



March 30, 2012

The Honorable Charles Lacey
Mayor, City of Winter Springs
1126 East State Road 434
Winter Springs, Florida 32708

Dear Mayor Lacey:

The State Land Planning Agency has completed its review of the proposed comprehensive plan amendment for Winter Springs (Amendment No. 12-1ESR) which was received on March 2, 2012. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Agency's authorized scope of review that will be adversely impacted by the amendment if adopted.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The Agency's technical assistance comment will not form the basis of a challenge. It is technical in nature and designed to ensure consistency with Chapter 163, F.S.

The City proposes to replace the existing maximum allowable density and floor area ratio for the Town Center future land use map category with a reference to the Town Center District Code. However, the City has not yet adopted this Code. Section 163.3177(6)(a), FS requires that each future land use category include standards to control density and intensity. Density and intensity standards are important to ensure compatibility with surrounding uses and facilitate infrastructure planning. To ensure consistency with the statute, and promote good planning for land use compatibility and infrastructure, the Department recommends that the City adopt the Code before, or concurrent with, the adoption of this proposed amendment.

Additionally, the City is proposing to delete Policy 2.2.9 of the Future Land Use Element, which defines the percentage mix of uses for the Town Center category. Section 163.3177(6)(a)3., FS requires that mixed use land use categories include guidelines for the percentage distribution among the mix of uses, or other standards to guide the mix of uses. To foster mixed use development, the Department recommends that the City adopt minimum standards to assure that future development achieves the desired mix of uses.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the

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amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption. The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment.

Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held and the amendment adopted within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions, please contact Ashley Porter, at (850) 717-8502 or by email at Ashley.Porter@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is written in a cursive, flowing style.

Mike McDaniel, Chief
Bureau of Community Planning

MM/ap

Enclosure: Procedures for Adoption

cc: Randy Woodruff, AICP, Senior Planner, City of Winter Springs
George Kinney, Acting Executive Director, East Central Florida Regional Planning
Council

ORDINANCE NO. 2012-05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN RELATED TO THE GOALS, OBJECTIVES AND POLICIES OF THE TOWN CENTER AND GREENEWAY INTERCHANGE DISTRICT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENTS.

WHEREAS, section 163.3161 et. seq., Florida Statutes (2011) established the Community Planning Act, which was formerly known as the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the Community Planning Act requires each municipality in the State of Florida to prepare, adopt, and update a Comprehensive Plan; and

WHEREAS, the City Commission previously adopted goals, objectives, and policies in the City's Comprehensive Plan regarding the development of the Town Center and the Greenway Interchange District, and more recently directed that said goals, objectives, and policies be reviewed and updated; and

WHEREAS, the City's Community Development Department, with the assistance of the City's Town Center planning consultant Dover Kohl, has performed a comprehensive review of the Town Center goals, objectives, and policies and have recommended several amendments to the Comprehensive Plan; and

WHEREAS, the City's Community Development Department has also performed a comprehensive review of the Greenway Interchange District goals, objectives, and policies and has recommended several amendments to the Comprehensive Plan in order to help incentive compact, vertical mixed use development within said district; and

WHEREAS, the City Commission hereby finds that the Town Center and Greenway Interchange District are vital to the future economic well-being of the City and the City's tax base; and

WHEREAS, the Local Planning Agency of the City of Winter Springs held a duly noticed public hearing on February 1, 2012, in accordance with the procedures in the Community Planning Act, on the proposed comprehensive plan amendment set forth in this Ordinance and considered applicable data and analysis and the findings and advice of staff, citizens, and all interested parties submitting written and oral comments; and

WHEREAS, the Local Planning Agency recommended the City Commission adopt the comprehensive plan text amendment set forth in this Ordinance; and

WHEREAS, the City Commission hereby finds that this Ordinance is in the best interests of the public health, safety, and welfare of the citizens of Winter Springs, Florida; and

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS HEREBY ORDAINS AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. Authority. This Ordinance is adopted in compliance with, and pursuant to, the Community Planning Act, Sections 163.3161 et. seq., Florida Statutes.

Section 3. Purpose and Intent. The purpose and intent of this ordinance is to adopt a comprehensive plan amendment incorporating the revisions stated herein as part of the City of Winter Springs Comprehensive Plan.

Section 4. Adoption of Text Amendment. The City Commission of the City of Winter Springs hereby amends the Future Land Use Element of the Winter Springs Comprehensive Plan as set forth in **EXHIBIT "A,"** which is attached hereto and fully incorporated herein by this reference. (underlined type indicates additions and strikeout type indicates deletions, while asterisks (* * *) indicate a deletion from the Ordinance of text existing in City Comprehensive Plan, Future Land Use Element. It is intended that the text denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to adoption of this Ordinance).

Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Commission of the City of Winter Springs, or parts of ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Incorporation Into Comprehensive Plan. Upon the effective date of the Comprehensive Plan amendments adopted by this Ordinance, said amendments shall be incorporated into the City of Winter Springs Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this Ordinance and the City Comprehensive Plan may be freely made.

Section 8. Effective Date and Legal Status of the Plan Amendment. The effective date of the Comprehensive Plan Amendment adopted by this Ordinance shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete

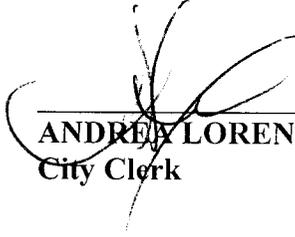
pursuant to section 163.3184 (3)(c), Florida Statutes. If the plan amendment is timely challenged, the plan amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land use dependent on this plan amendment may be issued or commenced before it has become effective. After and from the effective date of this plan amendment, the Comprehensive Plan Amendment set forth herein shall amend the City of Winter Springs Comprehensive Plan and become a part of that plan and the plan amendment shall have the legal status of the City of Winter Springs Comprehensive Plan, as amended.

ADOPTED by the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled on the 23rd day of April, 2012.



CHARLES LACEY Mayor

ATTEST:



ANDREA LORENZO-LUACES
City Clerk

**APPROVED AS TO LEGAL FORM AND SUFFICIENCY
FOR THE CITY OF WINTER SPRINGS ONLY.**



ANTHONY A. GARGANESE
City Attorney

Transmittal Hearing: February 27, 2012
Adoption Hearing: April 23, 2012
Effective Date: See Section 8.

Exhibit “A” to Ordinance 2012-05

FUTURE LAND USE ELEMENT

A. GOALS, OBJECTIVES AND POLICIES

* * *

Policy 1.1.1: Land Use Categories. Identify appropriate locations for the following land use categories:

Land Use Categories	Maximum Density/Intensity
Rural Residential	1.0 dwelling unit / gross acre
Low Density Residential	<u>1.1 - 3.5</u> dwelling unit / gross acre
Medium Density Residential	<u>3.6 - 9.0</u> dwelling units / gross acre
High Density Residential	<u>9.1 - 21.0</u> dwelling units / gross acre
Commercial	0.5 floor area ratio
Mixed Use	<u>Up to 12.0</u> dwelling units per gross acre or 1.0 floor area ratio
Town Center District	36.0 dwelling units per gross acre or 1.0 floor area ratio <u>Subject to the Town Center District Code</u>
Greenway Interchange District	<u>Up to 21.0</u> dwelling units per gross acre or 1.0 floor area ratio (The 1.0 FAR can be exceeded through the use of development bonuses, but the total FAR shall not exceed 2.0.)
Industrial	0.5 floor area ratio
Public/Semi-Public	0.5 floor area ratio
Recreation and Open Space	0.25 floor area ratio
Conservation	Development not Permitted
Conservation Overlay	Not Applicable

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* * *

Policy 2.2.4: *Mixed Uses.* Permit a variety of mixed uses consistent, compatible, and in harmony with the Town Center Goal and the Town Center District Code, including single family residential, multiple family residential, commercial retail and services, public services and buildings, parks, and schools, through the enactment of creative and flexible land development regulations.

* * *

Policy 2.2.6: *Residential Density.* Support the desired commercial activity and urban character desired for the Town Center by encouraging high density residential development consistent with the Town Center Goal and Town Center District Code ~~up to thirty six (36) units per gross acre~~ and encourage ~~by seeking~~ a minimum average residential density of seven (7) units per acre, unless the type of unit would warrant a lesser density while still meeting the intent of the Town Center District Code.

* * *

Policy 2.2.8: *Intensity and Building Height.* Encourage higher intensity development in the Town Center subject to the Town Center District Code ~~which does not exceed a floor area ratio (FAR) of two (2.0) and six (6) stories in height.~~

Policy 2.2.9: *Mix of Uses Defined.* ~~The city shall create a minimum mix of land uses in the Town Center as follows:~~

~~Retail = 30% to 60%~~

~~Commercial Office = 10% to 30%~~

~~Residential = 30% to 60%~~

* * *

Policy 2.3.2: *Studies.* Conduct periodic economic development studies, as development activity, trends or patterns warrant, of the Town Center that are designed to compile relevant economic data and analysis that will: (1) educate and inform the City about trends affecting the economic performance of the Town Center; (2) assist the City in developing and implementing economic development strategies for the Town Center; and (3) serve as a significant factor in making development and other decisions related to the Town Center.

Policy 2.3.3 *Optimization of Tax Base.* ~~Ensure compatible land uses and development projects within the Town Center that optimally increase and diversify the City's tax base~~

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~~and economic well-being, while complementing and protecting established surrounding neighborhoods.~~

2.3.43 *Fiscal Impacts of Development.* Ensure that City policies, regulations, and decision making processes not only consider Town Center design planning impacts, but also consider whether proposed new development will have a positive and acceptable economic and fiscal impact on the City. In furtherance of this policy, the City Commission ~~may~~ shall require (unless otherwise exempted by land development regulation), as a condition of considering the approval or denial of a development project, that developers provide a written economic and fiscal impact report, prepared by a duly qualified expert, that details the associated economic and fiscal impacts of any proposed new development project on the City and the School District. Although the City recognizes that some projects will have a regional economic and fiscal impact as well, said report shall predominantly address the economic and fiscal impacts on the Town Center and the city of Winter Springs as its own economic system. The economic impact analysis portion of the report shall address the impacts of the proposed project on jobs, economic output, and wages. The fiscal impact analysis portion shall pertain to the net fiscal impact of the project over a period of years which is the sum of those revenues (such as ad valorem taxes, public service taxes, sales taxes, and charges for service) directly received by the City minus the sum of expenditures incurred by the City (such as general government expenses, law enforcement, roads, and parks and recreation).

Policy 2.3.34 *Compatibility and Optimization of Tax Base.* For purposes of determining whether a project has a positive and acceptable economic and fiscal impact on the City pursuant to Policy 2.3.3, the developer shall be required to demonstrate through its written economic and fiscal impact report that the project is in compliance with the following objective criteria:

(1) The proposed project and associated land use is not only a permitted use within the applicable zoning transect, but is also compatible under existing conditions (existing, permitted, or master-planned development) at the proposed location with other adjacent or nearby land uses within the Town Center and any established surrounding neighborhoods.

(2) The market demand for the proposed project is at least minimally feasible based on current market data including, but not limited to, data set forth in any economic development study conducted by the City.

(3) Provided said project is first deemed compatible from a land use perspective under criteria (1) and market demand is deemed minimally feasible under criteria (2), the proposed project optimally increases and diversifies the City’s tax base and economic well-being. With respect to the phrase “optimally increases,” the proposed project’s economic and fiscal impact shall be required to be the best result obtainable for the City under current economic and land use conditions. In furtherance of determining consistency with this provision, the developer’s written economic and fiscal impact report shall analyze and compare the proposed project to either the City’s preferred project or projects for the subject location as may be expressly set forth in the City’s Town Center

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Master Plan or economic development study conducted pursuant to Policy 2.3.2, or if the plan or study does not so expressly provide, to a reasonable array of other potential alternative compatible projects authorized in the applicable zoning transect for the subject location. Furthermore, the term “diversifies” means the extent that the proposed project reduces the City’s reliance upon a residential tax base to fund the City’s fiscal budget. Additionally, if the proposed project is a commercial project, the extent that the proposed project also provides different and needed services and jobs to the Town Center and the City.

(4) Such other criteria set forth in the City’s land development regulations.

~~Ensure compatible land uses and development projects within the Town Center that optimally increase and diversify the City’s tax base and economic well-being, while complementing and protecting established surrounding neighborhoods.~~

* * *

Policy 3.1.2: *Future Roads and Mobility Patterns.* Periodically update transportation maps to identify future roads and mobility patterns related to the GID that facilitate multimodal transportation routes ~~through and~~ that provide safe and convenient access to the GID, while attempting to maximize development potential and opportunities consistent with GID Goal. Determine the final location of future roads and mobility patterns within the GID and adjacent area during the development process in accordance with the Multimodal Transportation Element. (Ord. 2010-18; 10-25-10)

* * *

Policy 3.1.5: *Connectivity.* ~~Require~~ Promote pedestrian, bicycle and vehicular connectivity both internally and externally to adjoining developable properties (including public trail linkages). (Cross Reference: See Recreation and OpenSpace Element, Policy 1.6.4) (previously Policy 3.1.3; Ord. 2010-18; 10-25-10)

* * *

Objective 3.2: *Land Uses.* The intent and purpose of the GID is to attract target industries which provide higher paying jobs and which, in concert with the Town Center District, ~~complement and do not compete with the Town Center,~~ and which will increase and enhance the City’s tax base.

Policy 3.2.1: *Target Industries.* Limit land uses within the GID to target industry uses including: corporate business parks, office complexes, technical and research services, financial information services, life sciences, digital media, international trade, sports associated industries, hotels and lodging, conference centers, long stay tourism. Allow other “basic” businesses and industries with high annual average wages provided the use complies with this Objective. Allow incidental uses supportive of these industries (~~including heliport~~) to be incorporated into ~~these~~ target industry buildings, but not as a separate facility.

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Policy 3.2.2: Residential Use Limitations. ~~Prohibit residential except as a conditional use, incidental to other GID uses set forth in Policy 3.2.1. Residential uses shall be vertically integrated into mixed use structures and shall not occupy more than seventy five percent (75%) of any one structure. Proposed residential uses that occupy more than twenty five percent (25%) of any one building must be incidental residential uses associated with a primary nonresidential use. Additionally, r~~Residential uses shall not occupy more than twenty five percent (25%) of the total floor area of a proposed development in any approved phase of the Greenway Interchange District (GID) Master Plan and must be developed concurrently with the non-residential use (parking garages excluded in the calculation). The City Commission may permit residential uses by conditional use pursuant to the standards set forth in the City’s land development regulations. for any proposed phase (parking garages excluded in the calculation) approved by the City Commission. (Ord. 2010-20; 10-25-2010)

Policy 3.2.3: Sensitive Lands. ~~Require~~ Promote preservation of ecologically sensitive open spaces in the GID and promote connectivity of these natural features for habitat continuity and sustainability. ~~Require~~ Encourage a network of public plazas with interconnected sidewalks to promote an urban pedestrian environment. Calculate FAR based on total gross acreage, including both ecologically sensitive areas and developable acreage. (CrossReference: See Recreation and Open Space Element, Policy 1.1.9)

Policy 3.2.4: Intensity and Building Height. Encourage higher intensity development in the GID by requiring buildings to include at least two (2) stories of occupiable space (as defined in Florida Building Code, Chapter 2), ~~and allowing a FAR up to 1.0. Development bonuses allowing a higher FAR, may be granted based on the criteria described in Future Land Use Element, Policy 3.2.5.~~ The City Commission may permit principal buildings less than two (2) stories in height by conditional use pursuant to the standards set forth in the City’s land development regulations. Ancillary buildings may be excluded from the two story minimum, by action of the City Commission. (Ord. 2010-20; 10-25-2010)

The City shall permit a Floor Area Ration (FAR) up to 1.0 in the Greenway Interchange District. Development bonuses which allow a higher FAR (up to a maximum FAR of 2.0), may be granted for projects within the Greenway Interchange district which create compact mixed use development through one or more of the following non-exclusive list of principles:

- Environmentally-sensitive site planning; (Cross Reference: See Conservation Element, Policy 1.8.2)
- Utilize traditional design standards to create compact, multimodal mixed use (including horizontal and vertical integration of uses) neo traditional urban development;
- Green building design and energy efficient buildings as determined by USGBC LEED Certification or equivalent;

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- Incorporation of Low Impact Development (LID) practices, such as shared parking concepts, green roofs capture and use of stormwater for irrigation and/or other grey water type uses, and rain gardens; (Cross Reference: See Conservation Element, Policy 1.3.4)
 - Energy efficient land use which minimizes impervious surfaces, such as inclusion of one or more parking garages; (Cross Reference: See Conservation Element, Policy 1.8.1)
 - Restoration or enhancement of degraded wetlands, native ecosystems, or preservation of extra upland buffers around critical habitat; (Cross Reference: See Conservation Element, Policy 1.7.2)
- and
- Waterwise practices including sustainable site design through natural landscaping with Florida native plants. (Cross Reference See Conservation Element, Policy 1.2.6) (previously Policy 3.2.5; Ord. 2010-18; 10-25-10)

* * *

~~**Policy 3.2.6: Development Bonuses.** Development bonuses which allow a higher FAR (up to a maximum FAR of 2.0), may be granted for projects within the Greenway Interchange District which demonstrate environmental stewardship through one or more of the following:~~

- ~~• Environmentally sensitive site planning; (Cross Reference: See Conservation Element, Policy 1.8.2)~~
 - ~~• Green building design and energy efficient buildings as determined by USGBC LEED Certification or equivalent;~~
 - ~~• Incorporation of Low Impact Development (LID) practices, such as green roofs capture and use of stormwater for irrigation and/or other grey water type uses, and rain gardens; (Cross Reference: See Conservation Element, Policy 1.3.4)~~
 - ~~• Energy efficient land use which minimizes impervious surfaces, such as inclusion of one or more parking garages; (Cross Reference: See Conservation Element, Policy 1.8.1)~~
 - ~~• Restoration or enhancement of degraded wetlands, native ecosystems, or preservation of extra upland buffers around critical habitat; (Cross Reference: See Conservation Element, Policy 1.7.2)~~
- and
- ~~• Waterwise practices including sustainable site design through natural landscaping with Florida native plants. (Cross Reference See Conservation Element, Policy 1.2.6) (previously Policy 3.2.5; Ord. 2010-18; 10-25-10)~~

~~**Policy 3.2.76: Trail Linkages.** Require Promote public trail linkages through the GID and require bicycle facilities (such as bike racks and lockers) to support multimodal access as included in the adopted Master Plan. (previously Policy 3.2.6; Ord. 2010-18; 10-25-10)~~

~~**Policy 3.2.87: Diversity in Detailing and Style.** Require Encourage development to include diversity in detailing and style while maintaining aesthetic harmony. (previously Policy 3.2.7; Ord. 2010-18; 10-25-10)~~

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Policy 3.4.1: *Master Development Plan.* Require a Master Development Plan which considers the entire GID and surrounding area, to ensure compatibility of land uses and compliance with the GID Goal. Future development within the Greenway Interchange District (GID) shall be in accordance with an approved phase of the Greenway Interchange Master Plan.

Policy 3.4.2: *Development.* ~~Require~~ Encourage tracts of land to be developed as a whole, to provide continuity among the various land uses and to create a compact and walkable workplace.

* * *

Policy 3.5.2: *Studies.* Conduct periodic economic development studies, as development activity, trends or patterns warrant, of the GID that are designed to compile relevant economic data and analysis that will: (1) educate and inform the City about trends affecting the economic performance of the GID; (2) assist the City in developing and implementing economic development strategies for the GID; and (3) serve as a significant factor in making development and other decisions related to the GID.

~~**Policy 3.5.3:** *Optimization of Tax Base.* Ensure that the GID optimally increases and diversifies the City’s tax base and economic well-being.~~

Policy 3.5.43 *Fiscal Impacts of Development.* Ensure that City policies, regulations, and decision making processes not only consider GID design planning impacts, but also consider whether proposed new development will have a positive and acceptable economic and fiscal impact on the City. In furtherance of this policy, the City Commission ~~may~~ shall require (unless otherwise exempted by land development regulation), as a condition of considering the approval or denial of a development project, that developers provide a written economic and fiscal impact report, prepared by a duly qualified expert, that details the associated economic and fiscal impacts of any proposed new development project on the City and the School District. Although the City recognizes that some projects will have a regional economic and fiscal impact as well, said report shall predominantly address the economic and fiscal impacts on the city of Winter Springs as its own economic system. The economic impact analysis portion of the report shall address the impacts of the proposed project on jobs, economic output, and wages. The fiscal impact analysis portion shall pertain to the net fiscal impact of the project over a period of years which is the sum of those revenues (such as ad valorem taxes, public service taxes, sales taxes, and charges for service) directly received by the City minus the sum of expenditures incurred by the City (such as general government expenses, law enforcement, roads, and parks and recreation).

Policy 3.5.4 *Land Use and Optimization of Tax Base.* For purposes of determining whether a project has a positive and acceptable economic and fiscal impact on the City pursuant to Policy 3.5.3, the developer shall be required to demonstrate through its written economic and fiscal impact report that the project is in compliance with the following objective criteria:

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(1) The proposed project and associated land use is a permitted use within the applicable zoning district.

(2) The market demand for the proposed project is at least minimally feasible based on current market data including, but not limited to, data set forth in any economic development study conducted by the City.

(3) Provided said project is first deemed permitted from a land use perspective under criteria (1) and market demand is deemed minimally feasible under criteria (2), the proposed project optimally increases and diversifies the City’s tax base and economic well-being. With respect to the phrase “optimally increases,” the proposed project’s economic and fiscal impact shall be required to be the best result obtainable for the City under current economic and land use conditions. In furtherance of determining consistency with this provision, the developer’s written economic and fiscal impact report shall analyze and compare the proposed project to either the City’s preferred project or projects for the subject location as may be expressly set forth in the City’s GID Master Plan or economic development study conducted pursuant to Policy 3.5.2, or if the plan or study does not so expressly provide, to a reasonable array of other potential alternative compatible projects authorized in the applicable zoning district for the subject location. Furthermore, the term “diversifies” means the extent that the proposed project reduces the City’s reliance upon a residential tax base to fund the City’s fiscal budget. Additionally, if the proposed project is a commercial project, the extent that the proposed project also provides different and needed services and jobs to the GID and the City.

(4) Such other criteria set forth in the City’s land development regulations.

* * *

Policy 5.2.6 *Pedestrian-Friendly Site Design.* Promote pedestrian gathering and circulation by requiring all of the following:

- Safe and convenient pedestrian connection to commercial shop fronts from rear parking areas. Connection might to by public sidewalk or through plazas, courtyards, vias, or corridors;
- Transit stops which are well connected to pedestrian circulation systems and include shelter from the elements and sitting areas;
- Sidewalk standards shall be as described in the Town Center District Code Sidewalks that are a minimum of 12’ wide along in front of commercial shop fronts and area a minimum of 6’ wide in all other areas;
- Provisions for immediate shade along streets by inclusion of larger caliper shade trees, expanded awnings or colonnades for commercial shop fronts, and/or other means;
- Pedestrian lighting and subdued night lighting of display windows and building interiors along street frontages;

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- Room-sized areas of occupiable space (as defined in Florida Building Code, Chapter 2) along street frontages in commercial shop fronts with entrances at the same grade as the sidewalk; and
- Streetscape design as set forth in the Town Center District Code.

Policy 5.2.7: *General Design of Individual Developments within the Urban Central Business District.* Require all development within the UCBD to comply with the Town Center Goal and Town Center District Code. Require development to include diversity in detailing and style while maintaining aesthetic harmony as defined within the Town Center District Code ~~and buildings to include at least two stories. Ancillary buildings may be excluded from the two-story minimum by action of the City Commission.~~

* * *

C. EXISTING LAND USE DATA AND INVENTORY

* * *

1. Existing Land Use Categories

* * *

Table 1-1: Existing Land Use Table (2012 2009)

<i>Existing Land Use Categories</i>	<i>Density/Intensity</i>	<i>Acreage</i>	<i>Percent of Total</i>
<i>Residential-HOA Common Areas</i>	<i>included in residential acreage</i>		
<i>Residential-Rural Density</i>	<i>up to 1 du/gross acre</i>	<i>1,161</i>	<i>14 percent</i>
<i>Residential-Low Density</i>	<i>1.1 to 3.5 du/gross acre</i>	<i>2,303</i>	<i>27 percent</i>
<i>Residential-Medium Density</i>	<i>3.6 to 9 du/gross acre</i>	<i>618</i>	<i>7 percent</i>
<i>Residential-Mobile Homes</i>	<i>up to 9 du/gross acre</i>	<i>137</i>	<i>2 percent</i>
<i>Residential-High Density</i>	<i>9.1 to 21 du/gross acre</i>	<i>203</i>	<i>2 percent</i>
<i>Residential Town Center Density</i>	<i>21.1 to 36 du/gross acre*</i>	<i>579<1</i>	<i><1 7 percent</i>
<i>Town Center Vertical Mix</i>	<i>Up to 2.0 FAR or Up to 36 du/gross acre</i>	<i><1</i>	<i><1 percent</i>
<i>Commercial UCBD</i>	<i>.50 to 2.0 FAR</i>	<i>0</i>	<i>0 percent</i>
<i>Mixed Use</i>	<i><u>Up to 12 du/gross acre;</u> <u>1.0 FAR</u></i>	<i><u>141</u></i>	<i><u>2 percent</u></i>
<i>Commercial-GID</i>			

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	<i>.50 to 1.0 FAR</i>	<i>0</i>	<i>0 percent</i>
<i>Commercial- Neighborhood / General</i>	<i>up to 0.50 FAR</i>	<i>123</i>	<i>1 percent</i>
<i>Industrial</i>	<i>up to 0.50 FAR</i>	<i>84</i>	<i>1 percent</i>
<i>Public/Semi-Public</i>	<i>up to 0.50 FAR</i>	<i>637</i>	<i>8 percent</i>
<i>Recreation- Private & Public</i>	<i>up to 0.25 FAR</i>	<i>682</i>	<i>8 percent</i>
<i>Open Space</i>	<i>included in recreation acreage</i>	<i>N/A</i>	<i>N/A</i>
<i>Resource Protection- Drainage</i>	<i>included in residential acreage</i>	<i>N/A</i>	<i>N/A</i>
<i>Conservation</i>	<i>not developable</i>	<i>1,434</i>	<i>17 percent</i>
<i>Vacant Constrained</i>	<i>likely not developable</i>	<i>343</i>	<i>4 percent</i>
<i>Vacant Developable</i>	<i>varies based on FLUM</i>	<i>768</i>	<i>9 percent</i>
<i>TOTAL</i>		<i>8,494</i>	<i>100 percent</i>

NOTES: Existing Land Use Categories Common Area/HOA and Resource Protection/Drainage were integrated into the appropriate corresponding residential land use for this analysis.

SOURCE: City of Winter Springs and Planning Communities LLC, March 2009

***Subject to the Town Center District Code**

As illustrated, several of these categories have little to no acreage associated with them. They are included to illustrate that the intensities and densities allowed (especially within the Town Center) have not been realized, to date. In order to achieve the vision of sustainable economic vitality within the Town Center, the City should require a minimum residential density, as well as higher intensity development. ~~This can be achieved by requiring buildings to have at least two floors, so that higher floor area ratios (as permitted) are realized.~~

* * *

a. Existing Residential.

* * *

The Existing Land Use Map illustrates seven categories of residential uses, based on density and use. These are: Town Center Density (Subject to the Town Center District Code 21.1 to 36 du/gross acres), High Density (9.1 to 21 du/gross acres), Medium Density (3.6 to 9 du/gross acres), Mobile Homes (up to 9 du/gross acres), Low Density (1.1 to 3.5 du/gross acres), Rural Residential (under 1 du/gross acre) and Home Owner Association (HOA) Common Areas (undeveloped).

* * *

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The Town Center District allows greater diversity in housing types than other areas of the City. Accessory dwelling units, such as garage apartments are allowed by right and the Town Center has been identified as the area where the City’s highest density of housing is appropriate. ~~By right, residential density can be developed up to 36 du/gross acre. To date, less than one acre of land has been developed in the density of 21.1 to 36 du/gross acre.~~

* * *

D. LAND USE ANALYSIS

* * *

6. Future Land Use and Projected Land Use Needs

* * *

a. Residential Future Land Use Categories.

* * *

The Housing Element presents an analysis of the vacant residential land uses within the City. The element identifies a projection of anticipated dwelling units that might be accommodated within the various land use categories. Maximum allowable densities within the City’s vacant residential land range between one dwelling unit per gross acre for Rural Residential single-family up to 21 dwelling units per gross acre for High Density Residential. However, the area most able to accommodate the greatest residential growth in the City is the Town Center, ~~which allows up to 36 dwelling units per gross acre.~~ Development within the Town Center shall be in accordance with the Town Center District Code. The Mixed Use category can accommodate a significant number of future residential units as well, with a density up to 12 dwelling units per gross acre. Housing Element projections include a certain percentage of residential uses within each category. Map 1-12: Vacant and Vacant Constrained Properties Map.

* * *

d. Town Center Future Land Use

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The Town Center District allows greater diversity in housing types than other areas of the City. Accessory dwelling units, such as garage apartments are allowed by right and the Town Center has been identified as the area where the City’s highest density of housing is appropriate. ~~By right, residential density can be developed up to 36 du/gross acre.~~ Initially, no minimum density was established, however a policy is now included, which encourages a minimum

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average residential density of seven (7) units per acre development, to support the economic goals of the Town Center.

~~As previously mentioned, the Town Center is the only area within Winter Springs which allows a vertical mix of uses by right. To date, one building has been built which includes a vertical mix of uses. However, with the economic downturn, development of condominium units has currently halted and developers are returning to the detached single family unit prototype. Although a healthy mix of housing types is appropriate for the Town Center, a higher density and intensity of residential units is required to support the economic viability of a city center. The Town Center is still developing into a place that feels like ‘a real community belongs to this place.’ There are only 250 residential units, 84,000 SF of office space and 165,000 SF of retail constructed to date. Public facilities include: City Hall, Winter Springs High School, Central Winds Park, and the US Post Office. Prior to the economic downturn, there were an additional 2040 residential units, 489,000 SF of office and 418,000 SF of retail in development review, with another 900 residential units, 25,000 SF of office and 211,000 SF retail and 500 hotel units expected to be added to the Town Center, by build-out. The Future Land Use Map includes 579 acres within the Town Center Future Land Use category, of which 168 acres are vacant and developable.~~

* * *

f. Greenway Interchange District (GID) Future Land Use

The purpose for the GID land use category is to set aside an area of the City, with proximity to S.R. 417 and the interchange area on S.R. 434, to provide employment centers for target industries and limited residential opportunities to create an increased tax base for the City. The GID category was first defined in conjunction with the City’s 2001 Comprehensive Plan adoption. ~~Residential land uses are permitted only under certain limited circumstances, as part of a vertical mix of uses. An appropriate application for residential would be penthouse apartments above high rise offices. Additionally, residential is to be incidental to the other land uses and therefore, is to be limited to no more than 25%, of any one vertically integrated, mixed use structure. The intent of the GID designation is to:~~

- Provide an economic benefit in terms of employment opportunities and increased tax base;
- Locate higher intensity uses where roadway capacity can accommodate increased traffic due to short trip distances to major roadways and increased lane capacity at major intersections;
- Locate higher intensity uses along major roadways and intersections to reduce development pressures in other areas, thereby minimizing the road congestion and community compatibility impacts.

Alternative modes of transportation are required in the GID land use category to encourage pedestrian circulation. Tracts of land must be developed as a whole throughout

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the property to provide continuity among the various land uses and to create a compact, walkable environment. The GID is located within the “target area” identified by Seminole County in 2007 as the Seminole Way. The identified area runs north from S.R. 426 in the City of Oviedo to Interstate 4 in the City of Sanford, following the S.R. 417 corridor. The intent of this target area is to connect to the similar “Innovation Way” in Orange County and to attract high quality, higher income jobs to Seminole County. A variation of Seminole County’s High Intensity Planned (HIP) Development land use is being considered by the County as the model for potential land use changes at interchanges serving this corridor. ~~Target Industry Uses appropriate for the GID include:~~

- ~~Financial and Information Services~~
 - ~~Legal Services~~
 - ~~Architectural Services~~
 - ~~Publishers~~
 - ~~Associations~~
 - ~~CPA’s~~
 - ~~Headquarters~~
 - ~~Insurance~~
 - ~~Banks~~
 - ~~Telemarketing Bureaus~~
 - ~~Financial Transactions Processing~~
 - ~~Public Relations Agencies~~
 - ~~Credit Bureaus~~
 - ~~Advertising Agencies~~
 - ~~Consumer Lending~~
 - ~~Title Companies~~
 - ~~Computer Software and Design~~
- ~~Life Sciences~~
 - ~~Hospitals and Medical Education~~
 - ~~Diagnostic Imaging Centers~~
 - ~~Medical Laboratories~~
 - ~~Agri-science Facilities~~
 - ~~Outpatient Facilities~~
 - ~~Blood and Organ Banks~~
 - ~~Research Laboratories~~
 - ~~Nursing Care Facilities~~
 - ~~Veterinary Services~~
 - ~~Pharmaceuticals Manufacturing and Research~~
- ~~Digital Media~~
 - ~~Motion Picture and Video Production~~
 - ~~Simulation and Training~~
 - ~~Teleproduction~~
 - ~~Graphic Design~~
 - ~~Computer Hardware/Software Design and Development~~
 - ~~Animation~~

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- ~~Technical and Research Services~~
- ~~General Management Consulting~~
- ~~Marketing~~
- ~~Interior Design~~
- ~~Graphic Design Services~~
- ~~Human Resources and Executive Search~~
- ~~Environmental Engineering and Consulting~~
- ~~Precision Instruments~~
- ~~Civil Engineering~~
- ~~Surveying and Mapping~~
- ~~Telecommunications~~
- ~~Industrial Design~~
- ~~Lasers and Photonics~~
- ~~Other~~
- ~~Long Stay Tourism~~
- ~~Convention Center~~
- ~~Hotels and Lodging~~
- ~~International Trade~~
- ~~Sports Associated Industries~~
- ~~Other “basic” businesses and industries with high annual average wages~~

Source: Seminole Way Industry and Facility Analysis; Real Estate Research Consultants, Inc.; May 1, 2008

As of ~~March 2009~~ February 2012, no acres had been developed in the GID. The Future Land Use Map - 2030 illustrates 296 acres within the GID Future Land Use category, of which all is vacant, but only 169 acres is anticipated to be developable.

* * *

Table 1-2: Future Land Use Table

Land Use Categories	Maximum Density/Intensity	FLUM Acreage	Percent of FLUM Acreage	Vacant Constrained Acreage	Vacant Developable Acreage	Percent of Developable Acreage
Rural Residential	1.0 dwelling unit / gross acre	98.4	11%	20	129	17%
Low Density Residential	<u>1.1</u> - 3.5 dwelling unit / gross acre	2,556	30%	16	68	9%
Medium Density Residential	<u>3.6</u> - 9.0 dwelling units / gross acre	962	11%	3	61	8%
High Density	<u>9.1</u> - 21.0 dwelling	217	3%	0	1	<1%

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Residential	units / gross acre					
Commercial	0.5 floor area ratio	301	4%	37	113	14%
Mixed Use	Up to 12 dwelling units/gross acre; 1.0 floor area ratio	141	2%	53	52	7%
Town Center District	2.0 FAR or 36.0 du/developable ac <u>Subject to the Town Center District Code</u>	579	7%	87	168	22%
Greenway Interchange District	Up to 21.0 dwelling units/gross acre; 1.0 FAR** <u>(The 1.0 FAR can be exceeded through the use of development bonuses, but the total FAR shall not exceed 2.0)**</u>	296	3%	127	169	22%
Industrial	0.5 floor area ratio	126	1%	0	7	1%
Public/Semi-Public	0.5 floor area ratio	508	6%	0	0	–
Recreation and Open Space	0.25 floor area ratio	560	7%	N/A	N/A	–
Conservation	Not Developable	1,264	15%	N/A	N/A	–
Total		8,494	100%	343	768	100%

NOTES: *Vacant Constrained is derived from the City of Winter Springs Conservation Overlay.

**Under certain conditions, the 1.0 FAR can be exceeded through the use of development bonuses, not to exceed 2.0.SOURCE: City of Winter Springs and Planning Communities LLC, 2009

** Development bonuses which allow a higher FAR (up to a maximum FAR of 2.0), may be granted for projects within the Greenway Interchange District which demonstrate environmental stewardship and or creates compact, mixed use development.

* * *

TRANSPORTATION ELEMENT

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Policy 1.11.2: TCEA Zones. Implement the Winter Springs’ TCEA as five (5) distinct Zones, designated as A, B, C, D & E, based on geographic location in relation to the City’s existing transportation network, land use, transit readiness, and future mobility needs. (Ord. 2010-18; 10-25-10)

ZONE A

Zone A is identified as the Central Mobility Hub and is generally located at the heart of the City at the intersection of State Road 434 and Tuskawilla Rd. and coincides generally with the Town Center/Urban Central Business District, which is roughly bounded by Tuscawilla Office Park to the south, Central Winds Park to the west, by Lake Jesup to the north, and by the Cross Seminole Trail pedestrian bridge to the East as shown on the TCEA Zone Map. Zone A includes major public facilities such as City Hall, Winter Springs High School, U.S. Post Office, Veteran’s Memorial, Magnolia Park, and Central Winds Park. Zone A has an interconnected network of streets which connect into State Road 434 and Tuskawilla Rd, and it is also directly accessed by the Cross-Seminole Trail and by a LYNX fixed route (SR 434 Crosstown route). A future local circulator or BRT route is planned to connect Zone A and B. The goals of Zone A are fully described in the Future Land Use Element under Goal 2 (Town Center) and Goal 5 (Urban Central Business District) and the associated objectives and policies of each. This area encourages higher intensity development subject to the Town Center District Codesupports a density of 36 du/a (the highest in the City), and vertical integration of uses, along with integration of multimodal transportation options. Zone A contains both built-up properties and vacant land suitable for new development. Public facilities and services are available, such as sanitary sewer, potable water, roads, and recreation areas.

HOUSING ELEMENT

* * *

Policy 1.1.15: Support the desired commercial activity and urban character desired for the Town Center by encouraging high density residential development subject to the Town Center District Code ~~up to thirty six (36) units per acre, consistent with the City’s economic development goals and Town Center Master Plan.~~ (Cross Reference: Future Land Use Element, Policy 2.2.6)

* * *

D. HOUSING ELEMENT

* * *

3. Land Requirements and Availability for Projected Housing Needs

Based on the figures provided by the Shimberg Center for Affordable Housing, a total of 20,008 dwelling units will be needed to serve the household population of the City by the year 2030, an increase of more than 6,500 units over the 2007 estimate. However, the City’s population projections indicate a total demand for 18,557 dwelling units to serve the City in 2030, an increase of approximately 5,000 units. Table III-14 shows the acreage of vacant residential lands per land use category. The amount of vacant land designated for residential use in the Future Land Use map accounts for approximately 275 acres. There are also approximately 53 acres of Mixed Use and 221 acres of Town Center. It is estimated that approximately half of those acreages will be developed with residential uses. ~~Within the Greenway Interchange District, residential uses is allowed only as conditional use, incidental to other uses and may occupy no more than 25% of any one vertically integrated, mixed use structure.~~

Table III - 14: Vacant Residential Developable Land Analysis

Future Land Use Categories	Maximum Density/Intensity	Vacant Acreage	Density Factor	Potential Additional Units
Rural	Up to 1 du/gross acre	137.89	0.70	97
Low Density	1.1 to 3.5 du/gross acre	64.74	2.45	159
Medium Density	3.6 to 9 du/gross acre	67.81	6.30	427

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High Density	9.1 to 21 du/gross acre	4.10	15.00	62
Mixed Use	1.0 FAR/Up to 12 du/gross acre	26.45*	10.00	265
Town Center	2.0 FAR**/36 du/ae Subject to the Town Center District Code	110.46* <u>168**</u>	20.00 <u>**</u>	2,209 <u>**</u>
Greenway Interchange	<u>1.0 FAR***/Up to 21 du/gross acre</u>	39.75 <u>169**</u>	**	200**** <u>**</u>
Total		451.20		3,419

* In order to estimate the residential holding capacity of the Mixed Use category and ~~Town Center categories~~, it has been assumed that approximately 50% of the vacant lands within ~~these categories~~ this category will be developed with residential uses (This assumption was previously utilized in the 2001 Comprehensive Plan). The actual quantity of developable vacant land in ~~these categories~~ this category is twice what is shown in this table.

** The residential potential within the Town Center District will be quantified based upon the economic analysis required within the Comprehensive Plan as defined within Goal 2 of the Future Land Use Element. The residential potential within the Greenway Interchange District (GID) will be quantified based upon the economic analysis required within the Comprehensive Plan as defined within Goal 3 of the Future Land Use Element as well as the amount of proposed non-residential development. The total acreage includes vacant County enclaves adjacent to the existing Town Center boundary that are expected to be annexed and added to the Town Center sometime prior to 2030.

*** ~~City staff estimates that no more than 200 residential units will be made available through a vertical mix of development in the Greenway Interchange District. The quantity of developable vacant land in this category under current policy is 25 percent of the vacant acreage in the District.~~

~~Source: 2008 Evaluation and Appraisal Report; Future Land Use Element, City of Winter Springs Comprehensive Plan.~~

The acreage of residential lands was converted to units, using density factors based on the densities permitted in each category, allowing for the provision of retention areas and rights-of-way. For Rural, Low and Medium density residential categories, thirty (30) percent of the land area was determined to be needed for retention and ROW, netting 0.7, 2.5 and 6.3 dwelling units per acre, respectively. High density residential was analyzed at 15 dwelling units per acre based on historical trends. ~~For the Mixed Use and Town~~

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~~Center categories, it was estimated that approximately fifty percent of the vacant acreage will develop with high density residential uses at densities of approximately 10 dwelling units per acre for the Mixed Use and 20 dwelling units per acre for the Town Center land use category. (These density factors were previously utilized in the 2001 Comprehensive Plan.) City staff estimates that 200 residential units will be made available through a vertical mix of development in the Greenway Interchange District.~~