

ORDINANCE 3291-24

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 2017 COMPREHENSIVE PLAN ADOPTED ON APRIL 24, 2017 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 April 24, 2017; 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 September 5, 2023 and October 3, 2023, 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 September 27, 2023, October 25, 2023 and February 14, 2024 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 a Comprehensive Plan - Goals, Objectives and Policies document, dated February 14, 2024 supplanting and replacing the 2017 Comprehensive Plan."

SECTION 3. Transmittal. The Planning & Zoning 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 14th day of February, 2024.

Mayor Phillip M. Anderson

ATTEST:

Rene Cranis, City Clerk



CITY OF WINTER PARK, FLORIDA



CITY COMMISSION

Mayor Philip Anderson
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Kris Cruzada
Commissioner Todd Weaver

City Manager Randy Knight
Assistant City Manager Michelle del Valle

PLANNING & ZONING BOARD

Vashon Sarkisian
Melissa Vickers Thomas
Alex Stringfellow
Michael Spencer
Jim Fitch
David Bornstein
Warren Lindsey

CITY STAFF

Planning & Zoning Director Allison McGillis
Senior Planner | Zoning Official John Harbilas
Planner II Nicholas Lewis
Planner I Corinna Lundgren
Planning & Zoning Director Emeritus Jeff Briggs

Goals Objectives & Policies





FUTURE LAND USE ELEMENT



CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

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

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

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

GOAL 1-1: MAINTAIN THE CITY'S CHARACTER Ensure the City of Winter Park maintains its traditional scale and 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 ten-year and twenty-year planning horizons with projected population to provide data for the evaluation and analysis of this Comprehensive Plan and its elements.

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

Table 1-1: Future Population Estimates

YEAR	2023	2025	2028	2030	2034	2044
TOTAL PERMANENT POPULATION	30,021	30,250	30,500	30,750	31,000	31,830

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

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

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

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

- a. Comprehensive plan future land use map amendment or change in use of park land to a use that is not a recreational or park use;
- b. Comprehensive plan future land use map amendment or change in use of land currently zoned public and quasi-public (PQP) district or zoned parks and recreation (PR) district;
- c. Comprehensive plan future land use map amendment of lakefront property from a residential use to a commercial use, mixed-use, medium-density residential use, or high-density residential use;
- d. Approval of a comprehensive plan future land use map amendment that changes the use of property from a residential category to a non-residential category, except that this subsection does not apply to changes from a residential use to a public, quasi-public or recreational use;
- e. Approval of a comprehensive plan text or map amendment or land development code amendment that increases the maximum allowed residential units per acre (density) or floor area ratio (intensity) by more than twenty-five (25) percent from the existing maximum allowed residential units per acre or floor area ratio; in evaluating floor area ratio increases for the purposes of this provision, parking garage square footage is included;
- f. Approving a development order authorizing development within "wetlands" as defined by Florida Statutes or the Florida Administrative Code.

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

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

FUTURE LAND USE MAP SERIES:

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

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

Policy 1-2.2.1: Function of Future Land Use Map & the Consistency Mandate.

All development, redevelopment and land use shall be consistent with those designations and limited to the standards for densities and intensities of use as outlined in the text for the Future Land Use Map Series and in accompanying table(s).

Policy 1-2.2.2: Location of Essential Public Utilities. Public utilities which provide essential service to existing and future land uses authorized by this Plan shall be permitted in all of the land use categories.**Policy 1-2.2.3: Residential Density Defined.** Maximum residential density shall be determined by multiplying the Maximum Allowable Dwelling Units (DUs per acre) by the Residential Acres. All residential densities denoted for the FLUM establish the maximum residential densities permitted for residential development. Fractional portions shall not be counted.**Policy 1-2.2.4: Application of Floor Area Ratio.** Basement areas or other below grade floor areas are excluded from the floor area when more than one-half of that basement or floor height is below the established curb level. The area of stairways, elevators, and multi-story rooms or atriums shall be counted on each floor level. The floor area of private parking garages (above grade) or parking levels shall be counted toward the floor area ratio when such parking is provided to meet the parking requirements of the Land Development Code except for the top open parking level if it is open and uncovered. The public parking component of any parking garage may be excluded from the floor area ratio calculation by the City Commission.**Policy 1-2.2.5: Maximum Building Height Defined.** "Map FLUM-1-03: Comprehensive Plan Maximum Building Heights" designates graphically the maximum threshold for such building heights by stories. The Maximum Height Map is intended to be used together with the Future Land Use Map and applicable land use designations to determine the maximum density and intensity permitted to be developed within the City of Winter Park. The combination is detailed in the Maximum Future Land Use Map Designation Density/ Intensity Table. The height thresholds do

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

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

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

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

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

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

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

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

Policy 1-2.3.3: Medium-Density Residential. This Future Land Use Map land use designation is designed to indicate areas to be zoned for multi-family residential uses. The compatible zoning districts for this designation shall be R-2 or R-3 zoning districts. Included are townhouses, condominiums, and apartments. The maximum density is

up to 17 units per acre on such properties. The floor area ratio shall not exceed 110% and as may be governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element and shall include the floor area of above grade, attached and unattached garages. Townhouse development, meaning a unit where floors one and two or floors one, two and three are interconnected living spaces shall be limited to no more than five units in a building before a break between buildings of at least twenty (20) feet.

Policy 1-2.3.4: High-Density Residential. This Future Land Use Map land use designation is intended for multi-family residential use and is limited to properties approved for this designation prior to January 1, 2017. This future land use designation shall not be approved for or assigned to any property within the City that did not hold this land use designation as of January 1, 2017. The compatible zoning districts for this designation shall be R-3 or R-4 zoning districts. Included in this classification are townhouses, condominiums, and apartments. The maximum density is seventeen (17) units per acre. 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.

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

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

Policy 1-2.4.2: Office & Professional. This land use designation includes the business and professional activities housed in office structures such as those allowed in the O-1 and O-2 districts and the PQP district where appropriate. This designation also allows a density of residential uses as a conditional use up to 17 units per acre. Residential units however, shall only be permitted above the first or ground floor level.

The intensity of use of buildings (floor area ratio) in this designation may not exceed the standards as listed in the Maximum Future Land Use Density/ Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element. However, within the Winter Park Hospital planning area there are exceptions providing for single family and low density residential development.

Policy 1-2.4.3: Central Business District (CBD). This land use designation includes area generally within the Central Business District and the Hannibal Square Neighborhood Commercial District. This future land use category permits 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 CBD. However, this future land use designation cannot be categorized as commercial or mixed use because the unique provisions contained in the land development code such as vertical zoning and the existence of much of this future land use being within a National Register historic District. 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.

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

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

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

Policy 1-2.4.7: Restriction on the Use of CBD Future Land Use & (CBD) Zoning. CBD future land use and CBD 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 CBD zoning shall not be permitted by the City for any property outside these designated areas. Properties within the designated areas are candidates for CBD which may or may not be granted by the City Commission on a case by case basis.

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

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

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

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

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

Policy 1-2.4.12: Medical Arts District. This Future Land Use Map land use designation includes the land area of the Winter Park Hospital and the adjacent vicinity as depicted on the Future Land Use Map where medical, wellness and associated

businesses exist and are encouraged to further develop. This future land use designation is currently limited to the geographic boundaries in Figure 1-14a. Any expansion of the district would require a Comprehensive Plan Amendment. With the exception of existing development patterns which have not redeveloped, this designation does not allow residential uses other than those within related nursing homes, rehabilitation beds, and assisted living and memory care facilities. The maximum floor area ratio shall be 100% and shall include the floor area of above grade, attached and unattached parking garages. This designation differs from others in the Comprehensive Plan in that floor area ratio may be spread across a Hospital/medical center or wellness campus in common ownership (and thus across public streets) provided that the average floor area ratio across the hospital/medical center or wellness campus shall not exceed the maximum of 100% not counting the land area of public streets.

Policy 1-2.4.13: Parking Lots. This Future Land Use Map land use designation includes those lands designated for use as surface parking only to be used by adjacent commercial, office, institutional, or multi-family building(s) and as such the land is limited and restricted to such 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, however the land area designated parking lot and restricted to a surface parking lot only, may be included in the land area calculation for the adjoining commercial, office, institutional or multi-family building purposes for the combined development density and intensity of both provided both such portions of the development site are in the same ownership and not divided by an intervening street.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GOAL 1-4: BUSINESS & QUALITY OF LIFE

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

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

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

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

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

Policy 1-4.1.4: Promotion of Local Businesses. The City shall encourage growth in the economic value of its local entrepreneurial businesses and assist where appropriate to ensure their continued longevity.

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

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

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

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

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

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

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

Policy 1-4-4.1 Annexation. Each annexation shall eliminate or partially eliminate an enclave, align municipal boundaries or establish a contiguous link with the City;

Policy 1-4-4.2 Purpose. Each annexation shall include property adjacent to the City which will generate revenues in excess of the cost of providing services including reserves, or shall provide the City control over the quality and scale of future development necessary to foster enhanced appreciation in property values of adjacent City lands.

Policy 1-4-4.3: Actively Pursue the Annexation of Enclaves. Winter Park shall actively pursue the annexation of enclaves as these additions provide economies and efficiencies in service delivery to both Orange County and the City of Winter Park.

Policy 1-4-4.4: Small Scale Annexations. Annexation of areas and updating the future land use map may be eligible to be considered as small-scale exemptions provided that the ordinance review process addresses the suitability of land for development.

Policy 1-4.4.5: Criteria for Pursuing Annexation and Required Cost/Benefit

Study. Winter Park shall pursue the annexation of growth areas adjacent to the City limits when it would align municipal boundaries, unite sections of the City, or generate revenues in excess of the cost of providing services while providing City control over the quality and scale of development. An annexation cost-benefit study shall be required for all annexations of growth areas through referendums.

Policy 1-4.4.6: Intergovernmental Coordination with Orange County on Annexations.

The coordination with Orange County and municipalities adjacent to proposed annexation areas shall include coordinating land use and service delivery issues at an early stage in the annexation process as well as formal notice of all potential annexations consistent with state law.

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

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

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

- 1. Annexation Reserve Area #1: Lake Killarney.** ARA #1 is a growth annexation area comprised of 198 acres, is located north of Fairbanks Avenue and is bounded by Lake Killarney on the north. The area contains approximately 1,300 residents and is primarily designated Low-Density Residential to the south side of the Lake, Office to the west along Wymore, and the Killarney Elementary School, located to the southwest near I-4, is designated Institutional. Annexation of this area would extend the City limits of Winter Park to I-4, the major barrier west of the City limits.
- 2. Annexation Reserve Area #2: Kentucky/Oglesby.** ARA #2 is a growth annexation area comprised of $13\pm$ 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 470 residents, is located south of Minnesota Avenue, north of Harmon Avenue, west of Clay Street, and east of Wisconsin Avenue with a section extending north of Minnesota following Jackson Avenue west of Nicolet Avenue and east of Harold Avenue. Annexation of this area would fill in the gap between the existing City limits and the City limits of Orlando to the south.
- 4. Annexation Reserve Area #4: Stonehurst.** ARA #4 is an enclave comprised of 5.6 acres and containing approximately 30 persons located in 13 single-family dwellings, is located in the south section of the City, south of Lake Virginia, north of Glenridge Way, between Lauren Road and Winchester Drive. This area is an unincorporated Orange County enclave, completely surrounded by the City limits of Winter Park.

GOAL 1-5: QUALITY & CHARACTER

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

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

Policy 1-5.1.1: Preserve Lakefront Estates. To maintain the diversity of sizes of lakefront properties and estates, the City shall prohibit the subdivision or split of such properties to 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. The City may, at its discretion, provide variance to this policy in order to allow for the split of lakefront property into two lots when obtaining the historic designation of distinguished historic homes and other historic structures that are built prior to 1950, if the historic designation is achieved, that there is no increase in the number of lakefront lots, and that the lakefront lot is not a 'flag lot'.

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

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

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

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

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

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

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

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

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

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

Policy 1-5.2.4: Ensure Compatible Size, Form & Function are Achieved in Areas Designated Low-Density Residential. The City shall promote redevelopment and renovation of Low Density Residential and consider controls on the height, size and coverage of duplex, townhouse, and apartment buildings and required off-street parking to ensure compatibility, achieve a smooth transition in density, and protect adjacent Single-Family Residential designated areas.

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

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

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

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

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

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

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

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

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

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

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

Policy 1-5.4.2: Improve Design Procedures & Resources and Architectural Review. The City shall periodically update approved design guidelines to enhance the quality of architectural design, achieve more compatible relationships in the design of

buildings, avoid unsightly appearance, avoid inordinate contrast in building mass, scale, height, articulation, and other design features.

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

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

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

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

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

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

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

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

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

GOAL 1-6: STEWARDSHIP OF NATURAL RESOURCES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GOAL 1-7: COLLABORATIVE PLANNING PROCESS

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

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

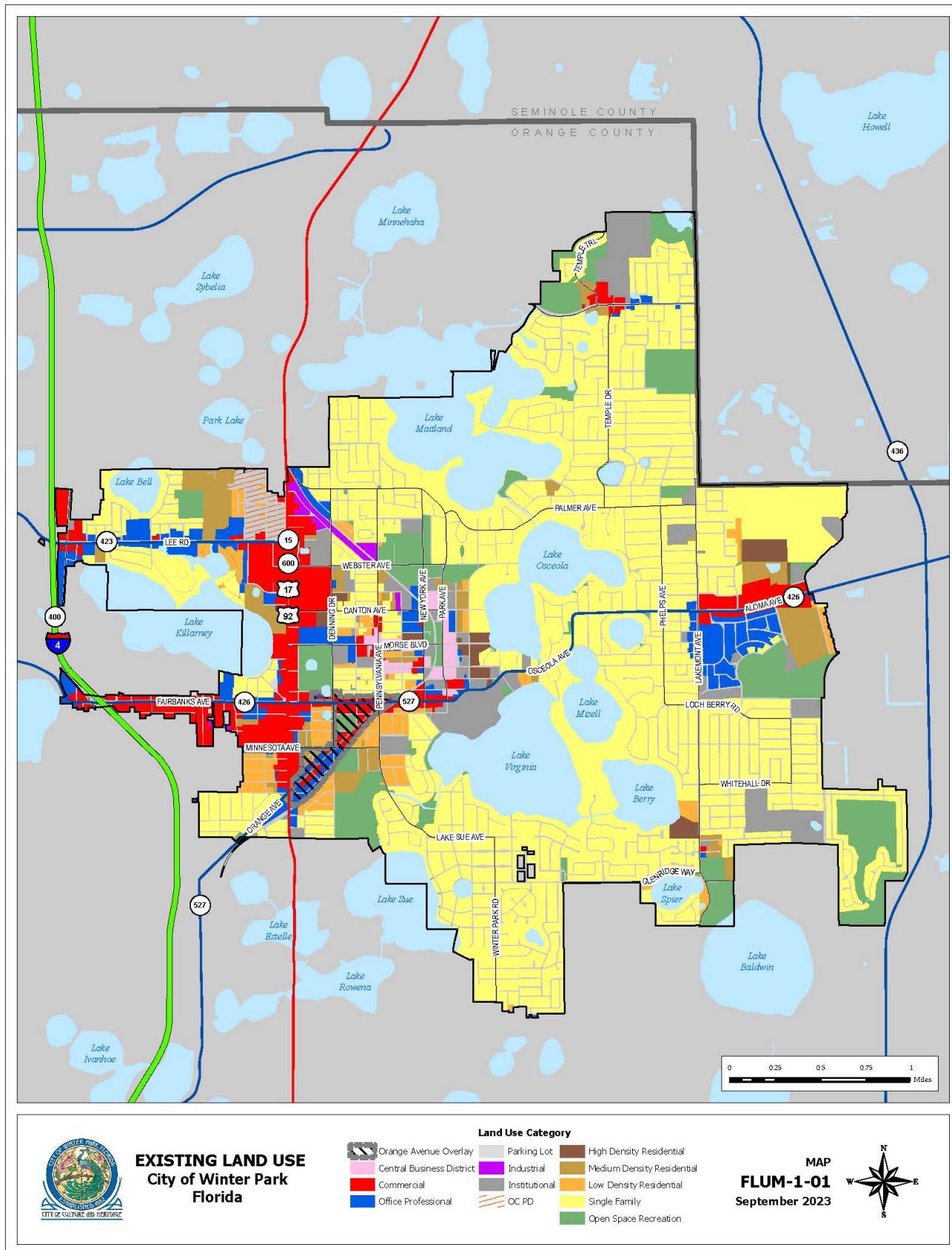
Policy 1-7.1.1: Review the Impact of Change Indicators on Land Use Policy. Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The Policy implications of major trends in land use characteristics shall be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

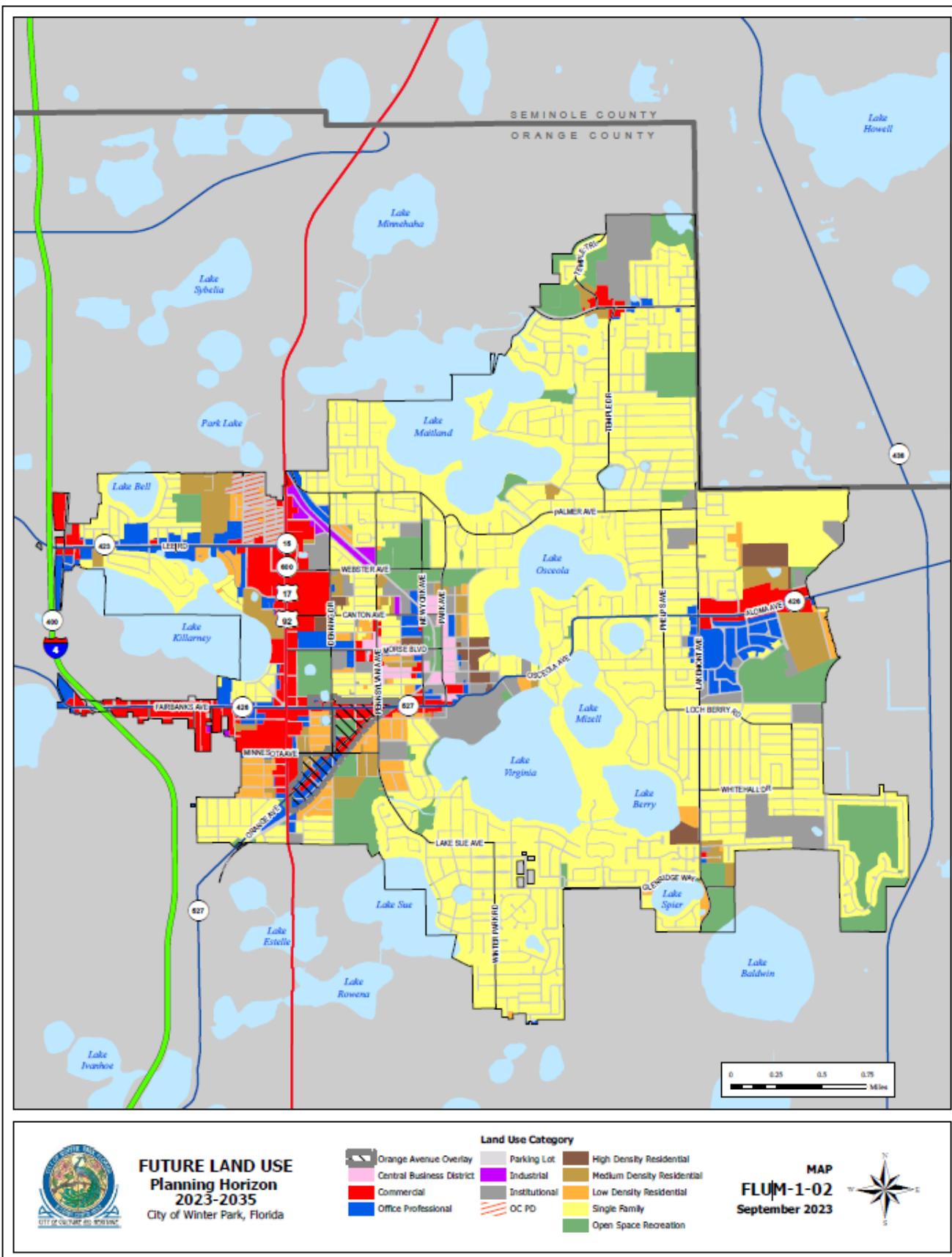
Policy 1-7.1.2: Schedule, Budget & Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the City's effectiveness in carrying out a systematic program for implementing adopted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

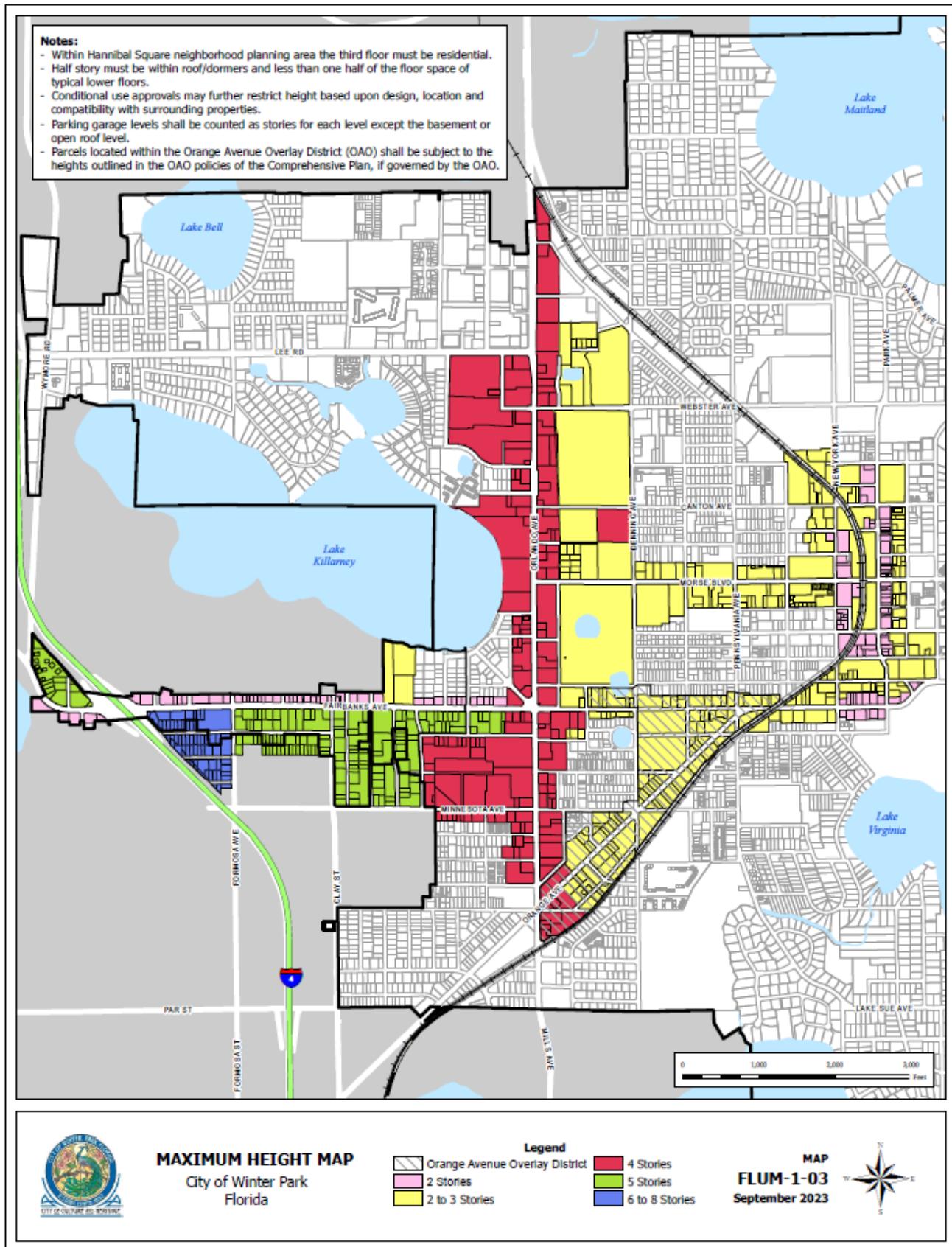
Policy 1-7.1.3: Coordinate with Public & Private Sectors. While continually implementing and evaluating the land use element, the City shall maintain a process of intergovernmental coordination. The effectiveness of this approach shall be

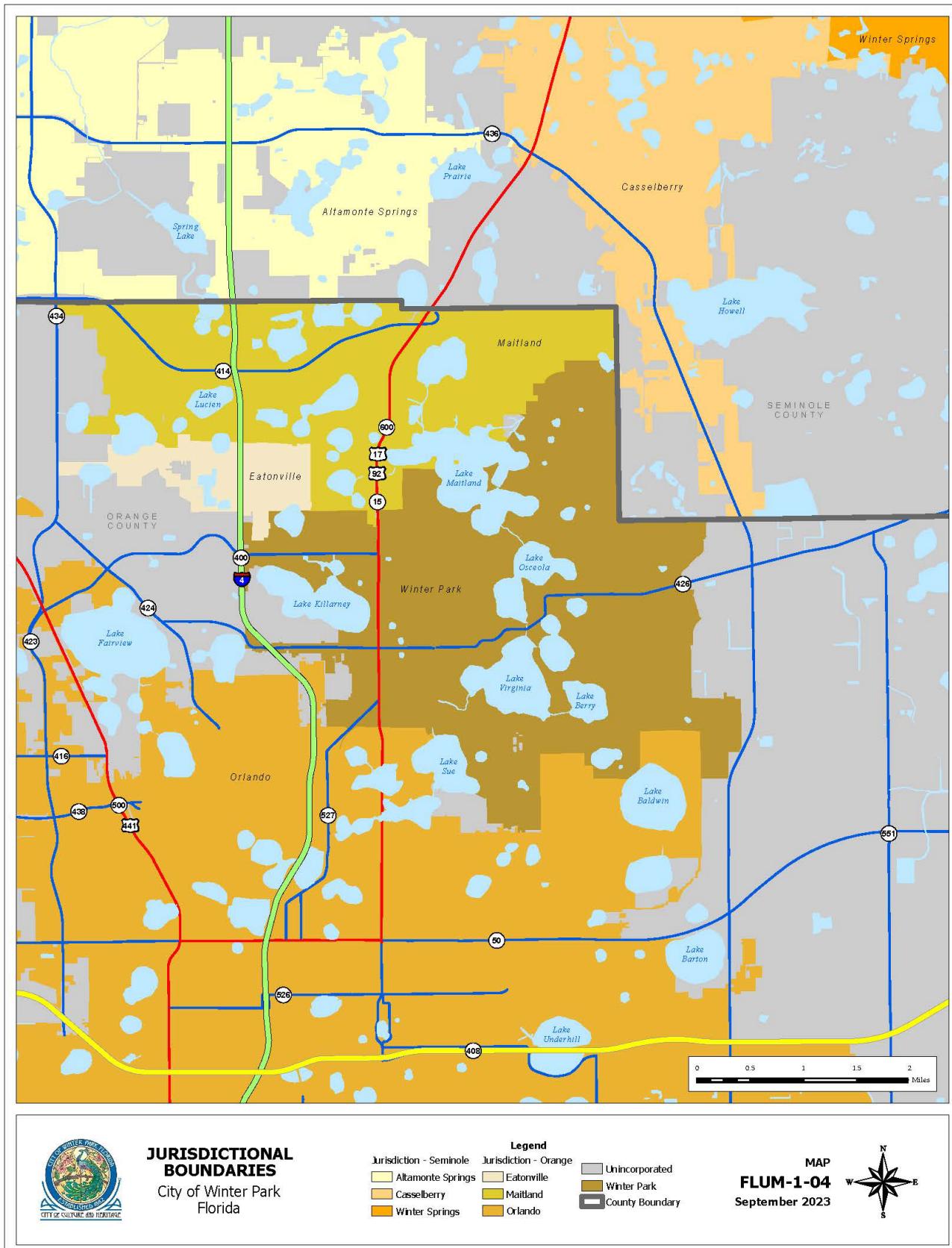
evaluated by the success of coordination mechanisms in resolving land use problems and issues.

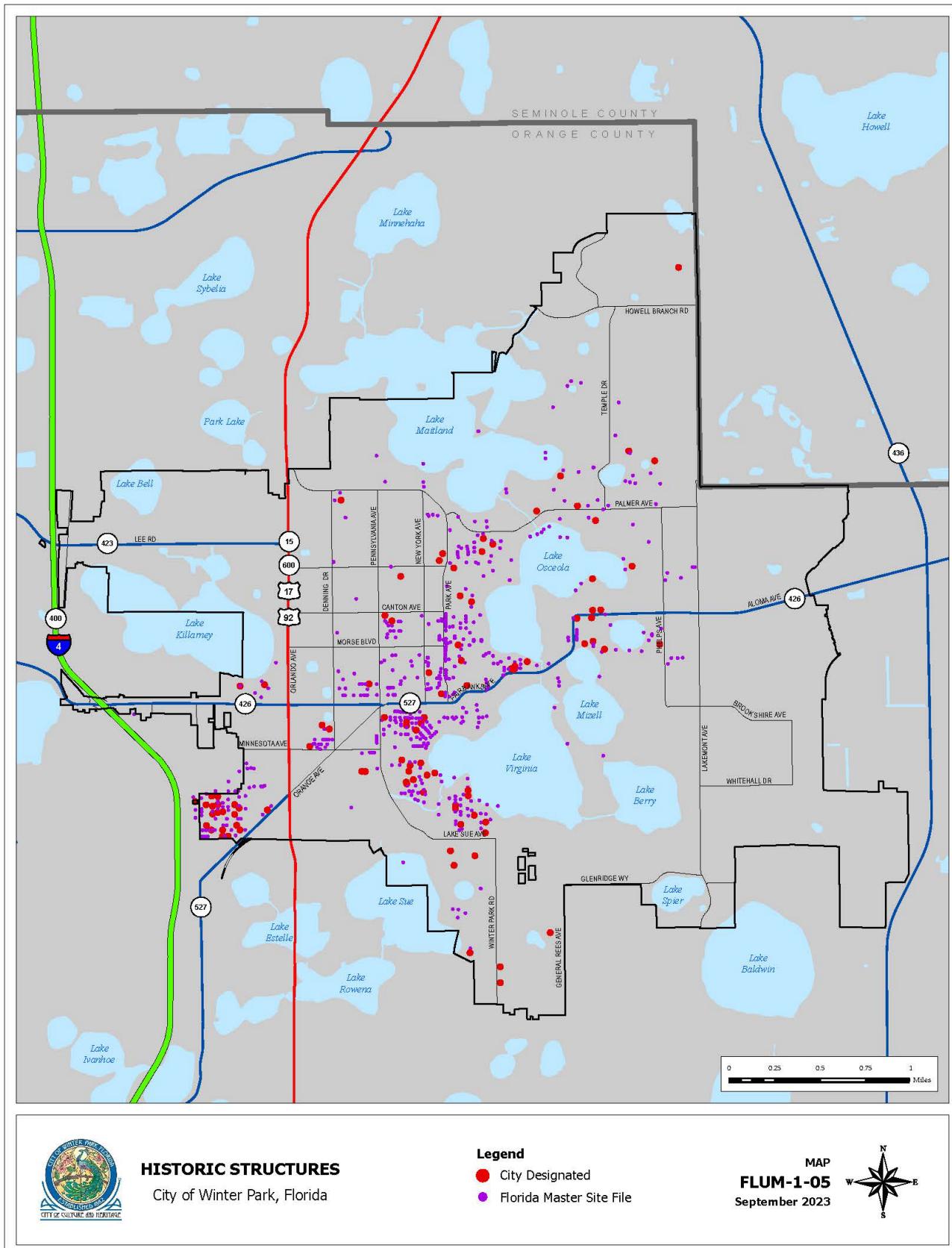
Policy 1-7.1.4: Achieve Effective Plan Implementation. The effectiveness of the land use element shall be measured by the City's success in achieving land use goals, objectives, and Policies. The land use element incorporates a systematic planning process for identifying land use problems and issues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

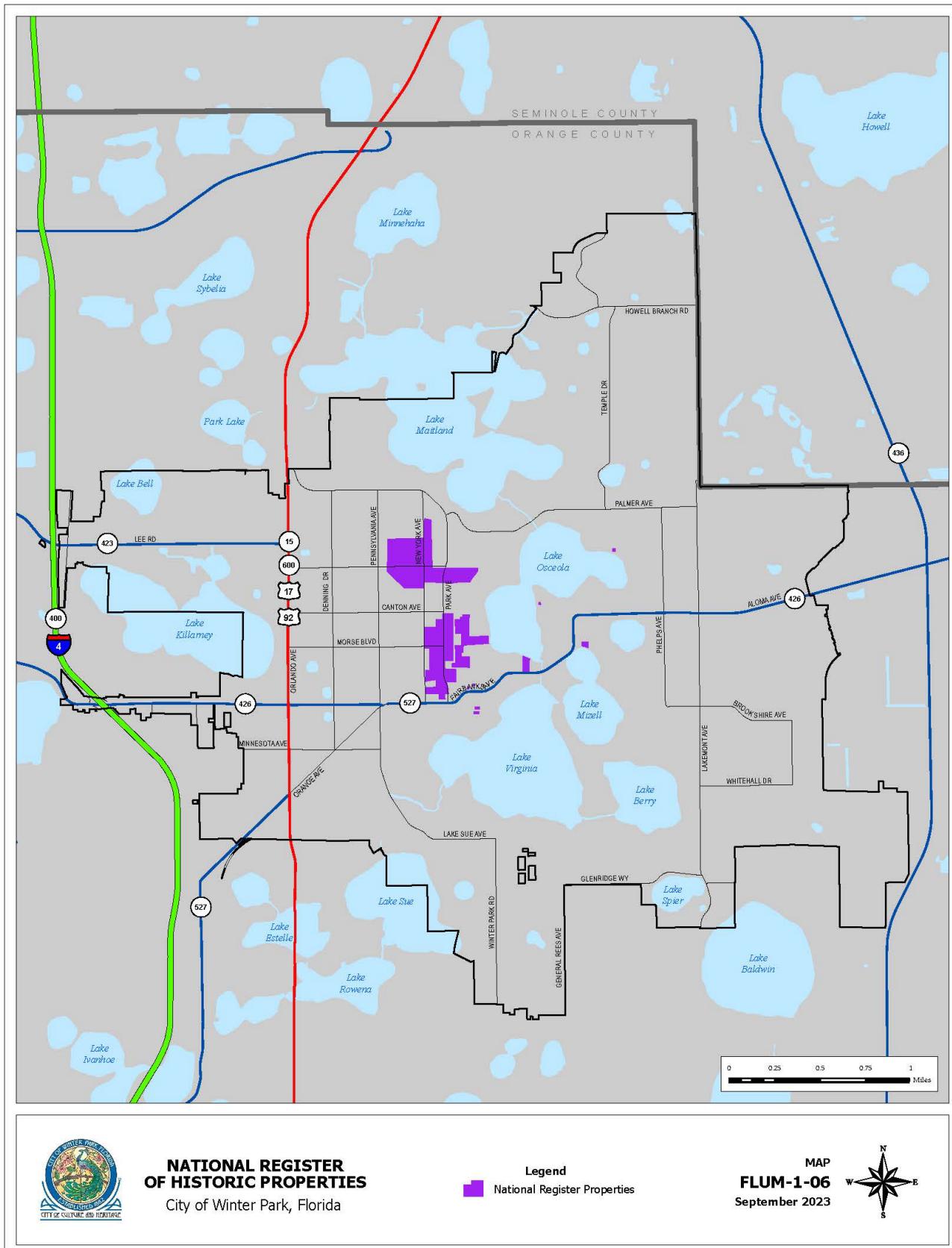


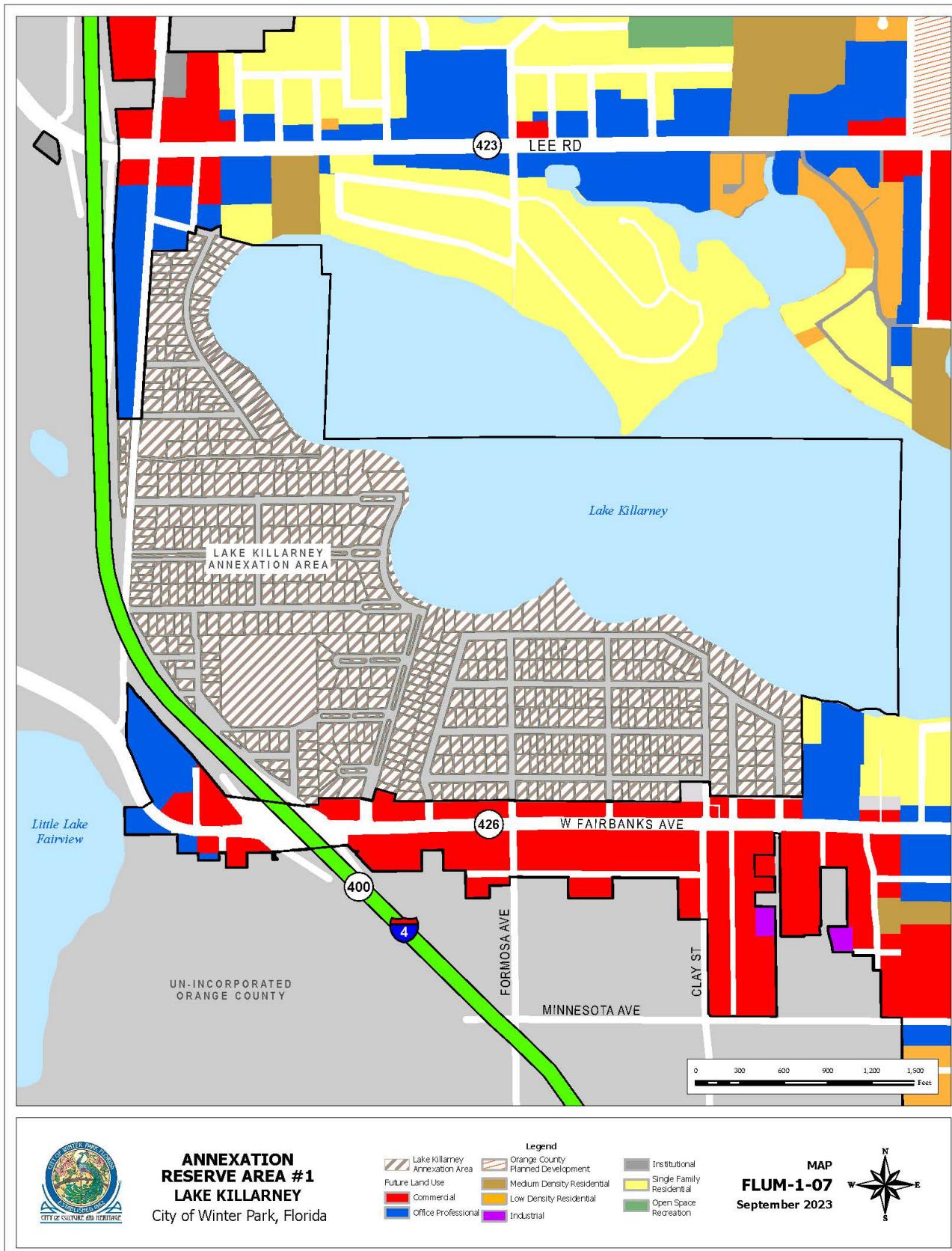


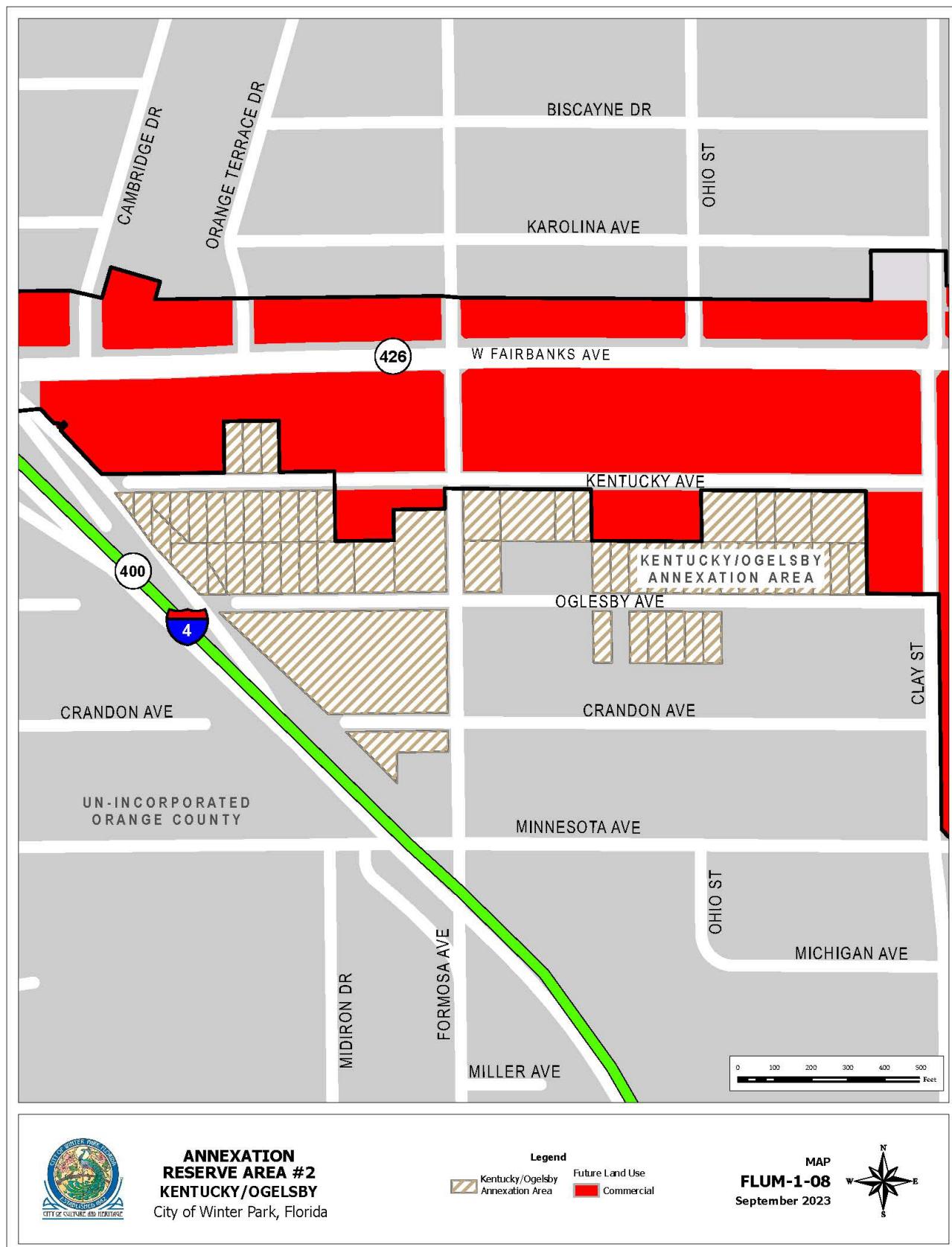


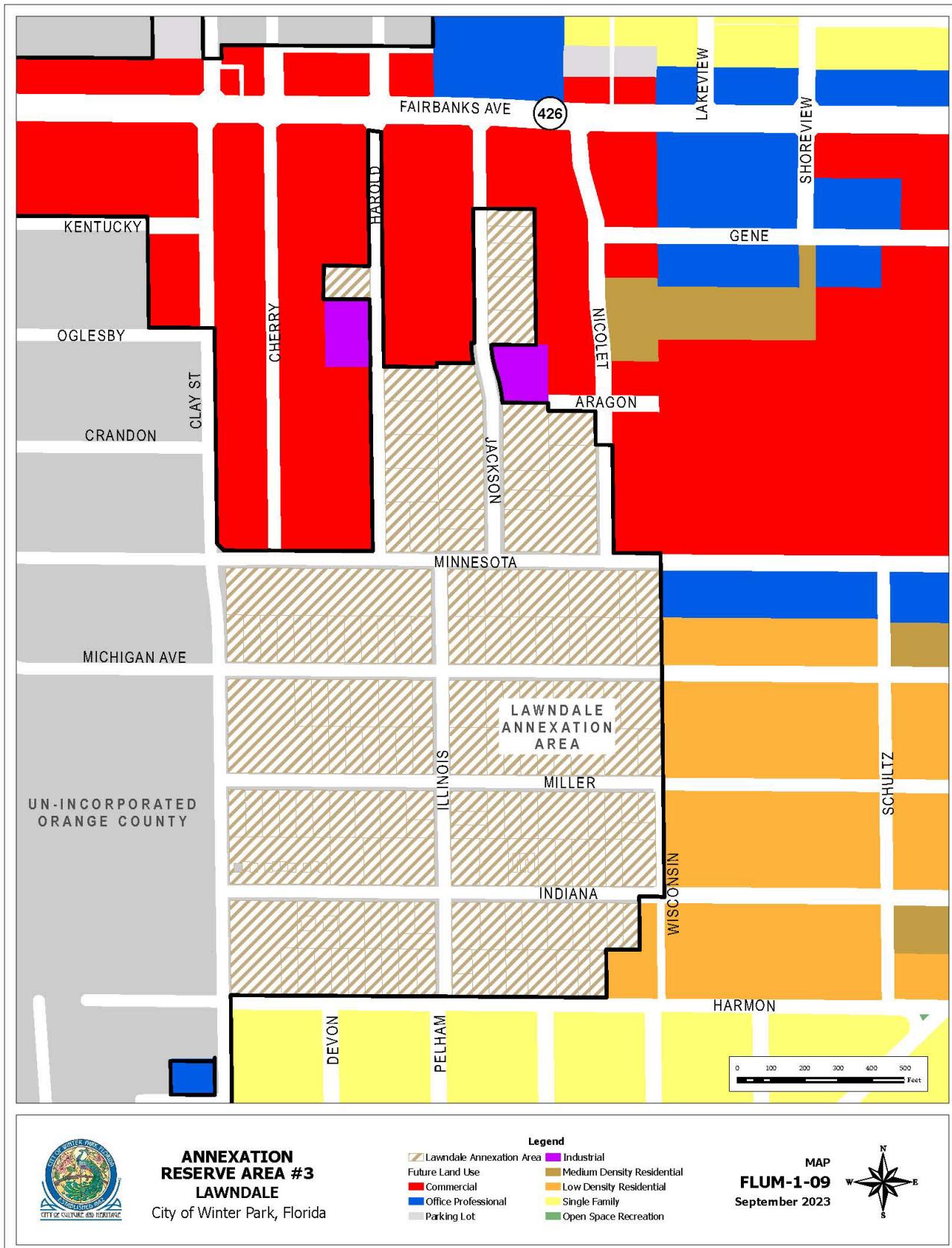


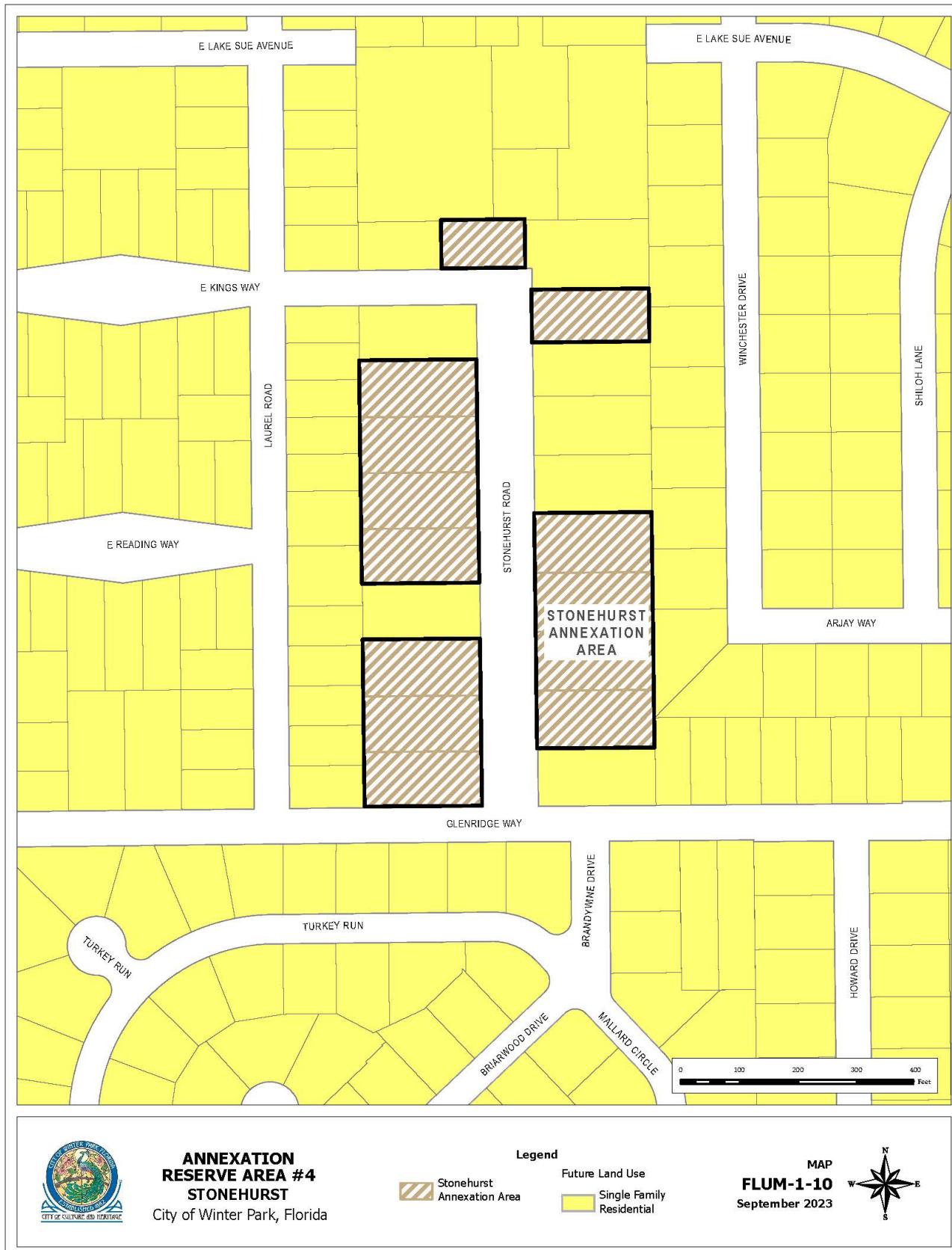










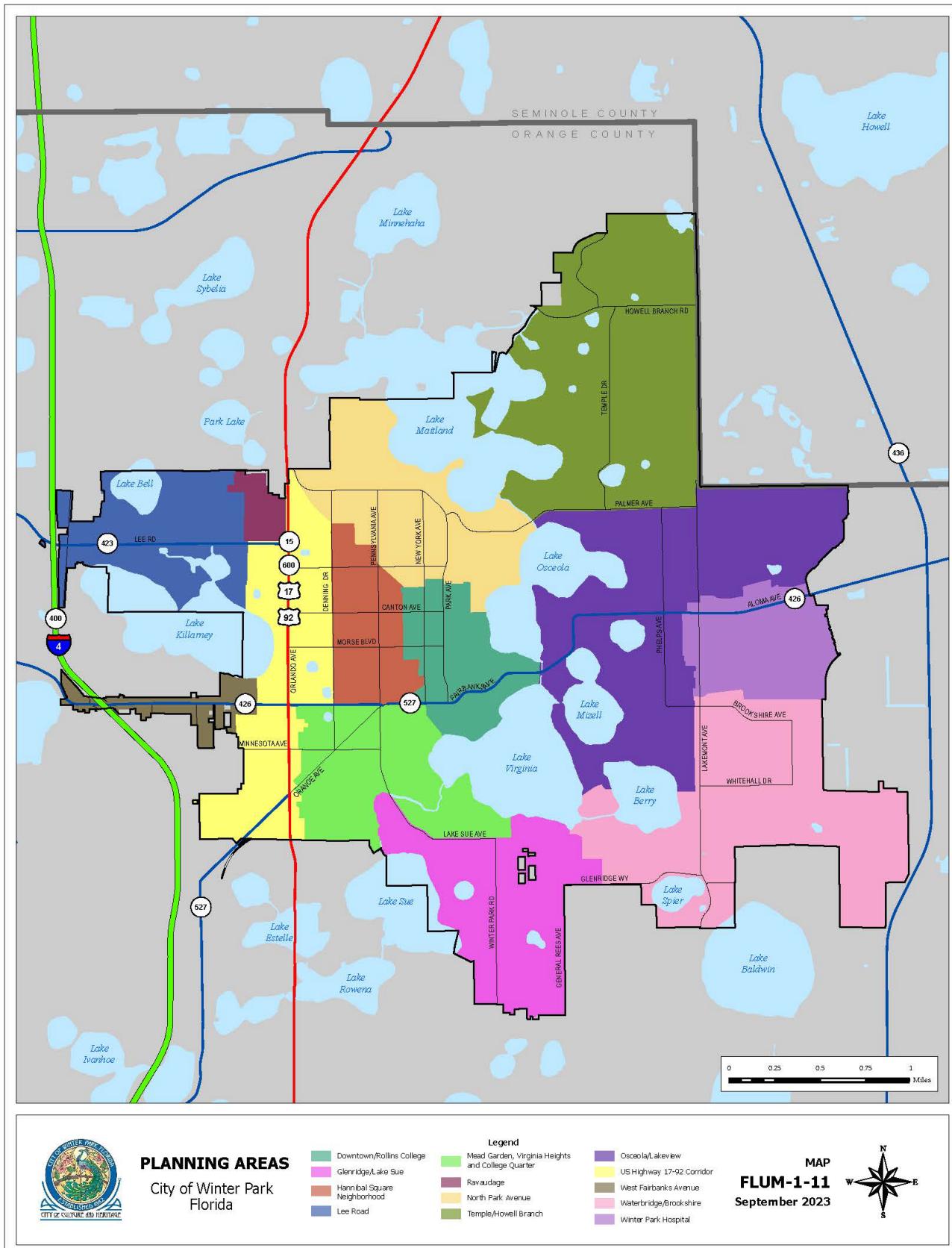


GOAL 1-8. PRESERVE THE CHARACTER OF THE WINTER PARK'S NEIGHBORHOODS, THE CBD, AND FOSTER PLANNED REDEVELOPMENT INITIATIVES.

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

The Planning Areas are as follows:

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



PLANNING AREA A: Temple/Howell Branch

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

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

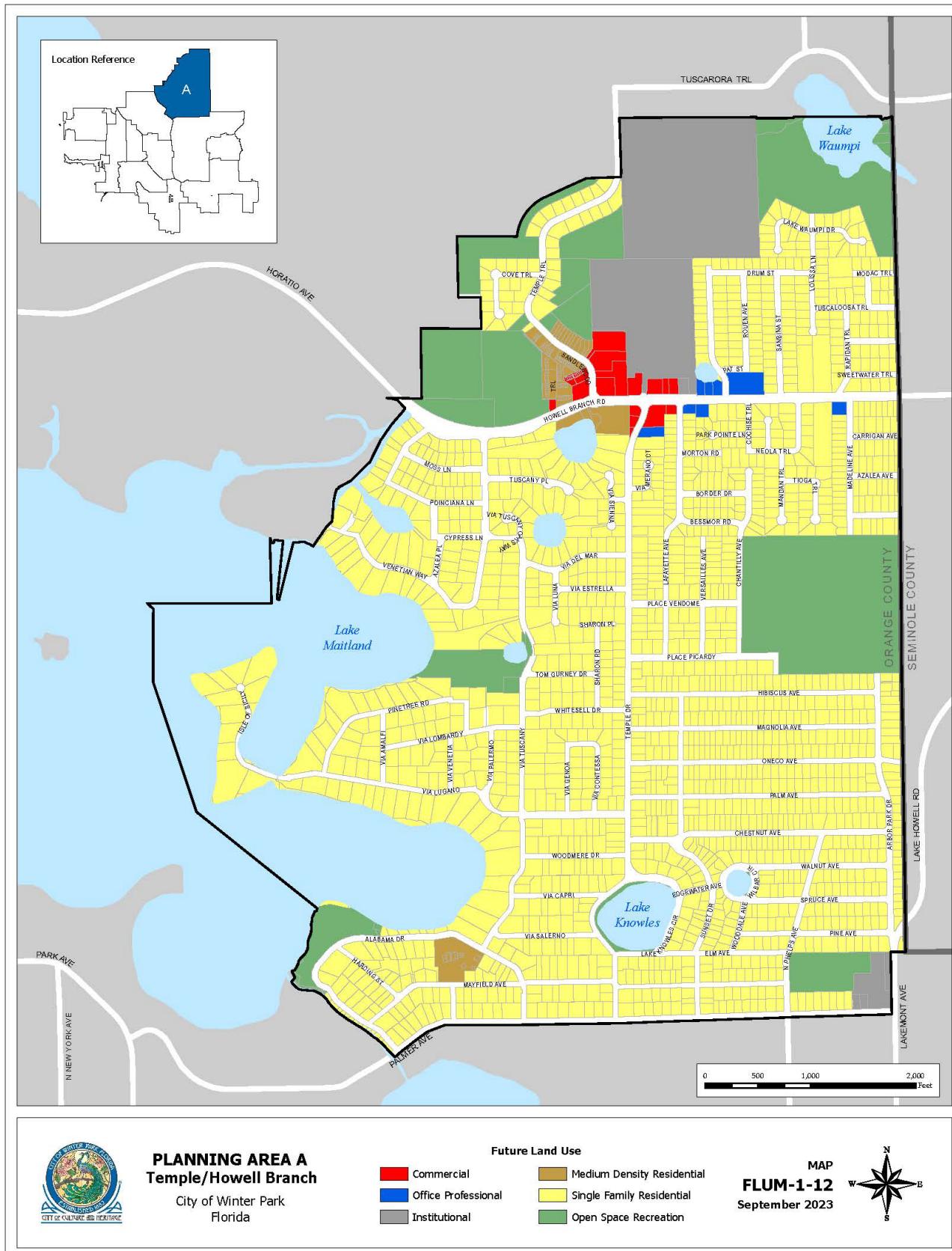
Policy 1-A-3: Preserve Public Park & Recreational Land Uses while Expanding Wetlands Acquisition The City shall preserve the public park and recreational land uses in this planning area and shall ensure any off-site impacts from these uses are minimized. The City shall strive to expand ownership of the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

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

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

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

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



PLANNING AREA B: Osceola/Lakeview

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

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

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

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

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

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

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

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

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

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

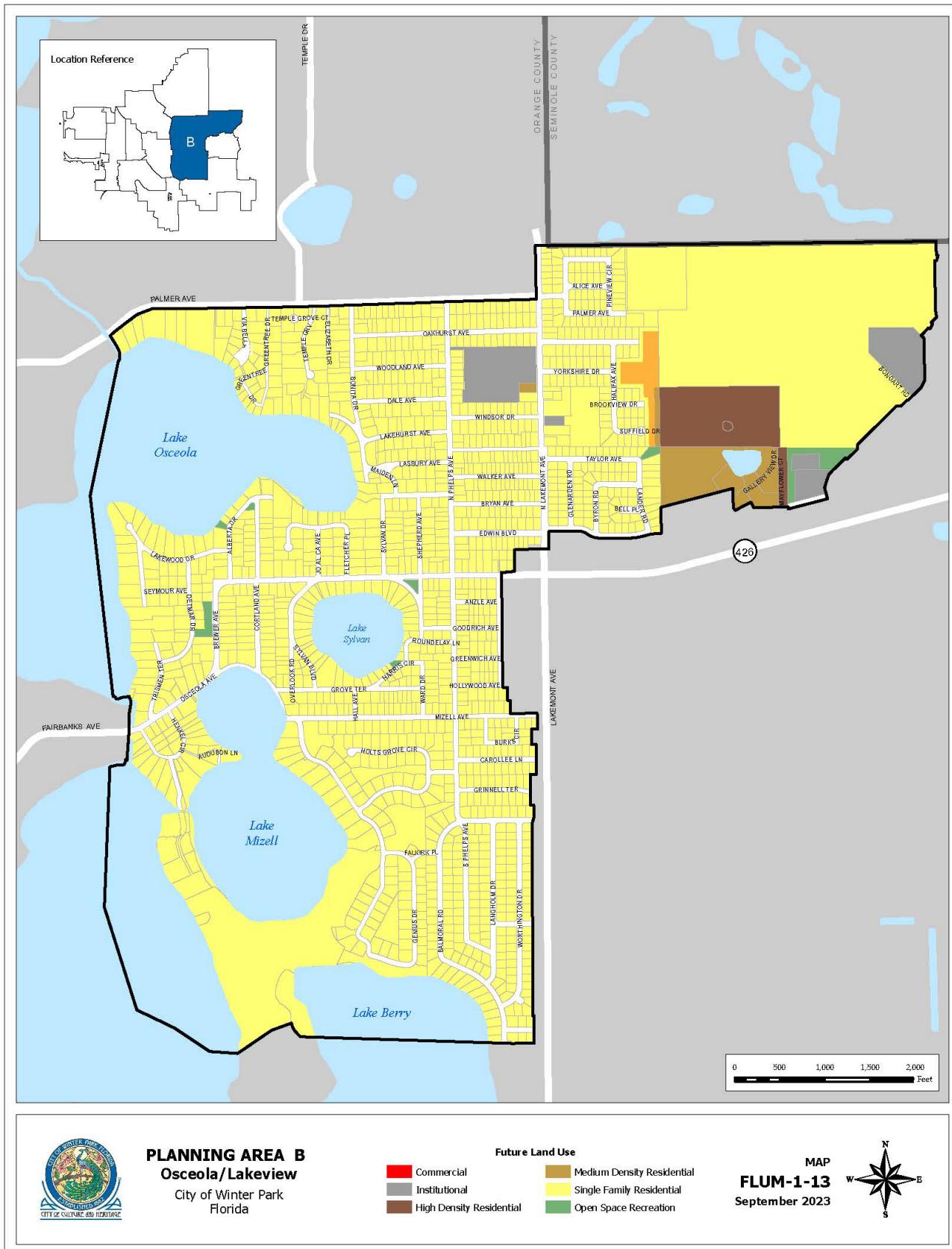
Policy 1-B-11: Aloma & Lakemont Intersection Comprehensive Plan Amendments and Development to Preserve Adjacent Residential Uses In order to promote redevelopment and improve the image at the Aloma and Lakemont gateway intersection, the City shall allow:

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

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

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

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



PLANNING AREA C: Winter Park Hospital

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

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

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

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

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

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

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

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

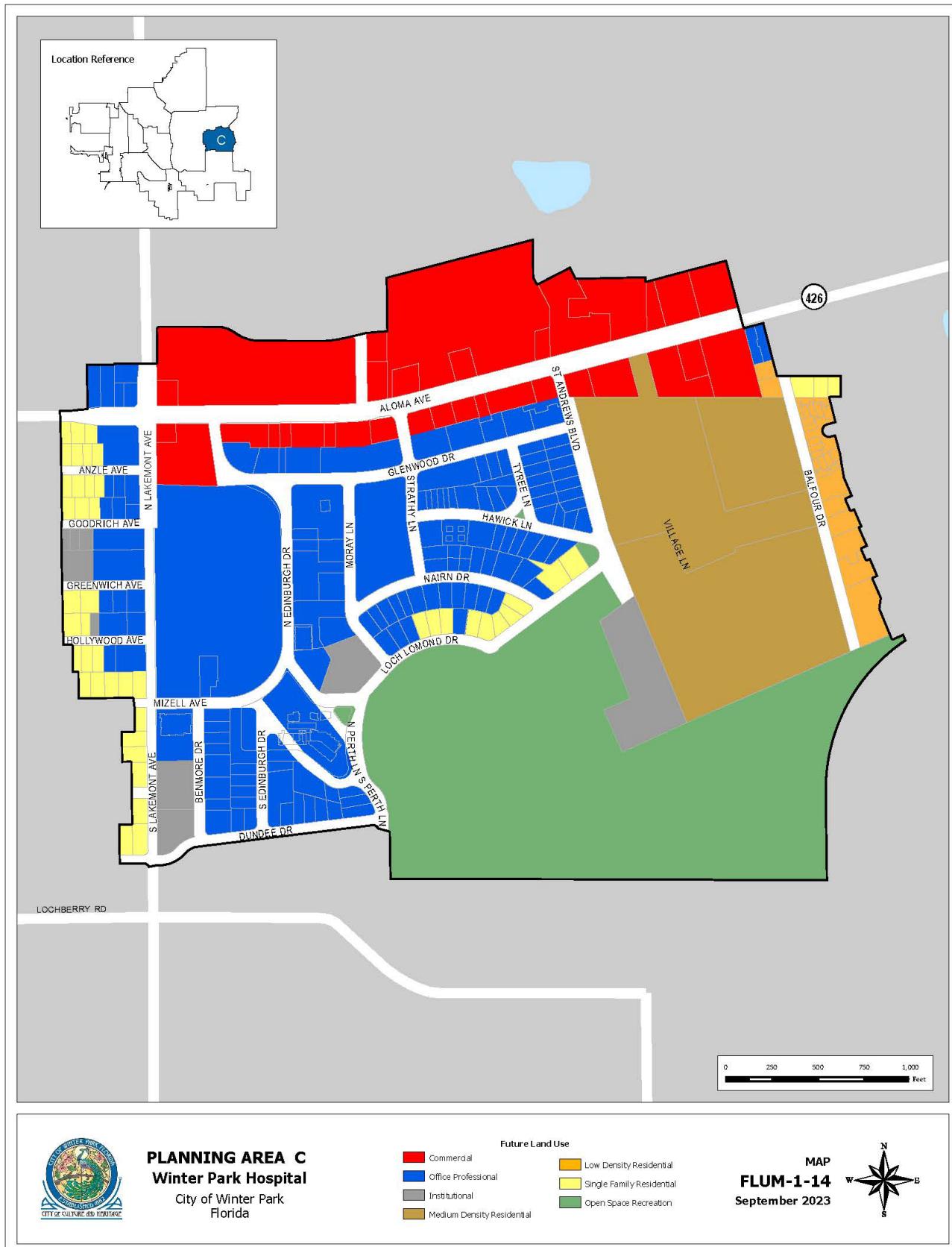
Policy 1-C-8: Prohibited Land Uses within Aloma Avenue Gateway to Winter Park

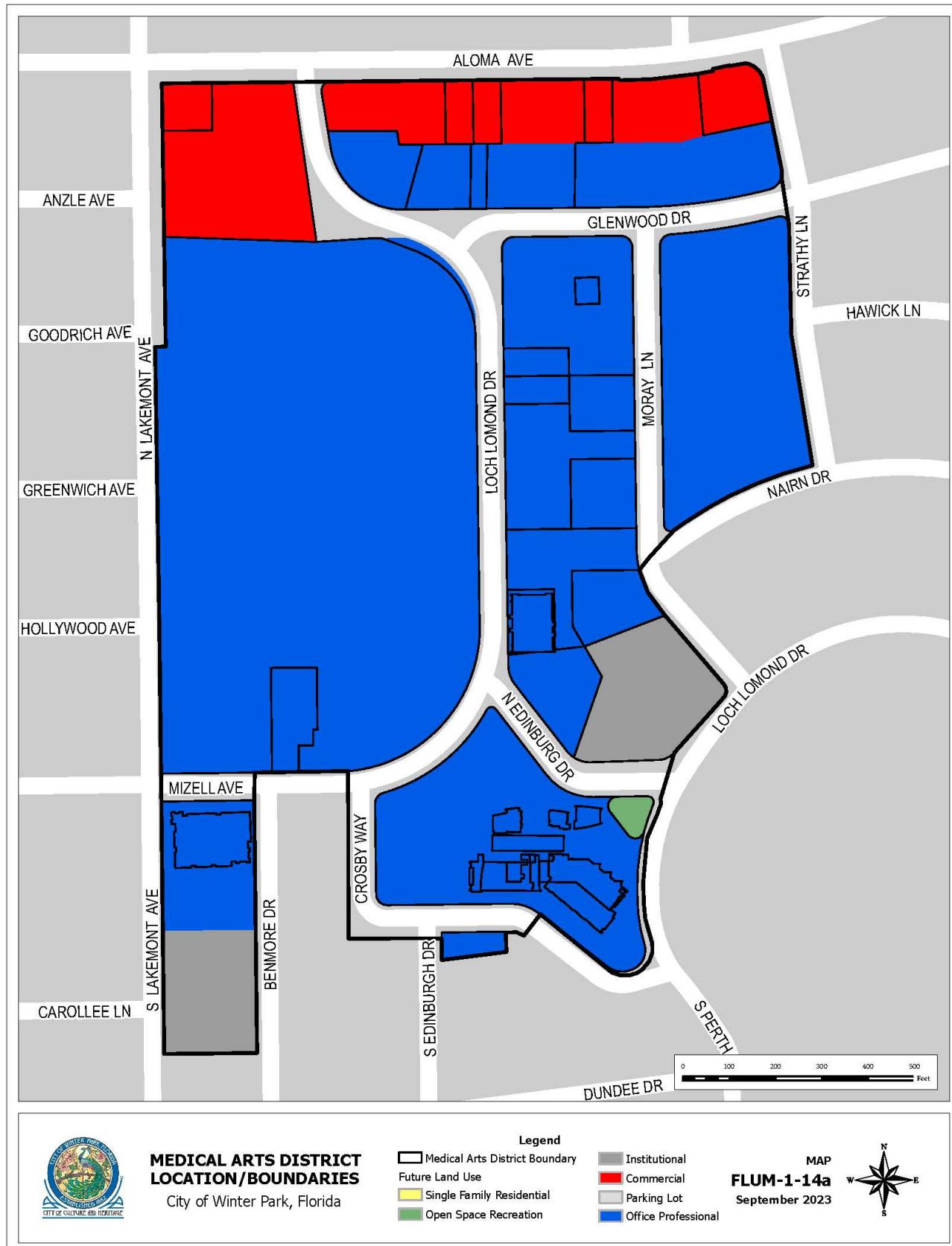
The City shall prohibit automobile sales and service or repair businesses, The City shall prohibit new or used car sales, auto repair businesses, resale stores or pawn shops, tattoo businesses, vapor lounges and smoke shops, in the commercial areas of the Winter Park Hospital Planning Area, as this portion of Aloma Avenue is a gateway into the City of Winter Park.

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

Policy 1-C-10: Land Use Consistency on Loch Lomond Drive, East of Hospital

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





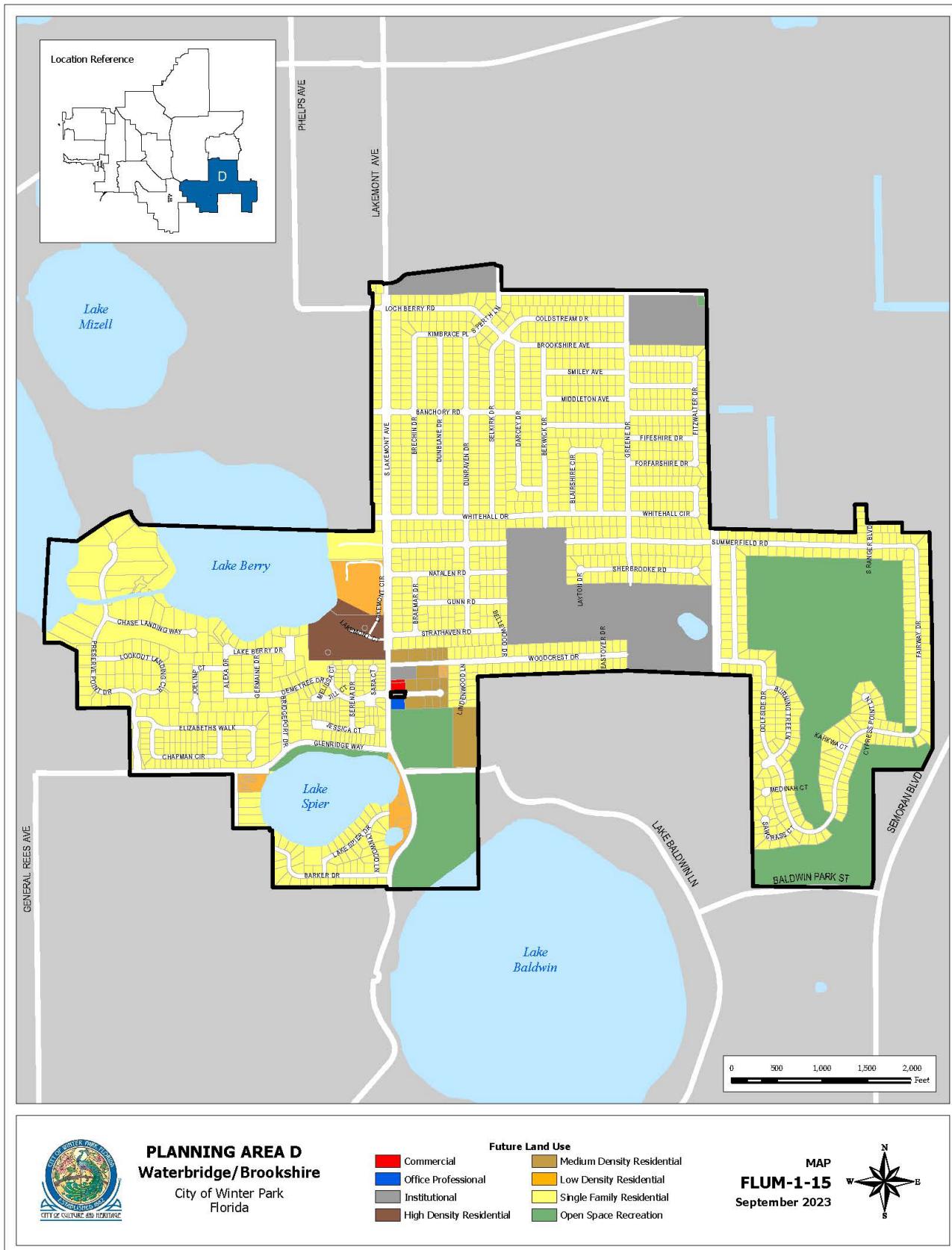
PLANNING AREA D: Waterbridge/Brookshire

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

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

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

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



PLANNING AREA E: Glenridge/Lake Sue

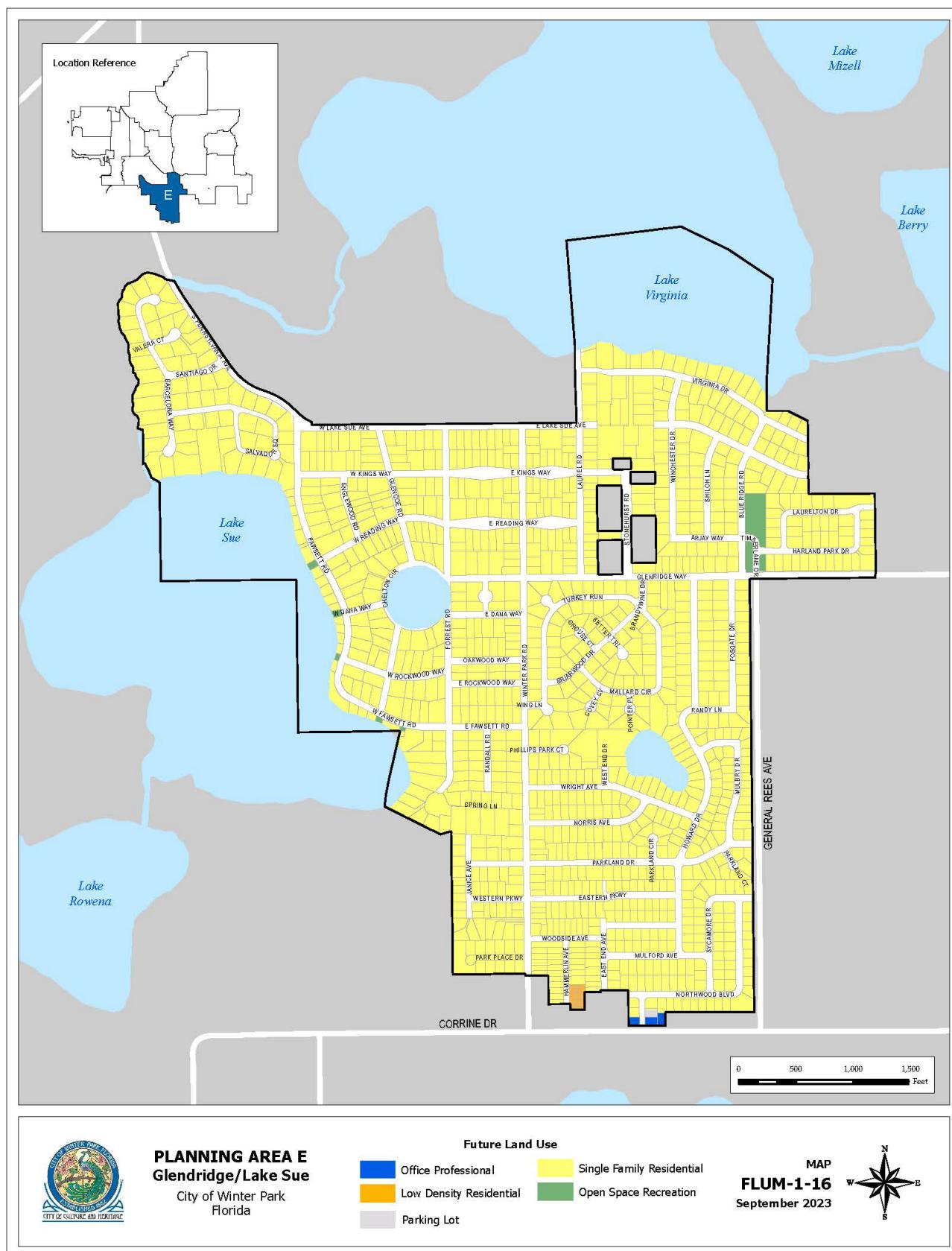
Policy 1-E-1: Preserve Existing Single-Family Residential Land Use in Glenridge/Lake Sue Planning Area The City shall preserve single-family residential land use in the Glenridge/Lake Sue planning area and shall deem land use changes from single family residential to low or medium density residential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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 1-F-12: 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.

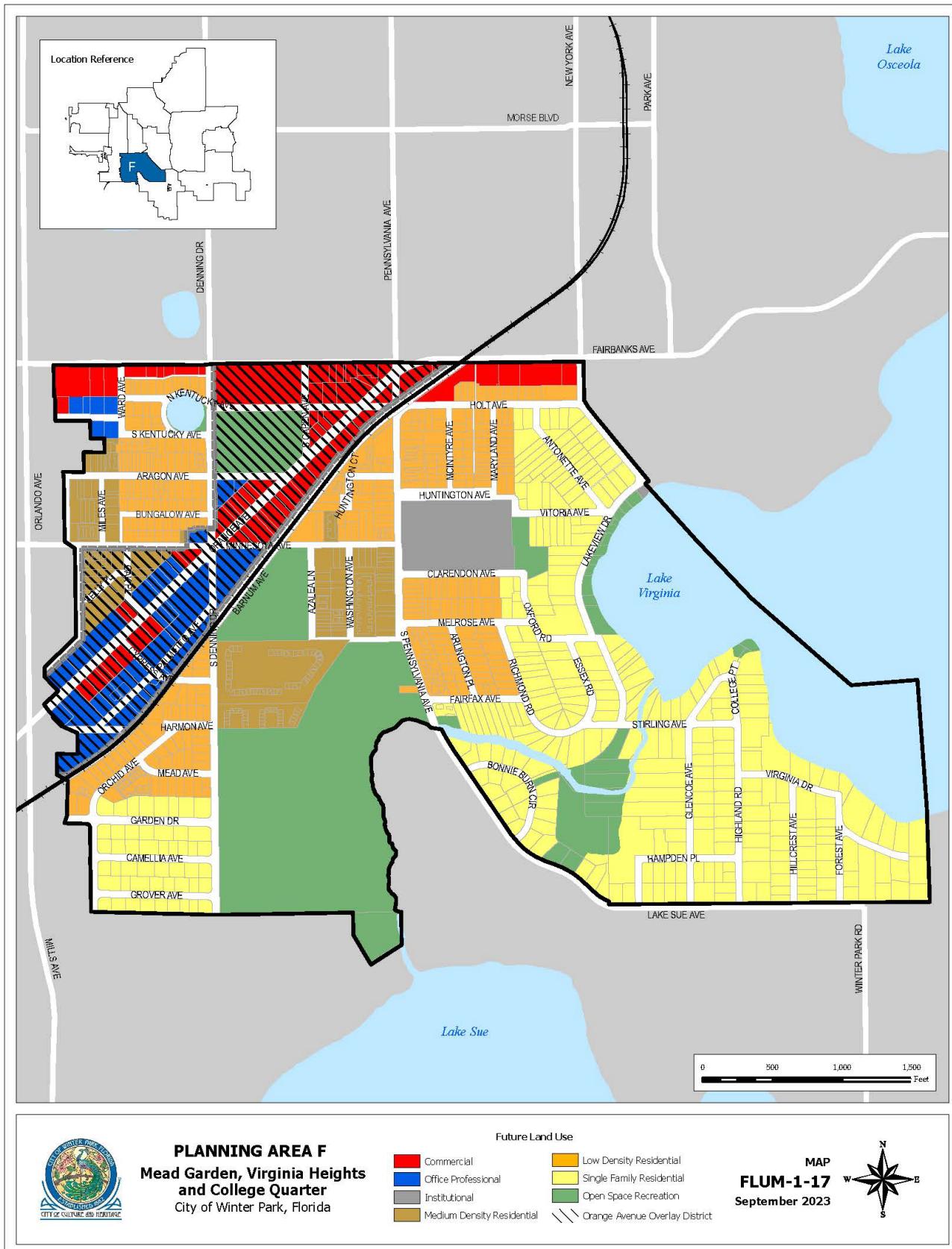
Policy 1-F-13: Restriction on Building Stories to Preserve Neighborhood Character. The area bounded by Minnesota, Pennsylvania, Melrose and Azalea Lane, zoned R-3 is deemed incompatible for three story buildings given the existing predominant character of one and two story buildings. While the density 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-14: Protect Wetlands. The City shall continue to implement and enforce regulations protecting the wetlands areas from development.

Policy 1-F-15: 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-16: Preserve Existing Single-Family Residential Land Use in the Planning Area. The City shall preserve single-family residential land use in the planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

Policy 1-F-17: Orange Avenue Overlay District The properties within this subarea that are also part of the Orange Avenue Overlay District ("OAO") shall be governed by the OAO policies of the Comprehensive Plan.



PLANNING AREA G: Downtown/Rollins College

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

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

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

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

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

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

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

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

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

Policy 1-G-11: Improvements at Rollins College & other Educational, Non-Profit or Other Institutional Entities to Avoid Adverse Impacts on Surrounding Residential Areas Improvements or expansions to the buildings and facilities of Rollins College and other educational, non-profit or other institutional entities shall conform to existing Comprehensive Plan policies, including but not limited to the Future Land Use Map as well as Winter Park zoning regulations and standards and shall not negatively impact the surrounding residential areas. Within the Rollins College campus of 1000 Holt Avenue south of Fairbanks Avenue, there shall be permitted a floor area ratio of up to 60%, as may be approved by the City Commission.

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

Policy 1-G-13: Joint Public-Private Development on City Land or City Rights of Way to Comply with LDC & Replace All Lost Parking Spaces Any joint public-private development project on City land or City rights-of-way shall replace the same number of on-site public parking spaces as well as providing the additional spaces required by the private segment of the development.

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

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

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

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

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

Policy 1-G-19: Maintaining the Single Family Land Use Designations on Lake Osceola Consistent with other policies of this Comprehensive Plan requiring the lowest densities of development on lakefront properties, those lands designated single family on Lake Osceola on Interlachen Avenue, Alexander Place, Chase Avenue, Osceola Avenue and Osceola Court shall not be designed for low density or multi-family residential

development or for any non-residential or institutional land use and the City shall deem any such land use changes to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

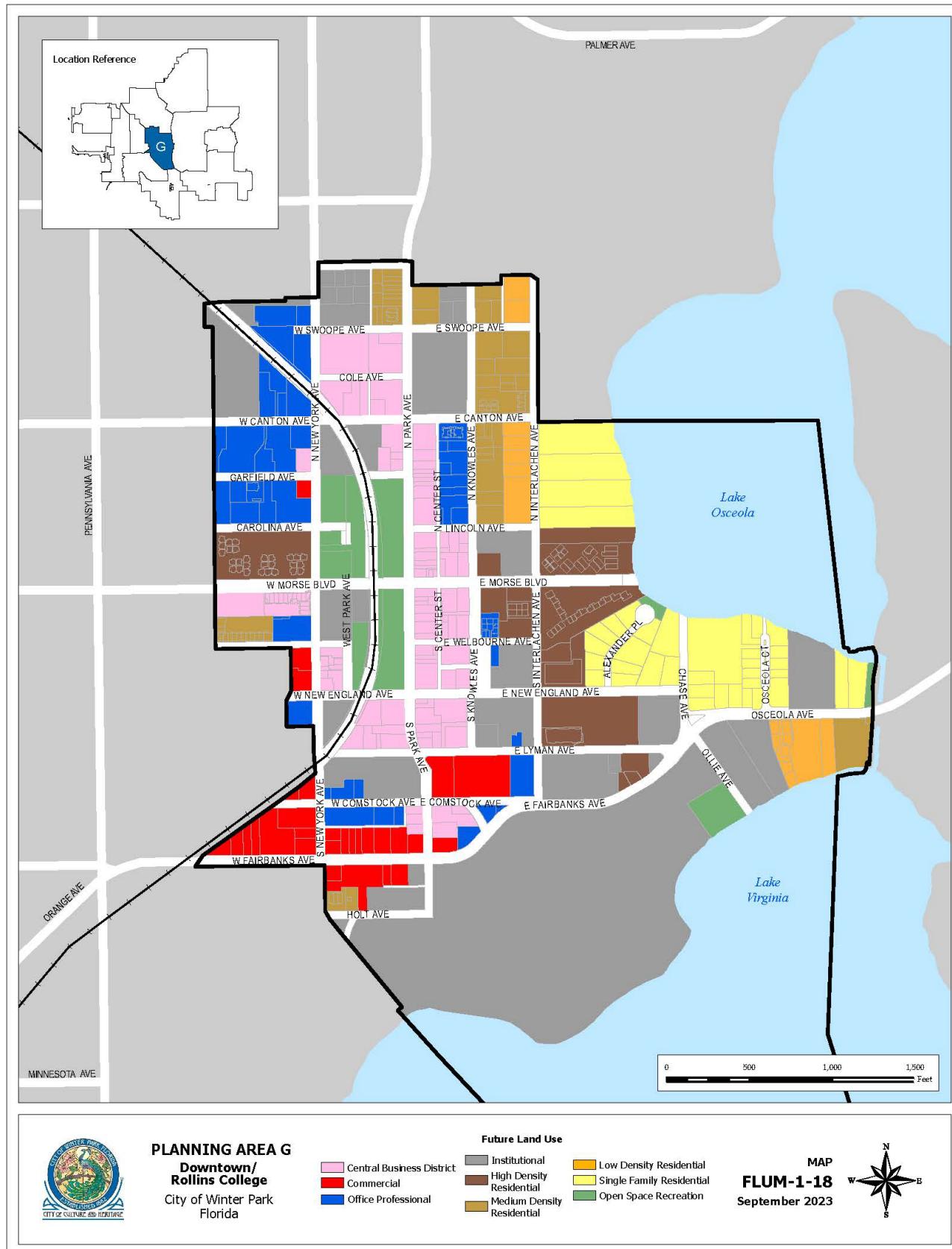
Policy 1-G-20: Bed & Breakfast/Hotel Conversions On properties designated residential with this planning area, conversions of existing homes or new construction of bed and breakfast inns or other overnight accommodations shall not be permitted within this planning area.

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

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

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

Policy 1-G-24: Renovation or Redevelopment of the Sutton Place, South Dormitory In recognition of the existing parameters of the Sutton Place, South dormitory at 500 Osceola Avenue, the property may be renovated, reconstructed or rebuilt to the existing dimensions, setbacks and heights in order to continue to fulfill the mission on student housing for Rollins College.



PLANNING AREA H: Hannibal Square Neighborhood

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

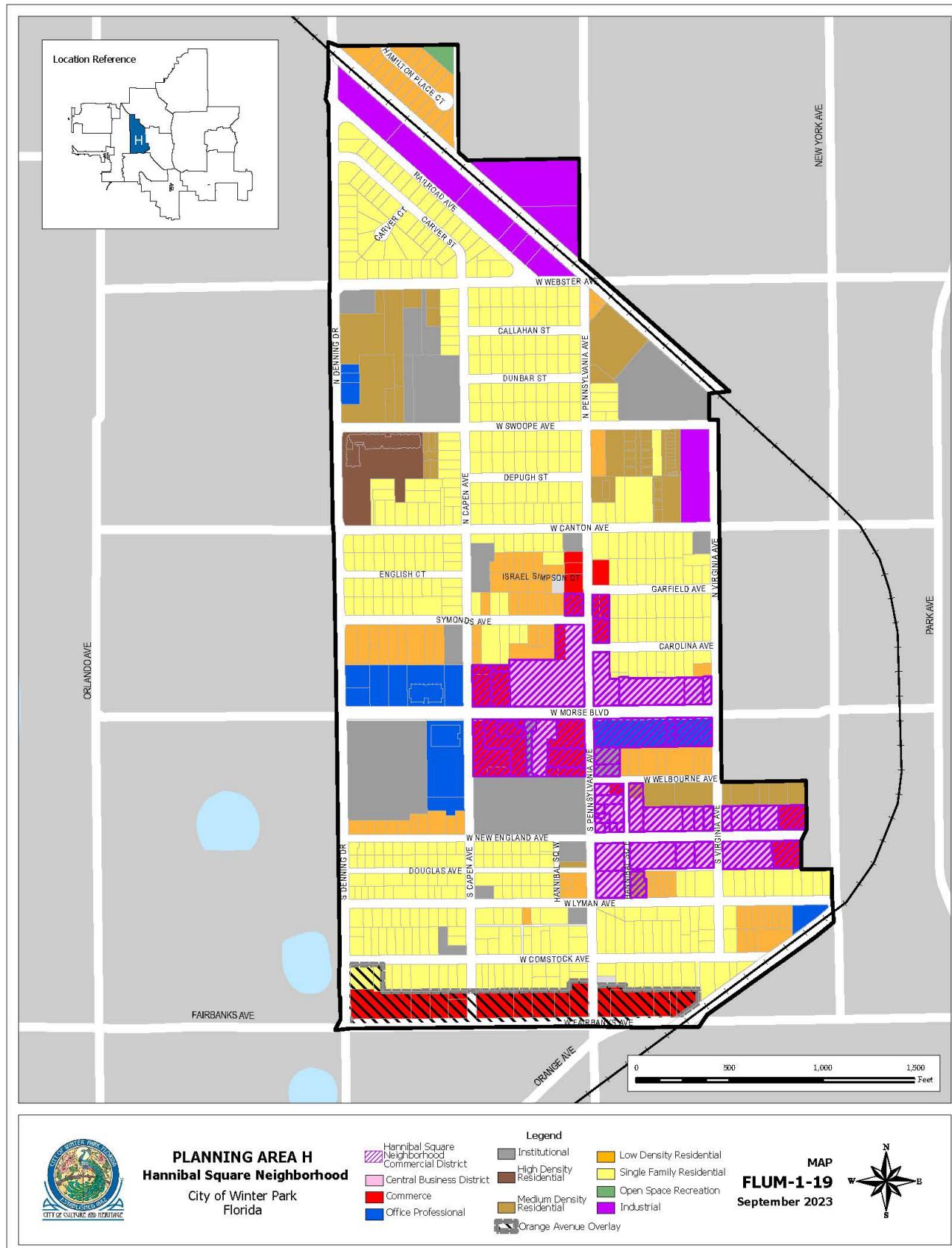
Policy 1-H-16: Hannibal Square Community Encourage the preservation and conservation of historic Hannibal Square Community's cultural buildings and churches, homes and places along West Welbourne Avenue.

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

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

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

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



PLANNING AREA I: North Park Avenue

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

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

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

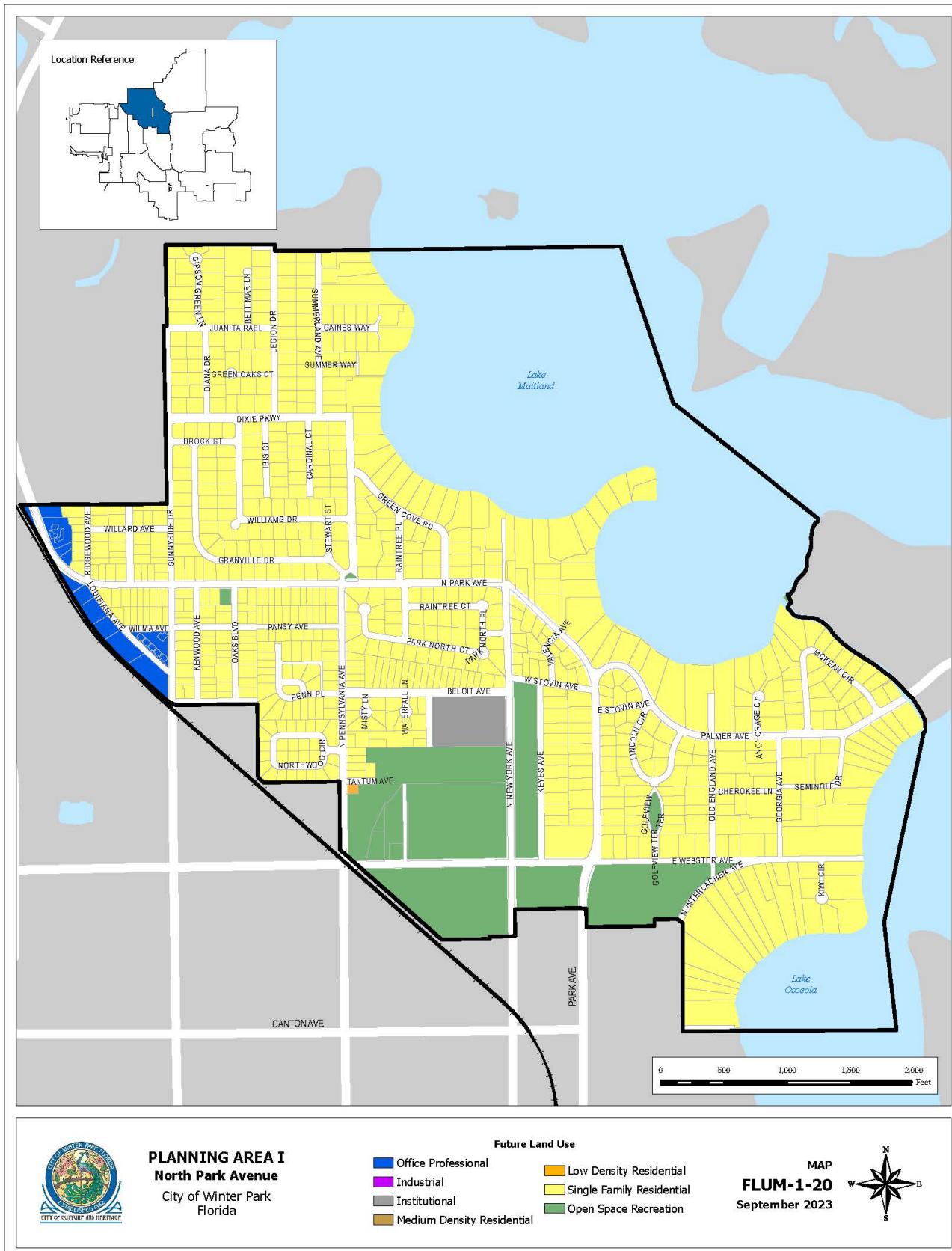
The City shall protect the residential areas around the offices on North Park Avenue and Louisiana Avenues from further office encroachment and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this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

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

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

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

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



PLANNING AREA J: U. S. Highway 17-92 Corridor

Policy 1-J-1: Protect Single-Family Residential Use within Orwin Manor Neighborhood from Multi-Family & Non-Residential Land Use Encroachment

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

Policy 1-J-2: Annexation of Areas between City Limits & Minnesota Avenue

The City shall pursue annexation of areas between the City limits and Clay Street and Minnesota Avenue when resident citizen interest is expressed.

Policy 1-J-3: Protect Low-Density Residential Use West of Schultz Avenue within Lawndale, Strongly Discourage Non-Residential Encroachment & Maintain the Low-Density Future Land Use Map Designation

The City shall preserve and protect the low-density residential land use west of Schultz Avenue, within Lawndale, in this planning area, from commercial and office encroachment. The Future Land Use Map shall maintain the Low-Density Residential designation and FLU map amendments to non-residential or Planned Development shall be deemed to be in conflict with the Comprehensive Plan within 200 feet of Shultz Avenue.

Policy 1-J-4: Pursue Improved Appearance of Industrial Area Along Solana Avenue and Railroad Avenue

The City shall promote the appearance of the industrial area located along Solana Avenue and Railroad Avenue through code enforcement and site plan review design standards.

Policy 1-J-5: Protect Interests of Multifamily Residents Located Behind Winter Park Tech

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

Policy 1-J-6: Concentrate Vehicle Dealerships North of Webster Avenue or Lee Road

The policies of this Comprehensive Plan restrict car sales businesses to two geographic areas where such businesses are permitted. One such area where vehicle sales business are potentially allowed as conditional uses is in this planning area north of Webster Avenue or north of Lee Road.

Policy 1-J-7: Preserve Martin Luther King, Jr. Park Recreational Land Use

The City shall preserve the recreational land use of Martin Luther King, Jr. Park.

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

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

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

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

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

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

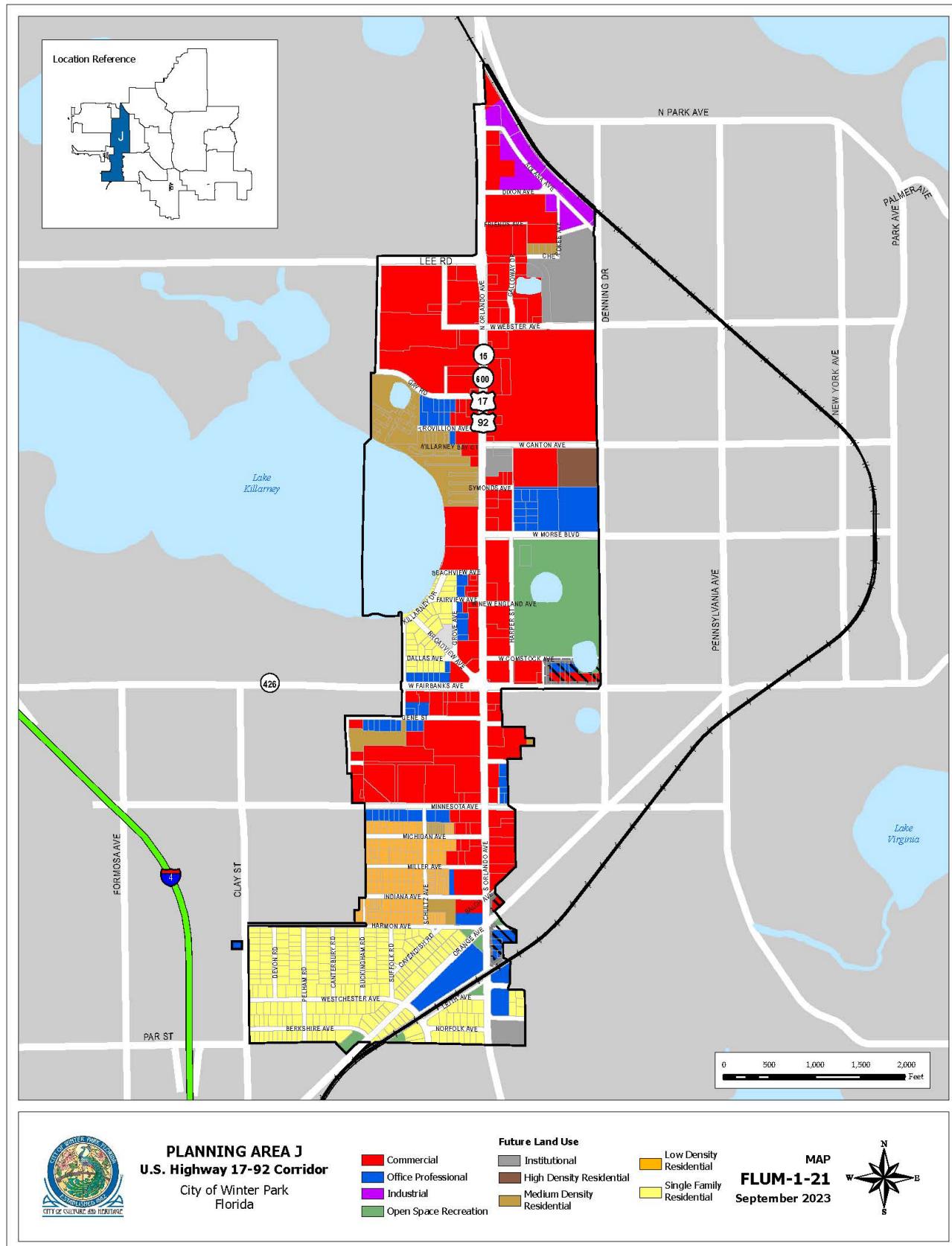
control, the 1020 W. Canton Ave. parcel was included in calculating the density for this project.

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

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

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

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



PLANNING AREA K: Lee Road

Policy 1-K-1: Preserve Single-Family Residential Use in Lee Road Planning Area

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

Policy 1-K-2: Plan to Convert the City's Tree Farm into a Park Site & Encourage its Funding

The City shall plan to convert the City's Tree Farm into a park site. The City shall strive to provide funding to implement the land conversion process, including development of the park site.

Policy 1-K-3: Require New Development to Minimize Adverse Impacts on Lake Bell

The City shall strive to minimize the adverse impacts of development on Lake Bell by regulating the intensity of development, storm water runoff, and enforcing setbacks.

Policy 1-K-4: Prohibit Certain Business Types Along the Corridor Frontage

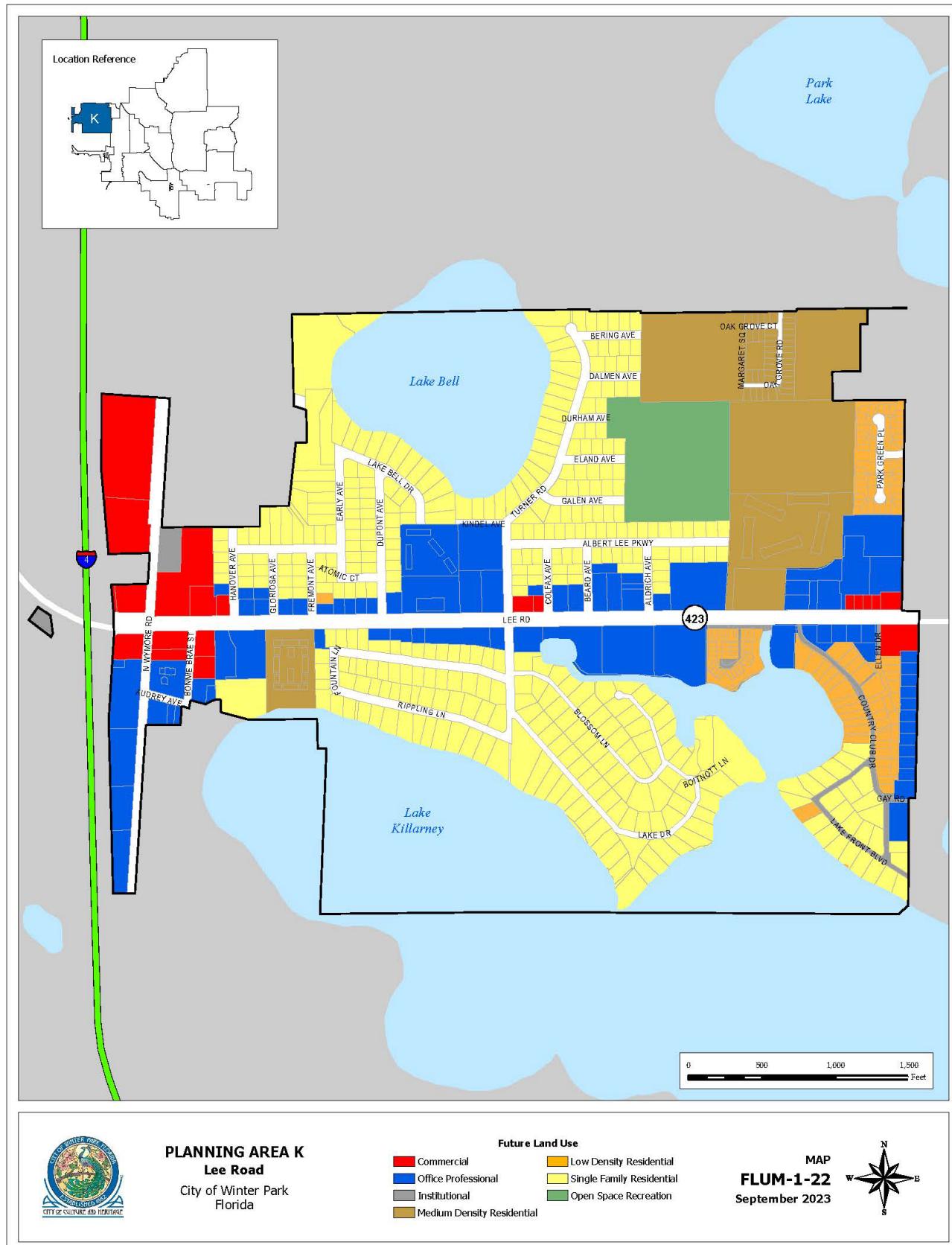
In order to create and preserve the character of this corridor, the City shall prohibit certain business types along the frontage of the corridor including new or used car sales, auto repair businesses, resale stores or pawn shops, tattoo businesses, adult oriented businesses, fast food businesses and convenience stores, except at the intersection of Lee and Wymore Roads.

Policy 1-K-5: Create a Special Taxing District Along Lee Road to Assist Funding Installation of Water & Sewer Services and Streetscape Improvements

The City shall strive to create a special taxing district along Lee Road to aid in the installation of water and sewer services and/or streetscape improvements along this corridor.

Policy 1-K-6: Concentrate Vehicle Dealerships North of Lee Road

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



PLANNING AREA L: West Fairbanks Avenue

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

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

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

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

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

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

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

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

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

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

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

Policy 1-L-11: Provide for & Encourage the Redevelopment of the North Side of Fairbanks Avenue

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

Policy 1-L-12: Establishment of the West Fairbanks Study Area

The West Fairbanks Study Area is hereby defined as the area south of Fairbanks Avenue, east of Interstate 4, north of Minnesota Avenue and Oglesby Avenue, and west of Nicolet Avenue. As shown on Map FLUM 1-23a, the West Fairbanks Study Area includes three subareas: the Triangle, the Center, and the Industrial.

Policy 1-L-13: Provide for and Encourage the Redevelopment of the West Fairbanks Study Area

The City shall encourage the annexation of properties within the West Fairbanks Study Area to inspire redevelopment.

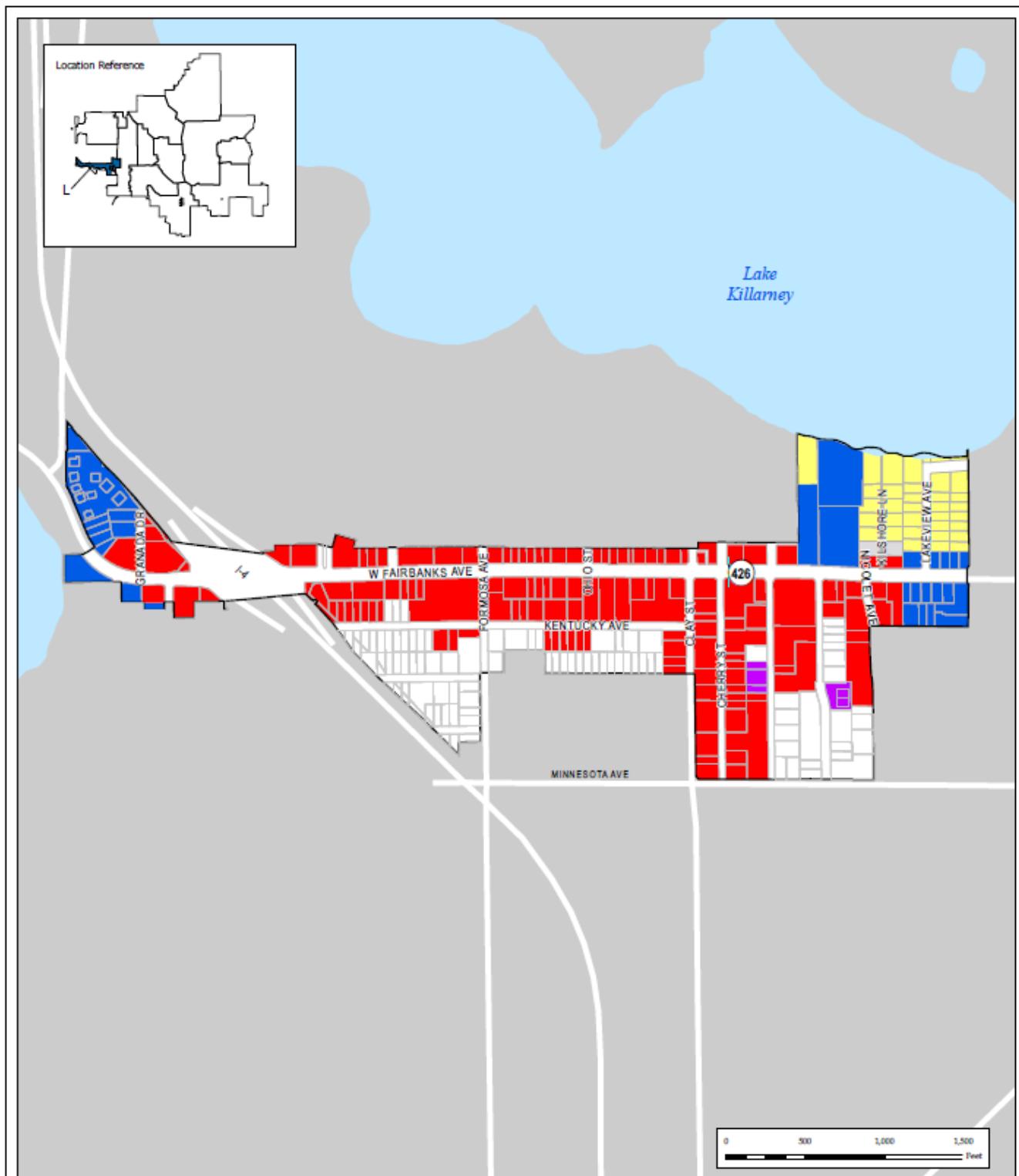
Policy 1-L-14: Provide for Infrastructure Improvements South of Fairbanks Avenue

The City shall encourage the provision of infrastructure improvements within the West Fairbanks Study Area through a combination of private construction and proportionate share payments.

Policy 1-L-15: Density within the West Fairbanks Study Area Properties with the Commercial Future Land Use Map designation within the West Fairbanks Study Area shall be allowed to redevelop at a maximum of seventeen (17) dwelling units per acre without the requirement to provide vertically-integrated commercial uses. Density bonus pool units may be used to exceed seventeen (17) dwelling units per acre through the provision of offsite infrastructure improvements.**Policy 1-L-16: Establishment of the Density Bonus Pool** The City shall establish a density bonus pool to encourage the redevelopment of the West Fairbanks Study Area. The intent of this bonus pool is to incentivize offsite infrastructure to the benefit of existing property owners and the City of Winter Park. The density bonus pool shall allow for consideration of up to twenty-five (25) dwelling units per acre and a 1.0 floor area ratio (FAR) for the Study Area.**Policy 1-L-17: Additional Bonus for Certified Workforce Housing** The density bonus pool shall allow for an additional bonus of up to five (5) dwelling units per acre per project, for certified workforce housing to serve households with incomes of up to 120% of the Area Median Income.

Policy 1-L-18: Allocation of Density Bonus Pool Units Properties within the West Fairbanks Study Area shall be eligible for the density bonus pool through the provision of offsite infrastructure by subarea. Eligible infrastructure by subarea includes:

1. Triangle Subarea: Road improvements for Formosa Avenue, wastewater infrastructure, shared stormwater ponds
2. Center Subarea: Road improvements for Kentucky Avenue, Oglesby Avenue, Formosa Avenue, and Clay Street; wastewater infrastructure, shared stormwater ponds
3. Industrial Subarea: Road improvements for Clay Street, Cherry Street, Harold Avenue, Jackson Avenue, and Nicolet Avenue; wastewater infrastructure, shared stormwater ponds



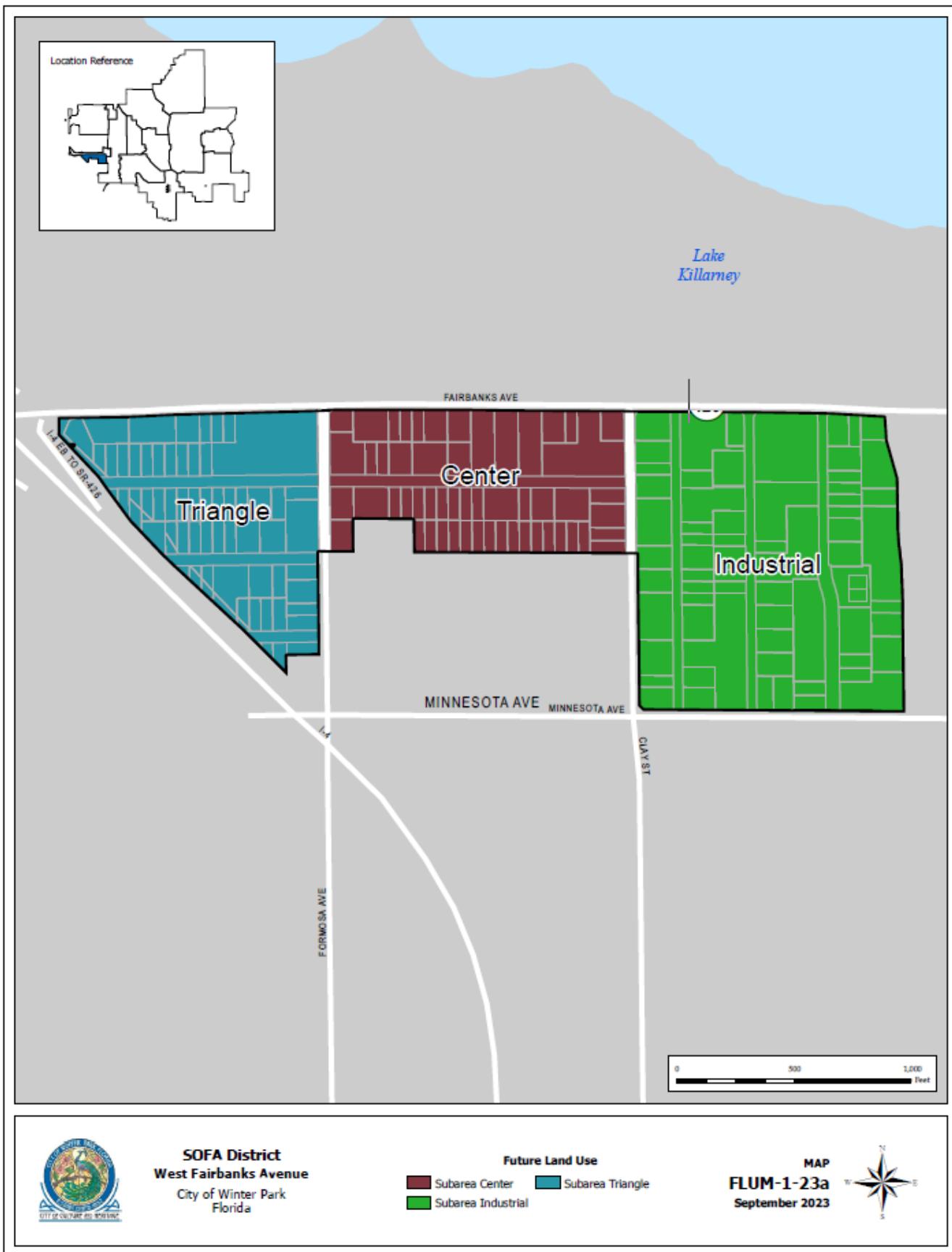
PLANNING AREA L
West Fairbanks Avenue
City of Winter Park
Florida

Future Land Use

■	Commercial	■	Industrial
■	Office Professional	■	Single Family Residential

MAP
FLUM-1-23
September 2023





PLANNING AREA M: Ravaudage

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

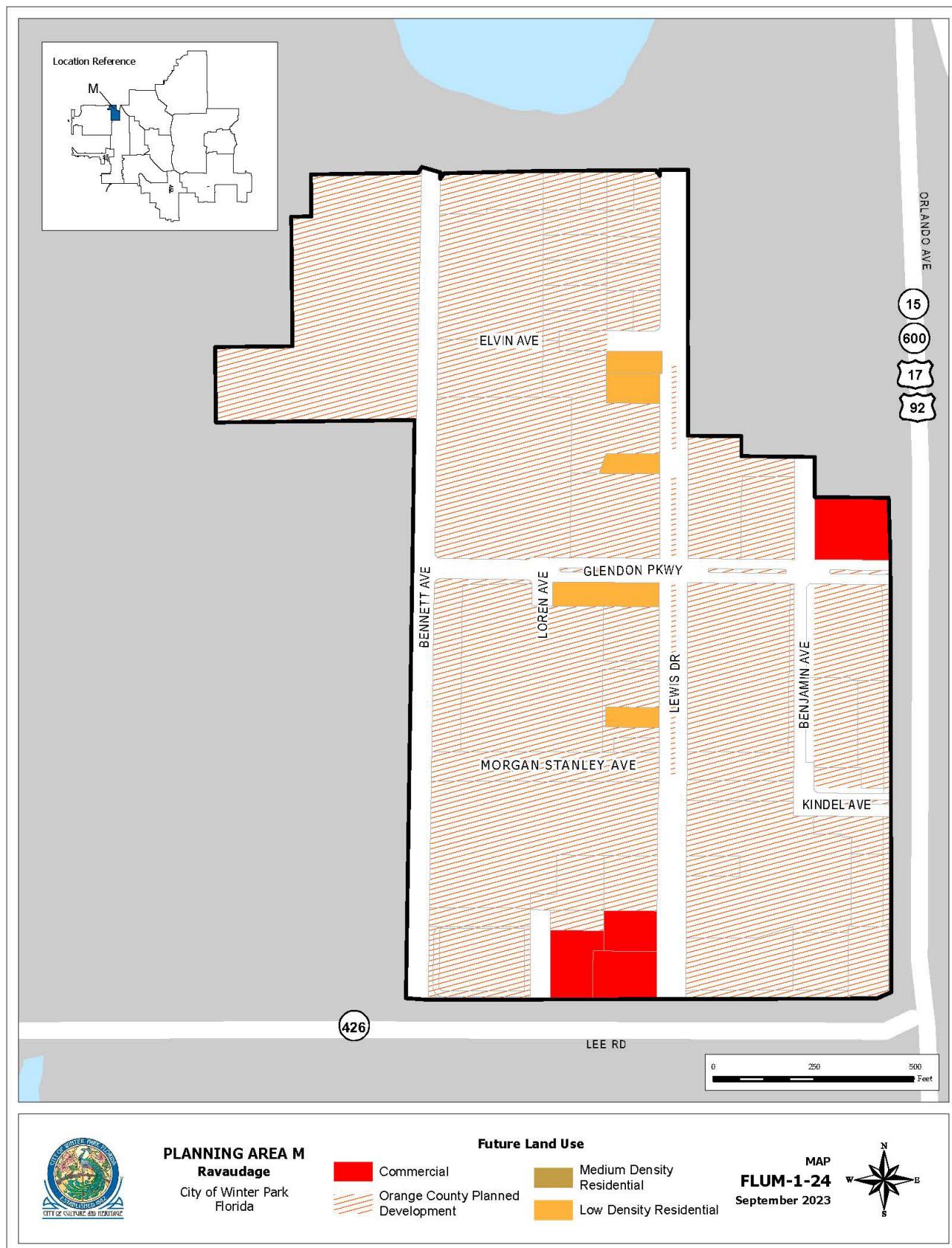
Policy 1-M-2: Provide for Further Assemblages into the Ravaudage Planned Development As additional out-parcels are acquired for assemblage into the Ravaudage Planned Development, the City shall provide for future land use changes to city planned development designations and zoning and shall provide for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

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

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

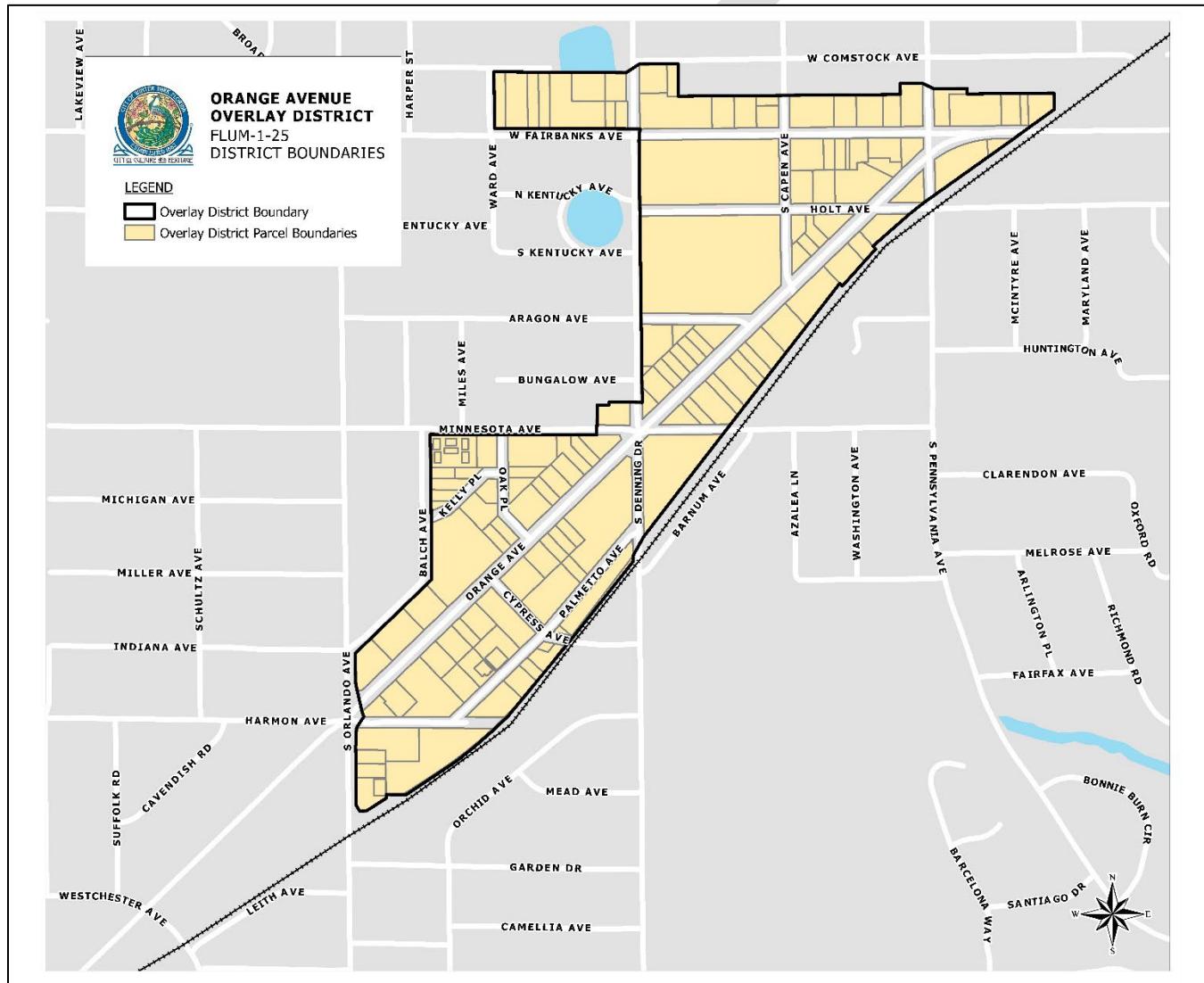
Policy 1-M-5: Compatible Planned Development Future Land Use & Zoning for Enclaves and Out-Parcels The City has established PD future land use and PD-2 zoning on 12 properties that were acquired and added to the Ravaudage Planned development subsequent to the establishment of the Ravaudage PD by the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

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



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

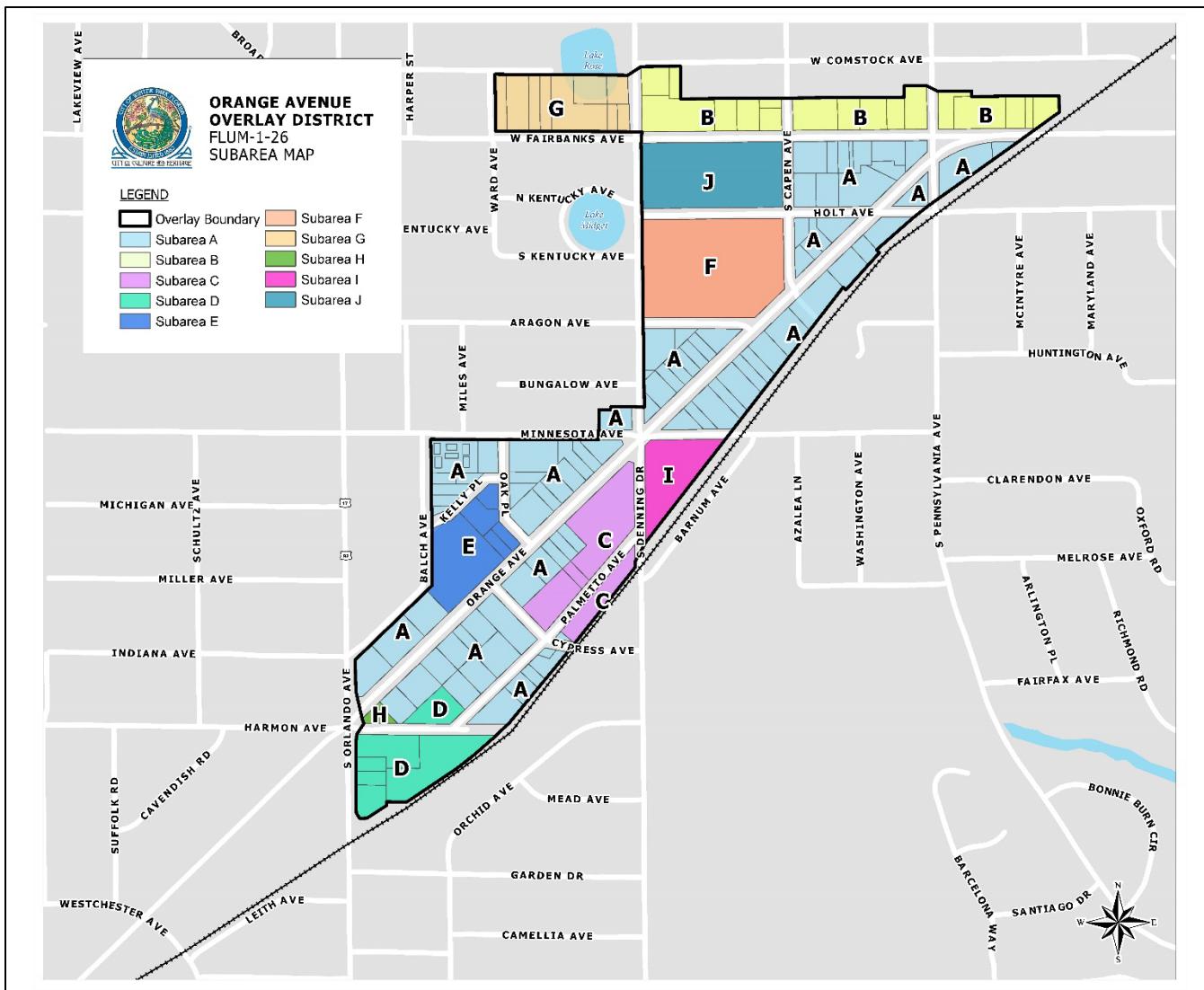
OBJECTIVE 1-9.1: Orange Avenue Overlay District The boundaries of the Orange Avenue Overlay District are identified in FLUM-1-25 and the Policies regarding this Overlay District shall be established as defined herein.



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

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

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



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

- (2) Subarea B.**
 - a. Base Floor Area Ratio: 45%
 - b. Maximum Achievable Floor Area Ratio: 60% (only with residential)
 - c. Maximum Height: 3 Stories (but with maximum height of 35 feet)
 - d. Maximum Residential Density: 17 units per acre

- (3) Subarea C.**
 - a. Maximum Floor Area Ratio: 10%

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

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

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

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

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

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

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

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



TRANSPORTATION ELEMENT



CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

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

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

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

GOAL 2-1: BALANCED TRANSPORTATION SYSTEM

The City of Winter Park desires to ensure a balanced and safe transportation system that promotes a walkable, bicycle-friendly environment that encourages transit as well as ensures efficiencies along the roadway network.

OBJECTIVE 2-1.1: Safe & Balanced Multimodal System By 2023, the City shall adopt a Transportation Master Plan that promotes and supports the broad transportation needs of the community.

Policy 2-1.1.1: Multimodal Activities The City defines mobility as the provision of multiple opportunities or choices in transportation options 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.

Policy 2-1.1.2: Transportation Master Plan At a minimum, the City's Transportation Master Plan shall incorporate the following principles under applicable sections of the City's Land Development Code regulations:

- Complete streets and Roadway Reconfigurations
- Interconnected street & traffic signal network
- Access management
- The City's Shared Use Path and Greenways
- Transit & Rideshare opportunities through Lynx, SunRail and other providers
- Freight & Truck Routes

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 Transportation Master Plan, to increase the non-motorized transportation system.

Policy 2-1.1.4: 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.

Policy 2-1.1.5: SunRail Coordination The City's Transportation Master Plan will prioritize and encourage the use of SunRail through enhanced sidewalks, improved and new bicycle facilities, other multimodal first mile/last mile facilities, and greater use of technology in support of mobility.

Policy 2-1.1.6: Tree Canopy & Landscaping Along Transportation System Recognizing the integral part of the City's tree canopy and landscaping along rights-of-way, the City will seek to protect the existing canopy and landscaping, and expand them where possible in support of the Transportation Master Plan.

Policy 2-1.1.7: 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 trail system. The proposed trail systems within the City limits are identified in the Transportation Master Plan.

Policy 2-1.1.8: Facilitate Regional Transit at National Passenger Rail Station The City will work with FDOT, LYNX and the National Railroad Passenger Corporation system (AMTRAK) to continue transit service that links national passenger rail users with major destinations in the City and region.

Policy 2-1.1.9: Redevelopment within the Transportation Network 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.

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 will determine the Function Classification of any additional roadways, utilizing the FDOT's Functional Classification guidance manual.

Policy 2-1.1.11: Level of Service and Level of Traffic Stress Standards The City established the following Level of Service (LOS) and Level of Traffic Stress standards based on the tables below:

Pedestrian Level of Traffic Stress Standard	LTS 2
Bicycle Level of Traffic Stress Standard	LTS 2
Transit Level of Service Standard	LOS D
Roadway Level of Service Standard	LOS E

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 2023 Multimodal Quality/Level of Service Handbook. 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 Public Works & Transportation Director or his/her designee. 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 2-1.1.12: Monitoring The City shall monitor, evaluate and appraise the implementation of its Transportation Master Plan. In addition, the City shall annually update, as needed, the following information:

- Pedestrian levels of traffic stress
- Bicycle levels of traffic stress
- Transit levels of service, including SunRail ridership
- Roadway levels of service
- Crashes involving vehicles, pedestrians & bicyclists

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 shall provide the safest feasible 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 & Bicycle Safety The City will annually review the FDOT Safety Office Geographic Information System Crash Query Tool, Signal Four Analytics, and Metroplan Orlando Crash Data Dashboard to identify locations with multiple pedestrian or bicycle crashes and initiate studies to identify potential improvements to improve the safety for pedestrians and cyclists where warranted.

Policy 2-2.1.3: Roadway Safety The City will annually review the FDOT High Crash Locations Web Application, Signal Four Analytics, and Metroplan Orlando Crash Data Dashboard 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 & Access Management To maintain mobility and improve 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, based on site characteristics or as considered appropriate by the Public Works and Transportation Director or his/her designee and approving agencies, to provide for safe and efficient site-related traffic movements on adjacent street.

GOAL 2-3: PURSUIT OF TECHNOLOGY & INNOVATION

The City aspires to be a leading 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 coordinate with regional partners to invest in Intelligent Transportation System (ITS) solutions to improve the efficiency of the regional Transportation Network. The ITS will include Emergency Vehicle and Bus priorities and enhance bicycle and pedestrian mobility.

Policy 2-3.1.2: Website & Smart Phone Apps The City will consider investing in website 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 continue coordinating with its regional partners to understand the latest technology of 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 continue coordinating with its regional partners to understand the latest technology of 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 the encouraging of 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: 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 limited to:

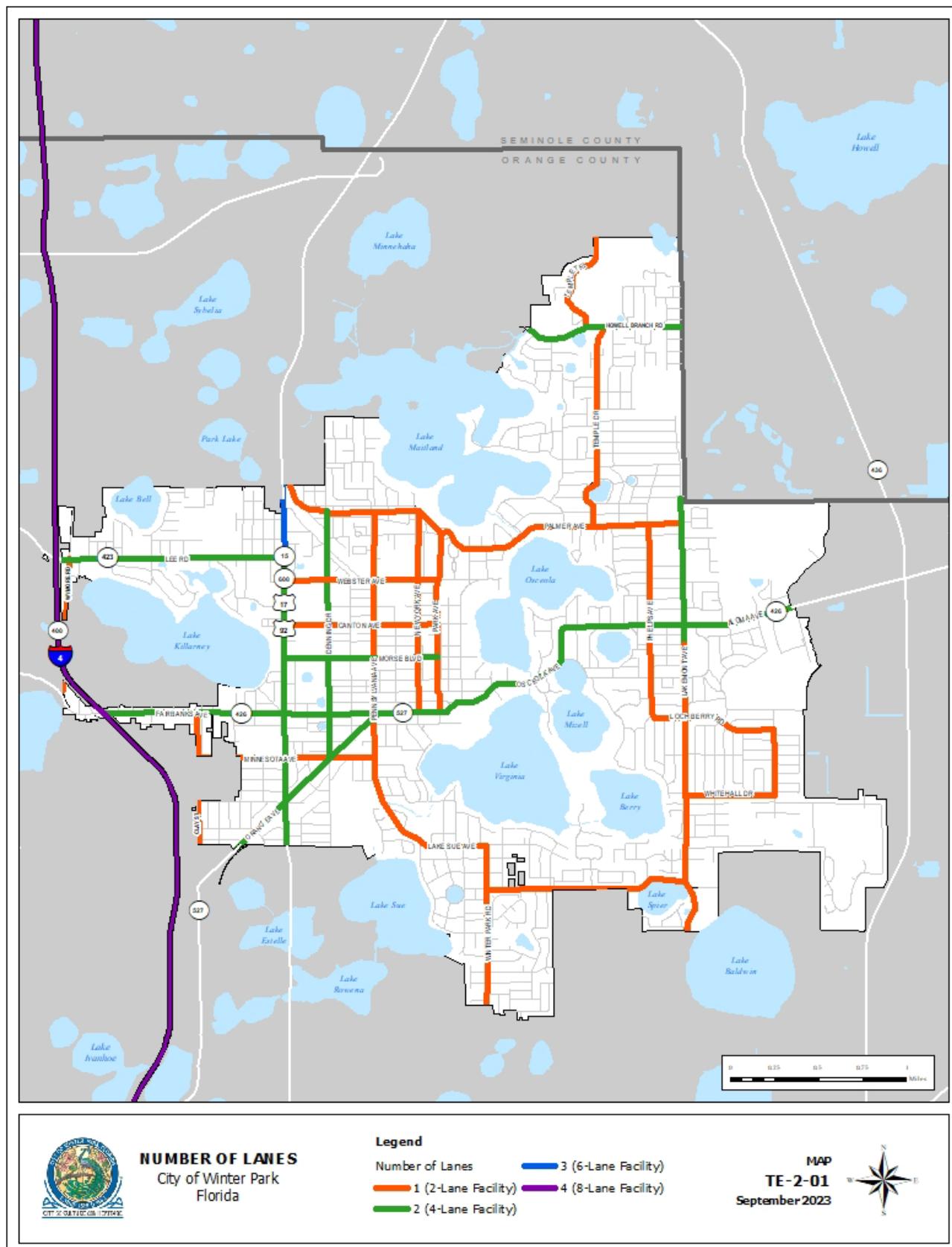
- State and Federal funds
- Constitutional gas tax
- Local road & bridge ad valorem tax
- Local option gas tax
- Local option sales tax
- General revenue funds
- Special grants
- Special assessment districts
- Development site access & off-site impact assessments
- The City may jointly fund projects with other entities as appropriate

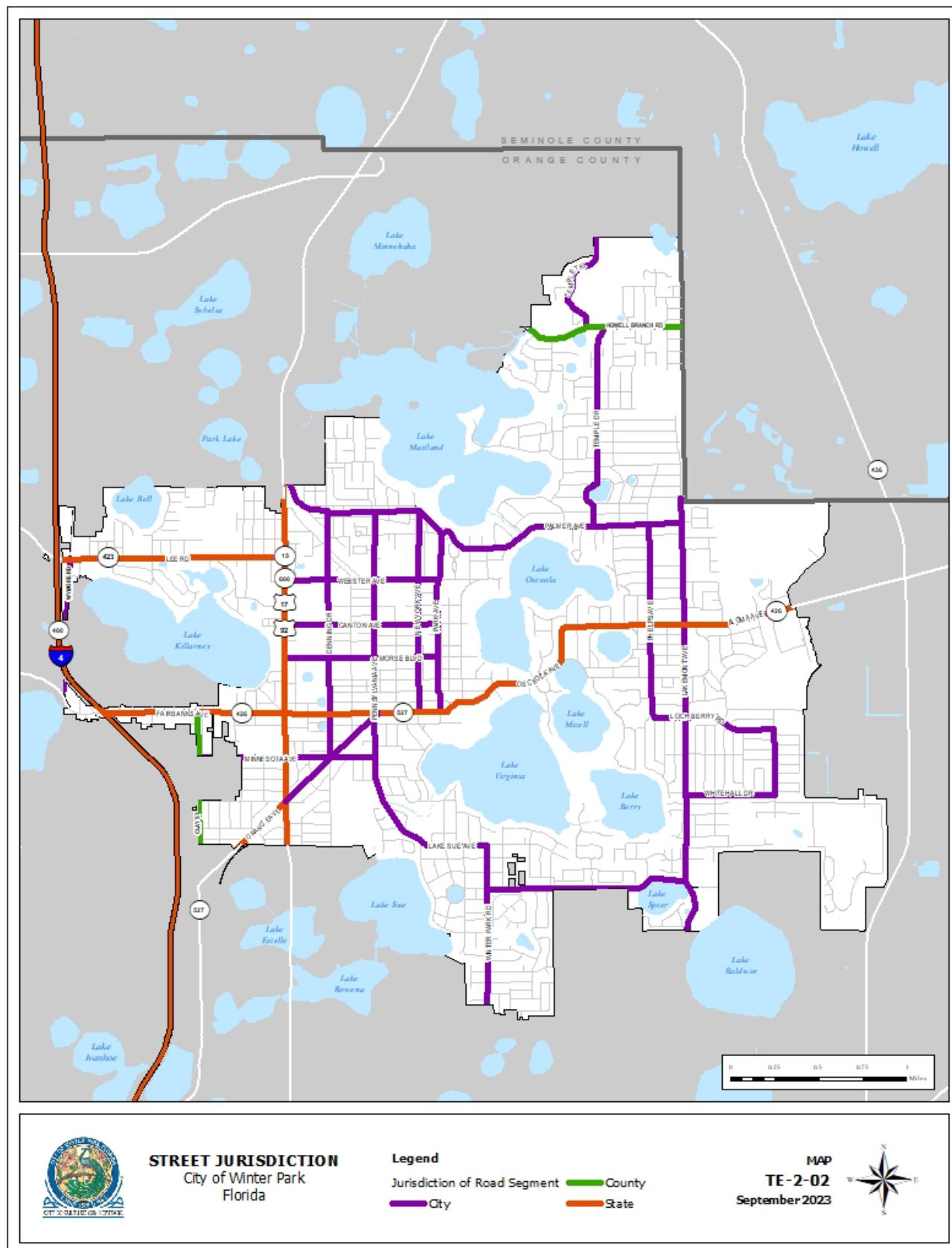
Policy 2-4.1.2: Regional Mobility Strategy The City currently has agreed to contribute local funding for SunRail, which is a cornerstone of the regional mobility strategy. In order to continue this partnership and cooperation, the City commits, on a proportional basis, to program and budget revenue for regional mobility improvements within the City limits. These regional mobility strategy efforts will be consistent with the Transportation Master Plan and the City's Five-Year Capital Improvements Plan. In addition, the City will coordinate with Metroplan Orlando on improvements identified in their Transportation Improvement Program (TIP) and Long Range Transportation Plan. The City will continue to work with the Florida Department of Transportation (FDOT) in the planning and operation of SunRail.

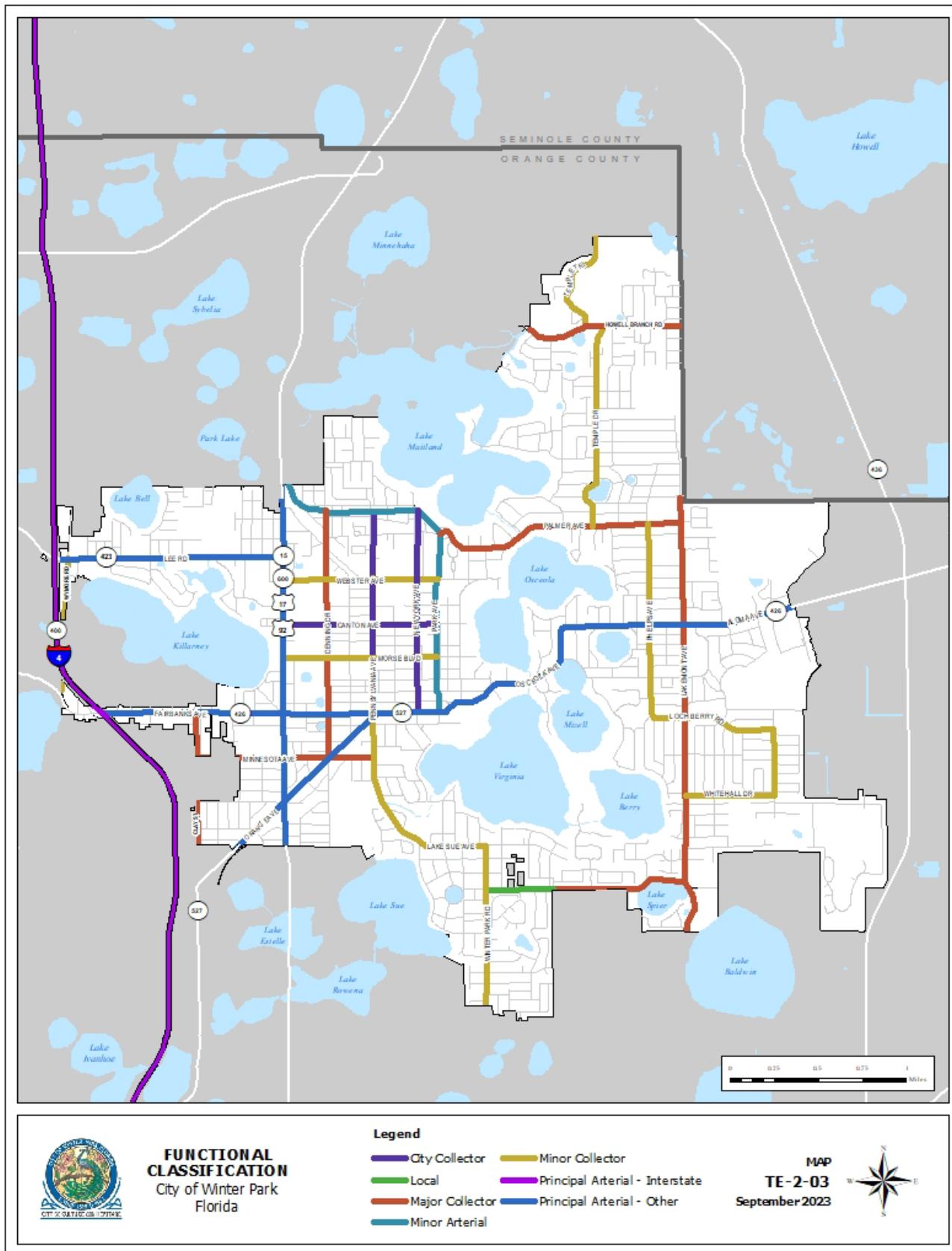
Policy 2-4.1.3: Participate in Regional Transportation Planning Efforts In order to pursue funding for the City's Transportation Master Plan within the regional transportation system, the City will continue to maintain its partnership with FDOT, MetroPlan Orlando, and Orange County, to ensure that the City's Transportation Master Plan is incorporated into MetroPlan Orlando's Long Range Transportation Plan.

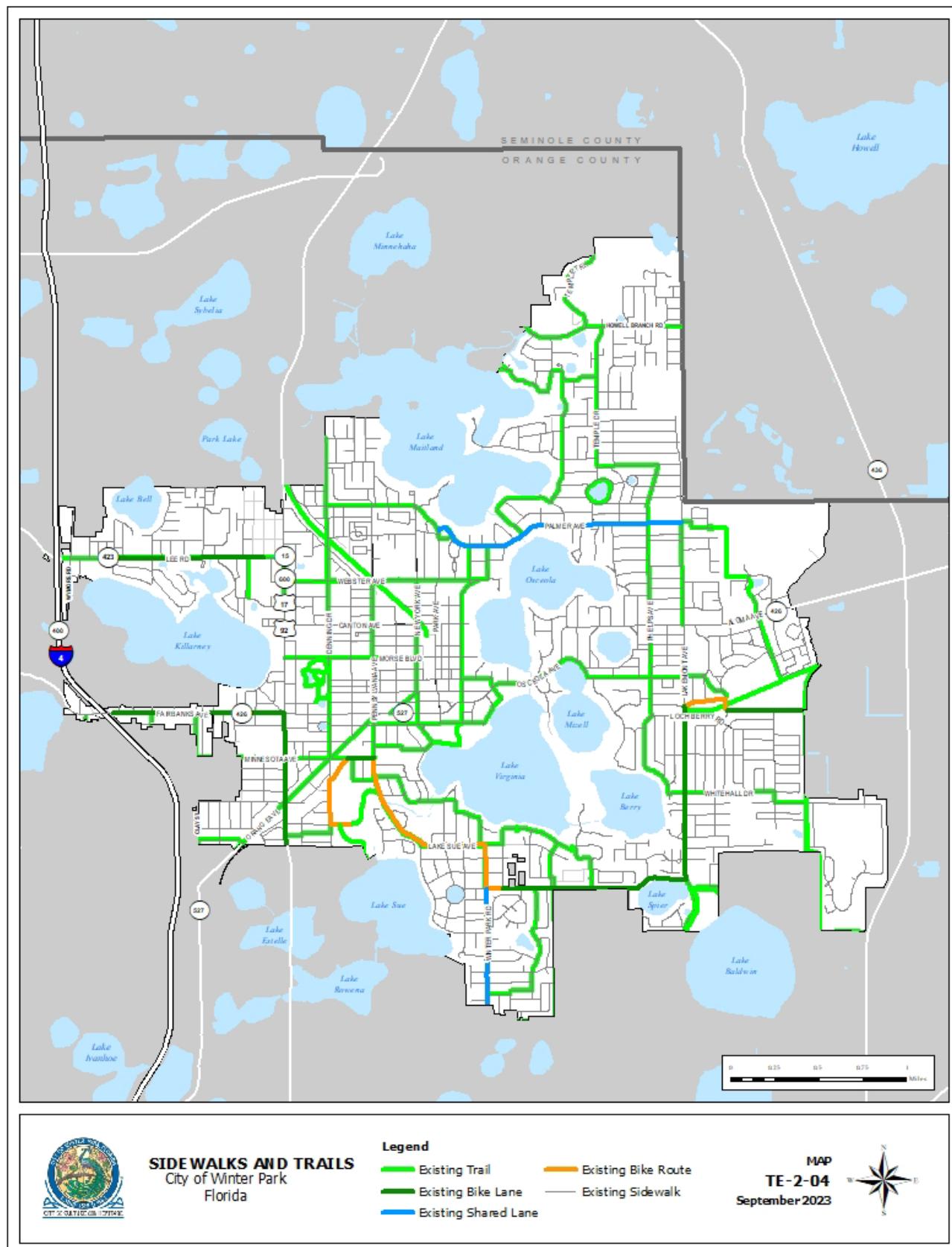
TRANSPORTATION MAP SERIES

- TE-2-01:** Number of Lanes
- TE-2-02:** Street Jurisdiction
- TE-2-03:** Functional Classification
- TE-2-04:** Sidewalks and Trails











Housing

HOUSING ELEMENT



CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

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

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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 responsibly meet demand for 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, and safe housing for current and future populations and shall maintain a sufficient ratio of affordable housing.

Policy 3-1.1.1: 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: 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 3-1.1.3: Developing Public/Private Partnerships. Winter Park shall 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 3-1.1.4: 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 & Protect Affordable Housing. The City shall establish programs and activities intended to discourage loss of existing affordable housing and to support construction of new affordable housing.

Policy 3-1.2.1: Winter Park Affordable Housing Program. The City shall establish programs and activities intended to discourage loss of existing affordable housing and to support construction of new affordable housing through existing Winter Park Affordable Housing programs where warranted and consistent with broader comprehensive plan policies. The Winter Park Affordable Housing 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. 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.
- 2. Explore a Land Bank Program.** The City will explore a land bank program for use by the City or a private partner to implement the affordable housing goals of the City, as needed.
- 3. 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, 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. Promote Private Sector Investment in Affordable Housing.** The City shall encourage private sector housing providers and nonprofit organizations to construct affordable housing.
- 8. Technical Assistance, Information & 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 Planning and Community Development Department and the Winter Park Housing Authority.

9. 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.

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 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: 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 3-1.2.6: Coordination with State Planning Agencies. The City shall coordinate with the Florida Department of 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 3-1.2.7: Coordination with Regional Agencies. Winter Park shall continue participation on affordable housing committees sponsored by the East Central Florida Regional Planning Council.

Policy 3-1.2.8: 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 3-1.2.9: Housing Assistance Grant Programs. The City shall continue to pursue grant funds from federal, state, and county agencies for affordable housing assistance, housing construction, and supporting neighborhood infrastructure improvements.

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. 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 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.

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 Hannibal Square neighborhood.

Policy 3-1.3.6: Sewer Extensions to Lower Income Neighborhoods. 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 3-1.3.7: Coordination with Orange County Housing Improvement Programs. The City shall continue to support the County's designation of the Hannibal

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 3-1.3.8: 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 & Foster Care Facilities. 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 continue to permit community residential homes in residential zoning districts providing they meet criteria in Chapter 419, Florida Statutes. The facilities shall foster nondiscrimination and shall provide residential alternatives to institutionalization.

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 appropriate infrastructure and are located on a paved street.

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 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 & 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.

Policy 3-1.5.1: Conservation & 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: Supportive Facilities & Services for Quality Residential Neighborhoods. The City shall ensure that sufficient public facilities and services supportive to a quality residential environment have been planned, designed and implemented where possible.

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 through recognition of existing neighborhoods and minimizing impacts created by new development through the city's Land Development Code regulations.

Policy 3-1.5.5: Compatibility of Development. Where the Future Land Use Map allows both residential and commercial development, the City shall allow residential uses to occur with compatible nonresidential uses.

Policy 3-1.5.6: 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 3-1.5.7: 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 & Survey. The City shall 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: 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 & Housing. Winter Park shall apply uniform and equitable treatment of persons and businesses displaced by City programs, consistent with §421.55, FS.

Policy 3-1.7.1: Provide Alternative Housing Sites for Displaced Structures & Residents. The City shall continue to enforce its displacement and relocation ordinance. 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.

OBJECTIVE 3-1.8: Coordinate Housing Type and Location with Transportation Programs & 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 3-1.8.1: Transportation Programs. The City shall make available information and brochures regarding any transportation assistance programs available to the elderly, disabled, or transportation-disadvantaged.

Policy 3-1.8.2: Integration of Residential Design with Transportation Plans. Residential development and design shall be compatible in scale, type and density to adjacent roadway functional classifications.

OBJECTIVE 3-1.9: Conformance to the Live Local Act and Local Methods for Implementation of Affordable and Attainable Housing. As the city embodies the characteristics of a true city, that includes a population comprised of economic diversity, and as such, the city shall adopt methods to fund and implement local desires for affordable, workforce and attainable housing generally and in compliance with the Florida Live Local Act.

Policy 3-1.9.1: Adopting Minimum Standards for the Provision of Affordable Housing Within the City. The City adopts a minimum standard that five (5%) percent of all new housing units shall be low income or moderate/attainable income housing per the definitions of Florida Statutes 420.0004 and as otherwise referred to as affordable, workforce and attainable housing.

Policy 3-1.9.2 Defining Providers of Affordable Housing. In measuring the extent to which the goal of providing five (5%) of all new housing units as affordable or workforce housing, the City shall count in each calendar year the number of units produced/permitted by public, private and non-profit entities versus the total number of units produced/permitted in that calendar year.

Policy 3-1.9.3 Implement an Inclusionary Housing Ordinance. The City shall within one year of adoption of this Comprehensive Plan adopt an inclusionary housing ordinance to assist in meeting the affordable housing goals of the city in accordance with the enabling authority granted by Florida Statute 125.0103 (c).

Policy 3-1.9.4 Provide Alternative Methods of Compliance with an Inclusionary Housing Ordinance. The City shall provide alternative methods of compliance for any inclusionary housing ordinance requirements such as credits or fee-in-lieu mechanisms that provide financial incentives for the provision of affordable housing by other public, private or non-profit housing providers.

Policy 3-1.9.5 Mandate Continuation of the Housing Linkage Fee Program. In accordance with the Winter Park Housing Nexus Study and the adoption of the Housing linkage fee, the city shall maintain such a housing linkage fee at the rate of one dollar per square foot for all retail/office/business new construction and significant renovations and two dollars per square foot for all new food service/restaurant new construction and significant renovations. Such fees may be increased by the City Commission if deemed necessary but shall not be decreased below these amounts unless this policy is amended or repealed.

Policy 3-1.9.6 Implementation of the Live Local Act. The City shall implement the provisions of the Live Local Act pursuant to Florida Statute 166.04151 and shall provide criteria and standards for certification of compliance with the Act in order to foster implementation of the Live Local Act legislation.

Policy 3-1.9.7 Enabling Accessory Dwelling Units. The City shall within one year of adoption of this Comprehensive Plan, explore providing in the Land Development Code for the allowance for accessory dwelling units as market-rate, affordable, workforce or attainable housing subject to the future provisions of such code, as may be established including architectural standards to ensure compatibility with the primary home and the neighborhood and shall also consider incentives for the creation of such.

Policy 3-1.9.8. Incentives for Accessory Dwelling Units in the CRA. Within the CRA, the City shall explore providing financial incentives for the creation of accessory dwelling units from CRA revenues beginning in 2027.



PUBLIC FACILITIES ELEMENT



CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

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

ENHANCE THE WINTER PARK BRAND THROUGH A FLOURISHING
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BUILD AND EMBRACE OUR LOCAL INSTITUTIONS FOR
LIFELONG LEARNING AND FUTURE GENERATIONS

PROVISION OF PUBLIC FACILITIES

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 recharger to City residents, customers and visitors while ensuring protection and preservation of the environment.

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 & 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 & 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 & Treatment Provide users with economically and environmentally sound wastewater collection and treatment, which protects investments in existing facilities and promotes orderly, compact urban growth.

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 under Policy 4-2.1.7 to Policy 4-2.1.11.

Policy 4-2.1.4: New Sewer Service Outside City Limits The city will not provide new sewer connections or services to or for any property located outside the city limits unless otherwise agreed to in an annexation agreement executed by the city and the owner(s) of the property. Conditions for annexation must be met and some exclusions apply.

Policy 4-2.1.5: 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 4-2.1.6: Sewer System Improvements & CIP Implement sanitary sewer system maintenance and improvement projects in accordance with the Capital Improvements Program (CIP).

Policy 4-2.1.7: Sanitary Sewer Capacities & Concurrency Management System As part of the annual preparation of the fiscal year budget, the City's concurrency management system shall be updated 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.

Policy 4-2.1.8: 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 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 as a condition of issuance of a certificate of occupancy unless otherwise allowed under Policy 4-2.1.7 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 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.

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 4-2.1.9: Installment & 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 4-2.1.10: Elimination of Septic Tanks For development currently served by septic tanks, the City shall evaluate and consider solutions and programs that can be used to encourage connection to the City's utility wastewater system.

Policy 4-2.1.11: 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 4-2.1.12: Prohibit Mounded Drain Fields Within the City limits, the City shall prohibit the use of mounded or elevated septic tank drain fields.

Policy 4-2.1.13: 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

Ensure 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 & 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 & Disposal of Standard Solid Waste Materials 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 & 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 & 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: Recycle Program Continue the 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 to non-residential customers.

Policy 4-3.1.7: Public Awareness Program Continue a public awareness program jointly developed by the City and the waste collection provider to inform, educate, and urge residents and businesses 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 & Disposal 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 & 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 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. 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.

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 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 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: Reduce Localized Flooding & Pollutant Discharge to Lakes through the Stormwater Utility Capital Improvement Plan The City's Stormwater Utility CIP includes a continuous program of capital funding to implement drainage improvement projects to reduce localized flooding. The City's CIP also includes water quality projects to reduce pollutants by reducing nutrient loads from stormwater runoff that discharges 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 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.

Policy 4-4.1.6: Stormwater Utility Fees & Revenues 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. Additionally, continue to apply for stormwater management cost share programs as a supplemental funding source for the stormwater capital improvement plan and drainage operation and maintenance costs.

Policy 4-4.1.7: Require Stormwater Analysis & 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. 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 distributions 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. The City shall meet adopted level of service standards through the year 2033.

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) & 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 4-2.1.6: New Potable Water Service Outside City Limits The city will not provide new potable water connections or services to or for any property located outside the city limits unless otherwise agreed to in an annexation agreement executed by the city and the owner(s) of the property. Conditions for annexation must be met and some exclusions apply.

Policy 4-5.1.7: 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 4-5.1.8: 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 4-5.1.9: Implementation of City Water Supply Facilities Work Plan
The City of Winter Park 2016-2027 Water Supply Facilities Work Plan, prepared by the

Water & Wastewater Utilities Department, dated November 2016, and which is part of the Public Facilities Element Data, Inventory, and Analysis, is hereby adopted by reference.

Policy 4-5.1.10: 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.

OBJECTIVE 4-5.2: Potable Water Conservation & 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. Where feasible reuse lines shall be extended in high recharge areas (See map PFE-4-03).

Policy 4-5.2.2: Participation in the Central Florida Water Initiative In an effort to cooperatively work with local governments and the SJRWMD in a water supply 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 & 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 & 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 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 Water Resource Caution Area (WRCA) 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 & GROUNDWATER SUPPLY

To maintain and protect the natural groundwater aquifer recharge functions and capabilities of Winter Park.

OBJECTIVE 4-6.1: Augment Aquifer Recharge & 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 & Detention for Roadway Runoff

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 requirements of Section 62-25, Regulation of Stormwater Discharge; Chapter 62-25, Section 25.040; and Chapter 62-302.500 F.A.C.

Policy 4-6.1.2: Stormwater Management Regulations The City shall require 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 & 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, and 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 PFE-4-03 in this element with regard to soil type, drainage rates, and 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 PFE-4-03 in this element and shall be all areas with recharge rates over 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 & 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 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 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 2030. Undergrounding completion is defined as all primary and secondary overhead lines.

Policy 4.7.1.6: Trees & 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 & 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.

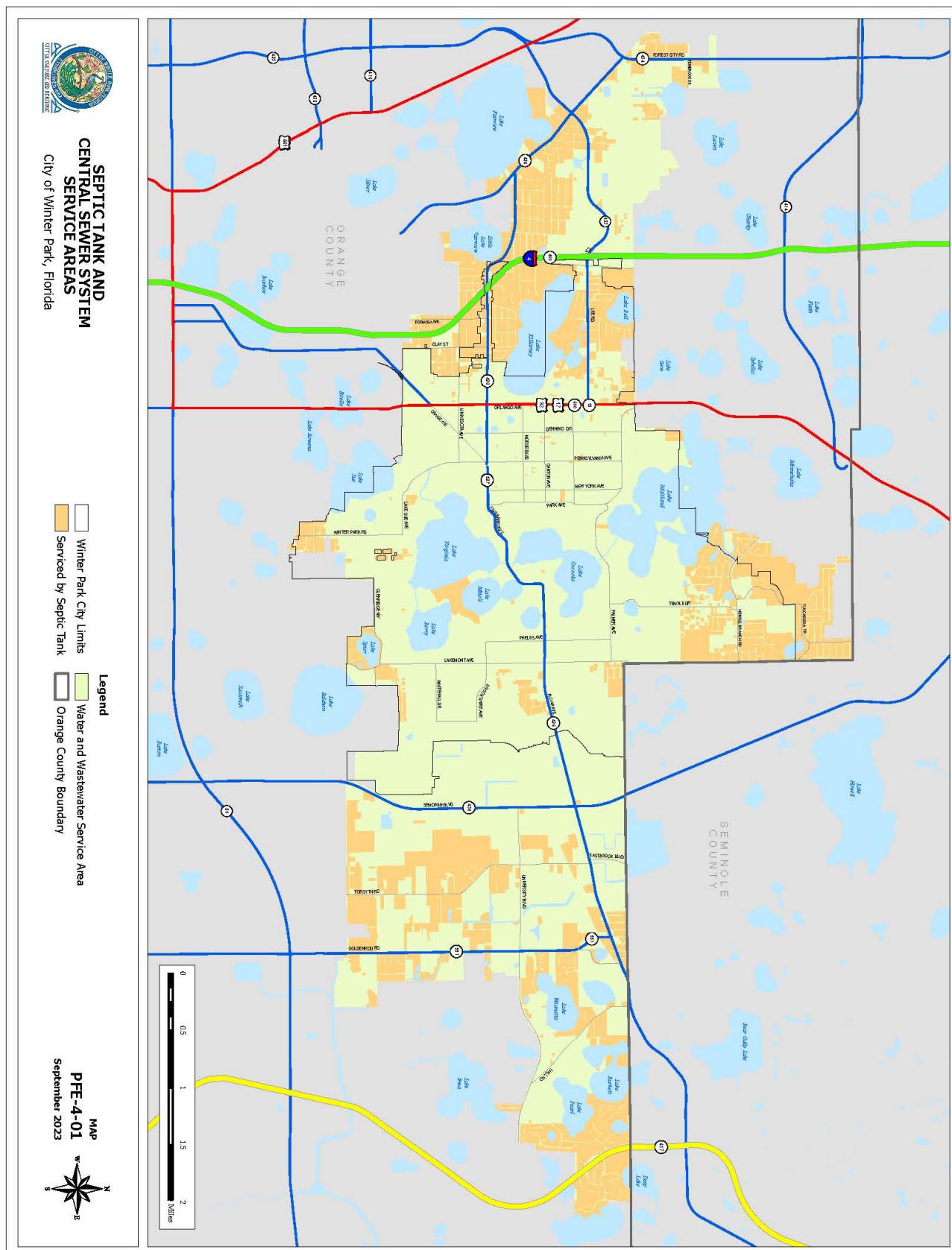
Policy 4.7.1.12: Resource conservation The City shall facilitate and encourage conservation of energy resources.

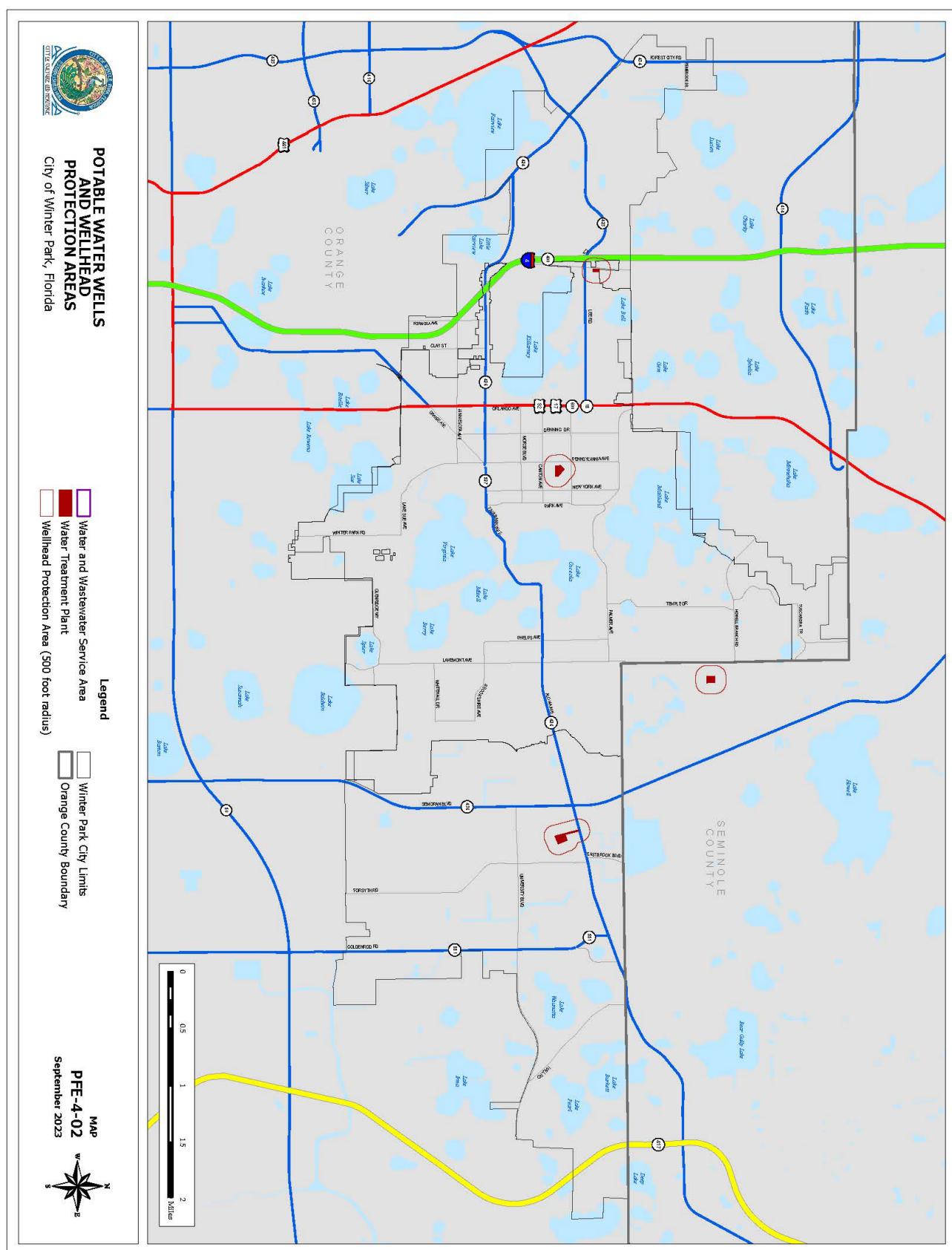
Policy 4.7.1.13: Expand Electric Service Area Boundaries The City shall explore options to expand the electric service area to the areas within the City that are not currently serviced by the City of Winter Park for electric utilities.

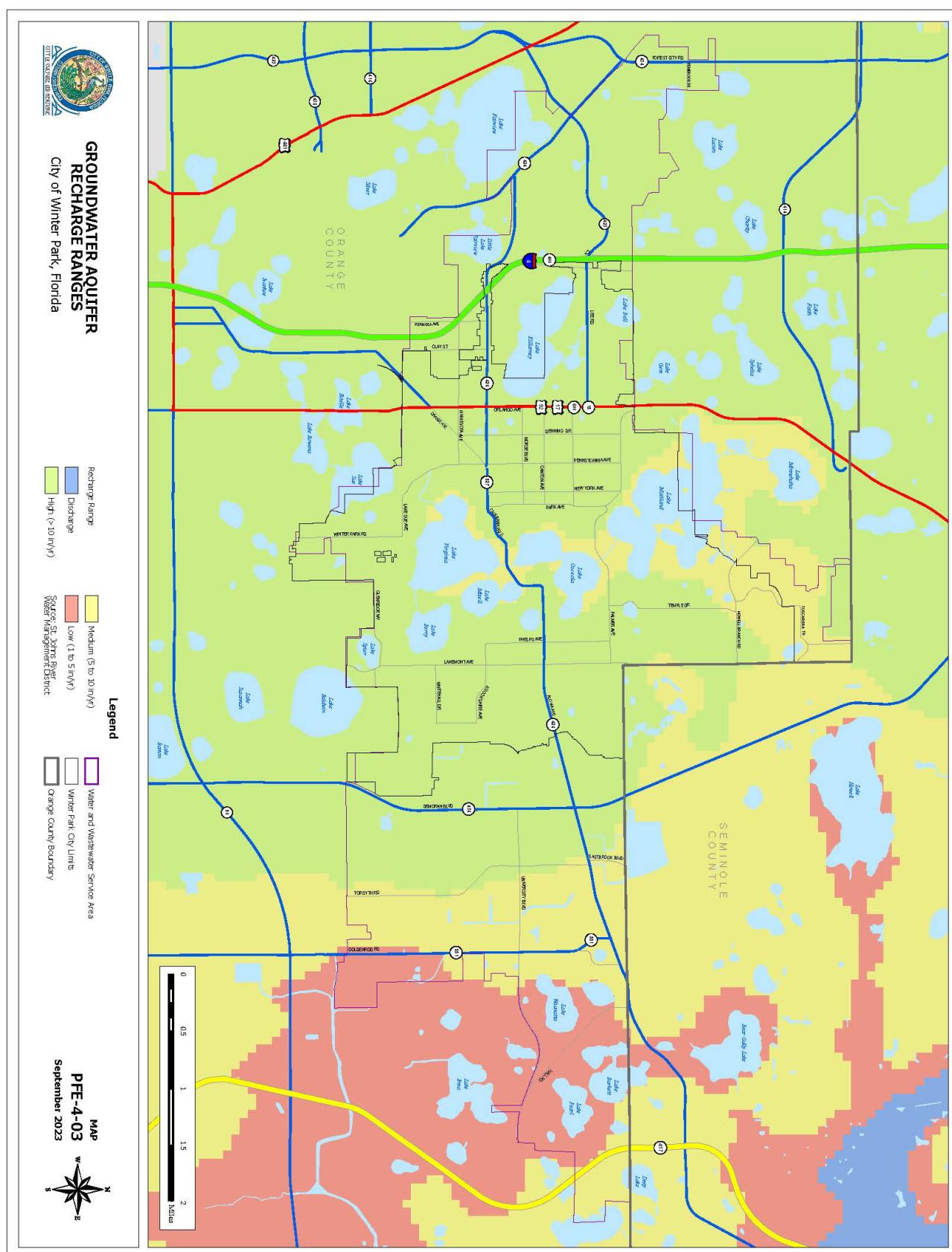
Policy 4.7.1.14: Partnership & Governmental Coordination The City shall explore opportunities to partner with public or private entities for the purpose of leveraging grant dollars for completing electric utility projects.

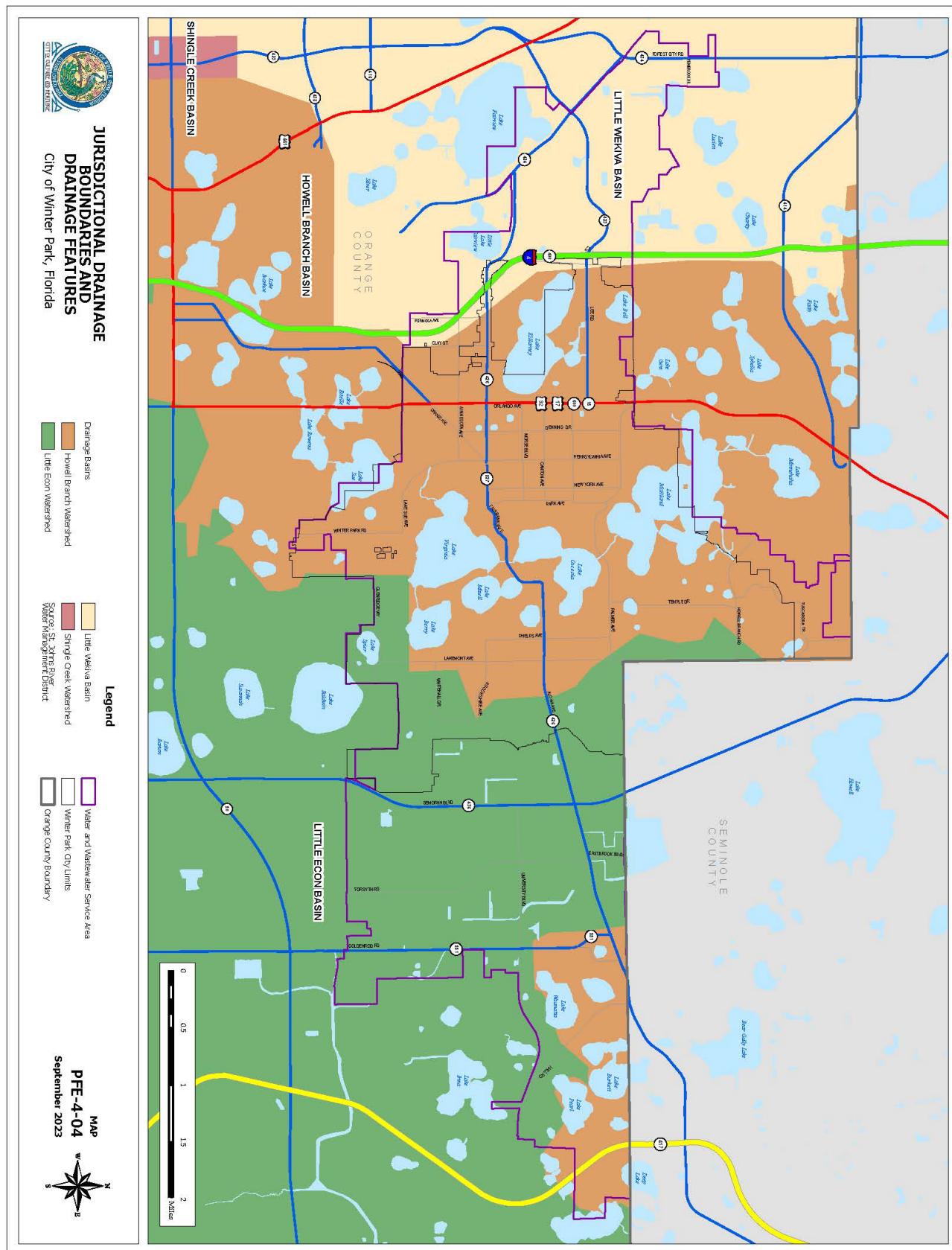
PUBLIC FACILITIES MAP SERIES

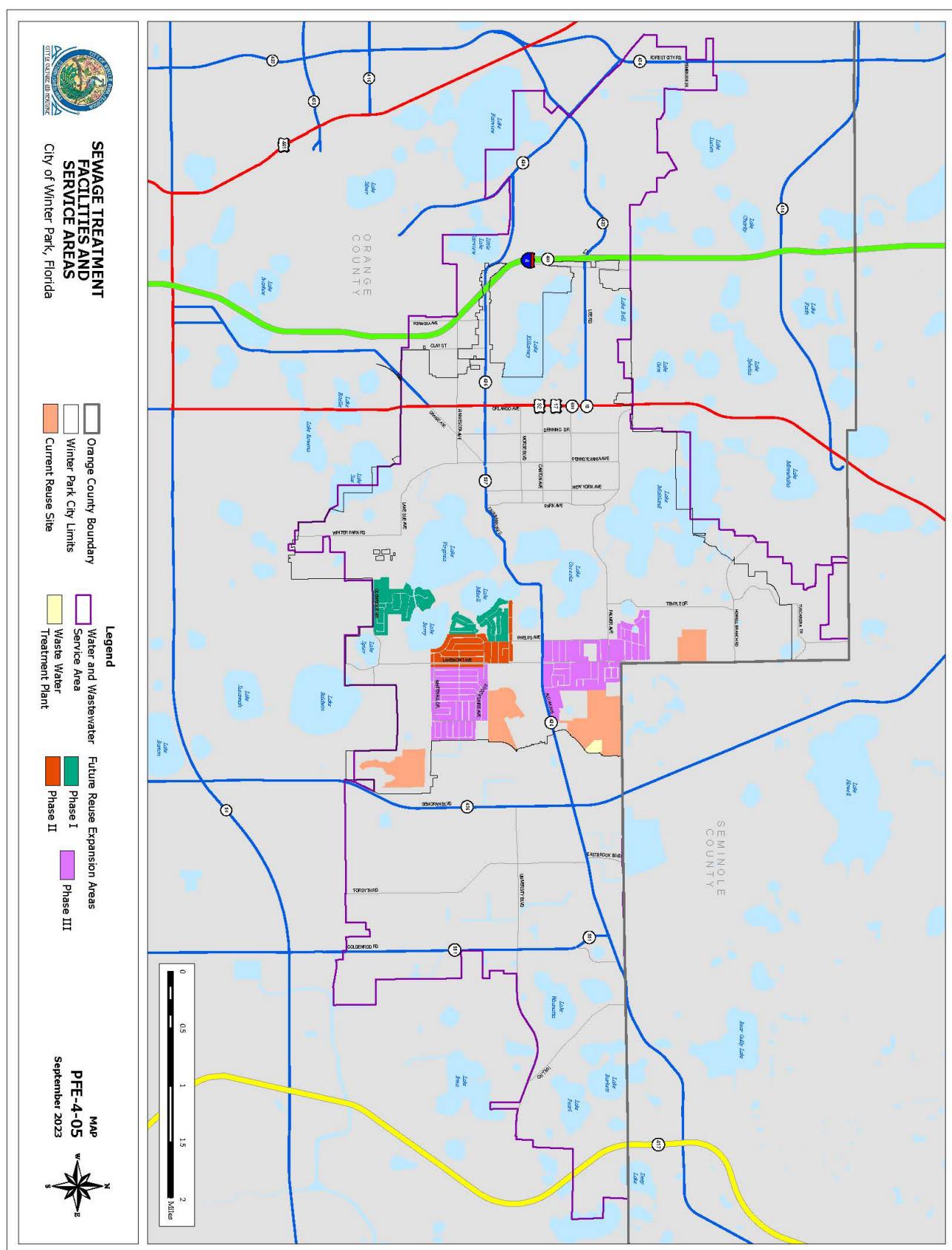
- PFE-4-01:** Septic Tank and Central Sewer System Service Areas
- PFE-4-02:** Potable Water Wells & Wellhead Protection Areas
- PFE-4-03:** Groundwater Aquifer Recharge Ranges
- PFE-4-04:** Jurisdictional Drainage Boundaries and Drainage Features
- PFE-4-05:** Sewage Treatment Facilities and Service Areas
- PFE-4-06:** Electric Utility Distribution Area

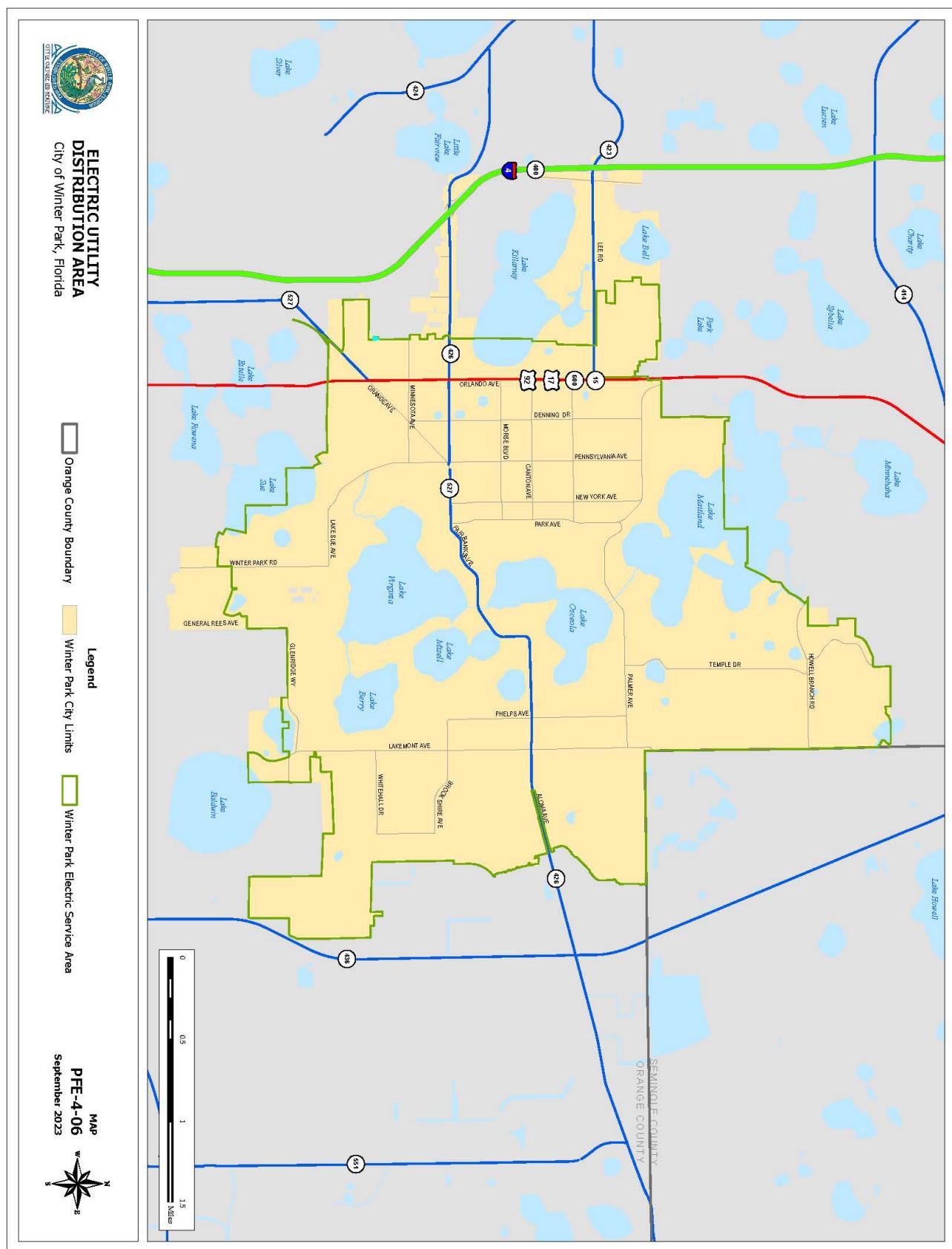
















CONSERVATION ELEMENT

CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

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

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

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

GOAL 5-1: NATURAL & 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 Winter Park shall participate in any regional or statewide effort to attain satisfactory air quality and reduction of carbon emissions in Central Florida at a condition equal to or better than state and federal air quality standards through the implementation of the following policies (below).

Policy 5-1.1.1: Transportation Alternatives The City shall continue to plan for transportation alternatives to gasoline-powered automobiles by promoting electric vehicles (EV) usage with public-facing charging stations, 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 pedestrian and bicycle transportation.

Policy 5-1.1.2: Support Transit Service The City shall continue to support transit services within Winter Park, including annual allocation of city funds for such service if services are determined to provide a benefit commensurate with the cost to Winter Park residents and businesses and also meet City carbon reduction goals and objectives.

Policy 5-1.1.3: Urban Form & 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 Martin Luther King Jr. 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 & 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 purchase vehicles powered by alternative fuels or engine design, such as hybrid or electric vehicles.

Policy 5-1.1.10: Energy Conservation & Alternative Energy Use Because the City of Winter Park 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: MAINTAIN AND IMPROVE THE QUALITY OF CITY LAKES & OTHER WATERBODIES

OBJECTIVE 5-2.1: Surface Water Quality & Quantity – Lakes, Streams & 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 best management 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, retention systems, protection and restoration of native aquatic vegetation, and utilizing technologies such as stormwater alum injection systems.

Policy 5-2.1.3: Stormwater Utility Fees The City shall continue the stormwater utility fee 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 implement integrated management plans that includes 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 Fish and Wildlife Conservation Commission

(FWC) 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 waterbodies 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 & Improvements

The City shall coordinate its surface water improvement program with the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP) as applicable to the middle basin of the St. Johns River and the Econlockhatchee River System. The City shall also coordinate with SJRWMD/FDEP regarding City surface water improvement projects that may be eligible for SJRWMD/FDEP funding assistance.

Policy 5-2.1.9: Educational outreach The City shall conduct educational outreach to engage the community, both residents and visitors, for the protection and enhancement of water quality. Such engagements shall include the following.

1. Provide public awareness on fertilizer use to reduce excess nutrient loading into lakes and creeks.
2. Provide aquatic plant restoration events to provide education on the importance of healthy shorelines with community engagement and volunteers.
3. Implement a citizen guide to healthy shoreline living that educates lakefront residents on how to further protect water quality, from selecting vendors that do not violate shoreline ordinances to proper landscape management services that refrain from discharging grass clippings into lakes and creeks.
4. Provide public awareness on the prevention of importing invasive aquatic plant material found on boats/trailers entering into the public waters known as the Chain of Lakes.

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: Central Florida Water Initiative The City shall continue to participate in workshops and intergovernmental coordination activities conducted as part of the SJRWMD's Central Florida Water 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 change 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 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 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 & 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 Lakes and Waterways Board and/or Lake Killarney 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.

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 & 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 & Delineation 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 shall be placed on all stream front wetlands or other adjacent environmentally sensitive lands as a condition or requirement of a development approval for all properties containing any designated wetland.

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.

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 within fifty (50) feet of all designated wetlands. No fill disturbance or development may occur within this fifty (50) foot buffer protection zone.

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 known as Howell Branch Preserve 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. 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 SJRWMD and/or 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 wetlands, floodways and floodplains along Howell Branch Creek northeast of Lake Maitland known as Howell Branch Preserve 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 & 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 & Natural Resource Management The City shall coordinate with the FDEP, SJRWMD, East Central Florida Regional Planning Council, Florida Fish and Wildlife Conservation Commission, Florida Department of Health, Orange and Seminole County, and surrounding municipalities 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 & 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 & Lake

Habitats The City shall require that development protect trees by minimizing the removal of protected trees and requiring compensation and replanting for the loss of protected trees based on the diameter of tree. 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 & Open Space Dedication 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 Florida-Friendly Plants for Landscaping Landscape plans and plant materials required of new development shall promote the use of Florida-friendly 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 & Treescapes 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 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 & Implement a Reforestation 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 & 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 & 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.

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 & 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 & 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 an annual special collection day 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 & 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 & 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 & 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 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 & 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 & 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 & 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.

Policy 5-2.12.5: Sustainability Action Plan The City's Sustainable Action Plan shall promote responsible and proactive decision-making that minimizes negative impacts and maintains balance between social, environmental, and economic growth. The Sustainability Action Plan shall serve as a roadmap depicting the City's current

and future sustainability goals and targets by a specific timeframe. The Sustainability Action Plan is a living document intended to be updated annually and evolve over time.

OBJECTIVE 5-2.13: Protection & 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.

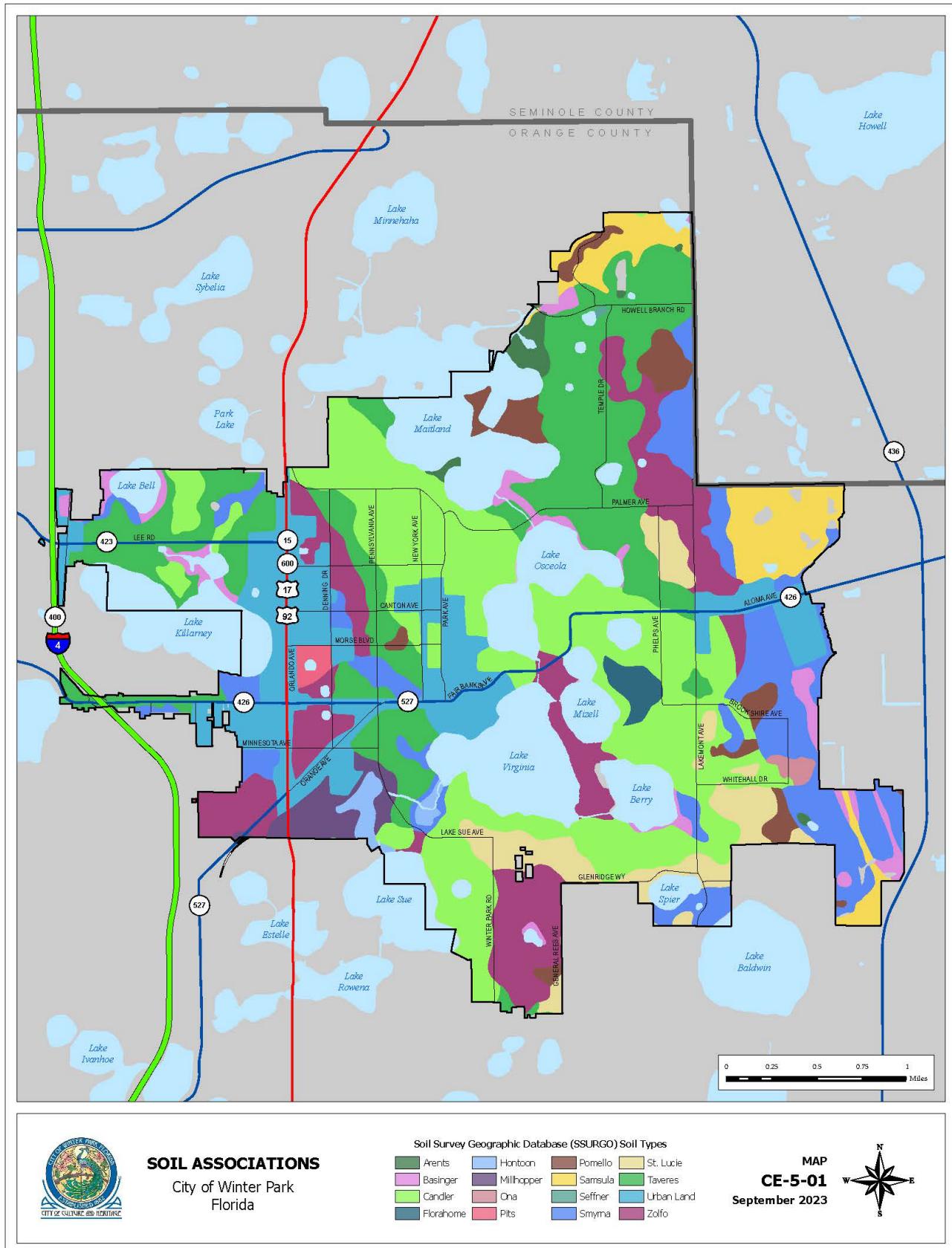
CONSERVATION MAP SERIES

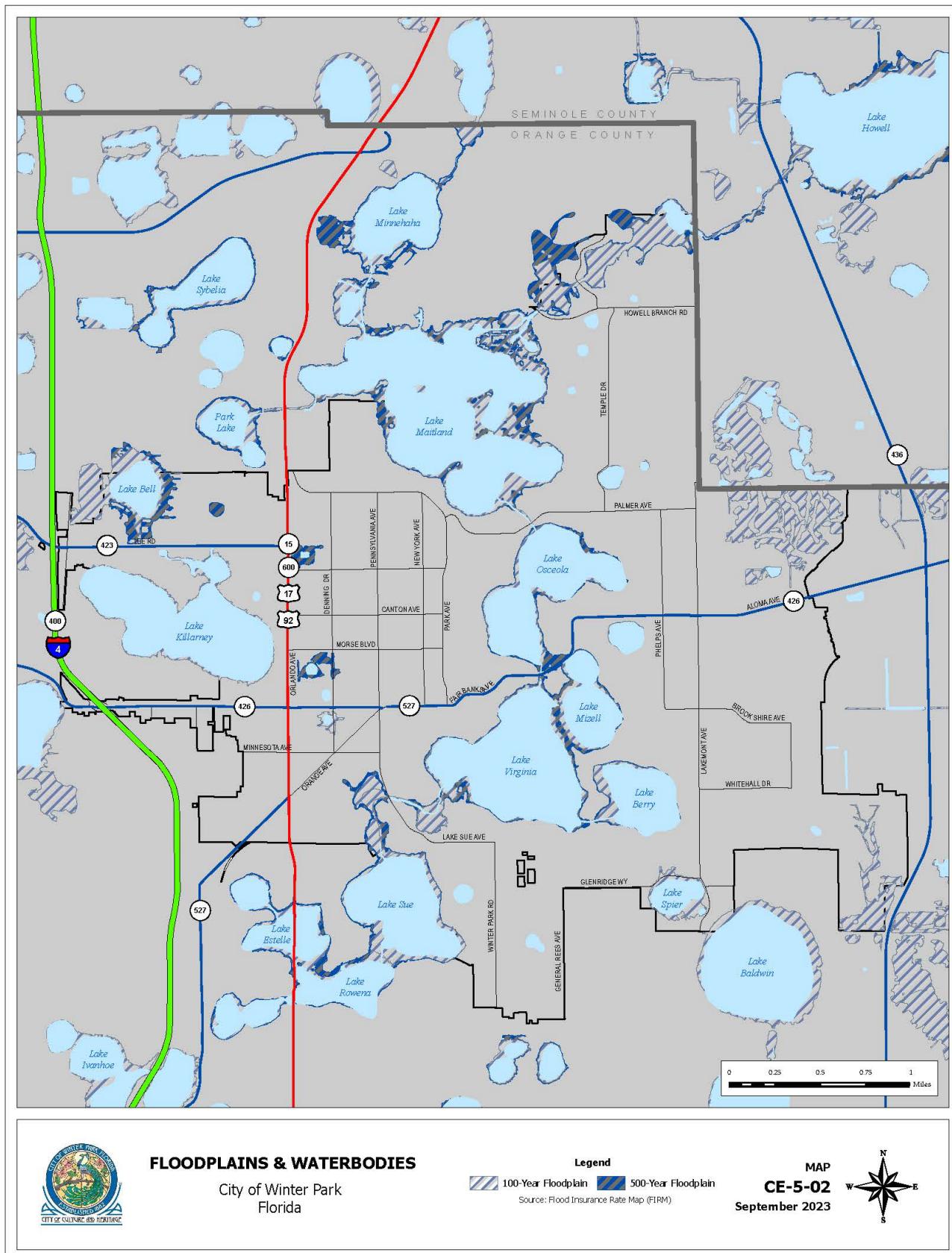
CE-5-01: Soil Associations

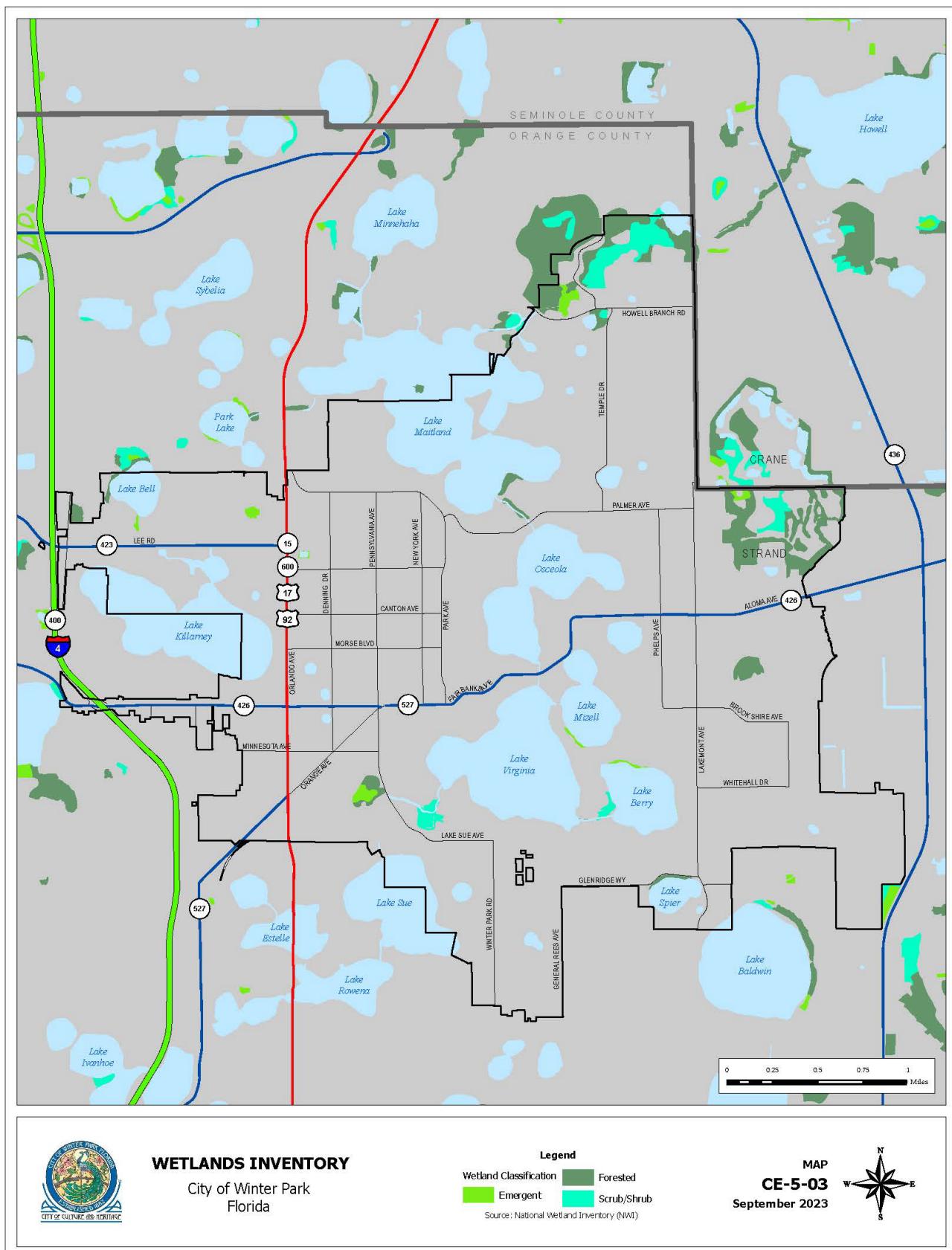
CE-5-02: Floodplains & Water Bodies

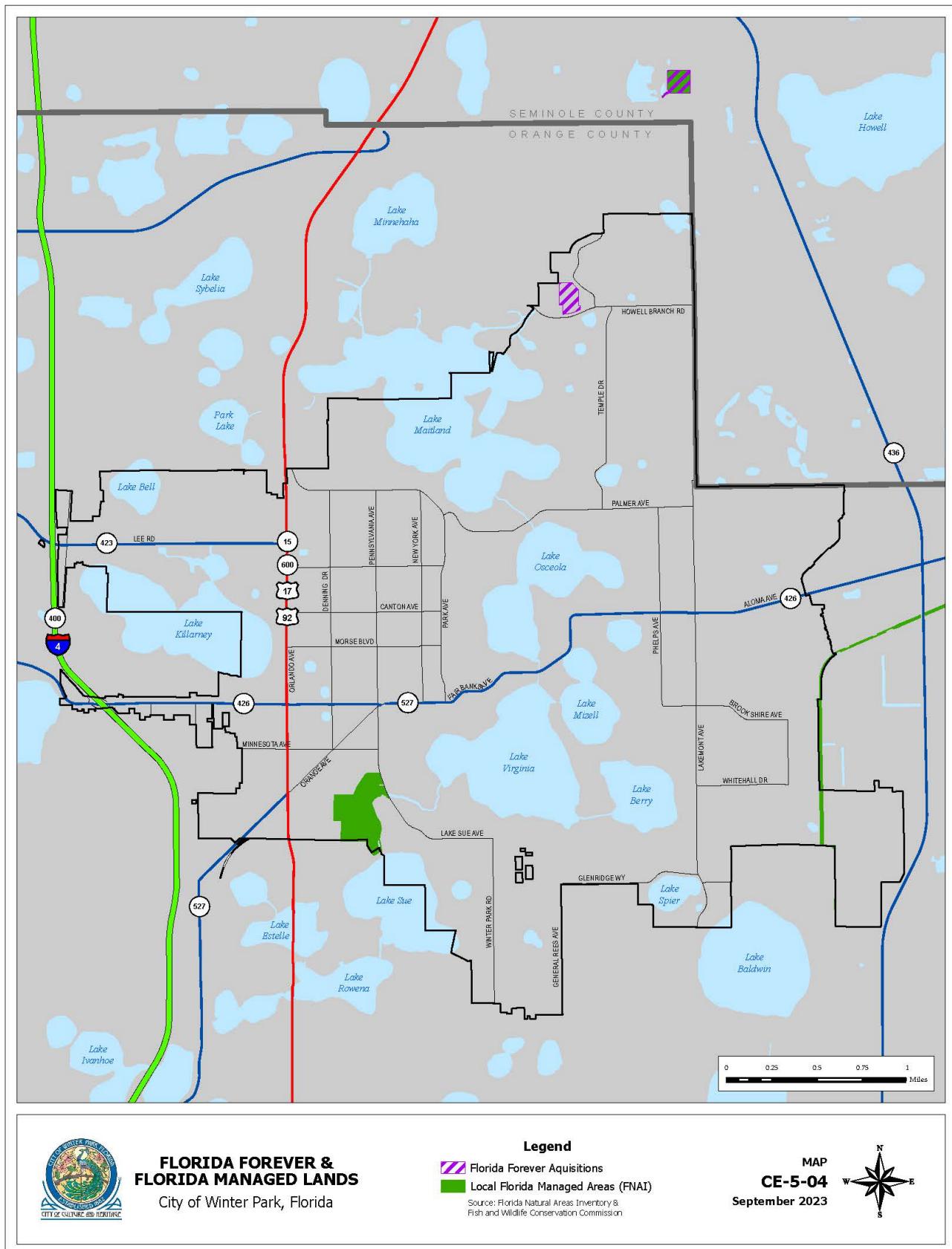
CE-5-03: Wetlands Inventory

CE-5-04: Florida Forever & Florida Managed Lands









FLORIDA FOREVER & FLORIDA MANAGED LANDS

City of Winter Park, Florida

Recreation & Open Space





RECREATION & OPEN SPACE ELEMENT

CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

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

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

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

GOAL 6-1: PROVIDE ADEQUATE RECREATION AND GREEN SPACE

By preserving, maintaining and enhancing a quality system of parks and recreational facilities within its green space which satisfies the needs of the current and future residents of Winter Park.

OBJECTIVE 6-1.1: Provision of Public Green Space The City of Winter Park shall assure that appropriate amounts of green space will be within the public domain so as to meet the standards of this plan.

Policy 6-1.1.1: Provide Minimum Level of Service of 10 Acres of Green Space per 1,000 Residents The City shall provide a minimum of ten (10) acres of publicly owned green space for each one thousand (1,000) residents. For the purpose of calculating this level of service, 'green space' shall be defined as publicly-owned passive or active recreational land and land left in its natural state for conservation purposes. This includes spaces such as: parks, community and botanical gardens, cemeteries, golf courses, and conservation land. Specifically excluded are the water area of city lakes, except for water surrounded by city green space and roadway landscaped median areas dedicated as park.

Policy 6-1.1.2: Commitment to Public Green Space The City shall meet and maintain the green space 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. Any expansion of the Ravaudage Planned Development shall comply with the Winter Park LOS for park space.

Policy 6-1.1.5: Park & 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 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 units within multifamily housing and mixed use development, as well as single family homes 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 provide park space within each designated service area in the City of Winter Park.

Policy 6-1.1.8: Improvements to Howell Branch Preserve & 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 Preserve that abuts open space in Maitland that could be accessed by citizens from both communities. In addition the City shall 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 implement that improvement program as may be adopted by the City Commission.

GOAL 6-2: STEWARD AND ENHANCE OUR TREE CANOPY & 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 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.

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 & 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 throughout 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 & 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 five (5%) percent of the land area from the ordinary high water elevation to a point 50 feet landward can be impervious.

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 & 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 In accordance with the City Charter provision, a supermajority (four votes) of the City Commission is required to convert publicly-owned park land to other uses. In such circumstances the City shall also adopt a plan that identifies equivalent new parks or park site relocation.

Policy 6-2.4.2: Protect Park Acreage Level Of Service Should the City enter into contractual use agreements with the School Board or other non-profit or governmental entities, such agreements shall not 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 & 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 Botanical Garden is a 48-acre park located in the southwest section of the City and shall be classified as a passive park.

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 & 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 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.

Policy 6-2.6.2 Preservation of Cultural Features in Community Parks The City shall preserve cultural features such as the sculptures and public art in community parks like Martin Luther King Jr and Shady Park as they promote the unique, diverse, and heritage of neighborhoods that are vital to the quality of life of its citizens.

GOAL 6-3: INCREASE THE CONNECTION TO NATURE BY INCENTIVING PUBLIC AND PRIVATE GREEN SPACE THROUGH THE DESIGN & DEVELOPMENT PROCESS.

OBJECTIVE 6-3.1: Park & 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 & 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 & 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.

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.

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 & 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 & 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.

OBJECTIVE 6-3.4: Interconnect Park System with Recreation & Transportation Trails and Paths The City shall provide a park and open space system to interconnect parks by pedestrian and bicycle path lanes.

Policy 6-3.4.1: Link Parks & Public Open Space The City 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 shall support the interconnection of the Cady Way Trail with other regional trail systems.

Policy 6-3.4.3: Howell Creek The City 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 6-3.4.4: Integration of Park System & 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.

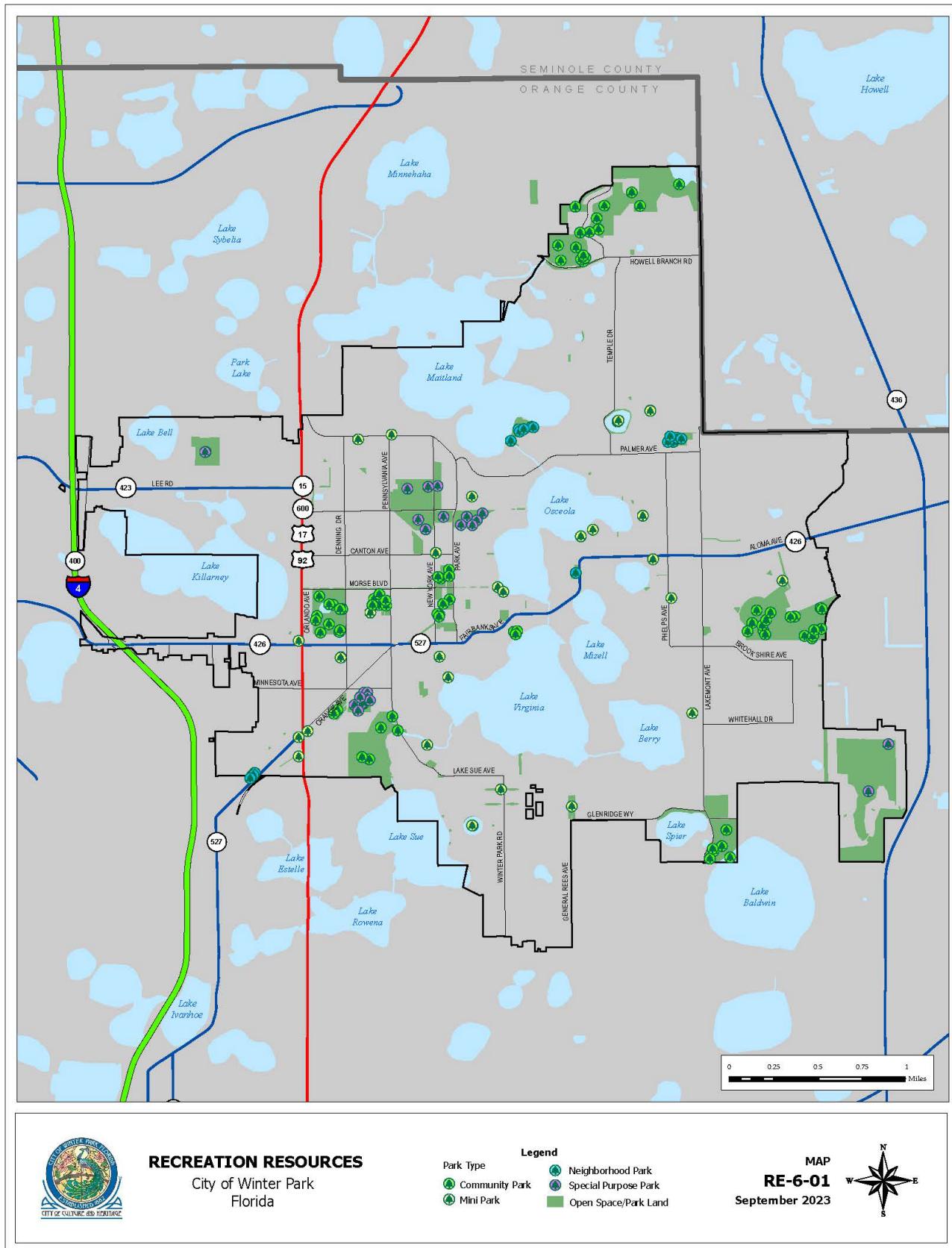
Policy 6-3.4.5: Bicycle Parking Facilities at Parks All neighborhood, community, special purpose parks shall provide bicycle racks or similar parking facilities. Bicycle parking facilities shall be conveniently located within parks and placed at visible locations.

Policy 6-3.4.6: 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 & PRIVATE PARKS AND OPEN SPACES USING STATE-OF-THE-ART PRACTICES AND TECHNIQUES.

OBJECTIVE 6-4.1: Management and Accreditation of the Parks & Recreation 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.







CAPITAL IMPROVEMENT ELEMENT

CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

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

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

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

GOAL 7-1: PROVIDE & MAINTAIN PUBLIC FACILITIES AND SERVICES

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 & 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.

Policy 7-1.1.3: Public Facilities Addressed in the Capital Improvements Plan
The Capital Improvements Element shall pertain to the following public facilities:

1. Transportation including transportation by vehicles, bicycles, pedestrians & transit
2. Sanitary Sewer
3. Potable Water

4. Drainage and Stormwater Management
5. Recreation and Open Space
6. 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:

- A. Maintain, upgrade, repair or replace existing public facilities
- B. Eliminate existing facility deficiencies
- C. Expand or improve existing public facilities or provide new public facilities

Policy 7-1.1.5: Capital Improvements Identified in Development Agreements Capital improvements identified in any development agreements shall be included in the Capital Improvements Element.

Policy 7-1.1.6: 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.

Policy 7-1.1.7: 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 & 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, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public schools, 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: Water & Wastewater Supply Prior to the issuance of a building permit or any development order, the City shall verify with the Water & Wastewater Utilities 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 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 & 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: 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 & 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 & 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 & 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.

WINTER PARK 5-YEAR CAPITAL IMPROVEMENT PLAN

The Winter Park 5-Year Capital Improvement Plan is provided on the following pages. It shall be updated annually as part of the annual budget adoption ordinance and also may be amended during each fiscal year.

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS**

Description	Funding Source	Estimated 5 Yr. Cost	Schedule of Planned CIP Expenditures				
			FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
General Capital Projects	General Fund	17,890,805	3,862,403	3,443,825	3,501,190	3,509,526	3,573,861
	Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000
	Cemetery Trust Fund	600,000	600,000	-	-	-	-
	Grants/Fund Raising	-	-	-	-	-	-
	General Fund Reserves	-	-	-	-	-	-
	General Obligation Bonds - Subject to Referendum	-	-	-	-	-	-
	Stormwater Capital Projects	3,500,000	700,000	700,000	700,000	700,000	700,000
Community Redevelopment Agency	Stormwater Utility Fees	25,241,993	3,721,765	2,840,000	7,140,000	4,400,228	7,140,000
	Tax Increment Financing	2,327,308	2,320,000	2,289,615	2,109,615	2,153,846	9,100,000
Water and Sewer Fund	Water & Sewer Fees	11,200,385	500,000	500,000	300,000	300,000	1,100,000
	Sewer Impact Fees	1,900,000	300,000	300,000	300,000	300,000	1,100,000
	Water Impact Fees	1,500,000	7,744,467	2,396,717	3,948,500	915,000	484,250
	Water & Sewer Reserves	49,777,644	9,449,134	9,339,822	9,828,159	10,310,624	10,849,906
Totals		119,730,294	23,932,327	23,467,147	25,048,964	22,189,243	25,092,613
							23,520,000

SUMMARY OF OPERATING IMPACT

Description	Funding Source	Estimated 5 Yr. Operating Impact	Schedule of Planned CIP Expenditures				
			FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
General Capital Projects	General Fund	135,000	33,000	33,990	35,010	36,060	37,142
Stormwater Capital Projects	Stormwater Utility Fees	-	-	-	-	-	-
Community Redevelopment Agency	Tax Increment Financing	-	-	-	-	-	-
Water and Sewer Fund	Water & Sewer Fees	-	-	-	-	-	-
	Sewer Impact Fees	-	-	-	-	-	-
	Water Impact Fees	-	-	-	-	-	-
	Water & Sewer Reserves	-	-	-	-	-	-
Electric Services Fund	Electric Service Fees	-	-	-	-	-	-
Totals		135,000	33,000	33,990	35,010	36,060	37,142

CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
GENERAL CAPITAL PROJECTS

Department	Description	Funding Source	Estimated \$ Yr. Cost	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Other Long-term Needs
Public Works	Pavement Resurfacing and Brick Road Repairs	General Fund	5,560,805	1,047,403	1,078,825	1,111,190	1,144,526	1,178,861	on-going
Public Works	Sidewalk, bike path and curb repairs	General Fund	2,750,000	500,000	525,000	550,000	575,000	600,000	on-going
Facilities	Facility replacement account funding (replacement of flooring, roofing, air conditioning, painting, & other capital needs) (65% General Fund, 25% Water and Sewer Fund, and 10% Electric Fund).	General Fund	2,055,000	630,000	325,000	350,000	350,000	400,000	on-going
IT	Information Technology Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund).	General Fund	1,200,000	200,000	200,000	250,000	250,000	300,000	on-going
Parks	General Parks Major Maintenance	General Fund	580,000	180,000	125,000	75,000	100,000	100,000	on-going
Parks	Playground Restorations	General Fund	90,000	30,000	20,000	20,000	20,000	20,000	
Parks	Mini Park Restoration	General Fund	250,000	25,000	25,000	150,000	25,000	25,000	
Parks	Ward Park Improvements	General Fund	190,000	15,000	75,000			100,000	
Parks	Showalter Field Improvements	General Fund	150,000			150,000			
Parks	Tennis Center	General Fund	70,000	20,000	25,000	25,000			
Parks	Cady Way Pool Improvements	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	
Parks	Pavilion Replacement	General Fund	185,000	100,000	85,000				
Parks	Cemetery Enhancements and Maintenance Facility	Cemetery Trust Fund	600,000	600,000					
Planning & Transportation	Bicycle & Pedestrian Improvements	General Fund	500,000	100,000	100,000	100,000	100,000	100,000	on-going
Planning & Transportation	Signalization Upgrades	General Fund	500,000	100,000	100,000	100,000	100,000	100,000	on-going
Public Works	Ravadauge Infrastructure Reimbursement	General Fund	200,000	200,000					

**SUMMARY OF CAPITAL PROJECTS
GENERAL CAPITAL PROJECTS**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Other Long-term Needs
Fire	Fire Safety & Equipment Fund	General Fund	1,300,000	275,000	200,000	325,000	300,000	200,000	on-going
	Station 62 Improvement	General Fund Reserves	-						2,500,000
	Police Safety & Equipment Fund	Grants/Fund Raising	-						2,500,000
Police	Mead Garden Master Plan Renovation	General Fund	850,000	170,000	170,000	170,000	170,000	170,000	on-going
	Lake Baldwin Park Improvements	General Fund	585,000	145,000	265,000				175,000
	Renovation of City Hall	General Obligation Bonds - Subject to Referendum	-						320,000
Totals			18,865,805	4,537,403	3,518,825	3,576,190	3,584,526	3,648,861	7,670,000
Totals by Funding Source:									
		5 Yr. Cost		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Other Long-term Needs
General Fund	17,890,805	3,862,403	3,443,825	3,501,190	3,509,526	3,573,861	3,648,861	3,648,861	350,000
Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	-
General Fund Reserves	-	-	-	-	-	-	-	-	2,500,000
Police Forfeiture Funds	-	-	-	-	-	-	-	-	-
Cemetery Trust Fund	600,000	600,000	-	-	-	-	-	-	2,820,000
Grants/Fund Raising	-	-	-	-	-	-	-	-	2,000,000
General Obligation Bonds - Subject to Referendum	-	-	-	-	-	-	-	-	-
Totals	18,865,805	4,537,403	3,518,825	3,576,190	3,584,526	3,648,861	3,648,861	3,648,861	7,670,000

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2022 - 2023**

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
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	\$ 1,047,403	Investments in routine road repaving reduces the annual costs of road repairs.	-
Public Works	Sidewalk, Bike path & Curb Repairs	Replacement of sidewalks, bike paths and curbing where necessary for public safety.	Local option gas tax revenues	\$ 500,000	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 - \$630,000, Water & Sewer Fund - \$242,308 and Electric Services Fund - \$96,923	\$ 969,231	Replacing the aging capital reduces the costs of repairs.	-
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 - \$200,000, Water & Sewer Fund - \$100,000 and Electric Services Fund - \$100,000	\$ 400,000	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	\$ 180,000	No additional impact on operating budget	-
Parks	Playground Restorations	Replacement and updating of playground structures at various city properties.	General Fund	\$ 30,000	No additional impact on operating budget	-
Parks	Mini Park Restoration	General upgrades and refurbishment of mini parks throughout the City. Replacement of site amenities, furnishings, and landscape.	General Fund	\$ 25,000	No additional impact on operating budget	-
Parks	Ward Park Improvements	Update sports complex irrigation to wireless controls for remote access and monitoring.	General Fund	\$ 15,000	No additional impact on operating budget	-
Parks	Tennis Center	Funding for ongoing resurfacing of WPTC hard courts.	General Fund	\$ 20,000	Well will move from potable water use to save money and expenses for City.	-
Parks	Athletic Field & Tennis Court Lighting	Multi-year lighting enhancement project at the city's athletic venues. Includes replacement of worn poles and fixtures.	Cell Tower Revenues - \$75k General Fund - \$125k	\$ 200,000	The new technology LED lighting will decrease the energy cost saving money and increase the cities sustainable energy efficiency.	(5,000)
Parks	Pavilion Replacement	Provides funding to replace two pavilions.	General Fund	\$ 100,000	No additional impact on operating budget	-

**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2022 - 2023**

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
Parks	Cemetery Improvements	Funding for this project will be used to create columbarium at Pinneywood and to start work at Palm Cemetery. Future funding will centralize maintenance services.	Cemetery Trust Fund	\$ 600,000	Improvements in 2021 through 2022 will allow for additional sales. Revenues are expected to exceed operating costs.	-
Planning & Transportation	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	\$ 100,000	No additional impact on operating budget	-
Planning & Transportation	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.	General Fund	\$ 100,000	Annual Wifi connection costs	18,000
Public Works	Ravadauge Infrastructure Reimbursement	Provides funding estimate for the reimbursement of developer built city roads in the Ravadauge redevelopment area.	General Fund (paid from permit and tax revenues received by the development.)	\$ 200,000	The city will ultimately take over the maintenance of these roads however the reimbursement does not effect the city's obligation to do so.	-
Fire	Fire Safety Equipment Replacement Fund - Station Alerting	Contributions to the funding pool for the capital replacement of crucial life-saving equipment will go towards the cost of replacing the station alerting system to improve response times.	General Fund	\$ 275,000	The IT budget will be paying annual support. Charge did not change from previous system to new system.	20,000
Police	Police Safety & Equipment Fund	This fund will allow the Police Department to create a funding pool for replacement of crucial life-saving equipment. In FY21 -24, funds will be saved to replace the aging 124 Motorola Radios.	General Fund	\$ 170,000	No additional impact on operating budget	-
Parks	Mead Garden Master Plan Renovation	This fund provides the implementation of the Master Plan Renovations to Mead Garden.	General Fund	\$ 145,000	No additional impact on operating budget	-
Total Funding FY23				\$ 5,076,634		\$ 33,000

* Includes transfers for utility contributions to IT and Facility Replacement

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
STORMWATER CAPITAL PROJECTS FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
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	950,000	150,000	200,000	200,000	200,000	200,000
Public Works	N Lakemont Seminole Ditch Piping	Stormwater Fees	300,000	300,000				
Public Works	Canton at Knowles Drainage Improvements	Stormwater Fees	250,000			250,000		
Public Works	Temple Dr Stormwater Replacement	Stormwater Fees	500,000				250,000	250,000
Public Works	Curb Implementation	Stormwater Fees	250,000	50,000	50,000	50,000	50,000	50,000
Public Works	Nicolet Ave Stormwater Pond	Stormwater Fees	200,000	200,000				
Public Works	Corrugated Metal Pipe Replacement	Stormwater Fees	600,000			200,000	200,000	200,000
Public Works	CDS Unit on Fawsett Road	Stormwater Fees	200,000		200,000			
Public Works	Stirling Bridge Replacement	Stormwater Fees	250,000		250,000			
	Totals		3,500,000	700,000	700,000	700,000	700,000	700,000

Totals by Funding Source:
Stormwater Fees

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Stormwater Fees	700,000	700,000	700,000	700,000	700,000
	700,000	700,000	700,000	700,000	700,000

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 2022 - 2023

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
Public Works	Drainage Improvements	Rainfall events within recent years have produced increased intensities which have exceeded the capacity of the storm sewer infrastructure and as result the City has been experiencing localized flooding in areas that have not been prone to flooding in the past.	Stormwater utility fee	\$ 150,000	No additional impact on operating budget	-
Public Works	N Lakemont Seminole Ditch Piping	This is a joint project with Seminole county to improve the piping and drainage on N Lakemont.	Stormwater utility fee	\$ 300,000	No additional impact on operating budget	-
Public Works	Nicolet Ave Stormwater Pond	This project will complete the design and construction of a treatment pond to improve stormwater drainage.	Stormwater utility fee	\$ 200,000	No additional impact on operating budget	-
Public Works	Curb Implementation	New curb installations	Stormwater utility fee	\$ 50,000	No additional impact on operating budget	-
Total Funding FY23						<u>\$ 700,000</u>

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
COMMUNITY REDEVELOPMENT AGENCY FUND**

Current Adopted CIP		Funding Source	Estimated 5 Yr. Cost	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Department	Description							
CRA	Small Scale CIP Improvements	TIF	160,000		40,000	40,000	40,000	40,000
CRA	CRA Infrastructure Improvements	TIF	400,000		100,000	100,000	100,000	100,000
CRA	Parking Improvements	TIF	7,000,000					
CRA	17-92 / PD&E Streetscape	TIF	5,185,228		1,000,000	2,000,000	2,185,228	7,000,000
CRA	MLK Park Improvements	TIF	2,900,000	2,900,000				
CRA	North Denning Dr. Streetscape Extension	TIF	500,000	500,000				
CRA	Hannibal Square Connectivity	TIF	200,000		200,000			
CRA	Land Acquisitions	TIF	1,500,000		1,500,000			
CRA	Post Office Acquisition	TIF	7,075,000			5,000,000	2,075,000	
CRA	Denning/Fairbanks Intersection Improvements	TIF	321,765	321,765				
Totals		25,241,993	3,721,765	2,840,000	7,140,000	4,400,228	7,140,000	

Totals by Funding Source:
Tax Increment Financing (TIF)

25,241,993	3,721,765	2,840,000	7,140,000	4,400,228	7,140,000
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**CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2022 - 2023**

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
CRA	MLK Park Improvements	First phase of the improvements to Martin Luther King park, to include renovation of the fields and viewshed improvements, park amenities, playground, restroom, stormwater, and hardscape and lighting.	Tax Increment Financing	\$ 2,900,000	These projects would be one time expenditures and should not impact ongoing operational costs.	-
CRA	North Denning Dr. Streetscape Extension	This funding will extend the improvements along the portion of Denning from Webster to Solana and complete the continuity of the previous phase completed south of Webster Ave.	Tax Increment Financing	\$ 500,000	These projects would be one time expenditures and should not impact ongoing operational costs.	-
CRA	Denning/Fairbanks Intersection Improvements	This will expand on the intersection improvements planned for the intersection by allowing for a southbound right turn lane from Denning onto Fairbanks Ave. This will be accommodated by the property purchases made in the previous year at the northwest corner.	Tax Increment Financing	\$ 321,765	These projects would be one time expenditures and should not impact ongoing operational costs.	-
Total Funding FY23						\$3,721,765

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
WATER AND WASTEWATER FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Other Long-term Needs
Water and Sewer	Upgrade sewer mains - Rehabilitation of defective sewer mains with heavy ground water infiltration.	Water and Sewer Fees Sewer Impact Fees	1,700,000	300,000	350,000	350,000	350,000	350,000	350,000
Water and Sewer	Rehabilitation of sanitary manholes to restore their structural integrity	Water and Sewer Fees	450,000	500,000	300,000	300,000	300,000	300,000	300,000
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	1,250,000	100,000	100,000	100,000	100,000	100,000	125,000
Water and Sewer	Upgrade water mains - Replacement of sub-standard water mains throughout the water distribution system.	Water Impact Fees	1,500,000	300,000	300,000	300,000	300,000	300,000	300,000
Water and Sewer	Lift Station Upgrades	Water and Sewer Fees	4,000,000	1,000,000	750,000	750,000	750,000	750,000	750,000
Water and Sewer	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Water and Sewer Reserves	1,500,000	300,000	300,000	300,000	300,000	300,000	300,000
Water and Sewer	Richard Crotty Parkway Utility Upgrade	Water and Sewer Reserves	6,829,467	2,396,717	3,948,500			484,250	
Water and Sewer	Kennedy Blvd Road Widening Force Main Upgrade	Sewer Impact Fees	915,000			915,000			
Water and Sewer	Water Treatment Plant Renewal and Replacement	Water and Sewer Fees	200,000			200,000			
Water and Sewer	Winter Park Estates Water and Wastewater plant	Water and Sewer Fees	580,000		285,000	295,000			
ITS	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	Water and Sewer Fees	600,000	100,000	100,000	125,000	125,000	150,000	150,000

CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
WATER AND WASTEWATER FUND

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Other Long-term Needs
Public Works	Facility replacement account funding (replacement of flooring, roofing, air conditioning, painting, & other capital needs) (65% General Fund, 25% Water and Sewer Fund, and 10% Electric Fund).	Water and Sewer Fees	790,385	242,308	125,000	134,615	134,615	153,846	
Water and Sewer	FDOT 17-92 UT line Relocation	Water and Sewer Reserves	-						3,000,000
Water and Sewer	Expansion of reclaimed water system	Water and Sewer Reserves	-						1,550,000
Water and Sewer	Ground Storage Tank Expansion	Water and Sewer Fees	-						1,100,000
Totals			22,344,852	5,524,025	7,068,500	3,804,615	3,193,865	2,753,846	15,850,000
Totals by Funding Source:									
	Water and Sewer Fees	10,765,538	2,327,308	2,320,000	2,289,615	2,109,615	2,153,846	9,100,000	
	Water and Sewer Reserves	9,944,467	2,396,717	3,948,500	915,000	484,250	-	4,550,000	
	Sewer Impact Fees	1,968,000	500,000	500,000	300,000	300,000	300,000	1,100,000	
	Water Impact Fees	1,581,000	300,000	300,000	300,000	300,000	300,000	1,100,000	
		24,259,005	5,524,025	7,068,500	3,804,615	3,193,865	2,753,846	15,850,000	

CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN - Water & Sewer
Fiscal Year 2022 - 2023

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
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	\$ 800,000	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	\$ 1,300,000	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.	Water and Sewer Fees	\$ 300,000	No additional impact on operating budget	-
Water and Sewer	Upgrade Water Treatment Plants	Renewal and replacement of components for the Water treatment plants and repump facilities.	Water and Sewer Fees	\$ 285,000	No additional impact on operating budget	-
Water and Sewer	Upgrade Winter Park Estates Wastewater Treatment Plant	Renewal and replacement of components for the Winter Park Estates Wastewater Reclamation Facility.	Water and Sewer Fees	\$ 100,000	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	\$ 2,396,717	No additional impact on operating budget	-
Total Funding FY23						* <u>5,181,717</u>

*Transfers for utility contributions to IT and Facility Replacement are accounted for in the General Tab

**CITY OF WINTER PARK
SUMMARY OF CAPITAL PROJECTS
ELECTRIC SERVICES FUND**

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Electric Services	Routine Capital improvements including: renewals, replacements, and other improvements required to provide service and improve the reliability of the electric system	Electric System Revenues	7,516,024	1,360,211	1,428,222	1,499,633	1,574,614	1,653,345
Electric Services	Undergrounding of Electric Lines	Electric System Revenues	40,845,466	7,392,000	7,761,600	8,149,680	8,557,164	8,985,022
Electric Services	EL Meter Upgrade	Electric System Revenues	500,000	500,000				
ITS	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund)	Electric System Revenues	600,000	100,000	100,000	100,000	125,000	125,000
Public Works	Facility replacement account funding (replacement of flooring, roofing, air conditioning, painting, & other capital needs) (65% General Fund, 25% Water and Sewer Fund, and 10% Electric Fund)	Electric System Revenues	316,154	96,923	50,000	53,846	53,846	61,538
	Totals		49,777,644	9,449,134	9,339,822	9,828,159	10,310,624	10,849,906

Totals by Funding Source:
Electric System Revenues

47,442,911 9,449,134 9,339,822 9,828,159 10,310,624 10,849,906

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 2022 - 2023**

Function	Project	Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Impact on Operating Budgets	Operating Impact Amount
Electric Services	Routine Capital: annual electric system improvements	These improvements include repair and replacement of utility infrastructure to increase the reliability of the electric system.	Electric Service Fees	\$ 1,360,211	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 years.	Electric Service Fees	\$ 7,392,000	As electric utilities are placed underground there will be less costs for trimming trees around power lines.	-	-
Electric Services	Meter Replacement	This is a replacement purchase upgrades meters to new technology for increased monitoring, reporting, and response time.	Electric Service Fees	\$ 500,000	No impact on operating budget	-	-
Total Funding FY23						* \$ 9,252,211	\$ -

Total Funding FY23
**Transfers for utility contributions to IT and Facility Replacement are accounted for in the General Tab*

Intergovernmental Coordination



INTERGOVERNMENTAL COORDINATION ELEMENT



• 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 8-1: PROVIDE FOR IMPROVED INTERGOVERNMENTAL COORDINATION

The City of Winter Park (City) shall undertake actions necessary to establish governmental relationships designed to improve coordination of public and private entities involved in development activities, resource conservation, transportation and growth management, including the achievement of consistency among all government agencies, as well as implementing plans and programs affecting the City.

OBJECTIVE 8-1.1: Intergovernmental Coordination Activities The City shall review, on an annual basis, actions it has taken to coordinate the Winter Park Comprehensive Plan, with the plans of other governmental entities and shall continue to improve coordination activities with:

1. Government agencies having planning and impact assessment duties affecting the City.
2. Orange County School Board (OCSB).
3. Adjacent local governments including the City of Orlando, City of Maitland, Town of Eatonville, Orange County and Seminole County.
4. Orlando Metroplan (Metropolitan Planning Organization for Orlando urbanized area).
5. Central Florida Regional Transportation Authority (LYNX).
6. Florida Department of Transportation (FDOT) including the Central Florida Commuter Rail Commission.

Policy 8-1.1.1: Intergovernmental Coordination The City Commission shall be responsible for ensuring an effective intergovernmental coordination program for Winter Park.

Policy 8-1.1.2: Transportation Issues The City shall participate as a member on the technical advisory committee for Metroplan Orlando. Regional transit, including regional transportation demand management activities and programs for the transportation disadvantaged, shall be coordinated through LYNX, and FDOT and the Central Florida Commuter Rail Commission. The City shall continue

coordination with FDOT regarding transportation planning and improvements for state and interstate roads within Winter Park as well as those outside the City that affect transportation and traffic circulation through and within Winter Park.

Policy 8-1.1.3: Wastewater & Water Treatment Issues The City shall continue coordination with the City of Altamonte Springs, City of Maitland, the City of Orlando, City of Casselberry, Orange County and Seminole County regarding wastewater treatment capacities/reuse water supplies and service reserved through wholesale agreements.

The City shall identify partnerships with surrounding utilities such as Orange County, Orlando Utilities Commission, and Seminole County on regional traditional and alternative water supply development projects to provide wholesale water to the City of Winter Park.

The City shall continue coordination with the Florida Department of Environmental Protection (FDEP) regarding best management practices and operation requirements for the City's wastewater treatment and collection system as well as its potable water treatment and delivery system. The City shall continue to coordinate with the St. Johns River Water Management District (SJRWMD) regarding traditional and alternative water supply development projects.

Policy 8-1.1.4: Development & Growth Management Issues The City shall coordinate with Orange County, Seminole County, the City of Maitland, the Town of Eatonville or the City of Orlando to mediate comprehensive planning, infrastructure, or other land use planning conflicts. If resolution cannot be accomplished in a timely manner with the adjacent government, the City shall pursue resolution of development and growth management disputes with impacts transcending the City's political jurisdiction by participating in the dispute resolution process established by the East Central Florida Regional Planning Council (ECRPC). Technical issues related to annexation shall be coordinated with Orange County and other public or private entities providing public services of mutual benefit to the City and County.

Policy 8-1.1.5: Coordination Activities for the Development Review Process Development impacts that transcend the City's boundaries shall be coordinated with affected adjacent local governments through the exchange of development applications and associated plans when requested by an official for an adjacent government. The City shall continue to post meeting agendas for the City Commission and the Planning and Zoning Board on the City's website.

Policy 8-1.1.6: Access to the Comprehensive Plan The City shall exchange comprehensive plans with the City of Maitland, the City of Orlando, Town of Eatonville, Orange County and Seminole County when requested by officials from those local governments.

Policy 8-1.1.7: Coordinate Development Impacts The City shall continue to incorporate administrative procedures to ensure efficient coordination of development impacts proposed by development applications with all public entities having jurisdictional authority or providing community service impacts. Coordination mechanisms addressed by the administrative procedures shall include coordination with government agencies responsible for water supply protection, school capacity, and transit service.

Policy 8-1.1.8: Coordination with Orange County School Board (OCSB)

The City shall notify the OCSB when rezonings, Comprehensive Plan amendments, and anticipated population adjustments could impact student enrollment and school facilities planning. This shall be done according to the adopted interlocal agreements regarding school facility planning, school capacity and concurrency. The City shall participate on the Orange County Public School (OCPS) Interlocal Planners Committee, which meets as needed, to ensure effective collaborative planning. The OCSB issues a report to the City on an annual basis which states current and future school facility planning activities. The OCSB has the primary responsibility for coordination of all school facility, concurrency and capacity planning activities.

Policy 8-1.1.9: Cooperation with ECFRPC Planning Efforts The City shall cooperate with the ECFRPC in the review of regional policies and standards that require coordination with local governments. The City shall coordinate with ECFRPC in all matters of regional significance in which the ECFRPC desires City input, including but not limited to, comprehensive plan review, intergovernmental coordination, and review of projects of regional significance.

OBJECTIVE 8-1.2: Manage & Coordinate Future Land Use Decisions Land development activities, resource conservation, and infrastructure issues that transcend jurisdictional boundaries shall be managed to include timely coordination with county, regional, and state agencies having jurisdictional authority. Management of land and physical improvements identified on the Future Land Use Map (FLUM) will be regulated in order to protect or conserve natural systems, historic structures and archeological sites, locally significant plant species, soil conditions, vegetative communities, natural habitats, and waterbodies. Land use shall also be predicated on availability of manmade infrastructure and service systems required to support such activities. The Water Supply Facilities Work Plan is adopted and incorporated into the Public Facilities Element.

Policy 8-1.2.1: Development & Growth Management Issues The City shall pursue resolution of development and growth management issues with impacts transcending the City's political jurisdiction. Issues of regional and state significance shall be coordinated where applicable with Orange County, Seminole County, the Orange County School Board, ECFRPC, St. Johns River Water Management District (SJRWMD), Metroplan Orlando, Florida Department of Environmental Protection (FDEP), or other state agencies having jurisdictional authority. Issues to be pursued may include but are not limited to the following:

- 1.** Impacts of development proposed in the Winter Park Comprehensive Plan, in Orange County, the region and state.
- 2.** Land development activities within Winter Park impacting unincorporated Orange County.
- 3.** Land development activities within unincorporated Orange County, Seminole County, the City of Maitland, Town of Eatonville or the City of Orlando impacting the City.
- 4.** Potential annexation issues.
- 5.** Regional stormwater management master plans, proposed improvements, and implementing programs.
- 6.** Solid waste disposal, including recycling.
- 7.** Strategies for implementing Complete Street principles
- 8.** Level of service (LOS) standards or alternative programs thereto, for infrastructure systems impacting the City and adjacent areas.
- 9.** Management of development impacts on natural resources including protecting and enhancing water quality, wetlands, trees, protecting endangered and threatened species, and preservation of other environmentally sensitive lands.
- 10.** Conservation of historic resources.
- 11.** Coordination with Orange County on emergency (and hurricane) preparedness plans, evacuation center space allocations, and post disaster recovery management plans.
- 12.** Coordination with the Orange County School Board on school facility location and expansion, joint use of school facilities, co-locating community facilities with school facilities, school concurrency and capacity, and rezonings, Comprehensive Plan amendments and other actions that could result in alterations to the population projections.

Policy 8-1.2.2: County Technical & Advisory Committees The City shall participate in technical or advisory committees established by Orange County or Seminole County to coordinate comprehensive plans, infrastructure improvements, transportation plans, or other regional land planning issues affecting Winter Park.

Policy 8-1.2.3: North Highway U.S. 17-92 Joint Redevelopment Plan The City shall continue to coordinate with the City of Maitland to promote cohesive redevelopment along US 17/92.

Policy 8-1.2.4: Coordination of Transportation Improvements & Programs The City shall coordinate all transportation improvements proposed by new development with Metroplan Orlando, FDOT, Florida Department of Economic Opportunity (FDEO) ECFRPC, Orange County, Seminole County and other state and regional agencies concerned with assessing traffic impacts of proposed development.

In addition, the City shall coordinate with Metroplan Orlando and FDOT to implement the City's long-range transportation plans as presented within the Transportation Element of this Comprehensive Plan.

Policy 8-1.2.5: Accommodate Intergovernmental Coordination The City shall ensure that land development activities, resource conservation, and infrastructure issues are managed in a manner that includes timely coordination with county, regional, and state agencies. Where development activities require permits or approvals from Orange County, state or regional agencies or utility companies, the City shall assure that no construction or land clearing activity occurs until other agency approvals or permits have been obtained.

Policy 8-1.2.6: Water Supply Facilities Work Plan The City will maintain the Water Supply Facilities Work Plan and update the Work Plan within 18 months of an update to the SJRWMD's Regional Water Supply Plan.

In addition, the City will participate in the development of updates to the SJRWMD's Regional Water Supply Plan and other water supply development related initiatives facilitated by the District that affect the City. The level of participation will be determined at the time of the initiative.

OBJECTIVE 8-1.3: Coordination for Implementation of the Transportation Element

Successful implementation for the Transportation Element of the Winter Park Comprehensive Plan shall require coordination with and involvement by affected adjacent local governments, FDOT including the Central Florida Commuter Rail Commission and LYNX.

Policy 8-1.3.1: FDOT Agreements for Street Improvements The City shall continue to discuss and negotiate with FDOT to establish interlocal agreements for the design and improvement of state roads according to best management principles and practices.

Policy 8-1.3.2: Transfer of Jurisdictional Authority The City shall continue to discuss with FDOT the feasibility of transferring jurisdictional authority for portions of Lee Road (SR 423), Osceola Avenue (SR 426), Brewer Avenue (SR 426), Aloma Avenue (SR 426) and Fairbanks Avenue (SR 426) located within Winter Park from the state to Winter Park administrative jurisdiction.

Policy 8-1.3.3: Cut-Through Traffic Issues The City shall continue to discuss with adjacent governmental entities potential solutions to address cut-through traffic impacting Winter Park neighborhoods.

Policy 8-1.3.4: Alternatives to Concurrency Management. To more effectively implement the character purported by the Winter Park Comprehensive Plan, the City shall continue to coordinate with FDOT in assessing the feasibility of employing alternative growth management techniques to concurrency management, such as transportation concurrency exception areas or multimodal transportation districts for all or a portion of the City's jurisdiction.

Policy 8-1.3.5: Implementation of Bicycle Plans. The City shall continue to coordinate with the City of Orlando, City of Maitland, Town of Eatonville and Orange County regarding identification and construction costs to link bicycle routes, paths and trails in Winter Park with other regional systems. The City shall also coordinate bicycle system improvements necessary to complete internal and external links to regional bicycle trails connecting to adjacent cities and counties.

OBJECTIVE 8-1.4: Multi-Jurisdictional Affordable Housing Issues Recognizing that affordable housing is a local and regional planning issue, the City shall continue coordination with state and regional planning agencies regarding programs and opportunities to enhance the City's affordable housing program.

Policy 8-1.4.1: Coordination with Florida Department of Economic Opportunity (FDEO). The City shall annually coordinate with FDEO to identify affordable housing programs and grants. The City shall also coordinate with FDEO regarding state recommended best management practices to promote affordable housing.

Policy 8-1.4.2: Coordination with Orange County Housing Assistance Programs. The City shall continue to coordinate with the Orange County Division of Housing and Community Development regarding housing assistance programs available to Winter Park residents. The City shall also coordinate with the Orange County Division of Housing and Community Development to discuss the potential to jointly participate in projects providing housing or homeownership for very low, low, and moderate-income households.

Policy 8-1.4.3: Coordination with ECFRPC Housing Programs. The City shall participate on any committee formed by the ECFRPC to address regional affordable housing issues. The City shall also annually coordinate with the ECFRPC regarding affordable housing programs and best management practices that may assist the City with the promotion of affordable housing.

OBJECTIVE 8-1.5: Intergovernmental Coordination of Infrastructure & Level of Service Standards (LOS) Infrastructure improvements and LOS standards shall be coordinated with plans and programs of Orange County, Seminole County, and all state, regional, or local agencies or other private entities having responsibility for the operation and maintenance of such facilities, to avoid duplication of services, provide efficient provision of public facilities and services, promote effective use of public tax revenues, and guide development according to the Winter Park Comprehensive Plan. The Water Supply Facilities Work Plan is incorporated into the Public Facilities Element Data, Inventory, and Analysis.

Policy 8-1.5.1: Promote Compact Development The City shall ensure that the location, scale, timing, and design of development are coordinated with available capacities in public facilities and services to encourage compact development, to discourage regional proliferation of urban sprawl and achieve cost effective land

development patterns. The City shall direct future development only to those areas where public facilities necessary to meet LOS standards are available concurrent with the impacts of the development.

Policy 8-1.5.2: Achieving Equitable LOS Standards for Facility & Service Delivery Systems Coordination activities pursuant to the Objectives and Policies in this Element shall include consideration for equitable LOS standards for facility and service delivery systems consistent with the provisions of this plan.

Policy 8-1.5.3: Capital Improvements Program Coordination The City shall coordinate its annual capital improvements program with applicable Metroplan Orlando, Orange County, state, regional, and local annual capital improvements programs and five-year capital improvements schedules to promote consistency with the Winter Park Comprehensive Plan and improvements and programs supported therein.

Policy 8-1.5.4: Coordinate Reduction of On-site Septic Tanks The City shall coordinate with FDEP and FDEO regarding best management practices and grant funds for the expansion of sewer lines to existing development served by on-site septic tanks, particularly for neighborhoods predominantly represented by very low, low, or moderate-income households.

OBJECTIVE 8-1.6: Multi-jurisdictional Environmental Issues The City shall coordinate environmental protection activities, programs and issues identified within the Winter Park Comprehensive Plan with programs administered by FDEP, SJRWMD, and other environmental agencies to eliminate duplication of services, augment protection of natural resources, and promote efficient administration and enforcement of government services and resources. The Water Supply Facilities Work Plan is incorporated into the Public Facilities Element Data, Inventory, and Analysis.

Policy 8-1.6.1: Comply with Rules, Regulations & Policies of State Environmental Agencies The City shall implement development review procedures to ensure that development impacts on wetlands and natural resources under federal or state jurisdiction compliant with the rules, regulations, and policies of state environmental agencies, including FDEP, SJRWMD, Florida Fish and Wildlife Conservation Commission (FFWCC), and the US Army Corp of Engineers. The procedures shall be based on timely coordination, exchange of information, and appropriate follow-up by the City and all agencies having jurisdiction over the issue. The City shall require the applicant to obtain jurisdictional determinations from all appropriate agencies and provide the City with same prior to the issuance of development orders or building permits for all sites within the City. Appropriate agencies shall be those agencies having jurisdiction on matters surrounding preservation of natural resources and water quality, including, but not limited to, FFWCC, US Fish and Wildlife Service, FDEP, and the US Army Corp of Engineers.

Policy 8-1.6.2: Liaison with Permitting Agencies The City shall establish formal liaison with county, state, and federal agencies that have permitting responsibility within Winter Park.

Policy 8-1.6.3: Management of Water Quality & Other Natural Resource Management Issues To effectively manage development impacts on natural resources, the City shall coordinate with SJRWMD and FDEP regarding applicable programs and opportunities under the Surface Water Improvement and Management (SWIM), Save Our Rivers (SOR), Florida LakeWatch and other state or regional programs.

Policy 8-1.6.4: Water Quality in Lakes The City shall continue to coordinate water quality monitoring programs between the Lakes Division of Public Works, and with the LAKEWATCH program sponsored by the State of Florida and administered by the University of Florida as well as special environmental studies through SJRWMD and FDEP.

Policy 8-1.6.5: Environmental Land Acquisition Programs The City shall coordinate with FDEP, FDEO, SJRWMD and other state agencies when it has identified environmentally sensitive lands that are suitable for public acquisition for preservation.

Policy 8-1.6.6: Endangered & Threatened Species The City shall coordinate with FFWCC and the Florida Natural Areas Inventory when endangered or threatened species are identified within the City or when substantial evidence of their presence is known. The City shall cooperate with such agencies regarding proposed activities to mitigate development impacts to wildlife habitat or to protect or relocate endangered and threatened species.

OBJECTIVE 8-1.7: Integration of School Facilities with City Vision The City shall, throughout the planning period, coordinate with the Orange County School Board (OCSB) to jointly participate in the integration of school facility plans with the City's Vision. The City shall utilize the annual OCSB report to the City, Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency (Interlocal Agreement as the primary tools to ensure coordination.

Policy 8-1.7.1: Joint Efforts to Plan School Facilities Through the Interlocal Agreement, and through OCSB staff, the City shall continue to coordinate school facility planning activities with the OCSB including co-locating schools to take advantage of joint/shared use opportunities, significant renovations and new construction, school site selection, on and off site infrastructure improvements and any educational plant survey.

Policy 8-1.7.2: Shared Use of Facilities The City shall continue coordination with the OCSB regarding joint use of school recreation and athletic facilities

for school-related and community use through interlocal agreements, City and OCSB staff.

Policy 8-1.7.3: Retention & Expansion of Schools Retention and expansion of schools within the City shall be encouraged in a manner which efficiently uses existing campuses, integrates expansion with adjacent public, recreational and institutional uses, and reduces encroachment into surrounding neighborhoods.

Policy 8-1.7.4: School Siting Schools shall be located at sites and in such ways that reinforce neighborhood identity, provide logical focal points for community activities, are within reasonable walking distance of the dwelling units served by the school, and promote community interaction.

Policy 8-1.7.5: School Location with Public Facilities The City shall encourage and support efforts to locate schools in conjunction with other public facilities, such as parks, recreation facilities, libraries and community centers.

Policy 8-1.7.6: School attendance zones The City shall coordinate OCSB's pupil attendance zone assignments with the OCSB.

OBJECTIVE 8-1.8: School Capacity Coordination The City of Winter Park shall, throughout the planning period, coordinate with Orange County Public Schools (OCPS) to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools.

Policy 8-1.8.1: Provision of Planning Data The City of Winter Park shall provide projected development data to OCPS on a regular basis to assist in development of a long-range planning model to project student enrollment.

Policy 8-1.8.2: Model Projection Review & Recommendations The City of Winter Park shall review OCPS model projections for consistency with the City's projections and, if necessary, shall recommend additions or modifications to the model results.

Policy 8-1.8.3: Compliance with Agreement The City shall comply with the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency adopted in 2011.

GOAL 8-2: MONITORING & EVALUATION

This section outlines the substantive components of Winter Park's monitoring program related to the Intergovernmental Coordination Element. The monitoring program will consist of periodic reviews of measurable objectives. The scheduling for these reviews is as follows:

OBJECTIVE 8-2.1: Procedures for Monitoring & Evaluation The comprehensive planning process is continuous and dynamic in nature. Maintaining the effectiveness of the plan requires periodic review. This program provides orderly procedures for monitoring, updating, and evaluating the plan and attendant evaluation and appraisal report (EAR)(§163.3191, FS). For the purpose of monitoring, evaluating, and appraising the implementation of the comprehensive plan, a seven-year program for monitoring, updating and evaluation shall be followed. The following policies are general procedures to be followed.

Policy 8-2.1.1: Evaluation Periods All elements of the Winter Park Comprehensive Plan shall be evaluated and updated as necessary at least every seven years. In addition to the general EAR, the Capital Improvements Element and seven-year schedule of capital improvements shall be reviewed on an annual basis in conjunction with the preparation and acceptance of the annual fiscal year budget.

Policy 8-2.1.2: Citizen Participation The public shall continue to carry out a citizen participation process as part of the preparation of the EAR, at which time public comments and recommendations regarding the performance of the Winter Park Comprehensive Plan shall be received for consideration. To facilitate and encourage public involvement, the City shall establish a public hearing process as part of the preparation of any evaluation and appraisal of the Winter Park Comprehensive Plan.

Policy 8-2.1.3: Maintenance of Data Updating appropriate baseline data and measurable objectives to be accomplished for each seven-year period of the plan, and for long-term periods as necessary, shall be undertaken at intervals appropriate to the subject area of analysis, but no less frequently than every five years. However, capital improvements data should be reviewed and updated at semiannual and annual periods coincident with the City budget review process; population estimates should be updated annually; utility systems capacity shall be annually monitored. Administrative procedures shall be adopted to define the local monitoring and data maintenance to be conducted.

Policy 8-2.1.4: Plan Accomplishments Accomplishments in the first seven-year period, describing the degree to which the goals, objectives and policies have been successfully reached, shall be identified and reported to the Planning Commission and City Commission.

Policy 8-2.1.5: Obstacles to the Plan Obstacles or problems that prevent the City from achieving goals, objectives, or policies shall be identified and reported. New or modified goals, objectives, or policies necessary to correct the discovered obstacles or problems shall be proposed to the Planning and Zoning Board and City Commission. When amendments to the Comprehensive Plan are appropriate, the amendment process shall comply with procedures set forth in Chapter 163, Florida Statutes, and applicable section of the Florida Administrative Code.

Policy 8-2.1.6: Continued Monitoring & Evaluation A means to ensure continuous monitoring and evaluation of the plan during the seven-year period shall be identified and reported.

Public Schools Facilities



PUBLIC SCHOOLS FACILITIES ELEMENT



CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

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

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

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

GOAL 9-1: IMPLEMENT A COUNTY WIDE SCHOOL CONCURRENCY PROGRAM

The City of Winter Park shall establish plans, regulations and programs, in conjunction with Orange County Public Schools (OCPS) to facilitate the future availability of public school facilities to serve residents, consistent with the adopted level of service for public schools and with state of Florida concurrency statutes and regulations.

OBJECTIVE 9-1.1: Level of Service Standards The City of Winter Park shall coordinate with OCPS to implement a Concurrency Management System that ensures adequate classroom capacity to accommodate the impacts of new residential development throughout the planning period.

Policy 9-1.1.1: The Concurrency Management System Shall Include Level of Service Standards The Concurrency Management System shall include standards and procedures to ensure that new residential development complies with the Level of Service (LOS) Standards provided in the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency (Interlocal Agreement) between OCPS and the City of Winter Park and the adopted Capital Improvements Element and Intergovernmental Coordination Element. The adopted LOS shall be used to determine the available capacity of Elementary, Middle and High Schools within the designated Concurrency Service Area (CSA) where the development is proposed.

The adopted LOS standards except for backlogged facilities as provided in Capital Improvement Element (CIE) Policy 7-7.1 for the purposes of implementing school concurrency shall be:

- A.** Elementary: 110% of Adjusted FISH using modified Middle School Attendance Zones as CSAs.
- B.** K through 8: 110% of Adjusted FISH Capacity using K through 8 School Attendance Zones as CSAs.
- C.** Middle: 100% of Adjusted FISH Capacity using Middle School Attendance Zones as CSAs.

- D.** High, including ninth grade centers: 100% of Adjusted FISH Capacity using High School Attendance Zones as CSAs (Note: Adjusted FISH for high schools does not include in-slots).

A development shall be deemed to meet school concurrency if there is sufficient capacity in the CSA where the development is located or where sufficient capacity exists in one or more contiguous CSAs so long as the LOS in the adjacent zone does not exceed 95% of the LOS and the School District does not exceed 100% of capacity on a district wide basis for the school type. The evaluation of capacity in the adjacent CSAs will also take into account transportation costs and court-ordered desegregation plans. CSA boundaries are depicted in the support documents of the Public School Facilities Element.

Any changes or modifications to the adopted LOS shall follow the process and guidelines as outlined in Section 13 of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Policy 9-1.1.2: Level of Service Achievement Deadlines The adopted LOS was achieved in all CSAs by April 1, 2012, except for deficient CSAs, where improvements needed to achieve adequate classroom capacity are specifically identified in the OCPS ten (10) year District Capital Outlay Plan (DCOP) for funding by April 1, 2017.

Policy 9-1.1.3: Cooperation to Achieve LOS Standards The City shall support OCPS efforts to initiate any of the following strategies to ensure compliance with adopted LOS standard.

1. Building new schools to relieve over capacity schools in CSAs that exceed the adopted LOS,
2. Renovating over capacity schools to add permanent capacity and replace on campus portables,
3. Rezoning students from over capacity schools to under capacity schools,
4. Moving special programs from over capacity schools to under capacity schools to utilize excess permanent capacity where it exists.

Policy 9-1.1.4: Calculation of School Capacity The City of Winter Park shall utilize the OCPS calculation of school capacity, which is determined annually by OCPS using the Adjusted FISH Capacity for each school and CSA within the school district. Adjusted FISH Capacity shall be defined as the Permanent FISH (Florida Inventory of School Houses) Capacity, adjusted to include the design capacity of modular ("in-slot") schools, not to exceed the adopted Core Capacity for that school.

Policy 9-1.1.5: Calculation of Student Generation Rates The number of students generated by a residential development shall be calculated by referring to the current OCPS impact fee study as may be amended from time to time.

Policy 9-1.1.6: Adoption of District Capital Outlay Plan The City of Winter Park shall support OCPS efforts to meet adopted LOS standards through the adoption of a ten (10) year, financially feasible District Capital Outlay Plan (DCOP). Where the LOS cannot be achieved through the construction of new school capacity as provided in the five (5) year DCOP, the City of Winter Park shall cooperate with OCPS efforts to adopt a long range ten (10) year District Capital Outlay Plan as part of the School District's annual capital planning process.

Policy 9-1.1.7: Conditions for Approval Where adequate school facilities will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, or the functional equivalent, the City of Winter Park shall not deny an application for site plan approval, final subdivision approval, or the functional equivalent thereof, for any development, or phase of a development, that includes residential uses, based solely on failure to achieve and maintain the adopted LOS in a CSA.

Policy 9-1.1.8: Level of Service Annual Review The City of Winter Park, in conjunction with OCPS, shall review LOS standards for public school facilities annually, and any changes to those standards shall be processed as amendments to this element and the City's Capital Improvements Element.

Policy 9-1.1.9: Concurrency Management The City of Winter Park will amend the Concurrency Management Regulations in its Land Development Code in order to implement school concurrency.

OBJECTIVE 9-1.2: School Concurrency Service Areas OCPS, in conjunction with the City of Winter Park, shall adopt, and as necessary annually update, school Concurrency Service Areas (CSAs), which will be used to evaluate capacity of schools available to accommodate students generated by proposed development.

Policy 9-1.2.1: Concurrency Service Areas OCPS, in coordination with Orange County, the City of Winter Park and other municipalities, has established CSAs that are less than district-wide. CSA maps are available from OCPS and the OCPS web site.

Policy 9-1.2.2: Concurrency Service Area Annual Review CSAs shall be reviewed annually in conjunction with the OCPS adoption of an updated five (5) year and ten (10) year District Capital Outlay Plan (DCOP). CSA boundaries may be adjusted to ensure that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans, and other factors.

Policy 9-1.2.3: Concurrency Service Area Changes Changes to the adopted CSAs shall follow the process as outlined in Section 14 of the Interlocal Agreement.

OBJECTIVE 9-1.3: Joint Process for Implementation The City of Winter Park and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the adopted Interlocal Agreement.

Policy 9-1.3.1: Determination of Sufficient Capacity The City of Winter Park shall not approve a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density on property that is not otherwise vested until such time as OCPS has determined whether sufficient capacity will exist concurrent with the development or a capacity enhancement agreement is executed that provides for the needed capacity to accommodate the proposed development.

Policy 9-1.3.2: Determination of Vesting or Exemption The City of Winter Park will determine if a development is vested or exempt from school concurrency. Unless the development is determined to be vested or exempt from concurrency, the City shall not approve a residential site plan, plat, or its functional equivalent, until a concurrency determination has been conducted by OCPS and a Concurrency Certificate (or similar instrument) has been issued for the development consistent with the provisions of the adopted Interlocal Agreement.

Policy 9-1.3.3: Conditions for Development of Regional Impact Exemption School concurrency shall not apply to property within a development of regional impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units.

Policy 9-1.3.4: Development of Regional Impact Review For DRIs that include residential development and are submitted after July 1, 2005, the City of Winter Park shall include OCPS planning staff on the review team for the DRI, and shall ensure that DRI Development Orders, and DRI Development Order amendments that increase the total number of residential dwelling units, address the issue of school capacity. Where existing school capacity is exceeded, mitigation for school impacts shall be included in any mitigation agreements, Development Orders and agreements.

Policy 9-1.3.5: Determination of De Minimis Exemption Any proposed development that creates an impact of less than one student shall be considered de minimis and therefore exempt from capacity review.

Policy 9-1.3.6: Exempt Residential Uses Consistent with Section 16.2 of the Interlocal Agreement, the following residential uses shall be exempt from the requirement of school concurrency:

- a. Any proposed residential development considered de minimis as defined by PSFE Policy 9-1.3.5.
- b. One single-family house, one (1) duplex, and/or one accessory dwelling unit being developed on an existing platted residential lot of record.
- c. Any building or structure that has received a Building Permit as of the effective date of the Interlocal Agreement, or is described in section 163.3167(8), Florida Statutes.
- d. Any new residential development that has site plan approval for a site pursuant to a specific development order approved prior to the effective date of school concurrency, including the portion of any project that has received final subdivision plat approval as a residential subdivision into one (1) dwelling unit per lot.
- e. Any amendment to any previously approved residential development, which does not increase the number of dwelling units or change the type of dwelling units (e.g. convert single-family to multi-family, etc.).
- f. Any age-restricted community that qualifies as one of the three types of communities designed for older persons as “housing for older persons” in the Housing for Older Persons Act, 42 U.S.C. § 3607(b). This exemption shall be applied in conformity with the principles set forth in Volusia County v. Aberdeen at Ormond Beach, L.P., 760 So. 2d, 126 (Fla.2000). Provided, however, that any senior housing community or dwelling unit that loses its qualification as housing for older persons shall be required to meet applicable school concurrency requirement in effect at the time the qualification as housing for older persons is lost.
- g. Alterations or expansion of an existing dwelling unit where no additional dwelling units are created.
- h. The construction of accessory buildings or structures which will not create additional dwelling units.
- i. The replacement of a dwelling unit where no additional dwelling units are created and where the replacement dwelling unit is located on the same lot. If the type of dwelling unit is different from the original dwelling unit type; the exemption shall be limited to an exemption based on the current student generation rate for the original dwelling unit type. Documentation of the existence of the original dwelling unit must be submitted to the concurrency management official.
- j. Developments of Regional Impact that have filed a complete application for a development order prior to May 1, 2005, or for which a development order was issued prior to July 1, 2005. This exemption shall expire upon withdrawal, denial, or expiration of the application for a development order. This exemption shall not apply where the developer files a Notice of proposed Change and/or Substantial Deviation (as provided in statute) to increase the number of residential units. If such Development of Regional Impact has been approved, or is approved, through a development order, such exemption of the

development order upon expiration of the development order, or upon any material default of the school mitigation conditions of the development order or a related development agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.

- k.** The portion of any residential development that, prior to the effective date of school concurrency, is the subject of a binding and enforceable development agreement or Capacity Enhancement Agreement designated as a Capacity Commitment Agreement by resolution of the School Board; however, such exemption shall expire upon expiration of the development agreement, Capacity Enhancement Agreement, extension thereof, or upon any material default of the school impact mitigation conditions of such development agreement or Capacity Enhancement Agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.
- l.** Any residential development with a letter from the applicable local government vesting it for purposes of complying with school concurrency, or which would be vested at common law for purposes of such concurrency requirement implemented by this agreement, provided that the School Board may contest a vested rights determination as provided in the Land Development Regulations of an applicable local government.
- m.** Group living facilities that do not generate students and including residential facilities such as local jails, prisons, hospitals, bed and breakfasts, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse sleeping quarters, dormitory-type facilities for post-secondary students, and religious non-youth facilities, regardless of whether such facilities may be classified as residential uses.

OBJECTIVE 9-1.4: Adequate School Capacity Upon completion of an OCPS Concurrency Review, a development that fails to meet school concurrency may be postponed until adequate public school capacity is created through the construction of new schools or any combination of the methods specified in Policy 9-1.1.3. As an alternative, the impact of a development may be mitigated by making a Proportionate Share contribution consistent with OCPS policy.

Policy 9-1.4.1: Determination of Sufficient Capacity in the CSA or contiguous CSA A development shall be deemed to meet concurrency if there is sufficient capacity in the CSA where the development is located or where sufficient capacity exists in one or more contiguous CSAs, so long as the LOS in the adjacent zone does not exceed 95% of the Adjusted FISH Capacity, or when the LOS for the specific school type when considered countywide does not exceed 100% of the Adjusted FISH Capacity, and approval of the Development does not result in a violation of a court ordered desegregation order.

Policy 9-1.4.2: Proportionate Share Calculation Proportionate share, when used for mitigation, shall be calculated based on the number of elementary, middle and high school students generated by the development at build-out. As provided for in the Interlocal Agreement, proportionate share shall be calculated based on reasonable methods of estimating cost of school construction, including the cost of land, equipment, and school buses. Any proportionate share mitigation must be directed by OCPS to a school capacity improvement identified in the capital improvement schedule in the financially feasible five (5) year district work plan of the District Facilities Work Program, and in Winter Park's Capital Improvement Element to maintain financial feasibility based upon the adopted LOS standards. If a school capacity improvement does not exist in the District Facilities Work Plan, OCPS may in its sole discretion, add a school capacity improvement to mitigate the impacts from a proposed residential development, so long as the financial feasibility of the District Facilities Work Plan Program can be maintained and so long as the City agrees to amend its Capital Improvements Element to include the new school capacity improvement.

Policy 9-1.4.3: Proportionate Share Options Proportionate Share mitigation may include payments of money, construction of schools, donations of land, expansion of permanent capacity of existing school campuses, payment of funds necessary to advance schools contained in the ten (10) year DCOP, establishment of charter schools that meet State Requirements for Educational Facilities (SREF) standards, payments into mitigation banks, establishment of an Educational Facilities Benefit District, Community Development District, or other methods identified in Section 17.6(b) of the Interlocal Agreement as may be negotiated between the developer and OCPS and, as appropriate, the City of Winter Park.

Policy 9-1.4.4: Proportionate Share School Impact Fee Credits Any of the Proportionate Share options set forth in Policy 9-1.4.3 that are utilized by developers as mitigation are eligible for school impact fee credits as provided for in Florida Statutes.

GOAL 9-2: MAINTAIN A HIGH-QUALITY EDUCATIONAL SYSTEM FOR THE CURRENT & FUTURE RESIDENTS OF THE CITY OF WINTER PARK THROUGH COORDINATED EFFORTS BETWEEN THE CITY, ORANGE COUNTY AND ORANGE COUNTY PUBLIC SCHOOLS (OCPS), AS PROVIDED IN THE ADOPTED INTERLOCAL AGREEMENT.

OBJECTIVE 9-2.1: Planning Coordination The City of Winter Park shall coordinate and cooperate with OCPS throughout the planning period to review and maintain policies and procedures to ensure consistency with the adopted Comprehensive Plan.

Policy 9-2.1.1: Interlocal Planners Committee Establishment Pursuant to the Interlocal Agreement, an **Interlocal Planners** Committee comprised of representatives from the City of Winter Park, other Orange County Municipalities, Orange County, OCPS and the East Central Florida Regional Planning Council shall be

established to discuss issues of mutual concern. In accordance with the Interlocal Agreement, OCPS shall be responsible for making meeting arrangements, providing notification and maintaining a written summary of meeting actions.

Policy 9-2.1.2: Interlocal Planners Committee Responsibilities The OCPS **Interlocal Planners** Committee shall meet quarterly, or as needed, to discuss issues and formulate recommendations regarding coordination of land use and school facilities. Specific areas addressed by the committee shall include, but shall not be limited to:

- a. Short and long-range planning, population and student projections, and future development trends;
- b. Co-location and joint-use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access to schools;
- c. Planning for needed supporting infrastructure for schools such as utilities, roads, sidewalks, etc.;
- d. The need for new schools to meet the adopted LOS within the adopted CSAs and the coordination of annual revisions to the ten (10) year District Capital Outlay Plan (DCOP) and
- e. Update of the DCOP for inclusion into the City of Winter Park's Comprehensive Plan.

Policy 9-2.1.3: Development Update. The City of Winter Park shall provide an update of residential dwelling unit and population projections including approved residential developments, phases of residential development and estimated build-out by phase to the OCPS Planning Department on a biannual basis.

Policy 9-2.1.4: Annual Future Enrollment and Growth Projection Review. The City of Winter Park shall review OCPS generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department.

OBJECTIVE 9-2.2: Public School Facility Coordination City of Winter Park and OCPS shall, throughout the planning period, coordinate the siting of new public schools to ensure public school facilities are located to address the needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, are consistent with the City of Winter Park's adopted Future Land Use Map and with the other provisions of the Comprehensive Plan.

Policy 9-2.2.1: Public School Site Priority Status Applications for Future Land Use Map amendments, rezonings, conditional use/special exceptions and site plans for schools shall be given priority status. OCPS shall not be required to pay application fees or impact fees for the development of public school facilities, provided, however, OCPS shall not be exempt from payment of capital connection fees for water and wastewater.

Policy 9-2.2.2: School Site Protection The City of Winter Park shall protect existing schools from the intrusion of incompatible land uses through the development review process. Likewise, the city shall provide protection to existing residential neighborhoods through the development review process as new schools and school renovations and/or expansions are proposed.

Policy 9-2.2.3: School Site Compatibility & Design Review In an effort to enhance local communities and neighborhoods, the City of Winter Park will participate with OCPS in the school siting, design and development process so that the school serves as a focal point for the community and is compatible with the Future Land Use Map and with land uses surrounding proposed school sites.

Policy 9-2.2.4: Co-location of School Sites with Public Facilities Where feasible, OCPS and the City of Winter Park shall work jointly to co-locate public facilities such as parks, libraries, and community centers with public schools. Where such co-location occurs, both entities shall establish an ongoing management relationship via written agreement that permits the school's use of the public facilities and the public's use of school facilities for community meetings and sports activities.

Policy 9-2.2.5: Public Schools and Pedestrian & Bicycle Connectivity In accordance with Section 1006.23, Florida Statutes, and as funding permits, the City of Winter Park shall provide construction of sidewalks along roadways and trails connecting neighborhoods that are within two miles of school facilities. OCPS shall be responsible for the construction of sidewalks and trails on school property and shall provide connections to existing and future sidewalks and trails identified by the City of Winter Park.

Policy 9-2.2.6: Safe Road Access to Schools OCPS and the City of Winter Park will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed significant renovation of an existing school, and where appropriate will enter into a written agreement as to the timing, location and the parties responsible for constructing, operating and maintaining the improvement.

Policy 9-2.2.7: Public School as Emergency Shelters OCPS shall coordinate with the City of Winter Park in the construction of new public school facilities and in rehabilitation of existing public school facilities to serve as emergency shelters as required by Section 1013.372, Florida Statutes.

GOAL 9-3: WORK WITH ORANGE COUNTY PUBLIC SCHOOLS TO DEVELOP A FINANCIALLY FEASIBLE 10-YEAR DISTRICT CAPITAL OUTLAY PLAN (DCOP) AND CONSISTENT COMPREHENSIVE PLAN PUBLIC SCHOOL FACILITIES ELEMENT & CAPITAL IMPROVEMENTS ELEMENT.

OBJECTIVE 9-3.1: 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 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.

Policy 9-3.1: Address Capacity Increases The 10-year DCOP shall include all capital projects which increase capacity of public schools within the City of Winter Park and address the deficiencies necessary to maintain or improve LOS.

Policy 9-3.2; Inclusion of the District Capital Outlay Plan in Updates The City of Winter Park shall include the 10-year DCOP in the annual update of the Comprehensive Plan CIE.

Policy 9-3.3: Annual Review The City of Winter Park shall coordinate with OCPS to review and update the adopted Concurrency Service Area boundaries, and associated enrollment projections in the annual update of the Public Schools Facilities Element and Capital Improvements Element (CIE) to ensure that the CIE continues to be financially feasible and that the adopted LOS will continue to be achieved.

Policy 9-3.4: District Capital Outlay Plan & Level of Service Standards The City of Winter Park shall coordinate with OCPS by reviewing and providing input into the annual update of the ten (10) year DCOP. Such coordination may include the review and update of adopted CSA boundaries, student enrollment projections and LOS for each school and CSA within the City.



PRIVATE PROPERTY RIGHTS ELEMENT



CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE

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

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

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

GOAL 10-1: The purpose and overall goal for the Property Rights Element is to signify respect for judicially acknowledged and constitutionally protected private property rights, signify respect to people's rights to participate in the decisions that affect their lives and property, and to ensure that those rights are considered in the City of Winter Park's decision-making.

OBJECTIVE 10-1.1: This objective provides a framework for ensuring that private property rights and the rights of people to participate in the decisions that affect their lives and property are considered in local decision-making. This objective and the policies within this element do not create any property rights or due process rights that are not already judicially acknowledged and constitutionally protected. This objective and the policies within this element are not intended to alter the legislative nature of decisions made in the adoption of comprehensive plan amendments and land development code amendments. This objective and the policies within this element are not intended to require evidence, discussion, or findings of fact concerning the matters set forth herein. Ordinances adopted and land use and zoning decisions made by the City are presumed to have considered the matters set forth in this element.

Policy 10-1.1.1: The following rights shall be considered in decision-making by the City of Winter Park: (1) The right of a property owner to physically possess and control their interests in property, including easements, leases, or mineral rights. (2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances. (3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property. (4) The right of a property owner to dispose of his or her property through sale or gift.

Policy 10-1.1.2: Persons that are affected by proposed land use and zoning decisions have the right to notice of public hearing(s) and the right to present testimony and evidence at public hearing(s) involving land use and zoning decisions of the City. The City will ensure that its land development regulations provide adequate public notice of proposed changes to the comprehensive plan, zoning and land development regulations to afford affected persons with sufficient time to

become informed and participate in the decision-making process. The City will consider implementing and maintaining processes to better inform the public of proposed changes to the comprehensive plan, zoning, and land development regulations.

Policy 10-1.1.3: Residents, property owners, and businesses may have made decisions to buy and improve homes, buy and improve property or start and grow businesses based, in part, on the existing comprehensive plan and zoning provisions. The City will consider the impacts that proposed changes to the comprehensive plan, zoning and land development regulations have on the reliability and predictability of the comprehensive plan, zoning and land development regulations and on the best interest of the citizens' health, safety and welfare.

Definitions



COMPREHENSIVE PLAN 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.

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.

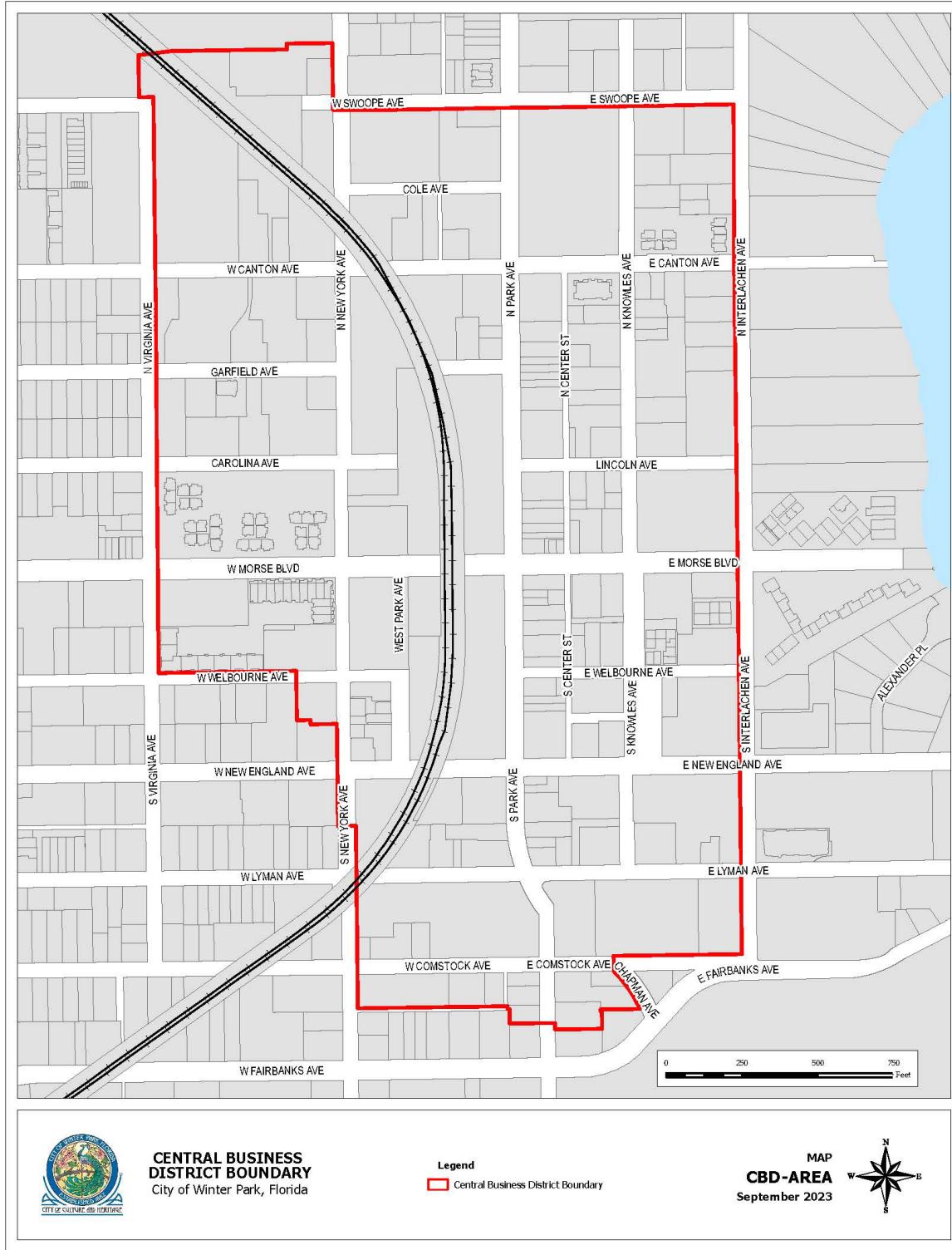
Capacity – For roadways, the amount or volume of traffic that a roadway can accommodate at a specific level of service.

Capital Budget – The portion of the City's budget which reflects capital improvements scheduled for a fiscal year.

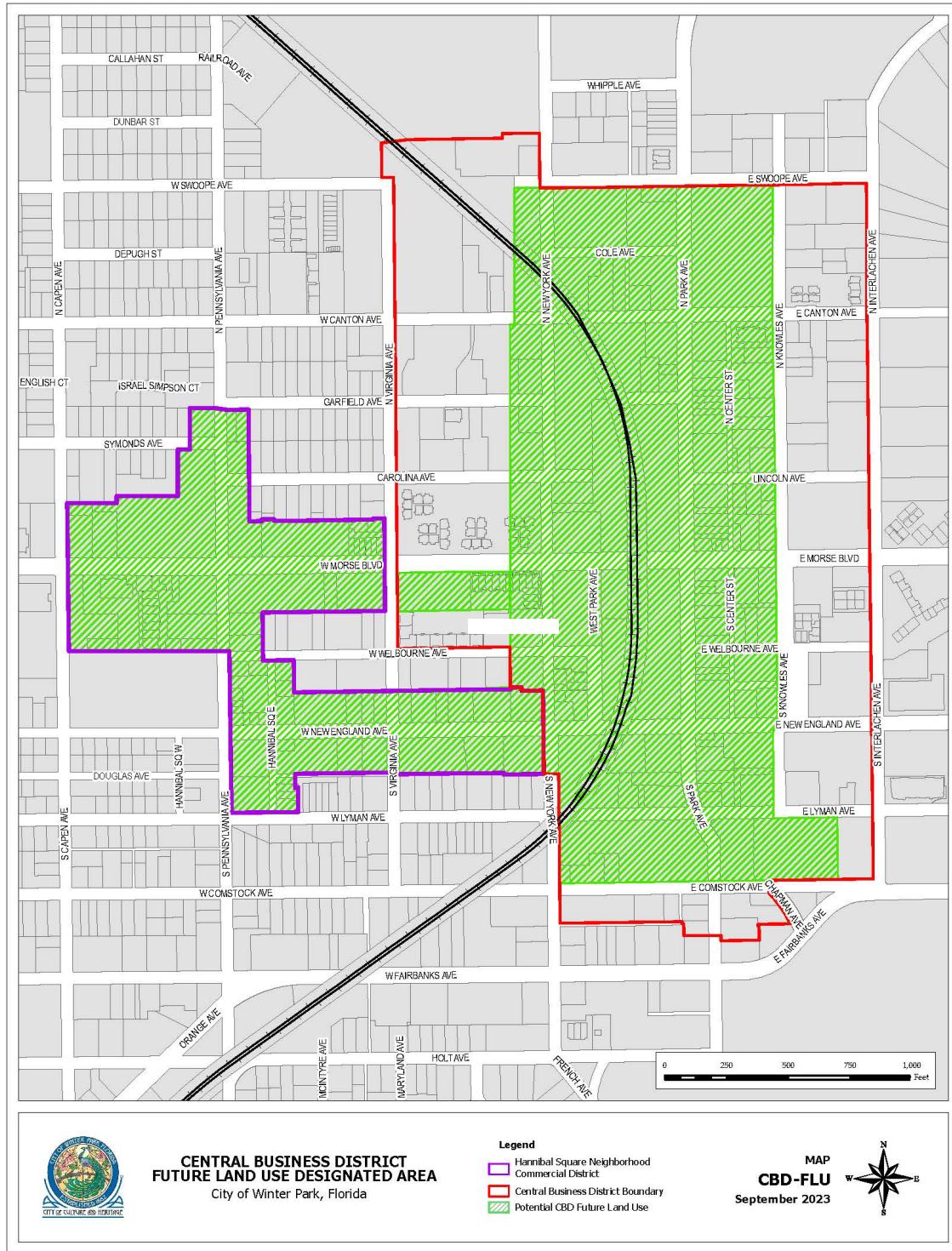
Capital Improvement – A physical asset constructed or purchased to provide, improve or replace a public facility and which is large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.

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.

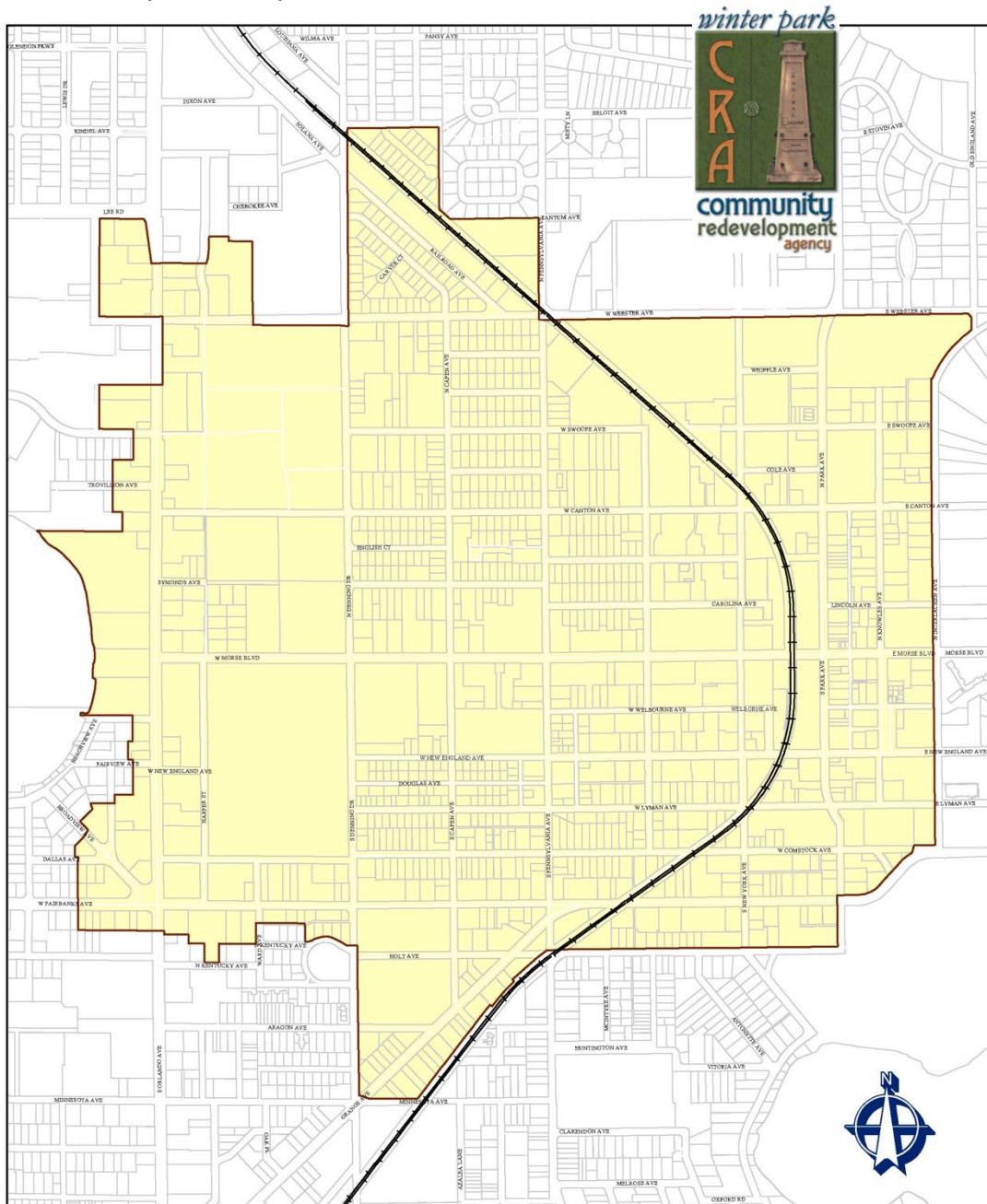


Central Business District Future Land Use Designated Area Map – The Central Business District (CBD) Future Land Use Designated Area is shown within the green hash marked areas and is the only areas designated with the potential for CBD Future Land Use and associated C-2 zoning. The red outlined area 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 Agency (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.



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, the shoreline of any stream, canal or lake and any wildlife habitat containing endangered or threatened species as detailed on Maps CE-5-04 and CE-5-05 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.

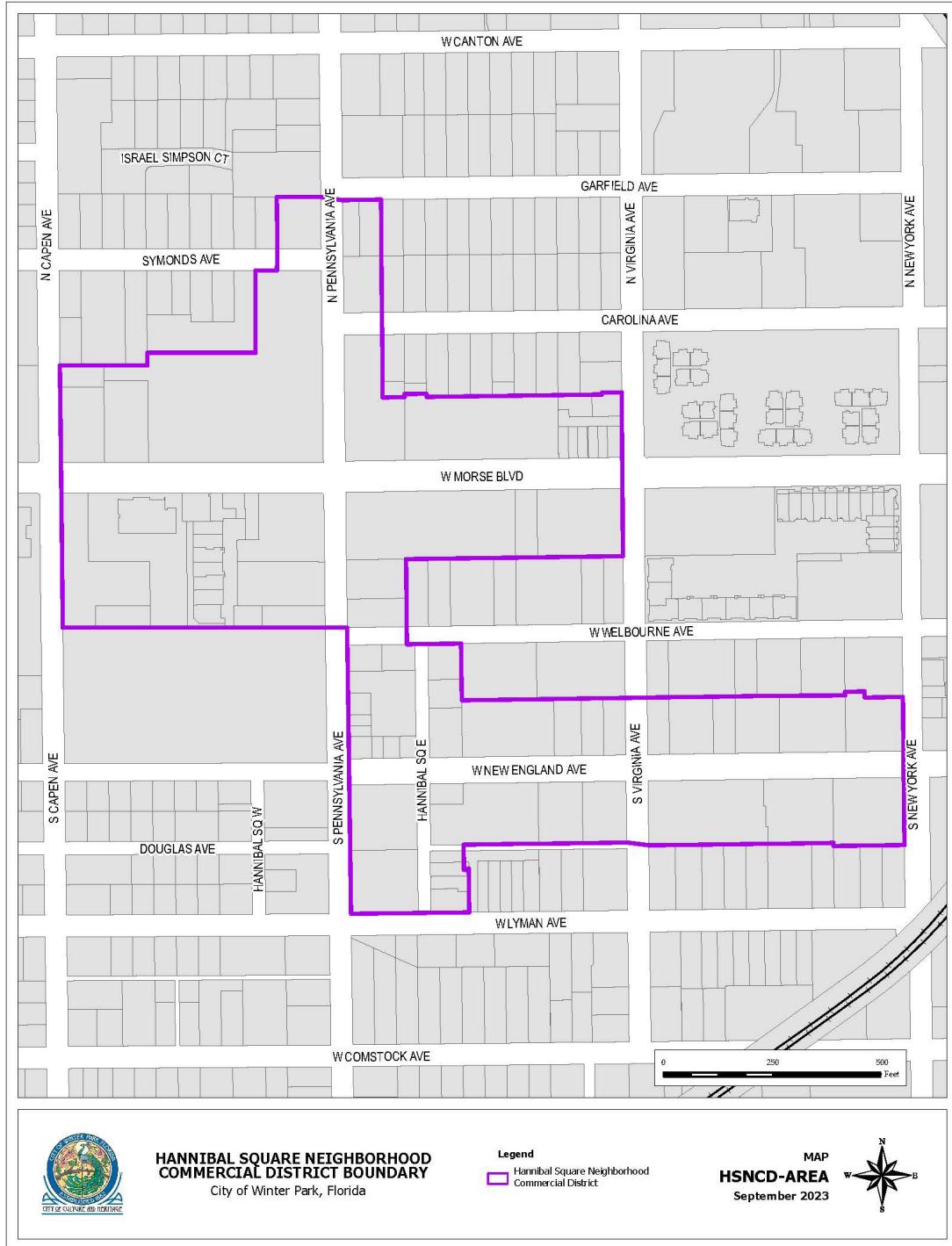
Hazardous Material – Any material which, because of its physical, chemical, or infectious characteristics, can pose a substantial or potential hazard to human health or safety or the environment when improperly used, treated, stored, transported, or disposed of. A hazardous material generally exhibits 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 and Virginia avenues

2. Properties abutting New England Avenue between Pennsylvania and New York avenues
3. Properties abutting Pennsylvania Avenue between Lyman and Garfield avenues
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.

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 (U.S. Highway 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.

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 water, 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.

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.