



Planning & Zoning Board Work Session

Agenda

August 22, 2023 @ 12:00 pm

Chapman Room

401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order**2. Discussion Item(s)**

- | | |
|--|------------|
| a. Comprehensive Plan update discussion on the following elements: Public Facilities, Conservation, Recreation and Open Space, Capital Improvements, Public Schools Facilities, Intergovernmental Coordination, and Private Property Rights. | 20 minutes |
| b. Discussion on West Fairbanks Area: Existing Conditions, Surrounding Area Entitlements, and Best Practices for Redevelopment | 40 minutes |

3. Adjournment



Planning & Zoning Board

agenda item

item type	Discussion Item(s)	meeting date	August 22, 2023
prepared by	Allison McGillis	approved by	
board approval	Completed		
strategic objective			

subject

Comprehensive Plan update discussion on the following elements: Public Facilities, Conservation, Recreation and Open Space, Capital Improvements, Public Schools Facilities, Intergovernmental Coordination, and Private Property Rights.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[4 Public Facilities.pdf](#)

ATTACHMENTS:

[5 Conservation.pdf](#)

ATTACHMENTS:

[6 Rec & Open Space.pdf](#)

ATTACHMENTS:

[7 Capital Improvements.pdf](#)

ATTACHMENTS:

[8 Intergovernmental Coordination.pdf](#)

ATTACHMENTS:

[9 Public Schools Facilities.pdf](#)

ATTACHMENTS:

[10 Private Property Rights.pdf](#)

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 COMMUNITY OF ARTS AND CULTURE

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 AND PUBLIC FACILITY COORDINATION. Achieve internal consistency in the Comprehensive Plan by managing land use so that new development and redevelopment are permitted only if the necessary public facilities are provided concurrently with the impacts of the development.

Policy 4-1.2.1: Compliance with Concurrency Requirements The City shall ensure that all development shall be in compliance with applicable state and City concurrency laws.

Policy 4-1.2.2: Coordinate Development Timing with Infrastructure Funding & 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 4-2.1.54: 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 4-2.1.65: Sewer System Improvements & CIP Implement sanitary sewer system maintenance and improvement projects in accordance with the Capital Improvements Program (CIP).

Policy 4-2.1.76: 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 4-2.1.87: 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 ~~no later than as a condition of the~~ 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 4-2.1.98: 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 4-2.1.109: 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 4-2.1.110: 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 4-2.1.121: Prohibit Mounded Drain Fields Within the City limits, the City shall prohibit the use of mounded or elevated septic tank drain fields.

Policy 4-2.1.132: 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 203327.

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 4-5.1.76: 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 4-5.1.87: 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 4-5.1.98: Implementation of City Water Supply Facilities Work Plan The City of Winter Park Water Supply Facilities Work Plan as submitted by the City

and approved by the St. Johns River Water Management District in ~~November~~~~October~~ 20~~20~~~~05~~ for the time period of 20~~20~~~~05~~ through 20~~40~~~~15~~ is hereby adopted by reference.

Policy 4-5.1.109: 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 Supply Planning Initiative In an effort to cooperatively work with local governments and the SJRWMD in a planning process to find and prioritize regional water supply solutions, the City will continue participation in this intergovernmental involvement program sponsored by the SJRWMD.

Policy 4-5.2.3: Promote Low Water Use Landscaping & 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 Priority Water Resource Caution Area (PWRCA) The City shall cooperate with the SJRWMD regarding regional water management activities and programs to use alternative sources for water supply to promote reduced future reliance on groundwater aquifers.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

GOAL 4-6: GROUNDWATER AQUIFER RECHARGE & 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~~26~~. Undergrounding completion is defined as all primary and secondary overhead lines, ~~where secondary lines do not include service lines to residential and commercial properties.~~

Policy 4.7.1.6: Trees & 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.

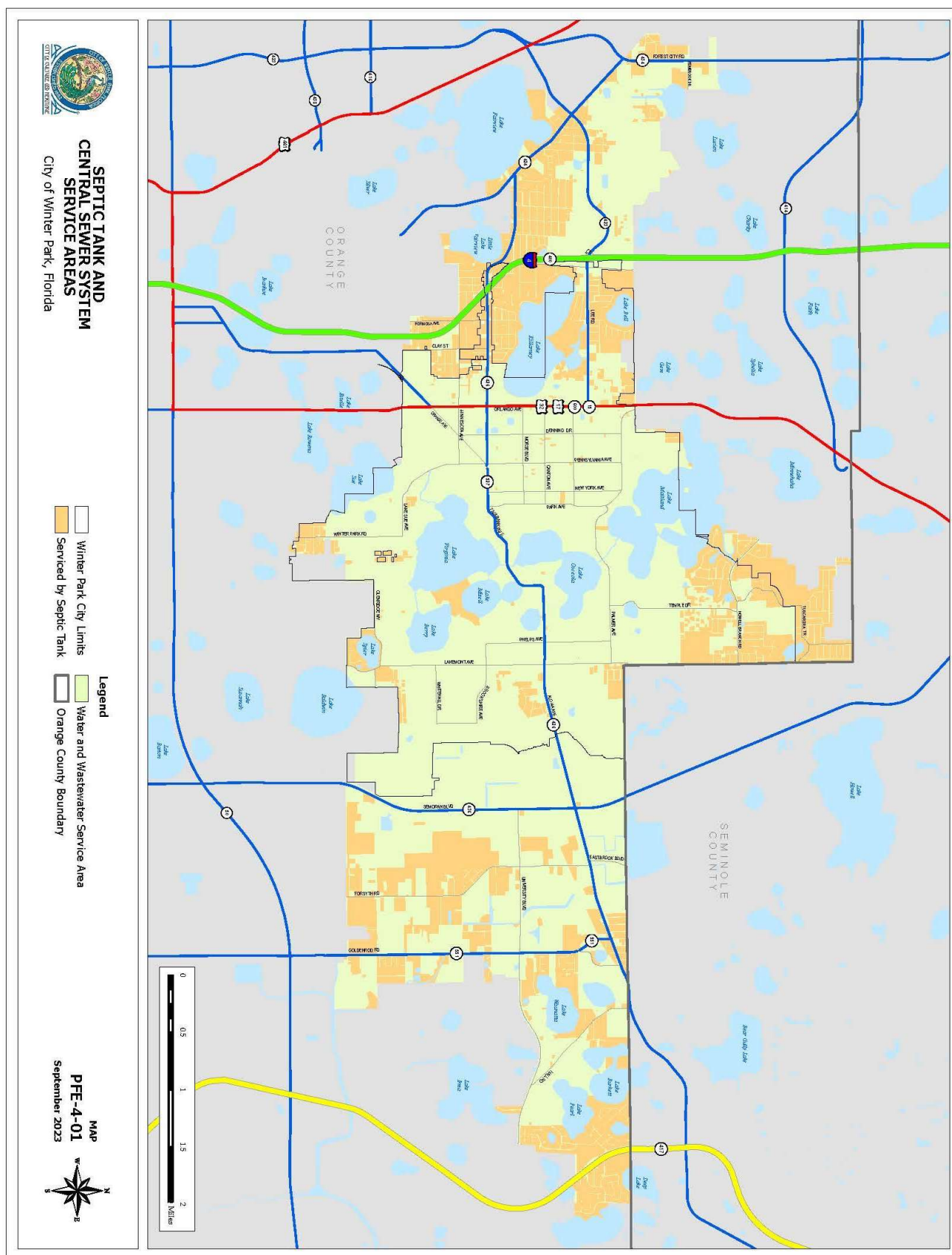
Policy 4.7.1.13: Expand Electric Service Area Boundaries The City shall explore options to expand the electric service area to the areas within the City that are not currently serviced by the City of Winter Park for electric utilities.

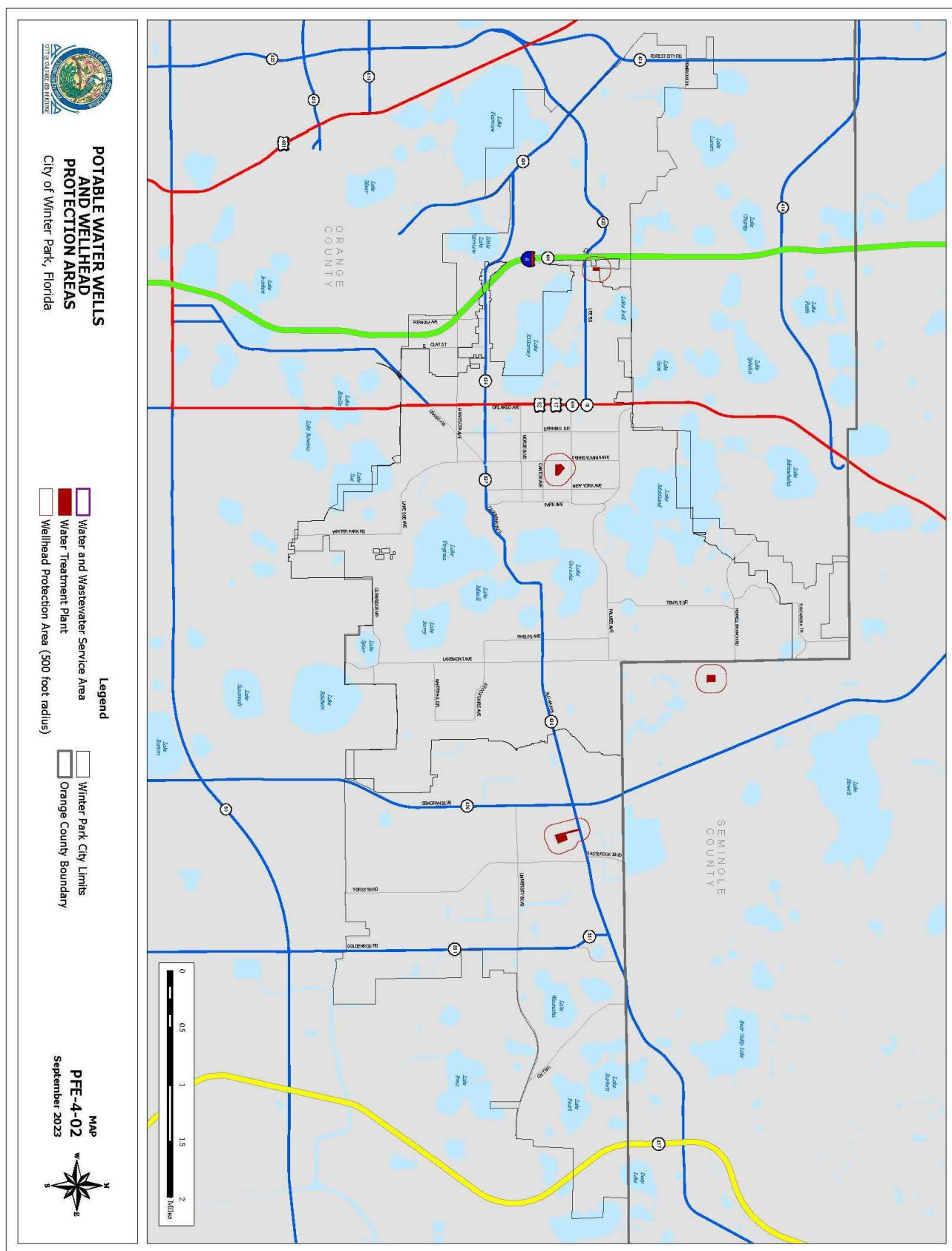
Policy 4.7.1.14: Partnership & Governmental Coordination The City shall explore opportunities to partner with public or private entities for the purpose of leveraging grant dollars for completing electric utility projects.

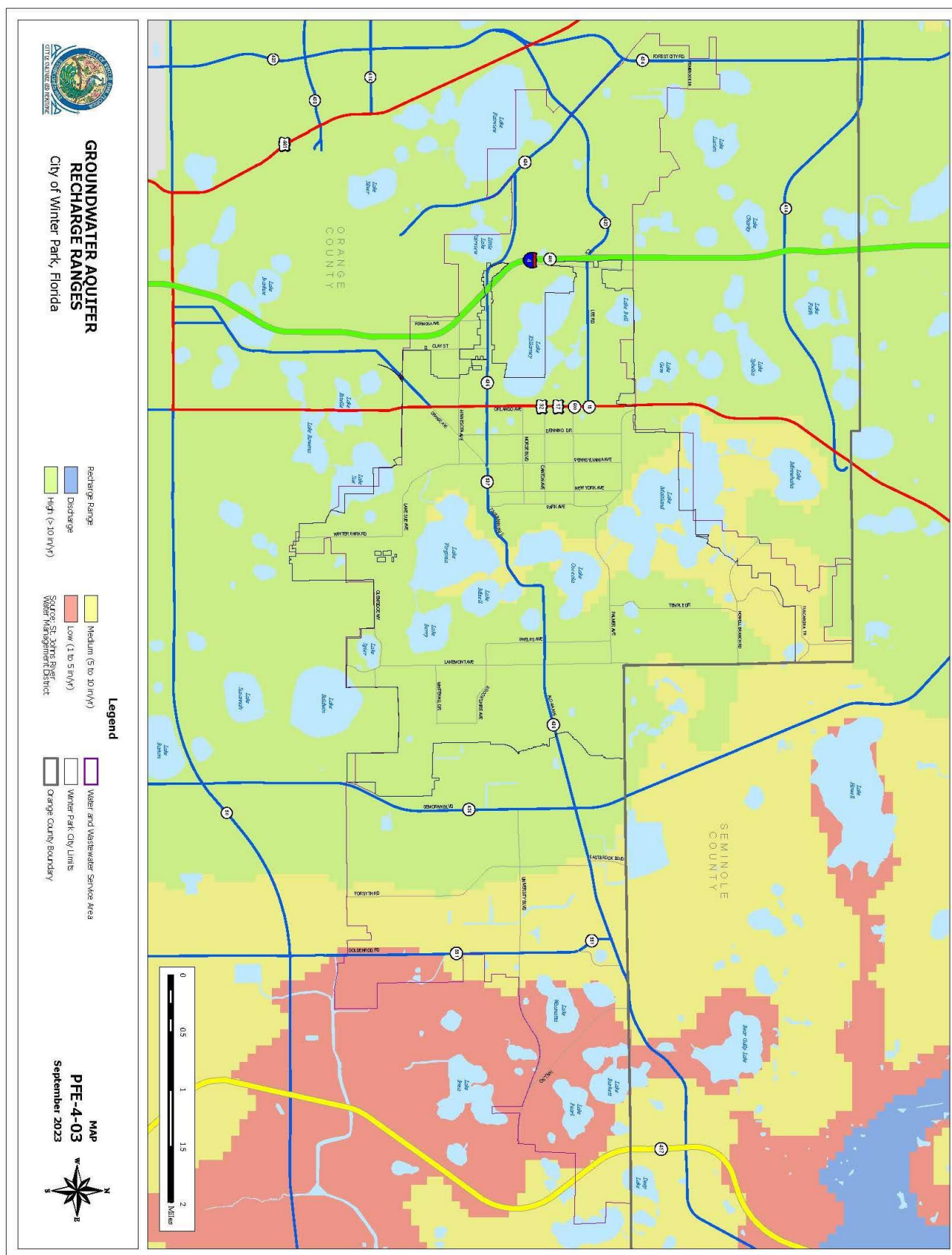
PUBLIC FACILITIES MAP SERIES

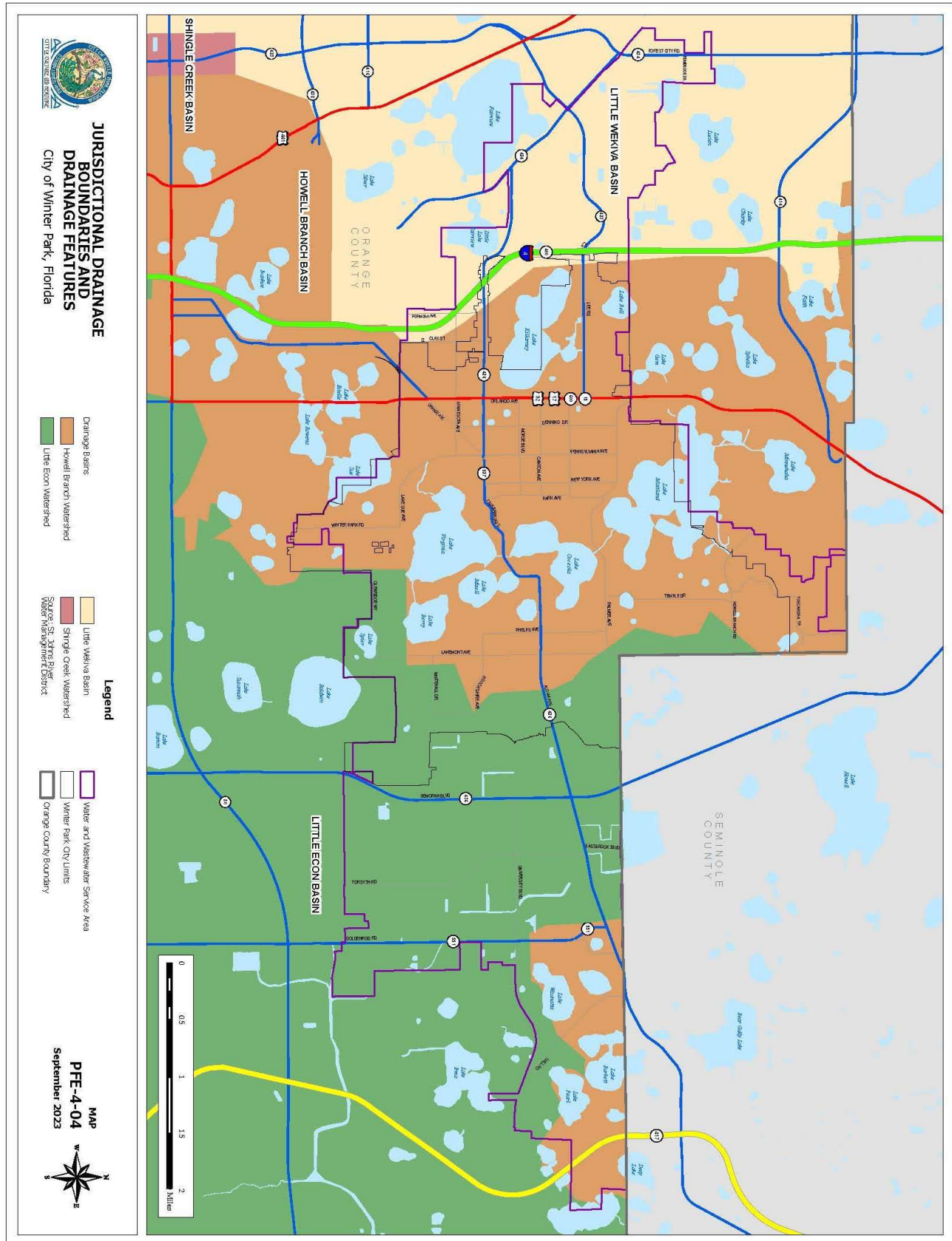
- PFE-4-01:** Septic Tank and Central Sewer System Service Areas
- PFE-4-02:** Potable Water Wells & Wellhead Protection Areas
- PFE-4-03:** Groundwater Aquifer Recharge Ranges
- PFE-4-04:** Jurisdictional Drainage Boundaries and Drainage Features
- PFE-4-05:** Sewage Treatment Facilities and Service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

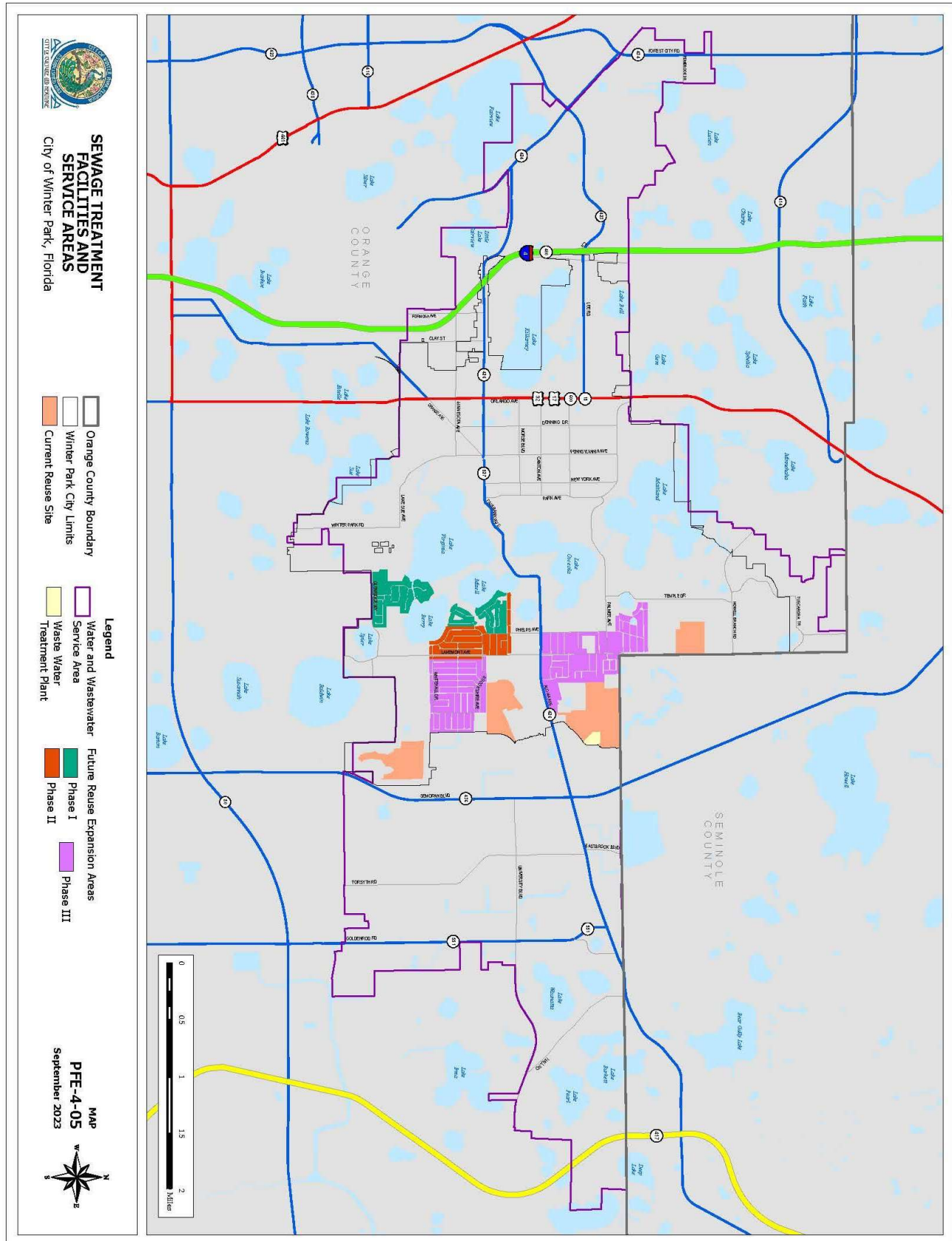
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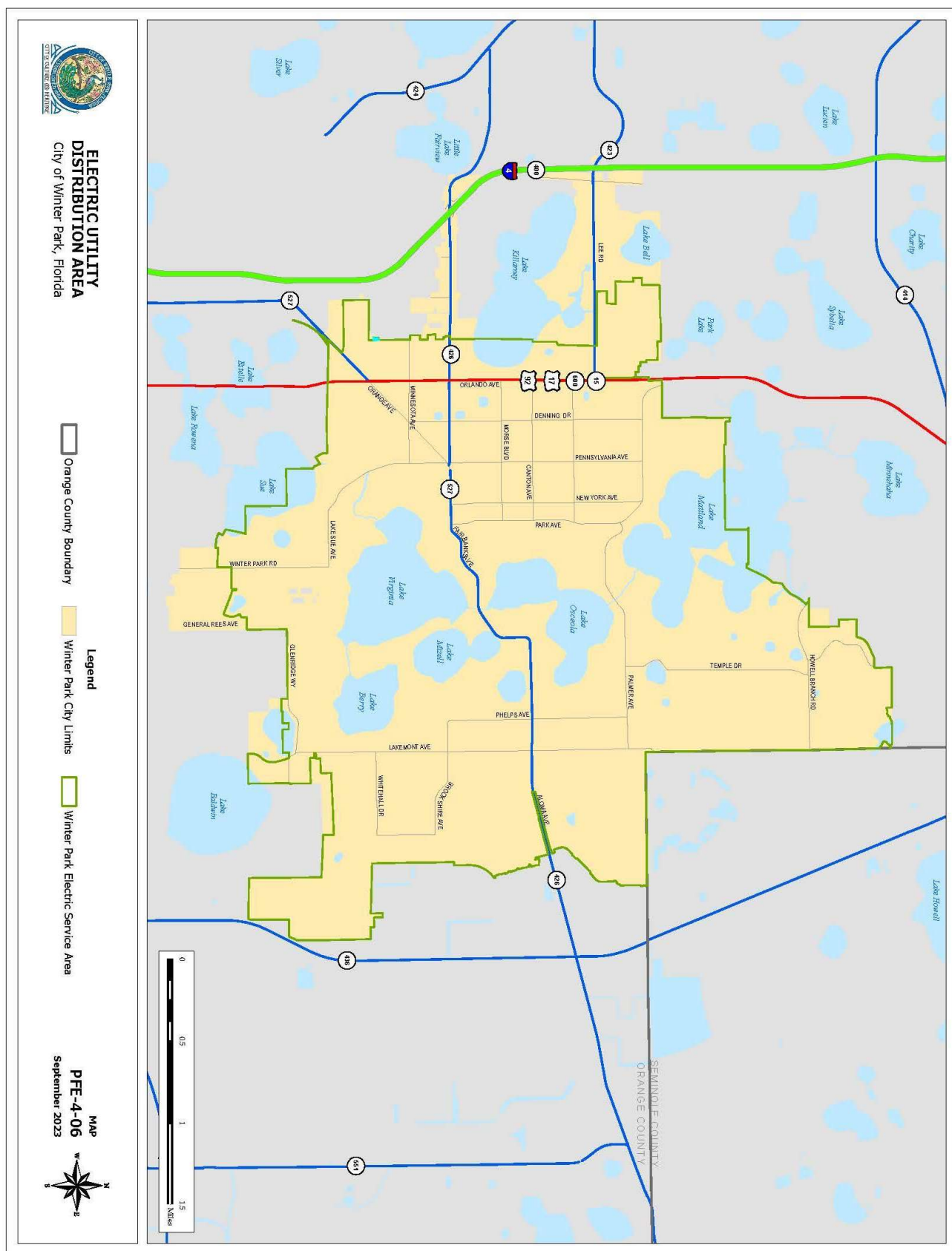












CONSERVATION ELEMENT



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 ~~consider the costs and benefits of 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 WATER-BODIES

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, ~~canal wall replacement~~, retention systems, protection and restoration of replanting native aquatic vegetation, and utilizing technologies such as and stormwater aAlum iInjection 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 ~~investigate alternative~~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 Department of Environmental Protection (FDEP)~~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 water-bodies within the corporate limits of the Winter Park shall be designed with shorelines that are sinuous rather than straight and that create curvilinear shorelines at the water/land interface. The City shall include design criteria and landscape requirements for stormwater retention/detention facilities.

Policy 5-2.1.8: —Regional Surface Water Quality Programs & 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) Surface Water Improvement and Management Plan 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 important 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.
- 1.4. 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: East-Central Florida Water Supply Planning Initiative The City shall continue to participate in workshops and intergovernmental coordination activities conducted as part of the SJRWMD's East-Central Florida Water Supply Planning Initiative, which strives to identify long term solutions to regional

groundwater supply problems and to identify potential alternative water sources other than the Floridan aquifer.

Policy 5-2.2.2: Water Supply Evaluation. Upon the effective date of the City of Winter Park Comprehensive Plan, the City shall not approve an amendment to the Future Land Use Map, a modification of any land use designation resulting in an increase in density or intensity, or a modification to any land use designation that will changes uses and activities allowed therein, unless one of the two following criteria are met:

1. Water supply necessary to service a utility service area must be available under the allocation allowed by a consumptive use permit issued by the SJRWMD. The water supply allocation must be able to meet the water demands anticipated from the utility service area as well as the additional demands generated by development allowed by an amendment to the City of Winter Park Comprehensive Plan. Infrastructure and wells necessary to withdraw water supplies demanded by a utility service area must be in place and approved by FDEP and the SJRWMD.
2. At the time of the issuance of a building permit, the City shall verify with the Water and Wastewater Utility Department that adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy.

Policy 5-2.2.3: Consumptive Use Permit The City shall comply, as required, with the provisions of the consumptive water use permit issued to Winter Park Utilities by the SJRWMD.

Policy 5-2.2.4: Utility Rate Structure The City shall encourage and foster water conservation through its inverted water utility rates. The City shall periodically evaluate the utility service's water rate methods and service to determine if rate adjustments are necessary to discourage overuse.

Policy 5-2.2.5: Public Education The City shall support public awareness of water conservation needs through informative and education material made available to residents and business through mediums such as notices included with water bills and postings on the City's web site. The City shall also cooperate with the SJRWMD to regarding its public education programs that promote water conservation.

Policy 5-2.2.6: Water Restriction Notices The City shall utilize utility bills, the City's newsletter, or its web site to facilitate public education addressing methods to achieve compliance within any restrictions on water usage and lawn irrigation imposed by the St. Johns River Water Management District.

Policy 5-2.2.7: Wellhead Protection Activities that may potentially threaten groundwater quality shall be located away from potable water wellheads. The City shall protect subsurface aquifer water sources and thereby conserve the source of

the City's future potable water by prohibiting uses such as the storage or disposal of hazardous materials, new underground storage tanks and new septic tanks within a 500 foot radius surrounding wellfields. Wellhead protection standards shall be consistent with any standards imposed by the SJRWMD or the FDEP.

Policy 5-2.2.8: Wellfield Protection Areas The City shall ensure the protection of potable water supply by prohibiting uses such as the storage or disposal of hazardous materials, new underground storage tanks and new septic tanks or have the potential to harm the water supply in accordance with Chapters 62-521 and 62-555, F.A.C. within a 500 foot radius surrounding wellfields. The area enclosed within a 500 foot radial distance surrounding the well is designated as a wellfield protection area.

Policy 5-2.2.9: Drought Tolerant Landscaping Landscape standards shall continue to include requirements to encourage the use of low-water tolerant plant species as well as the installation of rain or moisture monitor devices for irrigation systems.

Policy 5-2.2.10: Incentives for Use of Low Water-Tolerant Landscaping The City shall allow the elimination of a required irrigation system when a landscape plan is approved by the Parks Department that includes the use of native plants and other vegetation which will survive without irrigation, while still achieving the landscape buffering.

Policy 5-2.2.11: Water-Saving Fixtures 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 Planning and Zoning Board 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, and 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 Dedications Where park and open space dedications required of new development are placed on-site, they shall be placed in areas that provide the greatest protection to and preserve the most environmentally important and sensitive.

Policy 5-2.6.5: Use of Native Plants for Landscaping Landscape plans and plant materials required of new development shall promote the use of native plant species and avoid the planting of exotic plants known to create nuisances.

Policy 5-2.6.6: Restoration of Buffer Strips Along Shorelines Shoreline landowners shall be encouraged to replace shorelines landscaped in turf grass with buffer strips of native vegetation at least ten feet in width.

OBJECTIVE 5-2.7: Trees & Treescape Conservation and Protection The City shall maintain, manage, conserve, and foster the extensive tree inventory and tree canopy within the City through the Forestry Management Plan.

Policy 5-2.7.1: Tree Planting Program The City shall maintain, manage, conserve and foster the extensive tree inventory and canopy within Winter Park by continuing an urban forestry program that includes tree planting, and tree maintenance along City right-of-ways and on City owned property, develop and implement educational programs to assist homeowners with the maintenance and care of trees, and the administration of a tree inventory, keeping record of the location and status of trees within public lands and along public right-of-ways. A

comprehensive approach to the management of streetscape trees shall include the following:

1. Establish an accurate information database on the existing street tree inventory on a block-by-block basis;
2. Project the useful life expectancy of street trees in order to assess the replacement cost and other implementation requirements. The objective of the data is to assess the likely impact on individual streets when existing street trees die as well as to assess and quantify the requirements for replacement on a block-by-block basis for each fiscal year;
3. As a result of developing accurate forecasts and the costs of the replanting requirements, the City shall develop a funding plan to implement a streetscape tree protection and reforestation program.

Policy 5-2.7.2: Tree Protection from Development Activities The City shall protect and conserve specimen and other significant trees from destruction by development activities 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 ~~the an annual~~ Sp special cCollection dayFacility 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 ~~o~~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.

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

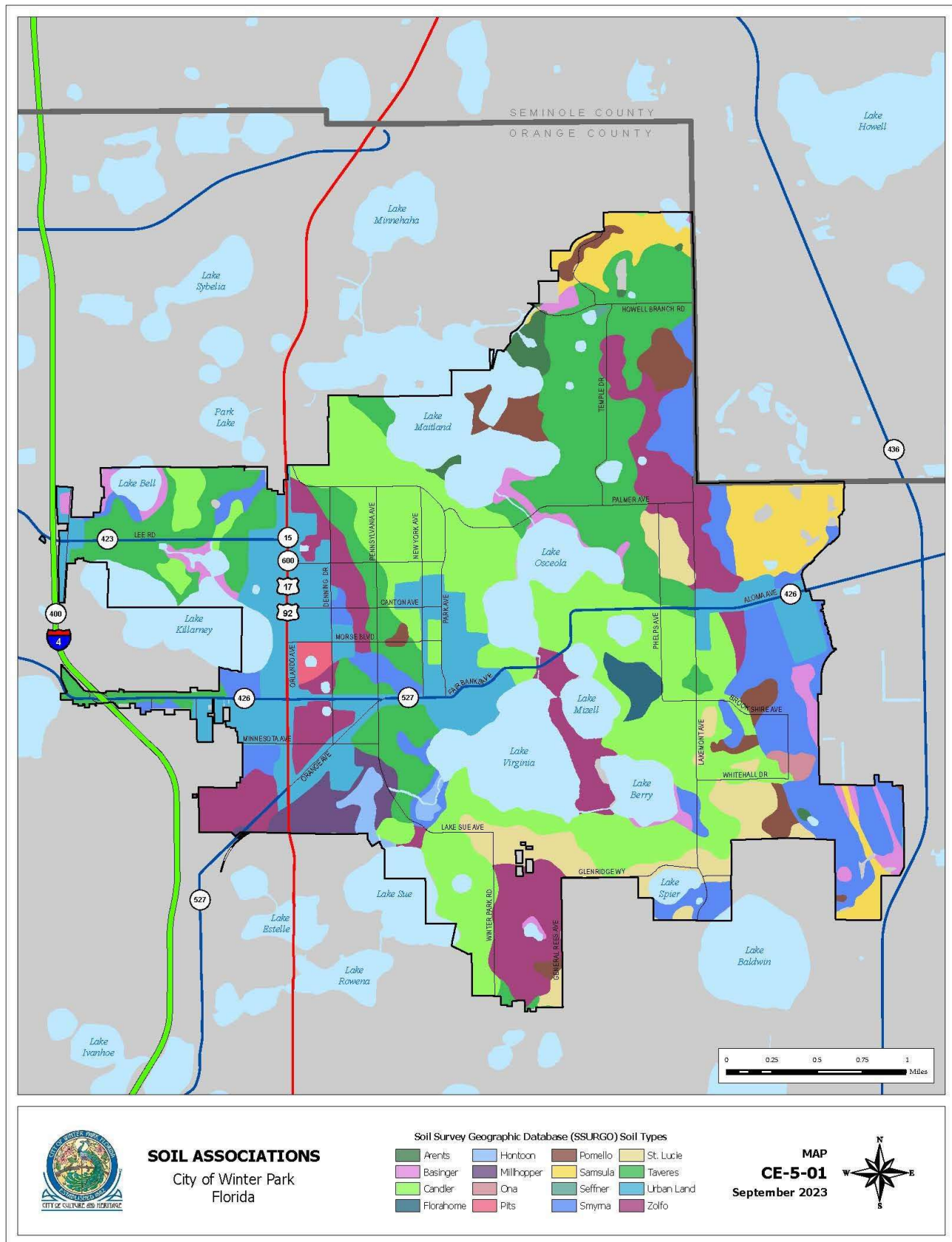
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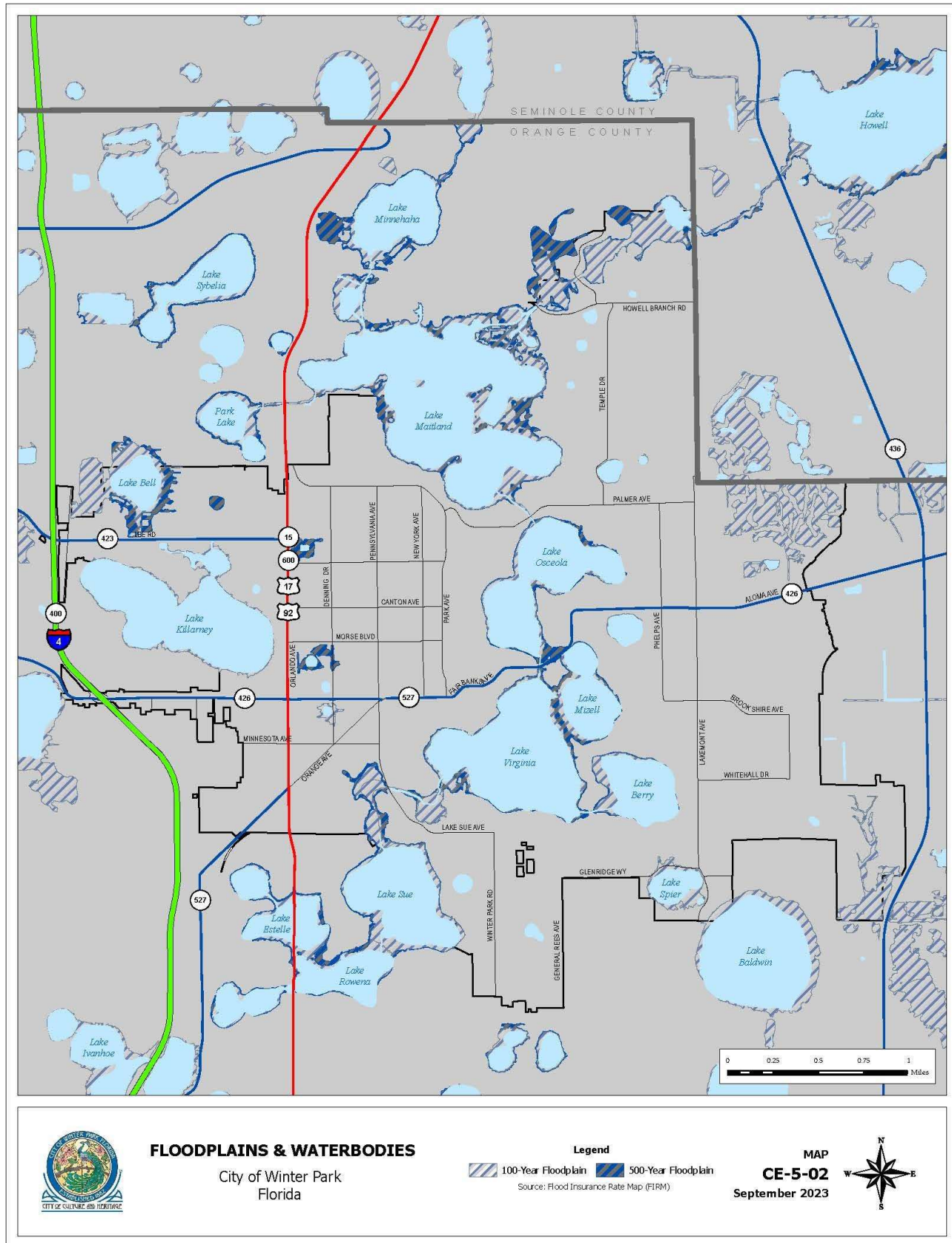
CE-5-012: Soil Associations

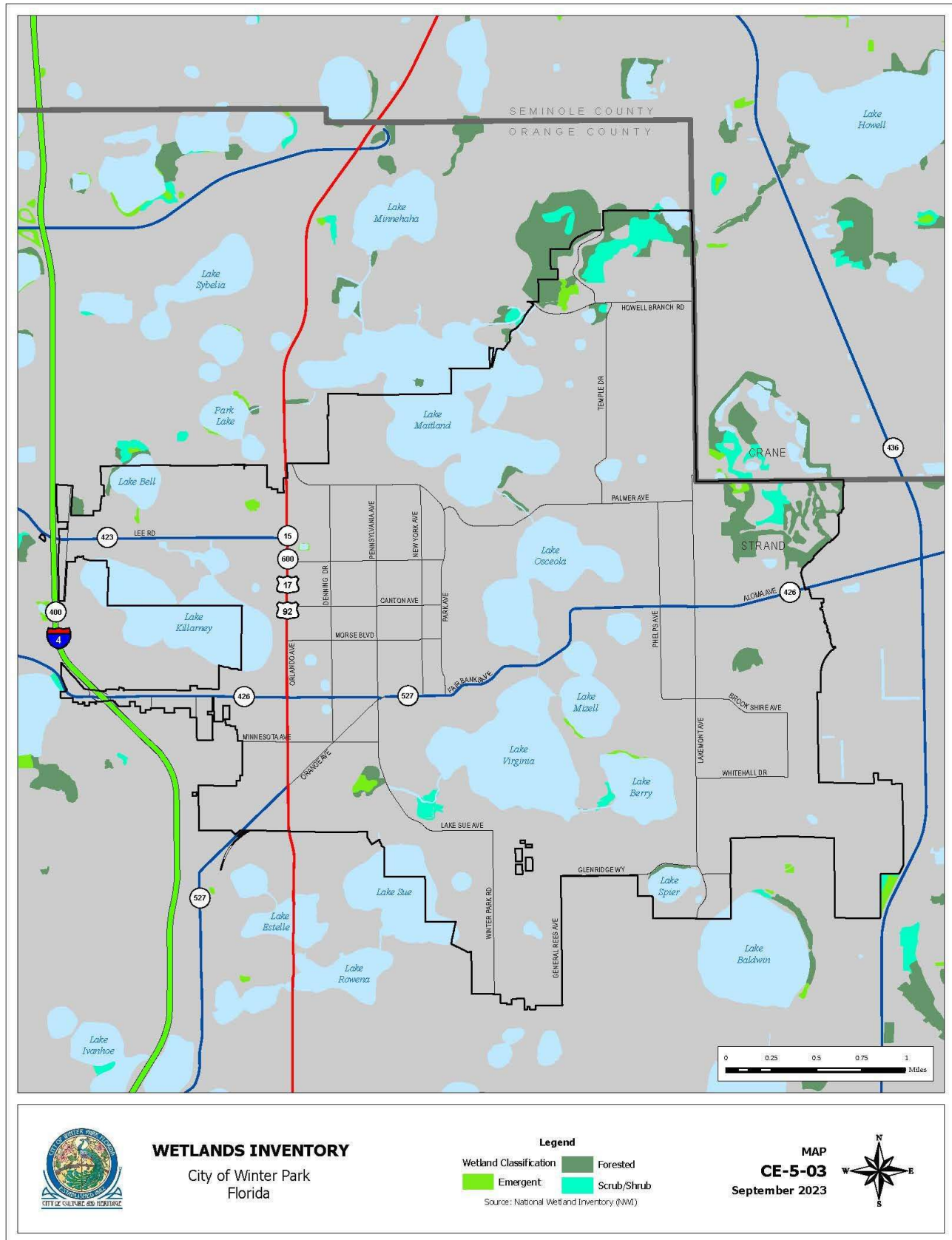
CE-5-023: Floodplains & Water Bodies

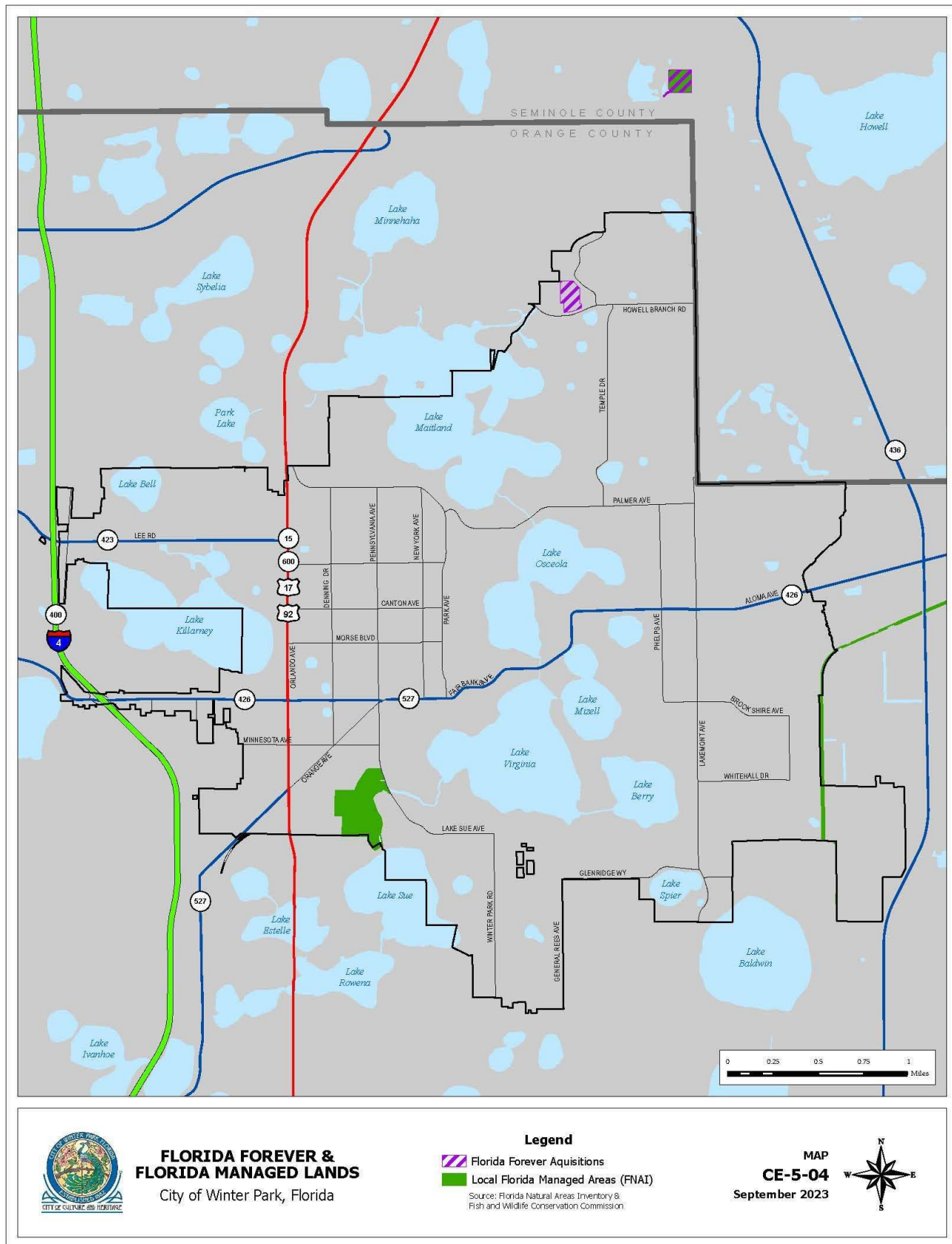
CE-5-034: Wetlands Inventory

CE-5-045: ~~Potential Wildlife Habitat & Listed Species Observations~~ [Florida Forever & Florida Managed Lands](#)











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 OPEN SPACE

By preserving, maintaining and enhancing a quality system of parks, open space and recreational facilities which satisfy the needs of the current and future residents of Winter Park.

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

Policy 6-1.1.1: Provide Minimum Level of Service of 10 Acres of Parkland per 1,000 Residents Except within Ravaudage, the City shall provide a minimum of ten (10) acres of publicly owned parkland and conservation lands for each one thousand (1,000) residents. For the purpose of calculating this level of service, 'open space' shall be defined as publicly-owned passive or active recreational land and land left in its natural state for conservation purposes. Specifically excluded are the water area of city lakes, except for Lakes Chelton, Knowles, Midget, Wilbar, and Mendsen within Martin Luther King, Jr. Park, private garden areas or plazas in high-density or mixed-use developments and roadway landscaped median areas except those within the for Kings Way and Reading Way median rights of way, Park Grove triangle, AJ Hanna Park, Sunset/Chestnut triangle, Golfview median, Lasbury/Maiden triangle, and Pulsifer Park triangle.

Policy 6-1.1.2: Commitment to Public Park Land The City shall meet and maintain the park land acreage level of service standards set in this plan.

Policy 6-1.1.3: Potential Park Funding Mechanisms Methods such as park dedications, impact fees, developer contribution, density transfers, homeowner's association provisions, and general fund allocations, where appropriate, shall be used to assist the City in acquiring park land and developing recreational facilities. This includes bonds, grants and loans.

Policy 6-1.1.4: Ravaudage Planned Development The Ravaudage Planned Development shall utilize a level of service standard of two and one-half (2½) acres of public or private parkland and recreation amenity space per one thousand (1,000 residents) based on Orange County's park land level of service standard as approved in the Annexation Agreement with the City of Winter Park. The resident population within Ravaudage shall be separate and not counted toward the overall City park level of service standard. 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 ~~fiveten~~ (510%) 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, Aa 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.

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.

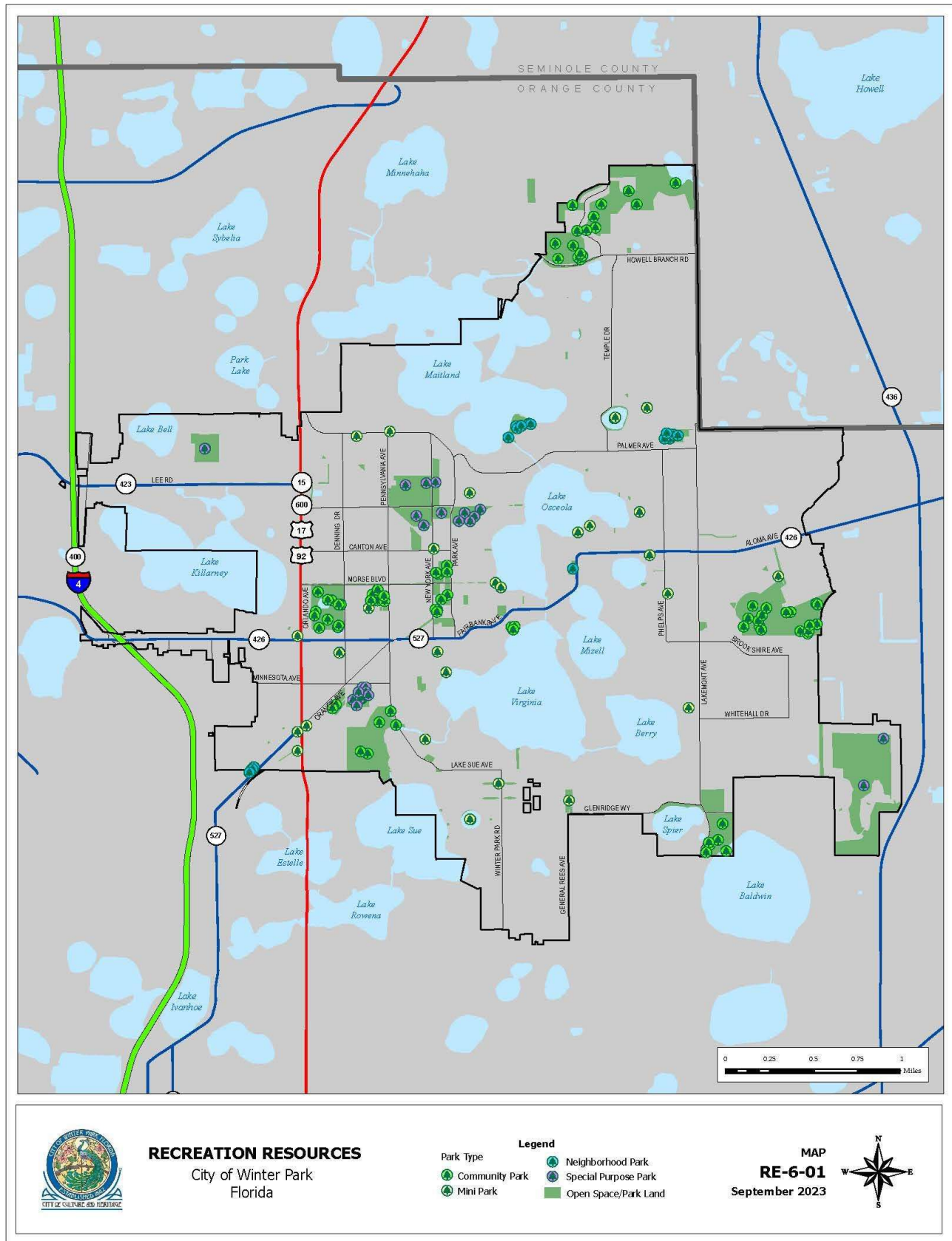
Policy 6-3.4.5: Bicycle Parking Facilities at Parks All neighborhood, community, special purpose parks shall provide bicycle racks or similar parking facilities. Bicycle parking facilities shall be conveniently located within parks and placed at visible locations.

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.

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

Description	Funding Source	Estimated 5 Yr. Cost	Schedule of Planned CIP Expenditures					Other Long-term Needs
			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	350,000
	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	-	-	-	-	-	-	2,820,000
Stormwater Capital Projects	General Obligation Bonds - Subject to Referendum	-	-	-	-	-	-	2,500,000
	Stormwater Utility Fees	3,500,000	700,000	700,000	700,000	700,000	700,000	-
Water and Sewer Fund	Tax Increment Financing	25,241,993	3,721,765	2,840,000	7,140,000	4,400,228	7,140,000	-
	Water & Sewer Fees	11,200,385	2,327,308	2,320,000	2,289,615	2,109,615	2,153,846	9,100,000
	Sewer Impact Fees	1,900,000	500,000	500,000	300,000	300,000	300,000	1,100,000
	Water Impact Fees	1,500,000	300,000	300,000	300,000	300,000	300,000	1,100,000
	Water & Sewer Reserves	7,744,467	2,396,717	3,948,500	915,000	484,250	-	4,550,000
Electric Services Fund	Electric Service Fees	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					Other Long-term Needs
			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 Utility Fees	-	-	-	-	-	-	-
Community Redevelopment Agency	Tax Increment Financing	-	-	-	-	-	-	-
	Water & Sewer Fees	-	-	-	-	-	-	-
Water and Sewer Fund	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 5 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		
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	125,000	
Parks		Tower Rental Revenues	375,000	75,000	75,000	75,000	75,000	75,000	
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
Fire	Station 62 Improvement	General Fund Reserves	-						2,500,000
		Grants/Fund Raising	-						2,500,000
Police	Police Safety & Equipment Fund	General Fund	850,000	170,000	170,000	170,000	170,000	170,000	on-going
Parks	Mead Garden Master Plan Renovation	General Fund	585,000	145,000	265,000			175,000	
		Grants/Fund Raising	-						320,000
Parks	Lake Baldwin Park Improvements	General Fund	-						350,000
General	Renovation of City Hall	General Obligation Bonds -							2,000,000
		Subject to Referendum	-						
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	350,000
Tower Rental Revenues							
General Fund Reserves	375,000	75,000	75,000	75,000	75,000	75,000	-
Police Forfeiture Funds	-	-	-	-	-	-	2,500,000
Cemetery Trust Fund	-	-	-	-	-	-	-
Grants/Fund Raising	600,000	600,000	-	-	-	-	-
General Obligation Bonds - Subject to Referendum	-	-	-	-	-	-	2,820,000
							2,000,000
Totals	18,865,805	4,537,403	3,518,825	3,576,190	3,584,526	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's 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 Fawcett 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:

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Stormwater Fees	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><u>\$ 700,000</u></u>		<u><u>\$ -</u></u>

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

Current Adopted CIP

Department	Description	Funding Source	Estimated 5 Yr. Cost	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
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					7,000,000
CRA	17-92 / PD&E Streetscape	TIF	5,185,228		1,000,000	2,000,000	2,185,228	
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				<u>\$3,721,765</u>		<u>-</u>

**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	1,700,000	300,000	350,000	350,000	350,000	350,000	
Water and Sewer	Rehabilitation of sanitary manholes to restore their structural integrity	Sewer Impact Fees	1,700,000	500,000	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	450,000		100,000	100,000	125,000	125,000	
Water and Sewer	Upgrade water mains - Replacement of sub-standard water mains throughout the water distribution system.	Water and Sewer Fees	1,250,000		300,000	300,000	325,000	325,000	
Water and Sewer	Lift Station Upgrades	Water Impact Fees	1,500,000	300,000	300,000	300,000	300,000	300,000	
Water and Sewer	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Water and Sewer Reserves	4,000,000	1,000,000	750,000	750,000	750,000	750,000	
Water and Sewer	Richard Crotty Parkway Utility Upgrade	Water and Sewer Reserves	1,500,000	300,000	300,000	300,000	300,000	300,000	
Water and Sewer	Kennedy Blvd Road Widening Force Main Upgrade	Water and Sewer Reserves	6,829,467	2,396,717	3,948,500		484,250		
Water and Sewer	Water Treatment Plant Renewal and Replacement	Sewer Impact Fees	915,000			915,000			
Water and Sewer	Winter Park Estates Water and Wastewater plant	Water and Sewer Fees	200,000		200,000				
Water and Sewer	Information Technology Infrastructure Upgrades (50% General Fund, 25% Water and Sewer Fund and 25% Electric Services Fund).	Water and Sewer Fees	580,000	285,000	295,000				
ITS		Water and Sewer Fees	330,000	100,000		230,000			
		Water and Sewer Fees	600,000	100,000	100,000	125,000	125,000	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 Sewer Impact Fees	-						1,550,000
Water and Sewer	Ground Storage Tank Expansion	Water Impact Fees	-						1,100,000
Water and Sewer		Water and Sewer Fees	-						6,100,000
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				* 5,181,717		-

*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	125,000	125,000	150,000
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
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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	Project Description	Primary Funding Source	Capital Funding Amount	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		\$ -

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



INTERGOVERNMENTAL COORDINATION 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 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 (ECFRPC). 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 District Water Supply Plan.

In addition, the City will participate in the development of updates to the SJRWMD's District 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 adopted and incorporated into the Public Facilities Element.

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 adopted and incorporated into the Public Facilities Element.

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, ~~Amended~~ 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 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 9-1.1.3: 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.



Planning & Zoning Board

agenda item

item type Discussion Item(s)	meeting date August 22, 2023
prepared by Allison McGillis	approved by
board approval Completed	
strategic objective	

subject

Discussion on West Fairbanks Area: Existing Conditions, Surrounding Area Entitlements, and Best Practices for Redevelopment

motion / recommendation

background

City staff has been working with Inspire Placemaking Collective to analyze the West Fairbanks corridor in order to come up with new Future Land Use policies to incentivize redevelopment in the area as part of the Comprehensive Plan update. Attached are two reports (1) Existing Conditions, which also analyzes the corridor and the surrounding jurisdiction's entitlements compared to Winter Park, and (2) Best Practices for Redevelopment, which evaluates what other jurisdictions have done to guide and incentivize redevelopment in areas similar to West Fairbanks. The consultant will make a presentation on these reports and get feedback from the Planning & Zoning Board to move forward with the creation of new Future Land Use policies as part of the Comprehensive Plan update. The proposed policies will be discussed at future P&Z Board work sessions.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[West_Fairbanks_Existing_Conditions_08162023.pdf](#)

ATTACHMENTS:

[West_Fairbanks_Best_Practices_080423.pdf](#)

TO: Allison McGillis, AICP, Winter Park Planning & Zoning Assistant Director

FROM: Eric Raasch, AICP, Inspire Project Manager

CC: Jeffrey Briggs; Nicholas Lewis; John Harbilas, AICP; Corrina Lundgren; Pat Tyjeski, AICP; Chris Dougherty, AICP; Yesenia Castaneda; Gabriela Castro, AICP

DATE: August 16, 2023

SUBJECT: West Fairbanks Study: Existing Conditions

INTRODUCTION

The West Fairbanks study area is generally located south of West Fairbanks Avenue, east of Interstate 4 (I-4), west of Nicolet Avenue, and north of Minnesota Avenue and Oglesby Avenue. The Fairbanks corridor acts as a gateway from I-4 into the traditional core of Winter Park, which is located less than two miles to the east. The Study Area is approximately 66.8 acres in size (including right-of-way) and has split jurisdiction between the City of Winter Park and unincorporated Orange County. The Study Area is currently developed with a mix of industrial, office, commercial, and single-family uses. While the City of Winter Park has planned for this area in the past (Planning Area L: West Fairbanks Avenue within the City's Comprehensive Plan), there have been similar planning efforts by both Orange County and the City of Orlando. The City of Winter Park desires to re-evaluate this area and update its policies to guide future redevelopment.

JURISDICTIONS

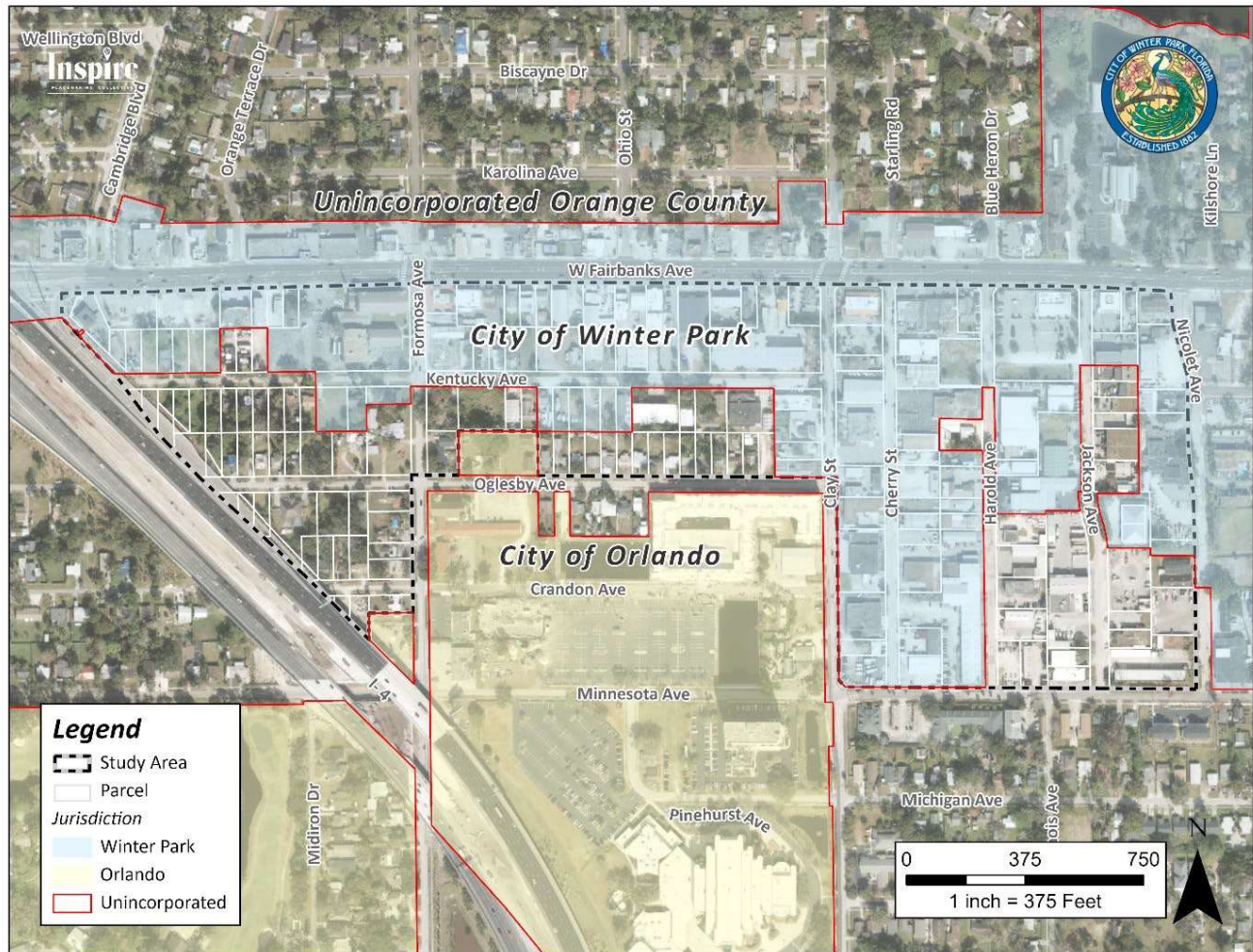
As shown on **Exhibit 1**, approximately 37.04 acres within the study area are within the City of Winter Park and the remaining 22.05 acres are located in the unincorporated area of Orange County. Additionally, there are approximately 7.71 acres of right-of-way, which contribute to the total size of 66.8 acres.

The City of Orlando has annexed property adjacent to the southern boundary of the Study Area. They also adopted Subarea Policy S.2.5 for the Calvary Orlando property, which allows for entitlements of up to 4,017 seats of religious uses; 156 units of senior housing; a 350-student school; 532 multifamily residential units; and other uses allowed by the Neighborhood Activity Center (N-AC) Future Land Use Map category (as well as hotel) up to a maximum number of peak hour trips. The religious uses, senior housing, and school were existing at the time of adoption and the multifamily residential was recently constructed on the north and south portion of the Subarea. On the south, the Berkshire at Winter Park multifamily project was completed in 2020 and includes 310 multifamily units. On the north, the Seven41 Winter Park (in Orlando) project was completed in 2021 and includes 222 multifamily units. The multifamily allocation within the City of Orlando's Calvary Orlando Subarea is currently built out.

Orange County has also planned for the Study Area through its adopted 2030 Comprehensive Plan and continues to plan for the area under the proposed Vision2050 Comprehensive Plan. As shown on the

jurisdictional map, the County still retains jurisdiction over several of the 50-foot wide platted lots south of the property that fronts on West Fairbanks Avenue and a number of the industrial and quasi-industrial properties located on the east side of the Study Area. The County's vision for the area includes increased densities and intensities, which are outlined and modeled within the Opportunities and Challenges section of this report.

Exhibit 1: Jurisdictional Map



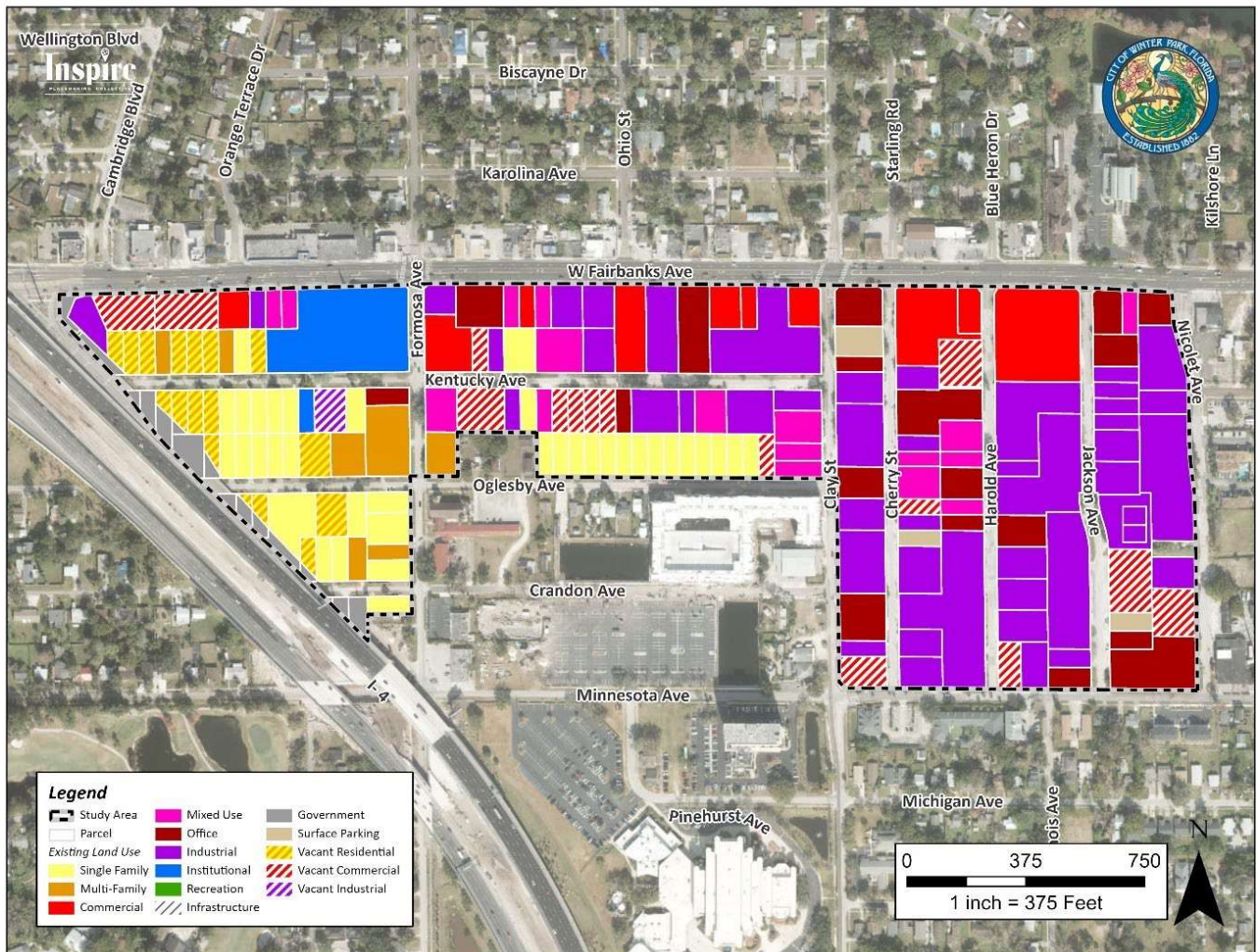
Source(s): Orange County, Orange County Property Appraiser, 2023.

EXISTING LAND USE

As shown on **Exhibit 2**, the primary existing land uses within the Study Area are commercial, industrial, and single-family residential. The commercial uses are generally concentrated along the West Fairbanks corridor and the industrial uses are located south of the corridor extending down to Minnesota Avenue. Additionally, there are single-family residential properties, some of which are vacant, on the west side of the Study Area. This area was originally platted as the Olympia Heights Annex in 1924 (OR Book J, Page 83), prior to the construction of I-4. Interstate 4 was originally completed in 1965 and then expanded to include tolled facilities in 2022. The acquisition of right-of-way for I-4 resulted in the taking of lots within

the Olympia Heights Annex plat and likely impacted the viability of future single-family development due to the proximity to the interstate and interchange.

Exhibit 2: Existing Land Use



Source(s): Orange County, Orange County Property Appraiser, 2023.

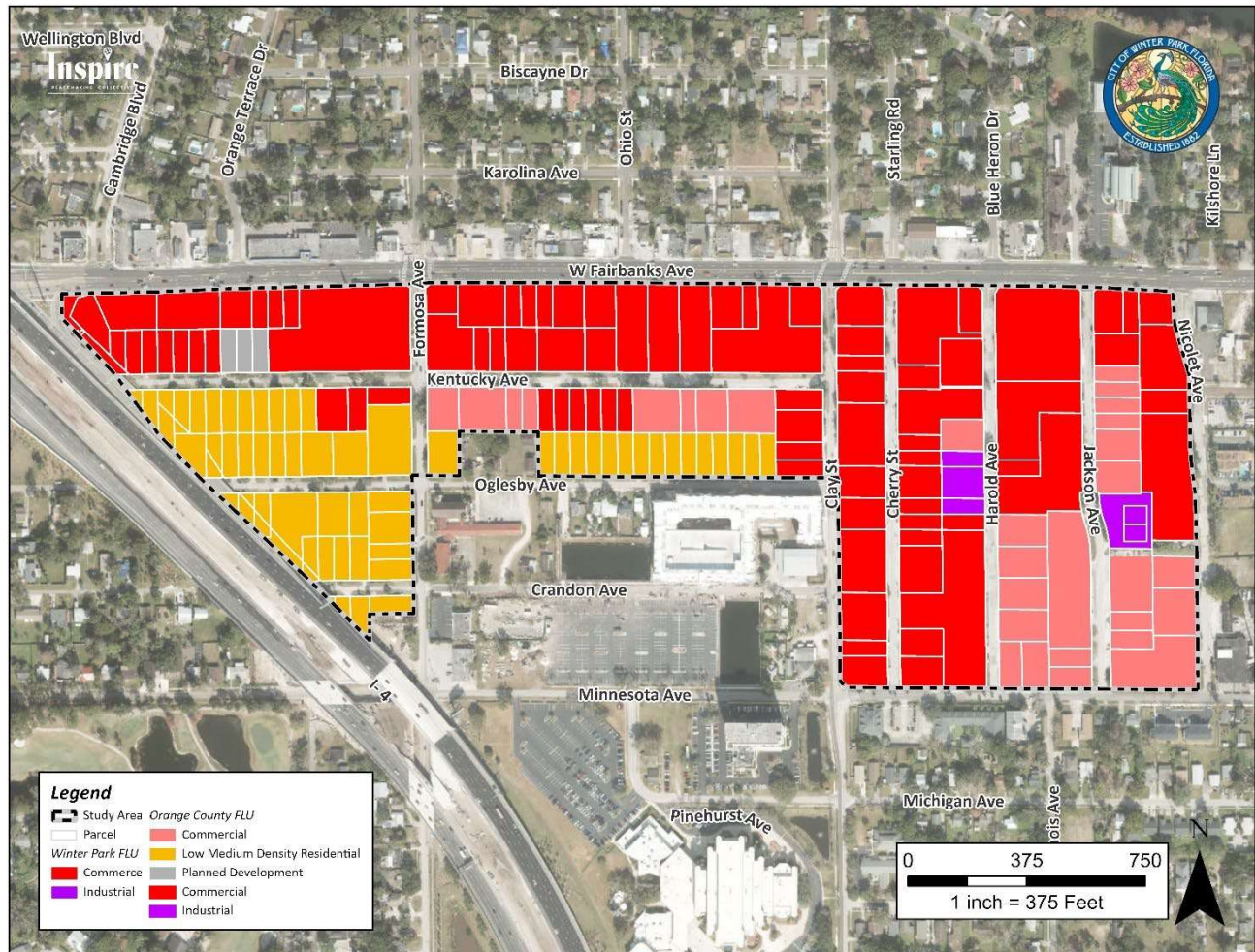
FUTURE LAND USE AND ZONING

As shown on **Exhibit 3**, the Future Land Use (FLU) designations of the Study Area primarily consist of City of Winter Park Commerce (maximum floor area ratio of 0.45) and Orange County Commercial (maximum floor area ratio of 1.5). There are several smaller residential lots on the west side of the Study Area that retain an Orange County Low Medium Density FLU designation that allows for up to ten (10) dwelling units per acre.

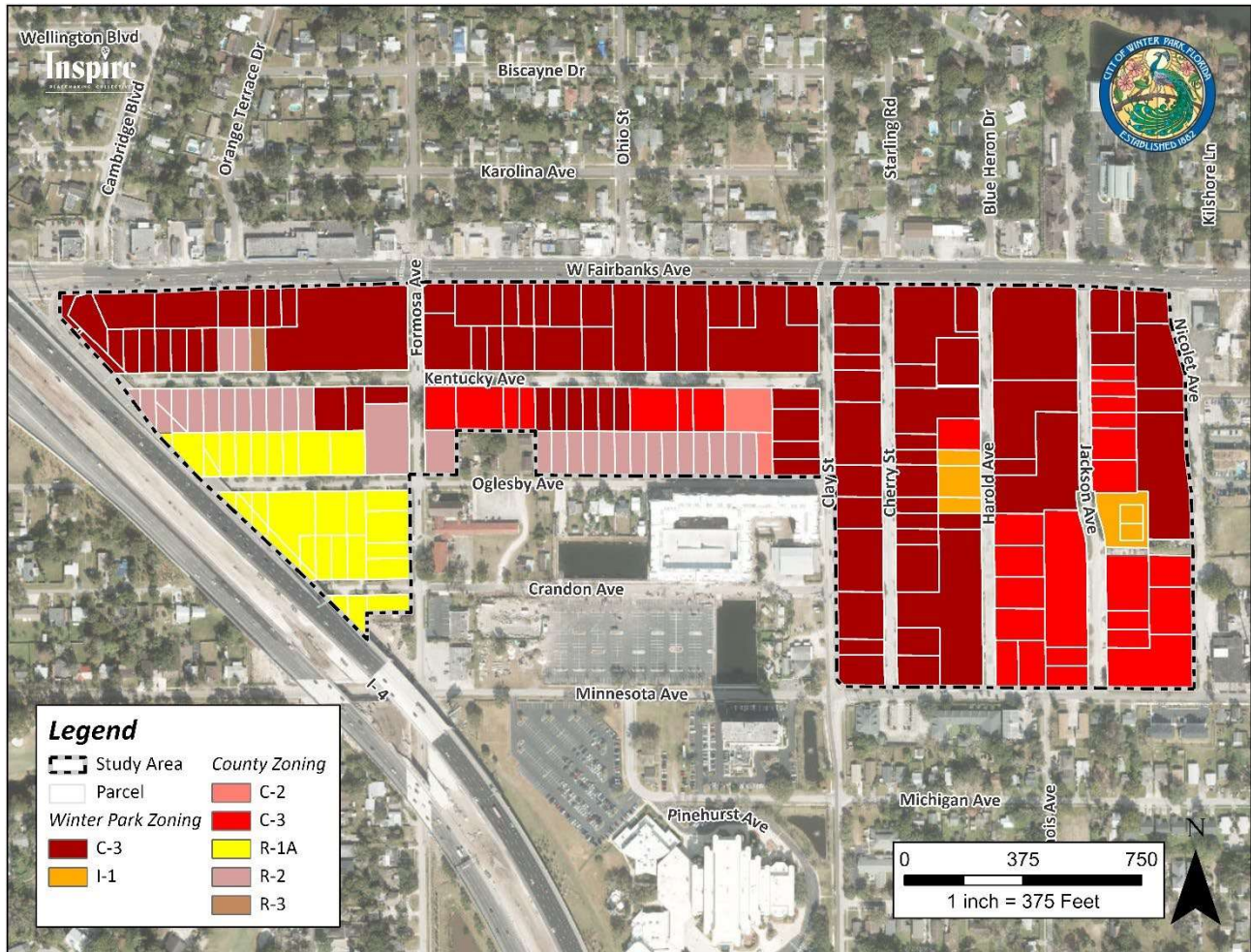
In terms of zoning, the majority of the Study Area is zoned C-3 in both Winter Park and Orange County. The residential area on the west side is zoned Orange County R-2 along Kentucky Avenue and R-1A south of that. The purpose and intent of the Winter Park C-3 district is to provide areas for highway-oriented

commercial development. The purpose and intent of the County C-3 district is to allow more intense commercial activities (quasi-industrial) with uses that are not compatible with residential districts.

Exhibit 3: Future Land Use



Source(s): Orange County, Orange County Property Appraiser, Winter Park, 2023.

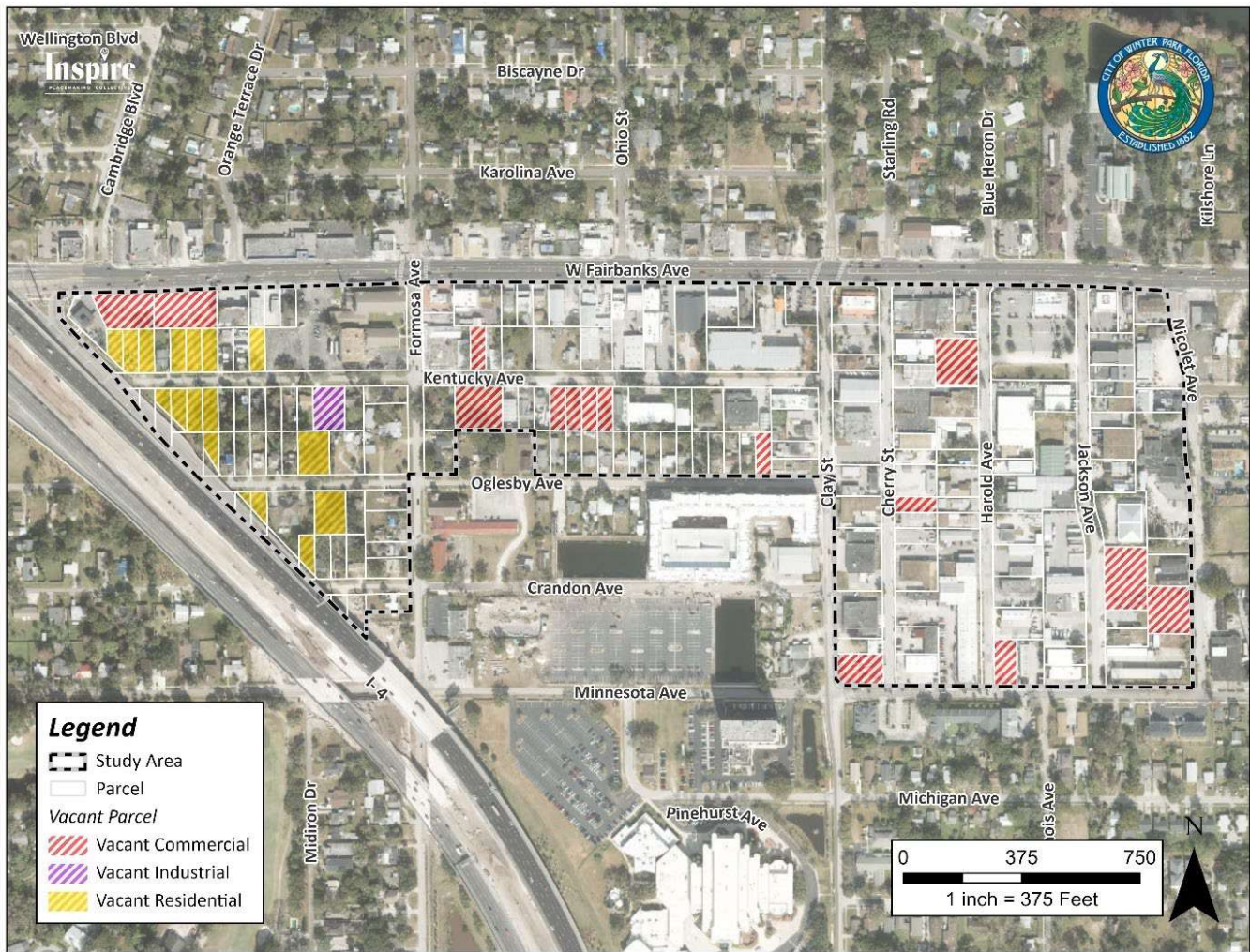
Exhibit 4: Zoning

Source(s): Orange County, Orange County Property Appraiser, Winter Park, 2023.

VACANT AND UNDERUTILIZED PARCELS

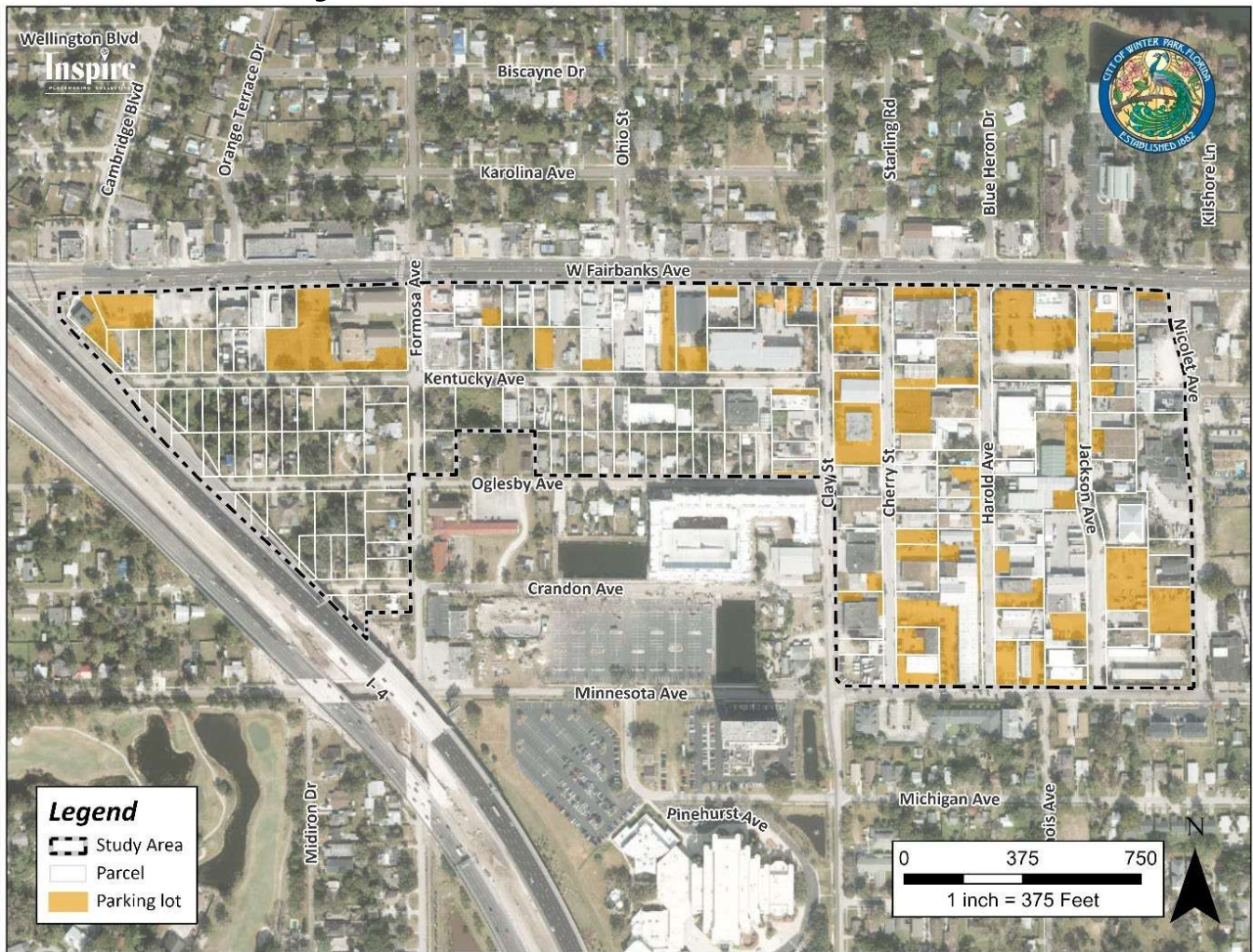
There are thirty-one (31) vacant properties according to property appraiser data within the Study Area boundary, most of which are part of larger property aggregations on the west side, near the West Fairbanks Avenue and I-4 interchange. It is anticipated that these properties will become part of a larger redevelopment project in the future. Additionally, there are many surface parking areas throughout the Study Area that present opportunities for redevelopment. **Exhibit 6** shows the location of the surface parking areas, some of which overlap with the vacant commercial properties shown on **Exhibit 5**. It is worth noting that there is a significant amount of surface parking located in the eastern portion of the Study Area.

Exhibit 5: Vacant Parcels



Source(s): Orange County, Orange County Property Appraiser, 2023.

Exhibit 6: Surface Parking



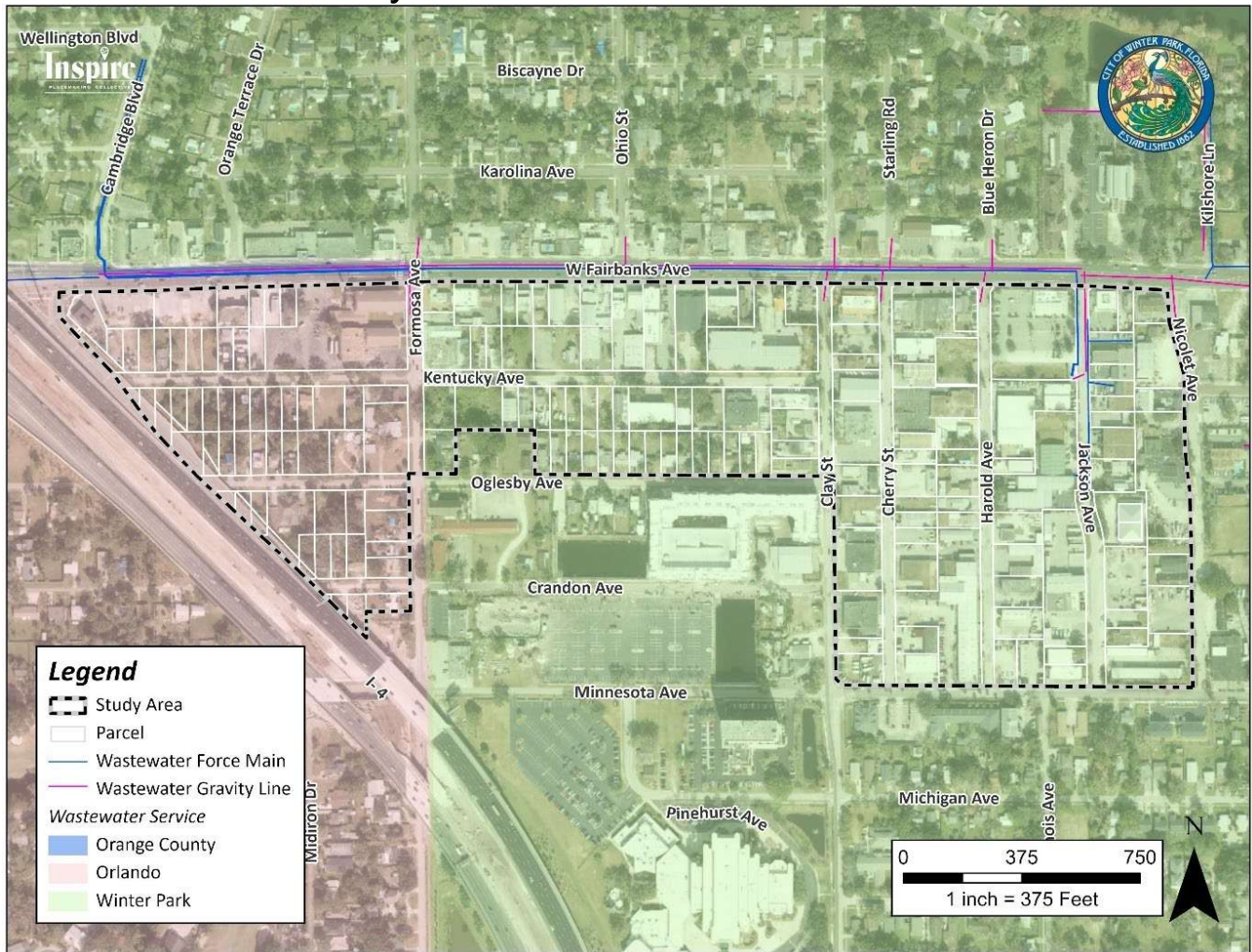
Source(s): Orange County, Orange County Property Appraiser, Winter Park, Kimley-Horn, 2023.

INFRASTRUCTURE

The study area currently lacks adequate infrastructure for wastewater, drainage, and access.

Wastewater

The City installed two 8" force mains and one 18" gravity main down the West Fairbanks Avenue right-of-way in 2013. However, there are limited gravity mains extending southward into the Study Area, as shown on **Exhibit 7**. Additionally, the western portion of the Study Area is within the City of Orlando's wastewater territory.

Exhibit 7: Wastewater Territory and Infrastructure

Source(s): Orange County, Orange County Property Appraiser, Winter Park, 2023.

Streets

Many of the streets within the study area are substandard and do not meet the minimum requirements of Section 58-383 of the City's code, which requires a minimum right-of-way width of 60 feet for streets with swale drainage and a minimum width of 50 feet for streets with a closed curb and gutter drainage system. The code further requires between 20 and 24 feet of pavement for these streets depending on anticipated traffic volume. The rights-of-way on the west side of the Study Area are 50 feet in width but lack a closed curb and gutter drainage system. The rights-of-way on the east side of the Study Area are 40 feet in width and lack drainage infrastructure. Hence, the rights-of-way studied do not meet the minimum requirements of the City code.

Drainage

Drainage in the Study Area is accommodated by a series of swales along Kentucky Avenue and Formosa Avenue. There is no drainage infrastructure within the industrial area to the east. No stormwater ponds were observed in the Study Area.



L: Kentucky Av.
R: Clay St.

Exhibit 8: Drainage Infrastructure

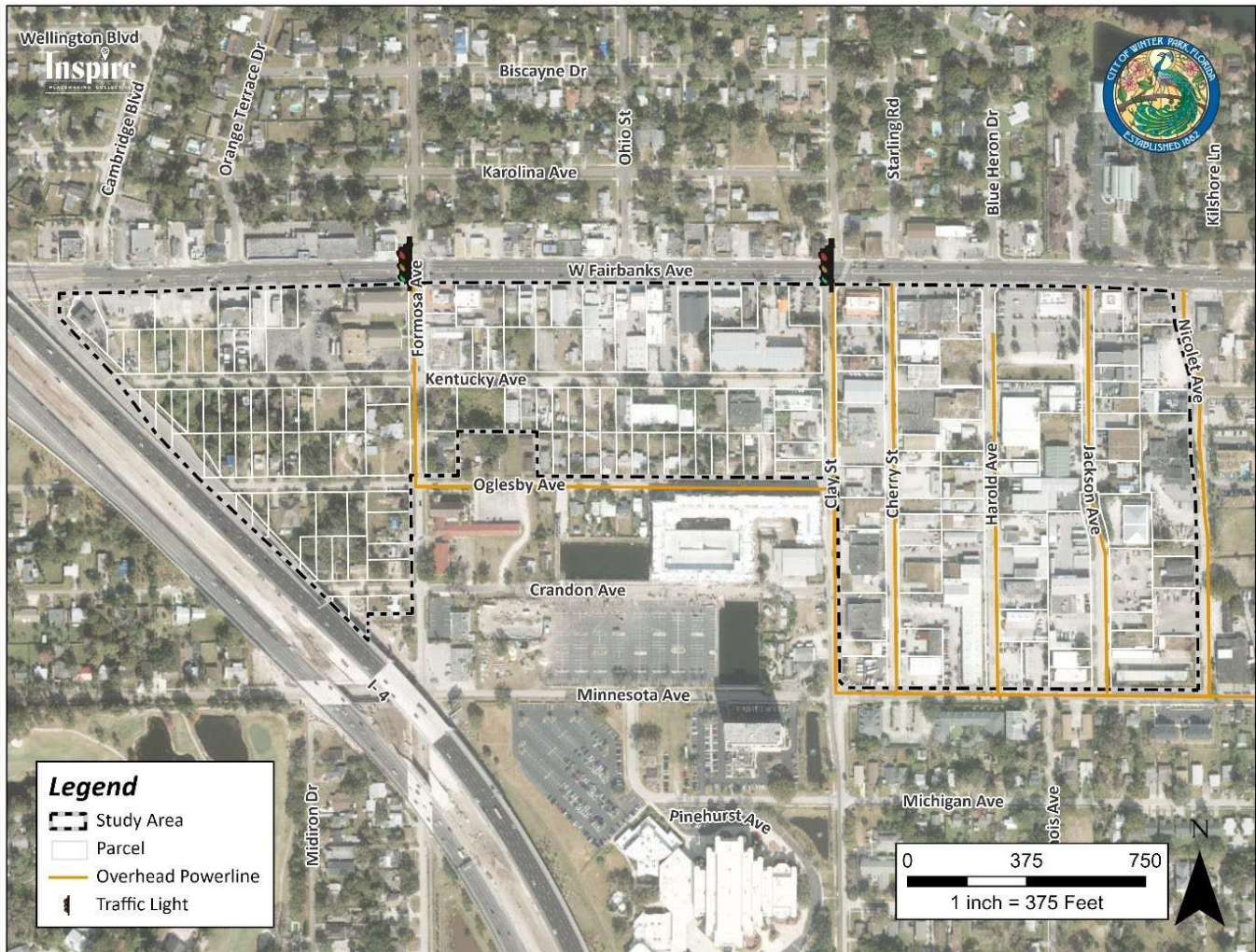


Source(s): Orange County, Orange County Property Appraiser, Winter Park, 2023.

Electric Utilities

There are overhead power lines located on the east side within the existing industrial area, within the Formosa Avenue right-of-way that extends northward to West Fairbanks Avenue, and in the Oglesby Avenue right-of-way between I-4 and Clay Street.

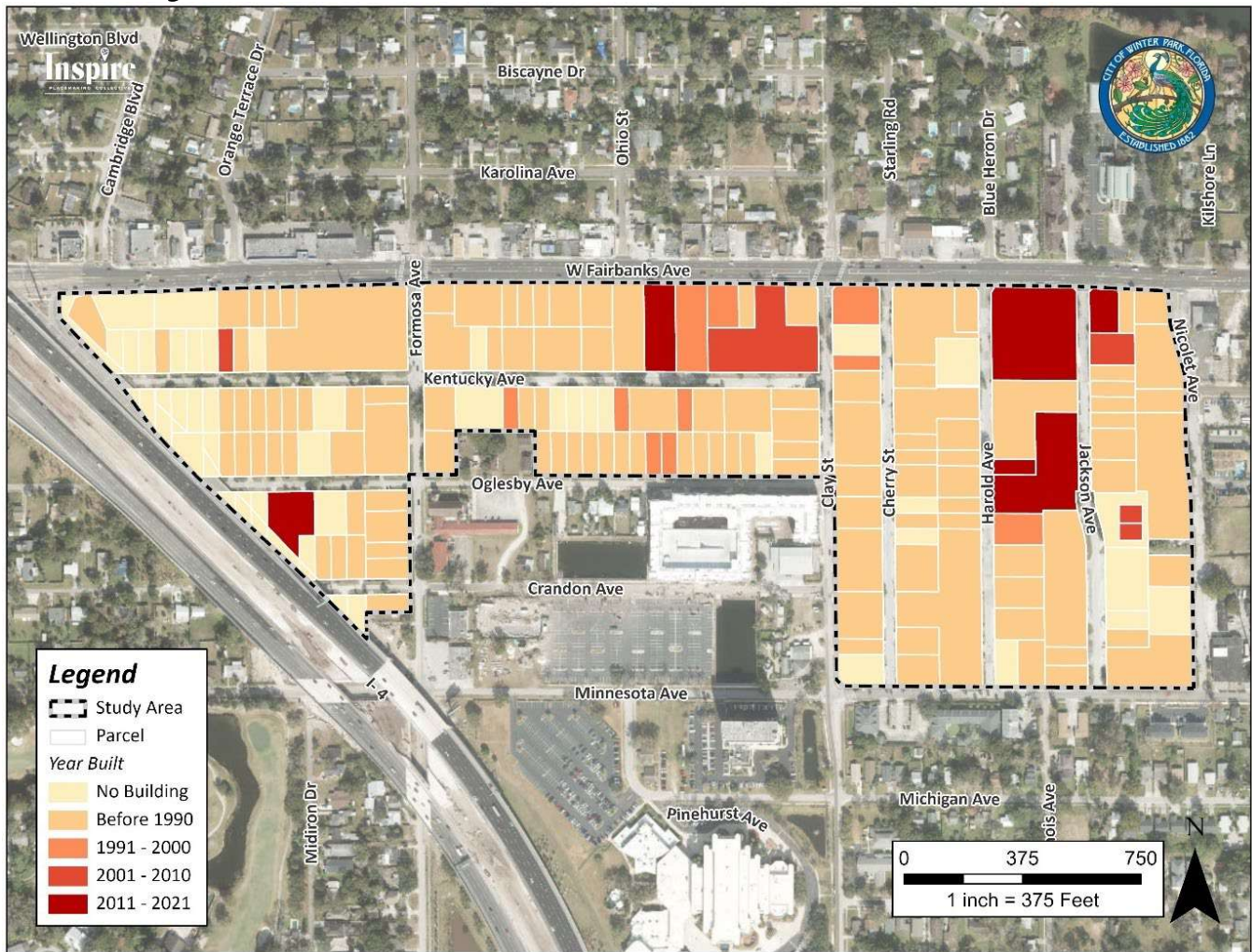
Exhibit 9: Overhead Power Lines



Source(s): Orange County, Orange County Property Appraiser, Winter Park, 2023.

BUILDING STOCK

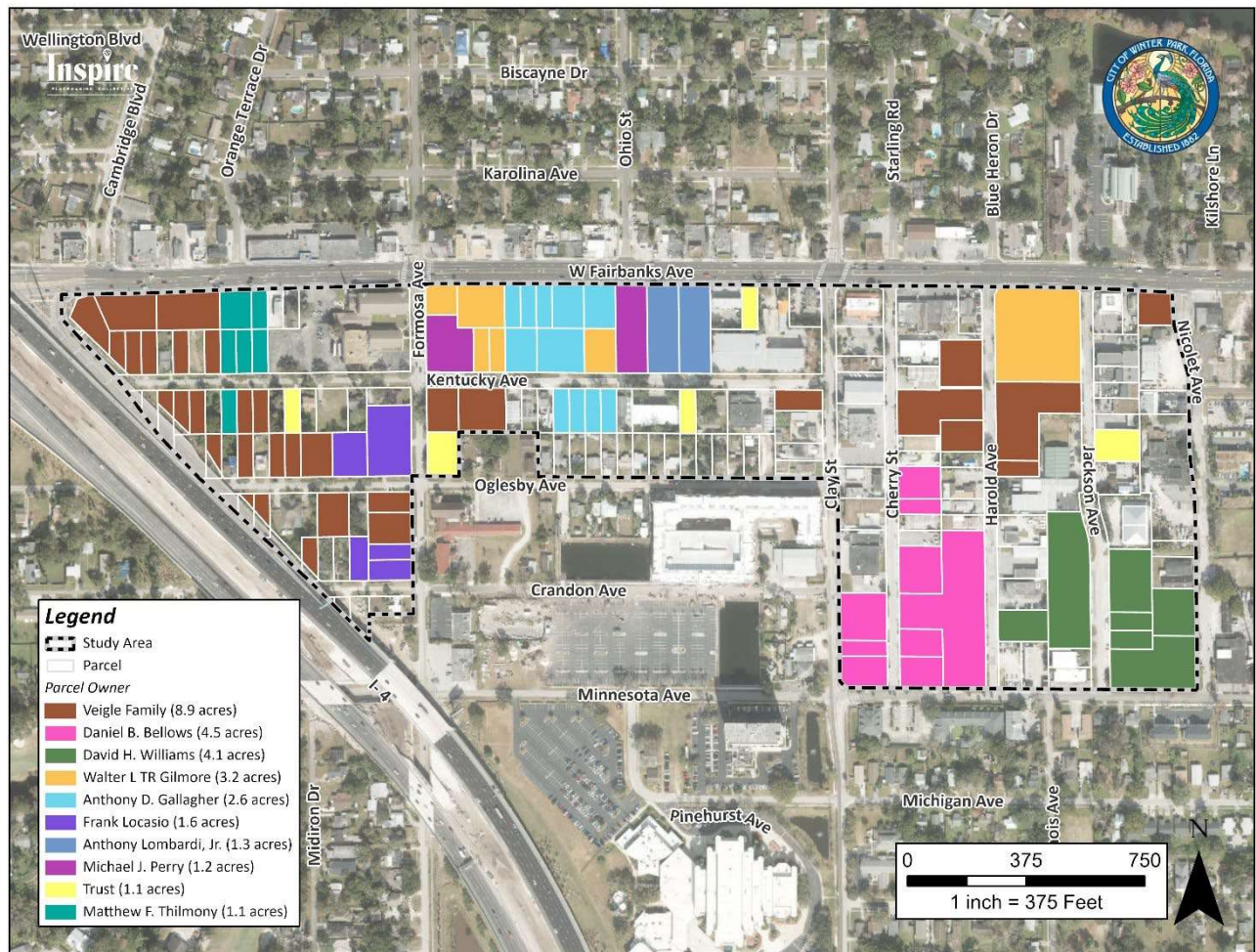
As shown on **Exhibit 10**, the vast majority of the structures within the Study Area were constructed prior to 1990 and there has been a lack of redevelopment and investment within the boundary over the last two decades.

Exhibit 10: Age of Structures

Source(s): Orange County, Orange County Property Appraiser, Winter Park, 2023.

OPPORTUNITIES AND CHALLENGES

Many factors make the Study Area desirable for redevelopment. First, the location of the Study Area sits just north of the City of Orlando and west of the historic core of Winter Park. The Study Area has good access from I-4, West Fairbanks, and US 17-92 to the east. There is a large percentage of vacant or underutilized properties within the Study Area and the majority of the structures within the boundary were constructed prior to 1990. There are at least three groups aggregating property within the Study Area, with one active group near the West Fairbanks and I-4 interchange and two additional groups within the industrial area to the east. This combination of location, access, and common ownership lends itself toward large-scale redevelopment in the future.

Exhibit 11: Ten Largest Property Owners

Source(s): Orange County, Orange County Property Appraiser, Winter Park, 2023.

In terms of challenges, there are a number of externalities that have the potential to impact Winter Park's ability to control redevelopment within the Study Area.

First, there is no Joint Planning Agreement between Orange County or the City of Orlando and Winter Park to jointly plan the future of this area. Annexations may occur as properties meet the contiguity requirements of Florida Statutes. This creates a situation where larger property owners "jurisdiction shop" to find the most favorable entitlement path for their individual projects. As shown on **Exhibit 1**, the southern portion of the Study Area is now contiguous to the City of Orlando. This creates three areas of property located within unincorporated Orange County, both east and west of Clay Street. These areas are ripe for annexation by either the City of Winter Park or the City of Orlando.

Inspire has modeled four entitlement scenarios and their corresponding impact on the City of Winter Park. It is important to note that these scenarios represent the maximum allowable development under the current site's Future Land Use Map designations and, therefore, do not contemplate the potential land lost due to stormwater management, parking, and required open space.

Table 1 summarizes the baseline entitlements that could be considered under the existing Future Land Use Map designations in both the City of Winter Park and unincorporated Orange County. It is worth noting that the maximum residential density shown within the City of Winter Park's Commerce FLUM designation is only permitted by Conditional Use and only permitted above ground-floor retail in vertical mixed-use buildings. The market has not yet responded with any vertical mixed-use buildings within the Study Area, so the maximum dwelling units permitted under the Commerce designation may be aspirational.

Table 1: Baseline

FLUM	Jurisdiction	Acreage	Max. Density (DU/Acre)	Max. Res. DUs	Max. Intensity (FAR)	Max Non Res (Sq. Ft.)
Commerce ¹	Winter Park	35.81	17	609	0.45	701,948
Industrial ²	Winter Park	1.23	0	0	1	53,579
Commercial	Orange County	11.00	N/A	0	1.5	718,740
Low Medium Density Residential	Orange County	10.57	10	106	N/A	0
Planned Development – Commercial	Orange County	0.48	N/A	0	1.5	31,363
Total		59.09		714		1,505,630

1. Max density permitted by Conditional Use and only above ground-floor retail in vertical mixed-use buildings

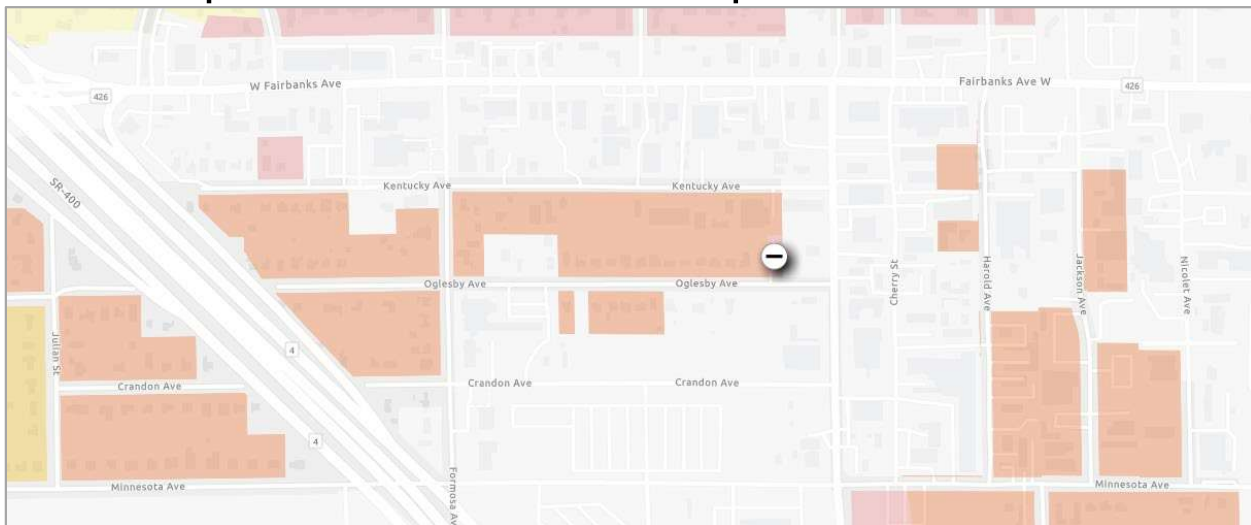
2. Max 0.45 for retail/office uses and 1.0 for storage or warehouse use

The second scenario modeled for this effort assumes that Orange County adopts their new Comprehensive Plan, Vision2050. The Orange County Board of County Commissioners voted to transmit Vision2050 to the Florida Department of Commerce on July 25, 2023, and adoption is anticipated in 2024. Under Vision2050, the unincorporated portions of the Study Area are planned to be designated as Targeted Sector – Urban Corridor (50 dwelling units per acre/3.0 floor area ratio) and Targeted Sector – Traditional Neighborhood (30 dwelling units per acre/1.5 floor area ratio.) **Exhibit 12** shows the proposed Urban Corridor designation in pink and the proposed Traditional Neighborhood designation in Orange. Additionally, these densities have the potential to increase to 75 and 50 dwelling units, respectively, with the introduction of certified affordable housing. From a residential perspective, these proposed Orange County densities are significantly higher than the 10 dwelling units per acre currently contemplated by the County's Low Medium Density Residential FLU category. This may encourage de-annexations from the City of Winter Park to take advantage of the higher densities within unincorporated Orange County. As shown in Table 2, this has the potential to increase the entitlements for the Study Area to include 1,283 multifamily units or 2,238,091 square feet of nonresidential development, assuming that certified affordable housing is not proposed.

Table 2: Based on Vision2050 Adoption

FLUM	Jurisdiction	Acreage	Max. Density (DU/acre)	Max. Res.	Max. Intensity (FAR)	Max Non Res (Sq. Ft.)
Commerce ¹	Winter Park	35.81	17	609	0.45	701,948
Industrial ²	Winter Park	1.23	0	0	1	53,579
Targeted Sector - Urban Corridor ³	Orange County	0.64	50	32	3	83,635
Targeted Sector - Traditional Neighborhood ⁴	Orange County	21.41	30	642	1.5	1,398,929
Total		59.09		1,283		2,238,091

1. Max density permitted by Conditional Use and only above ground-floor retail in vertical mixed-use buildings
2. Max 0.45 for retail/office uses and 1.0 for storage or warehouse use
3. Max 75 DU/acre with certified affordable housing
4. Max 50 DU/acre with certified affordable housing

Exhibit 12: Proposed Vision2050 Future Land Use Map

Source(s): Orange County Vision2050, 2023.

The third scenario modeled anticipates the de-annexation of aggregated properties near the northwest corner of the Study Area. There is a risk that the densities contemplated in Vision2050 will act as an incentive for property owners to leave Winter Park in favor of permitting development through Orange County. Under this scenario, the aggregation of property near the northwest corner of the Study Area would be de-annexed from Winter Park, and the corresponding Urban Corridor and Traditional Neighborhood FLU designations would be applied based on the individual properties' proximity to the West Fairbanks corridor. As shown in **Table 3**, this has the potential to increase the entitlements within the Study Area to 1,362 dwelling units or 2,504,678 square feet of non-residential uses.

Table 3: Based on Vision2050 Adoption and De-Annexation (Contraction)

FLUM	Jurisdiction	Acreage	Max. Density (DU/acre)	Max. Res. DUs	Max. Intensity (FAR)	Max Non Res (Sq. Ft.)
Commerce ¹	Winter Park	33.41	17	568	0.45	654,903
Industrial ²	Winter Park	1.23	0	0	1	53,579
Targeted Sector - Urban Corridor ³	Orange County	3.04	50	152	3	397,267
Targeted Sector - Traditional Neighborhood ⁴	Orange County	21.41	30	642	1.5	1,398,929
Total		59.09		1,362		2,504,678

1. Max density permitted by Conditional Use and only above ground-floor retail in vertical mixed-use buildings

2. Max 0.45 for retail/office uses and 1.0 for storage or warehouse use

3. Max 75 DU/acre with certified affordable housing

4. Max 50 DU/acre with certified affordable housing

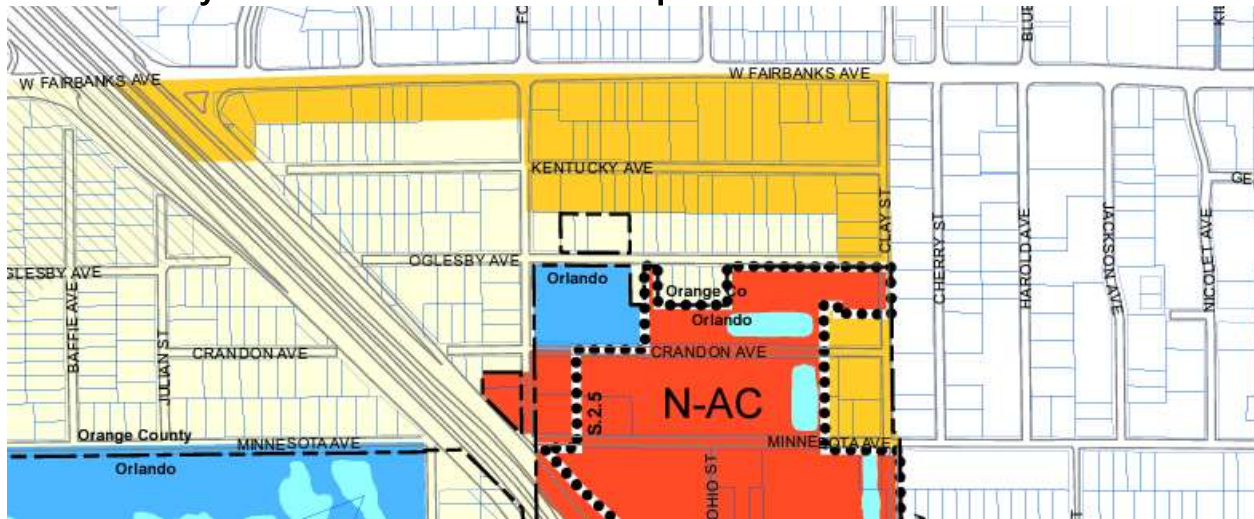
The fourth scenario modeled contemplates that the City of Orlando will annex the unincorporated property located south of West Fairbanks Avenue and west of Clay Street and Orange County will adopt the proposed Vision2050 map for the areas east of Clay Street. The City of Orlando has already included that area on its Future Land Use Map, although it is currently within the jurisdiction of the City of Winter Park and unincorporated Orange County. **Exhibit 13** shows the City of Orlando's Future Land Use Map with the area adjacent to West Fairbanks Avenue designated as Mixed Use Corridor Medium Intensity (30 dwelling units per acre / 0.5 floor area ratio) and the property to the south designated as Residential Low Intensity (12 dwelling units per acre / 0.3 floor area ratio). While the City of Orlando's vision includes Residential Low Intensity for a number of the individual 50' lots, it is assumed that due to aggregation of property within this area, these properties will come in under the Mixed Use Corridor Medium Intensity designation or under a new subarea policy. Under this scenario, shown in **Table 4**, the Study Area has the potential to grow to 1,270 multifamily dwelling units or 1,585,562 square feet of nonresidential.

Table 4: Based on City of Orlando Annexation (West) and Vision2050 Adoption (East)

FLUM	Jurisdiction	Acreage	Max. Density (DU/acre)	Max. Res. DUs	Max. Intensity (FAR)	Max Non Res. (Sq. Ft.)
Commerce ¹	Winter Park	35.81	17	609	0.45	701,948
Industrial ²	Winter Park	1.23	0	0	1	53,579
Targeted Sector - Traditional Neighborhood	Orange County	8.03	30	241	1.5	524,680
Mixed Use Corridor Medium Intensity	Orlando	14.02	30	421	0.5	305,356
Total		59.09		1,270		1,585,562

1. Max density permitted by Conditional Use and only above ground-floor retail in vertical mixed-use buildings

2. Max 0.45 for retail/office uses and 1.0 for storage or warehouse use

Exhibit 13: City of Orlando Future Land Use Map

Source(s): Orlando, 2023.

SENATE BILL 102 / LIVE LOCAL ACT

Senate Bill 102, also known as the Live Local Act, was signed by Governor DeSantis and became effective on July 1, 2023. Among other things, the Act provides for expedited review and local government preemption for affordable housing projects that meet the criteria of the Act. The Act requires municipalities to authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are determined to be affordable using 120% of the Area Median Income (AMI) for a period of 30 years. Additionally, the Act states the following:

- The municipality may not restrict the density of these projects below the highest allowed density on any land in the municipality where residential is allowed;
- The municipality may not restrict the height below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher; and
- The development must be administratively approved and no further action by the governing body of the municipality is required if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the Comprehensive Plan, with the exception of provisions establishing allowable densities, height, and land use.

The Act may have substantial impacts on the Study Area. First, the majority of the Study Area has Commercial Future Land Use and zoning designations, making these properties eligible for affordable housing at each respective jurisdiction's maximum allowable density. While the City of Winter Park's maximum allowable density is 17 dwelling units per acre, the City of Orlando's maximum density before density bonuses is up to 200 dwelling units per acre and Orange County's maximum is 50 dwelling units per acre. This has the potential to encourage annexations into the City of Orlando and de-annexations

from Winter Park to Orange County to increase entitlements. The full impacts of this Act are not yet known, as it was recently made effective and Inspire is not aware of any projects that have been approved under its policy language.

SUMMARY

The current jurisdictional boundaries and the lack of a Joint Planning Area between the City of Winter Park, unincorporated Orange County, and the City of Orlando create uncertainty for the future of the Study Area. Additionally, there is substandard infrastructure within the boundary that will need to be upgraded to accommodate higher densities and intensities. Development interest continues as property owners aggregate additional land to create larger redevelopment sites. The Study Area would benefit from a consistent vision to include additional density and intensity and a strategy to fund infrastructure improvements to facilitate redevelopment.

TO: Allison McGillis, AICP, Winter Park Planning & Zoning Assistant Director

FROM: Eric Raasch, AICP, Inspire Project Manager

CC: Jeffrey Briggs; Nicholas Lewis; John Harbilas, AICP; Corrina Lundgren; Pat Tyjeski, AICP; Chris Dougherty, AICP; Yesenia Castaneda; Gabriela Castro, AICP

DATE: August 4, 2023

SUBJECT: West Fairbanks Study: Best Practices for Redevelopment

INTRODUCTION

The purpose of this memorandum is to evaluate what other jurisdictions have done to guide and incentivize redevelopment in areas similar to the West Fairbanks Study Area. Inspire, in conjunction with City staff, selected three jurisdictions to review based on their comparable study area size, market conditions, whether a system of density transfers was utilized, and site constraints. The three jurisdictions include St. Pete Beach, the Collier County Bayshore Community Redevelopment Area, and the City of Gainesville. Below are narratives that describe each of the jurisdictions' strategies to incentivize redevelopment.

CITY OF ST. PETE BEACH

St. Pete Beach, located in Pinellas County, is a resort city west of St. Petersburg. The city encompasses approximately 2.2 square miles and has a population of 8,878 (BEBR, 2022). The City of St. Pete Beach rewrote their comprehensive plan in the late 2000s in an attempt to decrease the number of residential entitlements in their large resort zoning district with the goal of re-incentivizing resort development in the area. At the time of this change, the data showed that the entitlement ratio of residential condos to resort units in the large resort district was inconsistent with the City's vision for the district. There was a concern that the resort district would continue to attract significant residential condo development, while the City wanted to increase future resort development.

The City adopted the Residential Unit Reserve (RU Reserve) Future Land Use category, which established three designated character districts, their associated densities, and a number of reserved residential units. The purpose of the RU Reserve is to balance types of development and redevelopment based on the needs and existing conditions of the districts. Each character district has different ideals based on these needs. The City also established an RU density pool reserve for the broader Community Redevelopment District (now a Special Area District) by decreasing the maximum density from 18 dwelling units per acre (du/ac) to 15 du/ac for approximately 65 acres of the large resort district. The reduction in units (195 dwelling units) were then available for residential developments outside of the large resort district.

Section 39.18 of the City's Land Development Code (LDC) established the General Residential Unit RU Density Pool Reserve which allowed for the reserve units to be used on any property within the

Community Redevelopment District without further need to amend the Future Land Use Map, through the conditional use process in conjunction with an ordinance and a unified site plan. Residential units are available on a case-by-case basis, with evaluation through criteria established in the LDC. Through this process, factors such as the local and citywide impact of a given proposal and the size and proportion of the density pool request in relation to public benefits are considered. The City Commission approves these proposals on a case-by-case basis to ensure that the overall density cap is not exceeded. The final versions of these ordinances must include the number of units available in the density pool prior to any allocation to the subject property and the number of units remaining in the density pool following any allocation to the subject property. The 195 RU Reserve units are available without setting a maximum project, acreage, or district cap other than what is available in the density pool at the time of awarding one or more units to a project. Other requirements for development must be met regardless of increased density.

The City recently set standards for distribution of the units which included a list of public benefits that were expected in return for an award for the units. City staff feel this has been helpful and assisted in achieving context-sensitive benefits from projects, including the conversion of a street-end into a park and the provision of a boardwalk easement to allow future connections with the City's recreation center through the waterway.

The City of St. Pete Beach has found this regulation to be successful as originally intended. In 2022, the City approved a mixed-use project called Corey Landings that drew 150 of the 195 units from the residential density pool, though the project has been halted as the developer stepped away. The property owner is actively trying to find a firm to take over the project with potential modifications.

COLLIER COUNTY BAYSHORE COMMUNITY REDEVELOPMENT AREA

The Bayshore Community Redevelopment Area is located just southeast of the City of Naples in Collier County. The district was originally established in 2000 to address inadequate parking, aging buildings, and failing infrastructure, specifically stormwater and drainage issues, inadequate right-of-way widths, and lack of sidewalks.

In 2000, the County's Growth Management Plan was amended to include the Bayshore/ Gateway Triangle Redevelopment Overlay (B/GTRO) to allow higher residential densities and increased commercial uses within the urban core. Originally, portions of the Bayshore CRA area that were not within an Activity Center had a density limit of four (4) dwelling units per acre, per the Urban Coastal Fringe Subdistrict. The introduction of the B/GTRO allowed mixed use projects in the overlay to increase their density to twelve (12) dwelling units per acre. The hope was to incentivize private developers to invest in the area. Subsequently, zoning overlays were adopted in the Collier County Land Development Code to assist in the implementation of the Community Redevelopment Plan.

In 2003, when the Naples Botanical Gardens property was rezoned to establish the gardens, the 388 units for which the Botanical Gardens property was originally entitled were banked in a density pool to be able to be redistributed to other properties within the B/GTRO. Development standards were also adopted for

developments using the density bonus pool, which included limiting the maximum building height to three or four stories depending on use and location and limiting the building footprint.

In 2013, the overlay was amended in the Growth Management Plan to allow all residential projects to use the density bonus to reach a maximum density of eight (8) dwelling units per acre. The projects must be rezoned to PUD, encompass a minimum of three acres, be considered redevelopment (as opposed to new development), and all units shall be market rate units. Additionally, the 2013 amendment added language stating that no project may utilize more than 25% (97 units maximum) of the total density pool units available.

In 2022, an amendment to the overlay allowed for smaller projects, up to two acres in size, to use the density bonus pool units. The 2022 amendment also removed the 388-unit hard cap limit and established criteria on how the cap limit could be increased. After the amendment, the cap could be increased if a property with residential entitlements converted to a governmental, civic, or institutional use; a property with residential entitlements transitioned to a commercial use; or if a residential development was developed with fewer units than otherwise would be allowed per the eligible density of the underlying zoning district. This amendment also included language to state that if density bonus pool units were allocated but not used, they would revert back to the density pool.

Section 10.02.15 of the County's LDC provides the criteria for approving mixed use projects within the Bayshore Gateway Triangle Community Redevelopment Area. It states that density bonus pool allocation will only be granted through the public hearing approval process. Section 4.02.16.C.13 provides the process and criteria for approving the limited density bonus pool allocation for projects of two acres or less and also requires a public hearing. In 2022, to accompany the modifications of the Growth Management Plan, public realm improvement requirements were also added to the list of criteria that need to be fulfilled in order to take advantage of the density bonus pool units.

Many projects have used the density bonus pool to increase the number of allowed units. Since implementing the original 388 bonus pool units, 266 units have been used and 122 remain. Camden Landing, a residential multifamily project, used 97 density bonus pool units to build 127 units. Mattamy Homes used 62 density bonus pool units to build a total of 276 residential dwelling units. There have been no additional project approvals using the density pool bonus since the 2022 Comprehensive Plan and LDC amendments were adopted. However, the County has received inquiries from developers who have shown interest in using the limited density bonus pool credits.

CITY OF GAINESVILLE

The City of Gainesville is located in Alachua County, Florida, two hours northwest of Winter Park. The City contains approximately 65 square miles of land with a population of 145,879 (BEHR, 2022.) Surrounded by historic neighborhoods, Downtown Gainesville is a unique, walkable downtown setting filled with restaurants, cafes, and nightlife. Full of history, Gainesville possesses a historic charm similar to Winter Park and constantly aims to retain that charm while still modernizing development.

In 2019, the Gainesville Community Reinvestment Area (comprised of four former Community Redevelopment Areas) was created by the City in partnership with Alachua County. The new Gainesville Community Reinvestment Area is now a city department and reports to the City Commission.

Within the Community Reinvestment Area is the former Power District Community Redevelopment Area (CRA), which is located between Downtown and Depot Park. This area contains industrial and administrative buildings, and the Kelly Power Plant. In addition, it was once home to the Gainesville Regional Utilities headquarters. The Power District consists of 17 acres of land with vacant and deteriorated buildings.

For many years, the community vision for the Power District was to retain the distinct and unique industrial character of the area and facilitate organic redevelopment through small developers and local businesses rather than allow for a large-scale redevelopment project. The community envisioned this area to connect Downtown to Depot Park and to feature development compatible with adjacent neighborhoods.

Since the Power District was established as a CRA in 2013, many steps to redevelop this area have been implemented. In 2014, FLU designations in the district were changed in order to stimulate and incentivize development and the majority of the area that was once designated Public and Institutional Facilities has been changed to Urban Mixed-Use 2, which allows higher densities and greater flexibility of uses. Redeveloping and investing in the Power District remains a top priority for Gainesville. In 2022, Gainesville adopted the Downtown Strategic Master Plan and one of the priorities was the Power District area. The City has also studied how industrial and warehouse spaces can be converted into uses with the potential to serve the surrounding neighborhoods, such as restaurant, retail, and office uses. Currently, a warehouse is being utilized within the district as a “Catalyst Warehouse,” a location where tech-oriented companies can reside.

CONCLUSION

These examples of best practices include redevelopment strategies that may be considered for the West Fairbanks Study Area. Both St. Pete Beach and Collier County implemented a “bucket of entitlements” strategy to facilitate future growth. The St. Pete Beach bucket system was used to transfer residential entitlements out of their resort area to other portions of the city. On the other hand, the Bayshore bucket system was developed to ensure that residential units were not lost when properties were converted to other uses. Those units could then be deployed in other areas of the CRA to facilitate redevelopment. The market in St. Pete Beach and Collier County is comparable to Winter Park with regard to development, city characteristics, and demographics. While Gainesville is a bit different, their redevelopment strategies were focused on an industrial area that is similar in nature to the West Fairbanks area. All three of these jurisdictions used different strategies and they used them for different reasons. However, these regulatory concepts can be considered for future policy guidance within the West Fairbanks Study Area.