	97.99	18.9
• Lake Access	2	24.72	8.5
Neighborhood Parks	4	16.1	5.4
Mini Parks	35	14.90	5.0
Linear Recreation Area	1	3.30	1.1
Open Space	3	26.73	9.0
Lakes (Chelton, Knowles, Midget, Wilbar)	4	10.70	3.7
Totals:	53	296.45	100%

Future Park and Recreational Needs

The City's population is anticipated to increase by 6,014 residents between 2007 and 2028. As population increases, so too will the demand for parks and recreation facilities.

Winter Park Population Projections					
Year	2008	2013	2018	2023	2028
Total Permanent Population	28,486	30,000	31,500	33,000	34,500

~~Future Park Demands. The demand for future parkland is based upon two factors, the future population, and the LOS for parks. Winter Park's LOS for park land is 10 acres for each 1,000 residents. Based upon that LOS, the City has sufficient park land for a population of 29,645. As a result, additional park land will need to be acquired to meet the adopted LOS in 2013.~~

Projected Park Acreage Demands & Needs Based on Population Projections for Park & Recreation Acreage					
Year	Population	Proposed LOS (acres per 1,000 residents)	Existing Acreage	Acreage Needs (+ Surplus/ - Need)	Projected LOS (acres per 1,000 residents)
2008	28,486	10.0	296.45	+11.59	10.40
2013	30,000	10.0	296.45	-3.55	9.88
2018	31,500	10.0	296.45	-18.55	9.41
2023	33,000	10.0	296.45	-33.55	8.98
2028	34,500	10.0	296.45	-48.55	8.59

~~The City's capital improvement plan shows a significant expenditure of \$1.5 million to convert the existing tree farm property into a park facility more readily usable by the public. This does not affect the level of service standard, as this property is already included in the city's inventory but the improvement of this property into a park (vs. tree farm) will greatly enhance the usability of that 17 acre parcel for the city's residents.~~

~~The city's capital improvement plan does include \$500,000 in FY 2013 for the acquisition of additional park land in order to meet the expected needs of the anticipated population growth. Funding at that time and in the future years will be necessary to maintain the level of service standard if the expected annexations occur. Again the need for additional park land is largely dependent upon annexations increasing the city's population.~~

Drainage and Aquifer Recharge

The City of Winter Park has a storm water utility fee charged to all properties within the City. This fee funds ongoing drainage repairs and improvements, street sweeping for surface water quality (to reduce debris into the lakes) and our “Save our Lakes” program of capital water quality improvement projects. The storm water utility fee was established in 1990 and is an ongoing continual program of maintenance/repair and capital improvement (water quality and drainage) projects. The City Commission has established a policy of directing 40% (approx. \$672,000 annually) to capital improvement projects and the balance to ongoing operational expenses.

Storm Water Retrofits

Street debris (leaves/grass clippings, etc.) that are carried through the storm water drainage system during rain events are the major component that causes degradation to the surface water quality of the City’s lakes. As a result, reducing the volume of that street debris from entering the lakes is the primary focus of the “Save our Lakes” program of water quality and drainage capital improvements. The City’s capital improvements plan shows ongoing storm water retrofits during the five year timeframe to the storm water outfalls going into Lake Berry, Lake Sylvan, Lake Killarney, Lake Sue, Lake Osceola (at Alexander Place and Elizabeth Drive) and Lake Maitland (at Dixie Parkway).

Exfiltration within the Golf Course

The City just completed a major project on the third hole of City’s municipal golf course by diverting the street drainage from the adjacent streets into a large exfiltration pipe system buried below that portion of the golf course. Diverting these storm water flows reduces the amount of street debris into Lake Maitland and significantly enhances aquifer recharge potential. Additional funding is shown in FY 2012/2013 for the start of another similar project within the golf course area.

Transportation-Traffic Circulation Capital Improvement Projects

Winter Park's five year capital improvements program (CIP) contains significant financial obligations and commitments for full range of multi-modal transportation improvement projects that address both local needs and which work to assist in the implementation of the region's transportation and mobility strategy. A brief summary of these projects from current year out to future funding is as follows:

State/Federal/Local Committed Transportation Projects

Central Florida Commuter Rail

The Florida Department of Transportation (FDOT) intends to purchase 61.5 miles of the existing CSX right of way and freight tracks to construct and operate a commuter rail system that will serve Volusia, Seminole, Orange, and Osceola Counties. The City of Winter Park has agreed to participate in the commuter rail project and entered into an inter-local agreement with Orange County in August 2007 to facilitate a "kiss and ride" stop in downtown Winter Park in conjunction with the existing Amtrak station. The overall Commuter Rail project will be constructed in two phases. Phase I will be constructed along 31 miles of the tracks from Debary in Volusia County to Sand Lake Road in south Orange County. This phase will include 12 commuter rail stations, including the destination station at the existing Amtrak location in the City of Winter Park, and is expected to be in operation in late 2010. Phase II will connect the Sand Lake station to Poinciana in Osceola County and the Debary station to Deland in Volusia County. This phase expected to be in operation in 2013 will introduce another 30 miles of tracks and an additional 5 stations.

The overall project cost for Phase I is projected at \$357.2 million. Included in this overall project is \$3.75 million in federal funding earmarked for the City of Winter Park's commuter rail stop. This specific federal funding specified that no local match is required by the City although the City did spend \$125,000 on a citizen involvement and preliminary design process. One important component of the Winter Park rail stop project will be improvements for drop off/pick up and transit/bus service which is lacking given the minimal needs experienced at this current Amtrak station. This should greatly enhance ridership. Projected initial ridership at the Winter Park stop is 549 boardings per day.

Winter Park is currently estimated to generate 7% of the whole 61.5 mile system boardings (a boarding is considered a person embarking from for disembarking at the Winter Park station). The operations and maintenance portion of the O&M costs are based on these boardings and is projected to equate to \$504,000 after farebox revenues have been deducted. The fixed guideway bonds portion of the O&M is based on track miles within the city limits and this is projected to equate to \$486,000. Therefore, the total O&M for Winter Park is projected at \$990,000 for the initial year. However, since Orange County has agreed to pay 30% of Winter Park's O&M, this leaves \$693,000 remaining for Winter Park to pay beginning in 2017 or 2018 after the first 7 years of operation that FDOT has agreed to finance.

Operation and maintenance expenses for the first seven years of service are to be funded by Florida DOT. Following that time period, the participating local governments pick up the operational and maintenance expenses, as outlined above. The inter-local agreements expect that a dedicated funding source for those expenses will be forthcoming.

Federal/State Funded Committed Transportation Projects

Currently funded transportation improvement projects via Federal or State funding within the City of Winter Park include the following projects:

Fairbanks Avenue (SR 426) Pedestrian Improvements

To increase pedestrian safety and bicycle mobility along the 4.2 mile Fairbanks/Osceola/Aloma Avenues (SR 426) corridor, from U.S. 17-92/SR 15/600 to Lakemont Avenue, the City is implementing a \$1,000,000 program of pedestrian improvements including sidewalk ramping, removal of obstructions in the sidewalks (palm trees), lighting improvements and sidewalk repairs/expansions. This project is funded with federal dollars administered by FL DOT and included in the current FL DOT work program (Project ID 416368-1-58-01). The end result will be bike and pedestrian improvements along a heavily travelled state road corridor that is safer and more conducive to pedestrian and bicycle travel. In addition to these funds, the City's electric utility is currently engaged in a complimentary project to underground electric along 1.2 miles of this corridor that will result in the removal of utility poles and increased pedestrian and bicycle mobility and safety.

Fairbanks (SR 426)/Orange (SR 527)/Pennsylvania Avenue Intersection Improvements

To improve traffic flow and pedestrian mobility within this three-way intersection, the City is implementing a \$490,000 intersection improvement project. This project is funded with federal dollars administered by FL DOT and included in the current FL DOT work program (Project ID 416368-1-58-02). This project involves some reconfigurations to the intersection to eliminate times when local traffic on Pennsylvania Avenue cannot clear the intersection (due to turning vehicles) and then blocking traffic on the Fairbanks Avenue and Orange Avenue legs of the intersection. The project also involves new traffic signals and controllers to the FL DOT specifications and new pedestrian signals that are important as this intersection is ¼ mile from the OCPS (Ninth Grade Center).

State/Federal/Local Future Transportation Projects (not currently funded in the TIP)

Included in the 2025 Metroplan Orlando Area Transportation Study (OUATS) Financially Constrained Network and the OUATS Transportation Needs Network (Needs Plan) but not in the Transportation Improvement Program (TIP) are four traffic improvement projects, of which two are at the urging of the City of Winter Park to increase traffic capacity along U.S. 17-92/SR 15/600 and Lee Road (SR 423). Since they are not committed projects, they cannot be reflected in the City's CIP except as indicated as outside the five year plan. Except for Interstate Four, the policies of this Comprehensive Plan have also committed local funding participation in the following projects:

Interstate Four Expansion Project

Interstate Four (I-4) linking Daytona Beach to Tampa has 73 miles of its length through Central Florida. I-4 accommodates an average of 1.5 million trips daily in Osceola, Orange, Seminole and Volusia counties. Over the next few decades, FDOT will reconstruct those 73 miles of I-4 by expanding the road to six lanes and two HOV lanes. Right-of-way acquisition has already started in Central Florida. The City of Winter Park has 100 feet of I-4 within our city limits at the Fairbanks Avenue (SR426) intersection. Despite the minimal extent of I-4 within the City of Winter Park, this roadway on the city's

western border is the cornerstone of the region's transportation and mobility improvement strategy for Central Florida. It is estimated that the project cost will be approximately \$2 billion.

Aloma Avenue (SR 426) Widening Project

This project involves the expansion of Aloma Avenue from four lanes to six lanes from Lakemont Avenue to the Seminole County line. Approximately one mile of this roadway is within the city limits. At this time that project has been included by the MPO in the Metroplan Orlando Needs Network but not in the Financially Constrained Network, thus no dollar value has been assigned. Project timing is dependent upon the MPO. At such time as funding is identified and the project programmed in the TIP, the policies of this Comprehensive Plan have committed local funding participation to this project in a manner consistent with Policy 2-4.1 of the Transportation Element.

Lee Road Extension

The flow of traffic through intersection and the operation of intersection traffic signals are the primary functions that control the LOS and traffic capacity on all the state roads in the city. The City has two intersections in close proximity (660 feet) of each other at Lee Road (SR 423) and US 17-92/SR 15/600 and at Webster Avenue and US 17-92/SR 15/600 that are the major "choke" points restraining peak hour capacity particularly on US 17-92/SR 15/600. The Lee Road (SR 423) extension project would improve traffic flow on both Lee Road (SR 423) and US 17-92/SR 15/600 by extended Lee Road and eliminating the left hand turn movements onto Webster thereby increasing capacity on US 17-92/SR 15/600. The City has supported this project and Fl. DOT in support of this project has completed the preliminary design and engineering of the project. However, at this time that project of \$16 million has not been included by the MPO in the TIP but it is included in the Metroplan Orlando Financially Constrained Network and Needs Network. Thus, project timing is dependent upon the MPO. At such time as funding is identified and the project programmed in the TIP, the policies of this Comprehensive Plan have committed local funding participation to this project in a manner consistent with Policy 2-4.1 of the Transportation Element.

US 17-92/SR 600 Improvement Project

This project would widen the sidewalks along the US 17-92 corridor to enhance pedestrian bicycle mobility and safety plus eliminate and consolidate driveways thereby increasing traffic capacity. The City has supported this project and Fl. DOT has done preliminary engineering costing of the project. However, at this time that project has not been included by the MPO in the TIP but it is included in the Metroplan Orlando Financially Constrained Network and Needs Network. Thus, project timing is dependent upon the MPO. At such time as funding is identified and the project programmed in the TIP, the policies of this Comprehensive Plan have committed local funding participation to this project in a manner consistent with Policy 2-4.1 of the Transportation Element.

City of Winter Park Committed and Funded Transportation Projects

Denning Drive Traffic Signal Improvements

~~The City of Winter Park has begun and has programmed in the City's capital improvements plan, the upgrade of the traffic signals at the Denning Drive intersections with Canton Avenue, Webster Avenue and Morse Boulevard. Total project cost is \$375,000. The Canton Avenue intersection is complete. The project will continue at the other two intersections (\$250,000) with traffic signal/controller replacements and pedestrian signal additions. Adjacent to these intersections are the OCPS Vocational Education Center (Webster School), Center for Independent Living (handicapped/blind services housing), Winter Park Village, Valencia Community College and Lake Island Park. The end result will be better traffic signal timing/traffic flow as well as enhanced pedestrian mobility and safety.~~

Fairbanks Avenue (SR 426) Improvement Project (I 4 to U.S. 17 92)

~~The sanitary sewer component of the City's capital improvements plan includes the \$4.6 million dollar project to extend sanitary sewer along this corridor. While primarily a project to encourage redevelopment and improvement along this corridor, that subsequent redevelopment that will now be possible from the availability of sanitary sewer will be required to eliminate and consolidate driveways and to use mandatory rear common alley/driveway access to the adjacent side streets. This will increase traffic capacity and movement along this 1.5 mile length of this project. In addition, the City utilizing a combination of general fund revenue and assessments will also be undertaking traffic signal improvements and pedestrian/bicycle safety enhancements at an additional projected cost of \$2.8 million dollars.~~

US 17 92/SR 15/600 and Orange Avenue (SR 527) Intersection Improvement

~~The US 17 92/SR 15/600 and Orange Avenue (SR 527) intersection operates effectively at all times with "green" timing more than adequate for all straight thru traffic. However, at peak hours, the traffic engaged in the left turn movements from both sides of Orange Avenue (SR527) onto US 17 92/SR 15/600 cannot all clear the intersection due to insufficient stacking in the single turn lane configuration. Utilizing a combination of general fund and CRA revenue the City has planned a \$415,000 intersection improvement project to add an additional turn lane on both legs of Orange Avenue (SR 527) along with a traffic signal upgrade which will improve the LOS for this intersection.~~

Sidewalk/Pedestrian Improvements

~~As a recurring annual expenditure, the City's capital improvements plan reflects incremental pedestrian/sidewalk enhancements of the \$50,000 annually. These projects include ramping of curbs, sidewalks repairs and sidewalk extensions to accomplish greater pedestrian and bicycle mobility and safety.~~

CONCURRENCY MANAGEMENT SYSTEM

Introduction. In order to ensure that facilities and services needed to support development are available concurrent with the demands for and impacts of such development, state statutes require that Winter Park and all local governments adopt a concurrency management system. That concurrency management system and monitoring program is outlined in this section's text and within these goals, policies and objectives. This concurrency management system shall continue be part of the City's unified land development code. Thereafter, prior to the issuance of any building permit or development order, the concurrency management system regulations will require that the adopted level of service standards be achieved or maintained for the public facilities of roads, potable water, sanitary sewer, solid waste, drainage and parks and recreation. If this is not the case, the building permits or development orders will not be issued until such time as those adopted levels of service are achieved or maintained so that the public facilities necessary for growth and development will be available concurrently with the need for those public facilities. The City will utilize its capital improvements plan to organize a financially feasible plan to achieve and maintain the adopted level of service standards for these public facilities or the City will require the development generating the need for such facilities to provide the funding or construction. Otherwise, the City will impose and enforce a development moratorium until those service standards are achieved.

Availability of Public Services

Although land use acreage needs have been projected, the rate of development is essentially dependent upon the availability of services and facilities. This is the focus of the Florida Growth Management legislation enacted by Chapter 163, Florida Statutes.

The "concurrency" requirement states that a development order or permit on any project shall not be issued if the project will reduce the existing level of service below what is established in the Capital Improvements Element. In short, development will be prohibited unless adequate services are in place or are being put in place at the same time as the new development. According to the State's land planning agency, which is called the Department of Community Affairs (DCA), the necessary facilities and services must be under construction at the time the permits are issued, complete when the development occurs, funded in the budget, or guaranteed by a signed, binding contract for construction of the facilities. Winter Park will develop and adopt a Concurrency Management System to ensure that public facilities and services needed to support development are available concurrent with the impacts of such developments. The necessary services as defined by Chapter 9J-5, Florida Administrative Code, are water treatment, wastewater disposal, solid waste disposal, stormwater management, roads, transit, and recreation. Each of these services is detailed in their corresponding elements.

Concurrency Monitoring System

Implementation of a concurrency management system requires that the City continually monitor the existing levels of service so that available facility or service capacity can be known by City officials, property owners and the citizenry. One component of this concurrency monitoring system is updating and maintaining accurate records on facility usage so that the available capacity or deficiency can be measured and actions undertaken accordingly.

Winter Park is a substantially developed community and the City performs annual updates of population, building permits, traffic counts, and facility or service usage. The updated data allows the

~~City to gauge and plan for the timing of necessary public facility improvements. While all building permits and development orders are subject to concurrency management system requirements, there is also the need for this to be a component of all development proposals reviewed by the Planning and Zoning Commission and/or City Commission. Thus, all developments of over 10 residential units or over 10,000 square feet of non-residential construction that are subject to Commission review will also be evaluated based on their impacts upon public facility capacity or deficiency.~~

Concurrency Management System Goals, Objectives and Policies

GOAL CMS 1-1: TIMING OF THE AVAILABLE PUBLIC FACILITIES. Those public facilities or services necessary for growth and development as identified in 9j-5.0055(1)(a) shall be available concurrent with the need for or demand for those public facilities or services.

OBJECTIVE CMS 1-1: CONTINUE TO ENFORCE A CONCURRENCY MANAGEMENT SYSTEM. The City shall continue to enforce the adopted concurrency management system and concurrency monitoring system, as required to implement the portions of Chapter 163 Florida Statutes and Rule 9 J5 F.A.C.

Policy CMS 1.1: Components of Concurrency Management System. The City shall continue to enforce the adopted concurrency management system which ensures that public facilities and services needed to support development are available concurrent with the impacts of such development. ~~and that concurrency management system shall provide, at a minimum, the following:~~

~~A. **Potable Water, Sanitary Sewer, Solid Waste, and Drainage.** For potable water, sanitary sewer, solid waste, and drainage, at a minimum the following standards shall be met to satisfy concurrency requirements:~~

- ~~1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or~~
- ~~2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(a), F.S.]~~
- ~~3. At the time of the issuance of a building permit, the City shall verify with the Water and Wastewater Utility Department that adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy.~~

~~B. **Parks and Recreation.** For parks and recreation, at a minimum the following standards must be met to satisfy concurrency requirements.~~

- ~~1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or~~

- ~~2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and~~
 - ~~a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve a development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government 5 year schedule of capital improvements; or~~
 - ~~b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or~~
 - ~~c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(b), F.S.]~~
- ~~C. **Roads.** For roads designated in the adopted plan, at a minimum, the following standards shall be met to satisfy concurrency management requirements, except as otherwise may be provided by the City pursuant to subsection D below which states alternative transportation concurrency programs that may be developed by the City pursuant to 9J 5.0055(4-9), FAC.~~
 - ~~1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or~~
 - ~~2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements.~~

~~The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program. The Capital Improvements Element must include the following policies:~~

- ~~a. The estimated date of commencement of actual construction and the estimated date of project completion.~~
 - ~~b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or~~
- ~~3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or~~
- ~~4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(c), F.S.]~~
- ~~5. For the purpose of issuing a development order or permit, a proposed urban redevelopment project located within a defined and mapped Existing Urban Service Area as established in the local government comprehensive plan pursuant to Section 163.3164(29), F.S., shall not be subject to the concurrency requirements of subparagraphs 9J 5.0055(3)(c)1. 4., F.A.C., of this chapter for up to 110 percent of the transportation impact generated by the previously existing development. For the purposes of this provision, a previously existing development is the actual previous built use which was occupied and active within a time period established in the local government comprehensive plan. [Section 163.3180(8), F.S.]~~
- ~~6. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements of subparagraphs 9J 5.0055(3)(c)1. 4., F.A.C., only if all of the conditions specified in subsection 163.3180(6), F.S., are met. [Section 163.3180(6), F.S.]~~
- ~~7. A development order or permit within a designated multimodal transportation district may be issued provided the planned community design capital improvements are included in a financially feasible long range schedule of improvements for the development or redevelopment time frame for the district, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements as specified in Section 163.3180(15)(c), F.S.~~
- ~~8. At the time a development order is issued, deficiencies in roadway capacity are duly mitigated pursuant to a proportionate fair share agreement consistent with 163.3180 (16), F.S. In such case, the segment capacity increase reflected in the proportionate fair share agreement shall be available only to the parties of said agreement.~~

~~D. **Alternative Transportation Concurrency Management Programs.** Alternative transportation concurrency management programs may be adopted by the City pursuant to Rule 9J-5.0055(4-9) as below described in subsections (1-6):~~

- ~~1. **Long Term Transportation Concurrency Management Systems to Correct Existing Deficiencies.** To correct existing deficiencies in transportation facilities and to set priorities for reducing the backlog on transportation facilities, the City is authorized to adopt, as a part of the comprehensive plan, a long term transportation concurrency management system with a planning period of up to 10 years that meets Rule 9J-5.0055(4)(a-e), FAC.~~
- ~~2. **Transportation Concurrency Management Areas.** The purpose of this optional alternative transportation concurrency approach is to promote infill development or redevelopment in selected portions of urban areas by supporting provision of more efficient mobility alternatives, including public transit. This coordinated approach to land use and transportation development may employ the use of an areawide level of service standard and an accommodation and management of traffic congestion. A transportation concurrency management area is a compact geographic area with existing or proposed multiple, viable alternative travel paths or modes for common trips. The approach must comply with Rule 9J-5.0055(5)(a-c), FAC.~~
- ~~3. **Transportation Concurrency Exception Areas.** The purpose of this flexible transportation concurrency option approach is to reduce the adverse impact transportation concurrency may have on urban infill development and redevelopment and the achievement of other goals and policies of the state comprehensive plan, such as promoting the development of public transportation. Under limited circumstances, it allows exceptions to the transportation concurrency requirement in specifically defined urban areas of a jurisdiction. The exceptions provide flexibility for concurrency management in order to encourage the application of a wide range of planning strategies that correspond with local circumstances of a specific geographic area. The exceptions apply to all land uses and development and types of facilities within expressly excepted areas. The City must specifically consider the impacts of the exception areas on the Florida Intrastate Highway System and the program must comply with Rule 9J-5.0055(6)(a-d), FAC.~~
- ~~4. **Concurrency Exception for Projects Promoting Public Transportation.** The purpose of this flexible transportation concurrency option is to reduce the adverse impact transportation concurrency may have on the promotion of public transportation including goals and policies of the state comprehensive plan. The City may exempt projects that promote public transportation as defined in Section 163.3164(28), F.S., by establishing in City comprehensive plan, guidelines and/or policies for the granting of such exceptions.~~

~~Those guidelines must demonstrate by supporting data and analysis, that consideration has been given to the impact of the projects on the Florida Interstate Highway System. The guidelines must establish how a project will qualify as a project that promotes public transportation and must comply with requirements of Rule 9J-5.0055(6)(a-d), FAC.~~

- ~~5. **Concurrency Exception for Public Transit Facilities.** Public transit facilities, as described in Section 163.3180(4)(b), F.S., shall not be subject to the concurrency requirement.~~
- ~~6. **Private Contributions to City Capital Improvement Planning.** In order to exercise the option of issuing a development order or permit pursuant to Section 163.3180(11), F.S., the City must identify in the comprehensive plan a process for assessing, receiving, and applying a fair share of the cost of providing the transportation facilities necessary to serve the proposed development. The City's comprehensive plan may authorize multi-use developments of regional impact to satisfy the transportation concurrency requirement by payment of a proportionate share contribution consistent with Section 163.3180(12), F.S. The transportation facilities must be included in a financially feasible five-year Capital Improvement Schedule adopted pursuant to Rule 9J-5.016, F.A.C., of this chapter. The assessment shall have a reasonable relationship to the transportation impact that is generated by the proposed development.~~
- ~~E. **School Facilities.** By December 1, 2008, or pursuant to the schedule devised by the Florida Department of Community Affairs, the City shall execute an interlocal agreement with the Orange County School Board which shall include a means to implement school facility concurrency requirements. At a minimum the following school facility standards shall be met to satisfy the school concurrency requirement:~~
 - ~~1. For district wide concurrency service areas:
 - ~~a. At the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or~~
 - ~~b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program.~~~~
 - ~~2. For less than district wide concurrency service areas: If public school concurrency is applied on less than a district wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district wide as defined in Section 163.3180(13)(e), F.S.~~

Policy CMS 1.2: Enforcing Concurrency Management through Development Orders, Building Permits, and Development Approvals and Denials. Development orders, building permits, development approvals, etc. including those for governmental and institutional uses will be issued subject to the condition that those required facilities and services sufficient to maintain adopted level of service standards will be in place when the impacts of development occur as detailed in Policy CMS 1.1.

~~If services and facilities sufficient to maintain adopted level of service standards are not in place when the impacts of development occur, development orders and permits will be denied.~~

Implementation of this policy shall not limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380; or development that has been issued a final local development order and development has commenced and is continuing in good faith; or development that has vested rights as determined by applicable case law determining vested rights.

Policy CMS 1.3: Concurrency Management and Land Development Regulations. The City's land development regulations will specifically list the application requirements for development permits that reflect the informational needs for the determination of concurrency, and application forms shall be developed accordingly.

Policy CMS 1.4: Continue to Maintain update Concurrency Management Tracking System. The City will maintain an inventory of existing public facilities. The inventory shall include capacities or deficiencies which identify the status of all public facilities and services with the adopted level of service standard in the comprehensive plan. The inventory shall continue to be updated by January 1st each year thereafter.

The inventory shall include the following items:

A. Traffic Circulation

1. Design capacity of different roadway types.
2. The existing level of service measured by the average annual number of trips per day on a roadway link trips as provided in counts taken by the Florida Department of Transportation, Orange County or the City of Winter Park.
3. The status of service degradation on those roads classified as constrained as or backlogged.
4. The adopted level of service standards for all roadway types.
5. The existing capacities or deficiencies of the roadway network.
6. The capacities reserved for approved but un-built development
7. The projected capacities or deficiencies due to approved but un-built development.
8. The improvements to be made to the roadway network in the current fiscal year pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
9. The improvements to be made to the roadway network in the current fiscal year by the City, the County or the first three (3) years of the State of Florida Department of Transportation work program, or by any other public agency, and the impact of such improvements on the existing capacities or deficiencies.

B. Sanitary Sewer

- ~~1. The design capacity of the wastewater treatment facilities.~~
- ~~2. The existing level of service standards measured by the average number of gallons per day per unit based on the average flow experienced at the treatment plants and the total number of equivalent residential units within the service area.~~
- ~~3. The adopted level of service standards for average daily flows per equivalent residential unit.~~
- ~~4. The existing available capacity.~~
- ~~5. The capacities reserved for approved but un-built development.~~
- ~~6. The projected capacities or deficiencies due to approved but un-built development.~~
- ~~7. The improvements to be made to facilities in the current fiscal year pursuant to previous developed orders and the impact of such improvements on the existing capacities or deficiencies.~~
- ~~8. The improvements to be made to facilities in the current fiscal year by the county or other service provider and the impacts of such improvements on the existing capacities or deficiencies.~~

~~C. Potable Water~~

- ~~1. The design capacity of potable water treatment facilities.~~
- ~~2. The existing level of service measured by the average number of gallons per day per unit based on the average flow experience and the total number of equivalent residential units within the service area.~~
- ~~3. The adopted level of service standards for the potable water facilities.~~
- ~~4. The existing available capacities and/or deficiencies of the system.~~
- ~~5. The capacities reserved for development that building permits have been approved but where a certificate of occupancy has not been issued.~~
- ~~6. The improvements to be made to facilities in the current fiscal year pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.~~
- ~~7. The improvements to be made to facilities in the current fiscal year by the County of other service providers and the impact of such improvements on the existing capacities or deficiencies.~~

- ~~8. Water quality data and the relationship of water quality and to state and federal standards.~~

~~D. Solid Waste Disposal~~

- ~~1. The design capacity of the County's solid waste disposal facility.~~
- ~~2. The existing level of service measured by the adopted level of service standard for solid waste.~~
- ~~3. The adopted level of service standard for solid waste.~~
- ~~4. The capacities reserved for approved but unbuilt development of the City's pro rata share of landfill capacity.~~
- ~~5. The projected capacities or deficiencies due to approved but unbuilt development.~~
- ~~6. The improvements to be made to the system in the current fiscal year pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.~~
- ~~7. The improvements to be made to the system in the current fiscal year by the county and the impact of such improvements on the existing capacities or deficiencies.~~

~~E. Stormwater Drainage~~

- ~~1. The existing level of service measured by the adopted level of service standard for storm drainage.~~
- ~~2. The adopted level of service standard for storm drainage.~~

~~F. Parks and Recreation~~

- ~~1. The existing acreage of activity-based and resource-based parks.~~
- ~~2. The existing level of service measured by the number of acres of activity based and resource-based parks available per 1,000 residents of the incorporated area.~~
- ~~3. The adopted level of service standards for activity and resource-based parks.~~
- ~~4. The existing capacities or deficiencies of activity and resource-based park acreage.~~
- ~~5. The capacities reserved for approved but unbuilt development.~~
- ~~6. The projected deficiencies due to approved but unbuilt development.~~

- ~~7. The park acreage to be added to the inventory in the current fiscal year pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies. The park acreage to be added to the inventory in the current fiscal year by the City or County and the impact of such improvements on the existing capacities or deficiencies.~~

Policy CMS 1.5: Concurrency Assessment. When reviewing applications for such development orders, the City shall perform a Concurrency Assessment to ensure that public facilities are available concurrent with the impacts of the proposed development. To conduct the assessment, the Concurrency inventory shall be used as a base for the establishment of existing conditions. The capability of existing public facilities to service new development shall then be determined by using the adopted Level of Service Standards. Finally, a determination of concurrency shall be made. Such determination may include conditions of approval which are deemed necessary for concurrency to be ensured.

Policy CMS 1.6: Concurrency Management Information Required Prior to Issuance of a Development Order. Prior to the issuance of a development order for a proposed new development the following shall be identified:

1. The impacts created by the proposed development;
2. Whether the public facilities covered under the Concurrency Management System will be available concurrent with the impacts of new development at the adopted level;
3. The facility improvements or additions that are required to ensure the finding of concurrency; and,
4. The entity responsible for the design and installation of all required facility improvements or additions.

Policy CMS 1.7: Required Timing of Development. All development approvals shall have a time period specified in the development order or permit in which development must commence. The time period may involve two or more phases but the timing of each phase shall be specified in the development order or permit. If deemed necessary by the City, the development order or permit may prescribe a time schedule for the initiation of the various components of the development process such as, but not limited to, land clearing, filling, and foundation pouring.

CAPITAL IMPROVEMENTS ELEMENT DATA INVENTORY AND ANALYSIS

Introduction. The Capital Improvements Element (CIE) is required by Chapter 163 FS, to be included in the Comprehensive Plan. The purpose of the CIE is to coordinate the capital improvements identified in the other Comprehensive Plan elements with the fiscal capability of the City to ensure that the Comprehensive Plan is implemented. The Capital Improvements Element is also intended to support the Future Land Use Element.

It should be noted that in this Comprehensive Plan, the Capital Improvements Element and the Five Year Capital Improvements Plan is a development based element. Major improvements such as major roadway widenings expanded water or sewage treatment plants will not occur without a substantial development occurring, a major annexation or a major decision of the City's governing board. Regardless of the cause, any major capital expenditure will, at minimum, require an action of the Winter Park City Commission. When that annexation, major development approval or capacity facilities expansion action occurs, the resulting major capital improvement will be placed in the CIE, and the CIE will be amended to be consistent with the Commission action.

CAPITAL IMPROVEMENTS ELEMENT DATA REQUIREMENTS

This subsection presents an inventory of the public facility needs, existing revenue sources, and funding mechanisms as they apply to the City of Winter Park.

Public Facility Needs

The analyses in the other Comprehensive Plan elements have identified facility improvements needed to meet the demands of existing and future development. The following sections are categorized by element and contain an existing inventory of facilities, Level of Service standards and the projects needed to meet or exceed those standards.

Recreation and Open Space. The City has adopted a level of service standard for total park land to maintain its high level of available park and recreation land. The level of service standard for park and recreation land is:

- 10 acres per 1,000 population

To maintain the high level of park and recreation land provided, the City may propose acquisition projects. When they are approved by the City Commission, these capital acquisition projects will be shown in the Five Year Capital Improvements Plan. These acquisitions will be essential to permit the population growth projected in this Comprehensive Plan.

Solid Waste. The City of Winter Park provides a comprehensive solid waste collection program for all City residents and businesses within the City limits. This program's collection and disposal services are provided by the City's franchisee. The City also has a recycling program for residential customers. This service provides weekly pickup of newspapers, glass, plastic and aluminum.

Winter Park's solid waste responsibility is primarily one of collection and education concerning recycling and reducing the waste stream. Disposal is in Orange County or Seminole County landfill.

The City of Winter Park has adopted a Level of Service standard based on pounds per capita per day. The following standard has been adopted:

- 4.2 pounds of solid waste per capita per day.

Potable Water. The City of Winter Park operates a water utility that provides service throughout the entire City and beyond its limits over a 22 square mile area. The system has three water production facilities. Winter Park treats and distributes potable water throughout its service area and is responsible for maintaining a level of service necessary for normal water usage and peak demands. Therefore, level of service standards have been set on the basis of the average volume of water provided per capita per day and the peak daily gallons per capita. The following level of service standards have been adopted:

- 150 gallons per capita per day average;
- 225 gallons per capita per day peak usage.

Sanitary Sewer. The City of Winter Park provides sanitary sewer service to the entire City as well as portions of the unincorporated areas in Orange County. The sanitary sewer service operated by Winter Park is divided physically into three distinct sub-systems, the West, East, and Central Districts, which are separated from each other by about one mile.

Sewage flows from these service areas are collected and pumped for treatment by other municipalities. Approximately 92.5 percent of the sewage flow receives treatment at facilities operated by the cities of Orlando and Altamonte Springs. Winter Park Utilities operates the Winter Park Estates Water Reclamation Plant which is permitted to provide secondary treatment for up to 750,000 gallons per day. However, due to spray irrigation site limitations, the Plant is currently limited to 615,000 gallons per day or 7.7 percent of total system sewer flows.

Level of Service is defined as the capacity per unit of demand for a public facility. The sanitary sewer or wastewater level of service is an indicator of the extent or degree of service provided by the wastewater facilities. The level of service is generally expressed in terms of gallons per capital per day. The City has adopted the following level of service standard:

- 139 gallons per capita per day average
- 320 gallons per day per equivalent residential unit

Transportation . Winter Park's location in the metropolitan area and the growth permitted outside the City has led to a situation where the State highways operate at levels of service D, E, and F and with volumes of traffic and traffic congestion that are not acceptable. Funding for improvements to the region's arterial highway system has not kept pace with the growth in traffic such that there is significant traffic congestion during commuting hours.

Winter Park, by itself, cannot solve the existing transportation infrastructure deficit or finance the roadway capacity needed in the future since the bulk of the City's traffic originates elsewhere. The solution lies in funding for improvements to alternative arterial highways outside Winter Park such as to Interstate 4 (I-4) and SR 436, or in alternative forms of transportation such as commuter rail. Many of the State arterial highways in Winter Park were previously classified by Florida DOT as constrained facilities, and are currently classified by the City as constrained. This means there is prohibitive

economic and social cost to improve the facilities. These constrained facilities include portions of US 17-92, SR 426, Fairbanks Avenue, and Lee Road. The Transportation Element establishes policies that set Levels of Service for transportation facilities within the City.

Drainage/Stormwater Management. The City of Winter Park, as an existing developed community, already has in place an extensive and adequate stormwater drainage system. That drainage system serves to insure that the City does not experience problems with street flooding or the flooding of private properties during the rainfall events that are typical to Central Florida. The City adopted a drainage facility level of service standard for new development or redevelopment that requires design of drainage facilities and low impact development techniques to eliminate or minimize stormwater runoff discharges to be consistent with State requirements.

There are two types of capital improvements that are necessary to maintain and enhance the current drainage level of service experienced in the City. One component is the ongoing capital expense in the repair and maintenance of the existing drainage system. The other component is drainage improvement projects that retrofit the existing system to incorporate stormwater management facilities providing for the retention and/or treatment of stormwater prior to its discharge into the lakes of the City or the few isolated areas where stormwater may reach a drainage well. In order to fund these capital maintenance and improvements projects, the City has enacted a stormwater utility fee that provides an ongoing source of revenue for both operations and capital improvements. The five year capital improvements plan of the City works to implement the stormwater improvement projects that will retrofit the City's existing drainage system to incorporate the standards for retention and treatment that are in effect for all new development and redevelopment.

Public Education and Health Systems

Public Education. The Orange County School Board administrates the public education system in Winter Park. They operate five school facilities in the City. The Winter Park Adult Vocational Center, located in the northwest corner of the City, serves adults over the age of 16 with a wide variety of educational and vocational programs. The Winter Park 9th Grade Center is located in the south central section of Winter Park. Brookshire Elementary School is located in the southeast section of Winter Park. Winter Park High School is also located in the southeast section of the City. Lakemont Elementary School is located in the east section of Winter Park. The Orange County School Board has no facility expansion plans in Winter Park that would require the use of new land; expansions and/or improvements would occur only on existing sites. The Board has not expressed the need for new or improved facilities within Winter Park that would impact the provision of facilities and infrastructure in the City.

Fiscal Implications of Existing Infrastructure Deficiencies and Future Needs

The previous section outlined the current status of the infrastructure components of the City's operations which are required to have adopted level of service standards and concurrency regulations applied to them. The previous section also summarized the nature of future capital improvement needs. This section is intended to outline the fiscal implications of both any existing deficiencies with respect to the adopted levels of service and future expenditures necessary to maintain those adopted levels of service. In other words, this section is intended to describe the ability of the City to finance needed capital improvements.

Recreation and Open Space. There is no existing deficiency in meeting this adopted level of service standard. There will be capital acquisitions or improvements necessary due to future growth to meet the LOS standard. The required dedications of park land from new subdivisions and the park impact fee revenue will compliment the City's ability to stay above the adopted LOS standard.

Solid Waste. There is no existing deficiency in meeting this adopted level of service standard.

Potable Water. There is no existing deficiency in meeting this adopted level of service standard. New development pays all of the cost of water main extensions or expansions necessary to serve that growth and development. The City's water impact fees and water utility operating revenue currently finances the capital improvements to the water production plants and water distribution system.

Sanitary Sewer. There is no existing deficiency in meeting this adopted level of service standard. The City will be able to permit new development and growth which needs sewer capacity throughout the time horizon of this Comprehensive Plan.

Transportation. The Transportation Element outlines the existing and future transportation operating conditions on the transportation network.

Drainage/Stormwater Management. Most communities in Florida have stormwater management regulations that require new development to provide stormwater retention facilities that meet the State standards. However, most do not address the retrofit of existing developed properties or require retrofit to these standards when properties undergo renovations. Winter Park's more restrictive regulations will work over time as the City redevelops to reduce the amount of stormwater that reaches the City's drainage system. These stormwater retention retrofit projects, as well as those for new development, also provide increasing opportunities for aquifer recharge.

The City of Winter Park is committed to the retrofit of the drainage system as part of the Save our Lakes program that seeks to reduce the stormwater quality impacts on our lakes. The City will purchase land, construct stormwater retention facilities, utilize new technologies, such as alum treatment when feasible, all in the pursuit of this goal. The City's stormwater utility fee will likely need to be raised over time in order to better finance operational costs and capital improvements.

Inventory of Existing Revenue Sources

In order to assess the ability of Winter Park to finance capital improvements, the existing and potential funding sources and funding mechanisms are inventoried below.

General Fund Revenue Sources. The General Fund serves to account for resources traditionally associated with government functions and services that are not required by law or by sound financial management to be accounted for in another fund.

- A. Ad Valorem Taxes.** Most commonly referred to as property taxes, these are taxes levied upon the value of real property and other tangible personal property. These taxes are based on a millage rate adopted by the City Commission. One mill is the equivalent of one dollar per one thousand dollars of assessed value. The Orange County Commission, Orange County School Board and St. Johns Water Management District also levy ad valorem taxes on property owners in Winter Park. As such, only about one-fourth of the total property tax bill paid by Winter Park

property owners is revenue to by the City. The Orange County Tax Appraisers Office establishes the value of property throughout the County. Revenue from ad valorem taxes may be used to fund both operating and capital improvement projects.

- B. Franchise Fees and Utility Taxes.** Municipalities may negotiate an annual franchise fee to be paid by private utilities to operate a utility or provide a service within the City. These franchise fees are typically in return for the privilege of using City streets and easements for conveyance of their product. Winter Park has annual franchise fee arrangements with Progress Energy, Orlando Utilities Commission, Winter Park Scenic Boat Tours and Waste Management. Municipalities may also levy a tax on the purchase of utilities. Winter Park collects utility tax on the purchase of electric power, water, gas, fuel oil and propane. In addition, there is a communications services tax on telephone and cable services.
- C. Licenses and Permits.** Most cities charge fees for the issuance of licenses and permits. The general purpose is to recoup the expense of regulating business and construction to conformance with City codes. The most common of these are occupational licenses and building permits.
- D. Fines and Forfeitures.** These include fines as penalties for the violation of codes such as parking tickets, forfeitures of money or property seized from criminal activities and penalties rendered by criminal courts.
- E. Intergovernmental Revenue.** These are revenues distributed to Winter Park from other governmental bodies such as the Federal, State or County government. Winter Park does not receive any regular federal revenue support except in the form of individual grant projects or indirectly through subsequent distribution by the State or County. Revenues collected by the State and shared with local governments include sales tax, revenue sharing, alcoholic beverage licenses, and local option gas tax. Revenues collected by the County and shared with Winter Park include occupational licenses.
- F. Stormwater Utility.** These are revenues generated by the City's stormwater utility that are separately accounted for in order to restrict their use to stormwater drainage system maintenance and stormwater improvement projects.
- G. Community Redevelopment Agency.** Tax increment revenue in the Community Redevelopment Area (CRA) are used to fund various capital improvements as well as social programs to address concerns identified in the CRA plan.

Enterprise Funds. These funds are used to account for activities funded through user fees.

- A. Water and Sewer.** These are the revenues collected from the City's potable water and sanitary sewer utilities. These revenues include the monthly user charges plus water and sewer connection fee revenue.
- B. Electric Service.** These are the revenues collected from the City's distribution utility. This system was acquired from Progress Energy Florida in June 2005. Revenues include monthly user charges.

- C. Golf Course Fees.** These are revenues generated primarily from greens fees and memberships. They are segregated in an effort to make this a self-supporting operation.

CONCURRENCY MANAGEMENT SYSTEM

Introduction. In order to ensure that facilities and services needed to support development are available concurrent with the demands for and impacts of such development, Winter Park has adopted a concurrency management system. This concurrency management system is a part of the City's Land Development Code. Thereafter, prior to the issuance of any building permit or development order, the concurrency management system regulations will require that the adopted level of service standards be achieved or maintained for the public facilities of transportation, potable water, sanitary sewer, solid waste, drainage, schools and parks and recreation. If this is not the case, the building permits or development orders will not be issued until such time as those adopted levels of service are achieved or maintained so that the public facilities necessary for growth and development will be available concurrently with the need for those public facilities. The City will utilize its capital improvements plan to organize a financially feasible plan to achieve and maintain the adopted level of service standards for these public facilities or the City will require the development generating the need for such facilities to provide the funding or construction. Otherwise, the City will impose and enforce a development moratorium until those service standards are achieved.

Concurrency Monitoring System

Implementation of a concurrency management system requires that the City continually monitor the existing levels of service so that available facility or service capacity can be known by City officials, property owners and the citizenry. One component of this concurrency monitoring system is updating and maintaining accurate records on facility usage so that the available capacity or deficiency can be measured and actions undertaken accordingly.

Winter Park is a substantially developed community and the City performs annual updates of population, building permits, traffic counts, and facility or service usage. The updated data allows the City to gauge and plan for the timing of necessary public facility improvements. While all building permits and development orders are subject to concurrency management system requirements, all development proposals reviewed by the Planning and Zoning Board and/or City Commission similarly undergo a staff review for concurrency. Thus, all developments of over 10 residential units or over 10,000 square feet of non-residential construction that are subject to City Commission review will also be evaluated based on their impacts upon public facility capacity or deficiency.

Create New Tab: Definitions

DEFINITIONS

Acceptable Level of Service – The minimum standard adopted in this Comprehensive Plan for a service level on public facilities and services such as roadways, sanitary sewer, potable water, drainage, solid waste and parks.

Accessory Land Uses – Buildings, structures, facilities and uses of land that are customary and incidental to the primary permitted uses as well as those uses accessory to permitted uses specified as conditional uses.

Acquire – To come into possession or control of.

Adequate – Able to satisfy a requirement.

Adult Congregate Living Facility - A residential structure in which the owners or operators provide lodging, food and one or more personal services for unrelated adults on a profit or nonprofit basis. These facilities shall be subject to the licensing and approval of the Florida Department of Health and Rehabilitative Services.

Affordable Housing - A dwelling unit, with regard to a unit for sale, one which costs less than eighty (80%) percent of the median price of the single family homes sold the previous year in the Orlando metropolitan area; and with regard to a unit for rent, one which rents monthly for less than eighty (80%) percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area and for which the purchaser or renter's income or combined family income does not exceed 80% of the median family income for the Orlando metropolitan area.

Agricultural Uses - Activities within land areas which are predominately used for the cultivation of crops and livestock including: cropland, pasture land, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.

Amendment – Means any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates or modifications or current costs in other elements, as provided in subsection 163.3187(2), F.S.

Annexation – The addition of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.

Aquifer - A groundwater bearing geologic formation, or formations, that contain enough saturated permeable material to yield significant quantities of water.

Availability or Available - With regard to provision of facilities and services concurrent with the impacts of development, at a minimum the facilities and services shall be provided in accordance with the standards set forth in Rule 9J-5.0055(2), Florida Administrative Code.

Backlogged Facility - A road on the State Highway System operating at a level of service below the minimum level of service standards, which is not a constrained facility, and which is not programmed for construction adequate to bring it up to the applicable minimum level of

service standard in the first three years of the Department of Transportation's adopted work program or in a local government's Capital Improvements element.

Bicycle and Pedestrian Ways – Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

Buffer - Open space, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use of property from another so as to visually separate, ameliorate, reduce, mitigate, shield, or block the adverse impacts of noise, lights, or other nuisances.

Building – Any structure that encloses a space used for sheltering any occupancy, such as residential, business, industry, or other private or public services.

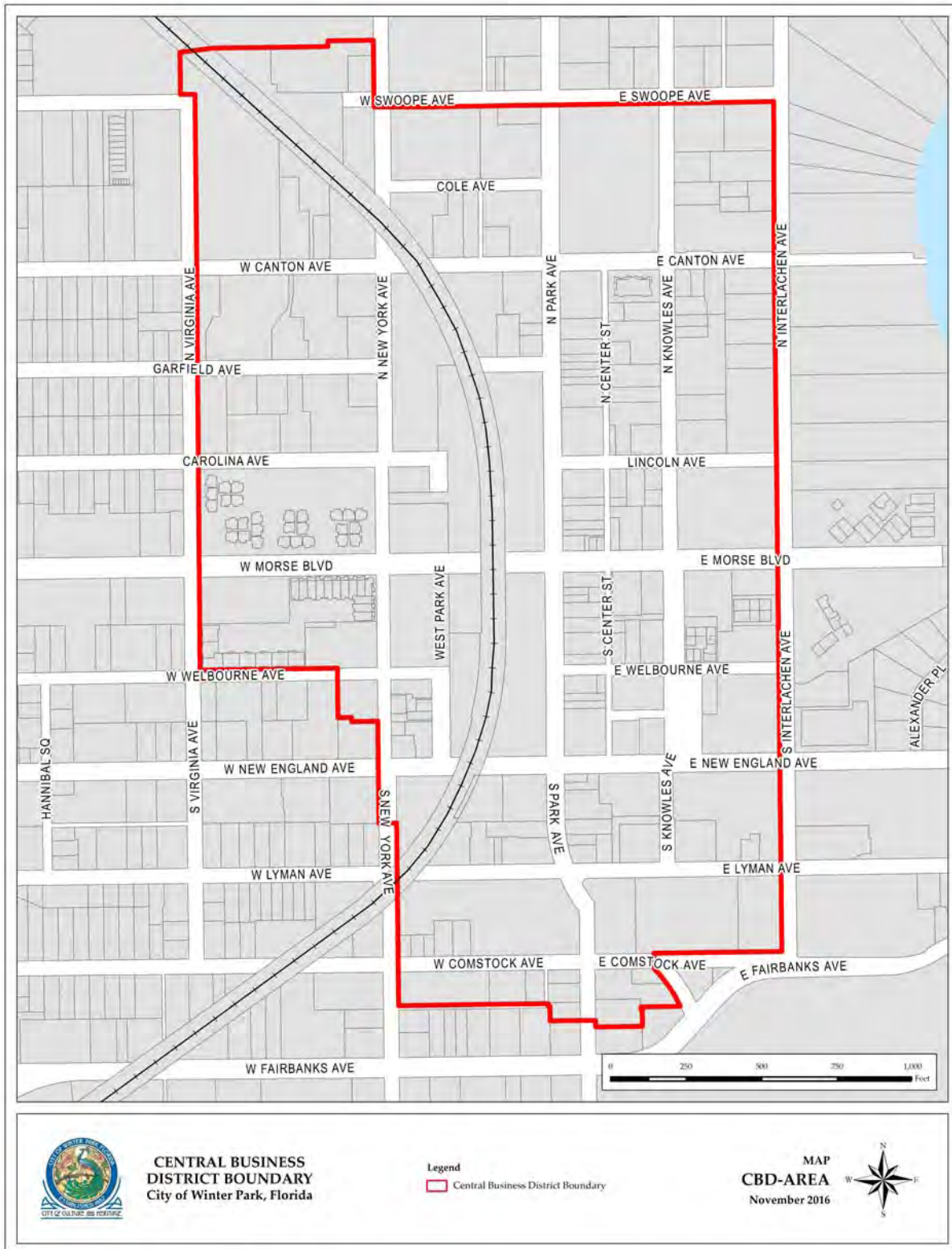
Capacity – For roadways, the amount or volume of traffic that a roadway can accommodate at a specific level of service.

Capital Budget - The portion of the City's budget which reflects capital improvements scheduled for a fiscal year.

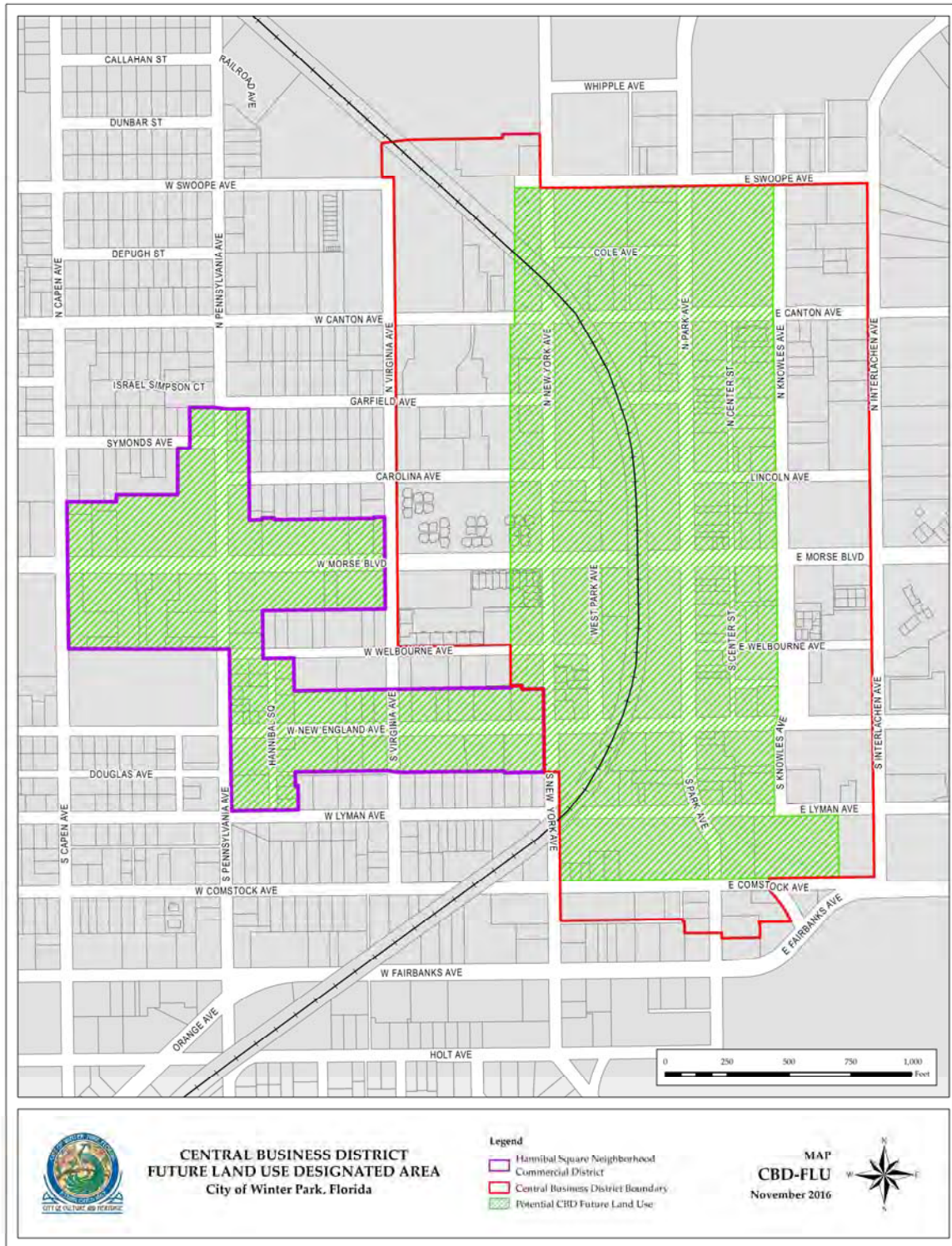
Capital Improvement – A physical asset constructed or purchased to provide, improve or replace a public facility and which is large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.

Capital Improvements Program - A multi-year (usually five) schedule of capital improvements projects, including cost estimates and priorities, budgeted to match the City's financial resources.

Central Business District (CBD) – The business, commercial, office and residential "core" of Winter Park (also known as "Downtown"). This is not to be confused with the CBD Future Land Use Designation, the Hannibal Square Neighborhood Commercial District, the Planning Area boundary for Planning Area G – Downtown/Rollins College, the Community Redevelopment Area (CRA), or with C-2 zoning.



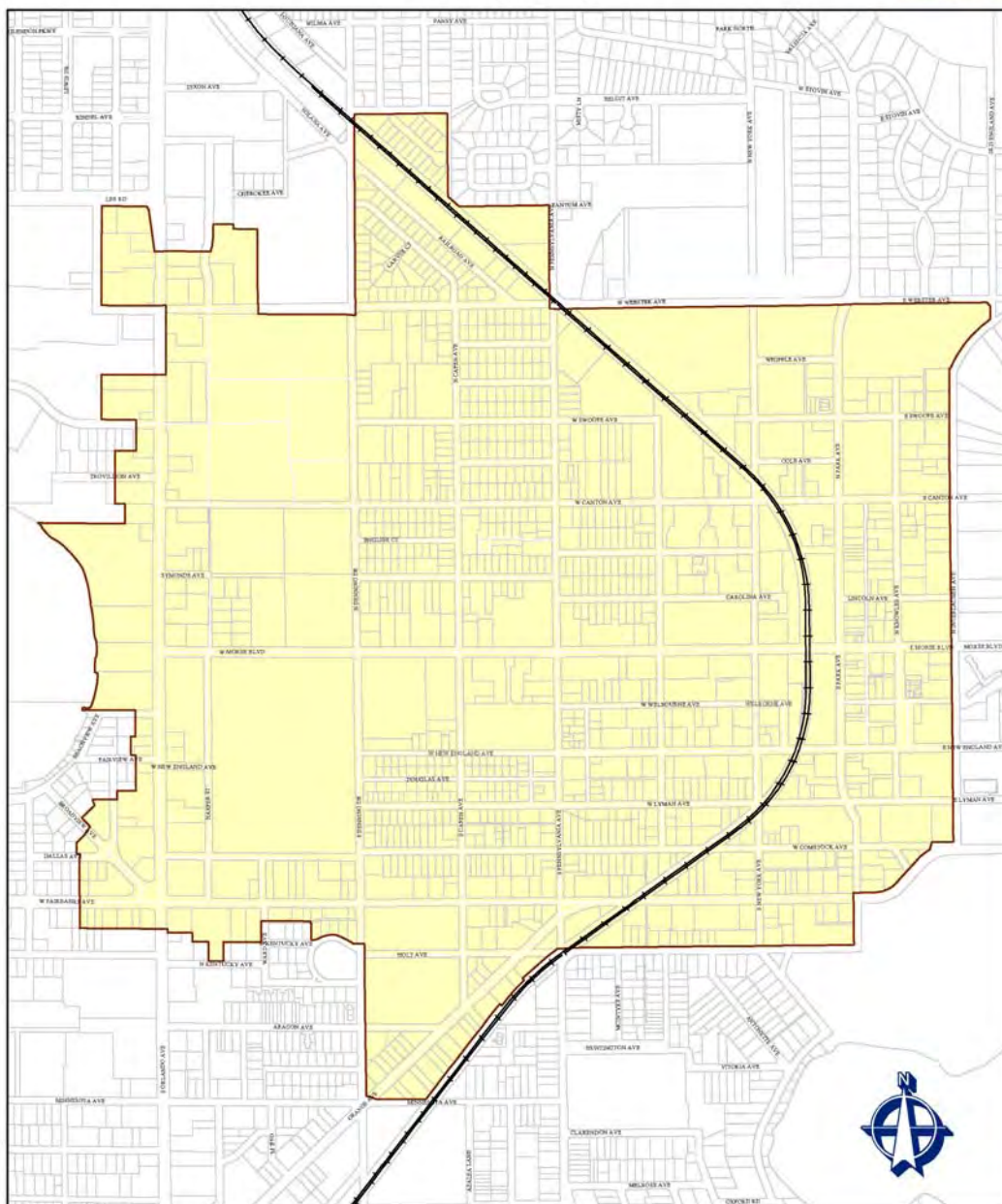
Central Business District Future Land Use Designated Area Map ~~and Central Business District C-2 Zoning~~ ~~The geographic area within the green outlined area as well as properties fronting on streets indicated with blue lines are the only areas designated for the potential of CBD future land use. The Central Business District Future Land Use Designated Area is shown within the green hash marked areas and is the only areas designated with the potential for CBD Future Land Use and associated C-2 zoning. The red outlined area depicts the Winter Park Central Business District Boundary as shown on page D-3, and the purple outlined area depicts the Hannibal Square Neighborhood Commercial District.~~



Collector Roadway – A roadway that serves the internal traffic movement within a given geographic subarea and connects this subarea to the arterial system. This type of facility is not intended to serve long through trips; and therefore, serves mostly short to moderate length trips. Most major collectors will carry a moderate volume of traffic at moderate speeds. Land service is an appropriate function of this facility, provided it does not inhibit local traffic movement. Examples of collectors are Clay Street and Temple Drive.

Community Redevelopment Area (CRA) – An area designated by the City and Orange County as an area for residential and commercial redevelopment with goals for affordable housing, blight elimination, enhanced safety and corridor enhancement pursuant to adopted CRA plans.

Winter Park Community Redevelopment Agency Boundary Map



Concurrency – Having the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System – The process and/or procedures that the City shall utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

Cone of Influence - An area around one or more major water wells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

Conservation Uses - Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality including areas designated for flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

Conserve – To keep in a safe or sound state, to avoid wasteful or destructive use of.

Consistent – Compatible with; not in conflict with.

Constrained Facility - A road on the State Highway System operating at a level of service below the minimum level of service standards and on which it is not feasible to add two or more through lanes to meet current or future traffic needs because of physical, environmental, or policy constraints.

Cultural Resources – Are those resources which are expressive forms that reflect the living dimensions of an area's heritage. May be of historical or contemporary nature and would include folk crafts or skills, dance, music, visual arts, etc.

Currently Available Revenue Source - An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

Density – An objective measurement of the number of people or residential units allowed per unit of land.

Development –The carrying out of any building activity, the renovation, rehabilitation or remodeling of any structure, alteration of land, the dividing of land into three or more parcels, or the establishment of flag lots or access easements. The following activities or uses shall be taken for purposes of this Plan to involve “development” as defined:

1. A reconstruction or alteration of the size of a structure on the land.
2. A change in the intensity of use of land, such as the increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
3. Alteration of a shore or bank of a river, stream, lake, pond, or canal.
4. Commencement of drilling, except to obtain soil samples; mining; or excavating on a parcel of land.

5. Demolition of a structure.
6. Clearing of land as an adjunct of construction.
7. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

Distribution System - Network of pipes and storage tanks that transport water between production components and consumers throughout the service area.

Diversity – To give variety; to balance; to engage in a variety of operations.

Drainage Basin - The area, defined by topographic boundaries, which contributes stormwater to a watershed, drainage system, or estuarine waters, including all areas artificially added to the basin.

Drainage Facilities - A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, including stormwater sewers, canals, detention structures, and retention structures.

Educational Uses - Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including areas of buildings, campus open space, dormitories, recreational facilities or parking.

Effective – Producing the desired result.

Efficient – Cost effective and not wasteful of resources.

Enclave - A geographical area that is totally surrounded by land within one or more than one municipality's boundaries.

Encourage – To stimulate, spur on, inspire, advocate, give help or patronage.

Enhance – To improve, to make better (in value, desirability, attractiveness).

Ensure – To make sure, certain; to guarantee.

Environmentally Sensitive Lands – The land encompassing any and all classifications of wetlands pursuant to the requirements of Rule 9-J5.013(3)(a) F.A.C, the shoreline of any stream, canal or lake and any wildlife habitat containing endangered or threatened species as detailed on Map 5-7 of the Conservation Element.

Estate – A single family residential property under single ownership, regardless of divisions that may be shown by the Orange County Property Appraiser, that is one acre or larger.

Evaluate – To determine the significance or worth of by careful appraisal and study.

Finding – A conclusion based upon analyses of the best available data and information regarding the relationship between the use intensity of a development order or permit proposal and the availability of public facilities or services having established minimum acceptable levels of service, to support the proposed use intensity.

Floor Area Ratio (FAR) – The ratio of permitted floor and building area to the total area of the lot.

Floodplain - Area inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A-Zone or V-Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. Any area susceptible to being inundated by water from any source; including areas which may or may not have a direct hydrological connection to a surface water body.

Foster Care Facility - A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

Goal – A general statement of a desired long term end toward which programs or activities are ultimately directed.

Groundwater - The supply of fresh water under the surface in an aquifer or geologic formation that forms the natural reservoir for potable water.

Group Home - A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

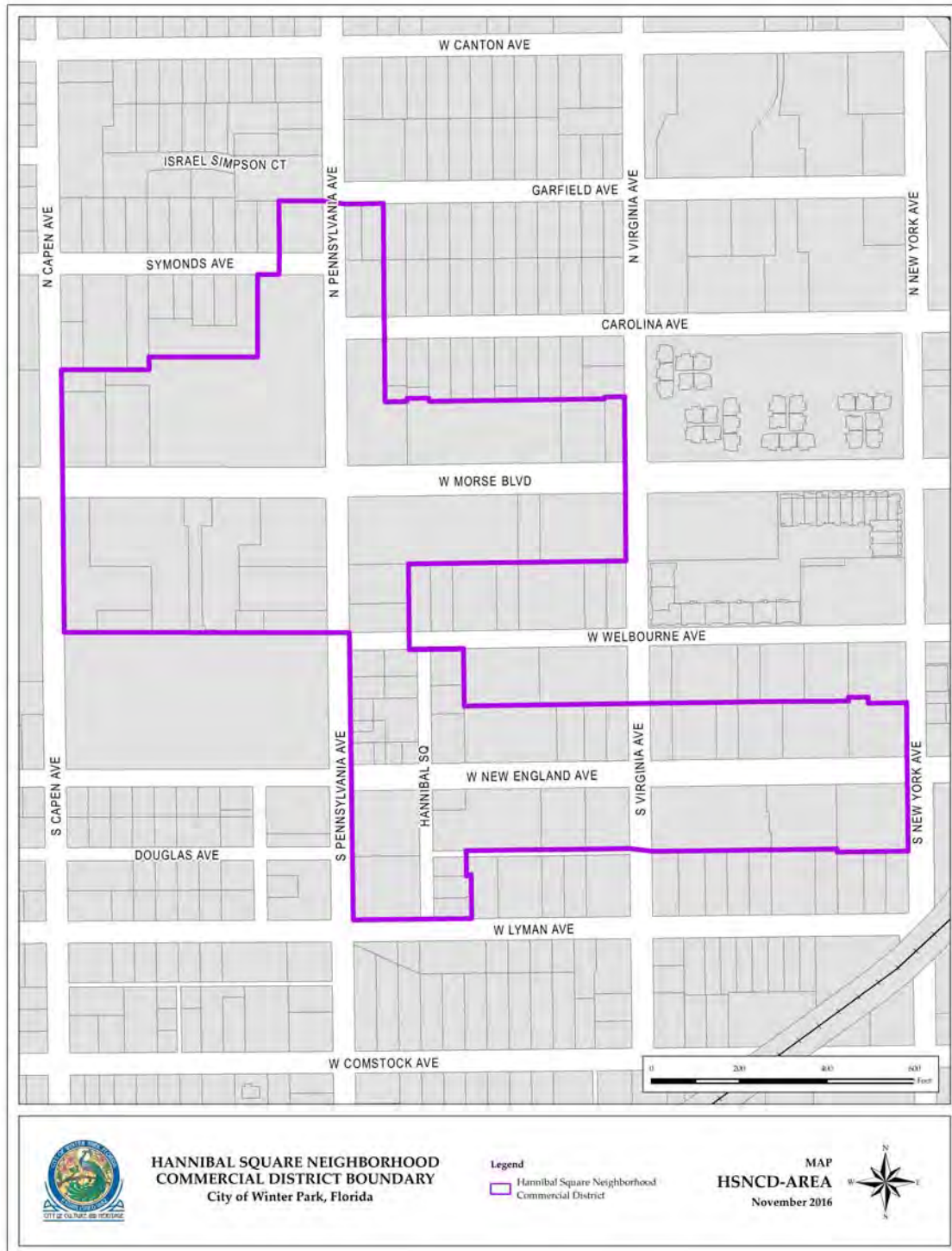
Growth Management – The control of the location, type, intensity, density and rate of growth or development, in order to maximize the efficient use of public facilities and services while protecting the values and functions of the natural systems.

Hazardous Material – Any material which, because of its physical, chemical, or infectious characteristics, can pose a substantial or potential hazard to human health or safety or the environment when improperly used, treated, stored, transported, or disposed of. A hazardous material generally exhibits one of four characteristics: toxic, ignitable, corrosive, or reactive. Reactive means a material may react violently and/ or produce hazardous vapors or gases when exposed to water. A hazardous material can be a liquid, a solid, or a gas, or can exist in different forms dependent on the temperature and pressure of its surroundings.

Hazardous Waste - Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

Hannibal Square Neighborhood Commercial District – This area is shown on the map below, which is located west of the CBD, and is defined as:

- 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; and
- 4) Properties abutting Hannibal Square East.



Historic Resources - All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by the City as historically, architecturally, or archaeologically significant. Such term includes artifacts, records, and remains which are related to a district site or building, structure, or object.

Household – One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage or adoption, no such family shall contain over three unrelated persons, but further provided that domestic help employed on the premises may be housed on the premises without being counted as a family or families.

Identify – To establish the identity of, location or existence of.

Impervious Surface – A surface that prevents or resists penetration by fluids and absorption of stormwater into the ground.

Implement – To carry out, to give practical effect to and ensure actual fulfillment by concrete measures.

Improve – To make more acceptable or bring nearer to some standard.

Industrial Uses - The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

Infill Development - Development on scattered vacant sites within the urbanized area of a community.

Intensity - The gross square footage of total building area on any property as represented by a maximum ratio (FAR). An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services

Land Development Regulations - Ordinances enacted by the City Commission for the regulation of any aspect of development including zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

Level of Service (LOS) – An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Lift Station - A pumping facility which discharges flow directly into a gravity conduit.

Limited Access Roadway (Interstates, Parkways) – The primary purpose of a limited access roadway is mobility. This roadway is designed to serve large volumes of high-speed traffic over long distances. Land access is not considered important. Access from adjoining parcels of land directly onto right-of-way is prohibited, and access is limited to exit and entrance ramps located at major, grade separated roadways.

Local Roadway – A roadway or street having the single purpose of providing access to adjacent property. Mobility is a secondary function. Average speeds and volumes are low, and trips are usually of a short duration to connect with a higher-level facility. A local road should not carry through traffic, thus the trip being serviced should originate or be destined for the area surrounding the local street system.

Maintain – To keep in an existing state; to support or provide for; ~~to bear the expense of.~~

Maximize – To increase to the greatest quantity or extent possible.

May – To have the permission to.

Minerals - All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

Minimize – To reduce to the least quantity possible.

Minor Arterial – A highway similar in function to a principal arterial, but designated to carry moderate volumes of traffic between urban areas, with connections to the principal arterial system. This facility type provides service to trips of moderate length at a somewhat lower level of travel mobility than major arterials. Its main function is to provide an intermediate connecting roadway between the major arterial system and streets within the localized area. Of course, this type of facility allows more land access than the previous two types. Examples of minor arterials are Lakemont Avenue and Glenridge Way.

Mitigation – Methods used to alleviate or lessen the impact of development.

Mobile Home - A residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence when connected to the required utilities, and includes plumbing, heating, air conditioning and electrical systems. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it was built in compliance with the Federal Manufactured Home Construction and Safety Standards.

Natural Drainage Features - The naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Natural Resources – The actual and potential forms of wealth supplied by nature that possess a value and function within natural systems and which are essential for the perpetuation of life.

Nonpoint Source Pollution - Any source of water pollution from no definable discharge site.

Objective - A statement that is more specific than a goal and identifies the steps necessary for the satisfactory pursuit of a goal; normally measurable and attainable.

Obtain – To gain or attain usually by planned action or effort.

Open Space –Undeveloped lands set aside, dedicated, designated, or reserved for public or private use or enjoyment through passive recreation or conservation uses.

Package Plant - Small, self-contained on-site sewage treatment facility built to serve developed areas usually located beyond the service area of sanitary sewers.

Park Avenue Corridor – The Park Avenue Corridor is that area which encompasses those properties having frontage on Park Avenue or having frontage on the intersecting streets within 140 feet of Park Avenue.

Percolation - Downward flow or infiltration of water through the soil.

Point Source Pollution - Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, or vessel or other floating craft, from which pollutants are or may be discharged.

Policy - The way in which programs and activities are conducted to achieve an identified goal.

Pollution - The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Potable Water – Water of quality suitable for drinking.

Potable Water Facilities - A system of structures designed to collect, treat, or distribute potable water, including water wells, treatment plants, reservoirs, and distribution mains.

Preserve – to keep intact.

Principal Arterial – A major highway designed for the movement of large volumes of traffic over a relatively long distance. This type of facility carries the major portion of trips entering and leaving an urban area, as well as the majority of through trips not originating within the urban area. This facility class does not exclude access to property along its alignment. However, its primary function is to facilitate movement, and access to adjacent properties should be controlled to the maximum extent possible. Examples of principal arterials are Orlando Avenue (US 17-92) and Fairbanks/Aloma Avenues (SR 426).

Private Parking Garage – Any parking structure, above grade, within which parking is provided as required by the parking requirements of the Land Development Code to meet the code requirements for the private (non-public) use of building space, be it for retail, office, restaurant, residential uses, etc. Regardless of the fact that the “public” uses the parking garage spaces as customers, clients, residents, visitors, or employees; if the parking space floor area is necessary to meet the code requirements, it is defined as private parking. Where a building project provides parking in excess of code requirements and such parking is open and available to the public without restriction, that pro-rata share of the parking garage floor area may be defined as public parking for the purposes of this provision, if approved by the City Commission and deed restricted as public parking as defined in the public parking garage provision of this Comprehensive Plan.

Private Recreation Sites - Sites owned by private, commercial or nonprofit entities and available to the public for purposes of recreational use.

Promote – To contribute to the growth or prosperity of; to help bring into being; to present for public acceptance.

Protect – To shield from injury or destruction.

Provide – To supply what is needed for sustenance or support; to supply for use.

Public Access - The ability of the public to physically reach, enter or use public sites, facilities, activities and shores.

Public Buildings and Grounds - Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

Public Facilities - Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.

Public Facilities and Services - Those which must be available concurrent with the impacts of development are those covered by comprehensive plan elements required by Section 163.3177, Florida Statutes, and for which level of service standards must be adopted under Chapter 9J-5, Florida Administrative Code.

Public Parking Garage – Any parking structure, above grade, within which is provided parking that is owned by the City of Winter Park. Public parking must be open and available to the public, or public employees and utilized for municipal purposes. Public parking may not be designated to satisfy land development code parking requirements for privately owned properties.

Pursue – To find or employ measures to obtain or accomplish.

Public Recreation Sites - Sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

Recreation - The pursuit of leisure time activities occurring in an indoor or outdoor setting.

Recreation Facility - A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

Reserve Area - An area of unincorporated land within which the County and the City coordinate activities to foster compatibility in land development and regulations, procedures, the planning of infrastructure and delivery of services and which is mutually agreed to be a candidate for annexation.

Resident Population - Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

Retention Areas - Facilities designed to release stormwater by evaporation and by percolation into the ground, with no direct discharge to surface water.

Right-of-Way - Land in which the state, county, or municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

Roadway Functional Classification - The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major, or minor levels.

Runoff - The portion of rainfall or irrigation water that flows across ground surface and eventually is returned to creeks, streams, and lakes.

Sanitary Sewer Facilities - Structures or systems designed for the collection, transmission, treatment, or disposal of sewage including trunk mains, interceptors, treatment plants and disposal systems.

Seasonal Population – Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, and other short-term and long-term visitors.

Services - The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state or federal law.

Setback – The distance between a structure and any lot line.

Shall – Expresses a command, must express what is mandatory, to be done at all times without deviation.

Should – Express obligation.

Solid Waste - Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, derelict vessels, junk vehicles, and other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural or governmental operations.

Solid Waste Facilities - Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous waste, and includes transfer stations, processing plants, recycling plants, and disposal systems.

Solid Waste Transfer Station - A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

Standard – A rule set up and established by authority for the measure of quantity, weight, extent, value or quality; a criterion on which a judgment or decision shall be based.

Strive – To endeavor; to devote serious effort or energy.

Structure – Anything constructed or erected, the use of which requires rigid location on the ground or attachment to something having a permanent location on the ground.

Support – ~~To promote the interests or causes of; to uphold or defend as valid or right, advocate; to argue or vote for; to pay the costs of; to favor actively in the face of opposition.~~

Storm water - The flow of water which results from rainfall.

Support Documents - Any surveys, studies, inventory maps, data, inventories, listings or analyses used as a basis for or in developing the local comprehensive plan.

Transportation Disadvantaged - Those individuals who, because of physical or mental disability, income status, or age, are unable to transport themselves or to purchase transportation and are therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.

Variance - means a relaxation of the terms of the Comprehensive Plan where such variance as may be approved by the Board of Zoning Adjustment, the Planning and Zoning Commission or City Commission, as may be applicable has been demonstrated not to be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this article would result in unnecessary and undue hardships. As used in this article, a variance is authorized from the provisions of this Comprehensive Plan only for impervious/pervious coverage, or size of yards and buffer spaces. Establishment or expansion of a use, density, floor area, or height as otherwise not permitted by this Comprehensive Plan shall not be allowed by variance, nor shall any variance be granted because of presence of nonconformities in the zoning district or due to uses in an adjoining zoning district.

Vegetative Communities - Ecological communities, such as oak hammocks, which are classified based on the presence of certain soils, vegetation or animals.

Water Recharge Areas - Land or water areas through which groundwater is replenished.

Water Wells - Wells excavated, drilled, dug, or driven for the supply of industrial, or potable water for general public consumption.

Wetlands - Wetlands as defined by the Florida Department of Environmental Protection (FDEP) and St. Johns River Water Management District (SJRWMD) methodology, soil types, hydrological requirements, and vegetation types.

Workforce Housing: A dwelling unit, with regard to a unit for sale, one which costs less than 120% percent of the median price of the single family homes sold the previous year in the Orlando metropolitan area; and with regard to a unit for rent, one which rents monthly for less than 120% percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area and for which the purchaser or renter's income or combined family income does not exceed 120% percent of the median family income for the Orlando metropolitan area.

The following chart relates to Chapter 4 – Public Facilities, 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. This element was reviewed by the Lakes and Waterways Board (their comments/changes are shown in blue underlined text), the Utility Advisory Board (their comments/changes are shown in pink underlined text, and the Comprehensive Plan Task Force (their comments/changes are shown in green underlined text)

No.	Existing Public Facilities Element	Comments
1	4-1: PUBLIC FACILITIES GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Public Facilities Element, which includes sanitary sewer, solid waste, potable water, natural groundwater aquifer recharge, <u>and</u> stormwater management <u>and electric utility</u> . The purpose of this element is to provide guidance for appropriate plans and policies needed to meet identified or projected needs in these public facilities.	
2	GOAL 4-1: PROMOTE PUBLIC HEALTH AND SAFETY THROUGH PUBLIC FACILITIES. To ensure the provision of high quality, healthful, effective, reliable and necessary services for coordinated sanitary sewer, potable water, solid waste, drainage and natural groundwater aquifer recharge to city residents, customers and visitors while ensuring protection and preservation of the environment.	
3	OBJECTIVE 4-1.1: PROVIDE SERVICE CONSISTENT WITH LEVEL OF SERVICE STANDARDS: Service all new development and redevelopment with potable water, sewerage, stormwater management and solid waste management that meets or exceeds the adopted levels of service.	Spelling correction
4	Policy 4-1.1.1: Infrastructure Available Concurrent with Development. Assure the provision of these infrastructure and public facility and services concurrent with development.	
5	Policy 4-1.1.2: Infrastructure Priority Criteria: Prioritize infrastructure investment based on existing facilities; deficiencies first, replacement and retrofitting of facilities second, and future facility needs third.	
6	Policy 4-1.1.3: Maximize Use of Existing Facilities. Locate public service facilities and utilities so as to maximize their efficiency, minimize their cost, and minimize their impacts on the natural environment.	
7	Policy 4-1.1.4: Use of Interlocal Agreements. Be responsive to opportunities for interlocal agreements with adjacent governments for the purpose of improving and integrating the provision of these public facilities to the areas adjacent to the City.	
8	OBJECTIVE 4-1.2: LAND USE AND PUBLIC FACILITY COORDINATION. Achieve internal consistency in the Comprehensive Plan by managing land use so that new development and redevelopment are permitted only if the necessary public facilities are provided concurrently with the impacts of the development.	
9	Policy 4-1.2.1: Compliance with Concurrency Requirements. The City shall ensure that all development shall be in compliance with applicable state and City concurrency laws-	
10	Policy 4-1.2.2: Coordinate Development Timing with Infrastructure Funding and Availability. Ensure that the location and timing of new development or redevelopment is coordinated with the City's ability to provide and fund public facility improvements.	
11	Policy 4-1.2.3: Location and Timing of Improvements. Consider the location and timing of new public facility construction in requests for land use plan amendments.	
11a	Policy 4-1.2.4: Environmental Impact. Balance the location and project needs of a new public facility and the impact of construction with the desire to conserve and preserve the city's environmental quality.	Per July 20 th Advisory Board Meeting. Board emphasis on environmental viability and sustainability. Per September 12 th Task Force meeting. Removed due to redundancy as this is addressed in other areas of the comprehensive plan
12	SANITARY SEWER SUB-ELEMENT GOAL 4-2: SANITARY SEWER. PROVIDE COST-EFFECTIVE WASTEWATER TREATMENT AND ENVIRONMENTALLY ACCEPTABLE EFFLUENT DISPOSAL THROUGH CENTRAL WASTEWATER TREATMENT SYSTEMS.	
13	OBJECTIVE 4-2.1: WASTEWATER COLLECTION AND TREATMENT. Provide users with economically and environmentally sound wastewater collection and treatment, which protects investments in existing facilities and promotes orderly, compact urban growth.	
14	a. Central Wastewater System Policy 4-2.1.1: Sanitary Sewer Minimum Level of Service. The City shall maintain and develop sanitary sewer collection and treatment facilities and systems that provide and ensure that the minimum adopted levels of service for sanitary sewer of 139 gallons per day per capita and 320 gallons per day per equivalent residential unit are available to serve the City and its utility service areas.	Per September 12 th Task Force meeting. References in policy make it unreadable.
15	Policy 4-2.1.2: Alternative Sources for Sewer Treatment. If the City's central sewer treatment facilities do not have capacity to treat all wastewater flows generated from existing and future demands within the service area, the City shall purchase capacity from nearby sewer providers to assure central sewer service capacities are sufficient to meet or exceed the sanitary sewer level of service standard.	
16	Policy 4-2.1.3: Mandatory Connection to City's Central Sewer System. All new development and redevelopment within the City shall connect to the central sanitary sewer system except as otherwise allowed by policy under Objective 4-2.1.b Policy 4-2.1.7 to Policy 4-2.1.11	Per September 12 th Task Force meeting. References in policy make it unreadable.
17	Policy 4-2.1.4: Discourage Duplication of Services. Continue interlocal agreements with adjacent governments, authorities and private utilities on utility service area boundaries so that there are no unnecessary duplications of service lines or conflicts in service provision.	

No.	Existing Public Facilities Element	Comments
18	Policy 4-2.1.5: Sewer System Improvements and CIP. Implement sanitary sewer system maintenance and improvement projects in accordance with the Capital Improvements Program (CIP).	
19	Policy 4-2.1.6: Sanitary Sewer Capacities and Concurrency Management System. As part of the annual preparation of the fiscal year budget, the City's concurrency management system shall be update to identify available capacities within the sewer treatment system operated by the City as well as available capacities reserved through agreements with other sewer service providers. Upon completion of the annual concurrency management system update, the City shall send a copy of the concurrency management report to Orange County or any local other government whose constituents reside or own property within Winter Park's sewer service area.	
20	<p>b. Septic Tanks</p> <p>Policy 4-2.1.7: Prohibit Septic Tanks for New Development within the City Limits. New development and redevelopment within the City limits are prohibited from using septic tank systems except as otherwise allowed under Objective 4-2.1.b Policy 4-2.1.7 to Policy 4-2.1.11. All new development within the City limits shall connect to the central wastewater system no later than the issuance of a certificate of occupancy unless otherwise allowed under Objective 4-2.1.b Policy 4-2.1.7 to Policy 4-2.1.11.</p> <p>If a sewer collection line is not within 100 feet of a vacant residential lot or a residential lot on which an existing home was demolished or destroyed, septic tanks may be used on an interim basis by a single family home subject to a sewer collection agreement that requires the property owner to connect to the sewer line within five years from the date on which an operating sewer line is available within right-of-way or easements adjacent to the property. An alternative timeframe may be established within the agreement subject to approval by the City Commission, but connection shall occur no later than ten years from the time of availability. The sewer collection agreement shall be established between the property owner and the City, and shall be recorded prior to issuance of a certificate of occupancy.</p> <p>For purposes of this policy, redevelopment shall be defined as improvements equal to 50% of the value of the current structure, based on the most recent building value listed by the Orange County Property Appraiser's Office.</p>	Per September 12 th Task Force meeting. References in policy make it unreadable. Interim is also a subjective term. Third comment addresses a start date.
21	Policy 4-2.1.8: Installment and Operation of Septic Tanks. All septic tanks systems, including drain fields, must comply with Orange County Health Department septic tank policies, standards and criteria.	
22	Policy 4-2.1.9: Elimination of Septic Tanks. For development currently served by septic tanks, the City should shall evaluate and consider solutions and programs that can be used to encourage connection to the City's utility wastewater system.	Per July 20 th Advisory Board Meeting. Board emphasis on creating a goal which would dissolve septic tank use in favor of city wastewater. Per August 24th UAB comments.
23	Policy 4-2.1.10: Elimination of Existing Septic Tanks in Areas with Unsuitable Soils. Existing septic tanks in areas with unsuitable soils shall be required to connect to sanitary sewer facilities within one year from the installation of sewer collection lines within right-of-way or easements adjacent to a parcel. Any problem areas that experience septic tank failures due to unsuitable soils or any areas where septic tank problems are identified by the Orange County Health Department, shall be prioritized for extension of sanitary sewer facilities and the City shall, on its own or in consort with Orange County, require hookup to these sewer facilities with costs reimbursed to the City via property assessments or other contractual agreements.	
24	Policy 4-2.1.11: Prohibit Mounded Drain Fields. Within the City limits, the City shall prohibit the use of mounded or elevated septic tank drain fields.	
25	<p>c. Package Treatment Plants</p> <p>Policy 4-2.1.12: Prohibit Use of Package Treatment Plants. Within the City utility service area, the City shall prohibit the construction and use of private package treatment plants even as an interim service provision. If areas are annexed into the City that are served by package treatment plants, the City shall prepare a plan no later than one year from the annexation date to address closure of the facility and connection to the City's utility wastewater system.</p>	
26	<p>SOLID WASTE SUB-ELEMENT</p> <p>GOAL 4-3: SOLID WASTE SERVICES. AN ENVIRONMENTALLY SAFE, EFFICIENT AND COST EFFECTIVE SYSTEM FOR THE COLLECTION, TRANSFER AND DISPOSAL OF SOLID WASTE.</p>	
27	OBJECTIVE 4-3.1: EFFICIENT SOLID WASTE COLLECTION AND DISPOSAL. Provide safe, sanitary and efficient solid waste collection and contract disposal for all properties within the City and encourage reduction of waste through recycling programs.	
28	Policy 4-3.1.1: Collection Level of Service and Disposal of Standard Solid Waste Materials. Provide bi-weekly <u>Continue</u> solid waste collection and disposal service to all residential and non-residential properties in the City through contractual agreements with waste collection businesses. The level of service provided for collection and disposal shall be consistent with the level of waste generated from development and land uses occurring within the City. The City shall manage collection and disposal services sufficient to accommodate at least an annual average daily level of service of 4.2 pounds per capita.	Per July 20 th Advisory Board Meeting and staff comments. Having the ability to change to weekly pickup vs bi-weekly pickup with larger containers would be more sustainable.

No.	Existing Public Facilities Element	Comments
29	Policy 4-3.1.2: Disposal Capacity. The City shall continue to require the waste collection provider to secure arrangements with landfill operators regarding sites for disposal of solid wastes. The City shall require within service agreements that the waste collection provider disposes of trash at landfill or similar disposal sites approved by the Florida Department of Environmental Protection (FDEP).	
30	Policy 4-3.1.3: Yard Trash and Recyclable Collection and Disposal. Continue yard trash and recyclable collection services through contractual agreements with waste collection businesses. The City shall assure through service agreements with the waste collection provider that yard trash and recyclable collections will be transferred to appropriate recycling or processing centers.	
31	Policy 4-3.1.4: Large and Bulky Trash Pickups for Residential Customers. Through service agreements with the waste collection provider, the City shall require waste collection providers to provide special pickup service for large and bulky trash.	
32	Policy 4-3.1.5: Construction Debris. Construction sites will provide on-site trash containers for construction debris and shall be responsible for arranging regular collection and removal of construction debris to maintain public health and for fire prevention purposes.	
33	Policy 4-3.1.6: Voluntary Recycle Program. Continue the voluntary residential recycling program of newspapers, cardboard, glass, plastic and aluminum for the City's residential customers. The City shall also require through any new contractual agreements with waste collection providers that recycling programs be offered on a voluntary basis to non-residential customers.	Per July 20 th Advisory Board meeting, Stronger language to encourage recycling and participation in the program should be considered. Per August 24 th UAB comments.
34	Policy 4-3.1.7: Public Awareness Program. Continue a public awareness program jointly developed by the City and Waste Management the waste collection provider to inform, educate, and urge residents to participate in recycling programs demonstrating the environmental and cost benefits associated with the program.	Per August 24 th UAB comments.
35	Policy 4-3.1.8: Implement Recycling Programs. Continue to provide the actions necessary for implementation of the interlocal agreement for county-wide recycling and disposal requirements.	
36	Policy 4-3.1.9: Capacity Concurrent with Development Impacts. The City shall require, before development is permitted, that solid waste disposal facilities be available concurrent with the demand for those facilities in accordance with the adopted level of service. Solid waste disposal facilities means both available landfill capacity necessary for that development and collection mechanisms necessary for transportation of the solid waste to be generated.	
37	Policy 4-3.1.10: Coordination with County Landfill Capacity. The City shall annually coordinate with Seminole County and Orange County regarding status of existing and future landfill capacity. Prior to entering into a service agreement with a waste collection provider, the City shall require the service provider to demonstrate that landfill sites are available and accessible to the provider for the duration of the service agreement.	
38	Policy 4-3.1.11: Hazardous Waste Collection and Disposal. The City shall continue to support Orange County's hazardous waste collection and disposal program by informing and educating citizens and businesses regarding proper disposal needs as well as the location of County hazardous waste disposal sites. The City shall continue the hazardous waste collection and disposal program by providing citizens with the locations of hazardous waste disposal sites, as well as informing and educating citizens and businesses regarding proper hazardous waste disposal.	Per August 24 th UAB comments – need to rework sentence to make more sense.
39	DRAINAGE SUB-ELEMENT GOAL 4-4: DRAINAGE. PROVIDE STORMWATER DRAINAGE TO PROTECT AGAINST FLOOD CONDITIONS AND PREVENT DEGRADATION OF QUALITY OF RECEIVING WATERS.	
40	OBJECTIVE 4-4.1: STORMWATER MANAGEMENT AND WATER QUALITY. Provide adequate drainage and stormwater management prior to discharge of stormwater to lakes and streams so as to ensure protection from flooding and limit degradation of receiving water quality.	

No.	Existing Public Facilities Element	Comments
41	<p>Policy 4-4.1.1: Stormwater Quantity Level of Service. The City adopted a drainage facility level of service standard for new development or redevelopment that requires design of drainage facilities <u>and low impact development techniques to eliminate or minimize stormwater runoff discharges as well as the retention and treatment of the first inch of stormwater</u> to be consistent with the requirements Chapter 62-25 Section 25.040, F.A.C and Chapter 62-302.500 F.A.C. However, in certain circumstances, the City's stormwater regulations may require that this be accomplished in excess of these standards by excluding the use of underground retention facilities or may require properties to comply with these standards, where not required by these State rules, when undergoing redevelopment wherein the Stormwater Board of Appeals may allow the accomplishment of this level of service off site. The City adopted a drainage facility level of service standard for new development or redevelopment that requires design of drainage facilities and low impact development techniques to eliminate or minimize stormwater runoff discharges to meet or exceed State and/or Federal requirements pursuant to Chapter 62-25 Section 25.040, F.A.C and Chapter 62-302.500 F.A.C.</p>	<p>Per July 20th Advisory Board Meeting. Board emphasis on including language for regulations in excess of State mandates. Per August 24th UAB meeting, they wanted to delete the Lakes Board comments and include what is shown in pink.</p>
42	<p>Policy 4-4.1.2: Stormwater Quality Level of Service. Stormwater facilities and site development shall be designed to prevent runoff from lowering water quality within freshwater lakes below the minimum conditions necessary to maintain State classifications as established in Chapter 62-302, F.A.C. <u>Stormwater treatment is required by retention or detention of up to two inches</u> of runoff on newly developed and redeveloped sites.</p>	<p>Suggested text change. Per August 24th UAB meeting – wanted consistence to not choose only retention or detention and did not want to specify two inches.</p>
43	<p>Policy 4-4.1.3: Stormwater Design Compatibility with Natural Systems. Stormwater retention/detention areas located outside of public right-of-way, and which are visible to or accessible to the public, shall be designed and landscaped to appear as a natural waterbody unless determined by the City that public health or safety may be threatened. Such stormwater detention or retention areas shall be designed so that the shorelines are sinuous rather than straight, and so that water/land interfaces are curvilinear.</p>	
44	<p>Policy 4-4.1.4: Roadway Stormwater Facilities. New subdivisions or other development projects creating new public or private roads shall provide stormwater retention and detention for all new roadways constructed consistent with the <u>first inch</u> first-inch requirements of Section 62-25 F.A.C, Regulation of Stormwater Discharge; Chapter 62-25, Section 25.040 F.A.C; and Chapter 62-302.500 F.A.C.</p>	<p>Per August 24th UAB comments wanting to not specify inches in cases where more or less would be required.</p>
45	<p>Policy 4-4.1.5: Compliance with Stormwater and Lakes Management Plan. Development and redevelopment shall comply with all applicable stormwater design and facility requirements established within Stormwater and Lakes Management plans approved by the City Commission. Site design shall accommodate and occur consistent with the stormwater retention/detention design as set forth within the stormwater plan.</p>	<p>Suggested text change. Florida Department of Environmental Protection states that the National Pollutant Discharge Elimination System (NPDES) permit requirements suffice for a stormwater management plan.</p>
46	<p>Policy 4-4.1.6: Stormwater Design for Redevelopment Not Subject to Approved Stormwater and Lakes Management Plans. Redevelopment must retrofit existing development sites to meet the City's stormwater design and level of service standards, or to comply with the requirements of stormwater master plans approved when renovation value to buildings exceeds 50% of its market value. The market value shall be determined according to the most recent valuations listed by the Orange County Property Appraiser's office. A stormwater master plan must have been approved by the City Commission.</p>	<p>Suggested text change. This policy applies to Policy 4-4.1.1 and 4-4.1.2.</p>
47	<p>Policy 4-4.1.57: Eliminate Discharge to Lakes <u>Eliminate Reduce Localized Flooding and Pollutant Discharge to Lakes through the Stormwater Utility Capital Improvement Plan Program.</u> The City's Stormwater Utility CIP Program shall includes a continuous program of capital the implementation drainage improvement projects to eliminate reduce localized flooding. The City's CIP also includes which work water quality projects to eliminate reduce pollutants by reducing nutrient loads from to eliminate stormwater runoff that direct discharges of stormwater directly into lakes and drainage wells. This is accomplished by retrofitting the drainage systems to include <u>solids removal technologies and stormwater retention or detention</u> to allow and percolation into the ground. These CIP projects shall be implemented through methodologies equivalent to the standards referenced in Policies 4-4.1.1 and 4-4.1.2. prior to discharge or overflow into the lakes or drainage wells.</p>	<p>Per August 24th UAB meeting – wanted consistence to not choose only retention or detention. City Commission revised 11/14/16.</p>
48	<p>Policy 4-4.1.68: Stormwater Utility Fees and Revenues Program. Continue <u>collecting, monitoring and adjusting</u> the stormwater utility fees as required to fully fund the City's stormwater program. The stormwater utility revenues to be set aside for the stormwater capital improvement plan with the balance toward drainage operation and maintenance costs, as a funding source for drainage operations, maintenance and capital improvements, and implement capital improvements as programmed in the Capital Improvements Plan. <u>Additionally, continue to apply for stormwater management cost share programs as a supplemental funding source.</u></p>	
49	<p>Policy 4-4.1.9: Continue the Use of Stormwater utility Revenue for Capital Improvements. Continue the use of stormwater utility revenue to be set aside for capital stormwater improvement projects with the balance toward drainage operation and maintenance costs. Additionally, continue to apply for stormwater management cost share programs a supplemental funding sources.</p>	<p>Suggested text change. Language for this policy is provided in Policy 4-4.1.6.</p>

No.	Existing Public Facilities Element	Comments
50	Policy 4-4.1.740: Require Stormwater Analysis and Treatment Implementation with Redevelopment Plans. To create opportunities for efficient use of land, innovative site design, and conformance with desired land use plans and development character, the City shall require stormwater analysis and treatment implementation as part of redevelopment plans involving multiple properties. The City shall also encourage or consider the preparation of stormwater master plans in conjunction with proposed neighborhood plans.	
51	POTABLE WATER GOAL 4-5: POTABLE WATER. PROVIDE ALL USERS WITH ECONOMICALLY AND ENVIRONMENTALLY SOUND POTABLE WATER PRODUCTION, TREATMENT AND DISTRIBUTION SYSTEMS WHICH MEET THEIR NEEDS FOR QUANTITY, QUALITY, AND SAFETY.	
52	OBJECTIVE 4-5.1: PROVIDE POTABLE WATER TO MEET CUSTOMER NEEDS. The City shall provide water production, treatment and distribution facilities, and equipment necessary to meet the needs of its customers. and necessary to <u>The City shall</u> meet adopted level of service standards through the year 202 97 <u>97</u> .	Per August 24 th UAB meeting.
53	Policy 4-5.1.1: Potable Water Level of Service. The City adopts potable water minimum level of service standards of 150 gallons per capita per day for average usage and 225 gallons per capita per day for peak usage.	
54	Policy 4-5.1.1: Potable Water Level of Service. The City adopts potable water minimum level of service standards of 150 gallons per capita per day for average usage and 225 gallons per capita per day for peak usage.	Repeated element.
55	Policy 4-5.1.2: Compliance with Florida Department of Environment (FDEP) and Insurance Service Organization (ISO) Public Water System Standards. Water production, treatment and distribution facilities shall be maintained, operated, and improved in a manner necessary to continue meeting the adopted level of service standards, FDEP water quality criteria set forth in Chapter 64-550, FAC , and ISO fire flow criteria.	Per Comprehensive Plan Task Force meeting on September 12 th . Remove specific code that could be either redacted or renumbered.
56	Policy 4-5.1.3: Provide Capital Improvements to Meet Level of Service Standards. The City shall invest in the water production capital improvement projects itemized in the Capital Improvements Element that are required to maintain level of service standards set forth in Policy 4-5.1.1 and 4-5.1.2.	
57	Policy 4-5.1.4: Capital Improvement Investment for Water System. The City shall invest in the water distribution improvement projects itemized in the Capital Improvements Element.	
58	Policy 4-5.1.5: Mandatory Connection to Water System. The City shall require all new development within the water utility service area to utilize the City's potable water for consumptive, non-irrigation uses.	
59	Policy 4-5.1.6: Water Capacity Concurrent with Development Impacts. Water capacity in the Winter Park Utility system shall be available consistent with the City's adopted level of service standards prior to issuance of a City building permit. For development within the Winter Park Utility service area but outside the City's boundaries, the City shall not issue a connection permit unless water capacity is available consistent with the City's adopted level of service standard.	
60	Policy 4-5.1.7: City Participation in Opportunities Generated by Development Activities. The City shall cooperate with developers in financially participating in the cost of over-sizing new water mains or looping water systems when there is a need for such improvement and when there is an economic efficiency benefit to the City in such participation.	
61	Policy 4-5.1.8: Implementation of City Water Supply Facilities Work Plan. The Water Supply Facilities Work Plan shall be provided located in the Data Inventory and Analysis section of this Public Facilities Element is hereby adopted as an exhibit to this element.	Per Comprehensive Plan Task Force meeting on September 12 th . DIA has to be addressed, but not formally adopted according to Florida Statute
62	Policy 4-5.1.9: Multi-jurisdictional Planning Initiatives. Identify partnerships with surrounding utilities such as Orange County, Orlando Utilities Commission, and Seminole County on regional water supply development projects to provide wholesale water to the City of Winter Park. Such projects include working with the Seminole County and exploring the technical and institutional feasibility of developing the Lake Monroe alternative and the preliminary design for the St. Johns River near Deland and Lower Ocklawaha River Alternative Water Supply projects.	Per Comprehensive Plan Task Force meeting on September 12 th . Projects may be completed or no longer relevant.

No.	Existing Public Facilities Element	Comments
63	OBJECTIVE 4-5.2: POTABLE WATER CONSERVATION AND PROTECTION OF GROUNDWATER SUPPLIES. Conserve potable water supply to encourage reduction in water demand; to prevent and reduce wasteful, uneconomical, impractical, or unreasonable use of water resources; and to preserve natural groundwater aquifer supplies for existing and future population by continuing distribution of reclaimed water as a source for non-potable water and by promoting water conservation programs.	Per August 24 th UAB meeting, they wanted Fire Department Staff to review if fire flow standards need to be included within a goal/policy/objective.
64	Policy 4-5.2.1: Water Reclamation. The City shall continue to apply treated effluent as reuse water for irrigation within parks, open space areas, golf courses, and cemeteries. Reuse lines shall be expanded as opportunities arise to provide additional areas of the City with reclaimed water for irrigation purposes. Expansion of the reuse lines and reclaimed water shall also occur consistent with requirements set forth by the St. Johns River Water Management District (SJRWMD) within the City's consumptive use permits.	Per August 24 th UAB meeting, wanted to discuss if residential areas should be included.
65	Policy 4-5.2.2: Participation in the East-Central Florida Water Supply Planning Initiative. In an effort to cooperatively work with local governments and the SJRWMD in a planning process to find and prioritize regional water supply solutions, the City will continue participation in this intergovernmental involvement program sponsored by the SJRWMD.	
66	Policy 4-5.2.3: Promote Low Water Use Landscaping and Plants. At least fifty (50%) percent of landscape plants used to meet City landscaping requirements for new development and redevelopment shall use native or drought resistant vegetation.	
67	Policy 4-5.2.4: Water Conservation Plans and Education Programs. The City will cooperate with the SJRWMD to implement and participate in water conservation activities and programs required by the City's consumptive use permit issued by the SJRWMD. The City will also continue to educate water users in the use of water conservation techniques by posting information on the City's website or having such information available to the public through the Public Works Department and Utility Division. <u>Parks and Recreation Department and Utility Department.</u>	
68	Policy 4-5.2.5: Water Conservation Fixtures. New construction shall be required to use water fixtures that efficiently distribute water in a manner that reduces overuse and promotes water conservation.	
69	Policy 4-5.2.6: Support Activities Related to Priority Water Resource Caution Area (PWRCA). The City shall cooperate with the SJRWMD regarding regional water management activities and programs to use alternative sources for water supply to promote reduced future reliance on groundwater aquifers.	
70	NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT GOAL 4-6: GROUNDWATER AQUIFER RECHARGE AND GROUNDWATER SUPPLY. TO MAINTAIN AND PROTECT THE NATURAL GROUNDWATER AQUIFER RECHARGE FUNCTIONS AND CAPABILITIES OF WINTER PARK.	At August 24 th UAB meeting, there was discussion about incentivizing surficial aquifer residential irrigation wells. The FDEP/Orange County EPD have strict regulations regarding these types of wells, the locations where these wells would be permitted, and the regulations of licensed entity that can install these wells. Installing these wells in certain areas can be damaging to the surficial aquifer.
71	OBJECTIVE 4-6.1: AUGMENT AQUIFER RECHARGE AND PROTECT WELLFIELD CONES OF INFLUENCE. The City shall reduce potential for contamination of groundwater aquifer through stormwater management practices and through management of land use activities that may threaten groundwater quality near wellfield sites.	
72	Policy 4-6.1.1: Stormwater Retention and Detention for Roadway Runoff. New subdivisions and development constructing new or modifying existing public roads, shall provide stormwater retention and detention for all new roadways constructed <u>at a minimum</u> consistent with the first-inch requirements of Section 62-25, Regulation of Stormwater Discharge; Chapter 62-25, Section 25.040; and Chapter 62-302.500 F.A.C.	Suggested text change per July 20 th Advisory Board meeting. Per August 24 th UAB comments regarding being consistent throughout the document and not specifying inches in case the development is required less/more. Per Comprehensive Plan Task Force meeting on September 12 th . Remove references to F.A.C. Removed strike through of F.A.C. code reference
73	Policy 4-6.1.2: Stormwater Management Regulations: The City shall require one-inch stormwater retention <u>or detention</u> meeting the referenced state standards not only for new development, but also for redevelopment wherein property owners must retrofit existing developed sites when those buildings undergo renovations exceeding 50% of the value of those structures.	Per August 24 th UAB meeting – wanted consistence to not choose only retention or detention but also not to specify a 'one' inch requirement.

No.	Existing Public Facilities Element	Comments
74	Policy 4-6.1.3: Impervious Coverage and Groundwater Percolation. The City shall require, by virtue of landscaping requirements, retention <u>or detention</u> requirements or impervious coverage limits that single family properties may not exceed 50% impervious coverage, or 60% when 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.	Per August 24 th UAB meeting – wanted consistence to not choose only retention or detention.
75	Policy 4-6.1.4: Eliminate Direct Discharge into Surface Waters. The City's Stormwater Utility Program shall include a continuous program of capital drainage improvement projects which work to eliminate direct discharge of stormwater into lakes and drainage wells by retrofitting the drainage system to include retention <u>or detention</u> and percolation of stormwater equivalent to the standards referenced in Policies 4-4.1.1 and 4-4.1.2 prior to discharge or overflow into the lakes or drainage wells.	Per August 24 th UAB meeting – wanted consistence to not choose only retention or detention.
76	Policy 4-6.1.5: Wellfield Protection Area. A wellfield protection area is established within a 500 foot radial setback distance for a public well. The intent of wellhead protection area is to protect potable water wells, as defined in Rule 62-521.200, FAC, from contamination, and to prevent the need for their replacement or restoration due to contamination. Land uses and construction within the wellfield protection zone shall not create a threat to groundwater quality resulting from contamination entering the ground. Use and activities within the wellfield protection areas shall be consistent with the requirements and prohibitions stipulated within Section 62-521.400, FAC, Ground Water Protection Measures in Wellhead Protection Areas.	
77	Policy 4-6.1.6: Protect Effective Aquifer Recharge Areas The City shall preserve the predevelopment conditions of highly effective aquifer recharge areas as depicted on Map 4-3 in this element with regard to soil type, drainage rates, grade elevation, so as to minimize the reduction in the recharge of the surficial aquifer. A field analysis shall be required to delineate the area enveloped by the highly effective aquifer recharge area. The groundwater level and fluctuations shall not be worse than under predevelopment conditions. Highly effective aquifer recharge areas shall be designated on the Future Land Use Map series. Map 4-3 <u>PFE-4-03</u> in this element and shall be all areas with recharge rates over four <u>five</u> (5) inches per year.	
78	<u>ELECTRIC UTILITY SUB-ELEMENT</u> <u>GOAL 4.7: ELECTRIC UTILITY. PROVIDE COST-EFFECTIVE AND RELIABLE ELECTRIC SERVICE THROUGHOUT THE CITY</u> <u>ELECTRIC SERVICE AREA.</u>	Per August 24 th UAB comments.
79	<u>OBJECTIVE 4.7.1: ELECTRIC SUPPLY AND DISTRIBUTION.</u> <u>The City shall</u> provide users with an economically and environmentally sound electric utility, protecting investments in existing facilities and promoting orderly, compact urban growth.	Per August 24 th UAB comments.
80	<u>Policy 4.7.1.1: Level of Service.</u> The City shall maintain <u>and develop</u> a level of service consistent with the reliability and service rates of the region.	
81	<u>Policy 4.7.1.2: Design and Construction.</u> The City shall use design and construction standards that are environmentally sensitive, safe, cost-effective, and appropriate, and that minimize <u>their</u> impact on surrounding neighborhoods.	
82	<u>Policy 4.7.1.3: Mandatory Connection to City's Electric System.</u> All new development and redevelopment within the City shall connect to the city's electric utility system.	
83	<u>Policy 4.7.1.4: Undergrounding of new electrical lines:</u> The City will <u>shall</u> require the undergrounding of all new electrical lines except that interim installation of new aerial facilities, on a temporary basis, may be allowed when accompanied by a plan for permanent underground power to underground the lines in a timely manner. Upon certification of occupancy, interim overhead installation shall be removed	
84	<u>Policy 4.7.1.5: Electric Undergrounding.</u> The city will continue to <u>shall</u> pursue its electric undergrounding program in a timely and cost efficient manner. <u>This includes the undergrounding of all primary and secondary overhead lines in the city. The city intends to have this completed by end of calendar year 2026. Undergrounding completion is defined as all primary and secondary overhead lines where secondary lines do not include service lines to residential and commercial properties.</u>	Suggested text change per advisory board meeting on July 27 th . Time certain per city electric utility staff.
85	<u>Policy 4.7.1.6: Trees and vegetation.</u> The City will <u>shall</u> apply directional pruning of trees and phased replacement of improperly located vegetation in the right of way wherever appropriate. The pruning and trimming of trees will be performed in an environmentally sensitive and aesthetically acceptable manner according to the City Urban Forestry Division.	

No.	Existing Public Facilities Element	Comments
86	<u>Policy 4.7.1.7: Emergency preparedness.</u> The City shall coordinate emergency preparedness and response with local and regional utility providers.	
87	<u>Policy 4.7.1.8: Discourage Duplication of Services.</u> <u>The City shall</u> continue interlocal agreements with adjacent jurisdictions, authorities and private utilities on utility service area boundaries so that there are no unnecessary duplications of service lines or conflicts in service provision.	Suggested text change per advisory board meeting on July 27 th .
88	<u>Policy 4.7.1.9: Electric Utility Improvements and CIP.</u> <u>The City shall</u> implement electric utility system maintenance and improvement projects in accordance with the Capital Improvements Program (CIP).	Suggested text change per advisory board meeting on July 27 th .
89	<u>Policy 4.7.1.10: Electric Utility Incentive Programs.</u> The electric utility will <u>shall</u> explore opportunities for incentive programs and rebates to ensure a positive economic environment for residents and businesses.	Suggested text change per advisory board meeting on July 27 th .
90	<u>Policy 4.7.1.11: Alternative technologies.</u> The City shall facilitate cost-effective and environmentally sensitive alternative technologies and energy sources where appropriate.	
91	<u>Policy 4.7.1.12: Resource conservation.</u> The City shall facilitate and encourage conservation of energy resources.	
92	<u>Policy 4.7.1.13: Expand Electric Service Area Boundaries.</u> The City shall explore options to expand the electric service area to the areas within the City that are not currently serviced by the City of Winter Park for electric utilities.	Per August 24 th UAB comments.
93	<u>Policy 4.7.1.14: Partnership and Governmental Coordination.</u> The City shall explore opportunities to partner with public or private entities for the purpose of leveraging grant dollars for completing electric utility projects.	Per Comprehensive Plan Task Force meeting on September 12 th .

CHAPTER 4: PUBLIC FACILITIES

(Reference §9J-5.011(2), FAC)

WINTER PARK RELATED VISION THEMES

Cherish and sustain Winter Park's extraordinary quality of life.

Plan our growth through a collaborative process that protects our City's timeless scale and character.

~~4-1: PUBLIC FACILITIES GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.~~ This section stipulates goals, objectives, and implementing policies for the Public Facilities Element, which includes sanitary sewer, solid waste, potable water, natural groundwater aquifer recharge, ~~and~~ stormwater management and electric utility. The purpose of this element is to provide guidance for appropriate plans and policies needed to meet identified or projected needs in these public facilities.

This Chapter (element) is based upon the data and analysis presented in Chapter 4 of the Data Inventory and Analysis document that supports City of Winter Park Comprehensive Plan.

This element provides a means to guide community management decisions in a manner that ensures public facility and infrastructure components are available and maintained to serve demands generated by existing and future population and development. Public facilities must be in place simultaneous with demand to maintain environmental balance, continue satisfactory delivery of public services, protect health and safety of the community and utility customers, and meet desired quality of life. As most areas within the City are accessible to central water and sewer lines, this element places emphasis on maintenance through repair and replacement of capital facilities, while striving for environmental and service improvements.

GOAL 4-1: PROMOTE PUBLIC HEALTH AND SAFETY THROUGH PUBLIC FACILITIES. TO ENSURE THE PROVISION OF HIGH QUALITY, HEALTHFUL, EFFECTIVE, RELIABLE AND NECESSARY SERVICES FOR COORDINATED SANITARY SEWER, POTABLE WATER, SOLID WASTE, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE TO CITY RESIDENTS, CUSTOMERS AND VISITORS WHILE ENSURING PROTECTION AND PRESERVATION OF THE ENVIRONMENT.

PROVISION OF PUBLIC FACILITIES

OBJECTIVE 4-1.1: PROVIDE SERVICE CONSISTENT WITH LEVEL OF SERVICE STANDARDS. Service all new development and redevelopment with potable water, sewerage, stormwater management and solid waste management that meets or exceeds the adopted levels of service.

Policy 4-1.1.1: Infrastructure Available Concurrent with Development. Assure the provision of these infrastructure and public facility and services concurrent with development.

Policy 4-1.1.2: Infrastructure Priority Criteria. Prioritize infrastructure investment based on existing facilities; deficiencies first, replacement and retrofitting of facilities second, and future facility needs third.

Policy 4-1.1.3: Maximize Use of Existing Facilities. Locate public service facilities and utilities so as to maximize their efficiency, minimize their cost, and minimize their impacts on the natural environment.

Policy 4-1.1.4: Use of Interlocal Agreements. Be responsive to opportunities for interlocal agreements with adjacent governments for the purpose of improving and integrating the provision of these public facilities to the areas adjacent to the City.

OBJECTIVE 4-1.2: LAND USE AND PUBLIC FACILITY COORDINATION. Achieve internal consistency in the Comprehensive Plan by managing land use so that new development and redevelopment are permitted only if the necessary public facilities are provided concurrently with the impacts of the development.

Policy 4-1.2.1: Compliance with Concurrency Requirements. The City shall ensure that all development shall be in compliance with applicable state and City concurrency laws-

Policy 4-1.2.2: Coordinate Development Timing with Infrastructure Funding and Availability. Ensure that the location and timing of new development or redevelopment is coordinated with the City's ability to provide and fund public facility improvements.

Policy 4-1.2.3: Location and Timing of Improvements. Consider the location and timing of new public facility construction in requests for land use plan amendments.

SANITARY SEWER SUB-ELEMENT

GOAL 4-2: SANITARY SEWER. PROVIDE COST-EFFECTIVE WASTEWATER TREATMENT AND ENVIRONMENTALLY ACCEPTABLE EFFLUENT DISPOSAL THROUGH CENTRAL WASTEWATER TREATMENT SYSTEMS.

OBJECTIVE 4-2.1: WASTEWATER COLLECTION AND TREATMENT. Provide users with economically and environmentally sound wastewater collection and treatment, which protects investments in existing facilities and promotes orderly, compact urban growth.

a. Central Wastewater System

Policy 4-2.1.1: Sanitary Sewer Minimum Level of Service. The City shall maintain and develop sanitary sewer collection and treatment facilities and systems that provide and ensure that the minimum adopted levels of service for sanitary sewer of 139 gallons per day per capita and 320 gallons per day per equivalent residential unit are available to serve the City and its utility service areas.

Policy 4-2.1.2: Alternative Sources for Sewer Treatment. If the City's central sewer treatment facilities do not have capacity to treat all wastewater flows generated from existing and future demands within the service area, the City shall purchase capacity from nearby sewer providers to assure central sewer service capacities are sufficient to meet or exceed the sanitary sewer level of service standard.

Policy 4-2.1.3: Mandatory Connection to City's Central Sewer System. All new development and redevelopment within the City shall connect to the central sanitary sewer system except as otherwise allowed by policy under Objective Policy 4-2.1.b7 to Policy 4-2.1.11.

Policy 4-2.1.4: Discourage Duplication of Services. Continue interlocal agreements with adjacent governments, authorities and private utilities on utility service area boundaries so that there are no unnecessary duplications of service lines or conflicts in service provision.

Policy 4-2.1.5: Sewer System Improvements and CIP. Implement sanitary sewer system maintenance and improvement projects in accordance with the Capital Improvements Program (CIP).

Policy 4-2.1.6: Sanitary Sewer Capacities and Concurrency Management System. As part of the annual preparation of the fiscal year budget, the City's concurrency management system shall be update to identify available capacities within the sewer treatment system operated by the City as well as available capacities reserved through agreements with other sewer service providers. Upon completion of the annual concurrency management system update, the City shall send a copy of the concurrency management report to Orange County or any local other government whose constituents reside or own property within Winter Park's sewer service area.

b. Septic Tanks

Policy 4-2.1.7: Prohibit Septic Tanks for New Development within the City Limits. New development and redevelopment within the City limits are prohibited from using septic tank systems except as otherwise allowed under Objective 4-2.1.7b to Policy 4-2.1.11. All new development within the City limits shall connect to the central wastewater system no later than the issuance of a certificate of occupancy unless otherwise allowed under Objective 4-2.1.b7 – to Policy 4-2.1.11.

If a sewer collection line is not within 100 feet of a vacant residential lot or a residential lot on which an existing home was demolished or destroyed, septic tanks may be used ~~on an interim basis~~ by a single family home subject to a sewer collection agreement that requires the property owner to connect to the sewer line within five years from the date on which an operating sewer line is available within right-of-way or easements adjacent to the property. An alternative timeframe may be established within the agreement subject to approval by the City Commission, but connection shall occur no later than ten years from time of availability. The sewer collection agreement shall be established between the property owner and the City, and shall be recorded prior to issuance of a certificate of occupancy.

For purposes of this policy, redevelopment shall be defined as improvements equal to 50% of the value of the current structure, based on the most recent building value listed by the Orange County Property Appraiser's Office.

Policy 4-2.1.8: Installment and Operation of Septic Tanks. All septic tanks systems, including drain fields, must comply with Orange County Health Department septic tank policies, standards and criteria.

Policy 4-2.1.9: Elimination of Septic Tanks. For development currently served by septic tanks, the City ~~should~~ shall evaluate and consider solutions and programs that can be used to encourage connection to the City's utility wastewater system.

Policy 4-2.1.10: Elimination of Existing Septic Tanks in Areas with Unsuitable Soils. Existing septic tanks in areas with unsuitable soils shall be required to connect to sanitary sewer facilities within one year from the installation of sewer collection lines within right-of-way or easements adjacent to a parcel. Any problem areas that experience septic tank failures due to unsuitable soils or any areas where septic tank problems are identified by the Orange County Health Department, shall be prioritized for extension of sanitary sewer facilities and the City shall, on its own or in consort with Orange County, require hookup to these sewer facilities with costs reimbursed to the City via property assessments or other contractual agreements.

Policy 4-2.1.11: Prohibit Mounded Drain Fields. Within the City limits, the City shall prohibit the use of mounded or elevated septic tank drain fields.

e. Package Treatment Plants

Policy 4-2.1.12: Prohibit Use of Package Treatment Plants. Within the City utility service area, the City shall prohibit the construction and use of private package treatment plants even as an interim service provision. If areas are annexed into the City that are served by package treatment plants, the City shall prepare a plan no later than one year from the annexation date to address closure of the facility and connection to the City's utility wastewater system.

SOLID WASTE SUB-ELEMENT

GOAL 4-3: SOLID WASTE SERVICES. AN ENVIRONMENTALLY SAFE, EFFICIENT AND COST EFFECTIVE SYSTEM FOR THE COLLECTION, TRANSFER AND DISPOSAL OF SOLID WASTE.

OBJECTIVE 4-3.1: EFFICIENT SOLID WASTE COLLECTION AND DISPOSAL. Provide safe, sanitary and efficient solid waste collection and contract disposal for all properties within the City and encourage reduction of waste through recycling programs.

Policy 4-3.1.1: Collection Level of Service and Disposal of Standard Solid Waste Materials. ~~Provide bi-weekly~~ Continue solid waste collection and disposal service to all residential and non-residential properties in the City through contractual agreements with waste collection businesses. The level of service provided for collection and disposal shall be consistent with the level of waste generated from development and land uses occurring within the City. The City shall manage collection and disposal services sufficient to accommodate at least an annual average daily level of service of 4.2 pounds per capita.

Policy 4-3.1.2: Disposal Capacity. The City shall continue to require the waste collection provider to secure arrangements with landfill operators regarding sites for disposal of solid wastes. The City shall require within service agreements that the waste collection provider disposes of trash at landfill or similar disposal sites approved by the Florida Department of Environmental Protection (FDEP).

Policy 4-3.1.3: Yard Trash and Recyclable Collection and Disposal. Continue yard trash and recyclable collection services through contractual agreements with waste collection businesses. The City shall assure through service agreements with the waste collection provider that yard trash and recyclable collections will be transferred to appropriate recycling or processing centers.

Policy 4-3.1.4: Large and Bulky Trash Pickups for Residential Customers. Through service agreements with the waste collection provider, the City shall require waste collection providers to provide special pickup service for large and bulky trash.

Policy 4-3.1.5: Construction Debris. Construction sites will provide on-site trash containers for construction debris and shall be responsible for arranging regular collection and removal of construction debris to maintain public health and for fire prevention purposes.

Policy 4-3.1.6: ~~Voluntary Recycle Program.~~ Continue the ~~voluntary~~ residential recycling program ~~of newspapers, cardboard, glass, plastic and aluminum~~ for the City's residential customers. The City shall also require through any new contractual agreements with waste collection providers that recycling programs be offered ~~on a voluntary basis~~ to non-residential customers.

Policy 4-3.1.7: Public Awareness Program. Continue a public awareness program jointly developed by the City and ~~Waste Management~~ the waste collection provider to inform, educate, and urge residents and businesses ~~of the environmental and cost benefits associated with recycling to participate in recycling programs demonstrating the environmental and cost benefits associated with the program.~~

Policy 4-3.1.8: Implement Recycling Programs. Continue to provide the actions necessary for implementation of the interlocal agreement for county-wide recycling and disposal requirements.

Policy 4-3.1.9: Capacity Concurrent with Development Impacts. The City shall require, before development is permitted, that solid waste disposal facilities be available concurrent with the demand for those facilities in accordance with the adopted level of service. Solid waste disposal facilities means both available landfill capacity necessary for that development and collection mechanisms necessary for transportation of the solid waste to be generated.

Policy 4-3.1.10: Coordination with County Landfill Capacity. The City shall annually coordinate with Seminole County and Orange County regarding status of existing and future landfill capacity. Prior to entering into a service agreement with a waste collection provider, the City shall require the service provider to demonstrate that landfill sites are available and accessible to the provider for the duration of the service agreement.

Policy 4-3.1.11: Hazardous Waste Collection and Disposal. ~~The City shall continue to support Orange County's hazardous waste collection and disposal program by informing and educating citizens and businesses regarding proper disposal needs as well as the location of County hazardous waste disposal sites.~~ The City shall continue the hazardous waste collection and disposal program by providing citizens with the locations of hazardous waste disposal sites, as well as informing and educating citizens and businesses regarding proper hazardous waste disposal.

DRAINAGE SUB-ELEMENT

GOAL 4-4: DRAINAGE. PROVIDE STORMWATER DRAINAGE TO PROTECT AGAINST FLOOD CONDITIONS AND PREVENT DEGRADATION OF QUALITY OF RECEIVING WATERS.

OBJECTIVE 4-4.1: STORMWATER MANAGEMENT AND WATER QUALITY. Provide adequate drainage and stormwater management prior to discharge of stormwater to lakes and streams so as to ensure protection from flooding and limit degradation of receiving water quality.

Policy 4-4.1.1: Stormwater Quantity Level of Service. The City adopted a drainage facility level of service standard for new development or redevelopment that requires design of drainage facilities and low impact development techniques to eliminate or minimize stormwater runoff discharges to be consistent with ~~to be consistent with the requirements Chapter 62-25 Section 25.040, F.A.C and Chapter 62-302.500 F.A.C. State requirements.~~ ~~However, in certain circumstances, the City's stormwater regulations may require that this be accomplished in excess of these standards by excluding the use of underground retention facilities or may require properties to comply with these standards, where not required by these State rules, when undergoing redevelopment wherein the Stormwater Board of Appeals may allow the accomplishment of this level of service off site.~~

Policy 4-4.1.2: Stormwater Quality Level of Service. Stormwater facilities and site development shall be designed to prevent runoff from lowering water quality within freshwater lakes below the minimum conditions necessary to maintain State classifications as established in Chapter 62-302, F.A.C. Stormwater treatment is required by retention or detention of up to two inches of runoff on newly developed and redeveloped sites.

Policy 4-4.1.3: Stormwater Design Compatibility with Natural Systems. Stormwater retention/detention areas located outside of public right-of-way, and which are visible to or accessible to the public, shall be designed and landscaped to appear as a natural waterbody unless determined by the City that public health or safety may be threatened. Such stormwater detention or retention areas shall be designed so that the shorelines are sinuous rather than straight, and so that water/land interfaces are curvilinear.

Policy 4-4.1.4: Roadway Stormwater Facilities. New ~~subdivisions~~ or other development projects creating new public or private roads shall provide stormwater retention and detention for all new roadways constructed ~~consistent with the first inch retention State requirements of Section 62-25 F.A.C, Regulation of Stormwater Discharge; Chapter 62-25, Section 25.040 F.A.C; and Chapter 62-302.500 F.A.C.~~

Policy 4-4.1.5: Compliance with Stormwater and Lakes Management Plan. ~~Development and redevelopment shall comply with all applicable stormwater design and facility requirements established within Stormwater and Lakes Management plans approved by the City Commission. Site design shall accommodate and occur consistent with the stormwater retention/detention design as set forth within the stormwater plan.~~

Policy 4-4.1.6: Stormwater Design for Redevelopment Not Subject to Approved Stormwater and Lakes Management Plans. Redevelopment must retrofit existing development sites to meet the City's stormwater design and level of service standards, or to comply with the requirements of stormwater master plans approved when renovation value to buildings exceeds 50% of its market value. The market value shall be determined according to the most recent valuations listed by the Orange County Property Appraiser's office. A stormwater master plan must have been approved by the City Commission.

Policy 4-4.1.57: Eliminate Discharge to Lakes Eliminate Localized Flooding and Pollutant Discharge to Lakes through the Stormwater Utility Capital Improvement Plan Program. The City's Stormwater Utility CIP Program shall include a continuous program of capital the implementation drainage improvement projects to eliminate localized flooding. The City's CIP also includes which work water quality projects to eliminate pollutants by reducing nutrient loads from to eliminate stormwater runoff that direct discharges of stormwater directly into lakes and drainage wells. This is accomplished by retrofitting the drainage systems to include solids removal technologies and stormwater retention or detention to allow and percolation into the ground. These CIP projects shall be implemented through methodologies equivalent to the standards referenced in Policies 4-4.1.1 and 4-4.1.2. prior to discharge or overflow into the lakes or drainage wells.

Policy 4-4.1.68: Stormwater Utility Fees and Revenues ~~Program.~~ Continue collecting, monitoring and adjusting the stormwater utility fees as required to fully fund the City's stormwater program. The stormwater utility revenues to be set aside for the stormwater capital improvement plan with the balance toward drainage operation and maintenance costs, as a funding source for drainage operations, maintenance and capital improvements, and implement capital improvements as programmed in the Capital Improvements Plan. Additionally, continue to apply for stormwater management cost share programs as a supplemental funding source.

Policy 4-4.1.9: ~~Continue the Use of Stormwater utility Revenue for Capital Improvements.~~ Continue the use of stormwater utility revenue to be set aside for capital stormwater improvement projects with the balance toward drainage operation and maintenance costs. Additionally, continue to apply for stormwater management cost share programs a supplemental funding sources.

Policy 4-4.1.710: Require Stormwater Analysis and Treatment Implementation with Redevelopment Plans. To create opportunities for efficient use of land, innovative site design, and conformance with desired land use plans and development character, the City shall require stormwater analysis and treatment implementation as part of redevelopment plans involving multiple properties. The City shall also encourage or consider the preparation of stormwater master plans in conjunction with proposed neighborhood plans.

POTABLE WATER SUB-ELEMENT

GOAL 4-5: POTABLE WATER. PROVIDE ALL USERS WITH ECONOMICALLY AND ENVIRONMENTALLY SOUND POTABLE WATER PRODUCTION, TREATMENT AND DISTRIBUTION SYSTEMS WHICH MEET THEIR NEEDS FOR QUANTITY, QUALITY, AND SAFETY.

OBJECTIVE 4-5.1: PROVIDE POTABLE WATER TO MEET CUSTOMER NEEDS. The City shall provide water production, treatment and distribution facilities, and equipment necessary to meet the

needs of its customers. ~~and necessary to~~ The City shall meet adopted level of service standards through the year 2020~~07~~.

Policy 4-5.1.1: Potable Water Level of Service. The City adopts potable water minimum level of service standards of 150 gallons per capita per day for average usage and 225 gallons per capita per day for peak usage.

Policy 4-5.1.2: Compliance with Florida Department of Environment (FDEP) and Insurance Service Organization (ISO) Public Water System Standards. Water production, treatment and distribution facilities shall be maintained, operated, and improved in a manner necessary to continue meeting the adopted level of service standards, FDEP water quality criteria set forth in Chapter 64-550, FAC, and ISO fire flow criteria.

Policy 4-5.1.3: Provide Capital Improvements to Meet Level of Service Standards. The City shall invest in the water production capital improvement projects itemized in the Capital Improvements Element that are required to maintain level of service standards set forth in Policy 4-5.1.1 and 4-5.1.2.

Policy 4-5.1.4: Capital Improvement Investment for Water System. The City shall invest in the water distribution improvement projects itemized in the Capital Improvements Element.

Policy 4-5.1.5: Mandatory Connection to Water System. The City shall require all new development within the water utility service area to utilize the City's potable water for consumptive, non-irrigation uses.

Policy 4-5.1.6: Water Capacity Concurrent with Development Impacts. Water capacity in the Winter Park Utility system shall be available consistent with the City's adopted level of service standards prior to issuance of a City building permit. For development within the Winter Park Utility service area but outside the City's boundaries, the City shall not issue a connection permit unless water capacity is available consistent with the City's adopted level of service standard.

Policy 4-5.1.7: City Participation in Opportunities Generated by Development Activities. The City shall cooperate with developers in financially participating in the cost of over-sizing new water mains or looping water systems when there is a need for such improvement and when there is an economic efficiency benefit to the City in such participation.

Policy 4-5.1.8: Implementation of City Water Supply Facilities Work Plan. The Water Supply Facilities Work Plan shall be provided ~~located in the Data Inventory and Analysis section of this Public Facilities Element, is hereby adopted as an exhibit to this element.~~

Policy 4-5.1.9: Multi-jurisdictional Planning Initiatives. Identify partnerships with surrounding utilities such as Orange County, Orlando Utilities Commission, and Seminole County on regional water supply development projects to provide wholesale water to the City of Winter Park. ~~Such projects include working with the Seminole County and exploring the technical and institutional feasibility of developing the Lake Monroe alternative and the preliminary design for the St. Johns River near Deland and Lower Ocklawaha River Alternative Water Supply projects.~~

OBJECTIVE 4-5.2: POTABLE WATER CONSERVATION AND PROTECTION OF GROUNDWATER SUPPLIES. Conserve potable water supply to encourage reduction in water demand; to prevent and reduce wasteful, uneconomical, impractical, or unreasonable use of water resources; and to preserve natural groundwater aquifer supplies for existing and future population by continuing distribution of reclaimed water as a source for non-potable water and by promoting water conservation programs.

Policy 4-5.2.1: Water Reclamation. The City shall continue to apply treated effluent as reuse water for irrigation within parks, open space areas, golf courses, and cemeteries. Reuse lines shall be expanded as opportunities arise to provide additional areas of the City with reclaimed water for irrigation purposes. Expansion of the reuse lines and reclaimed water shall also occur consistent with requirements set forth by the St. Johns River Water Management District (SJRWMD) within the City's consumptive use permits.

Policy 4-5.2.2: Participation in the East-Central Florida Water Supply Planning Initiative. In an effort to cooperatively work with local governments and the SJRWMD in a planning process to find and prioritize regional water supply solutions, the City will continue participation in this intergovernmental involvement program sponsored by the SJRWMD.

Policy 4-5.2.3: Promote Low Water Use Landscaping and Plants. At least fifty (50%) percent of landscape plants used to meet City landscaping requirements for new development and redevelopment shall use native or drought resistant vegetation.

Policy 4-5.2.4: Water Conservation Plans and Education Programs. The City will cooperate with the SJRWMD to implement and participate in water conservation activities and programs required by the City's consumptive use permit issued by the SJRWMD. The City will also continue to educate water users in the use of water conservation techniques by posting information on the City's website or having such information available to the public through the ~~Public Works Department and Utility Division~~ Parks and Recreation Department and Utility Department.

Policy 4-5.2.5: Water Conservation Fixtures. New construction shall be required to use water fixtures that efficiently distribute water in a manner that reduces overuse and promotes water conservation.

Policy 4-5.2.6: Support Activities Related to Priority Water Resource Caution Area (PWRCA). The City shall cooperate with the SJRWMD regarding regional water management activities and programs to use alternative sources for water supply to promote reduced future reliance on groundwater aquifers.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

GOAL 4-6: GROUNDWATER AQUIFER RECHARGE AND GROUNDWATER SUPPLY. TO MAINTAIN AND PROTECT THE NATURAL GROUNDWATER AQUIFER RECHARGE FUNCTIONS AND CAPABILITIES OF WINTER PARK.

OBJECTIVE 4-6.1: AUGMENT AQUIFER RECHARGE AND PROTECT WELLFIELD CONES OF INFLUENCE. The City shall reduce potential for contamination of groundwater aquifer through

stormwater management practices and through management of land use activities that may threaten groundwater quality near wellfield sites.

Policy 4-6.1.1: Stormwater Retention and Detention for Roadway Runoff. New subdivisions and development constructing new or modifying existing public roads, shall provide stormwater retention and detention for all new roadways constructed at a minimum consistent with the ~~first inch~~ requirements of Section 62-25, Regulation of Stormwater Discharge; Chapter 62-25, Section 25.040; and Chapter 62-302.500 F.A.C. SJRWMD.

Policy 4-6.1.2: Stormwater Management Regulations: The City shall require ~~one-inch~~ stormwater retention or detention meeting the referenced state standards not only for new development, but also for redevelopment wherein property owners must retrofit existing developed sites when those buildings undergo renovations exceeding 50% of the value of those structures.

Policy 4-6.1.3: Impervious Coverage and Groundwater Percolation. The City shall require, by virtue of landscaping requirements, retention/detention requirements or impervious coverage limits that single family properties may not exceed 50% impervious coverage, or 60% when 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.

Policy 4-6.1.4: Eliminate Direct Discharge into Surface Waters. The City's Stormwater Utility Program shall include a continuous program of capital drainage improvement projects which work to eliminate direct discharge of stormwater into lakes and drainage wells by retrofitting the drainage system to include retention/detention and percolation of stormwater equivalent to the standards referenced in Policies 4-4.1.1 and 4-4.1.2 prior to discharge or overflow into the lakes or drainage wells.

Policy 4-6.1.5: Wellfield Protection Area. A wellfield protection area is established within a 500 foot radial setback distance for a public well. The intent of wellhead protection area is to protect potable water wells, as defined in Rule 62-521.200, FAC, from contamination, and to prevent the need for their replacement or restoration due to contamination. Land uses and construction within the wellfield protection zone shall not create a threat to groundwater quality resulting from contamination entering the ground. Use and activities within the wellfield protection areas shall be consistent with the requirements and prohibitions stipulated within Section 62-521.400, FAC, Ground Water Protection Measures in Wellhead Protection Areas.

Policy 4-6.1.6: Protect Effective Aquifer Recharge Areas. The City shall preserve the predevelopment conditions of highly effective aquifer recharge areas as depicted on Map ~~4-3~~ PFE-4-03 in this element with regard to soil type, drainage rates, grade elevation, so as to minimize the reduction in the recharge of the surficial aquifer. A field analysis shall be required to delineate the area enveloped by the highly effective aquifer recharge area. The groundwater level and fluctuations shall not be worse than under predevelopment conditions. Highly effective aquifer recharge areas shall be designated on the Future Land Use Map series. Map ~~4-3~~ PFE-4-03 in this element and shall be all areas with recharge rates over ~~four (4)~~ five (5) inches per year.

ELECTRIC UTILITY SUB-ELEMENT

GOAL 4.7: ELECTRIC UTILITY. PROVIDE COST-EFFECTIVE AND RELIABLE ELECTRIC SERVICE THROUGHOUT THE CITY'S ELECTRIC SERVICE AREA.

OBJECTIVE 4.7.1: ELECTRIC SUPPLY AND DISTRIBUTION. The City shall provide users with an economically and environmentally sound electric utility, protecting investments in existing facilities and promoting orderly, compact urban growth.

Policy 4.7.1.1: Level of Service. The City shall maintain ~~and develop~~ a level of service consistent with the reliability and service rates of the region.

Policy 4.7.1.2: Design and Construction. The City shall use design and construction standards that are environmentally sensitive, safe, cost-effective, and appropriate, and that minimizes ~~their~~ impact on surrounding neighborhoods.

Policy 4.7.1.3: Mandatory Connection to City's Electric System. All new development and redevelopment within the City shall connect to the city's electric utility system to the extent service is available.

Policy 4.7.1.4: Undergrounding of new electrical lines: The City shall require the undergrounding of all new electrical lines except that interim installation of new aerial facilities may be allowed when accompanied by a plan to underground the lines in a timely manner.

Policy 4.7.1.5: Electric Undergrounding. The city shall continue to pursue its electric undergrounding program in a timely and cost efficient manner. The city intends to have this completed by end of calendar year 2026. Undergrounding completion is defined as all primary and secondary overhead lines where secondary lines do not include service lines to residential and commercial properties.

Policy 4.7.1.6: Trees and vegetation. The City will apply directional pruning of trees and phased replacement of improperly located vegetation in the right of way wherever appropriate. The pruning and trimming of trees will be performed in an environmentally sensitive and aesthetically acceptable manner according to the City Urban Forestry Division.

Policy 4.7.1.7: Emergency preparedness. The City shall coordinate emergency preparedness and response with local and regional utility providers.

Policy 4.7.1.8: Discourage Duplication of Services. The City shall continue interlocal agreements with adjacent jurisdictions, authorities and private utilities on utility service area boundaries so that there are no unnecessary duplications of service lines or conflicts in service provision.

Policy 4.7.1.9: Electric Utility Improvements and CIP. Implement electric utility system maintenance and improvement projects in accordance with the Capital Improvements Program (CIP).

Policy 4.7.1.10: Electric Utility Incentive Programs. The electric utility will explore opportunities for incentive programs and rebates to ensure a positive economic environment for residents and businesses.

Policy 4.7.1.11: Alternative technologies. The City will facilitate the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources as appropriate.

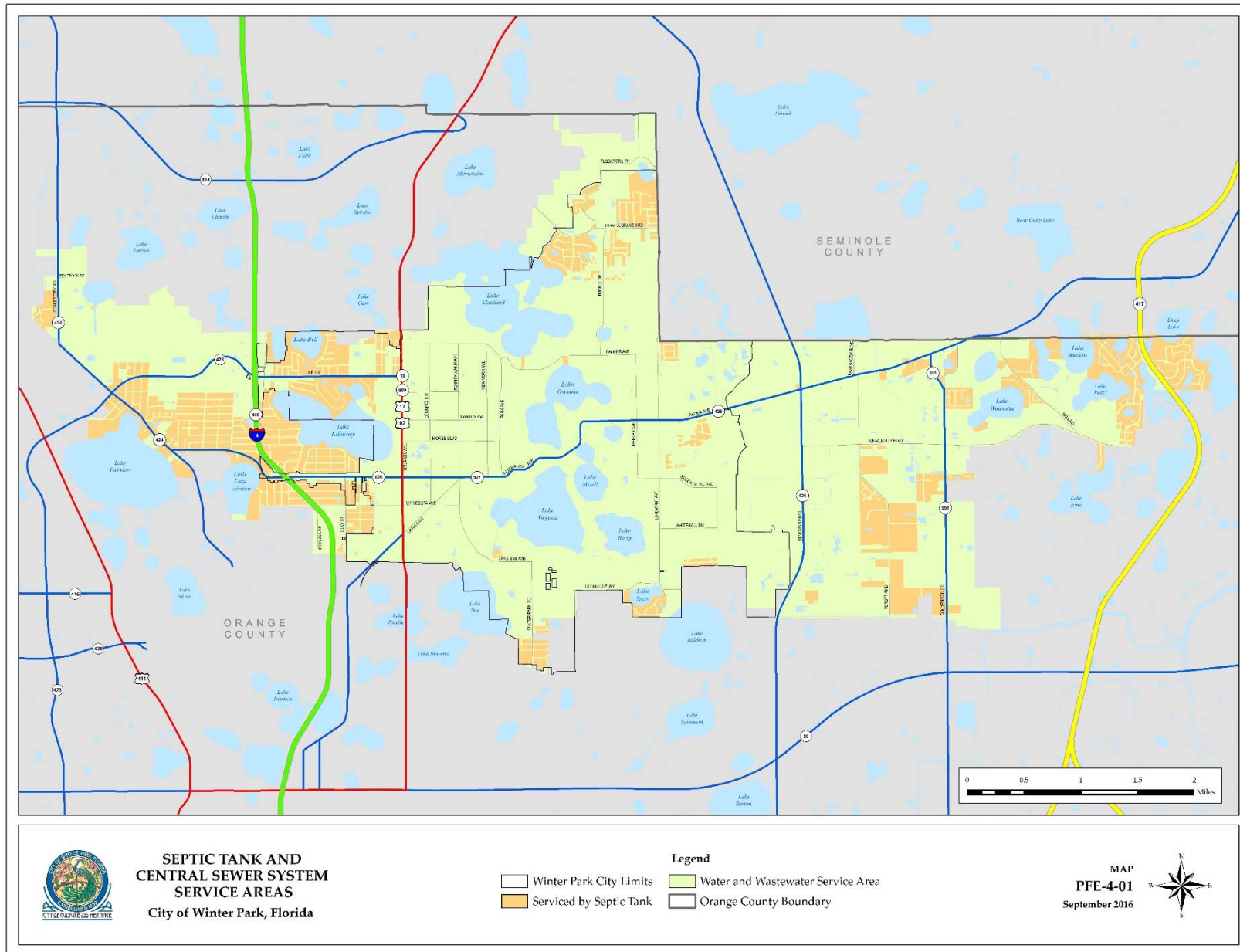
Policy 4.7.1.12: Resource conservation. The City shall facilitate and encourage conservation of energy resources.

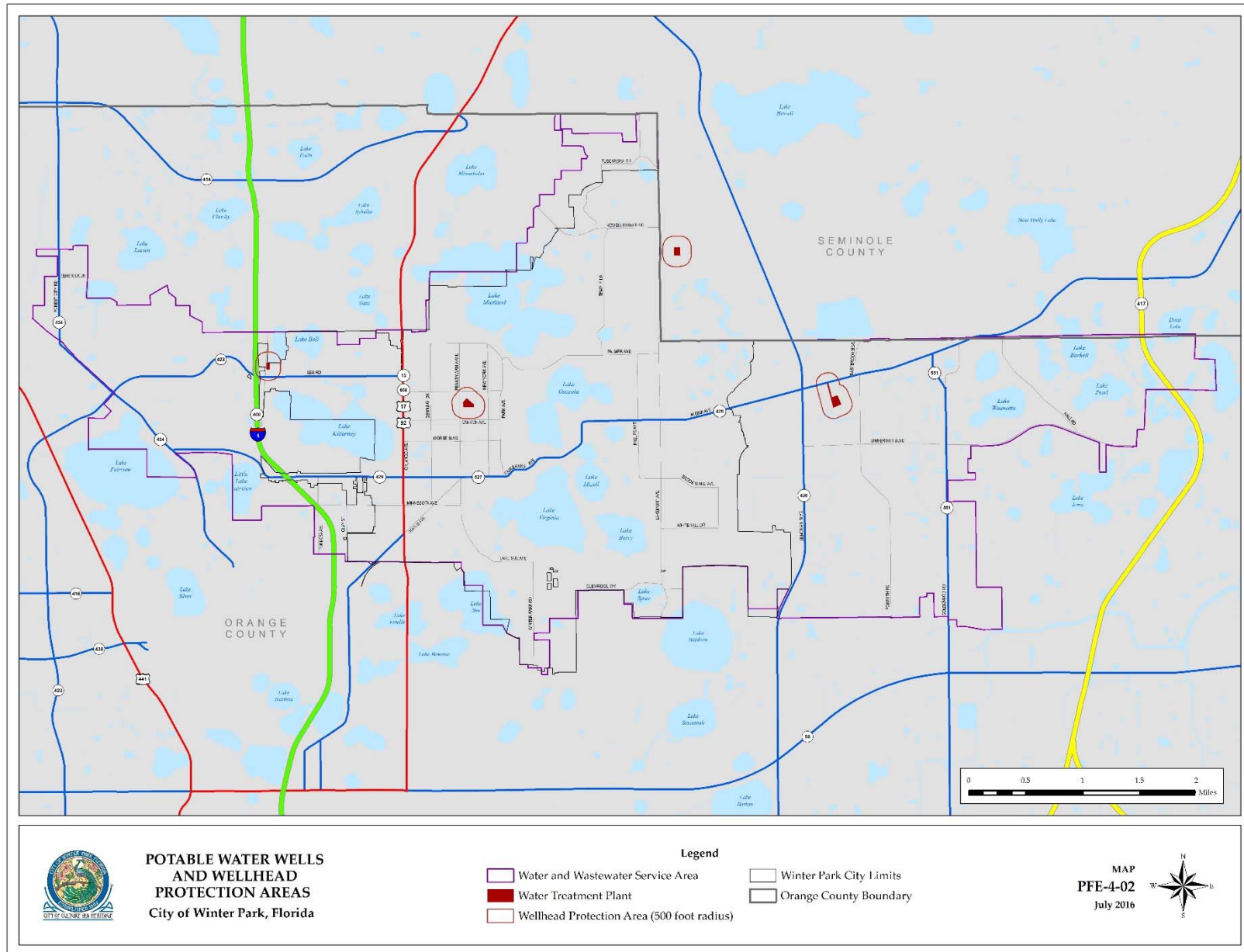
Policy 4.7.1.13: Expand Electric Service Area Boundaries. The City shall explore options to expand the electric service area to the areas within the City that are not currently serviced by the City of Winter Park for electric utilities.

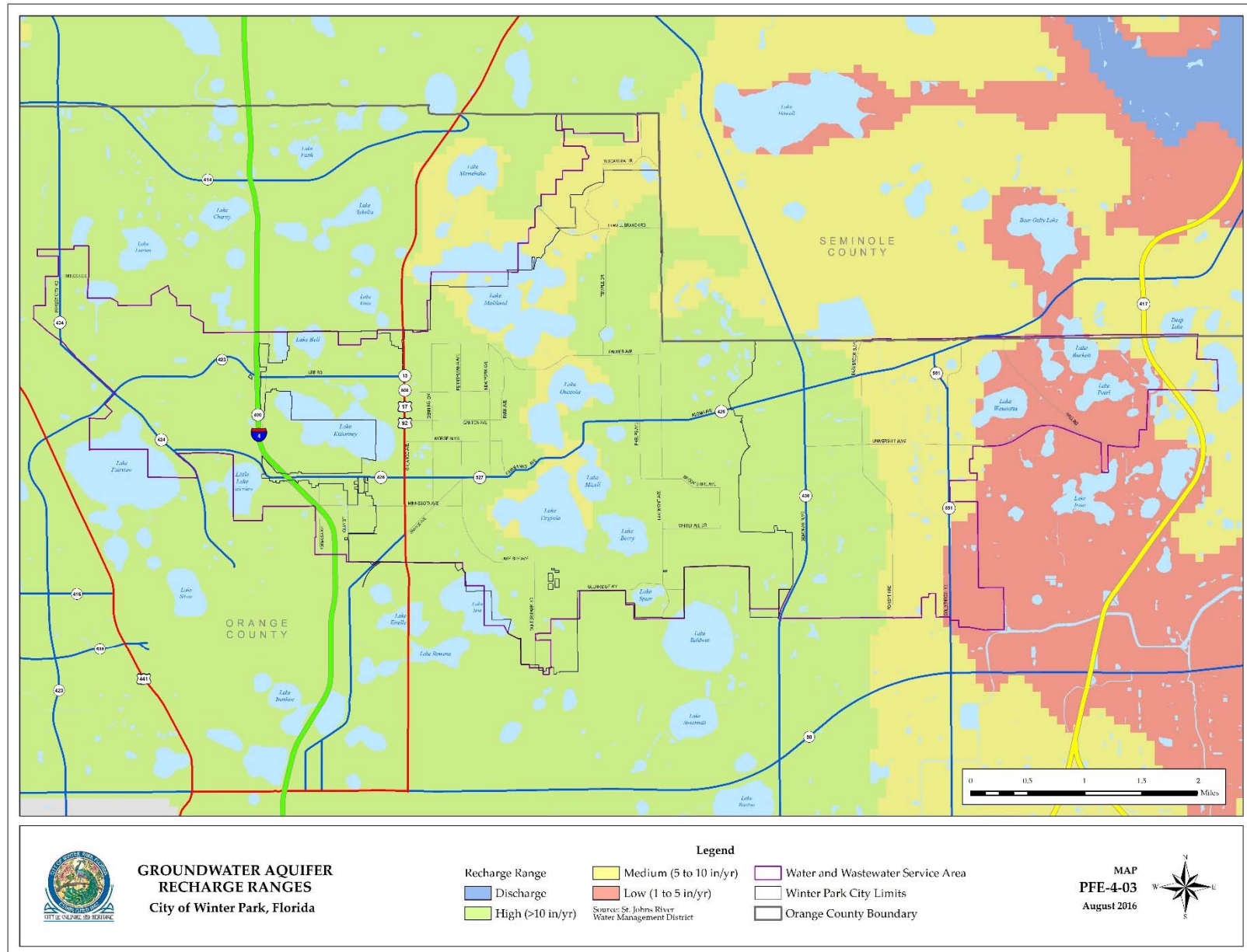
Policy 4.7.1.14: Partnership and Governmental Coordination. The City shall explore opportunities to partner with public or private entities for the purpose of leveraging grant dollars for completing electric utility projects.

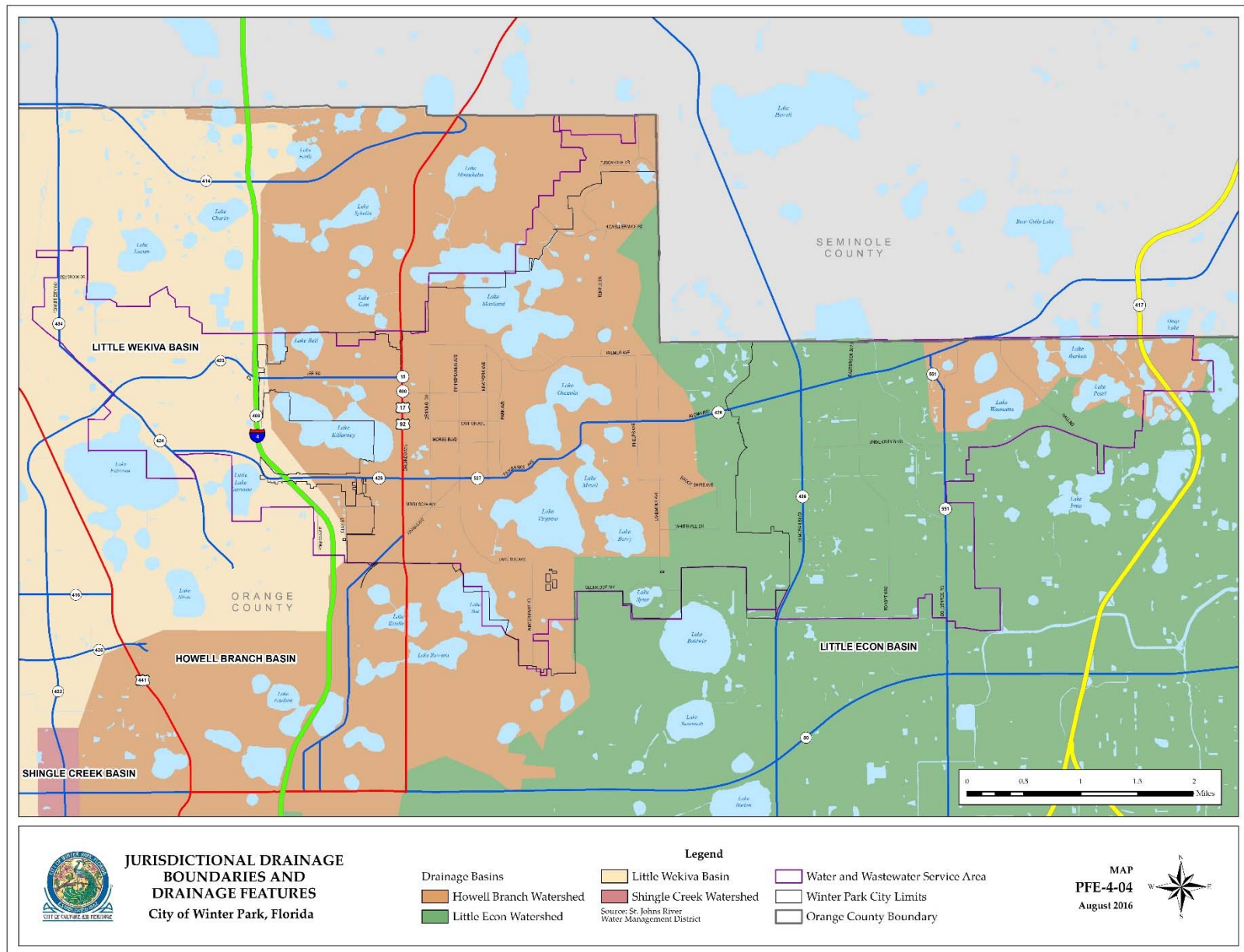
Public Facilities Map Series

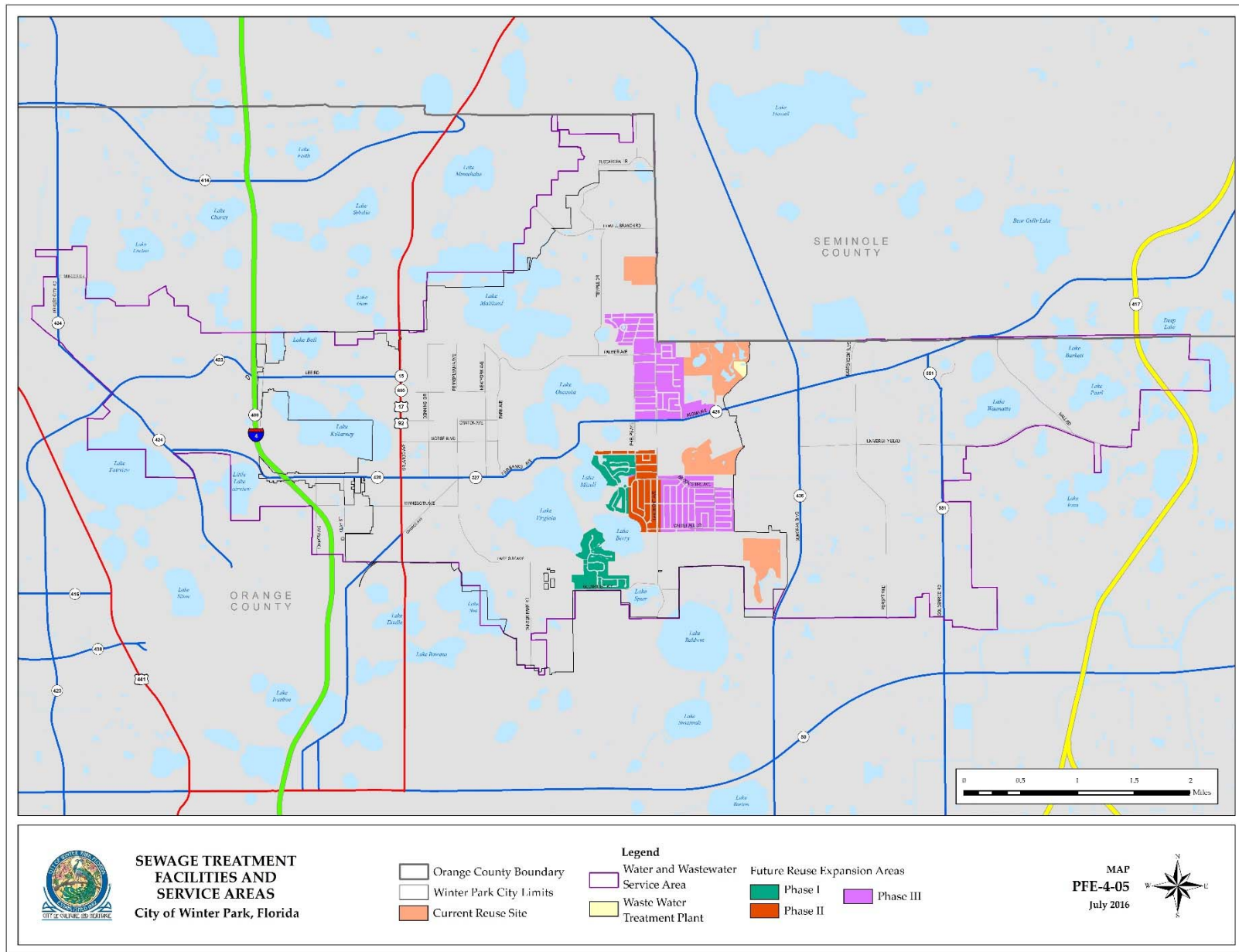
~~Map 4-1~~PFE-4-01: Septic Tank and Central Sewer System Service Areas
~~Map 4-2~~PFE-4-02: Potable Water Wells & Wellhead Protection Areas
~~Map 4-3~~PFE-4-03: Groundwater Aquifer Recharge Ranges
~~Map 4-4~~PFE-4-04: Jurisdictional Drainage Boundaries and Drainage Features
~~Map 4-5~~PFE-4-05: Sewage Treatment Facilities and Service Areas
~~Map 4-6~~PFE-4-06: Electric Utility Distribution AreaMap

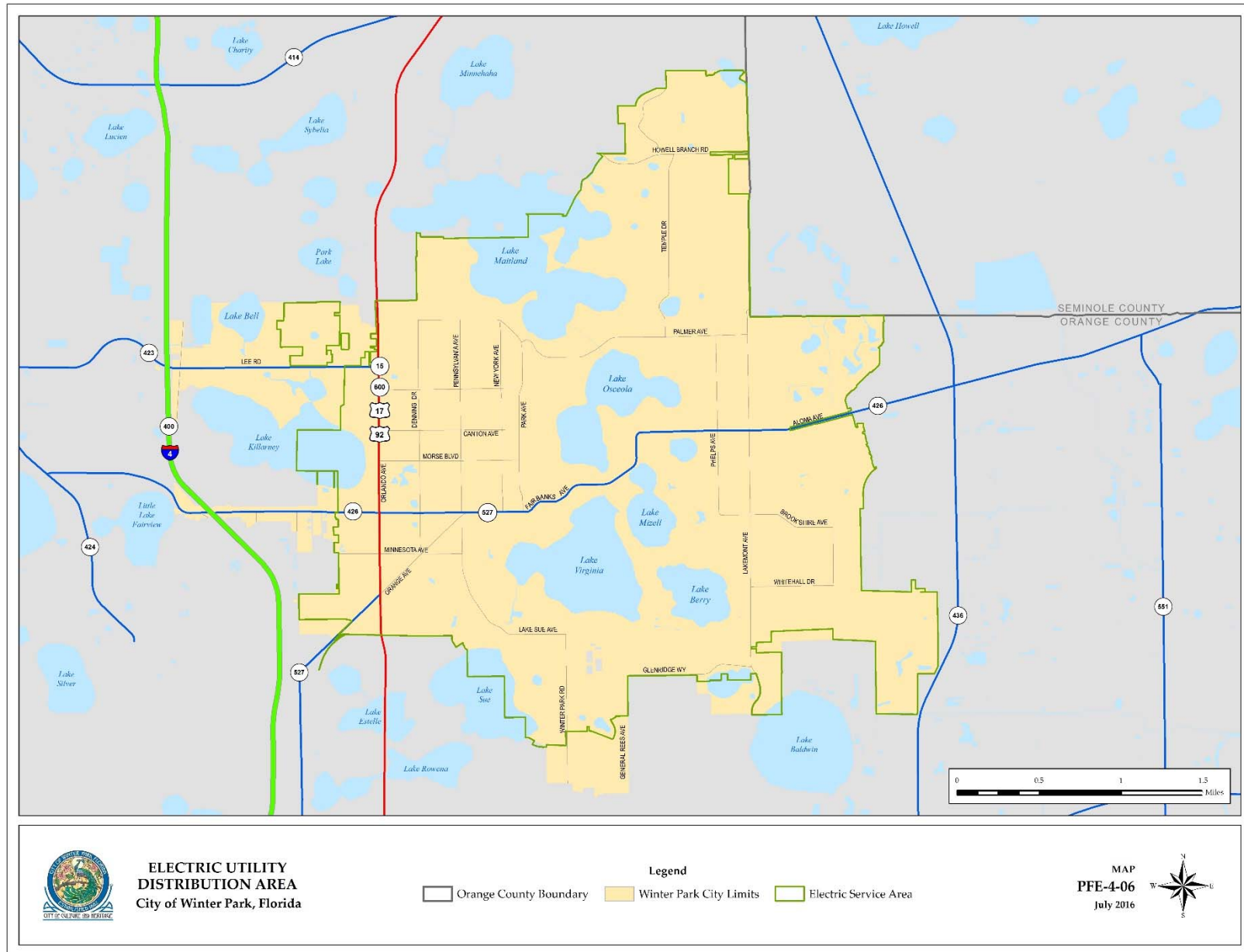












The following chart relates to Chapter 5 – Conservation, and outlines all of the Goals, Objectives, and Policies of this Chapter. Space is provided to the right to add any comments/recommendations. Staff comments/changes to this element of the Comprehensive Plan are shown as black underlined text. This element was reviewed by the Lakes and Waterways Board (their comments/changes would be shown in blue underlined text) and the Keep Winter Park Sustainable and Beautiful Board (their comments/changes would be shown in purple underlined text), however, these boards did not have any specific comments/changes they wanted to propose.

No.	Existing Conservation Element	Comments
1	CONSERVATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Conservation Element pursuant to Chapter 163, FS.	
2	GOAL 5-1: NATURAL AND ENVIRONMENTAL RESOURCES. PROVIDE FOR THE PRESERVATION, CONSERVATION AND APPROPRIATE MANAGEMENT OF THE CITY'S NATURAL RESOURCES SO THAT THEIR ECONOMIC, EDUCATIONAL, ENVIRONMENTAL, SOCIAL AND AESTHETIC VALUES ARE PRESERVED AND ENHANCED AND AVAILABLE TO FUTURE GENERATIONS.	
3	OBJECTIVE 5-1.1: AIR QUALITY AND CLIMATE CHANGE. Winter Park shall <u>participate in any contribute to a</u> regional or statewide effort to attain satisfactory air quality in Central Florida at a condition <u>equal to at</u> or better than state and federal air quality standards through the implementation of the following policies (<u>below</u>). Winter Park should also reduce air emissions (including carbon) that contribute to global climate change.	Suggested text change since Federal government and State have the authority to impose regulations concerning carbon emissions, not the City. <u>City Commission recommendation to remove Climate Change from title since the objective doesn't mention climate change</u>
4	Policy 5-1.1.1: Transportation Alternatives. The City shall continue to plan for transportation alternatives to gasoline-powered automobiles by planning efficient pedestrian and bicycle systems and by evaluating future feasibility for multimodal systems, including bus and passenger rail transit, and by adapting streets, and parking structures to facilitate the use of pedestrian and bicycle transportation alternatively powered vehicles such as electric and hybrid cars.	Suggested text change since Federal government and State have the authority to impose regulations mandating alternatively powered vehicles, not the City. <u>Add complete streets and alternative modes of transportation</u> <u>Why was alternative powered vehicles taken out</u>
5	Policy 5-1.1.2: Support Transit Service. The City shall continue to support transit service within Winter Park, including annual allocation of city funds for such service if when such services <u>are determined</u> to provide a direct benefit <u>commensurate with the cost</u> to Winter Park residents and businesses and <u>also</u> meet City goals and objectives. Where possible such, service should include alternatively powered vehicles.	Suggested text change since Federal government, State and Lynx have the authority mandating alternatively powered vehicles, not the City. <u>Request change to "services which are determined".</u> <u>And add "also" meet city goals.</u>
6	Policy 5-1.1.3: Urban Form and Pattern. The City shall integrate land use patterns and transportation systems by assuring that character, design, and intensity of development is compatible with adjacent transportation infrastructure and services. The City shall continue to facilitate an urban form following planning concepts inherent to neo-traditional neighborhood planning philosophies (i.e., grid system street pattern, residential and non-residential uses within walking distance, public open spaces and plazas).	
7	Policy 5-1.1.3: Outdoor Burning Prohibition. The City shall continue to enforce the prohibition on open burning of trash and debris.	
8	Policy 5-1.1.4: Air Monitoring Participation. The City shall continue to assist Orange County's air quality monitoring program by maintaining the availability of the Lake Island Park air quality monitoring station.	
9	Policy 5-1.1.5: Public Education. The City shall support LYNX (aka Central Florida Regional Transportation Authority), the METROPLAN Orlando, and Orange County efforts to educate and promote public awareness about mass transit, car-pooling, bikeways, park-n-ride lots, and other alternative transportation modes as a means to reduce automobile emission pollution.	

10	Policy 5-1.1.6: Air Quality Standards. The City shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.	
11	Policy 5-1.1.7: Combat Erosion and Generation of Dust Particles. Construction or clearing activities that expose, destabilize, or otherwise alter soil shall be required to implement best management principles and practices for soil protection to reduce wind-related soil erosion and dust particles as air pollutant.	
12	Policy 5-1.1.8: Promote Alternative Transportation Fuels. As part of the capital purchasing process for new motor vehicles used to transport City staff serving functions other than life/safety or maintenance operations, the City shall consider the costs and benefits of vehicles powered by alternative fuels or engine design, such as hybrid or electric vehicles.	
13	Policy 5-1.1.9: Energy Conservation and Alternative Energy Use. Because the City of Winter Park now owns the electric utility serving the city, it is able to pursue policies and programs designed to conserve energy and to make use of alternative energy sources. The City shall consider: 1) Incentives and provide technical assistance for commercial and residential energy conservation, 2) Incentives for the installation of solar power generation and solar hot water heating by its residential and commercial customers, 3) The purchase of "green power" for sale to its customers.	Suggested text change.
14	Policy 5-1.1.10: Green Technology for Municipal Buildings. The City shall consider the feasibility of retrofit in existing municipal buildings and design new buildings to minimize the use of energy, water and other resources, to facilitate the generation of solar power and to serve as examples for others of environmental sustainability.	
15	Pursuant to the City's goals strategic plan to GOAL 5-2: MAINTAIN AND IMPROVE THE QUALITY OF CITY LAKES AND OTHER WATER BODIES.	Added Goal driven from Vision statements
15a	OBJECTIVE 5-2.1: SURFACE WATER QUALITY AND QUANTITY - LAKES, STREAMS, AND CANALS. The City shall conserve, appropriately use, and protect the quality and quantity of surface water sources to maintain environmental and recreational benefits through the implementation of the following policies.	
16	Policy 5-2.1.1: Construction Impacts on Surface Water Quality. Soil and silt material disturbed by clearing and construction activities shall remain onsite and away from lake and streams through application of soil protection methods including application of the following techniques where applicable. 1. Soil erosion created by wind and stormwater runoff shall be reduced through the application of construction practices that retain soils on-site to the greatest extent practical. 2. Tree and vegetation protection standards shall prevent the clearing of land or the removal of trees, particularly within littoral zones (shoreline areas), except when authorized by the City through development or clearing permits. 3. Temporary stormwater drainage systems, such as swales and berms, shall be installed with new construction and clearing activities to capture direct surface run-off waters that may carry sand, silt, and other debris into lakes or streams.	
17	Policy 5-2.1.2: Infrastructure Improvements. The City shall continually implement surface water quality improvement projects that minimize debris, nutrient and bacteriological contamination of the lakes to include street and sediment trap cleaning, canal wall replacement, retention systems, replanting native aquatic vegetation, and Alum Injection systems.	
18	Policy 5-2.1.3: Stormwater Utility Fees. The City shall continue the to impose a stormwater utility fee on development as a means of generating revenue for surface water quality improvement projects.	Suggested text change. Fees apply to all properties, not just new development.

19	Policy 5-2.1.4: Aquatic Plant Management. The City shall employ aquatic plant management practices that reduce the emergence of non-native, undesirable aquatic plants and improve conditions for safe recreational boating and fishing activities.	
20	Policy 5-2.1.5: Alternative Approaches to Aquatic Plant Management. The City shall continue to investigate alternative physical, biological and chemical controls for its aquatic plant management program in order to protect water quality while also controlling undesirable and non-native aquatic plants. The City shall coordinate with the FDEP on an annual basis regarding best management practices and alternative methods to control emergence and proliferation of undesirable aquatic plants.	
21	Policy 5-2.1.6: Septic Tank Use. The City shall require approval of the Orange County Health Department for any septic system construction or renovation.	
22	Policy 5-2.1.7: Stormwater Design Compatibility with Natural Systems. Stormwater retention/detention areas shall be designed and landscaped to appear as a natural waterbody. Any stormwater detention or retention areas located near lakes or other water bodies within the corporate limits of the Winter Park shall be designed with shorelines that are sinuous rather than straight and that create curvilinear shorelines at the water/land interface. The City shall include design criteria and landscape requirements for stormwater retention/detention facilities.	
23	Policy 5-2.1.8: Regional Surface Water Quality Programs and Improvements. The City shall coordinate its surface water improvement program with the SJRWMD's Surface Water Improvement and Management Plan applicable to the middle basin of the St. Johns River and the Econlockhatchee River System. The City shall also coordinate with SJRWMD regarding City surface water improvement projects that may be eligible for SJRWMD funding assistance.	
24	OBJECTIVE 5-2.2: PROTECTION OF POTABLE WATER RESOURCES. The City shall conserve, appropriately use and protect the water quality and quantity of current and projected water sources through the implementation of the following policies.	
25	Policy 5-2.2.1: East-Central Florida Water Supply Planning Initiative. The City shall continue to participate in workshops and intergovernmental coordination activities conducted as part of the SJRWMD's East-Central Florida Water Supply Planning Initiative, which strives to identify long term solutions to regional groundwater supply problems and to identify potential alternative water sources other than the Floridan aquifer.	
26	<p>Policy 5-2.2.2: Water Supply Evaluation. Upon the effective date of the City of Winter Park Comprehensive Plan, the City shall not approve an amendment to the Future Land Use Map, a modification of any land use designation resulting in an increase in density or intensity, or a modification to any land use designation that will changes uses and activities allowed therein, unless one of the two following criteria are met:</p> <ol style="list-style-type: none"> 1. Water supply necessary to service a utility service area must be available under the allocation allowed by a consumptive use permit issued by the SJRWMD. The water supply allocation must be able to meet the water demands anticipated from the utility service area as well as the additional demands generated by development allowed by an amendment to the City of Winter Park Comprehensive Plan. Infrastructure and wells necessary to withdraw water supplies demanded by a utility service area must be in place and approved by FDEP and the SJRWMD. 2. At the time of the issuance of a building permit, the City shall verify with the Water and Wastewater Utility Department that adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy. 	
27	Policy 5-2.2.3: Consumptive Use Permit. The City shall comply, as required, with the provisions of the consumptive water use permit issued to Winter Park Utilities by the SJRWMD.	

28	Policy 5-2.2.4: Utility Rate Structure. The City shall encourage and foster water conservation through its inverted water utility rates. The City shall periodically evaluate the utility service's water rate methods and service to determine if rate adjustments are necessary to discourage overuse.	
29	Policy 5-2.2.5: Public Education. The City shall support public awareness of water conservation needs through informative and education material made available to residents and business through mediums such as notices included with water bills and postings on the City's web site. The City shall also cooperate with the SJRWMD to regarding its public education programs that promote water conservation.	
30	Policy 5-2.2.6: Water Restriction Notices. The City shall utilize utility bills, the City's newsletter, or its web site to facilitate public education addressing methods to achieve compliance within any restrictions on water usage and lawn irrigation imposed by the St. Johns River Water Management District.	
31	Policy 5-2.2.7: Wellhead Protection. Activities that may potentially threaten groundwater quality shall be located away from potable water wellheads. The City shall protect subsurface aquifer water sources and thereby conserve the source of the City's future potable water by prohibiting uses such as the storage or disposal of hazardous materials, new underground storage tanks and new septic tanks within a 500 foot radius surrounding wellfields. Wellhead protection standards shall be consistent with any standards imposed by the SJRWMD or the FDEP.	
32	Policy 5-2.2.8: Wellfield Protection Areas. The City shall ensure the protection of potable water supply by prohibiting uses such as the storage or disposal of hazardous materials, new underground storage tanks and new septic tanks or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, F.A.C. within a 500 foot radius surrounding wellfields. The area enclosed within a 500 foot radial distance surrounding the well is designated as a wellfield protection area.	CC directed staff to evaluate and place FAC rules back in Plan.
33	Policy 5-2.2.9: Drought Tolerant Landscaping. Landscape standards shall continue to include requirements to encourage the use of low-water tolerant plant species as well as the installation of rain or moisture monitor devices for irrigation systems.	
34	Policy 5-2.2.10: Incentives for Use of Low-Water Tolerant Landscaping. The City shall allow the elimination of a required irrigation system when a landscape plan is approved by the Parks Department that includes the use of native plants and other vegetation which will survive without irrigation, while still achieving the landscape buffering.	
35	Policy 5-2.2.11: Water-Saving Fixtures. By 2009, the City shall require the use of water-saving plumbing fixtures for all new development. For building rehabilitation or remodeling projects, the City shall evaluate and consider adopting incentives to encourage plumbing fixture retrofits for water-saving fixtures. Public fountains installed at City parks and facilities after the effective date of the City of Winter Park Comprehensive Plan shall be designed to use recirculating water.	New Plumbing Code requirements mandate required updates.
36	Policy 5-2.2.12: Development within Area of Special Well Construction (ASWC). All new development occurring within an area designated by the SJRWMD as an "Area of Special Well Construction" must be served by a central water and sewer system.	
37	Policy 5-2.2.13: Emergency Water Conservation. Winter Park shall cooperate with the SJRWMD to conserve water resources during water supply emergencies.	
38	Policy 5-2.2.14: Extension of Gray Water/Re-Use Lines. The City shall encourage the extension of gray water systems and re-use lines to those developed areas of Winter Park currently not served by such systems. If such coordination efforts reveal that extension of re-use lines is not financially feasible, the City shall investigate potential grant funds administered by state or federal agencies that may be eligible to assist with the extension of such systems.	

39	Policy 5-2.2.15: Multi-jurisdictional Planning Initiatives. Identify partnerships with surrounding utilities such as Orange County, Orlando Utilities Commission, and Seminole County on regional tradition and alternative water supply development projects to provide wholesale water to the City of Winter Park.	
40	OBJECTIVE 5-2.3: MAINTENANCE OF FLOODPLAIN. The City shall protect the natural functions of the 100-year floodplain to maintain its current flood carrying and flood storage capacity and to minimize damage to property caused by flooding.	
41	Policy 5-2.3.1: Alteration of Streams and Floodways. The City shall continue to prohibit the altering of, or construction in any stream or floodway, adding any fill, development proposing compensating storage in streams and wetland floodplain areas. The City's Floodplain Protection Ordinance shall maintain consistency with program policies of the Federal Insurance Administration.	
42	Policy 5-2.3.2: Floodplain Protection Standards. The City shall continue to require a conditional use permit for any type of construction within the stream floodplain areas, a lakefront, canalfront and streamfront site plan review by the Planning and Zoning Board for approval of all construction within lake, canal and stream floodplain areas, new habitable construction to locate outside all lakefront and stream floodplain areas, and require connection to sewer over septic where possible.	
43	Policy 5-2.3.3: FEMA Construction Standards. The City shall require that construction meet or exceed the Federal Emergency Management Agency (FEMA) standards.	
44	OBJECTIVE 5-2.4: PROTECT AND PRESERVE WETLANDS. Preserve, protect, restore and replace wetlands to achieve no net loss of functional wetlands after the adoption of this comprehensive plan. The City shall ensure the protection of wetlands and wetland functional values by prioritizing protective activities with avoidance of impacts as the first priority, minimization of impacts as the second priority, and mitigation for impacts as the third priority.	
45	Policy 5-2.4.1: Wetland Definition and Delineation. The Florida Legislature preempts the authority of any water management district, state or regional agency, or local government to define wetlands or develop a delineation methodology to implement the definition and determines that the exclusive definition and delineation methodology for wetlands shall be that established pursuant to s. 373.019(22) and s. 373.421, F.S. The use of the term wetlands in the Goals, Objectives and Policies of this Comprehensive Plan shall be pursuant to this definition and delineation, <u>as established by the State of Florida.</u>	Removing State citations which change from time to time. Id source – where is Howell creek may need a better map.
46	Policy 5-2.4.2: Dedication of Conservation Areas. Conservation future land use designation easements shall be placed on all stream front wetlands or other adjacent environmentally sensitive lands within fifty (50) feet of wetlands as a condition or requirement of a development approval for all properties containing any designated wetland.	Conservation FLU accomplishes the same effect and can be done via adoption of the Comp. Plan. Easements cannot be implemented without the consent of the property owners. Designated by who – does this require a comp plan amendment? Does this apply to contiguous wetlands already designated?
47	Policy 5-2.4.3: Preservation of Wetlands. The City's preservation of all wetlands within the City <u>(except for the remaining isolated sections of the Crane Strand wetland)</u> shall be to prohibit any fill, disturbance, or development within any designated wetland. No development of any kind shall be permitted within any designated <u>lakefront or stream front</u> wetland area except for an elevated boardwalk or gazebo <u>or as that</u> may be permitted by the City Commission and require a supermajority (four votes) for approval only within wetlands that are part of the City's park and recreation system. This shall apply to all classifications of wetlands pursuant to the requirements of Rule 9J-5.013(3)(a) F.A.C.	Suggested text change for consistency with deletion of supermajority approvals . Rule 9J is no longer in effect. Crane Strand wetland exception clarified.

48	Policy 5-2.4.4: Protection of Wetlands. With the exception found in Policy 5-2.4.3, the City's protection of all wetlands in the City including adjacent environmentally sensitive lands shall be to prohibit any development within fifty (50) feet of all designated wetlands. No fill disturbance or development may occur within this fifty (50) foot buffer protection zone. This shall apply to all classifications of wetlands pursuant to the requirements of Rule 9J-5.013(3)(a) F.A.C.	Suggested text change for consistency. Rule 9J is no longer in effect. City Commission amended at 11/14 meeting to clarify reference.
49	Policy 5-2.4.5: Protection of Environmentally Sensitive Lands. The City's protection of environmentally sensitive lands shall be to prohibit all development within fifty (50) feet of all designated wetlands, any stream, canal, or lake and within fifty (50) feet of any wildlife habitat containing endangered or threatened species as detailed on Map 5-5 in this element.	
50	Policy 5-2.4.6: Conservation Designation. The Future Land Use Element and Map shall require a conservation designation to be placed upon all wetlands, floodways and stream floodplain areas designated by the FEMA floodplain maps along all stream front areas in the city specifically to protect these areas from development impacts and potential encroachment. The Future Land Use Map shall place a Conservation Designation upon such wetlands along Howell Branch Creek northeast of Lake Maitland as well as the Howell Branch Creek wetlands located between Lakes Sue and Virginia.	
51	Policy 5-2.4.7: Wetland Mitigation. Disturbance or destruction of wetlands shall be avoided on lands designated conservation. Where the SJRWMD has approved the removal, alteration, or destruction of wetlands, within the remaining isolated sections of the Crane Strand wetland) mitigation shall occur consistent with those requirements. Section 62-312, Florida Administrative Code. Prior to issuance of any land clearing or construction permit from the City, an applicant must receive and adhere to all environmental permits that are required by the State of Florida.	Removing State citations which change from time to time. Crane Strand wetland exception clarified.
52	Policy 5-2.4.8: Wetland Mitigation Sites. Where wetland mitigation is required by the SJRWMD, the mitigation site must occur within or adjacent to the City of Winter Park except when a site cannot be found that meets the approval of the SJRWMD and the City. The City will encourage the protection and preservation of wetlands within the City limits instead of off-site locations.	
53	Policy 5-2.4.9: Wetland Regulations Shall Avoid Duplication. Wetland regulations adopted by the City shall avoid duplication of wetland regulation by maintaining consistency with the regulations of FDEP and SJRWMD. A. The City shall regulate activities which will result in the destruction and/or degradation of functional wetlands that have been permitted by FDEP or SJRWMD based on FDEP and SJRWMD professional staff application of criteria, evaluation and conditions of approval. B. Any permitted wetland degradation or destruction shall provide for mitigation as designated in the Conservation Element.	
54	OBJECTIVE 5-2.5: PROTECTION OF NATURAL RESOURCES. The City shall conserve and protect the remaining natural systems through appropriate land use designations. All future development or redevelopment of land affecting natural resources shall be consistent with the City of Winter Park Comprehensive Plan.	
55	Policy 5-2.5.1: Protect Conservation Areas. The City shall protect conservation areas, parks and open space lands from activities that would significantly damage the natural integrity, character or environmental balance of said areas.	

56	Policy 5-2.5.2: Designation of Conservation Land Resources. The Future Land Use Map series delineates Conservation Future Land Use for wetlands whose value warrants long-term preservation. Such areas include shoreline areas, wetlands, floodways and floodplains as well as adjacent uplands such wetlands along Howell Branch Creek northeast of Lake Maitland as well as along the Howell Branch Creek wetlands located between Lakes Sue and Virginia. All conservation land resources shall either remain undeveloped or shall undergo "restricted development." "Restricted development" shall be defined as the development options allowed by the development rights and restrictions stipulated in the Future Land Use Element. Passive recreation shall be a use that is allowed within the Conservation future land use designation.	Suggested text change, as Conservation FLU does not pertain to the shorelines or upland areas adjacent to wetlands.
57	Policy 5-2.5.3: Use of Conservation, Open Space and Recreation Areas. Those areas designated on the Future Land Use Map for conservation, open space and recreation shall not be developed except in furtherance of those purposes and as allowed by City of Winter Park's Comprehensive Plan. Remaining areas of important natural habitat shall not be altered or converted to active recreational facilities.	
58	Policy 5-2.5.4: Intergovernmental Coordination and Natural Resource Management. The City shall coordinate with the FDEP, SJRWMD, East Central Florida Regional Planning Council, Florida Fish and Wildlife Conservation Commission, and Orange County regarding management or protection of natural resources. Such intergovernmental coordinating activities shall protect the values and functions of natural systems. The methods for coordinating with other local governments, state, federal, and private plans/programs for conservation of natural resources shall be incorporated into the City's planning process.	
59	Policy 5-2.5.5: Enforcement Activities. The City shall protect and conserve the natural functions of existing vegetative communities, fauna, flora, soils, lakes, floodplains, and other identified natural resources.	
60	Policy 5-2.5.6: Evaluate Opportunities for Land Acquisition. The City shall annually consider the usefulness and availability of state and federal grant programs for the acquisition lands for conservation areas or passive recreation.	
61	OBJECTIVE 5-2.6: PROTECT NATIVE VEGETATION AND AQUATIC HABITATS. The City shall protect and retain major vegetative communities, aquatic habitats, and endangered and threatened plant species through implementation of the following policies.	
62	Policy 5-2.6.1: Implementing Protection of Vegetative Communities and Lake Habitats. The City shall require that development protect trees and vegetation by minimizing the removal of protected trees and requiring compensation and replanting for the loss of protected trees based on the diameter of tree. The City shall review development plans and shall require minimal lot clearance to preserve vegetation. Plans for lakeshore development shall be reviewed to prevent shoreline erosion, degradation of water quality, and harmful impacts on lake habitat.	Suggested text change as City controls tree removal but not landscape plant removal.
63	Policy 5-2.6.2: Preservation of Native Plant Communities. Tree protection and land clearing standards within the Land Development Code shall continue to mandate that new development preserve shoreline vegetation, wetlands, and vegetative habits known to serve as nesting areas or habitat for endangered or threatened species, or that mitigate the impacts of runoff on lakes and wetlands.	
64	Policy 5-2.6.3: Removal of Undesirable Exotic Vegetation. All nuisance and invasive exotic plant species shall be removed from development sites by a property owner/developer prior to issuance of a certificate of occupancy.	
65	Policy 5-2.6.4: Location of Park and Open Space Dedications. Where park and open space dedications required of new development are placed on-site, they shall be placed in areas that provide the greatest protection to and preserve the most environmentally important and sensitive.	
66	Policy 5-2.6.5: Use of Native Plants for Landscaping. Landscape plans and plant materials required of new development shall promote the use of native plant species and avoid the planting of exotic plants known to create nuisances.	

67	Policy 5-2.6.6: Restoration of Buffer Strips Along Shorelines. Shoreline landowners shall be encouraged to replace shorelines landscaped in turf grass with buffer strips of native vegetation at least ten feet in width.	
68	OBJECTIVE 5-2.7: TREES AND TREESCAPE CONSERVATION AND PROTECTION. The City shall maintain, conserve, <u>manage</u> , and foster the extensive tree inventory and tree canopy within the City <u>through the implementation of the City's Forestry Management Plan</u> .	City Commission comments to add more specific language
69	Policy 5-2.7.1: Tree Planting Program. The City shall maintain, conserve, <u>manage</u> , and foster the extensive tree inventory and canopy within Winter Park by continuing an urban forestry program that includes tree planting, and tree maintenance along City right-of-ways and on City owned property, develop and implement educational programs to assist homeowners with the maintenance and care of trees, and the administration of a tree inventory, keeping record of the location and status of trees within public lands and along public right-of-ways. A comprehensive approach to the management of streetscape trees shall include the following: 1. Establish an accurate information database on the existing street tree inventory on a block-by-block basis; 2. Project the useful life expectancy of street trees in order to assess the replacement cost and other implementation requirements. The objective of the data is to assess the likely impact on individual streets when existing street trees die as well as to assess and quantify the requirements for replacement on a block-by-block basis for each fiscal year; 3. As a result of developing accurate forecasts and the costs of the replanting requirements, the City shall develop a funding plan to implement a streetscape tree protection and reforestation program.	Add a comment with regards to complete streets City Commission comments to add more specific language
70	Policy 5-2.7.2: Tree Protection from Development Activities. The City shall protect and conserve specimen and other significant trees from destruction by development activities <u>in a manner consistent with the Land Development Code regulations</u> , <u>through the site development process</u> .	Suggested reference. City Commission comments to remove LDC reference
71	Policy 5-2.7.3: Tree City USA Program. The City shall continue to participate in the Tree City USA program and sponsor related arbor celebration events.	
72	Policy 5-2.7.4: Establish and Implement a Reforestation Plan. Pursuant to the City's strategic plan, The City shall develop and implement a reforestation plan to maintain and enhance the city's tree canopy <u>along city rights of way and on city-owned properties</u> .	Suggested text change versus referencing a specific document. City Commission revised on 11/14/16.
73	OBJECTIVE 5-2.8: PROTECT FISHERIES, WILDLIFE, AND WILDLIFE HABITATS. The City shall conserve habitat for fish, wildlife, and aquatic species including species that are threatened and endangered.	
74	Policy 5-2.8.1: Conduct an Inventory of Natural Habitats. The City shall work cooperatively with others environmental interest groups and agencies having jurisdiction to conduct an inventories of natural habitat remaining within its boundaries.	
75	Policy 5-2.8.2 Protect and Restore Areas of Existing Wildlife Habitat. The City shall protect areas of important wildlife habitat through appropriate restoration and management of City owned land, through acquisition of remaining open space, and through application of measures to prevent the filling and development of wetlands. <u>Important areas to be so conserved include:</u> <ul style="list-style-type: none"> ▪ <u>The cypress grove in Kraft Azalea Gardens</u> ▪ <u>Mead Garden</u> ▪ <u>The remaining undeveloped portion of the Genius Property adjacent to Lake Virginia and Lake Mizell</u> ▪ <u>The wetland area of Howell Branch Creek between Lake Sue and Lake Virginia and north of Lake Maitland.</u> 	City Commission recommendation to remove specific areas from text.
76	Policy 5-2.8.3 Protect Shoreline Ecosystems. The City shall continue to conserve and protect ecosystems occurring within the littoral zone of lakes by enforcing the City's shoreline protection ordinance.	

77	Policy 5-2.8.4: Protect Listed Species. The City shall maintain, to the best of its abilities, the populations of species listed as threatened, endangered and species of special concern, and shall restrict activities known to adversely affect the survival of these species.	
78	Policy 5-2.8.5: Coordination with Environmental Agencies. If development activity is proposed on or near property where listed species (endangered, threatened, or species of special concern), the City shall coordinate with the Florida Fish and Wildlife Conservation Commission in determining whether a development permit can be issued.	
79	Policy 5-2.8.6: Lake Management Programs. The City shall maintain and enforce its Lake Management Program that prioritizes actions designed to protect, conserve and enhance natural shoreline habitat, aquatic and wildlife habitat and the preservation of threatened or endangered species that use surface waters for habitat.	
80	Policy 5-2.8.7: Open Space in New Development. Where natural habitat exists in areas of new development or where open space is required as part of new development, maintaining or restoring natural habitat should be an option for providing open space that may be required by the City.	
81	OBJECTIVE 5-2.9: SOIL AND SHORELINE PROTECTION. The City shall continually conserve and protect soils through the prevention of soil erosion.	
82	Policy 5-2.9.1: Soil Erosion Prevention through Construction Activities. The City shall protect and conserve the natural functions of existing soil resources by requiring construction activities to apply soil erosion prevention techniques to prevent soils from eroding onto adjacent properties, right-of-ways, lakes and streams.	
83	Policy 5-2.9.2: Turf Grass and Landscaping Maintenance. Ground plants, trees and turf grass shall be maintained consistent with landscape plans approved by the City. The City shall assure that site vegetation is maintained and complies with the approved landscape plan.	
84	Policy 5-2.9.3: Lake Management Program. The City shall continue to fund and operate tree and vegetation planting programs for lakefront areas and littoral zones. The City shall continue to manage the operation of boat docks and accessory structures that may occur along shoreline areas to prevent environmental degradation and ensure public safety.	
85	Policy 5-2.9.4: Protection of Littoral Zone Vegetation. The City shall enforce the shoreline protection regulations that provide controls that protect, conserve and enhance significant native vegetative species from destruction by development activities.	
86	Policy 5-2.9.5: Construction Activities Consistent with Soil Types. Where soil conditions do not appear to be consistent with proposed construction, the City shall require soil testing and evaluation as a prerequisite to building permits. The City shall limit land uses or construction techniques to best management principles and practices compatible with soil conditions specific to the site.	
87	OBJECTIVE 5-2.10: MANAGING DISPOSAL OF WASTES. The City shall assure that generation, storage, transport, and disposal of wastes in Winter Park are managed with the best available technology to protect environmental quality.	Add reduce city's overall solid waste and divert from landfills
88	Policy 5-2.10.1: Collection of Residential Hazardous Wastes. The City shall continue to operate the Special Collection Facility for household hazardous wastes and shall cooperate with the Orange County Environmental Protection Division to ensure the proper use, storage, disposal and recycling of hazardous materials.	
89	Policy 5-2.10.2: Intergovernmental Coordination for Solid and Hazardous Waste. The City shall continue to coordinate with the Orange County regarding countywide hazardous waste disposal and monitoring programs.	

90	Policy 5-2.10.3: Managing Hazardous Waste. The City shall ensure the appropriate locations for the use, handling or storage of hazardous wastes, including their proximity to public water system wellheads and surface water resources. The City shall protect subsurface aquifer water sources by restricting uses within a 500 foot radius surrounding wellfields to those that do not include hazardous materials of any type. Wellhead protection standards shall be consistent with any standards imposed by the SJRWMD or the FDEP.	
91	Policy 5-2.10.4: Identification of Hazardous Waste. The City shall continue its practice to require the identification of any and all hazardous wastes or materials used or stored by any licensed business within the City. This practice shall continue to be implemented through the review of a business licenses for information regarding hazardous materials to be use or stored on-site.	
92	Policy 5-2.10.5: Monitor Small Quantity Generators. The City shall utilize the Fire Department's business inspection program to monitor the businesses using hazardous materials, shall report all potential problems, and shall respond to any resultant problems.	
93	Policy 5-2.10.6: Hazardous Waste Mismanagement. The City shall utilize the Fire Department's Inspection Program, Public Works Department Inspection Program and the Code Enforcement Division Inspection Program to seek out, report and mandate corrections to any misuse of hazardous wastes to ensure the public safety and to avoid degradation to natural resources, including water quality.	
94	OBJECTIVE 5-2.11: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES. Land development and clearing activities shall incorporate appropriate measures to prevent damage to archaeologically and historically significant resources of local, regional, state, and federal significance.	
95	Policy 5-2.11.1: Coordinate Archaeological and Historic Preservation Activities. The City shall continue coordination with the Florida Department of State and the federal government to implement City, State, and federal policies for identifying, preserving, and enhancing sites of historical and archaeological significance within Winter Park.	
96	Policy 5-2.11.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites. The City shall continue programs to identify and preserve historic places and prevent development impacts from adversely disturbing archaeological sites that are identified during or before construction activity.	
97	Policy 5-2.11.3: Protection of Designated Historic Sites. The City shall continue to preserve historic and archaeological resources and protect these resources from adverse impacts of development in a manner consistent with the Land Development Code, through the site development process.	Suggested reference. City Commission comments to remove LDC reference from text.
98	OBJECTIVE 5-2.12: EVALUATION OF THE CONSERVATION ELEMENT EFFECTIVENESS. The City shall enforce the following policies to ensure that the Conservation Element protects the natural resources within the City of Winter Park.	
99	Policy 5-2.12.1: Review the Impact of Changing Conditions on Conservation Policy. The City shall monitor and evaluate significant changes in the characteristics of natural resources within Winter Park Policy implications of such changes shall be examined and corrective measures shall be pursued. Conservation policies shall be refined as needed in order to remain responsive to evolving problems and issues.	
100	Policy 5-2.12.2: Schedule, Budget, and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed conservation activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing conservation goals, objectives, and policies.	

101	Policy 5-2.12.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Conservation Element, the City shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in conservation policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving conservation problems and issues.	
102	Policy 5-2.12.4: Achieve Effective Resolution of Conservation Goals, Objectives, and Policies. The effectiveness of the Conservation Element shall be measured by the City's success in achieving conservation goals, objectives, and policies. The Conservation Element incorporates a systematic planning process for identifying conservation problems and issues and implementing corrective measures.	
103	OBJECTIVE 5-2.13: PROTECTION AND CONSERVATION OF GROUND WATER QUANTITY AND QUALITY. The City of Winter Park shall protect and conserve groundwater quantity and quality so that future development activities are conducted in a manner than, at a minimum meet state water quality standards.	
105	Policy 5-2.13.1: Continue Monitoring Water Quality Near Wellfields. Winter Park shall continue a monitoring program and procedures to monitor the water quality in the vicinity of the City's wellfields.	
106	Policy 5-2.13.2: Mitigation of Impacts From Private Business. The City shall work with the appropriate regulatory agency to mitigate adverse impacts, if detected, of private businesses which use, generate or produce any material characterized or listed on the Resource Conservation and Recovery Act's or the Environmental Protection Agency's hazardous waste lists.	
107	Policy 5-2.13.3: Cooperation with St. Johns River Water Management District for Emergency Water Shortage Plan. Winter Park shall cooperate with the St. Johns River Water Management District in the enforcement of the provisions of their emergency water shortage plans.	
108	Policy 5-2.13.4: City to Take Action to Combat Sources of Pollution. Winter Park shall, when identified, take action to combat sources of pollution that could threaten groundwater quality such as malfunctioning drain wells, improperly installed septic tanks, and improper disposal of hazardous waste areas.	
		<p>Add a new policy that directs to the SAP</p> <p>Encourage commercial recycling including multifamily properties to recycle and continue to provide residential recycling</p>

CHAPTER 5: CONSERVATION ELEMENT

WINTER PARK RELATED VISION THEMES

Cherish and sustain Winter Park's extraordinary quality of life.

Plan our growth through a collaborative process that protects out City's timeless scale and character.

~~CONSERVATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.~~ This section stipulates goals, objectives, and implementing policies for the Conservation Element pursuant to Chapter 163, FS.

GOAL 5-1: NATURAL AND ENVIRONMENTAL RESOURCES. PROVIDE FOR THE PRESERVATION, CONSERVATION AND APPROPRIATE MANAGEMENT OF THE CITY'S NATURAL RESOURCES SO THAT THEIR ECONOMIC, EDUCATIONAL, ENVIRONMENTAL, SOCIAL AND AESTHETIC VALUES ARE PRESERVED AND ENHANCED AND AVAILABLE TO FUTURE GENERATIONS.

OBJECTIVE 5-1.1: AIR QUALITY AND CLIMATE CHANGE. Winter Park shall ~~participate in any~~ contribute to a regional or statewide effort to attain satisfactory air quality in Central Florida at a condition equal to ~~at~~ or better than state and federal air quality standards through the implementation of the following policies (below). ~~Winter Park should also reduce air emissions (including carbon) that contribute to global climate change.~~

Policy 5-1.1.1: Transportation Alternatives. The City shall continue to plan for transportation alternatives to gasoline-powered automobiles by planning efficient pedestrian and bicycle systems and by evaluating future feasibility for multimodal systems, including bus and passenger rail transit, and by adapting streets, and parking structures to facilitate the use of pedestrian and bicycle transportation ~~alternatively powered vehicles such as electric and hybrid cars.~~

Policy 5-1.1.2: Support Transit Service. The City shall continue to support transit service within Winter Park, including annual allocation of city funds for such service if when such services are determined to provide a ~~direct~~ benefit commensurate with the cost to Winter Park residents and businesses and also meet City goals and objectives. ~~Where possible such, service should include alternatively powered vehicles.~~

Policy 5-1.1.3: Urban Form and Pattern. The City shall integrate land use patterns and transportation systems by assuring that character, design, and intensity of development is compatible with adjacent transportation infrastructure and services. The City shall continue to facilitate an urban form following planning concepts inherent to neo-traditional neighborhood planning philosophies (i.e., grid system street pattern, residential and non-residential uses within walking distance, public open spaces and plazas).

Policy 5-1.1.4: Outdoor Burning Prohibition. The City shall continue to enforce the prohibition on open burning of trash and debris.

Policy 5-1.1.5: Air Monitoring Participation. The City shall continue to assist Orange County's air quality monitoring program by maintaining the availability of the Lake Island Park air quality monitoring station.

Policy 5-1.1.6: Public Education. The City shall support LYNX (aka Central Florida Regional Transportation Authority), the METROPLAN Orlando, and Orange County efforts to educate and promote public awareness about mass transit, car-pooling, bikeways, park-n-ride lots, and other alternative transportation modes as a means to reduce automobile emission pollution.

Policy 5-1.1.7: Air Quality Standards. The City shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

Policy 5-1.1.8: Combat Erosion and Generation of Dust Particles. Construction or clearing activities that expose, destabilize, or otherwise alter soil shall be required to implement best management principles and practices for soil protection to reduce wind-related soil erosion and dust particles as air pollutant.

Policy 5-1.1.9: Promote Alternative Transportation Fuels. As part of the capital purchasing process for new motor vehicles used to transport City staff serving functions other than life/safety or maintenance operations, the City shall consider the costs and benefits of vehicles powered by alternative fuels or engine design, such as hybrid or electric vehicles.

Policy 5-1.1.10: Energy Conservation and Alternative Energy Use. Because the City of Winter Park now owns the electric utility serving the city, it is able to pursue policies and programs designed to conserve energy and to make use of alternative energy sources. The City shall consider: 1) Incentives and provide technical assistance for commercial and residential energy conservation, 2) Incentives for the installation of solar power generation and solar hot water heating by its residential and commercial customers, 3) The purchase of “green power” for sale to its customers.

Policy 5-1.1.11: Green Technology for Municipal Buildings. The City shall consider the feasibility of retrofit in existing municipal buildings and design new buildings to minimize the use of energy, water and other resources, to facilitate the generation of solar power and to serve as examples for others of environmental sustainability.

GOAL 5-2: Pursuant to the City’s goals strategic plan to MAINTAIN AND IMPROVE THE QUALITY OF CITY LAKES AND OTHER WATER BODIES,

OBJECTIVE 5-2.1: SURFACE WATER QUALITY AND QUANTITY - LAKES, STREAMS, AND CANALS. The City shall conserve, appropriately use, and protect the quality and quantity of surface water sources to maintain environmental and recreational benefits through the implementation of the following policies.

Policy 5-2.1.1: Construction Impacts on Surface Water Quality. Soil and silt material disturbed by clearing and construction activities shall remain onsite and away from lake and streams through application of soil protection methods including application of the following techniques where applicable.

1. Soil erosion created by wind and stormwater runoff shall be reduced through the application of construction practices that retain soils on-site to the greatest extent practical.

2. Tree and vegetation protection standards shall prevent the clearing of land or the removal of trees, particularly within littoral zones (shoreline areas), except when authorized by the City through development or clearing permits.
3. Temporary stormwater drainage systems, such as swales and berms, shall be installed with new construction and clearing activities to capture direct surface run-off waters that may carry sand, silt, and other debris into lakes or streams.

Policy 5-2.1.2: Infrastructure Improvements. The City shall continually implement surface water quality improvement projects that minimize debris, nutrient and bacteriological contamination of the lakes to include street and sediment trap cleaning, canal wall replacement, retention systems, replanting native aquatic vegetation, and Alum Injection systems.

Policy 5-2.1.3: Stormwater Utility Fees. The City shall continue the ~~to impose a~~ stormwater utility fee ~~on development~~ as a means of generating revenue for surface water quality improvement projects.

Policy 5-2.1.4: Aquatic Plant Management. The City shall employ aquatic plant management practices that reduce the emergence of non-native, undesirable aquatic plants and improve conditions for safe recreational boating and fishing activities.

Policy 5-2.1.5: Alternative Approaches to Aquatic Plant Management. The City shall continue to investigate alternative physical, biological and chemical controls for its aquatic plant management program in order to protect water quality while also controlling undesirable and non-native aquatic plants. The City shall coordinate with the Florida Department of Environmental Protection (FDEP) on an annual basis regarding best management practices and alternative methods to control emergence and proliferation of undesirable aquatic plants.

Policy 5-2.1.6: Septic Tank Use. The City shall require approval of the Orange County Health Department for any septic system construction or renovation.

Policy 5-2.1.7: Stormwater Design Compatibility with Natural Systems. Stormwater retention/detention areas shall be designed and landscaped to appear as a natural waterbody. Any stormwater detention or retention areas located near lakes or other water bodies within the corporate limits of the Winter Park shall be designed with shorelines that are sinuous rather than straight and that create curvilinear shorelines at the water/land interface. The City shall include design criteria and landscape requirements for stormwater retention/detention facilities.

Policy 5-2.1.8: Regional Surface Water Quality Programs and Improvements. The City shall coordinate its surface water improvement program with the St. John River Water Management District (SJRWMD) Surface Water Improvement and Management Plan applicable to the middle basin of the St. Johns River and the Econlockhatchee River System. The City shall also coordinate with SJRWMD regarding City surface water improvement projects that may be eligible for SJRWMD funding assistance.

OBJECTIVE 5-2.2: PROTECTION OF POTABLE WATER RESOURCES. The City shall conserve, appropriately use and protect the water quality and quantity of current and projected water sources through the implementation of the following policies.

Policy 5-2.2.1: East-Central Florida Water Supply Planning Initiative. The City shall continue to participate in workshops and intergovernmental coordination activities conducted as part of the SJRWMD's East-Central Florida Water Supply Planning Initiative, which strives to identify long term solutions to regional groundwater supply problems and to identify potential alternative water sources other than the Floridan aquifer.

Policy 5-2.2.2: Water Supply Evaluation. Upon the effective date of the City of Winter Park Comprehensive Plan, the City shall not approve an amendment to the Future Land Use Map, a modification of any land use designation resulting in an increase in density or intensity, or a modification to any land use designation that will changes uses and activities allowed therein, unless one of the two following criteria are met:

1. Water supply necessary to service a utility service area must be available under the allocation allowed by a consumptive use permit issued by the SJRWMD. The water supply allocation must be able to meet the water demands anticipated from the utility service area as well as the additional demands generated by development allowed by an amendment to the City of Winter Park Comprehensive Plan. Infrastructure and wells necessary to withdraw water supplies demanded by a utility service area must be in place and approved by FDEP and the SJRWMD.
2. At the time of the issuance of a building permit, the City shall verify with the Water and Wastewater Utility Department that adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy.

Policy 5-2.2.3: Consumptive Use Permit. The City shall comply, as required, with the provisions of the consumptive water use permit issued to Winter Park Utilities by the SJRWMD.

Policy 5-2.2.4: Utility Rate Structure. The City shall encourage and foster water conservation through its inverted water utility rates. The City shall periodically evaluate the utility service's water rate methods and service to determine if rate adjustments are necessary to discourage overuse.

Policy 5-2.2.5: Public Education. The City shall support public awareness of water conservation needs through informative and education material made available to residents and business through mediums such as notices included with water bills and postings on the City's web site. The City shall also cooperate with the SJRWMD to regarding its public education programs that promote water conservation.

Policy 5-2.2.6: Water Restriction Notices. The City shall utilize utility bills, the City's newsletter, or its web site to facilitate public education addressing methods to achieve compliance within any restrictions on water usage and lawn irrigation imposed by the St. Johns River Water Management District.

Policy 5-2.2.7: Wellhead Protection. Activities that may potentially threaten groundwater quality shall be located away from potable water wellheads. The City shall protect subsurface aquifer water sources and thereby conserve the source of the City's future potable water by prohibiting uses such as the storage or disposal of hazardous materials, new underground storage tanks and new septic tanks within a 500 foot radius surrounding wellfields. Wellhead protection standards shall be consistent with any standards imposed by the SJRWMD or the FDEP.

Policy 5-2.2.8: Wellfield Protection Areas. The City shall ensure the protection of potable water supply by prohibiting uses such as the storage or disposal of hazardous materials, new underground storage tanks and new septic tanks or have the potential to harm the water supply ~~in accordance with Chapters 62-521 and 62-555, F.A.C.~~ within a 500 foot radius surrounding wellfields. The area enclosed within a 500 foot radial distance surrounding the well is designated as a wellfield protection area.

Policy 5-2.2.9: Drought Tolerant Landscaping. Landscape standards shall continue to include requirements to encourage the use of low-water tolerant plant species as well as the installation of rain or moisture monitor devices for irrigation systems.

Policy 5-2.2.10: Incentives for Use of Low-Water Tolerant Landscaping. The City shall allow the elimination of a required irrigation system when a landscape plan is approved by the Parks Department that includes the use of native plants and other vegetation which will survive without irrigation, while still achieving the landscape buffering.

Policy 5-2.2.11: Water-Saving Fixtures. ~~By 2009, the City shall require the use of water-saving plumbing fixtures for all new development.~~ For building rehabilitation or remodeling projects, the City shall evaluate and consider adopting incentives to encourage plumbing fixture retrofits for water-saving fixtures. Public fountains installed at City parks and facilities after the effective date of the City of Winter Park Comprehensive Plan shall be designed to use recirculating water.

Policy 5-2.2.12: Development within Area of Special Well Construction (ASWC). All new development occurring within an area designated by the SJRWMD as an “Area of Special Well Construction” must be served by a central water and sewer system.

Policy 5-2.2.13: Emergency Water Conservation. Winter Park shall cooperate with the SJRWMD to conserve water resources during water supply emergencies.

Policy 5-2.2.14: Extension of Gray Water/Re-Use Lines. The City shall encourage the extension of gray water systems and re-use lines to those developed areas of Winter Park currently not served by such systems. If such coordination efforts reveal that extension of re-use lines is not financially feasible, the City shall investigate potential grant funds administered by state or federal agencies that may be eligible to assist with the extension of such systems.

Policy 5-2.2.15: Multi-jurisdictional Planning Initiatives. Identify partnerships with surrounding utilities such as Orange County, Orlando Utilities Commission, and Seminole County on regional tradition and alternative water supply development projects to provide wholesale water to the City of Winter Park.

OBJECTIVE 5-2.3: MAINTENANCE OF FLOODPLAIN. The City shall protect the natural functions of the 100-year floodplain to maintain its current flood carrying and flood storage capacity and to minimize damage to property caused by flooding.

Policy 5-2.3.1: Alteration of Streams and Floodways. The City shall continue to prohibit the altering of, or construction in any stream or floodway, adding any fill, development proposing compensating storage in streams and wetland floodplain areas. The City’s Floodplain Protection

Ordinance shall maintain consistency with program policies of the Federal Insurance Administration.

Policy 5-2.3.2: Floodplain Protection Standards. The City shall continue to require a conditional use permit for any type of construction within the stream floodplain areas, a lakefront, canalfront and streamfront site plan review by the Planning and Zoning Commission for approval of all construction within lake, canal and stream floodplain areas, new habitable construction to locate outside all lakefront and stream floodplain areas, and require connection to sewer over septic where possible.

Policy 5-2.3.3: FEMA Construction Standards. The City shall require that construction meet or exceed the Federal Emergency Management Agency (FEMA) standards.

OBJECTIVE 5-2.4: PROTECT AND PRESERVE WETLANDS. Preserve, protect, restore and replace wetlands to achieve no net loss of functional wetlands after the adoption of this comprehensive plan. The City shall ensure the protection of wetlands and wetland functional values by prioritizing protective activities with avoidance of impacts as the first priority, minimization of impacts as the second priority, and mitigation for impacts as the third priority.

Policy 5-2.4.1: Wetland Definition and Delineation. ~~The Florida Legislature preempts the authority of any water management district, state or regional agency, or local government to define wetlands or develop a delineation methodology to implement the definition and determines that the exclusive definition and delineation methodology for wetlands shall be that established pursuant to s. 373.019(22) and s. 373.421, F.S.~~ The use of the term wetlands in the Goals, Objectives and Policies of this Comprehensive Plan shall be pursuant to this definition and delineation, as established by the State of Florida.

Policy 5-2.4.2: Dedication of Conservation Areas. ~~Conservation future land use designation easements shall be placed on all stream front wetlands or other adjacent environmentally sensitive lands within fifty (50) feet of wetlands as a condition or requirement of a development approval for all properties containing any designated wetland.~~

Policy 5-2.4.3: Preservation of Wetlands. The City's preservation of all wetlands within the City (except for the remaining isolated sections of the Crane Strand wetland) shall be to prohibit any fill, disturbance, or development within any designated wetland. No development of any kind shall be permitted within any designated lakefront or stream front wetland area except for an elevated boardwalk or gazebo or as that may be permitted by the City Commission ~~and require a supermajority (four votes) for approval~~ only within wetlands that are part of the City's park and recreation system. ~~This shall apply to all classifications of wetlands pursuant to the requirements of Rule 9J-5.013(3)(a) F.A.C.~~

Policy 5-2.4.4: Protection of Wetlands. The City's protection of all wetlands in the City (except for the remaining isolated sections of the Crane Strand wetland) including adjacent environmentally sensitive lands shall be to prohibit any building and structures development within fifty (50) feet of all designated wetlands. No fill disturbance or development may occur within this fifty (50) foot buffer protection zone. ~~This shall apply to all classifications of wetlands pursuant to the requirements of Rule 9J-5.013(3)(a) F.A.C.~~

Policy 5-2.4.5: Protection of Environmentally Sensitive Lands. The City's protection of environmentally sensitive lands shall be to prohibit all development within fifty (50) feet of all designated wetlands, any stream, canal, or lake and within fifty (50) feet of any wildlife habitat containing endangered or threatened species as detailed on Map 5-5 in this element.

Policy 5-2.4.6: Conservation Designation. The Future Land Use Element and Map shall require a conservation designation to be placed upon all wetlands, floodways and stream floodplain areas designated by the FEMA floodplain maps along all stream front areas in the city specifically to protect these areas from development impacts and potential encroachment. The Future Land Use Map shall place a Conservation Designation upon such wetlands along Howell Branch Creek northeast of Lake Maitland as well as the Howell Branch Creek wetlands located between Lakes Sue and Virginia.

Policy 5-2.4.7: Wetland Mitigation. Disturbance or destruction of wetlands shall be avoided on lands designated conservation. Where the SJRWMD has approved the removal, alteration, or destruction of wetlands, within the remaining isolated sections of the Crane Strand wetland mitigation shall occur consistent with those requirements. ~~Section 62-312, Florida Administrative Code.~~ Prior to issuance of any land clearing or construction permit from the City, an applicant must receive and adhere to all environmental permits that are required by the State of Florida.

Policy 5-2.4.8: Wetland Mitigation Sites. Where wetland mitigation is required by the SJRWMD, the mitigation site must occur within or adjacent to the City of Winter Park except when a site cannot be found that meets the approval of the SJRWMD and the City. The City will encourage the protection and preservation of wetlands within the City limits instead of off-site locations.

Policy 5-2.4.9 Wetland Regulations Shall Avoid Duplication. Wetland regulations adopted by the City shall avoid duplication of wetland regulation by maintaining consistency with the regulations of FDEP and SJRWMD.

- A. The City shall regulate activities which will result in the destruction and/or degradation of functional wetlands that have been permitted by FDEP or SJRWMD based on FDEP and SJRWMD professional staff application of criteria, evaluation and conditions of approval.
- B. Any permitted wetland degradation or destruction shall provide for mitigation as designated in the Conservation Element.

OBJECTIVE 5-2.5: PROTECTION OF NATURAL RESOURCES. The City shall conserve and protect the remaining natural systems through appropriate land use designations. All future development or redevelopment of land affecting natural resources shall be consistent with the City of Winter Park Comprehensive Plan.

Policy 5-2.5.1: Protect Conservation Areas. The City shall protect conservation areas, parks and open space lands from activities that would significantly damage the natural integrity, character or environmental balance of said areas.

Policy 5-2.5.2: Designation of Conservation Land Resources. The Future Land Use Map series delineates Conservation Future Land Use for wetlands whose value warrants long-term preservation. Such areas include ~~shoreline areas~~, wetlands, floodways and floodplains ~~as well as adjacent uplands such wetlands~~ along Howell Branch Creek northeast of Lake Maitland as well as along the Howell Branch Creek wetlands located between Lakes Sue and Virginia. All conservation land resources shall either remain undeveloped or shall undergo "restricted development." "Restricted development" shall be defined as the development options allowed by the development rights and restrictions stipulated in the Future Land Use Element. Passive recreation shall be a use that is allowed within the Conservation future land use designation.

Policy 5-2.5.3: Use of Conservation, Open Space and Recreation Areas. Those areas designated on the Future Land Use Map for conservation, open space and recreation shall not be developed except in furtherance of those purposes and as allowed by City of Winter Park's Comprehensive Plan. Remaining areas of important natural habitat shall not be altered or converted to active recreational facilities.

Policy 5-2.5.4: Intergovernmental Coordination and Natural Resource Management. The City shall coordinate with the FDEP, SJRWMD, East Central Florida Regional Planning Council, Florida Fish and Wildlife Conservation Commission, and Orange County regarding management or protection of natural resources. Such intergovernmental coordinating activities shall protect the values and functions of natural systems. The methods for coordinating with other local governments, state, federal, and private plans/programs for conservation of natural resources shall be incorporated into the City's planning process.

Policy 5-2.5.5: Enforcement Activities. The City shall protect and conserve the natural functions of existing vegetative communities, fauna, flora, soils, lakes, floodplains, and other identified natural resources.

Policy 5-2.5.6: Evaluate Opportunities for Land Acquisition. The City shall annually consider the usefulness and availability of state and federal grant programs for the acquisition lands for conservation areas or passive recreation.

OBJECTIVE 5-2.6: PROTECT NATIVE VEGETATION AND AQUATIC HABITATS. The City shall protect and retain major vegetative communities, aquatic habitats, and endangered and threatened plant species through implementation of the following policies.

Policy 5-2.6.1: Implementing Protection of Vegetative Communities and Lake Habitats. The City shall require that development protect trees ~~and vegetation~~ by minimizing the removal of protected trees and requiring compensation and replanting for the loss of protected trees based on the diameter of tree. ~~The City shall review development plans and shall require minimal lot clearance to preserve vegetation.~~ Plans for lakeshore development shall be reviewed to prevent shoreline erosion, degradation of water quality, and harmful impacts on lake habitat.

Policy 5-2.6.2: Preservation of Native Plant Communities. Tree protection and land clearing standards within the Land Development Code shall continue to mandate that new development preserve shoreline vegetation, wetlands, and vegetative habits known to serve as nesting areas or habitat for endangered or threatened species, or that mitigate the impacts of runoff on lakes and wetlands.

Policy 5-2.6.3: Removal of Undesirable Exotic Vegetation. All nuisance and invasive exotic plant species shall be removed from development sites by a property owner/developer prior to issuance of a certificate of occupancy.

Policy 5-2.6.4: Location of Park and Open Space Dedications. Where park and open space dedications required of new development are placed on-site, they shall be placed in areas that provide the greatest protection to and preserve the most environmentally important and sensitive.

Policy 5-2.6.5: Use of Native Plants for Landscaping. Landscape plans and plant materials required of new development shall promote the use of native plant species and avoid the planting of exotic plants known to create nuisances.

Policy 5-2.6.6: Restoration of Buffer Strips Along Shorelines. Shoreline landowners shall be encouraged to replace shorelines landscaped in turf grass with buffer strips of native vegetation at least ten feet in width.

OBJECTIVE 5-2.7: TREES AND TREESCAPE CONSERVATION AND PROTECTION. The City shall maintain, manage, conserve, and foster the extensive tree inventory and tree canopy within the City through the Forestry Management Plan.

Policy 5-2.7.1: Tree Planting Program. The City shall maintain, manage, conserve and foster the extensive tree inventory and canopy within Winter Park by continuing an urban forestry program that includes tree planting, and tree maintenance along City right-of-ways and on City owned property, develop and implement educational programs to assist homeowners with the maintenance and care of trees, and the administration of a tree inventory, keeping record of the location and status of trees within public lands and along public right-of-ways. A comprehensive approach to the management of streetscape trees shall include the following:

1. Establish an accurate information database on the existing street tree inventory on a block-by-block basis;
2. Project the useful life expectancy of street trees in order to assess the replacement cost and other implementation requirements. The objective of the data is to assess the likely impact on individual streets when existing street trees die as well as to assess and quantify the requirements for replacement on a block-by-block basis for each fiscal year;
3. As a result of developing accurate forecasts and the costs of the replanting requirements, the City shall develop a funding plan to implement a streetscape tree protection and reforestation program.

Policy 5-2.7.2: Tree Protection from Development Activities. The City shall protect and conserve specimen and other significant trees from destruction by development activities ~~in a manner consistent with the Land Development Code regulations~~ through the site development process.

Policy 5-2.7.3: Tree City USA Program. The City shall continue to participate in the Tree City USA program and sponsor related arbor celebration events.

Policy 5-2.7.4: Establish and Implement a Reforestation Plan. ~~Pursuant to the City's strategic plan,~~ The City shall develop and implement a reforestation plan to maintain and enhance the city's tree canopy.

OBJECTIVE 5-2.8: PROTECT FISHERIES, WILDLIFE, AND WILDLIFE HABITATS. The City shall conserve habitat for fish, wildlife, and aquatic species including species that are threatened and endangered.

Policy 5-2.8.1: Conduct an Inventory of Natural Habitats. The City shall work cooperatively with others environmental interest groups and agencies having jurisdiction to conduct an inventories of natural habitat remaining within its boundaries.

Policy 5-2.8.2 Protect and Restore Areas of Existing Wildlife Habitat. The City shall protect areas of important wildlife habitat through appropriate restoration and management of City owned land, through acquisition of remaining open space, and through application of measures to prevent the filling and development of wetlands. ~~Important areas to be so conserved include:~~

- ~~• The cypress grove in Kraft Azalea Gardens~~
- ~~• Mead Garden~~
- ~~• The remaining undeveloped portion of the Genius Property adjacent to Lake Virginia and Lake Mizell~~
- ~~• The wetland area of Howell Branch Creek between Lake Sue and Lake Virginia and north of Lake Maitland.~~

Policy 5-2.8.3 Protect Shoreline Ecosystems. The City shall continue to conserve and protect ecosystems occurring within the littoral zone of lakes by enforcing the City's shoreline protection ordinance.

Policy 5-2.8.4: Protect Listed Species. The City shall maintain, to the best of its abilities, the populations of species listed as threatened, endangered and species of special concern, and shall restrict activities known to adversely affect the survival of these species.

Policy 5-2.8.5: Coordination with Environmental Agencies. If development activity is proposed on or near property where listed species (endangered, threatened, or species of special concern), the City shall coordinate with the Florida Fish and Wildlife Conservation Commission in determining whether a development permit can be issued.

Policy 5-2.8.6: Lake Management Programs. The City shall maintain and enforce its Lake Management Program that prioritizes actions designed to protect, conserve and enhance natural shoreline habitat, aquatic and wildlife habitat and the preservation of threatened or endangered species that use surface waters for habitat.

Policy 5-2.8.7: Open Space in New Development. Where natural habitat exists in areas of new development or where open space is required as part of new development, maintaining or restoring natural habitat should be an option for providing open space that may be required by the City.

OBJECTIVE 5-2.9: SOIL AND SHORELINE PROTECTION. The City shall continually conserve and protect soils through the prevention of soil erosion.

Policy 5-2.9.1: Soil Erosion Prevention through Construction Activities. The City shall protect and conserve the natural functions of existing soil resources by requiring construction activities to apply soil erosion prevention techniques to prevent soils from eroding onto adjacent properties, right-of-ways, lakes and streams.

Policy 5-2.9.2: Turf Grass and Landscaping Maintenance. Ground plants, trees and turf grass shall be maintained consistent with landscape plans approved by the City. The City shall assure that site vegetation is maintained and complies with the approved landscape plan.

Policy 5-2.9.3: Lake Management Program. The City shall continue to fund and operate tree and vegetation planting programs for lakefront areas and littoral zones. The City shall continue to manage the operation of boat docks and accessory structures that may occur along shoreline areas to prevent environmental degradation and ensure public safety.

Policy 5-2.9.4: Protection of Littoral Zone Vegetation. The City shall enforce the shoreline protection regulations that provide controls that protect, conserve and enhance significant native vegetative species from destruction by development activities.

Policy 5-2.9.5: Construction Activities Consistent with Soil Types. Where soil conditions do not appear to be consistent with proposed construction, the City shall require soil testing and evaluation as a prerequisite to building permits. The City shall limit land uses or construction techniques to best management principles and practices compatible with soil conditions specific to the site.

OBJECTIVE 5-2.10: MANAGING DISPOSAL OF WASTES. The City shall assure that generation, storage, transport, and disposal of wastes in Winter Park are managed with the best available technology to protect environmental quality.

Policy 5-2.10.1: Collection of Residential Hazardous Wastes. The City shall continue to operate the Special Collection Facility for household hazardous wastes and shall cooperate with the Orange County Environmental Protection Division to ensure the proper use, storage, disposal and recycling of hazardous materials.

Policy 5-2.10.2: Intergovernmental Coordination for Solid and Hazardous Waste. The City shall continue to coordinate with the Orange County regarding countywide hazardous waste disposal and monitoring programs.

Policy 5-2.10.3: Managing Hazardous Waste. The City shall ensure the appropriate locations for the use, handling or storage of hazardous wastes, including their proximity to public water system wellheads and surface water resources. The City shall protect subsurface aquifer water sources by restricting uses within a 500 foot radius surrounding wellfields to those that do not include hazardous materials of any type. Wellhead protection standards shall be consistent with any standards imposed by the SJRWMD or the FDEP.

Policy 5-2.10.4: Identification of Hazardous Waste. The City shall continue its practice to require the identification of any and all hazardous wastes or materials used or stored by any licensed business within the City. This practice shall continue to be implemented through the

review of a business licenses for information regarding hazardous materials to be use or stored on-site.

Policy 5-2.10.5: Monitor Small Quantity Generators. The City shall utilize the Fire Department's business inspection program to monitor the businesses using hazardous materials, shall report all potential problems, and shall respond to any resultant problems.

Policy 5-2.10.6: Hazardous Waste Mismanagement. The City shall utilize the Fire Department's Inspection Program, Public Works Department Inspection Program and the Code Enforcement Division Inspection Program to seek out, report and mandate corrections to any misuse of hazardous wastes to ensure the public safety and to avoid degradation to natural resources, including water quality.

OBJECTIVE 5-2.11: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES.

Land development and clearing activities shall incorporate appropriate measures to prevent damage to archaeologically and historically significant resources of local, regional, state, and federal significance.

Policy 5-2.11.1: Coordinate Archaeological and Historic Preservation Activities. The City shall continue coordination with the Florida Department of State and the federal government to implement City, State, and federal policies for identifying, preserving, and enhancing sites of historical and archaeological significance within Winter Park.

Policy 5-2.11.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites. The City shall continue programs to identify and preserve historic places and prevent development impacts from adversely disturbing archaeological sites that are identified during or before construction activity.

Policy 5-2.11.3: Protection of Designated Historic Sites. The City shall continue to preserve historic and archaeological resources and protect these resources from adverse impacts of development ~~in a manner consistent with the Land Development Code.~~ through the site development process.

OBJECTIVE 5-2.12: EVALUATION OF THE CONSERVATION ELEMENT EFFECTIVENESS. The City shall enforce the following policies to ensure that the Conservation Element protects the natural resources within the City of Winter Park.

Policy 5-2.12.1: Review the Impact of Changing Conditions on Conservation Policy. The City shall monitor and evaluate significant changes in the characteristics of natural resources within Winter Park Policy implications of such changes shall be examined and corrective measures shall be pursued. Conservation policies shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 5-2.12.2: Schedule, Budget, and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed conservation activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing conservation goals, objectives, and policies.

Policy 5-2.12.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Conservation Element, the City shall maintain a process of

intergovernmental coordination as well as coordination with private sector groups interested in conservation policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving conservation problems and issues.

Policy 5-2.12.4: Achieve Effective Resolution of Conservation Goals, Objectives, and Policies. The effectiveness of the Conservation Element shall be measured by the City's success in achieving conservation goals, objectives, and policies. The Conservation Element incorporates a systematic planning process for identifying conservation problems and issues and implementing corrective measures.

OBJECTIVE 5-2.13: PROTECTION AND CONSERVATION OF GROUND WATER QUANTITY AND QUALITY. The City of Winter Park shall protect and conserve groundwater quantity and quality so that future development activities are conducted in a manner that, at a minimum, meets state water quality standards.

Policy 5-2.13.1: Continue Monitoring Water Quality Near Wellfields. Winter Park shall continue a monitoring program and procedures to monitor the water quality in the vicinity of the City's wellfields.

Policy 5-2.13.2: Mitigation of Impacts From Private Business. The City shall work with the appropriate regulatory agency to mitigate adverse impacts, if detected, of private businesses which use, generate or produce any material characterized or listed on the Resource Conservation and Recovery Act's or the Environmental Protection Agency's hazardous waste lists.

Policy 5-2.13.3: Cooperation with St. Johns River Water Management District for Emergency Water Shortage Plan. Winter Park shall cooperate with the St. Johns River Water Management District in the enforcement of the provisions of their emergency water shortage plans.

Policy 5-2.13.4: City to Take Action to Combat Sources of Pollution. Winter Park shall, when identified, take action to combat sources of pollution that could threaten groundwater quality such as malfunctioning drain wells, improperly installed septic tanks, and improper disposal of hazardous waste areas.

Conservation Map Series

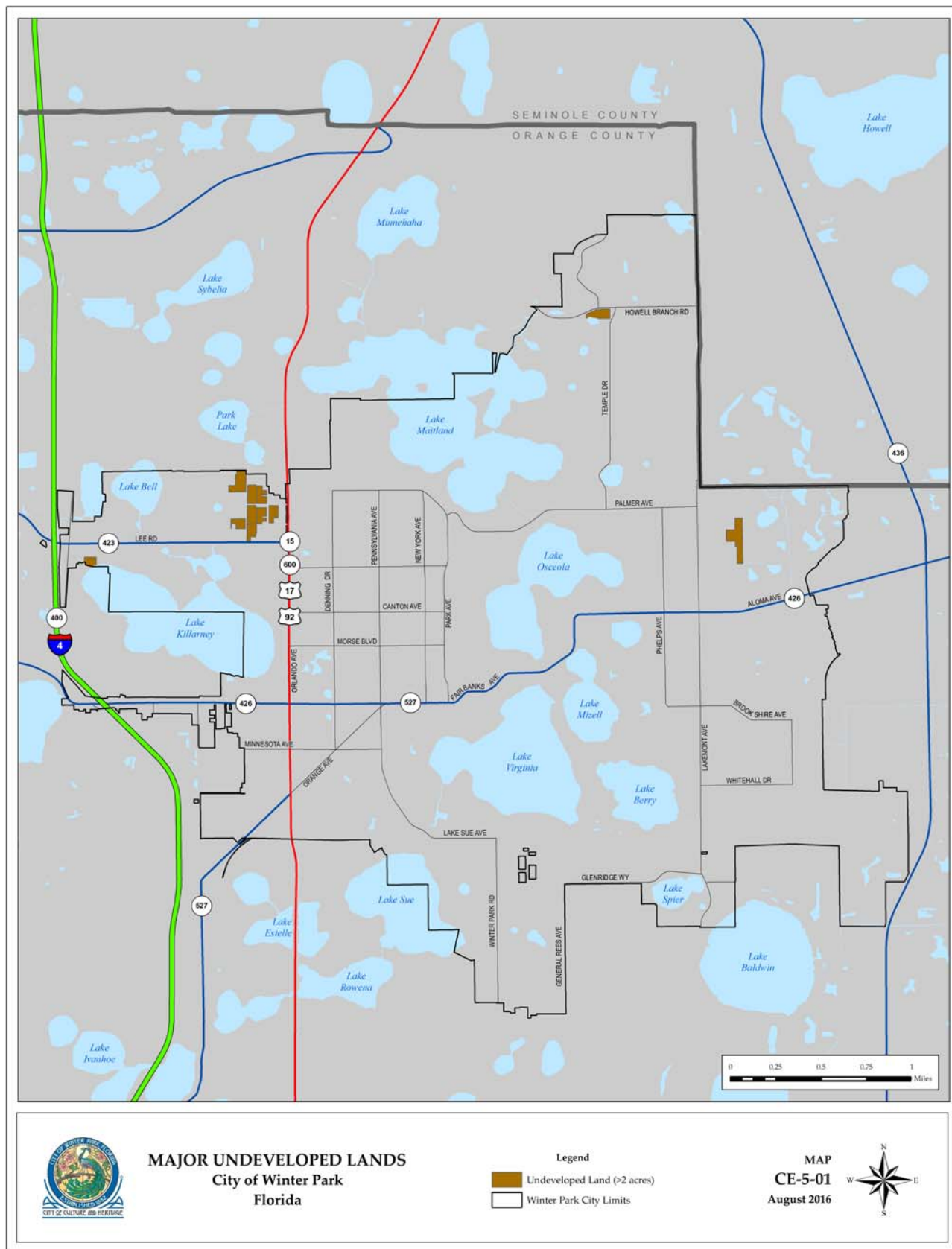
CE-5-01: Major Undeveloped Lands

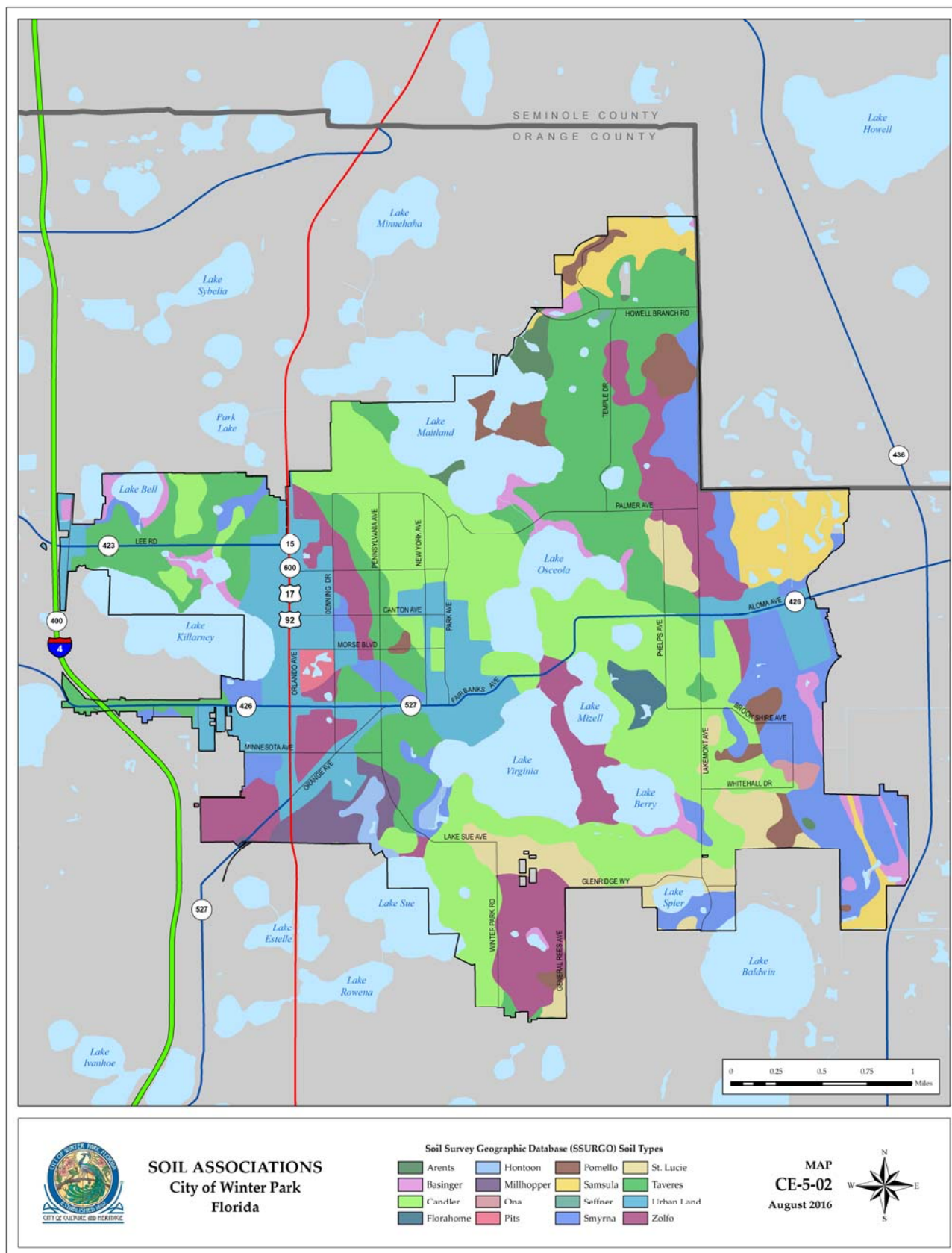
CE-5-02: Soil Associations

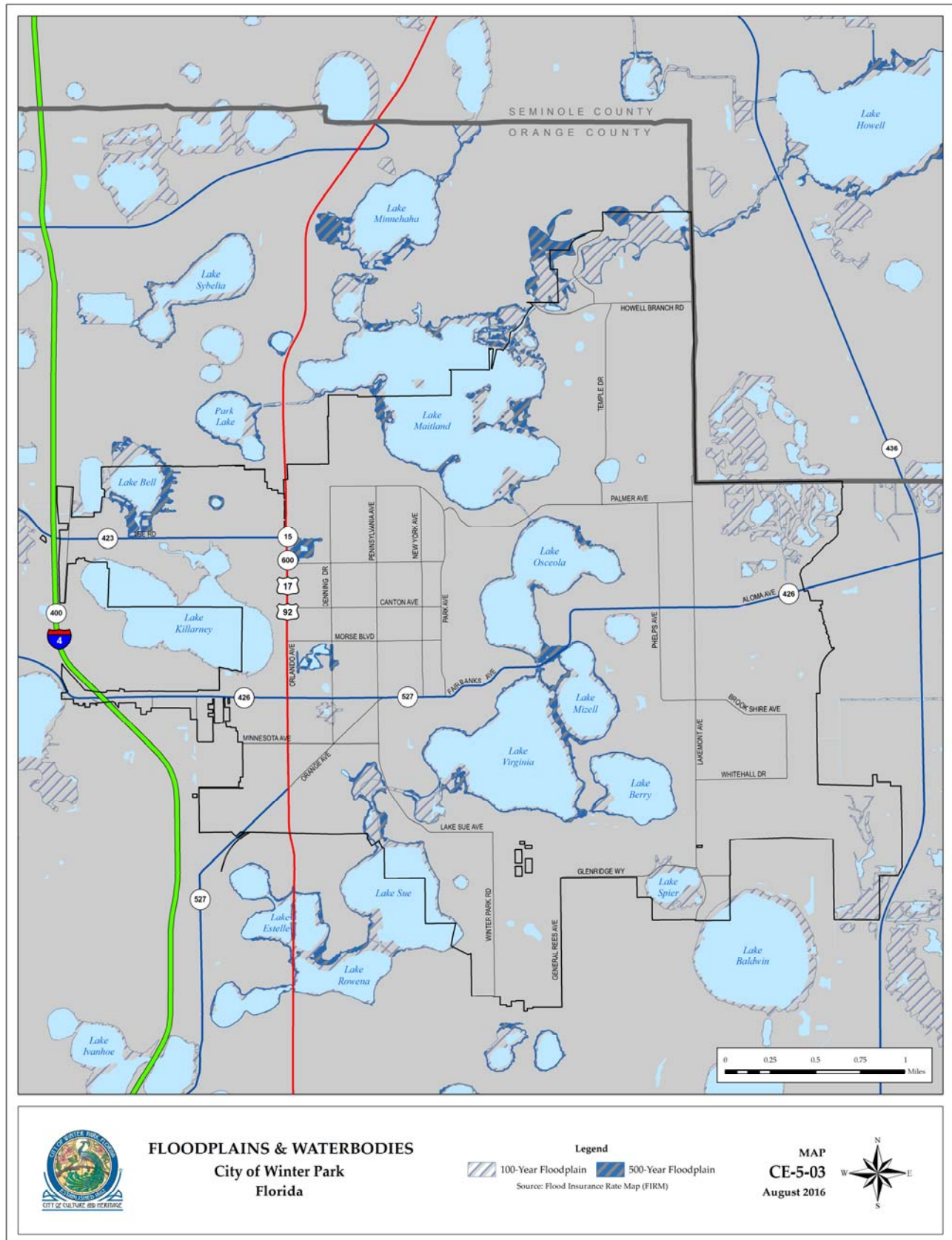
CE-5-03: Floodplains and Water Bodies

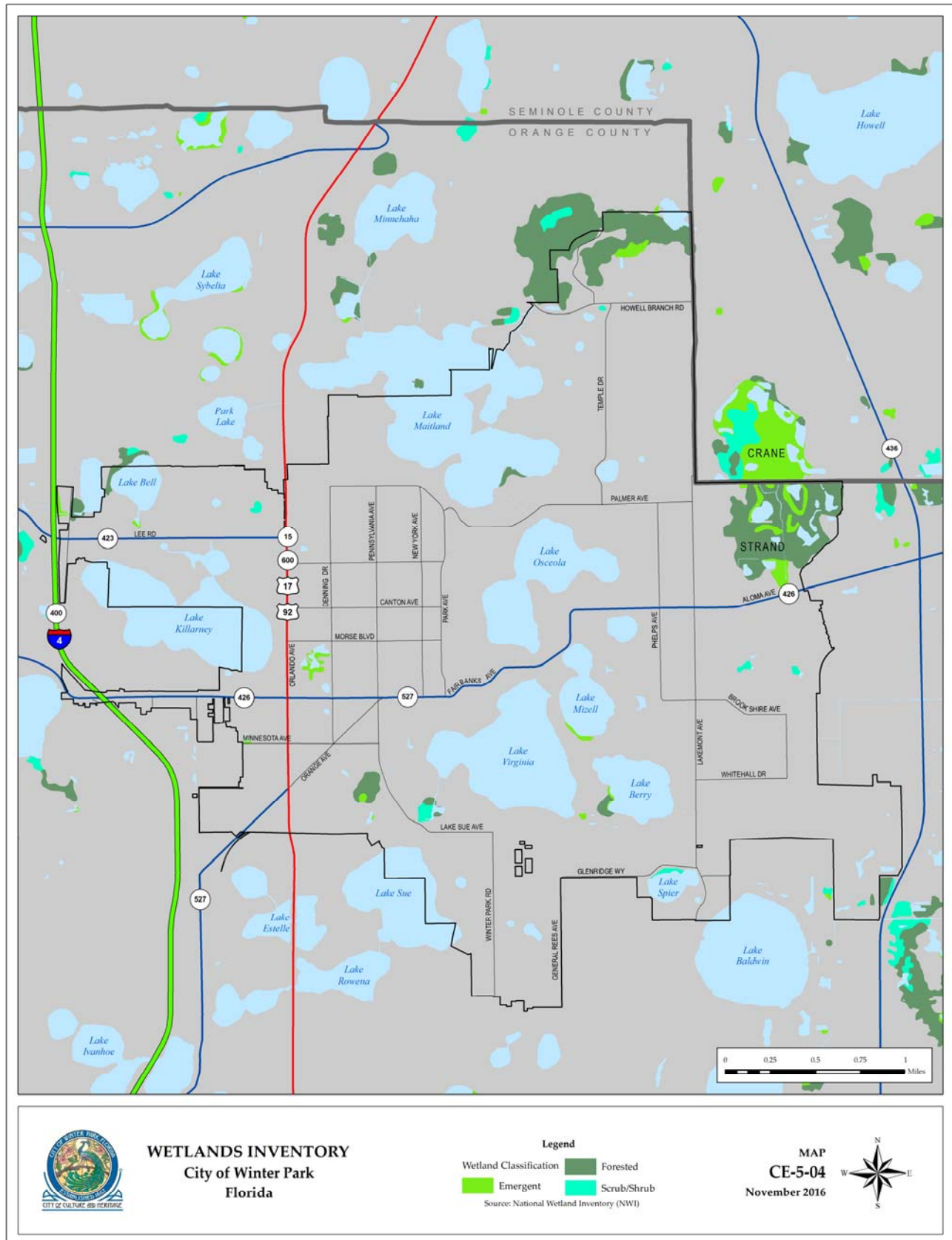
CE-5-04: Wetlands Inventory

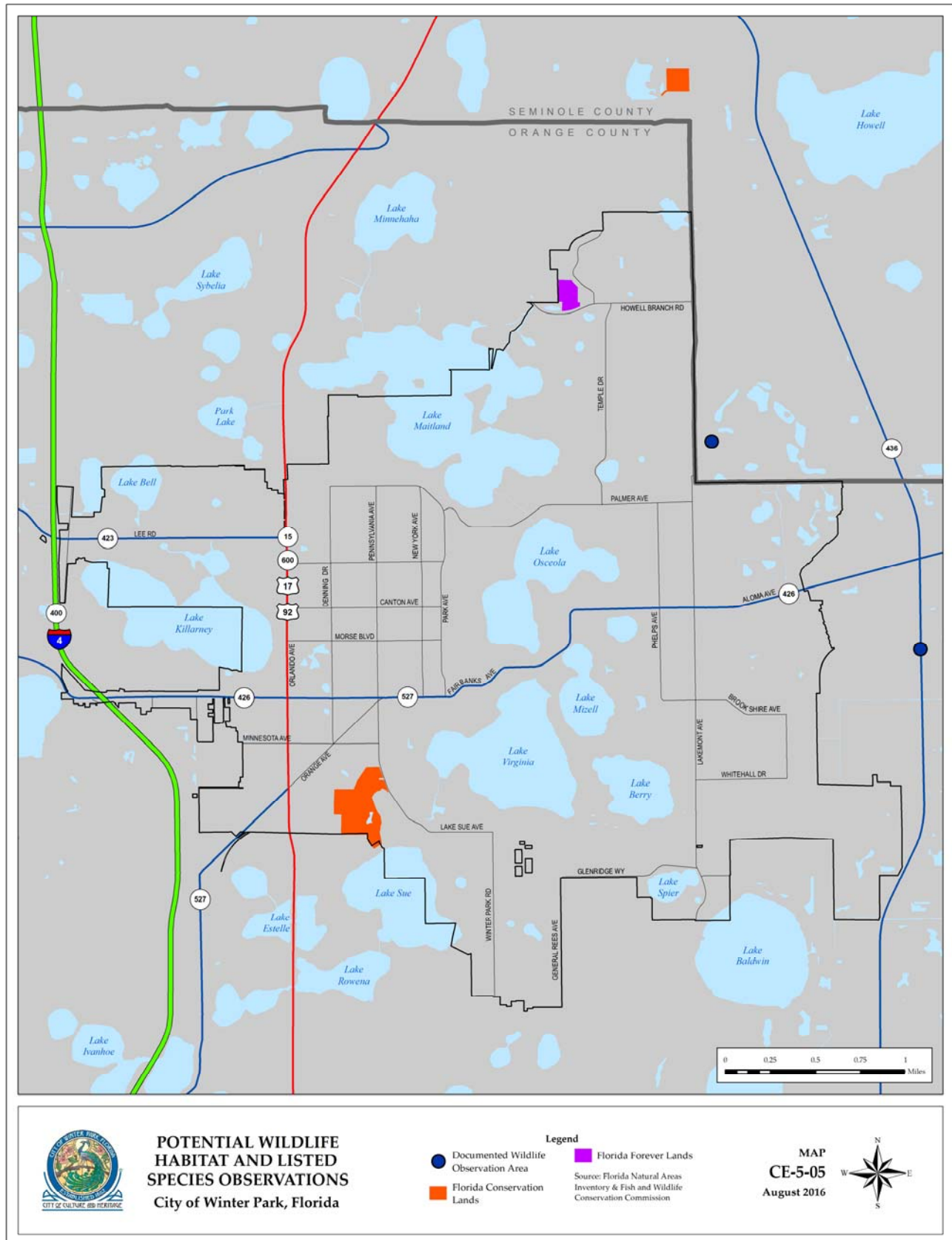
CE-5-05: Potential Wildlife Habitat and Listed Species Observations ~~Identified by the Florida Natural Areas Inventory~~











The following chart relates to Chapter 6 – Recreation and Open Space, 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. This element was reviewed by the Parks and Recreation Board (their comments/changes are shown in navy blue underlined text) and the Keep Winter Park Sustainable and Beautiful Board (their comments/changes are shown in purple underlined text). The Planning and Zoning Board also reviewed this element, and their comments are shown in red.

No.	Existing Recreation and Open Space Element	Comments
1	RECREATION AND OPEN SPACE GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Recreation Element. The purpose of this element is to provide guidance for appropriate plans and policies needed to meet identified or projected needs for park lands and open space areas.	
2	GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE: TO PRESERVE, MAINTAIN AND ENHANCE A QUALITY SYSTEM OF PARKS, OPEN SPACE AND RECREATIONAL FACILITIES WHICH SATISFY THE NEEDS OF THE CURRENT AND FUTURE RESIDENTS OF WINTER PARK.	
3	OBJECTIVE 6-1.1: PROVISION OF PUBLIC PARK LAND: The City of Winter Park shall assure that appropriate amounts of park land and open space will be within the public domain so as to meet the standards of this plan.	
4	Policy 6-1.1.1: Provide Minimum LOS of Ten Acres of Parkland per 1,000 Residents. <u>Except within Ravaudage</u> , the City shall provide a minimum of ten <u>(10)</u> acres of publicly owned parkland and conservation lands for each <u>one thousand</u> (1,000) residents. For the purpose of calculating this guaranteed level of service, ‘open space’ shall be defined as publicly owned passive or active recreational land and land left in its natural state for conservation purposes. Specifically excluded are the <u>water area of city lakes, except for Lakes Chelton, Knowles, Midget, Wilbar and Mendsen within MLK Jr. park, private garden areas or plazas in high density or mixed use developments and roadway landscaped median areas except those within the for Kings Way and Reading Way median right-of-ways, Park Grove triangle, AJ Hanna park, Sunset/Chestnut triangle, Golfview median, Lasbury/Maiden triangle, and the Pulsifer Park triangle.</u>	Only clarifies the exact method used to calculate the parks inventory as used for the current 2009 Comp. Plan. Clarify water area in small lakes <u>Per City Commission November 14th meeting</u>
5	Policy 6-1.1.2: Commitment to Public Park Land: The City shall meet and maintain the park land acreage level of service standards set in this plan.	
6	Policy 6-1.1.3: Potential Park Funding Mechanisms: Methods such as park dedications, impact fees, developer contribution, density transfers, homeowner's association provisions, and general fund allocations, where appropriate, shall be used to assist the City in acquiring park land and developing recreational facilities. This includes bonds, grants and loans.	
7	Policy 6-1.1.4: Ravaudage Planned Development: <u>The Ravaudage Planned Development shall utilize a level of service standard of two and one-half (2½) acres of public or private parkland and recreation amenity space per one thousand (1,000 residents) based on Orange County's park land level of service standard as approved in the Annexation Agreement with the City of Winter Park. The resident population within Ravaudage shall be separate and not counted toward the overall City park level of service standard. Any expansion of the Ravaudage Planned Development shall comply with the Winter Park LOS for park space.</u>	New policy related to the annexation of the Ravaudage PD, which is subject to an annexation agreement that requires conformance to the Orange County Comp. Plan which is 2.5 acres per 1,000. <u>Per Parks Board Sept 28th review</u> <u>Per City Commission November 14th meeting</u>
8	Policy 6-1.1.4: Office, Commercial and Mixed-Use Developments and Public Gathering Places. For office, commercial and mixed-use development which have 10 residential units or greater a dedication or provision of land is to be set aside for park and open space requirements. Such land shall be equal to a pro rata share of 10 acres of parkland per 1,000 residents. When not feasible in whole or in part, a proportionate fair share fee shall be paid to accomplish this policy. Such proportionate fair share and dedication of land shall be guaranteed in a development agreement.	Policy not needed due to each type of zoning district within the LDC requiring open space, and developments are still required to pay park impact fees.
9	Policy 6-1.1.5: Park and Recreation Trust Fund: The City shall maintain a park and recreation trust fund to facilitate contributions and to provide for an accounting of funds obtained for those purposes. <u>At the end of each fiscal year, ten (10%) percent of the growth of the remaining end of year</u> general fund balance shall be allocated to the park and recreation trust fund for park acquisition.	Rewording needed to clarify that it is 10% of each year's fund balance and not 10% of all the previous year's fund balance.
10	Policy 6-1.1.6: Recreation for New Single Family Subdivisions. New residential <u>subdivisions units within multifamily housing and mixed use development, as well as single family homes</u> shall include <u>park and open space</u> areas in the form of neighborhood parks for its residents. Where the number of units is insufficient to support an on-site park within the residential development, recreation impact fees shall be paid to the City to accommodate a fair-share impact that new residents will place on park land and park facilities.	Clarify terminology. <u>Per Parks Board Sept 28th review</u>
11	Policy 6-1.1.7: Neighborhood Park. The City shall strive to provide park space within each designated service area in the City of Winter Park.	<u>Per P&Z recommendation</u>
12	Policy 6-1.1.8: Improvements to Howell Branch Park and Potential Joint Community Park with City of Maitland. The City will continue to coordinate with the City of Maitland regarding the potential for joint participation in the development of a community park at the Winter Park Howell Branch Park that abuts open space in Maitland that could be accessed by citizens from both communities. <u>In addition the City shall strive to</u> improve recreational access and opportunities in the open space along Howell Creek.	See suggested change. <u>Per P&Z recommendation</u>

No.	Existing Recreation and Open Space Element	Comments
13	Policy 6-1.1.9: Lands Proposed for Annexation. As part of the study to be performed in consideration of an annexation, the City shall analyze: (i) how the level of service for Public Park Land and Public Open Space would be impacted upon annexation; (ii) whether there are opportunities in an annexation for increasing the amount of land devoted to Public Land and Public Open Space; (iii) the gross additional cost to the City in terms of the impact of the annexation on the Recreational Facilities of the City; (iv) the additional revenues, if any, that might be available to the City as a result of the annexation, that could be utilized for park land and park facilities.	
14	Policy 6-1.1.10: Parks Master Plan. The City shall periodically update the overall Parks Master Plan and strive to implement that improvement program as may be adopted by the City Commission.	Per P&Z recommendation
15	GOAL 6-2: STEWARD AND ENHANCE OUR TREE CANOPY AND LAKES AS THE CROWN JEWELS OF WINTER PARK’S NATURAL SYSTEM.	New goal related to the Vision document
15a	OBJECTIVE 6-2.1: PUBLIC ACCESS TO LAKES. Reasonable access to lake waters and shorelines shall be afforded to Winter Park residents in a manner that protects water quality and natural habitats that maintains their recreation and open space value.	
16	Policy 6-2.1.1: Promote Quality of Lake Recreation Opportunities. The City shall promote quality of lake recreation opportunities through the following actions: 1. Boat traffic originating from public ramps shall be managed to promote public safety within lake waters and to protect and maintain lake water quality. Such management programs shall include but are not limited to boat access permits for use of City boat launching facilities, and the use of public funds to support law enforcement patrol of lake waters. 2. The City shall continue to promote its Lake Management Program to manage nuisance aquatic plant growth and to protect, conserve and enhance natural shoreline habitat, aquatic and wildlife habitat.	Per Parks Board Sept 28 th review
17	Policy 6-2.1.2: Public Access to Lakes. The City shall continue to provide public access to lakes within Winter Park through the following activities or programs: 1. Continue to provide and maintain public beach access at Lake Baldwin and the lakes comprising the Winter Park chain-of-lakes; 2. Continue to provide and maintain at least one public boat launch facility to the chain-of-lakes.	
18	Policy 6-2.1.3: Undeveloped Open Space at Lakefronts. As part of any update of the City’s Park Master Plan, the City shall evaluate City-owned undeveloped open space located along lake shorelines for potential improvements that may create safe access to waterfront areas for the public.	
19	Policy 6-2.1.4: Maintain Lake Access. The City shall maintain the physical points of public access to the lakes of the City, and the City shall maintain the recreational facilities at these public lake shore access places including boat ramps and parking so as to insure the continued access to and enjoyment of the lakes of the City by non-lakefront property owners.	
20	Policy 6-1.1.5: Prioritize Acquisition of Land Along Bodies of Water. The City shall prioritize the acquisition of property, whether developed or vacant, along bodies of water to include lakes, rivers, streams and creeks. This serves a two fold purpose to aid in acquiring more park land with access to bodies of water and preserve lands for conservation.	
21	OBJECTIVE 6-2.2: INTEGRATION OF NEIGHBORHOOD DESIGN WITH PARKS AND OPEN SPACE. Neighborhoods shall be planned and designed with parks and open space that provide available recreation opportunities for nearby residents.	
22	Policy 6-2.2.1: Park Accessibility to Neighborhoods. Neighborhoods shall be planned with park lands and open spaces intermixed with residential development and accessible within walking distance to residents. Park land within neighborhoods shall be designed to foster opportunities for social interaction and shall serve as a focal point for the surrounding residential areas.	
23	Policy 6-2.2.2: Equitable Distribution of Park Land. The City shall emphasize future park acquisitions that equitably distribute park land through out the City. All expenditures for parks and recreation land acquisition purposes shall be prioritized in accordance with the Parks and Recreation priority list for Community Parks (with a goal of two acres of Community Parks per 1,000 residents of the total LOS of ten acres) and Neighborhood Parks (with a goal of two acres of Neighborhood Parks per 1,000 residents of the total LOS of ten acres), as such list may be amended by the Parks and Recreation Board from time to time.	
24	OBJECTIVE 6-2.3: STREETSCAPE AND LANDSCAPE PROVISIONS. Streetscape and Landscape areas shall be incorporated into the site design of public and private properties according to the following policies:	
25	Policy 6-2.3.1: Open Space along Lakefront Areas. Development shall be setback from lake fronts to create open space areas in natural vegetation along shoreline areas. At a minimum, all principal structures shall be set back at least <u>fifty</u> (50) feet from any lake shoreline unless special conditions and circumstances pre-exist justifying a variance. With exception to public beaches owned by the City of Winter Park, for residential land, no more than fifteen ten (10%) percent of the land area from the ordinary high water elevation water’s edge to a point 50 feet landward can be impervious. The Land Development Code may require less impervious surface coverage within this area.	Complies with current zoning code text.
26	Policy 6-2.3.2: Promote Access to the City’s Water Bodies. The City shall maintain or expand the physical points of access to the water bodies in and adjacent to the City’s boundaries and maintain or expand the recreational facilities including boat ramps, parking, wildlife observation areas, at these public access points. This shall insure the continued access to, and enjoyment of, the City’s water bodies.	

No.	Existing Recreation and Open Space Element	Comments
27	OBJECTIVE 6-2.4: PRESERVATION OF PARK LAND AND OPEN SPACE: The City of Winter Park will not divert existing park land to other non-park, non-recreational or non-cultural uses except in cases of overriding public interest.	
28	Policy 6-2.4.1: Park Land Change of Use: A majority An extraordinary vote of the City Commission is required to convert publicly-owned park land to other uses. In such circumstances the City shall strive to also adopt a However, if the park land change of use is incorporated into a redevelopment plan or neighborhood plan that identifies equivalent new parks or park site relocation., the change of use can be approved by majority vote of the City Commission subject to: 1. Approval of the redevelopment plan or neighborhood plan by the City Commission at an advertised public hearing; 2. The neighborhood plan or redevelopment plan identifies a site or sites for new park land (equal or greater in area) to replace that which will be lost; 3. Funding has been identified and programmed for the acquisition of new property, or land will be obtained through a development agreement with property owner/development applicant sponsoring a redevelopment plan.	Policy decision by majority of the City Commission to remove the requirement for super-majority approvals. Per Parks Board Sept 28th review – board wants to require a unanimous vote or referendum to convert publically-owned land to other uses. Leave in the 3 requirements if approved. Per P&Z recommendation
29	Policy 6-2.4.2: Protect Park Acreage Level of Service. Should the City shall not enter into contractual use agreements with the School Board, Y.M.C.A. or other non-profit or governmental entities, <u>such agreements should not</u> that would provide for land, not owned by the City, to be counted toward meeting the City park acreage level of service standard.	See suggested language change.
30	Policy 6-2.4.3: Maintenance of Existing Recreation Land and Facilities. The City shall maintain existing park lands through the use of proper management and funding techniques. The City shall assure that park lands are well managed and well maintained, designed to promote public safety and to discourage crime, and are accessible and convenient for park patrons.	
31	Policy 6-2.4.4: Preservation of Central Park. Central Park shall be classified, designed and used as a community park gathering place that p reserves the unique and passive nature of the existing park, the shady tree canopy and the fountains.	Spelling correction Per Parks Board Sept 28th review – wanted to add The City shall pursue expansion of Central Park by ongoing commitment to purchase existing Post office property.
32	Policy 6-2.4.5: Preservation of Mead Garden. Mead Garden is a 48 acre park located in the southwest section of the City. It and shall be classified as a passive park. Established in the 1930's as a botanical garden attraction, it contains the range of native plant species from its freshwater marsh habitat to the typical pine uplands.	History explanation not needed. Deed restrictions Where is MLK park?
33	OBJECTIVE 6-2.5: PROVISION OF RECREATION FACILITIES: The City of Winter Park shall assure that appropriate recreational facilities are available and usable by the public, including disabled residents, so as to meet the standards of this plan.	
34	Policy 6-2.5.1: Public Use of Non-City Recreation Facilities: The City shall continue to work with the Orange County School Board, Rollins College, Y.M.C.A., churches, non-profit agencies and the private sector to provide cooperative agreements, whether formal or informal, for the availability of indoor and outdoor recreational facilities for the residents.	
35	Policy 6-2.5.2: Recreation Programs: The City shall continue to offer recreational programs that complement and enhance the use of the City's recreational facility assets. The City shall annually monitor recreation programs to assure that an adequate diversity of programs addresses the recreation interests of different age and ethnic groups, particularly children, teenagers, disabled, and the elderly.	
36	Policy 6-2.5.3: Provision of Facilities for the Disabled. Recreation facilities shall be provided consistent with Title II of the Americans with Disabilities Act, including the number of facilities available for and accessible to the disabled. The City shall provide a diverse number of facilities accessible to disabled persons and shall meet or exceed the ADA diversity guidelines. The City shall complete an inventory of existing recreation facilities that are accessible to the disabled. If deficiencies exist in number or diversity of recreation facilities for the disabled, the City shall schedule appropriate improvements and funding within its capital improvements program to remedy the deficiency.	
37	Policy 6-2.5.3: Provide Recreation Facilities Consistent with Local Recreation Demands. To assure that City parks provide services desired by park patrons and City residents, the City shall update its Park Master Plan at least every five years. The update of the Park Master Plan shall include a survey of residents or an analysis of recreation demands and trends to determine the recreation programs, facilities, and events that are most desired by City residents. As part of the master plan update, the City shall develop recreation facility level of service standards consistent with local demands and interests.	
37a	OBJECTIVE 6-2.6 ARTS AND CULTURE: <u>Enhance the city's flourishing community of arts and culture by recognizing the value of city's many cultural venues and their connection to the Winter Park community.</u>	New objective driven from Vision document.

No.	Existing Recreation and Open Space Element	Comments
38	Policy 6-2.6.1: Promotion of Cultural Arts. Within one year of adoption of this plan, the City shall continue to work with community partners to develop an integrated cultural arts plan that includes complementary improvements, innovative partnerships, coordinated marketing and events and program development. shall prepare a cultural arts master plan and incorporate its findings, data, and recommendations into the Winter Park Comprehensive Plan as either a separate element or as a component of the Recreation and Open Space Element. The objective of a cultural arts element or master plan is to maintain a comprehensive inventory and analysis of the community's cultural resources and amenities, and to facilitate community access to the various cultural organizations. By forming a master plan for cultural arts, the City can establish long-term funding according to goals and objectives to maintain and expand cultural arts.	New policy driven from the Vision document.
38a	<u>GOAL 6-3: INCREASE THE CONNECTION TO NATURE BY INCENTIVIZING PUBLIC AND PRIVATE GREEN SPACE THROUGH THE DESIGN AND DEVELOPMENT PROCESS.</u>	New goal driven from Vision document. incentiving
39	OBJECTIVE 6-3.1: PARK AND RECREATION FUNDING. The City of Winter Park may develop new funding sources for the acquisition, expansion and improvement of park land and park facilities.	
40	Policy 6-3.1.1: Recreation Impact Fee. The City shall continue to implement a park and recreation impact fee that will require all new development pay its fair-share in the cost to acquire new park and park facilities and shall update that fee periodically based upon studies documenting costs for such acquisitions.	
41	Policy 6-3.1.2: Land Development Code Consistent with the Comprehensive Plan. The City's Land Development Code shall with the Winter Park Comprehensive Plan require that all development include park land and park amenities consistent with concurrency management level-of-service standards.	
42	Policy 6-3.1.3: Coordination with State and Regional Land Acquisition Grant Program. The City shall annually coordinate with state agencies regarding the use of the Florida Recreation Development Assistance Program (FRDAP), and Florida Forever Program, and land acquisition programs administered by the St. Johns River Water Management District regarding the availability of grant funds for open space and recreation land purchases within or adjacent to Winter Park.	
43	OBJECTIVE 6-3.2: ADEQUATE FUNDING FOR PARK MAINTENANCE. The City of Winter Park shall allocate sufficient funding to assure the maintenance of park and recreational facility assets.	
44	Policy 6-3.2.1: Maintenance of Existing Recreation Land and Facilities. The City shall maintain existing recreation and facilities through the use of proper management and maintenance funding techniques. The City shall assure that recreation facilities and park lands are well managed and well maintained.	ensure
45	Policy 6-3.2.2: Annual Maintenance Funding. The City shall maintain a continuity of annual funding for the maintenance of park and recreational facilities necessary.	
46	Policy 6-3.2.3: Annual Fee Review. The City shall annually review the Park and Recreation fees and revenue policy so as to adjust user fees to a level commensurate with the need and other governmental entities.	
47	Policy 6-3.2.4: Maintenance and Staff Needs for New Parks and Facilities. The City shall recognize that the addition of park and recreation facilities will increase the funding levels necessary for proper maintenance, including potential for additional staff or need for additional out-sourcing funds.	
48	OBJECTIVE 6-3.3: ALLOCATION OF PARK FUNDS. The City of Winter Park shall have a system for the allocation of funds for park and recreational capital improvements.	
49	Policy 6-3.3.1: Recreation and Capital Improvement Program. The capital improvements program of the City's park and recreation department shall be consistent with the Capital Improvement Element of the Comprehensive Plan.	
50	Policy 6-3.3.2: Capital Improvement Program Criteria. All acquisitions and physical improvement projects expected to cost more than \$25,000 shall be included in the Capital Improvement Element.	
51	Policy 6-3.3.3: Plan for the Conversion of the City's Tree Farm. The City's Capital Improvement Program (CIP) shall by 2008 provide funding to convert and improve the City's tree farm property to a park facility.	Included in the Capital Improvements Plan.
52	OBJECTIVE 6-3.4: INTERCONNECT PARK SYSTEM WITH RECREATION AND TRANSPORTATION TRAILS AND PATHS. The City will strive to shall provide a park and open space system to interconnect parks by pedestrian and bicycle path lanes.	Per P&Z recommendation
53	Policy 6-3.4.1: Link Parks and Public Open Space. The City will strive to shall provide bikeways, where possible and where public safety permits, to link open space and parks both internally and regionally to Winter Park. New park location and design should take into consideration the presence or feasibility to the park with other City facilities via bicycle paths and lanes.	Per P&Z recommendation
54	Policy 6-3.4.2: Cady Way Trail. The City will support the interconnection of the Cady Way Trail with other regional trail systems.	
55	Policy 6-3.4.3: Lake Baldwin Trail/Path. The City shall continue coordination with the City of Orlando regarding a public trail or path that will encircle Lake Baldwin.	Completed.

No.	Existing Recreation and Open Space Element	Comments
56	Policy 6-3.4.4 Howell Creek. The City will strive to <u>shall</u> maintain and expand the number and extent of recreational trails and greenways in the City to provide public access and enjoyment especially of stream and waterfront environments.	Per P&Z recommendation
57	Policy 6-3.4.5: Integration of Park System and Bicycle Trails. At the next update of the Park Master Plan, the bicycle trail system interconnecting parks and public places shall be included as a component of the Park Master Plan. The interconnection of parks with bicycle trails, paths, and lanes shall be addressed as part of the Park Master Plan update.	
58	Policy 6-3.4.6: Bicycle Parking Facilities at Parks. All neighborhood, community, special purpose parks shall provide bicycle racks or similar parking facilities. Bicycle parking facilities shall be conveniently located within parks and placed at visible locations.	
59	Policy 6-3.4.7: Coordination with Transportation Element. Bicycle and pedestrian system plans promoted in the Transportation Element shall be coordinated with the objectives and policies of the Recreation Element.	
59a	<u>GOAL 6-4: FOSTER SUSTAINABLE PUBLIC AND PRIVATE PARKS AND OPEN SPACES USING STATE-OF-THE-ART PRACTICES AND TECHNIQUES.</u>	New goal driven from the Vision document.
60	<u>OBJECTIVE 6-4.1: MANAGEMENT AND ACCREDITATION OF THE PARKS AND RECREATION DEPARTMENT.</u> The Parks and Recreation Department was nationally accredited in 2010 by meeting or exceeding over 150 standards for the management and maintenance of a parks and recreation department. The accreditation is formally reviewed every five years and the department was reaccredited in 2015. It is the goal of the department The city will strive to remain an accredited agency sanctioned by the National Recreation and Parks Association Commission for Accreditation of Parks and Recreation Agencies.	Accreditation recognition statement.
61	<u>Policy 6-4.1.1:</u> The City will maintain the accreditation of the Parks and Recreation Department by continuing to meet or exceed the standards for management and maintenance of the department as set forth by the National Recreation and Parks Association.	New policy.

CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT

WINTER PARK RELATED VISION THEMES

Cherish and sustain Winter Park's extraordinary quality of life.

Plan our growth through a collaborative process that protects our City's timeless scale and character.

Enhance the Winter Park brand through a flourishing community of arts and culture.

~~**RECREATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.** This section stipulates goals, objectives, and implementing policies for the Recreation Element. The purpose of this element is to provide guidance for appropriate plans and policies needed to meet identified or projected needs for park lands and open space areas.~~

~~This Chapter (element) is based upon the data and analysis presented in the supporting Data Inventory and Analysis document of The Winter Park Comprehensive Plan.~~

~~The Recreation and Open Space Element is the means for maintaining and providing adequate park, open space and recreational facilities for Winter Park's current and anticipated population. The quality of life and value of property for Winter Park residents is influenced by park and open space areas providing visual and aesthetic relief, plus the availability of a full range of recreational activities.~~

~~Park types referenced within this Chapter (i.e., neighborhood park, garden plaza, special purpose parks, etc.) shall follow the general definitions and purpose described within Chapter 6 of the Data Inventory and Analysis supporting document.~~

GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE:—TO BY PRESERVING, MAINTAINING AND ENHANCING A QUALITY SYSTEM OF PARKS, OPEN SPACE AND RECREATIONAL FACILITIES WHICH SATISFY THE NEEDS OF THE CURRENT AND FUTURE RESIDENTS OF WINTER PARK.

OBJECTIVE 6-1.1: PROVISION OF PUBLIC PARK LAND: The City of Winter Park shall assure that appropriate amounts of park land and open space will be within the public domain so as to meet the standards of this plan.

Policy 6-1.1.1: Provide Minimum LOS of Ten Acres of Parkland per 1,000 Residents. Except within Ravaudage, the City shall provide a minimum of ten (10) acres of publicly owned parkland and conservation lands for each one thousand (1,000) residents. For the purpose of calculating this guaranteed-level of service, 'open space' shall be defined as publicly owned passive or active recreational land and land left in its natural state for conservation purposes. Specifically excluded are the water area of city lakes, except for Lakes Chelton, Knowles, Midget, Wilbar and Mendsen within MLK Jr. park, private garden areas or plazas in high density or mixed use developments and roadway landscaped median areas except those within the for Kings Way and Reading Way median right-of-ways, Park Grove triangle, AJ Hanna park, Sunset/Chestnut triangle, Golfview median, Lasbury/Maiden triangle, and the Pulsifer Park triangle.

Policy 6-1.1.2: Commitment to Public Park Land: The City shall meet and maintain the park land acreage level of service standards set in this plan.

Policy 6-1.1.3: Potential Park Funding Mechanisms: Methods such as park dedications, impact fees, developer contribution, density transfers, homeowner's association provisions, and general fund allocations, where appropriate, shall be used to assist the City in acquiring park land and developing recreational facilities. This includes bonds, grants and loans.

Policy 6-1.1.4: Ravaudage Planned Development: The Ravaudage Planned Development shall utilize a level of service standard of two and one-half (2½) acres of public or private parkland and recreation amenity space per one thousand (1,000 residents) based on Orange County's park land level of service standard as approved in the Annexation Agreement with the City of Winter Park. The resident population within Ravaudage shall be separate and not counted toward the overall City park level of service standard.

~~**Policy 6-4: Office, Commercial and Mixed-Use Developments and Public Gathering Places.** For office, commercial and mixed-use development which have 10 residential units or greater a dedication or provision of land is to be set aside for park and open space requirements. Such land shall be equal to a pro rata share of 10 acres of parkland per 1,000 residents. When not feasible in whole or in part, a proportionate fair share fee shall be paid to accomplish this policy. Such proportionate fair share and dedication of land shall be guaranteed in a development agreement.~~

Policy 6-1.1.5: Park and Recreation Trust Fund: The City shall maintain a park and recreation trust fund to facilitate contributions and to provide for an accounting of funds obtained for those purposes. At the end of each fiscal year, ten (10%) percent of the growth of the remaining end-of-year general fund balance shall be allocated to the park and recreation trust fund for park acquisition.

Policy 6-1.1.6: Recreation for New Single Family Subdivisions. New residential subdivisions shall include park and open space areas in the form of neighborhood parks for its residents. Where the number of units is insufficient to support an on-site park within the residential development, recreation impact fees shall be paid to the City to accommodate a fair-share impact that new residents will place on park land and park facilities.

Policy 6-1.1.7: Neighborhood Park. The City shall ~~strive to~~ provide park space within each designated service area in the City of Winter Park.

Policy 6-1.1.8: Improvements to Howell Branch Park and Potential Joint Community Park with City of Maitland. The City will continue to coordinate with the City of Maitland regarding the potential for joint participation in the development of a community park at the Winter Park Howell Branch Park that abuts open space in Maitland that could be accessed by citizens from both communities. In addition the City shall ~~strive to~~ improve recreational access and opportunities in the open space along Howell Creek.

Policy 6-1.1.9: Lands Proposed for Annexation. As part of the study to be performed in consideration of an annexation, the City shall analyze: (i) how the level of service for Public Park Land and Public Open Space would be impacted upon annexation; (ii) whether there are

opportunities in an annexation for increasing the amount of land devoted to Public Land and Public Open Space; (iii) the gross additional cost to the City in terms of the impact of the annexation on the Recreational Facilities of the City; (iv) the additional revenues, if any, that might be available to the City as a result of the annexation, that could be utilized for park land and park facilities.

Policy 6-1.1.10: Parks Master Plan. The City shall periodically update the overall Parks Master Plan and ~~strive to~~ implement that improvement program as may be adopted by the City Commission.

GOAL 6-2: STEWARD AND ENHANCE OUR TREE CANOPY AND LAKES AS THE CROWN JEWELS OF WINTER PARK'S NATURAL SYSTEM.

OBJECTIVE 6-2.1: PUBLIC ACCESS TO LAKES. Reasonable access to lake waters and shorelines shall be afforded to Winter Park residents in a manner that protects water quality and natural habitats that maintains their recreation and open space value.

Policy 6-2.1.1: Promote Quality of Lake Recreation Opportunities. The City shall promote quality of lake recreation opportunities through the following actions:

1. Boat traffic originating from public ramps shall be managed to promote public safety within lake waters and to protect lake water quality. Such management programs shall include but are not limited to boat access permits for use of City boat launching facilities, and the use of public funds to support law enforcement patrol of lake waters.
2. The City shall continue to promote its Lake Management Program to manage nuisance aquatic plant growth and to protect, conserve and enhance natural shoreline habitat, aquatic and wildlife habitat.

Policy 6-2.1.2: Public Access to Lakes. The City shall continue to provide public access to lakes within Winter Park through the following activities or programs:

1. Continue to provide and maintain public beach access at Lake Baldwin and the lakes comprising the Winter Park chain-of-lakes;
2. Continue to provide and maintain at least one public boat launch facility to the chain-of-lakes.

Policy 6-2.1.3: Undeveloped Open Space at Lakefronts. As part of any update of the City's Park Master Plan, the City shall evaluate City-owned undeveloped open space located along lake shorelines for potential improvements that may create safe access to waterfront areas for the public.

Policy 6-2.1.4: Maintain Lake Access. The City shall maintain the physical points of public access to the lakes of the City, and the City shall maintain the recreational facilities at these public lake shore access places including boat ramps and parking so as to insure the continued access to and enjoyment of the lakes of the City by non-lakefront property owners.

Policy 6-2.1.5: Prioritize Acquisition of Land Along Bodies of Water. The City shall prioritize the acquisition of property, whether developed or vacant, along bodies of water to

include lakes, rivers, streams and creeks. This serves a two fold purpose to aid in acquiring more park land with access to bodies of water and preserve lands for conservation.

OBJECTIVE 6-2.2: INTEGRATION OF NEIGHBORHOOD DESIGN WITH PARKS AND OPEN SPACE. Neighborhoods shall be planned and designed with parks and open space that provide available recreation opportunities for nearby residents.

Policy 6-2.2.1: Park Accessibility to Neighborhoods. Neighborhoods shall be planned with park lands and open spaces intermixed with residential development and accessible within walking distance to residents. Park land within neighborhoods shall be designed to foster opportunities for social interaction and shall serve as a focal point for the surrounding residential areas.

Policy 6-2.2.2: Equitable Distribution of Park Land. The City shall emphasize future park acquisitions that equitably distribute park land through out the City. All expenditures for parks and recreation land acquisition purposes shall be prioritized in accordance with the Parks and Recreation priority list for Community Parks (with a goal of two acres of Community Parks per 1,000 residents of the total LOS of ten acres) and Neighborhood Parks (with a goal of two acres of Neighborhood Parks per 1,000 residents of the total LOS of ten acres), as such list may be amended by the Parks and Recreation Board from time to time.

OBJECTIVE 6-2.3: STREETSCAPE AND LANDSCAPE PROVISIONS. Streetscape and Landscape areas shall be incorporated into the site design of public and private properties according to the following policies:

Policy 6-2.3.1: Open Space along Lakefront Areas. Development shall be setback from lake fronts to create open space areas in natural vegetation along shoreline areas. At a minimum, all principal structures shall be set back at least fifty (50) feet from any lake shoreline unless special conditions and circumstances pre-exist justifying a variance. With exception to public beaches owned by the City of Winter Park, for residential land, no more than ~~fifteen~~ ten (10%) percent of the land area from the ordinary high water elevation ~~water's edge~~ to a point 50 feet landward can be impervious. ~~The Land Development Code may require less impervious surface coverage within this area.~~

Policy 6-2.3.2: Promote Access to the City's Water Bodies. The City shall maintain or expand the physical points of access to the water bodies in and adjacent to the City's boundaries and maintain or expand the recreational facilities including boat ramps, parking, wildlife observation areas, at these public access points. This shall insure the continued access to, and enjoyment of, the City's water bodies.

OBJECTIVE 6-2.4: PRESERVATION OF PARK LAND AND OPEN SPACE: The City of Winter Park will not divert existing park land to other non-park, non-recreational or non-cultural uses except in cases of overriding public interest.

Policy 6-2.4.1: Park Land Change of Use: A majority ~~An extraordinary~~ vote of the City Commission is required to convert publicly-owned park land to other uses. In such circumstances the City shall strive to also adopt a ~~However, if the park land change of use is incorporated into a redevelopment plan or neighborhood~~ plan that identifies equivalent new

parks or park site relocation., the change of use can be approved by majority vote of the City Commission subject to:

1. Approval of the redevelopment plan or neighborhood plan by the City Commission at an advertised public hearing;
2. The neighborhood plan or redevelopment plan identifies a site or sites for new park land (equal or greater in area) to replace that which will be lost;
3. Funding has been identified and programmed for the acquisition of new property, or land will be obtained through a development agreement with property owner/development applicant sponsoring a redevelopment plan.

Policy 6-2.4.2: Protect Park Acreage Level of Service. Should the City ~~shall not~~ enter into contractual use agreements with the School Board, ~~Y.M.C.A.~~ or other non-profit or governmental entities, such agreements should not ~~that would~~ provide for land, not owned by the City, to be counted toward meeting the City park acreage level of service standard.

Policy 6-2.4.3: Maintenance of Existing Recreation Land and Facilities. The City shall maintain existing park lands through the use of proper management and funding techniques. The City shall assure that park lands are well managed and well maintained, designed to promote public safety and to discourage crime, and are accessible and convenient for park patrons.

Policy 6-2.4.4: Preservation of Central Park. Central Park shall be classified, designed and used as a community park gathering place that reserves the unique and passive nature of the existing park, the shady tree canopy and the fountains.

Policy 6-2.4.5: Preservation of Mead Garden. Mead Garden is a 48 acre park located in the southwest section of the City. ~~It~~ and shall be classified as a passive park. ~~Established in the 1930's as a botanical garden attraction, it contains the range of native plant species from its freshwater marsh habitat to the typical pine uplands.~~

OBJECTIVE 6-2.5: PROVISION OF RECREATION FACILITIES: The City of Winter Park shall assure that appropriate recreational facilities are available and usable by the public, including disabled residents, so as to meet the standards of this plan.

Policy 6-2.5.1: Public Use of Non-City Recreation Facilities: The City shall continue to work with the Orange County School Board, Rollins College, Y.M.C.A., churches, non-profit agencies and the private sector to provide cooperative agreements, whether formal or informal, for the availability of indoor and outdoor recreational facilities for the residents.

Policy 6-2.5.2: Recreation Programs: The City shall continue to offer recreational programs that compliment and enhance the use of the City's recreational facility assets. The City shall annually monitor recreation programs to assure that an adequate diversity of programs addresses the recreation interests of different age and ethnic groups, particularly children, teenagers, disabled, and the elderly.

Policy 6-2.5.3: Provision of Facilities for the Disabled. Recreation facilities shall be provided consistent with Title II of the Americans with Disabilities Act, including the number of facilities available for and accessible to the disabled. The City shall provide a diverse number of facilities

accessible to disabled persons and shall meet or exceed the ADA diversity guidelines. The City shall complete an inventory of existing recreation facilities that are accessible to the disabled. If deficiencies exist in number or diversity of recreation facilities for the disabled, the City shall schedule appropriate improvements and funding within its capital improvements program to remedy the deficiency.

Policy 6-2.5.4: Provide Recreation Facilities Consistent with Local Recreation Demands.

To assure that City parks provide services desired by park patrons and City residents, the City shall update its Park Master Plan at least every five years. The update of the Park Master Plan shall include a survey of residents or an analysis of recreation demands and trends to determine the recreation programs, facilities, and events that are most desired by City residents. As part of the master plan update, the City shall develop recreation facility level of service standards consistent with local demands and interests.

OBJECTIVE 6-2.6 ARTS AND CULTURE: Enhance the city's flourishing community of arts and culture by recognizing the value of city's many cultural venues and their connection to the Winter Park community.

Policy 6-2.6.1: Promotion of Cultural Arts. ~~Within one year of adoption of this plan, the City shall continue to work with community partners to develop an integrated cultural arts plan that includes complementary improvements, innovative partnerships, coordinated marketing and events and program development. shall prepare a cultural arts master plan and incorporate its findings, data, and recommendations into the Winter Park Comprehensive Plan as either a separate element or as a component of the Recreation and Open Space Element. The objective of a cultural arts element or master plan is to maintain a comprehensive inventory and analysis of the community's cultural resources and amenities, and to facilitate community access to the various cultural organizations. By forming a master plan for cultural arts, the City can establish long-term funding according to goals and objectives to maintain and expand cultural arts.~~

GOAL 6-3: INCREASE THE CONNECTION TO NATURE BY INCENTIVING PUBLIC AND PRIVATE GREEN SPACE THROUGH THE DESIGN AND DEVELOPMENT PROCESS.

OBJECTIVE 6-3.1: PARK AND RECREATION FUNDING. The City of Winter Park may develop new funding sources for the acquisition, expansion and improvement of park land and park facilities.

Policy 6-3.1.1: Recreation Impact Fee. The City shall continue to implement a park and recreation impact fee that will require all new development pay its fair-share in the cost to acquire new park and park facilities and shall update that fee periodically based upon studies documenting costs for such acquisitions.

Policy 6-3.1.2: Land Development Code Consistent with the Comprehensive Plan. The City's Land Development Code shall with the Winter Park Comprehensive Plan require that all development include park land and park amenities consistent with concurrency management level-of-service standards.

Policy 6-3.1.3: Coordination with State and Regional Land Acquisition Grant Program. The City shall annually coordinate with state agencies regarding the use of the Florida Recreation Development Assistance Program (FRDAP), and Florida Forever Program, and land

acquisition programs administered by the St. Johns River Water Management District regarding the availability of grant funds for open space and recreation land purchases within or adjacent to Winter Park.

OBJECTIVE 6-3.2: ADEQUATE FUNDING FOR PARK MAINTENANCE. The City of Winter Park shall allocate sufficient funding to assure the maintenance of park and recreational facility assets.

Policy 6-3.2.1: Maintenance of Existing Recreation Land and Facilities. The City shall maintain existing recreation and facilities through the use of proper management and maintenance funding techniques. The City shall assure that recreation facilities and park lands are well managed and well maintained.

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Policy 6-3.2.3: Annual Fee Review. The City shall annually review the Park and Recreation fees and revenue policy so as to adjust user fees to a level commensurate with the need and other governmental entities.

Policy 6-3.2.4: Maintenance and Staff Needs for New Parks and Facilities. The City shall recognize that the addition of park and recreation facilities will increase the funding levels necessary for proper maintenance, including potential for additional staff or need for additional out-sourcing funds.

OBJECTIVE 6-3.3: ALLOCATION OF PARK FUNDS. The City of Winter Park shall have a system for the allocation of funds for park and recreational capital improvements.

Policy 6-3.3.1: Recreation and Capital Improvement Program. The capital improvements program of the City's park and recreation department shall be consistent with the Capital Improvement Element of the Comprehensive Plan.

Policy 6-3.3.2: Capital Improvement Program Criteria. All acquisitions and physical improvement projects expected to cost more than \$25,000 shall be included in the Capital Improvement Element.

~~**Policy 6-3.3.3: Plan for the Conversion of the City's Tree Farm.** The City's Capital Improvement Program (CIP) shall by 2008 provide funding to convert and improve the City's tree farm property to a park facility.~~

OBJECTIVE 6-3.4: INTERCONNECT PARK SYSTEM WITH RECREATION AND TRANSPORTATION TRAILS AND PATHS. The City ~~will strive to~~ shall provide a park and open space system to interconnect parks by pedestrian and bicycle path lanes.

Policy 6-3.4.1: Link Parks and Public Open Space. The City ~~will strive to~~ shall provide bikeways, where possible and where public safety permits, to link open space and parks both internally and regionally to Winter Park. New park location and design should take into consideration the presence or feasibility to the park with other City facilities via bicycle paths and lanes.

Policy 6-3.4.2: Cady Way Trail. The City ~~will strive to~~ shall support the interconnection of the Cady Way Trail with other regional trail systems.

~~**Policy 6-3.4.3: Lake Baldwin Trail/Path.** The City shall continue coordination with the City of Orlando regarding a public trail or path that will encircle Lake Baldwin.~~

Policy 6-3.4.4: Howell Creek. The City ~~will strive to~~ shall maintain and expand the number and extent of recreational trails and greenways in the City to provide public access and enjoyment especially of stream and waterfront environments.

Policy 6-3.4.5: Integration of Park System and Bicycle Trails. At the next update of the Park Master Plan, the bicycle trail system interconnecting parks and public places shall be included as a component of the Park Master Plan. The interconnection of parks with bicycle trails, paths, and lanes shall be addressed as part of the Park Master Plan update.

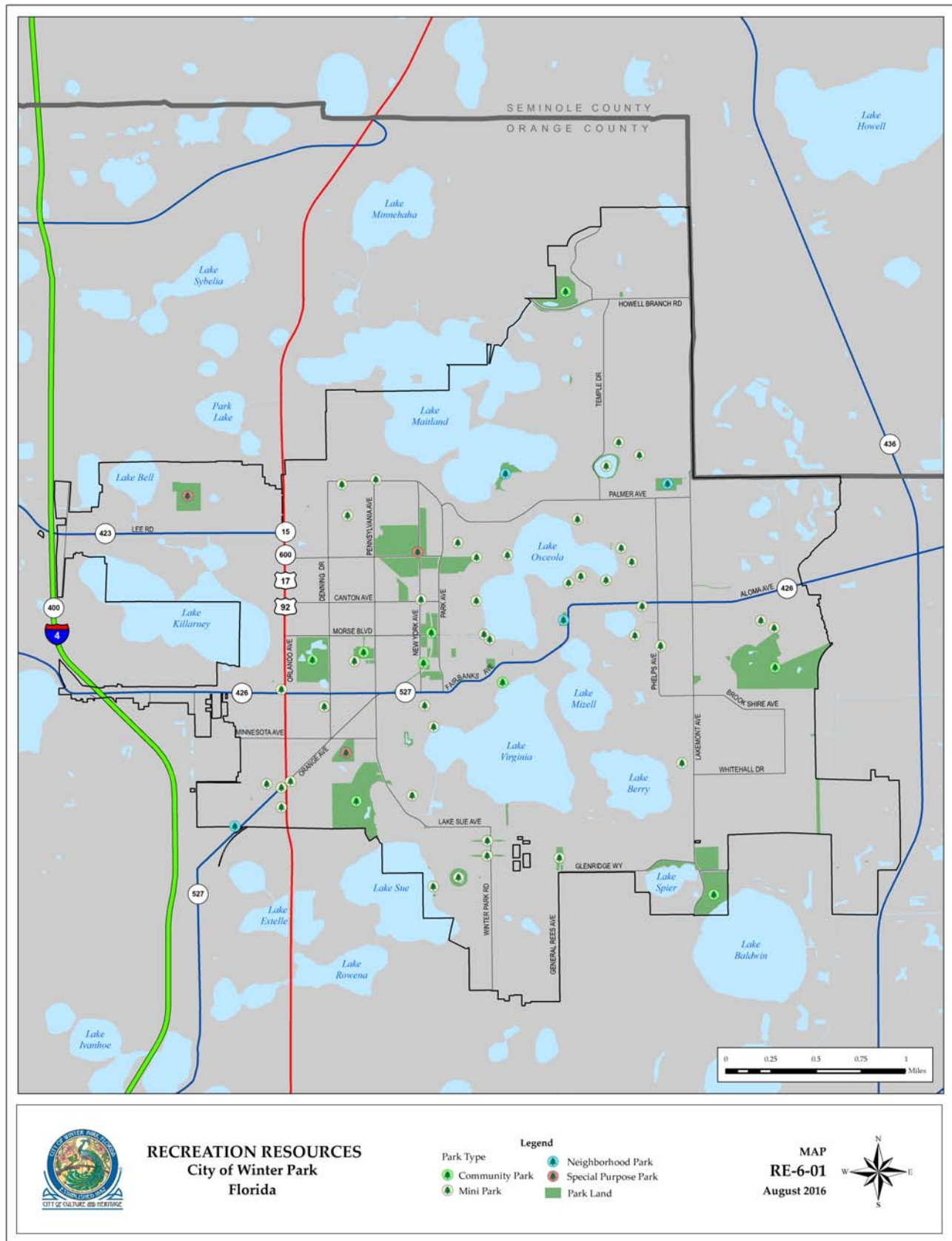
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Policy 6-3.4.7: Coordination with Transportation Element. Bicycle and pedestrian system plans promoted in the Transportation Element shall be coordinated with the objectives and policies of the Recreation Element.

GOAL 6-4: FOSTER SUSTAINABLE PUBLIC AND PRIVATE PARKS AND OPEN SPACES USING STATE-OF-THE-ART PRACTICES AND TECHNIQUES.

OBJECTIVE 6-4.1: MANAGEMENT AND ACCREDITATION OF THE PARKS AND RECREATION DEPARTMENT. ~~The Parks and Recreation Department was nationally accredited in 2010 by meeting or exceeding over 150 standards for the management and maintenance of a parks and recreation department. The accreditation is formally reviewed every five years and the department was reaccredited in 2015. It is the goal of the department~~ The city will strive to remain an accredited agency sanctioned by the National Recreation and Parks Association Commission for Accreditation of Parks and Recreation Agencies.

Policy 6-4.1.1: The City will maintain the accreditation of the Parks and Recreation Department by continuing to meet or exceed the standards for management and maintenance of the department as set forth by the National Recreation and Parks Association.



DEFINITIONS

Acceptable Level of Service – The minimum standard adopted in this Comprehensive Plan for a service level on public facilities and services such as roadways, sanitary sewer, potable water, drainage, solid waste and parks.

Accessory Land Uses – Buildings, structures, facilities and uses of land that are customary and incidental to the primary permitted uses as well as those uses accessory to permitted uses specified as conditional uses.

Acquire – To come into possession or control of.

Adequate – Able to satisfy a requirement.

Adult Congregate Living Facility - A residential structure in which the owners or operators provide lodging, food and one or more personal services for unrelated adults on a profit or nonprofit basis. These facilities shall be subject to the licensing and approval of the Florida Department of Health and Rehabilitative Services.

Affordable Housing - A dwelling unit, with regard to a unit for sale, one which costs less than eighty (80%) percent of the median price of the single family homes sold the previous year in the Orlando metropolitan area; and with regard to a unit for rent, one which rents monthly for less than eighty (80%) percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area and for which the purchaser or renter's income or combined family income does not exceed 80% of the median family income for the Orlando metropolitan area.

Agricultural Uses - Activities within land areas which are predominately used for the cultivation of crops and livestock including: cropland, pasture land, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.

Amendment – Means any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates or modifications or current costs in other elements, as provided in subsection 163.3187(2), F.S.

Annexation – The addition of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.

Aquifer - A groundwater bearing geologic formation, or formations, that contain enough saturated permeable material to yield significant quantities of water.

Availability or Available - With regard to provision of facilities and services concurrent with the impacts of development, at a minimum the facilities and services shall be provided in accordance with the standards set forth in Rule 9J-5.0055(2), Florida Administrative Code.

Backlogged Facility - A road on the State Highway System operating at a level of service below the minimum level of service standards, which is not a constrained facility, and which is not programmed for construction adequate to bring it up to the applicable minimum level of

service standard in the first three years of the Department of Transportation's adopted work program or in a local government's Capital Improvements element.

Bicycle and Pedestrian Ways – Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

Buffer - Open space, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use of property from another so as to visually separate, ameliorate, reduce, mitigate, shield, or block the adverse impacts of noise, lights, or other nuisances.

Building – Any structure that encloses a space used for sheltering any occupancy, such as residential, business, industry, or other private or public services.

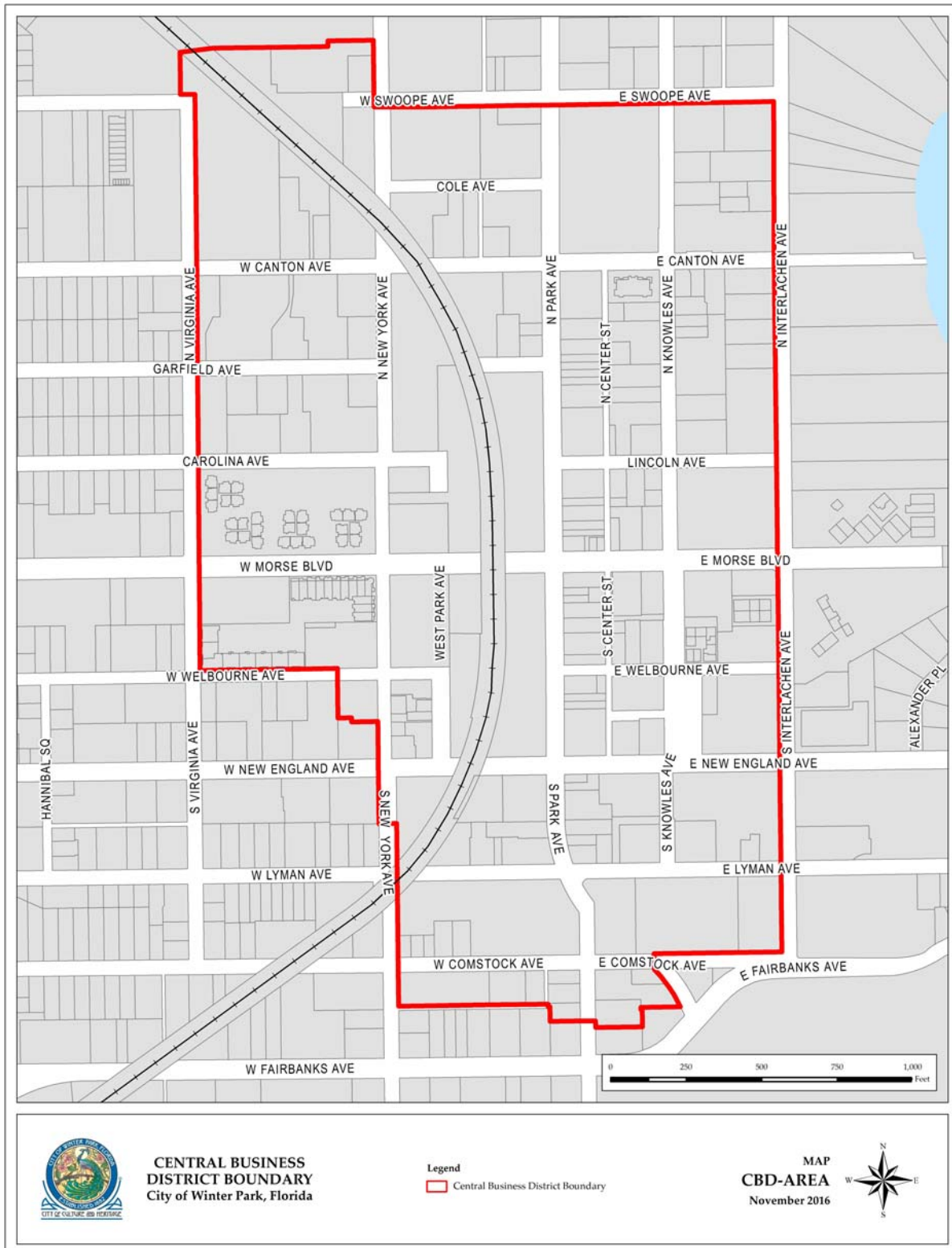
Capacity – For roadways, the amount or volume of traffic that a roadway can accommodate at a specific level of service.

Capital Budget - The portion of the City's budget which reflects capital improvements scheduled for a fiscal year.

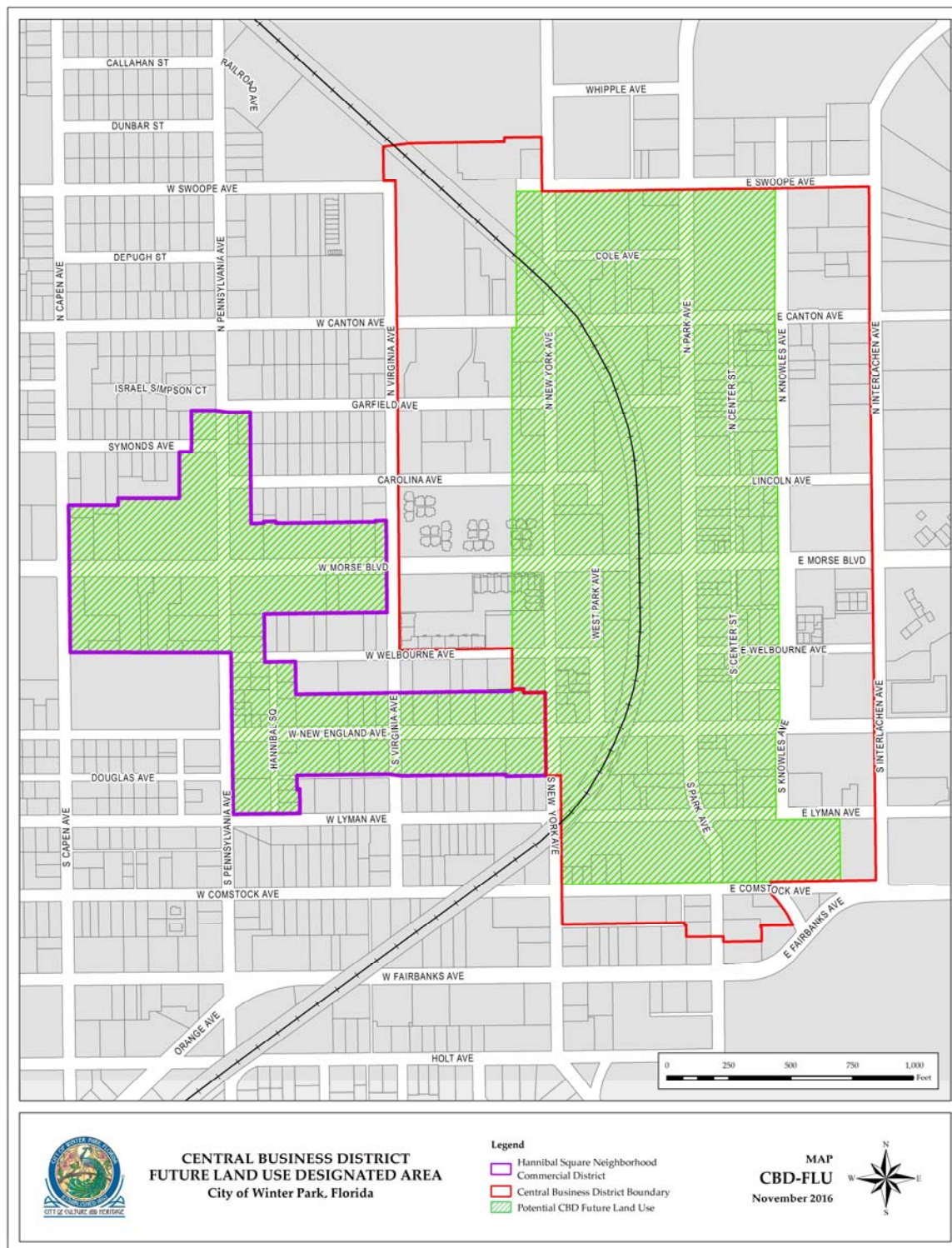
Capital Improvement – A physical asset constructed or purchased to provide, improve or replace a public facility and which is large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.

Capital Improvements Program - A multi-year (usually five) schedule of capital improvements projects, including cost estimates and priorities, budgeted to match the City's financial resources.

Central Business District (CBD) – The business, commercial, office and residential "core" of Winter Park (also known as "Downtown"). This is not to be confused with the CBD Future Land Use Designation, the Hannibal Square Neighborhood Commercial District, the Planning Area boundary for Planning Area G – Downtown/Rollins College, the Community Redevelopment Area (CRA), or with C-2 zoning.



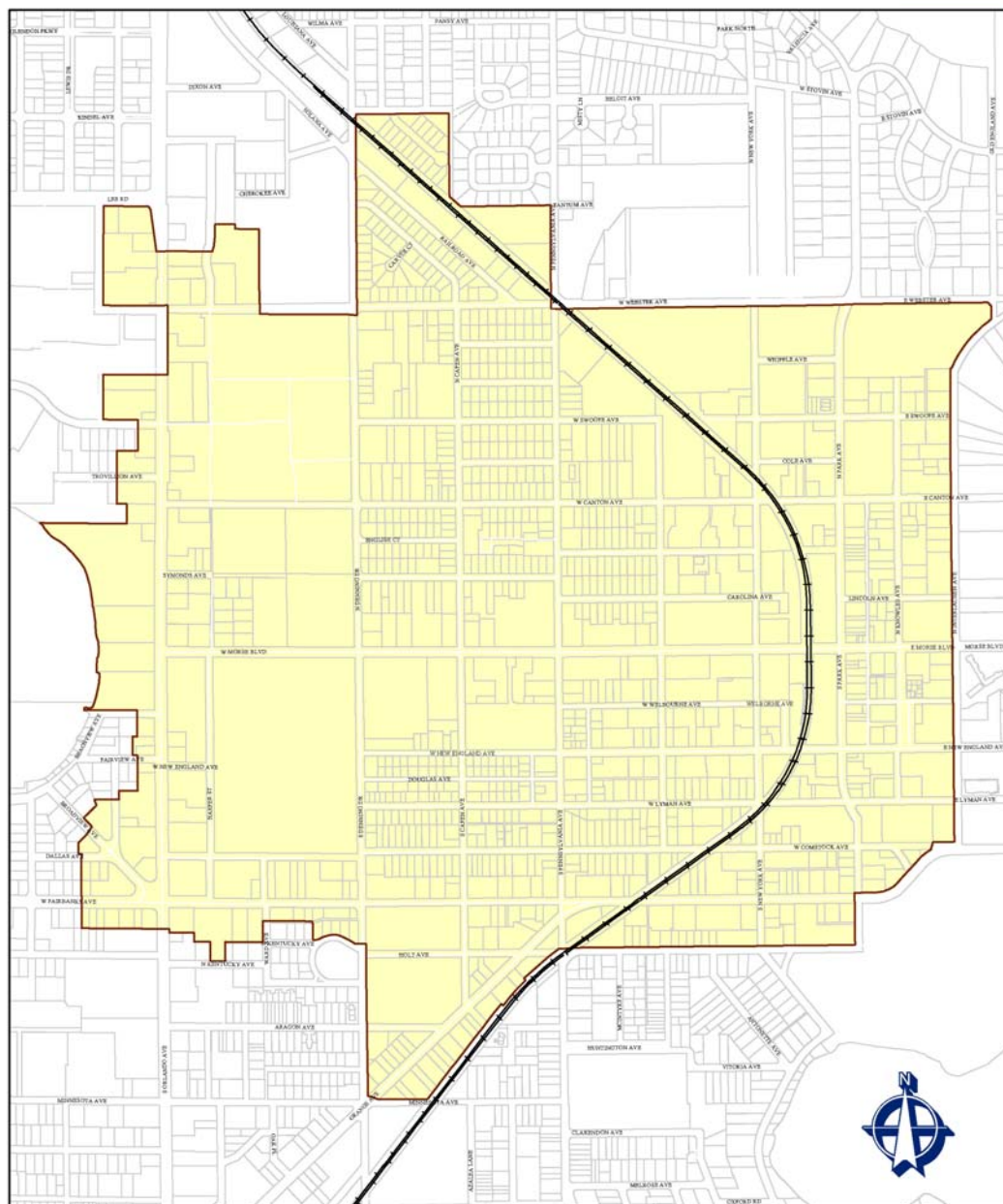
Central Business District Future Land Use Designated Area Map ~~and Central Business District C-2 Zoning~~ ~~The geographic area within the green outlined area as well as properties fronting on streets indicated with blue lines are the only areas designated for the potential of CBD future land use. The Central Business District Future Land Use Designated Area is shown within the green hash marked areas and is the only areas designated with the potential for CBD Future Land Use and associated C-2 zoning. The red outlined area depicts the Winter Park Central Business District Boundary as shown on page D-3, and the purple outlined area depicts the Hannibal Square Neighborhood Commercial District.~~



Collector Roadway – A roadway that serves the internal traffic movement within a given geographic subarea and connects this subarea to the arterial system. This type of facility is not intended to serve long through trips; and therefore, serves mostly short to moderate length trips. Most major collectors will carry a moderate volume of traffic at moderate speeds. Land service is an appropriate function of this facility, provided it does not inhibit local traffic movement. Examples of collectors are Clay Street and Temple Drive.

Community Redevelopment Area (CRA) – An area designated by the City and Orange County as an area for residential and commercial redevelopment with goals for affordable housing, blight elimination, enhanced safety and corridor enhancement pursuant to adopted CRA plans.

Winter Park Community Redevelopment Agency Boundary Map



Concurrency – Having the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System – The process and/or procedures that the City shall utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

Cone of Influence - An area around one or more major water wells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

Conservation Uses - Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality including areas designated for flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

Conserve – To keep in a safe or sound state, to avoid wasteful or destructive use of.

Consistent – Compatible with; not in conflict with.

Constrained Facility - A road on the State Highway System operating at a level of service below the minimum level of service standards and on which it is not feasible to add two or more through lanes to meet current or future traffic needs because of physical, environmental, or policy constraints.

Cultural Resources – Are those resources which are expressive forms that reflect the living dimensions of an area's heritage. May be of historical or contemporary nature and would include folk crafts or skills, dance, music, visual arts, etc.

Currently Available Revenue Source - An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

Density – An objective measurement of the number of people or residential units allowed per unit of land.

Development –The carrying out of any building activity, the renovation, rehabilitation or remodeling of any structure, alteration of land, the dividing of land into three or more parcels, or the establishment of flag lots or access easements. The following activities or uses shall be taken for purposes of this Plan to involve “development” as defined:

1. A reconstruction or alteration of the size of a structure on the land.
2. A change in the intensity of use of land, such as the increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
3. Alteration of a shore or bank of a river, stream, lake, pond, or canal.
4. Commencement of drilling, except to obtain soil samples; mining; or excavating on a parcel of land.

5. Demolition of a structure.
6. Clearing of land as an adjunct of construction.
7. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

Distribution System - Network of pipes and storage tanks that transport water between production components and consumers throughout the service area.

Diversity – To give variety; to balance; to engage in a variety of operations.

Drainage Basin - The area, defined by topographic boundaries, which contributes stormwater to a watershed, drainage system, or estuarine waters, including all areas artificially added to the basin.

Drainage Facilities - A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, including stormwater sewers, canals, detention structures, and retention structures.

Educational Uses - Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including areas of buildings, campus open space, dormitories, recreational facilities or parking.

Effective – Producing the desired result.

Efficient – Cost effective and not wasteful of resources.

Enclave - A geographical area that is totally surrounded by land within one or more than one municipality's boundaries.

Encourage – To stimulate, spur on, inspire, advocate, give help or patronage.

Enhance – To improve, to make better (in value, desirability, attractiveness).

Ensure – To make sure, certain; to guarantee.

Environmentally Sensitive Lands – The land encompassing any and all classifications of wetlands pursuant to the requirements of Rule 9-J5.013(3)(a) F.A.C, the shoreline of any stream, canal or lake and any wildlife habitat containing endangered or threatened species as detailed on Map 5-7 of the Conservation Element.

Estate – A single family residential property under single ownership, regardless of divisions that may be shown by the Orange County Property Appraiser, that is one acre or larger.

Evaluate – To determine the significance or worth of by careful appraisal and study.

Finding – A conclusion based upon analyses of the best available data and information regarding the relationship between the use intensity of a development order or permit proposal and the availability of public facilities or services having established minimum acceptable levels of service, to support the proposed use intensity.

Floor Area Ratio (FAR) – The ratio of permitted floor and building area to the total area of the lot.

Floodplain - Area inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A-Zone or V-Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. Any area susceptible to being inundated by water from any source; including areas which may or may not have a direct hydrological connection to a surface water body.

Foster Care Facility - A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

Goal – A general statement of a desired long term end toward which programs or activities are ultimately directed.

Groundwater - The supply of fresh water under the surface in an aquifer or geologic formation that forms the natural reservoir for potable water.

Group Home - A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

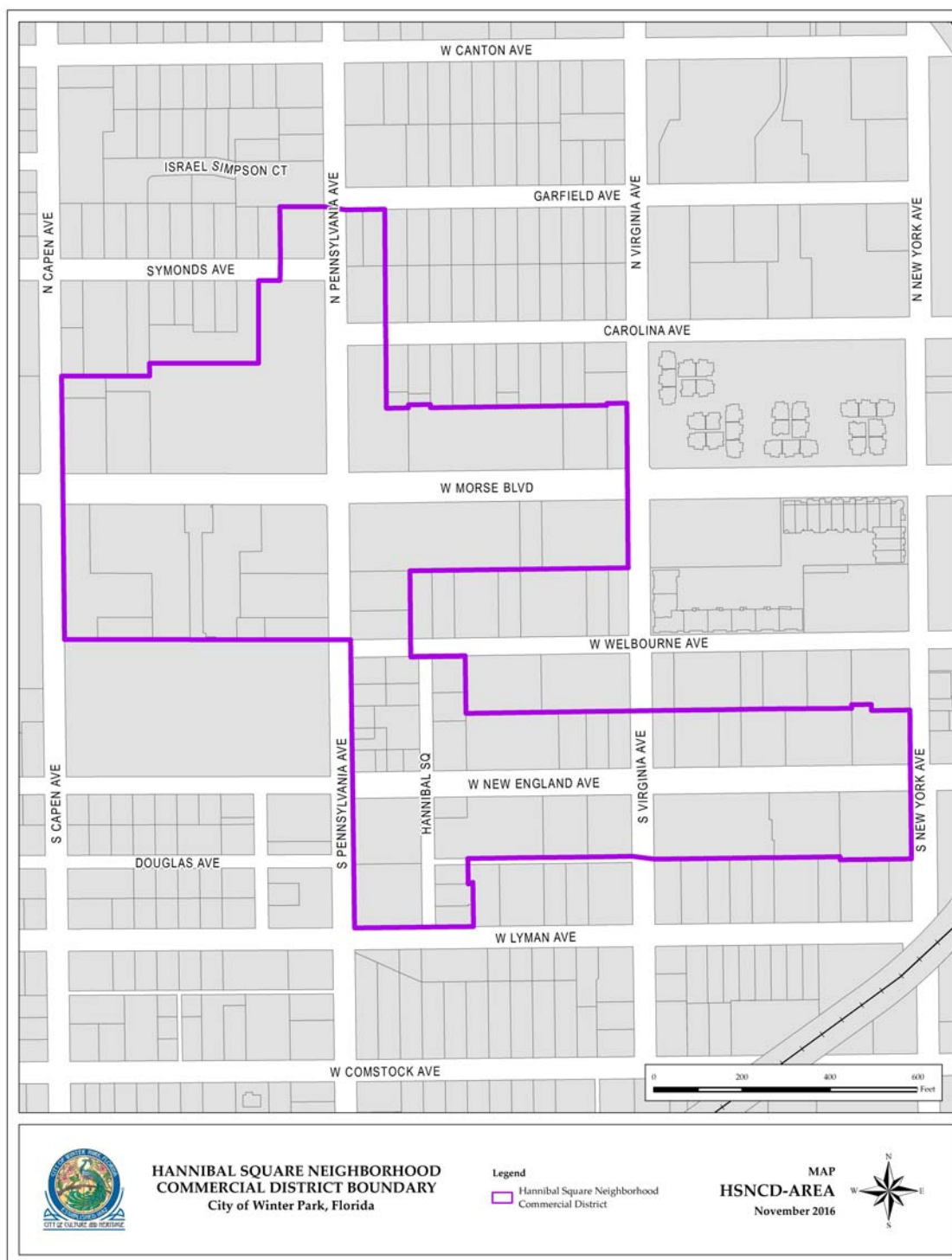
Growth Management – The control of the location, type, intensity, density and rate of growth or development, in order to maximize the efficient use of public facilities and services while protecting the values and functions of the natural systems.

Hazardous Material – Any material which, because of its physical, chemical, or infectious characteristics, can pose a substantial or potential hazard to human health or safety or the environment when improperly used, treated, stored, transported, or disposed of. A hazardous material generally exhibits one of four characteristics: toxic, ignitable, corrosive, or reactive. Reactive means a material may react violently and/ or produce hazardous vapors or gases when exposed to water. A hazardous material can be a liquid, a solid, or a gas, or can exist in different forms dependent on the temperature and pressure of its surroundings.

Hazardous Waste - Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

Hannibal Square Neighborhood Commercial District – This area is shown on the map below, which is located west of the CBD, and is defined as:

- 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; and
- 4) Properties abutting Hannibal Square East.



Historic Resources - All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by the City as historically, architecturally, or archaeologically significant. Such term includes artifacts, records, and remains which are related to a district site or building, structure, or object.

Household – One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage or adoption, no such family shall contain over three unrelated persons, but further provided that domestic help employed on the premises may be housed on the premises without being counted as a family or families.

Identify – To establish the identity of, location or existence of.

Impervious Surface – A surface that prevents or resists penetration by fluids and absorption of stormwater into the ground.

Implement – To carry out, to give practical effect to and ensure actual fulfillment by concrete measures.

Improve – To make more acceptable or bring nearer to some standard.

Industrial Uses - The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

Infill Development - Development on scattered vacant sites within the urbanized area of a community.

Intensity - The gross square footage of total building area on any property as represented by a maximum ratio (FAR). An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services

Land Development Regulations - Ordinances enacted by the City Commission for the regulation of any aspect of development including zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

Level of Service (LOS) – An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Lift Station - A pumping facility which discharges flow directly into a gravity conduit.

Limited Access Roadway (Interstates, Parkways) – The primary purpose of a limited access roadway is mobility. This roadway is designed to serve large volumes of high-speed traffic over long distances. Land access is not considered important. Access from adjoining parcels of land directly onto right-of-way is prohibited, and access is limited to exit and entrance ramps located at major, grade separated roadways.

Local Roadway – A roadway or street having the single purpose of providing access to adjacent property. Mobility is a secondary function. Average speeds and volumes are low, and trips are usually of a short duration to connect with a higher-level facility. A local road should not carry through traffic, thus the trip being serviced should originate or be destined for the area surrounding the local street system.

Maintain – To keep in an existing state; to support or provide for; ~~to bear the expense of.~~

Maximize – To increase to the greatest quantity or extent possible.

May – To have the permission to.

Minerals - All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

Minimize – To reduce to the least quantity possible.

Minor Arterial – A highway similar in function to a principal arterial, but designated to carry moderate volumes of traffic between urban areas, with connections to the principal arterial system. This facility type provides service to trips of moderate length at a somewhat lower level of travel mobility than major arterials. Its main function is to provide an intermediate connecting roadway between the major arterial system and streets within the localized area. Of course, this type of facility allows more land access than the previous two types. Examples of minor arterials are Lakemont Avenue and Glenridge Way.

Mitigation – Methods used to alleviate or lessen the impact of development.

Mobile Home - A residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence when connected to the required utilities, and includes plumbing, heating, air conditioning and electrical systems. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it was built in compliance with the Federal Manufactured Home Construction and Safety Standards.

Natural Drainage Features - The naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Natural Resources – The actual and potential forms of wealth supplied by nature that possess a value and function within natural systems and which are essential for the perpetuation of life.

Nonpoint Source Pollution - Any source of water pollution from no definable discharge site.

Objective - A statement that is more specific than a goal and identifies the steps necessary for the satisfactory pursuit of a goal; normally measurable and attainable.

Obtain – To gain or attain usually by planned action or effort.

Open Space –Undeveloped lands set aside, dedicated, designated, or reserved for public or private use or enjoyment through passive recreation or conservation uses.

Package Plant - Small, self-contained on-site sewage treatment facility built to serve developed areas usually located beyond the service area of sanitary sewers.

Park Avenue Corridor – The Park Avenue Corridor is that area which encompasses those properties having frontage on Park Avenue or having frontage on the intersecting streets within 140 feet of Park Avenue.

Percolation - Downward flow or infiltration of water through the soil.

Point Source Pollution - Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, or vessel or other floating craft, from which pollutants are or may be discharged.

Policy - The way in which programs and activities are conducted to achieve an identified goal.

Pollution - The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

Potable Water – Water of quality suitable for drinking.

Potable Water Facilities - A system of structures designed to collect, treat, or distribute potable water, including water wells, treatment plants, reservoirs, and distribution mains.

Preserve – to keep intact.

Principal Arterial – A major highway designed for the movement of large volumes of traffic over a relatively long distance. This type of facility carries the major portion of trips entering and leaving an urban area, as well as the majority of through trips not originating within the urban area. This facility class does not exclude access to property along its alignment. However, its primary function is to facilitate movement, and access to adjacent properties should be controlled to the maximum extent possible. Examples of principal arterials are Orlando Avenue (US 17-92) and Fairbanks/Aloma Avenues (SR 426).

Private Parking Garage – Any parking structure, above grade, within which parking is provided as required by the parking requirements of the Land Development Code to meet the code requirements for the private (non-public) use of building space, be it for retail, office, restaurant, residential uses, etc. Regardless of the fact that the “public” uses the parking garage spaces as customers, clients, residents, visitors, or employees; if the parking space floor area is necessary to meet the code requirements, it is defined as private parking. Where a building project provides parking in excess of code requirements and such parking is open and available to the public without restriction, that pro-rata share of the parking garage floor area may be defined as public parking for the purposes of this provision, if approved by the City Commission and deed restricted as public parking as defined in the public parking garage provision of this Comprehensive Plan.

Private Recreation Sites - Sites owned by private, commercial or nonprofit entities and available to the public for purposes of recreational use.

Promote – To contribute to the growth or prosperity of; to help bring into being; to present for public acceptance.

Protect – To shield from injury or destruction.

Provide – To supply what is needed for sustenance or support; to supply for use.

Public Access - The ability of the public to physically reach, enter or use public sites, facilities, activities and shores.

Public Buildings and Grounds - Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

Public Facilities - Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.

Public Facilities and Services - Those which must be available concurrent with the impacts of development are those covered by comprehensive plan elements required by Section 163.3177, Florida Statutes, and for which level of service standards must be adopted under Chapter 9J-5, Florida Administrative Code.

Public Parking Garage – Any parking structure, above grade, within which is provided parking that is owned by the City of Winter Park. Public parking must be open and available to the public, or public employees and utilized for municipal purposes. Public parking may not be designated to satisfy land development code parking requirements for privately owned properties.

Pursue – To find or employ measures to obtain or accomplish.

Public Recreation Sites - Sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

Recreation - The pursuit of leisure time activities occurring in an indoor or outdoor setting.

Recreation Facility - A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

Reserve Area - An area of unincorporated land within which the County and the City coordinate activities to foster compatibility in land development and regulations, procedures, the planning of infrastructure and delivery of services and which is mutually agreed to be a candidate for annexation.

Resident Population - Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

Retention Areas - Facilities designed to release stormwater by evaporation and by percolation into the ground, with no direct discharge to surface water.

Right-of-Way - Land in which the state, county, or municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

Roadway Functional Classification - The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major, or minor levels.

Runoff - The portion of rainfall or irrigation water that flows across ground surface and eventually is returned to creeks, streams, and lakes.

Sanitary Sewer Facilities - Structures or systems designed for the collection, transmission, treatment, or disposal of sewage including trunk mains, interceptors, treatment plants and disposal systems.

Seasonal Population – Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, and other short-term and long-term visitors.

Services - The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state or federal law.

Setback – The distance between a structure and any lot line.

Shall – Expresses a command, must express what is mandatory, to be done at all times without deviation.

Should – Express obligation.

Solid Waste - Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, derelict vessels, junk vehicles, and other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural or governmental operations.

Solid Waste Facilities - Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous waste, and includes transfer stations, processing plants, recycling plants, and disposal systems.

Solid Waste Transfer Station - A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

Standard – A rule set up and established by authority for the measure of quantity, weight, extent, value or quality; a criterion on which a judgment or decision shall be based.

Strive – To endeavor; to devote serious effort or energy.

Structure – Anything constructed or erected, the use of which requires rigid location on the ground or attachment to something having a permanent location on the ground.

Support – ~~To promote the interests or causes of; to uphold or defend as valid or right, advocate; to argue or vote for; to pay the costs of; to favor actively in the face of opposition.~~

Storm water - The flow of water which results from rainfall.

Support Documents - Any surveys, studies, inventory maps, data, inventories, listings or analyses used as a basis for or in developing the local comprehensive plan.

Transportation Disadvantaged - Those individuals who, because of physical or mental disability, income status, or age, are unable to transport themselves or to purchase transportation and are therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.

Variance - means a relaxation of the terms of the Comprehensive Plan where such variance as may be approved by the Board of Zoning Adjustment, the Planning and Zoning Commission or City Commission, as may be applicable has been demonstrated not to be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this article would result in unnecessary and undue hardships. As used in this article, a variance is authorized from the provisions of this Comprehensive Plan only for impervious/pervious coverage, or size of yards and buffer spaces. Establishment or expansion of a use, density, floor area, or height as otherwise not permitted by this Comprehensive Plan shall not be allowed by variance, nor shall any variance be granted because of presence of nonconformities in the zoning district or due to uses in an adjoining zoning district.

Vegetative Communities - Ecological communities, such as oak hammocks, which are classified based on the presence of certain soils, vegetation or animals.

Water Recharge Areas - Land or water areas through which groundwater is replenished.

Water Wells - Wells excavated, drilled, dug, or driven for the supply of industrial, or potable water for general public consumption.

Wetlands - Wetlands as defined by the Florida Department of Environmental Protection (FDEP) and St. Johns River Water Management District (SJRWMD) methodology, soil types, hydrological requirements, and vegetation types.

Workforce Housing: A dwelling unit, with regard to a unit for sale, one which costs less than 120% percent of the median price of the single family homes sold the previous year in the Orlando metropolitan area; and with regard to a unit for rent, one which rents monthly for less than 120% percent of the median monthly cost of similar sized units for the previous year in the Orlando metropolitan area and for which the purchaser or renter's income or combined family income does not exceed 120% percent of the median family income for the Orlando metropolitan area.

Dori Stone

From: Carolyn Cooper
Sent: Friday, December 2, 2016 7:24 PM
To: Dori Stone
Subject: Fwd: Comprehensive Plan changes

Begin forwarded message:

From: Jill Bendick <jbendick1@gmail.com>
Subject: **Comprehensive Plan changes**
Date: November 14, 2016 at 12:14:43 AM EST
To: mayorandcommissioners@cityofwinterpark.org

You have not adequately solicited input on the the initial comprehensive plan changes. When no residents appear at a public hearing, it is an indication that your communications to the electorate were flawed. Energy conservation & the use of clean, renewable sources should be a high priority for our city, not an option.

Campaigns, elections & holiday months are difficult times to schedule meetings where you sincerely request public input; please communicate more often and effectively so we can help inform your decisions.

Sent from my Kindle Fire

Dori Stone

From: Dori Stone
Sent: Thursday, December 1, 2016 3:39 PM
To: 'Bob Bendick'
Cc: Mayor and Commissioners; Randy Knight
Subject: RE: Comments on Comprehensive Plan for the City of Winter Park

Mr. and Mrs. Bendick,

Thank you so much for taking the time to review the Comprehensive Plan and provide comments. I have included some staff comments under each of your comments below.

1. Planning Area B: Osceola/Lakeview shows the undeveloped remainder of the Genius Estate as low-density residential on the future land use map. It would be unfortunate if this area were developed even with a conservation set-aside of 15%. The remaining Genius Estate land is a critical area of habitat for the city and should be placed in the conservation land use category to carry out Policy1-2.5.2 relating to conservation. Purchase of this property should be included in the City's Capital Improvement Plan. The property could be purchased over time if it is the intent of the owners to sell this land. We recognize that there are access issues that must be overcome, but regardless of access this land is exceptional natural habitat.

Staff Reply

The city has assigned a future land use designation to this area, but it is protected in the Conservation Element of the Plan. The City Commission addressed this policy specifically during their review of the Comprehensive Plan and kept the reference to this private property in this policy to ensure its preservation.

Policy 5-2.8.2 Protect and Restore Areas of Existing Wildlife Habitat. The City shall protect areas of important wildlife habitat through appropriate restoration and management of City owned land, through acquisition of remaining open space, and through application of measures to prevent the filling and development of wetlands. Important areas to be so conserved include:

- The cypress grove in Kraft Azalea Gardens
- Mead Garden
- The remaining undeveloped portion of the Genius Property adjacent to Lake Virginia and Lake Mizell
- The wetland area of Howell Branch Creek between Lake Sue and Lake Virginia and north of Lake Maitland.

2. Planning Area F: Mead Gardens, Virginia Heights and College Quarter has appropriate proposals to be activated if and when the Ninth Grade Center is no longer needed for school purposes. Particularly important is retention of the field associated with the school to be retained as a park if the school is no longer needed. In addition, the City should do more than encourage the restoration of Mead Gardens; the city should include restoration as part of its Capital Improvement Program. This large park needs substantial investment to live up to its potential including restoration of the cypress swamp in the area of degraded wetlands at the Pennsylvania/Morse Ave corner of the park. In addition, the Rollins College Harper-Shepard baseball field should become part of a larger athletic fields complex at the site of the recreational vehicle dealership on Fairbanks Avenue. This would enhance the quality of Fairbanks as a gateway to the city and encourage the redevelopment of the Fairbanks corridor.

Staff Reply

I would reference the policy above with regard to the restoration of Mead Gardens. In this year's budget, the Commission funded \$185,000 to the Mead Botanical Garden Inc. and two full time staff

people to continue to preserve and restore Mead Gardens. This is also a top priority for any available grant funding from the State that may be available. In addition there is a policy that identifies Mead Gardens as a park in the Recreation and Open Space Element as well.

Policy 6-2.4.5: Preservation of Mead Garden. Mead Garden is a 48 acre park located in the southwest section of the City. ~~It and shall be classified as a passive park. Established in the 1930's as a botanical garden attraction, it contains the range of native plant species from its freshwater marsh habitat to the typical pine uplands.~~

As to Rollins and the adjacent property, the City will be looking at Orange Avenue and Fairbanks Avenue as gateway corridors. These parcels should be included in that study area. The stadium is not owned by the city however, so any redevelopment or new development would be between two different property owners.

3. Planning Area G: Park Avenue/downtown/Rollins College includes appropriate recommendations to maintain the unique character of this area—a central theme in the Visioning Process. The text of this area plan recognizes the important concerns of keeping the downtown area competitive including the right mix of commercial activities and design controls.
4. Planning Area H: Hannibal Square shows good intent for retaining the character of this historic neighborhood, but the process of gentrification is underway, and a concerted effort will be needed to support the community in the Hannibal Square neighborhood.
5. Planning Area J: U.S. Highway 17-92 Corridor does not sufficiently address the rapid growth in this area and how it will relate to and impact the City as a whole including the Comprehensive Plan's goals for Park Avenue. The plan talks about resisting urban sprawl and encouraging "human scale development that fosters pedestrian connectivity..." This planning area is experiencing automobile-related, large scale development that is inconsistent with the goals set out in the visioning process, and is, in addition, worsening an already low level of road service. Much of the development in this area, however, is ongoing and is clearly not going away. The plan should address what steps can be taken to relate this planning area to the rest of the city, to improve bicycle access, and to reduce long term competition with Park Avenue.

Staff Reply

US Highway 17-92 (Orlando Avenue) is one of the region's busiest state roads. The Florida Department of Transportation controls all the improvements along Orlando Avenue. However, in the citywide section of the Future Land Use Element and the revised Transportation Element there are policies that specifically address making Orlando Avenue more pedestrian friendly and analyzing and making recommendations for changes to the development patterns. These policies include the following:

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.

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

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

1. West Fairbanks Avenue from I-4 east to Orlando Avenue;
2. South Orlando Avenue from the City limits north to Orange Avenue;
3. Aloma Avenue from the City limits west to Lakemont Avenue.

Policy 2-1.1.1: Multimodal Activities. The City defines mobility as the provision of multiple opportunities or choices in transportation modes for travel within and to/from the City through a multi-modal transportation system. The general hierarchy of modes is 1) walking, 2) bicycling, 3) transit (bus and rail), and 4) private vehicles. The primary focus or overall mobility strategy is on the minimum provision of facilities for all modes and the connectivity based upon the mode hierarchy. Where adequate facilities exist for all modes, the City will prioritize enhancing the quality of the facilities based upon the mode hierarchy.

6. With respect to the Transportation Element, we have reviewed the 2010 Bicycle and Pedestrian Plan, and it includes many good proposals, but they are being implemented too slowly. The Capital Improvement Plan should include additional funds for pedestrian and bicycle paths with an emphasis on accessibility to the downtown and other commercial locations. The key is providing sufficient safe bicycle pathways that will be used for transportation, not just recreation. Bicycle transportation is now a factor in a number of American cities and has long been an important element of transportation in Europe and Asia. Particularly helpful in this regard would be determining the feasibility of an east/west bicycle route in the vicinity of the Fairbanks/Aloma corridor. This is not now a project in the Bicycle and Pedestrian Plan.

Staff Reply

One of the first steps after the Comprehensive Plan is adopted is to create a Mobility Plan that addresses the hierarchy established in Policy 2-1.1.1 that is referenced above. The Transportation Advisory Board will be working on this Plan and it will have bicycle and pedestrian plans in it. West Fairbanks Avenue was repaved to include a bike route on it but perhaps its more about signage and education. I will pass this along to Public Works for their consideration.

7. And with respect to the Conservation and Recreation and Parks Elements, the City should strive not just for maintaining an acres of greenspace to population ratio, but also for a connected system of greenways, waterways, parks and conservation areas that provide a diversity of recreational opportunities, habitat for native species, and safe corridors to walk, ride, and paddle from one place to another. Think of this as a green framework for the future of the City.

Staff Reply

Comments about green space and connectivity played a very prominent role in the city's visioning process. The P&Z changed all the wording from "strive to" to "shall" throughout the document. As the Parks Department considers an update to the Parks Master Plan, this is one item that will need special attention.

8. Finally, we do not believe the plan devotes sufficient attention to the development of alternative sources of energy. Goal 4.7.1.11 in the Public Facilities Element is far too tentative in pursuing new technologies. Solar power is now competitive in cost with other forms of energy. The City could use the rooftops of public buildings, parking areas and other publicly owned spaces to generate power and could create a cooperative program with residents for rooftop solar. As the cost of photovoltaic power continues to decrease the City's electric system could benefit local ratepayers through a pro-active solar initiative.

Staff Reply

The Comprehensive Plan is not specific to this item, however, the City Commission has accepted the Sustainability Plan that was prepared and brought forward by the KWPB/Sustainability Board. In that plan, there are a number of opportunities to look at alternative sources of energy. I am always hesitant to create specific policies about technologies and innovations that may change quickly but are locked into a Plan that is difficult to change.



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Bob Bendick [mailto:rbendick1@gmail.com]

Sent: Sunday, November 27, 2016 12:36 AM

To: Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>; Dori Stone <dstone@cityofwinterpark.org>

Subject: Comments on Comprehensive Plan for the City of Winter Park

Mayor and City Commissioners:

Attached are our comments on the City of Winter Park Comprehensive Plan that we have forwarded to Ms. Stone. Thank you for the opportunity to comment on this important document.

Bob and Jill Bendick
1211 Oxford Road

Dori Stone

From: Carolyn Cooper
Sent: Friday, December 2, 2016 7:24 PM
To: Dori Stone
Subject: Fwd: Comprehensive Plan

Begin forwarded message:

From: Bill Deuchler <williamd407@earthlink.net>
Subject: Comprehensive Plan
Date: November 13, 2016 at 11:55:03 PM EST
To: <mayorandcommissioners@cityofwinterpark.org>

Dear Mayor Leary and Commissioners:

I will be unable to attend the Commission meeting tomorrow, 11/14, so I am writing to you to express my request that the Commission refrain from taking action on the proposed Comprehensive Plan.

I've just read though the Commission meeting packet and this is the first time that, I, as a citizen and not a member of any of the involved boards has had an opportunity to see what is being proposed for the Plan. My simple three part question to you is, "What does this Plan mean to the ordinary residents of Winter Park, what are the changes from the existing Plan and what are the implications of the proposed plan on the quality of life in Winter Park?".

While I understand that numerous public meetings have been held, from the schedule it appears to me that the meetings have been in the context of each relevant board and perhaps dealt more with the technical aspects of the plan rather than the philosophical intent. At this point in time, I believe that it would be prudent for the City to pause and communicate to the citizens "the big picture" that is contained in the Comprehensive Plan, provide a reasonable amount of time for the "digestion" of that communication and then solicit public comment. I believe it would be in the best interest of the Commission to be intentional and aggressive in communicating with the citizens and in seeking their input on such an important document now that the proposed Plan is in reasonable form.

Sincerely,
William Deuchler
1245 Sunset Drive
Winter Park

Dori Stone

From: Pete Weldon
Sent: Tuesday, November 29, 2016 8:47 AM
To: Mary Grace Gordon
Cc: Dori Stone
Subject: RE: College Quarter Future Land Use

Mary Grace,

Thank-you for getting involved!

I support your suggested change below and look forward to input on it from Dori.

Regards, Pete Weldon

From: Mary Grace Gordon [mailto:gordonmg@tampabay.rr.com]
Sent: Monday, November 28, 2016 8:42 PM
To: Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>
Cc: Dori Stone <dstone@cityofwinterpark.org>
Subject: College Quarter Future Land Use

Dear Mayor Leary and City Commissioners:

I am writing in regard to the Future Land Use Policy 1-F-6 for the College Quarter Historic District.

Policy 1-F-6: Preserve Division of Low-Density Residential and Single-Family Residential between Maryland and Antonette Avenues. The City shall preserve the division line between low-density residential and single-family residential between Maryland and Antonette Avenues, thereby maintaining single family residential land use along Antonette Avenue.

This policy seems to divide the neighborhood into two sections: **Low-Density Residential and Single-Family Residential.** In reality, the two zones do not follow street lines.

Here are some statistics:

There are 151 homes in the College Quarter Historic District.

- 49 homes are zoned R-1AA **Single Family** homes, on Holt, French, Lakeview, Vitoria, Huntington and Antonette
- 11 properties are listed as **Multi-family** homes, on **Antonette**, Holt, Huntington and Pennsylvania
- 50 homes are zoned R-2 **Single Family** homes, on Holt, Huntington, Maryland, McIntyre and Pennsylvania
- 20 properties are Town Homes - on Holt, Maryland, and McIntyre
- 21 properties are Condos - on Huntington, McIntyre and Pennsylvania
- All of the Town Homes and Condos were built prior to 2003, when the College Quarter became an historic district.

In other words, **65% of the Historic College Quarter homes are single family - both R-2 and R-1AA**, encompassing every street throughout our neighborhood, on Holt, French, Lakeview, Huntington, Pennsylvania, Maryland, McIntyre and Antonette.

Just to clarify, **on Antonette**, there are:

- 21 total properties
- Two properties on Antonette are **Multi Family** listings;
- 4 properties are listed as Duplexes or were originally Duplexes, and
- Three Antonette properties have Guest Houses on the lots.

In addition:

- 2 Antonette homes originally faced Holt and originally had Holt addresses,
- 12 properties are 1/5 acre or less, with a 50 ft frontage

SUGGESTION:

Policy 1-F-6: Preserve the single family homes within the College Quarter Historic District. The City shall preserve the R-1AA and R-2 **single family** homes in the College Quarter Historic District, thereby encouraging any future land use or new development within the College Quarter to be **single family**.

Please consider revising this future land use policy for the Historic College Quarter neighborhood.

Thank you for all the detail work that you do for our Winter Park!!! :)

Kindest regards,

Mary Grace

<><

Mary Grace Gordon

550 Holt Ave

Winter Park, FL 32789

(863) 583-2434 - Cell

Dori Stone

From: Dori Stone
Sent: Thursday, December 1, 2016 11:14 AM
To: 'Mary Grace Gordon'
Subject: RE: College Quarter Future Land Use

I would make one more clarification which I did not include which would strike through the zoning districts and just reference single-family homes. Are you good with that?

Policy 1-F-6: Preserve the single family homes within the College Quarter Historic District. The City shall preserve the ~~R-1AA and R-2~~ **single family** homes in the College Quarter Historic District, thereby encouraging any future land use amendments or new development within the College Quarter to be detached single family units.



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Mary Grace Gordon [mailto:gordonmg@tampabay.rr.com]
Sent: Thursday, December 1, 2016 11:08 AM
To: Dori Stone <dstone@cityofwinterpark.org>
Cc: Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>; Randy Knight <Rknight@cityofwinterpark.org>; Jeffrey Briggs <Jbriggs@cityofwinterpark.org>
Subject: Re: College Quarter Future Land Use

Hi Dori,
I think your suggestion is perfect.
Yes, we have discussed the CQ zoning during our College Quarter Neighborhood Association board meetings.
Thank you so much for your revisions.
Kindest regards,
Mary Grace
<><
Mary Grace Gordon
550 Holt Ave

Winter Park, FL 32789

(863) 583-2434 - Cell

From: Dori Stone <dstone@cityofwinterpark.org>
Date: Thu, 1 Dec 2016 15:44:22 +0000
To: Mary Grace Gordon <gordonmg@tampabay.rr.com>
Cc: Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>, Randy Knight <Rknight@cityofwinterpark.org>, Jeffrey Briggs <jbriggs@cityofwinterpark.org>
Subject: RE: College Quarter Future Land Use

Mrs. Gordon,

Thank you for your time and comments regarding the proposed update to the City's Comprehensive Plan. I appreciate your response clarifying the term multi-family. The Orange County Property Appraisers lists duplexes and townhomes as multi-family however they fit into our Low Density Residential/R-2 zoning classifications.

As you are very well aware as a resident, the entire College Quarter neighborhood is a mix of single family homes, duplexes and townhomes. While Antonette is primarily single family homes there are several garage apartments and other secondary living units on some properties in addition to the single family homes.

Zoning and land use get very confusing. The Future Land Use categories in the College Quarter for Single-family Residential and Low Density Residential. Both allow detached housing while Low Density Residential allows for single-family homes, duplexes and townhomes. The Comprehensive Plan and Zoning Maps since 1971 have designated Antonette Avenue as Single Family Residential with R1-A zoning and the rest of the College Quarter neighborhood as Low Density and R-2 zoning. Single Family means only new single family homes can be built in the future along Antonette Avenue.

The current Policy which dates back to the 1991 Plan states is that the City wants to keep Antonette as Single family only and not allow any new duplexes or townhomes to be built on that street. The amendment that you have proposed would encourage that same type of development universally within the entire College Quarter neighborhood.

Current Policy

Policy 1-F-6: Preserve Division of Low-Density Residential and Single-Family Residential between Maryland and Antonette Avenues. The City shall preserve the division line between low-density residential and single-family residential between Maryland and Antonette Avenues, thereby maintaining single family residential land use along Antonette Avenue.

I would offer the following edits to make it consistent with other policies -

SUGGESTION:

Policy 1-F-6: Preserve the single family homes within the College Quarter Historic District. The City shall preserve the R-1AA and R-2 **single family** homes in the College Quarter Historic District, thereby encouraging any future land use amendments or new development within the College Quarter to be detached **single family units.**

A more restrictive policy does create some concern to the Planning staff. Not allowing the Low Density Residential properties to develop or redevelop as permitted may have a significant impact on the smaller 50 foot

lots where it may not be possible to build two detached single-family homes. The loss of a unit means financial impact on the owner and possible adverse claims on the City to compensate for their property rights losses since the Future Land Use and zoning permit duplexes and townhomes. The City would also need to explore an “opt out” provision for properties that have Low Density Residential land use and do not want to lose a unit.

Have you vetted this change to your Association and neighbors? That is important since this could impact the entire College Quarter area.

Thanks again for taking the time to review the Planning Area. I will be forwarding your suggestion to the City Commission for their consideration on December 12th. If you could let me know what type of outreach you’ve provided to your neighborhood about this change before then, that would be great.



cityofwinterpark.org <<http://cityofwinterpark.org>> **Dori Stone** AICP
Director Planning and Community Development



p: 407.599.3665 f: 407.691.6427



<<http://cityofwinterpark.org/facebook>>



<<http://cityofwinterpark.org/twitter>>



<<https://cityofwinterpark.org/instagram>>



<<http://cityofwinterpark.org/vimeo>>



<<http://cityofwinterpark.org/youtube>>

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From: Mary Grace Gordon [<mailto:gordonmg@tampabay.rr.com>]

Sent: Monday, November 28, 2016 8:42 PM

To: Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>

Cc: Dori Stone <dstone@cityofwinterpark.org>

Subject: College Quarter Future Land Use

Dear Mayor Leary and City Commissioners:

I am writing in regard to the Future Land Use Policy 1-F-6 for the College Quarter Historic District.

Policy 1-F-6: Preserve Division of Low-Density Residential and Single-Family Residential between Maryland and Antonette Avenues. The City shall preserve the division line between

low-density residential and single-family residential between Maryland and Antonette Avenues, thereby maintaining single family residential land use along Antonette Avenue.

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In other words, **65% of the Historic College Quarter homes are single family - both R-2 and R-1AA,** encompassing every street throughout our neighborhood, on Holt, French, Lakeview, Huntington, Pennsylvania, Maryland, McIntyre and Antonette.

Just to clarify, **on Antonette**, there are:

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In addition:

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SUGGESTION:

Policy 1-F-6: Preserve the single family homes within the College Quarter Historic District. The City shall preserve the R-1AA and R-2 **single family** homes in the College Quarter Historic District, thereby encouraging any future land use or new development within the College Quarter to be **single family**.

Please consider revising this future land use policy for the Historic College Quarter neighborhood.

Thank you for all the detail work that you do for our Winter Park!!! :)

Kindest regards,

Mary Grace

<><

Mary Grace Gordon

550 Holt Ave

Winter Park, FL 32789

(863) 583-2434 - Cell

SAP Objective	Category	Title	Objective	Comp Plan Section	Suggested Policy Revisions/Additions
1	BEW	Buildings, Energy, and Water	Increase residential, commercial, and municipal building renewable energy	Housing, Public Facilities, Conservation, Future Land Use	
2	BEW	Buildings, Energy, and Water	Increase number of residential energy audits and number of residential energy efficiency upgrade rebates	none	
3	BEW	Buildings, Energy, and Water	Increase energy produced and sourced from renewables and clean alternative energy.	Conservation, Public Facilities	
4	BEW	Buildings, Energy, and Water	Increase number of municipal and commercial buildings benchmarked for electricity and water consumption.	Public Facilities	(Policy) Establish energy benchmarking and disclosure policy.
5	BEW	Buildings, Energy, and Water	Reduce per capita average annual potable water usage for the residential sector.	Conservation	(Policy) Develop policy and rebate addressing and incentivizing residential and commercial gray water & rain water reuse.
6	BEW	Buildings, Energy, and Water	Reduce community wide greenhouse gas emissions from building energy consumption.	Public Facilities	(Policy) Recognize net zero energy/ carbon neutral new buildings and homes
7	BEW	Buildings, Energy, and Water	Incentivize and encourage new buildings and major renovations to meet green building standards.	Housing, Public Facilities	(Policy) Explore opportunities for new buildings and major remodels achieve green building standards through updated building codes with minimum HERS rating for residential and ENERGY STAR for non-residential.
8	BEW	Buildings, Energy, and Water	Incentivize and encourage renovation as preferable to demolition for commercial as well as residential properties	Housing, Public Facilities	(Policy) Develop measures to discourage building destruction and encourage building design for long term use.
9	CEGE	Community Engagement and Green Economy	Communicate, educate and motivate the City, residents, students, businesses and organizations to change their behavior in ways that support the objectives of the Sustainability Action Plan.	Conservation	
10	CEGE	Community Engagement and Green Economy	Reduce city wide carbon footprint from electric, transportation and solid waste.	Conservation Objective 5.1, Objective 5.11	
11	LFA	Local Food and Agriculture	Significantly increase the consumption of regionally grown, local food.	Future Land Use	(Policy) Include Local Food Preference in city's Environmentally Preferable Purchasing policy.
12	LFA	Local Food and Agriculture	Significantly increase the consumption of regionally grown, local food.	Future Land Use	(Policy) Explore Residential, Commercial and Public Space Urban Agricultural Design Guidelines

	LFA	Local Food and Agriculture	Significantly increase the consumption of regionally grown, local food.	Future Land Use	(Policy) Encourage and market the economic impact of increasing local food production and supporting food entrepreneurship in Winter Park
13	LFA	Local Food and Agriculture	Reduce consumption of carbon intensive foods.	Future Land Use	(Policy) Adopt a cottage food ordinance similar to Orange County's Cottage Food Law
14	LFA	Local Food and Agriculture	Reduce consumption of carbon intensive foods.	Future Land Use	(Policy) Add more food uses to the Winter Park Zoning Code such as the following: urban agriculture (accessory use to commercial), brewery/distillery, commercial kitchen/commissary
15	LGO	Local Government Operations	Reduce Local Government's Greenhouse Gas Emissions.	Conservation	(Policy) Update the city's idling policy to allow for a maximum of one minute (currently five) for city fleet.
16	LGO	Local Government Operations	Reduce Local Government's energy usage in buildings and infrastructure.	Conservation	
17	LGO	Local Government Operations	Increase Local Government's renewable energy production.	Conservation	
18	LGO	Local Government Operations	Reduce Local Government's potable water usage.	Conservation	(Policy) Shift from potable to non-potable water resources for parks irrigation while increasing efficiency.
19	LGO	Local Government Operations	Reduce Local Government's fleet fuel usage.	Conservation	(Policy) Develop Green City Fleet maintenance program by referring to FGBC itemized checklist and begin replacing older vehicles with more efficient vehicles potentially including hybrids, electric and natural gas. Design and Implement city car share program
20	LGO	Local Government Operations	Increase Local Government employees taking transit, carpooling, cycling or walking to work.	Conservation	(Policy) Establish and maintain Winter Park as a Best Workplace for Commuters through FDOT
21	LGO	Local Government Operations	Vulnerability /Climate Change Assessment and Training	Conservation	(Policy) Include Climate Vulnerability assessment and training in municipal planning
22	MUF	Mobility and Urban Form	Create walkable and bikeable neighborhoods where Winter Park residents can easily walk or bicycle to meet basic daily needs and have safe pedestrian and bicycle access to transit.		
23	MUF	Mobility and Urban Form	Reduce daily vehicle miles traveled		(Policy) Survey, incentivize and publicize workforce housing located within a quarter mile from major employers.
24	MUF	Mobility and Urban Form	Increase certified Green Neighborhood Developments.		(Policy) Incentivize LEED for Neighborhood Development standards for areas with potential for neighborhood scale
25	MUF	Mobility and Urban Form	Reduce the carbon intensity of our transportation fuels.		

26	NRS	Natural Resources and Systems	Maintain and expand the urban tree canopy.		
27	NRS	Natural Resources and Systems	Increase overall green space.		
28	NRS	Natural Resources and Systems	Maintain percentage of residents living within a half mile from public green space.		
29	NRS	Natural Resources and Systems	Reduce grey space (including paved parking lot, street, sidewalk, rooftop, impermeable).		
30	NRS	Natural Resources and Systems	Increase lakes water quality		The water clarity goal is intended to be aspirational in nature and success will be evaluated through an annual assessment of each lake's condition and ongoing management efforts to determine if all practical means are being employed to effect improvements. The assessment will be submitted by the Lakes Division staff following review and approval by the Lakes and Waterways Advisory Board).
31	WDR	Waste Diversion and Recycling	Reduce total solid waste generated.	Conservation 5.11, Public Facilities	
32	WDR	Waste Diversion and Recycling	Divert solid waste generated away from landfill.	Conservation 5.11, Public Facilities 4-3.1.6	(Policy) Encourage commercial recycling, including multifamily properties, and continue to provide residential recycling
33	WDR	Waste Diversion and Recycling	Reduce the greenhouse gas impacts of the solid waste collection.	Conservation, Public Facilities	

Dori Stone

From: Dori Stone
Sent: Thursday, December 1, 2016 3:47 PM
To: 'Forest Michael'; Randy Knight; Jeffrey Briggs
Subject: RE: Hannibal Community and the Comp Plan

Forest,

The City Commission has directed staff to host a Comprehensive Plan Coffee Talk on Monday, December 5th from 8:00 a.m. to 10:00 a.m. at the Welcome Center. We invite you and the neighbors to attend.

Please be aware that the city has had 40+ meetings on the Comprehensive Plan since June, 2016. All the public hearings have been noticed through a city-wide notice that was mailed to all city utility customers.



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Forest Michael [mailto:michaelplanning@gmail.com]
Sent: Thursday, December 1, 2016 3:14 PM
To: Randy Knight <Rknight@cityofwinterpark.org>; Dori Stone <dstone@cityofwinterpark.org>; Jeffrey Briggs <Jbriggs@cityofwinterpark.org>
Subject: Hannibal Community and the Comp Plan

FORMAL REQUEST FOR PUBLIC PARTICIPATION HANNIBAL SQUARE COMMUNITY TO THE CITY

Randy and Dori and Jeffrey,

I've spoken with many of my neighbors and taxpayers in our Hannibal Community we are requesting a formal presentation with handouts by Planning Staff of the changes to the Comprehensive Plan potentially impacting existing residents and others within Hannibal.

We request this presentation be advertised to Hannibal residents and taxpayers and be held at the Hannibal Community Center at your earliest convenience.

Thank you,
Forest Michael
358 West Comstock Avenue

Dori Stone

From: Carolyn Cooper
Sent: Friday, December 2, 2016 8:26 PM
To: Dori Stone
Subject: Fwd: Comp Plan Revisions

fyi

Begin forwarded message:

From: Sally Miller <sallymillerwork@gmail.com>
Subject: Comp Plan Revisions
Date: November 30, 2016 at 10:28:15 AM EST
To: nancymiles@gmail.com, mreicher@championsgate.com, turnerlk1@aol.com
Cc: sleary@cityofwinterpark.org, gseidel@cityofwinterpark.org,
ssprinkel@cityofwinterpark.org, ccooper@cityofwinterpark.org,
pete.weldon@cityofwinterpark.org, dstone@cityofwinterpark.org, Abby Gulden
<agulden@cityofwinterpark.org>, Kris Stenger <kstenger@cityofwinterpark.org>

Nancy Miles
Marc Reicher
Laura Turner

Dear Members of the Comprehensive Plan Task Force,

I am writing to you as a concerned citizen and current Keep Winter Park Beautiful and Sustainability Board member in regards to the update to the Comprehensive Plan. In reviewing elements of the Comprehensive Plan, I realize that certain aspects have been deleted or left out, in regards to the city's sustainability values.

Since the City of Winter Park unanimously adopted the Sustainability Action Plan in 2015, I am recommending that it plays a role in our Comprehensive Plan. Adding it as an additional element or a best-practices policy ensures that the city will follow its local initiative to progress in a sustainable nature.

Take the example of future land use planning, which is a unique responsibility left to cities. State and federal governments are largely not involved in this type of planning. Many actions in this area that can be taken on a smaller, more local scale will contribute to our city's sustainability goals. Building codes are one example, as referenced by Green Building Resolution (2077-11). Another example comes in the form of urban planning Complete Streets Resolution (2083-11).

In addition, there is one entire section of the Sustainability Action Plan that is not addressed at all in the Comprehensive Plan. That is the local food and agriculture initiative.

Adopting the direction the city wishes to take does not happen by chance, but through deliberate planning. I am urging you to make sure that the Comprehensive Plan is inclusive of our city's

Sustainability Action Plan, thereby protecting our city's vision of... "building a healthy and sustainable future for all generations."

Sincerely,
Sally Miller

Dori Stone

From: Dori Stone
Sent: Monday, December 5, 2016 3:08 PM
To: 'Michael Spencer'
Subject: RE: Comp Plan

Michael,

Thanks for attending this morning. It's always nice to put a name to a face.

In response to your concerns, I agree that the strike-through and underline version is difficult to read. Many policies were moved and based on the formatting show as being deleted. Many have been rewritten to make them easier to understand and interpret. If you have specific questions, please let me know.

In response to your other comments:

As I mentioned in the meeting I am concerned about how the Expansion of the CBD on Orange would be addressed and what its boundaries would be, however the amended language simply states to evaluate this so no actual change for now.

Staff response:

Staff will be evaluating the P&Z's recommendation within the next few months. At this point, staff does not have any recommendations about this.

I was unaware that the 8 story development option South side of Fairbanks existed now. I would agree that if we were to develop a larger area this might be a spot, the question is if, as you pointed out, this would be better served as a mixed use overlay and is 8 stories the right size. Calvary was limited to 100' as its max height with buffering etc. I do worry about larger developments and their potential strain on our services (police, fire, etc as well as infrastructure). Taxation of these properties do not generate the same return as a single family home while taxing our services disproportionately.

Staff response:

This policy has been in place since the update in 2009. Certainly the community can continue to comment on it and discuss it with the City Commission. It makes sense to staff to put the highest development permitted along I-4, much like Orlando approved with the Calvary project. Since there is no project to consider at this time, it's difficult to analyze impacts without knowing the type of development that may occur.

I do like the policy 1J1 regarding protection Orwin Manor from multi family, commercial and office encroachment. Is this new for this comp plan or from 2009? How does this affect plans that the new owner of TD Bank has. I have heard they want to tear down the building for something new, there is a lot of property in the parking lot that I have always feared would be come apartments and a parking garage. Single family or town houses as residential single family 2 story or less is a more idea situation.

Staff response:

This policy existed in 2009 but staff made the additions that are underlined to make the policy direction more understandable. We are closely monitoring what is going on along Orange and Orlando Avenue. I have encouraged the developer to work from the ground up on that project and engage the neighborhood early in the process.

Hope this answers some of your concerns.



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Michael Spencer [mailto:michaelspencer.fpna@yahoo.com]
Sent: Monday, December 5, 2016 10:51 AM
To: Dori Stone <dstone@cityofwinterpark.org>
Subject: Comp Plan

Dori,

Thank you for the meeting this morning and for your work on the Calvary project. I am relatively pleased with the height reductions and overall direction that the City of Orlando took and their acceptance of a number of suggestions we made.

I apologize that I had to leave but I had a meeting this morning at work which is why I would have loved if we could have another session like this in the evening. I think hearing a lot of the comments it would be great if we could have a session that focused on the land development portion and show what the proposed major changes are and what existed in the 2009 version. Its hard to tell in the red lines because some sections are completely crossed out and rewritten which could just be a function of how the red lines were created. It has clearly created a lot of confusion.

As I mentioned in the meeting I am concerned about how the Expansion of the CBD on Orange would be addressed and what its boundaries would be, however the amended language simply states to evaluate this so no actual change for now.

I was unaware that the 8 story development option South side of Fairbanks existed now. I would agree that if we were to develop a larger area this might be a spot, the question is if, as you pointed out, this would be better served as a mixed use overlay and is 8 stories the right size. Calvary was limited to 100' as its max height with buffering etc. I do worry about larger developments and their potential strain on our services (police, fire, etc as well as infrastructure). Taxation of these properties do not generate the same return as a single family home while taxing our services disproportionately.

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Thanks again,
Michael

Dori Stone

From: Dori Stone
Sent: Tuesday, November 22, 2016 12:45 PM
To: 'Michael Spencer'
Subject: RE: Comprehensive Plan

Michael,

At the City Commission's request, staff will be hosting a coffee talk on December 5th from 8-10 a.m. at the Welcome Center to answer any questions from the community regarding the Comprehensive Plan. That does not preclude the community from reading the elements and doing their homework, but we will be taking questions. Hope that helps.

Dori

From: Michael Spencer [mailto:michaelspencer.fpna@yahoo.com]
Sent: Tuesday, November 22, 2016 12:15 PM
To: Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>
Cc: Dori Stone <dstone@cityofwinterpark.org>
Subject: Comprehensive Plan

Dear Mayor and Commissioners,

As we go through our daily lives I see the need for our commission to be able to handle daily business that we voted and entrusted each of you to consider and manage based on the codes we have in place. I have not followed the comp plan review as closely as I should have and I see that parts are up for votes already. I just glanced over a copy of the land use section, its a substantial amount of change.

I am curious why we are not holding some work shops and discussing the matter in a more public forum where the public can understand what the changes mean to us before we push this through. We as a City went to great lengths for public input on historic ordinance update that affected a small fraction of land areas, this affects the entire city...among other examples.

I'm not suggesting this to prolong the discussion, but we owe it to all of the residents you represent to ensure that it really does represent the vision. What can be done to help the average resident understand the implications of the proposed changes in each section in a more user friendly format and allow appropriate input?

Thank you,
Michael Spencer

Dori Stone

From: Pete Weldon
Sent: Wednesday, November 30, 2016 3:50 PM
To: Michael Spencer
Cc: Dori Stone
Subject: RE: Comprehensive Plan

Michael,

Please let me know if you still have questions or concerns after the "coffee talk" on December 5:
<https://cityofwinterpark.org/docs/media/press-releases/city-generated/comprehensive-plan-coffeetalk-2016-12-05.pdf>.

Thanks, Pete Weldon

From: Michael Spencer [mailto:michaelspencer.fpna@yahoo.com]
Sent: Wednesday, November 30, 2016 11:50 AM
To: Pete Weldon <pete.weldon@cityofwinterpark.org>
Subject: Re: Comprehensive Plan

Thank you for your reply. I agree that there are a lot of regularly scheduled meetings and opportunities for review of the proposal.

What I was hoping for during the next few months while the state reviews it is a few other opportunities like the Dec 5 meeting where the Winter Park residents could have staff provide a summary presentation of the main changes in each section that is geared towards those of us who don't have a degree in planning, in depth knowledge that the city staff and commission has and/or may know enough about these codes to be dangerous. Its very complicated and trying to pour through 100's of pages of red lines is difficult to go through.

The city has performed this service on several occasions in a morning and late afternoon session where folks who work could find some time to gain a better understanding of what's being proposed and better formulate questions or comments.

We need to make sure this document addresses how we want our town to look and feel. Visioning was the first step and that was a well planned process that took some time. We need to be sure we don't have anyone feel like this comp plan update is being forced through without proper vetting from the residents.

Michael

From: Pete Weldon <pete.weldon@cityofwinterpark.org>
To: Michael Spencer <michaelspencer.fpna@yahoo.com>
Sent: Tuesday, November 22, 2016 4:52 PM
Subject: RE: Comprehensive Plan

Michael,

Thank you for contacting me. Regarding your question about public review and input, we are doing that!

I encourage you to listen to [the recording of the last commission meet](#) where the issues of scheduling and public input were discussed in detail. [Marked-up copies of all elements of the existing comp plan have been on the city's web site](#) at least since October 17. The commission added an additional public meeting of the three elements not discussed at the last meeting to the November 28th meeting agenda, to be followed with another public hearing in December 12.

Also, the city is sponsoring another public meeting for citizens on Monday, December 5th. [This is prominently linked on the city's home page](#).

Also, the commission retains the option to delay the first reading vote until the first meeting in January. If the commission approves on first reading December 12, staff will then submit the Comp Plan to the state within 10 working days after the Commission acts. The submission to the state is due no later than February 1, 2017. The state has 60 days to review and respond. Depending on the state's response and staff's need to address such response, the second and final vote to approve changes to the overall Comp Plan will not likely occur until April. [Please see this link](#).

Citizens have had the full text of proposed changes since October 17 and will have **until the second reading** to review, comment, and seek clarification. As the second reading is unlikely to be voted until April, citizens have well over 4 months to study, question, and request changes.

While this 7-year review gives us the opportunity to focus on long term updates to reflect changing circumstances (for example, the inclusion of Ravaudage), there have been and will be ongoing changes to the Comp Plan. Between its 2009 adoption and now, the current Comp Plan has undergone 50 revisions, all subject to public notice and hearings. Please also keep in mind that the public process to final approval goes on for several more months, during which I hope you and other citizens will choose to ask questions and make suggestions.

I welcome your review of our Comp Plan between now and the final vote expected in April. I ask that you send your questions to both [commission members](#) and to [Dori Stone](#), Director Planning and Community Development, so that your voice is heard.

I know we have four commissioners committed to work together on a constructive process and hope all five members of our commission will come to understand and respect the appropriate role of our elected body.

I look forward to receiving your Comp Plan questions and hope you will attend the various meetings coming up where the Comp Plan will be discussed!

Regards, Pete Weldon
City Commissioner

From: Michael Spencer [<mailto:michaelspencer.fpna@yahoo.com>]
Sent: Tuesday, November 22, 2016 12:15 PM
To: Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>
Cc: Dori Stone <dstone@cityofwinterpark.org>
Subject: Comprehensive Plan

Dear Mayor and Commissioners,

As we go through our daily lives I see the need for our commission to be able to handle daily business that we voted and entrusted each of you to consider and manage based on the codes we have in place. I have not followed the comp plan review as closely as I should have and I see that

parts are up for votes already. I just glanced over a copy of the land use section, its a substantial amount of change.

I am curious why we are not holding some work shops and discussing the matter in a more public forum where the public can understand what the changes mean to us before we push this through. We as a City went to great lengths for public input on historic ordinance update that affected a small fraction of land areas, this affects the entire city...among other examples.

I'm not suggesting this to prolong the discussion, but we owe it to all of the residents you represent to ensure that it really does represent the vision. What can be done to help the average resident understand the implications of the proposed changes in each section in a more user friendly format and allow appropriate input?

Thank you,
Michael Spencer

Dori Stone

From: Pete Weldon
Sent: Wednesday, November 16, 2016 9:22 AM
To: Todd Weaver
Cc: Dori Stone
Subject: RE: Comprehensive Plan

Todd,

Thank-you for your questions. It is refreshing to see a citizen read and question the documents. You are the first citizen to do so and address questions to commission members. More please....

I offer my responses below and ask Dori Stone, Director Planning and Community Development, to embellish and clarify where needed.

Thank-you for your past service to the city.

Regards, Pete Weldon
City Commissioner

From: Todd Weaver [mailto:toddcweaver99@gmail.com]
Sent: Tuesday, November 15, 2016 7:39 PM
To: Steven Leary <Sleary@cityofwinterpark.org>; Greg Seidel <gseidel@cityofwinterpark.org>; Sarah Sprinkel <SSprinkel@cityofwinterpark.org>; Pete Weldon <pete.weldon@cityofwinterpark.org>; Carolyn Cooper <CCooper@cityofwinterpark.org>
Subject: Comprehensive Plan

Dear Mayor Leary and Winter Park Commissioners,

I'd like to extend a hearty "thank you" to all of you, the Winter Park Staff and board members for all the hard work in redeveloping our Comprehensive Plan. This important document is a key element in keeping Winter Park a destination and our "home" that we can all be proud of.

Over the past few months, I've attended quite a few work sessions and board meetings where the Comp Plan was discussed. As a former chairman of the Lakes Board, I'm very familiar with our government, staff and many of the boards and their members. At several of these meetings I could sense the stress from more than a few of the members that reflect my own with the pace that these changes are being reviewed and discussed. Some members voiced frustration that the recommended changes were only disclosed to them at the meetings with little time to review even scantily before having to discuss and vote.

I personally have spent dozens of hours reading the various iterations, changes, the over-rulings of other boards by the CP task Force, etc, and don't feel that even I, as an engaged citizen, have had nearly enough time to comprehend many of the sections changing, nor why they are

changing. If I am having trouble with this, I can imagine how many of our citizens who can't attend the multitudes of meetings to understand the changes or their ramifications.

I believe we owe it to the citizens neighbors of Winter Park to allow for a more-engaged discussion than the current schedule allows.

You are engaging and I hope more citizens do so. I encourage you to listen to [the recording of Monday's commission meeting](#) where the issues of scheduling and public input were discussed in detail. [Marked-up copies of all elements of the existing comp plan have been on the city's web site](#) at least since October 17. The commission added discussion of the four elements not discussed Monday to the November 28th meeting agenda, to be followed with another public hearing in December 12. The commission retains the option to delay the first reading vote until the first meeting in January. If a majority of the commission approve on first reading December 12, staff will then submit the Comp Plan to the state, most likely after January 1, 2017. The final submission to the state is due no later than February 1, 2017. The state has 45 days to review and respond. Depending on the state's response and staff's need to address such response, the second and final vote to approve changes to the overall Comp Plan will not likely occur until March or April.

Citizens have had the full text of proposed changes since October 17 and will have **until the second reading** to review, comment, and seek clarification. As the second reading is unlikely to be voted until late March at the earliest, citizens have well over 4 months to study, question, and request changes.

Several of your questions below were addressed at the meeting this past Monday. I offer my comments.

Some specifics:

Policy 4-4.1.2 - Stormwater Quality L of S: It is not clear how the deleted language (up to 2 inches) leaves enough description without a state (or FDEP) statute or some standard as a reference. Quantity L of S has a cited statute.

I questioned this as well. Most of the specific references to "inches" are not necessary as these specifics are already included in our Land Development Code. The Goals and Objectives are supported by specifics in the Land Development Code.

Policy 4-6.1.1 - Why is the statute deleted? What is the standard?

This is covered in the audio of the meeting linked above. Again, many changes are included to clean up the relationship between the Comp Plan Goals and Objectives and the Land Development Code. If the statutes and/or standards changes, these specific details are changed in the Land Development Code so we don't have to modify or Comp Plan every time the state makes a change.

Policy 4-6.1.4 - Eliminate Direct Discharge into Surface Waters - The Lakes Board asked the question, "How do we control fertilizer runoff/algae blooms" if only new or redevelopment is addressed?

Not sure I understand the question. The citizens have invested more than \$66 million to control storm water runoff into the lakes since 1990. The storm water fee continues and plans continue to be implemented city wide to further control storm water runoff into the lakes.

Electric Utility Sub-Element - Why does this section only apply to residences currently served by the City's Electric Utility and new development? Shouldn't there be a plan put in place to allow those outlying areas to be absorbed into the CEU boundary? These are our citizens too and deserve to be included. The tree canopies in those neighborhoods are still being butchered. Policy 4.7.1.3 - Mandatory Connection to the City's Electric System - why can't these non-included neighborhoods be allowed to connect when new developments can?

I hear you on this one and have investigated this issue. My current understanding is that the owners of transmission lines in those areas not served by city electric have no obligation to sell, and no interest in selling, control of their transmission lines and business to the city.

Can we add a section to encourage rooftop solar power generation as a sustainability goal and to reduce the wholesale price of power sold to the City? Wouldn't that be a smart long-term goal?

We covered the issue of such incentives as well on Monday. The issue of incentives covers a broad spectrum of possibilities, more green space, solar, better water management, etc, etc. My sense of Monday's meeting is that the commission will set a goal to work through incentive structures over the next year. We also, I believe, have several such incentive already in the Land Development Code (Dori?).

I appreciate your consideration of just a few items that come to mind, and respectfully ask that more time be given to this process.

Thank-you for your input and I look forward to more. There is plenty of time.

Please keep in mind that the city routinely changes the Comp Plan on an ongoing basis. This 10-year review gives us all the opportunity to focus on long term updates to reflect changing circumstances (for example, the inclusion of Ravaudage). Also, please keep in mind that the public process to final approval goes on for several more months, during which I hope more citizens will choose to ask questions and make suggestions.

Best regards,

Todd Weaver

1051 Lake Bell Drive 32789