For More Information, Contact:
Colene Rivera, CSR
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
407.656.4111 ext. 2021
crivera@cwgdn.com

Planning and Zoning Board Agenda

Board Members: Chairman Will Hawthorne, Vice-Chairman Steve Ambielli, Linda Bennett, Myron Brown, Jimmy Dunn, Jeff Ewing and TJ Ryan.
Other Attendees: City Manager Jon C. Williams, City Attorney Kurt Ardaman, City Attorney Dan Langley, Planning Consultant Ed Williams, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner II Amber McDonald and Recording Secretary Colene Rivera/Ellen King.

Agenda for August 3, 2026 at 6:30 PM
City Hall Commission Chambers
300 W. Plant Street, Winter Garden, Florida

1. Call to Order

Determination of Quorum, Moment of Silence and Pledge of Allegiance

2. Approval of Minutes

A. Minutes from July 6, 2026 Meeting

3. Variance (Public Hearing)

A. Citrus Cove Drive - 772 (Davila Screen Room) VARIANCE
Parcel ID # 25-22-27-6415-00-470

B. Markel Drive - 1663 (Roberts Residence Accessory Building) VARIANCE
Parcel ID #12-22-27-0000-00-019

4. City of Winter Garden Code & Comprehensive Plan Updates (Public Hearing) - UPDATED

A. Ordinance 26-24 - City of Winter Garden Comprehensive Plan 2050

B. Ordinance 26-25 - Code Amendment - Artificial Turf Requirements

C. Ordinance 26-26 - Code Amendment - Adding New Zoning Compliance Review Process

5. Adjourn

Next regular Planning and Zoning Board meeting on Monday, September 14, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

Posted: July 21, 2026 - UPDATED

Please Note: In accordance with Florida Statues 286.0105: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based, which such written record is not provided by the City of Winter Garden.

Please Note: In accordance with Florida Statute 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Ellen King, 300 West Plant Street, Winter Garden, FL 34787, (407) 656-4111 EXT.5149- 48 hours in advance of the meeting.

DRAFT

Planning and Zoning Board
Regular Meeting Minutes
July 6, 2026

1. CALL TO ORDER

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.
Quorum was declared present.

Present: Chairman Will Hawthorne, Vice-Chairman Steve Ambielli and Board Members: Linda Bennett and TJ Ryan.

Absent: Board Members: Myron Brown (excused), Jimmy Dunn (excused) and Jeff Ewing (excused).

Staff Present: City Attorney Kurt Ardaman, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner II Amber McDonald and Recording Secretary Ellen King.

Attendees: Indira, Shawn and Rocpchand Mahaise of 1615 Lindzlu Street, Lisa Bennett of 422 N Woodland Street, Jose Angamaraca of 615 S Boyd Street, Kevin Sharp of 165 E Tilden Street and Robert Aguirre of 1508 Scarlet Oak Loop.

2. APPROVAL OF MINUTES

Motion by Board Member Ambielli to approve the regular meeting minutes of June 1, 2026. Seconded by Board Member Ryan and carried unanimously 4 – 0.

3. VARIANCE (PUBLIC HEARING)

3.A. Lindzlu Street - 1615 (Mahaise Lanai Screen Room) VARIANCE
Parcel ID # 12-22-27-1318-01-290

Senior Planner Conatser presented a Variance request for property located at 1615 Lindzlu Street to allow a covered screen addition with a rear yard setback of 13.2 feet. Staff recommends approval subject to any staff conditions.

Board members inquired if the existing porch was a part of the original construction of the house? City staff confirmed it was.

Public did not have any comments or questions for this item.

Motion by Board Member Hawthorne to approve the Variance at the location of 1615 Lindzlu Street subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 4 – 0.

3.B. Tilden Street E - 165 (Sharp Residence) VARIANCE
Parcel ID # 14-22-27-0000-00-013

Planning Supervisor Friedman presented a Variance request for property located at 165 E Tilden Street for a detached garage allowance of wall height of 13 feet and roof peak height of 20-feet, as well as construct a covered front porch with a front yard setback of 28.33 feet. The proposed Variances were previously approved by the Planning and Zoning Board on February 3, 2025, but have expired. Staff recommends approval subject to any staff conditions.

Board members inquired if there are any differences from what was previously approved and will any trees be impacted? City staff confirmed the front porch is slightly narrower to fit the existing roof line, setbacks are the same and no trees will be impacted.

Public did not have any comments or questions for this item.

Motion by Board Member Bennett to approve the Variance at the location of 165 E Tilden Street subject to staff conditions. Seconded by Board Member Ryan and carried unanimously 4 – 0.

3.C. Woodland Street N - 422 (Bennett Carport) VARIANCE
Parcel ID # 14-22-27-9388-01-040

Planning Supervisor Friedman presented a Variance request for property located at 422 N Woodland Street to allow a carport with a front yard setback of 13 feet. Staff recommends approval subject to any staff conditions.

Board members inquired if there are any other carports in the area, do they align with this request and if a garage is currently on this property? City staff confirmed this street has multiple carports, each went through similar approval requests and there are two small carports currently on the property built in the 1960s.

Public did not have any comments or questions for this item.

Motion by Board Member Ambielli to approve the Variance at the location of 422 N Woodland Street subject to staff conditions. Seconded by Board Member Hawthorne and carried unanimously 4 – 0.

3.D. Boyd Street S - 615 (Angamaraca Variance) VARIANCE
Parcel ID # 23-22-27-3992-00-060

Planning Supervisor Friedman presented a Variance request for property located at 615 S Boyd Street to allow a lot width of 50-feet wide, a lot area of 6,750 square feet and an interior side yard setback of 8.5 feet for the existing home and to split a 100-foot wide lot and build a single-family home. Staff recommends approval subject to any staff conditions.

Board members inquired if plated as two lots in the 1930s; is the dash line that is shown on the plat the location of the proposed lot split, was there a dwelling unit at one time on this site and would the owner be grandfathered in to rebuild, are there any favorable or unfavorable letters from neighbors, when or why were the lots combined, could a duplex be built on the lot split? City staff confirmed the lot split will match up with the original plat lines from 1938 with (2) 50 foot wide lots, a house was built on one lot in 1938 and the lot to the north was never built on, the lots were combined at some point, the old detached dwelling unit behind the house was demolished and would not be grandfathered to rebuild, no letters from neighbors were received, historically combined lots exists throughout the city, currently a duplex would be allowed on the existing 100 foot wide lot but are not allowed on a narrower lot without a special exception request. As a condition of approval, the existing driveway that straddles both proposed properties will need to be demolished before officially being able to split the lot and therefore both lots will each have their own curb-cut.

Public did not have any comments or questions for this item.

Motion by Board Member Bennett to approve the Variance at the location of 615 S Boyd Street subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 4 – 0.

4. <u>PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT</u>

4.A. Boyd Street S - 615 (Angamarca Lot Split) LOT SPLIT
Parcel ID # 27-22-23-3992-00-060

Planning Supervisor Friedman presented a Lot Split request for property located at 615 S Boyd Street to allow the construction of a new single-family home while the current home would remain. The parent parcel of 100’ x 135’ lot totaling 0.31± acres in size, will be split into Parcel A (0.16± acres) and Parcel B (0.16± acres) with each lot being 50’ x 135’. A Variance **(Item 3.D)** approval is required prior to this Lot Split approval. Staff recommends approval subject to any staff conditions.

Neither the Board members nor the Public had any questions or concerns regarding this item.

Motion by Board Member Hawthorne to approve the Lot Split at the location of 615 S Boyd Street subject to staff conditions. Seconded by Board Member Bennett and carried unanimously 4 – 0.

Chairman Will Hawthorne adjourned the meeting at 6:52 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, August 3, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:	APPROVED:
Recording Secretary Ellen King	Chairman Will Hawthorne

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 3.A

Public Hearing

Date: July 23, 2026 **Meeting Date:** August 3, 2026

Subject: 772 Citrus Cove Drive
Project Name: Davila Screen Room
Parcel ID: 25-22-27-6415-00-470

Issue: The applicant is requesting a variance for property located at 772 Citrus Cove Drive.

Supplemental Material / Analysis:

Owner / Applicant: Carmen Davila
Current Zoning: R-2 (Residential District)
Proposed Zoning: N/A
Current FLU: LR (Low Density Residential)
Proposed FLU: N/A

Summary: The applicant is requesting approval of a variance to the Winter Garden Code of Ordinances Section 118-398(1)(c) for the property located at 772 Citrus Cove Drive to allow a rear yard setback of 10' in lieu of the required 22' rear yard setback minimum, to allow the construction of a screened patio.

Staff Recommendation(s):

Staff recommends approval subject to any conditions outlined in the Staff Report.

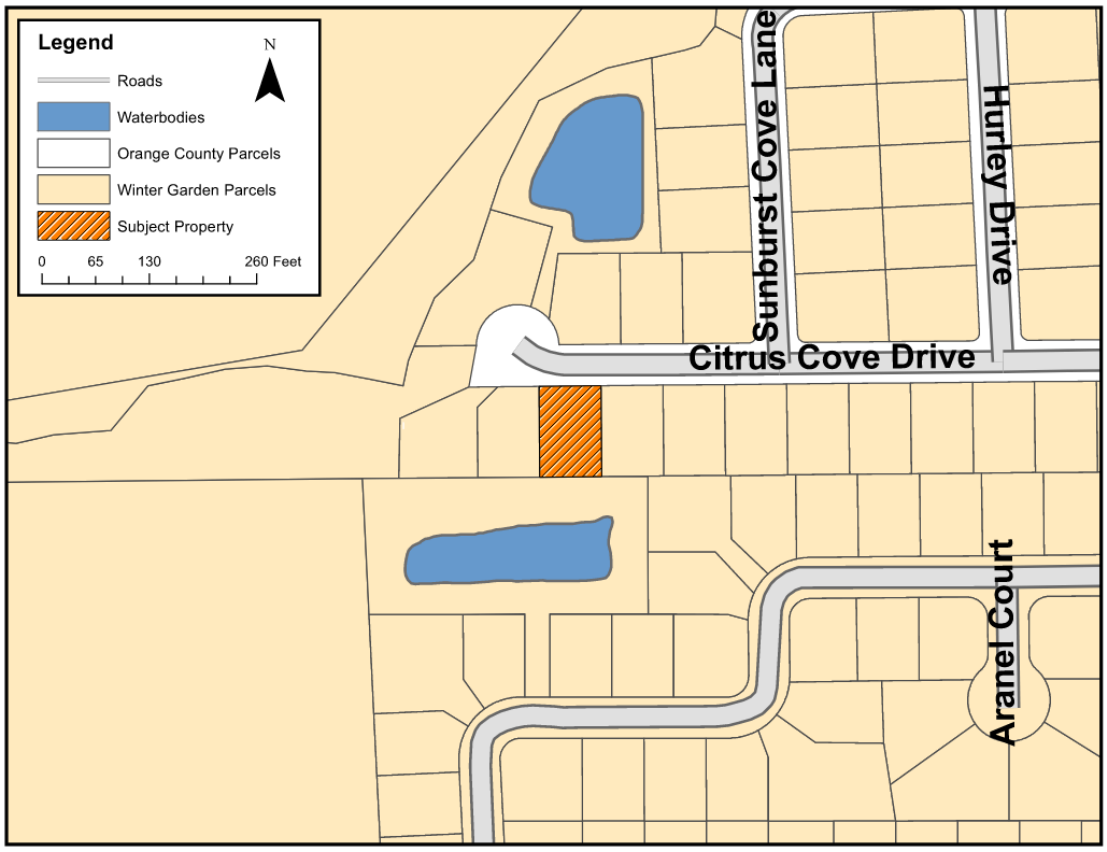
Next Step(s): Follow all City regulations and apply for building permits.

Attachment(s): Staff Report
Location Map

LOCATION MAP

772 Citrus Cove Drive

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: Amber McDonald, Planner II
DATE: August 3, 2026
SUBJECT: VARIANCE
772 Citrus Cove Drive (0.19 +/- ACRES)
PARCEL ID # 25-22-27-6415-00-470

APPLICANT: Carmen Davila

INTRODUCTION

The purpose of this report is to evaluate the request for a variance for the property located at 772 Citrus Cove Drive in Winter Garden, Florida. The request is to allow a 268 square foot screen room with an aluminum roof to have a rear yard setback of 10 feet, in lieu of the required 22 foot rear yard setback.

The subject property, located on Citrus Cove Drive, is an approximately 0.19 ± acre lot. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The subject property carries the zoning designation R-2 (Residential District), is designated LR (Low Density Residential) on the Future Land Use Map of the City's Comprehensive Plan and is located in the Orange Cove subdivision.

EXISTING USE

The property is developed with a 2,361 sf single-family home built in 1995.

ADJACENT LAND USE AND ZONING

The properties to the north, east and west are developed with single-family residences, zoned R-2 and in the City of Winter Garden's Municipal limits. The property to the south is a retention pond in the Amberleigh subdivision, zoned R-1B and in the City of Winter Garden's Municipal limits.

PROPOSED USE

The applicant is requesting the variance to permit the construction of a 16' x 16' 9" (268 square foot) screen room with an aluminum roof to the home.

CODE REFERENCE

Sec. 118-398(1)(c) of the City Code of Ordinances addresses minimum yard requirements for structures in the R-2 Zoning District. This section states;

(1) Single-family and two-family.

a. Front: 30 feet.

b. Side: ten feet.

c. Rear: 20 percent of depth of lot.

The applicant is seeking a variance to build a screen room with an aluminum roof with a rear yard setback of 10' in lieu of the minimum required 22' rear yard setback.

CODE REQUIREMENTS / CRITERIA

Section 118-131 of the City Code that relates to the review criteria states that, "A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue." The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff's comments concerning this particular petition.

(1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
The proposed screened room will be constructed on an existing concrete patio, will remain out of all easements and maintain a 10 foot side setback from the property to the west. The property to the south of the subject property is a retention pond in the Amberleigh subdivision. Granting the variance should not cause or allow interference with the reasonable enjoyment of the adjacent property owners.

(2) The variance will allow a reasonable use of the property, which use is not out of character

with other properties in the same zoning category;
Screened patios are common of single-family residential homes. The requested variance does not change the residential nature of the property.

(3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
Strict compliance with the City's land development regulations will not further any legitimate City objective.

(4) The granting of the variance is consistent with the city's comprehensive plan; and
The variance is consistent with the provisions of the City's Comprehensive Plan relating to low density residential neighborhood character.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.
The variance requested is the minimum variance that will make reasonable use of the land and the existing home. If approved, the variance will allow the applicant to enjoy their outdoor space and be shielded from the elements. The request will not interfere with adjacent property owners and is consistent with other properties in the neighborhood. Denying this variance does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of a variance to Section 118-398 (1)(c) to allow a 268 square foot screen room with roof to have a rear yard setback of 10 feet, in lieu of the required 22 foot rear yard setback subject to the following condition(s):

1) At no time shall the screen room be enclosed as an air conditioned space.
2) The screen room with roof is to be built in accordance with the elevations as provided by the applicant.

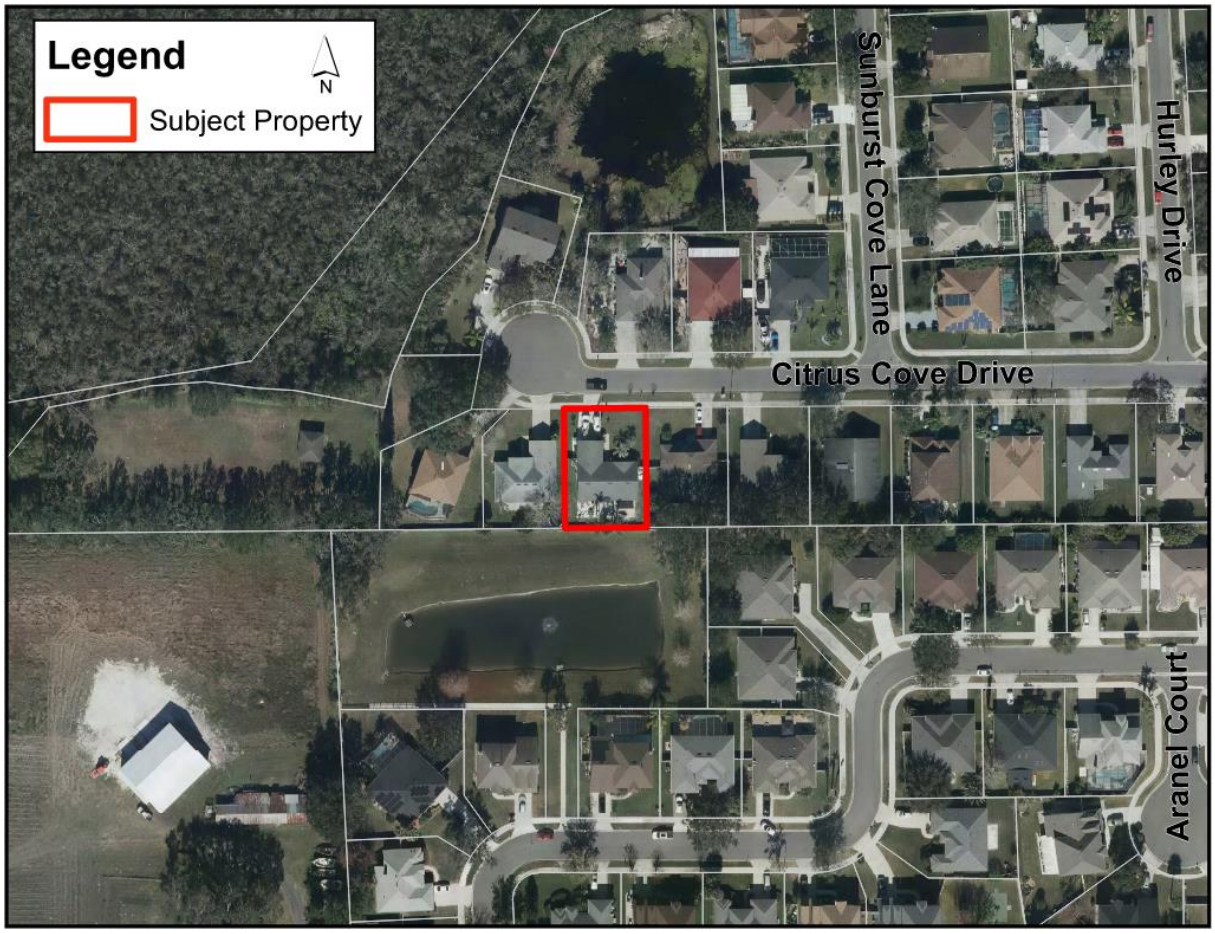
NEXT STEP

Follow all City regulations and apply for building permits.

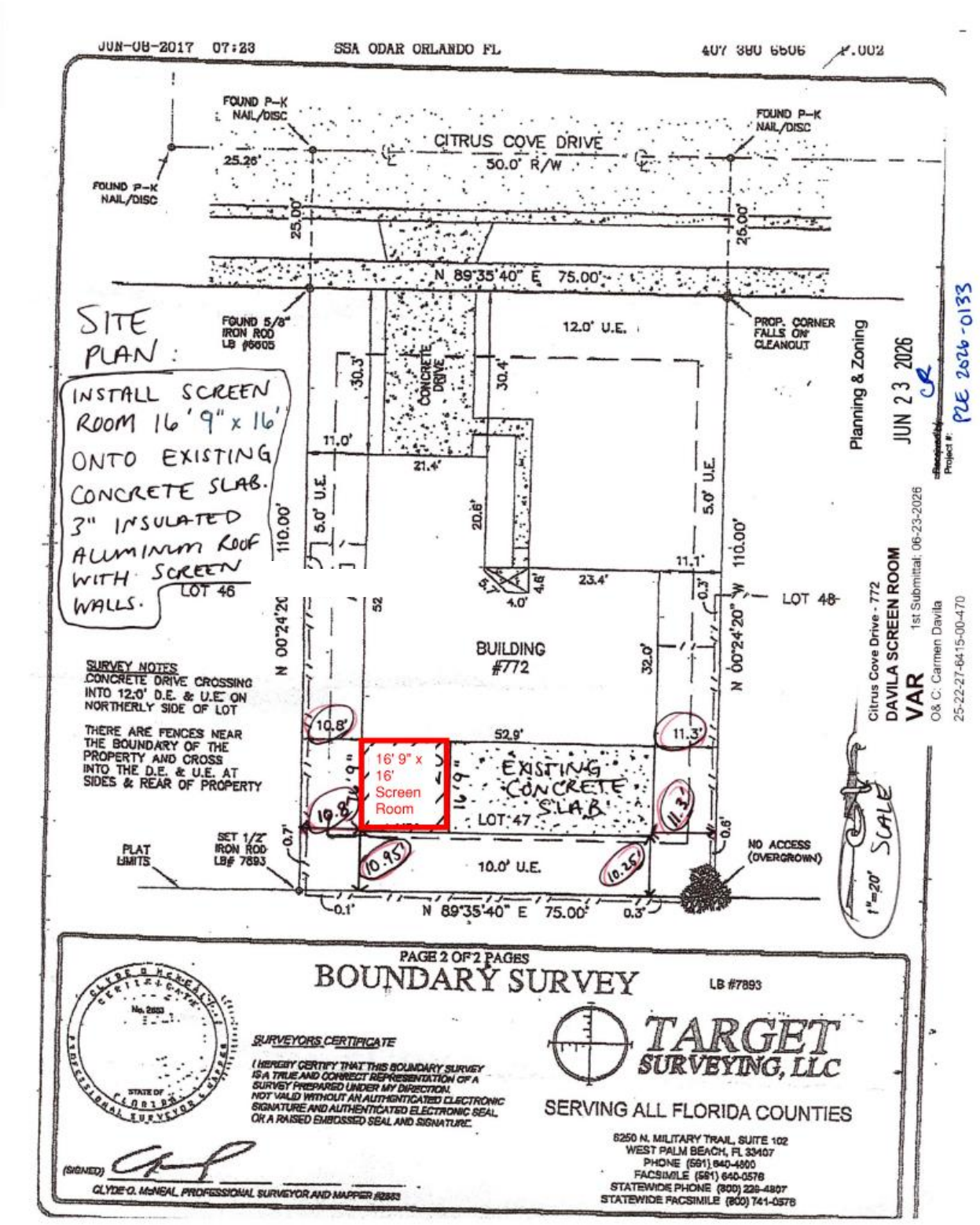
ATTACHMENTS

- Aerial Photo
- Survey
- Elevations
- Site Photos

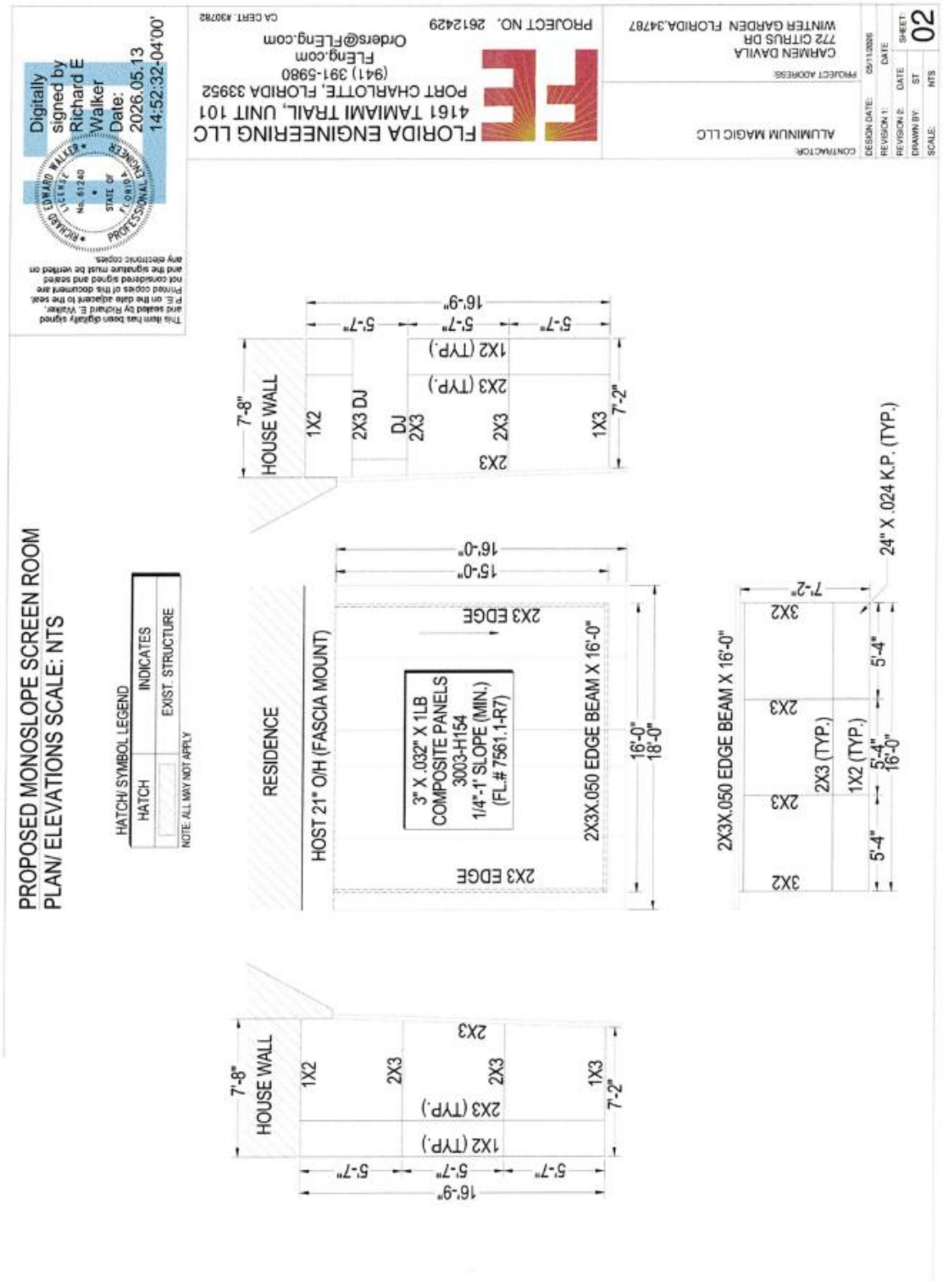
AERIAL PHOTO
772 Citrus Cove Drive



SURVEY
772 Citrus Cove Drive



ELEVATIONS
772 Citrus Cove Drive



SITE PHOTOS
772 Citrus Cove Drive







END OF STAFF REPORT

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 3.B

Date: July 28, 2026 **Meeting Date:** August 3, 2026

Subject: 1663 Markel Drive
Project Name: Roberts Residence – Accessory building - Variance
Parcel ID: 12-22-27-0000-00-019

Issue: The applicant is requesting a variance for the property located at 1663 Markel Drive.

Supplemental Material / Analysis:

Owner / Applicant: William and JaCee Roberts
Current Zoning: R-1, Residential District
Proposed Zoning: N/A
Current FLU: LR (Low Density Residential)
Proposed FLU: N/A

Summary: The applicant is requesting a variance to allow a 20 foot rear yard setback in lieu of the required 40 foot rear yard setback minimum to construct an accessory building for shed/storage use.

Staff Recommendation(s):

Staff recommends approval subject to any conditions outlined in the Staff Report.

Next Step(s): The applicant is responsible for following all City regulations and obtaining the required zoning and building permits.

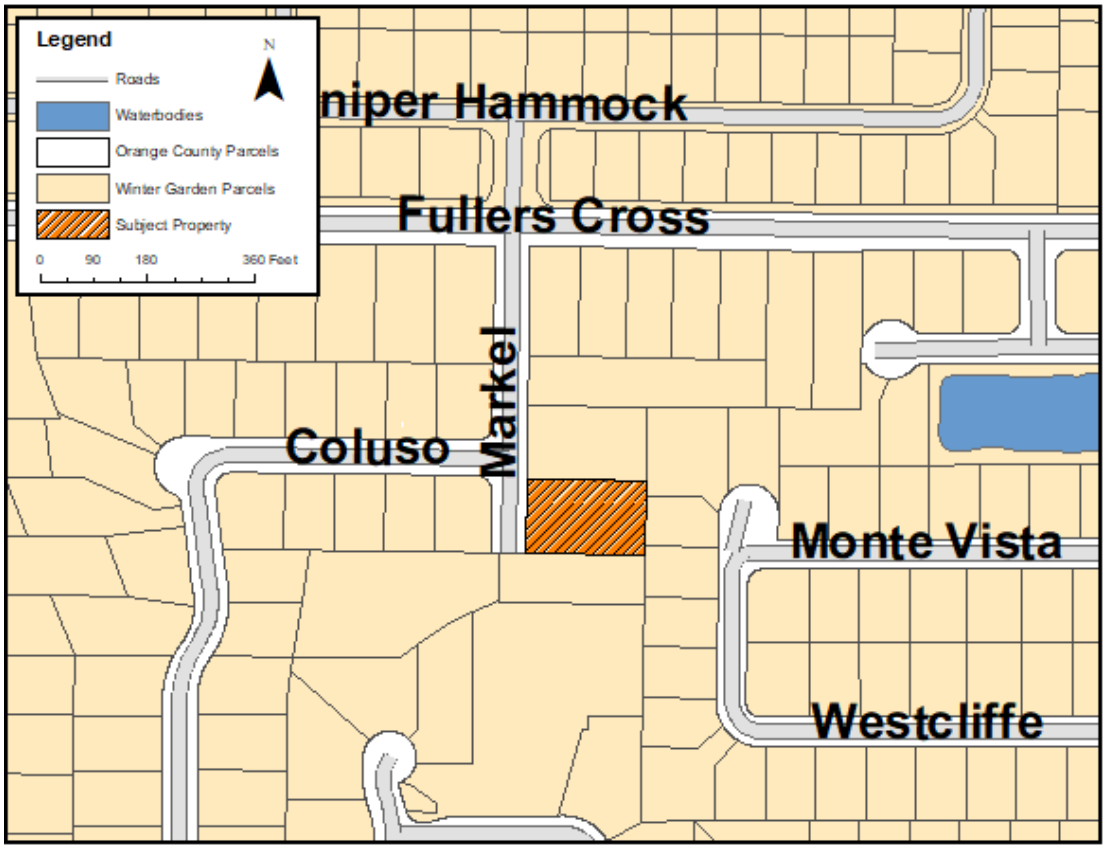
Attachment(s):

Staff Report
Location Map

LOCATION MAP

1663 Markel Drive

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

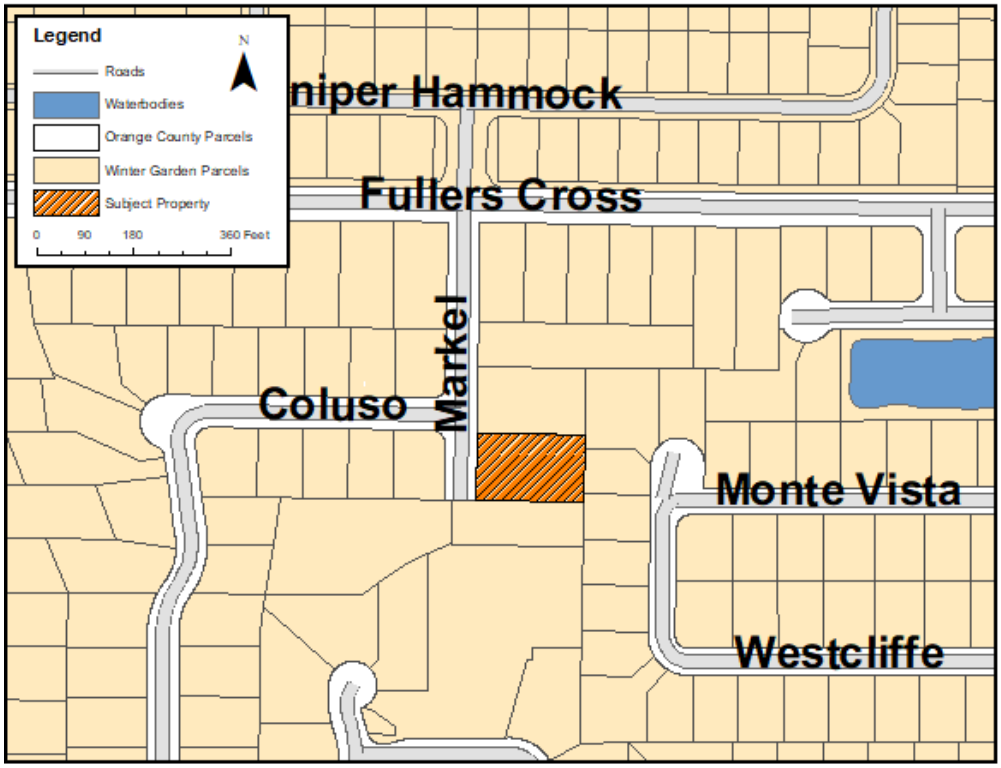
300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: Yvonne Conatser, Senior Planner
DATE: August 3, 2026
SUBJECT: VARIANCE
1663 Markel Drive (0.58 +/- ACRES)
PARCEL ID # 12-22-27-0000-00-019
APPLICANT: William and JaCee Roberts - owners

The purpose of this report is to evaluate the request for a variance for the property located at 1663 Markel Drive in Winter Garden, Florida. The request is to allow a 20 foot rear yard setback in lieu of the required 40-foot rear yard setback minimum (20% depth of lot) and a roof peak height of 16 feet 7 inches in lieu of the 12 foot height maximum to construct a 20 foot by 20 foot accessory building.

The Property is approximately 0.58 +/- acres in size, zoned R-1, zoning district, and designated Low Density Residential on the City Future Land Use Map. The map below depicts the location of the property within the City of Winter Garden municipal limits.



EXISTING USE

The Property is developed with a 2,284 +/- square foot single family residence.

ADJACENT LAND USE AND ZONING

The property is surrounded by R-1 Residential zoning, developed as single family residential homes and designated Low Density Residential on the City Future Land Use Map. All properties are located within the City of Winter Garden's jurisdictional limits.

PROPOSED USE

The applicant is requesting to construct single story 20 foot by 20 foot accessory building in the rear yard. The accessory building will be used as a storage shed. The applicant has a large rear yard and would like to take advantage of the yard by placing the accessory building further to the rear of the property than in the middle of the rear yard.

CODE REFERENCE

Section 118-1310 (b) and (d)(2)(a) of the City Code of Ordinances addresses requirements for accessory buildings and accessory structures. This section states:

(b) *General requirements*.

Accessory buildings and structures shall be designed to blend aesthetically with the principal structure. Detached accessory building and structure walls shall not exceed nine feet in height, the roof peaks shall not exceed 12 feet in height…

(d) *Accessory buildings*.

(2) *Accessory buildings—Greater than 160 square feet*. An accessory building greater than 160 square feet – excluding detached garages and accessory dwelling units as defined above - shall comply with the above requirements with the following exceptions:

a. An accessory building greater than 160 square feet must comply with all the setback requirements of the principal structure.

Section 118-308. c. of the City Code of Ordinances addresses setback requirements for the principal structure in the R-1 zoning district. This section states:

In the R-1 single-family residential district, the minimum yard requirements are as follows:

(1) Single-family.
c. Rear: 20 percent depth of lot.

The applicant is seeking a variance to the maximum height requirements for an accessory building and to reduce the rear yard setback for an accessory building greater than 160 square feet.

CODE REQUIREMENTS / CRITERIA

Section 118-131 of the City Code that relates to the review criteria states that, "A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue." The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff's comments concerning this particular petition.

(1) Granting the variances will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

The applicant would like to construct an accessory building in the rear yard of the property. The proposed accessory building will meet required side yard setbacks but due to the size of the accessory building (400 square feet) the required rear yard setback cannot be met without the variance. The property is larger than most R-1 zoning district properties. The large rear yard area and the existing trees should reduce any "interference" to surrounding neighbors and help provide continued "reasonable enjoyment" of the rear yard for the nearby property owners. The applicant has removed several trees in the last year due to condition, but no additional trees will be removed for the proposed accessory building. The proposed accessory building should not "negatively impact the standard of living" provided the applicant follows all required conditions as set forth by the staff and city code.

(2) The variances will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

The requested variance does not change the residential nature of the property. An accessory building in the rear yard of a single-family residential property is typical in many residences in the City. Further, the size of the proposed accessory building is not out of character with accessory buildings on other properties located within the R-1 residential neighborhood. The property is approximately 124 feet by 200 feet which provides more than ample room for these types of accessory buildings.

(3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variances outweigh the benefits under this criteria if the variances were denied;

Strict compliance with the City's land development regulations will not further any legitimate City objective. The setback and height are typical of this type of request. The accessory building will meet all other City requirements regulating accessory buildings.

(4) The granting of the variances is consistent with the city's comprehensive plan; and

The variance is consistent with the provisions of the City's Comprehensive Plan relating to low density residential neighborhood character.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.

The accessory building is being placed on the rear of the property in a location that is typical for such accessory buildings in the same and similar zoning districts. The requested variance is the minimum variance that will make reasonable use of the land and allow the property owner continued enjoyment of the rear yard without impact to surrounding neighbors. Denying the variance does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of the variance to Section 118-1310 (b) and (d)(2)(a) for the property located at 1663 Markel Drive, to allow a 20 foot rear yard setback in lieu of the required 40 feet and a roof peak height of 16 feet 7 inches in lieu of the 12 foot height maximum in order to construct a 20 foot by 20 foot accessory building, subject to the following conditions:

1. The accessory building will be built consistently with the site plan and building elevations as provided by the applicant.

2. The applicant will obtain all required zoning reviews and building permits from the Planning and Zoning Department and Building Department prior to construction of the accessory building.

NEXT STEP

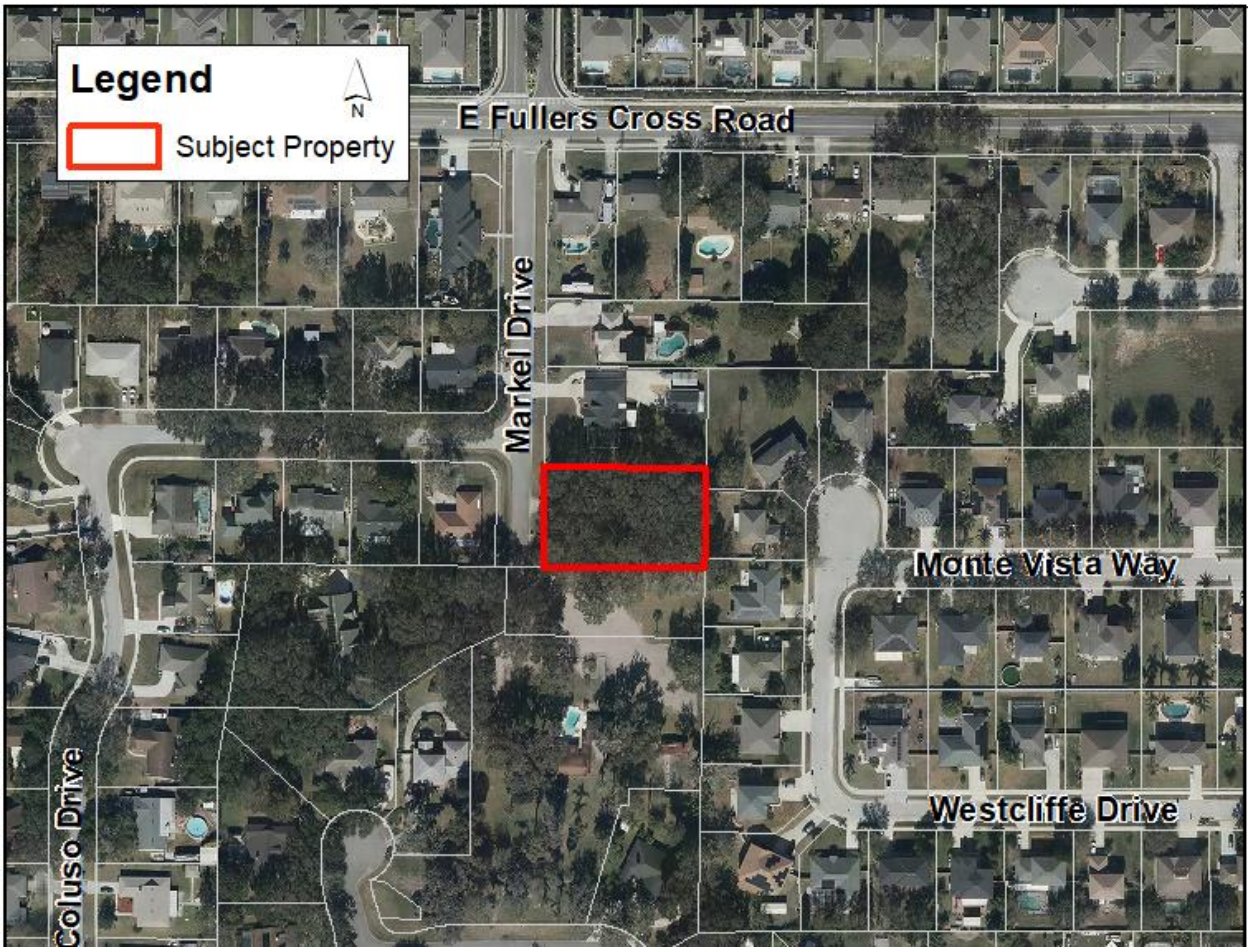
Follow all City regulations and apply for required zoning and building permits.

ATTACHMENTS

Aerial Photo
Survey with proposed setbacks
Design Specifications
Site Photos
Letters of No Objection

Aerial Photo

1663 Markel Drive

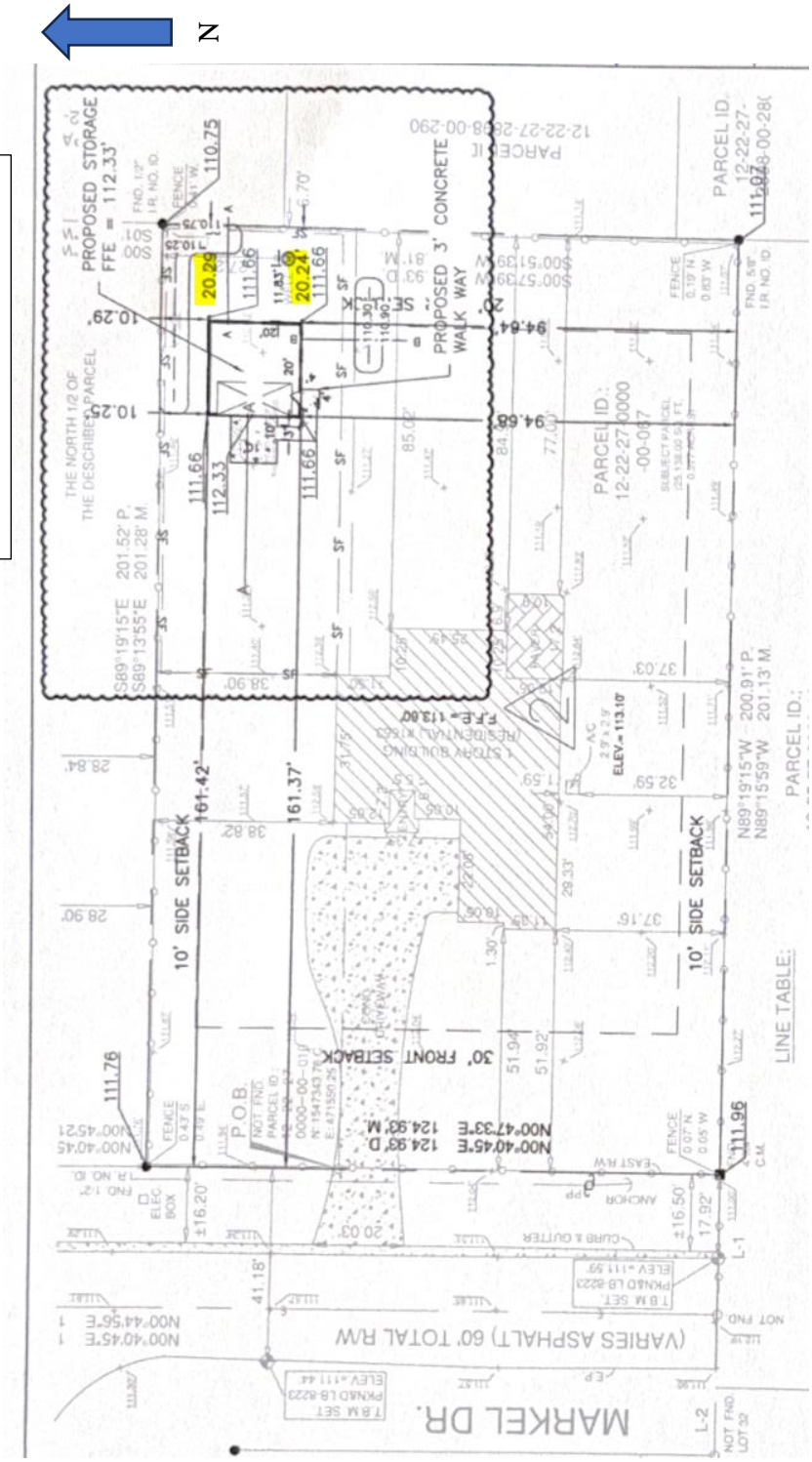


Survey with proposed setback

1663 Markel Drive

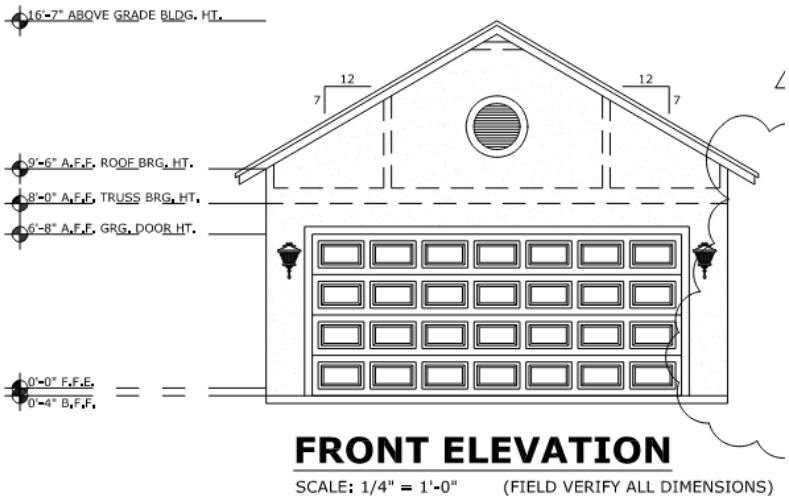
Proposed side setbacks meet R-1 zoning requirements

Requested rear setback - highlighted



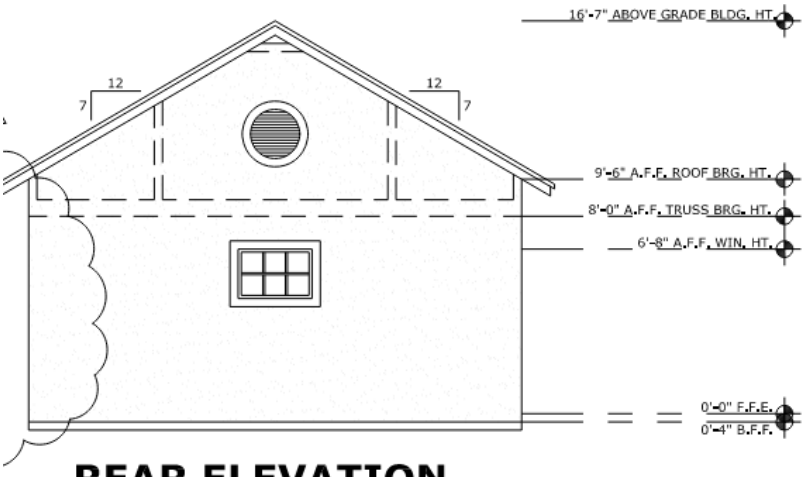
Design Specifications

Accessory Building – Storage Shed



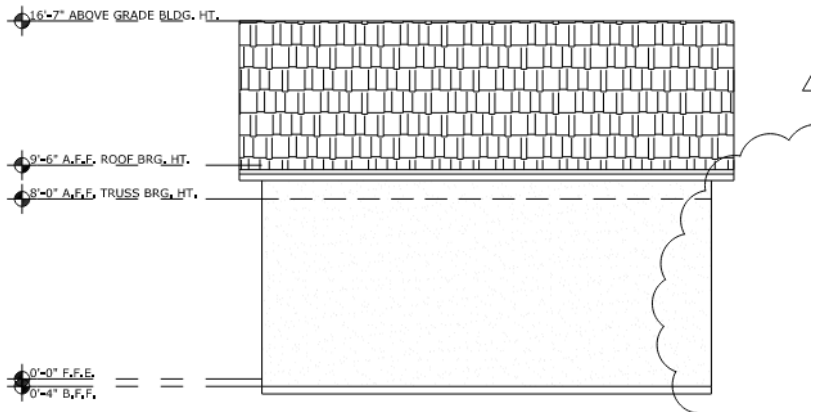
FRONT ELEVATION

SCALE: 1/4" = 1'-0" (FIELD VERIFY ALL DIMENSIONS)



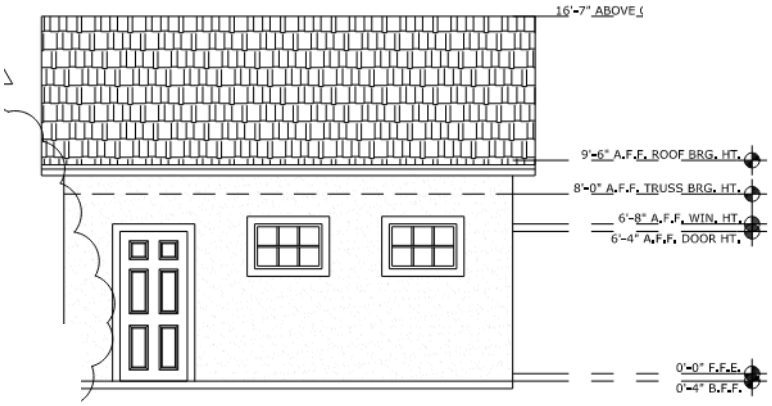
REAR ELEVATION

SCALE: 1/4" = 1'-0" (FIELD VERIFY ALL DIMENSIONS)



LEFT ELEVATION

SCALE: 1/4" = 1'-0" (FIELD VERIFY ALL DIMENSIONS)



RIGHT ELEVATION

SCALE: 1/4" = 1'-0" (FIELD VERIFY ALL DIMENSIONS)

Site Photos

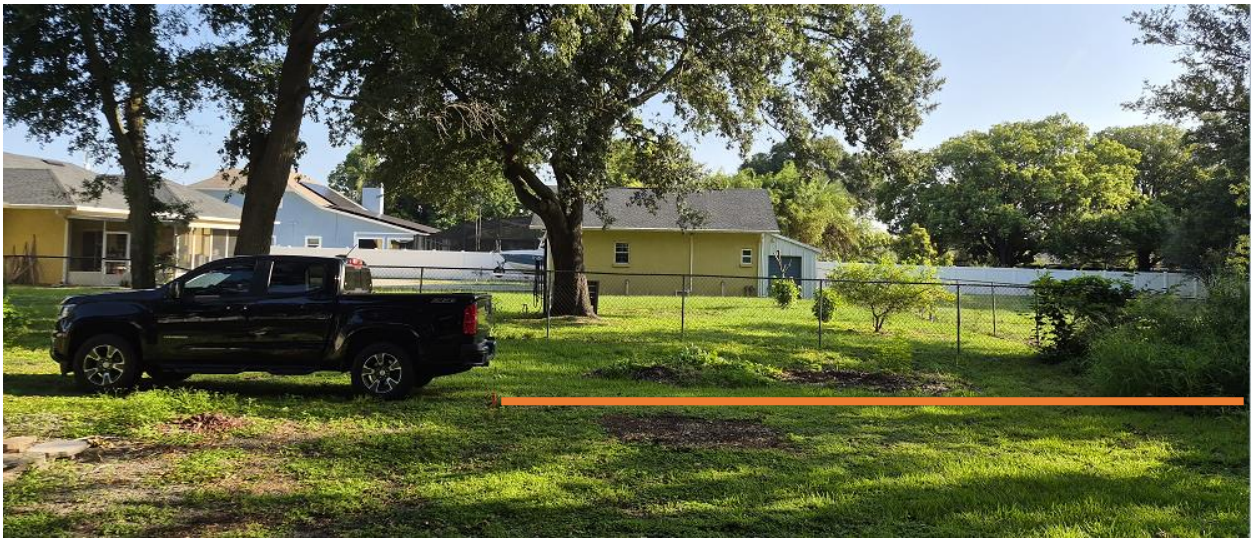
1663 Markel Drive



Rear yard – 40 foot setback

Photo submitted by applicant

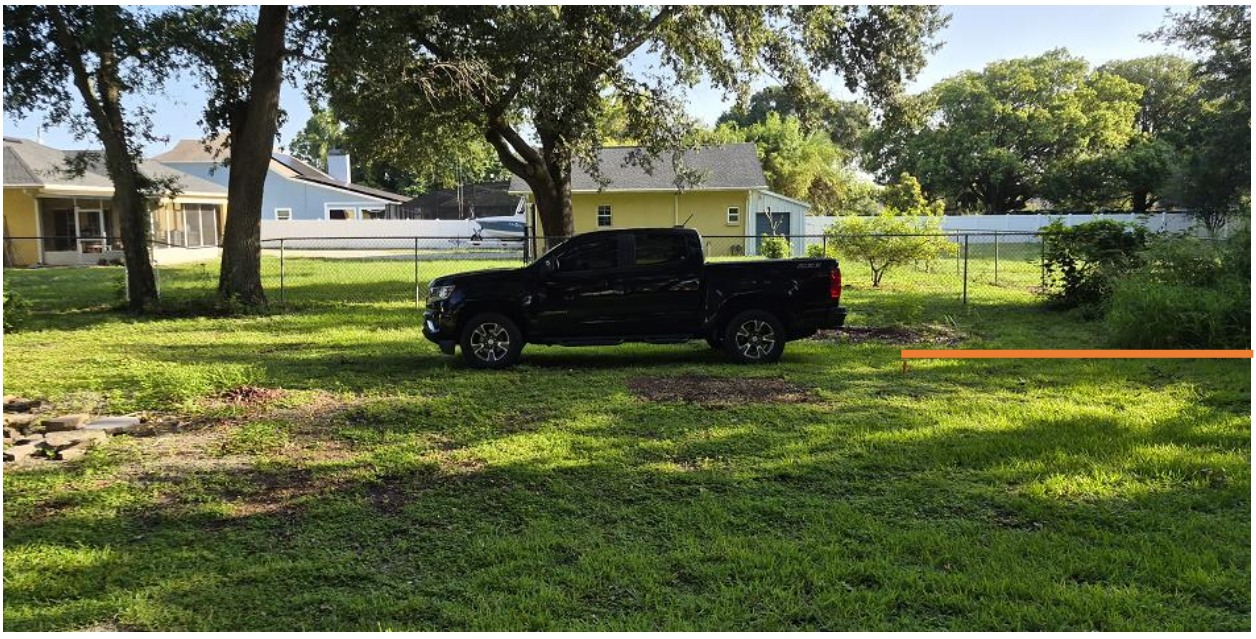
Orange line depicts approximately 40 feet to the rear property line



Rear yard – 20 foot setback

Photo submitted by applicant

Orange line depicts approximately 20 feet to the rear property line



THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 4.A.

Public Hearing

Date: July 24, 2026 **Meeting Date:** August 3, 2026

Subject: Ordinance 26-24

Project Name: **Winter Garden 2050**

Parcel ID: N/A

Issue: Ordinance **26-24** - Amending the Winter Garden Comprehensive Plan (Winter Garden 2050).

Supplemental Material / Analysis:

Owner / Applicant: City of Winter Garden

Summary: Pursuant to Section 163.3177, Florida Statutes, all counties and municipalities in Florida are required to prepare and maintain a long-range Comprehensive Plan to guide future growth and development. As part of this responsibility, local governments must continually monitor a wide range of community characteristics, including population growth, land development, public facilities and services, and environmental resources. The Comprehensive Plan establishes the community's long-term vision by setting forth goals, objectives, and policies that guide future land use decisions, capital investments, budgeting, and other governmental actions. Because communities and state laws evolve over time, the Comprehensive Plan must also be periodically updated through amendments, revisions to implementation strategies, and comprehensive evaluations.

Section 163.3191, Florida Statutes, requires each local government to periodically complete an Evaluation and Appraisal (EA) of its Comprehensive Plan to ensure it remains relevant and consistent with current conditions and state requirements. The City last completed an EA in 2009 and adopted a series of EA-based amendments in 2010, establishing a planning horizon through the year 2020.

The proposed EA-based amendments update the Comprehensive Plan to reflect changes in state law since the 2010 adoption, clarify existing policies, more accurately reflect current practices, procedures, and community conditions, and revise outdated references and definitions. The amendments also extend the City's planning horizon to 2050, update the community vision, evaluate level of service standards for public facilities, and identify opportunities and strategies to address the City's current and future needs while supporting orderly, sustainable growth.

Staff Recommendation(s):

Staff recommends approval of Ordinance 26-24.

Next Step(s): The first reading by City Commission is scheduled for August 13, 2026. If approved at that meeting, it will be transmitted to the State and all other reviewing agencies as required pursuant to Section 163.3184(3)(b), Florida Statutes.

Attachment(s):

Ordinance 26-24
Attachment A – Goals, Objectives, & Policies
Attachment B – Data & Analysis
Attachment C – Public Engagement Summary
Attachment D – Staff Report
Statutes Matrix
Business Impact Estimate

ORDINANCE 26-24

AN ORDINANCE OF THE CITY OF WINTER GARDEN AMENDING THE WINTER GARDEN COMPREHENSIVE PLAN TO ADDRESS CHANGES TO STATE STATUTES, EXTENDING THE PLANNING HORIZON TO 2050, AMENDING THE FUTURE LAND USE MAP SERIES, AND AMENDING VARIOUS ELEMENTS OF THE COMPRHENESIVE PLAN TO IMPLEMENT THE COMMUNITY VISION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on the 13th of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24th of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden; and

WHEREAS, the City desires to update the Winter Garden Comprehensive Plan to incorporate goals, objectives, and policies that are consistent with the community's vision, current conditions, and changes to Florida Statutes Section 163 since the Comprehensive Plan was last updated in June of 2010; and

WHEREAS, the City Commission has considered the data and analysis (Attachment B), public engagement summaries (Attachment C), and staff report (Attachment D) as supporting documentation; and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning and Zoning Board) conducted a public hearing, with due public notice having been provided, Amendment on August 3, 2026; and

WHEREAS, pursuant to Section 163.3184, FS, the City Commission on August 13, 2026, held an initial public hearing and authorized transmittal of the Amendment to the FloridaCommerce for written comment, and

WHEREAS, pursuant to Section 163.3184, FS, the City Commission conducted an adoption public hearing, with due public notice having been provided, on the Amendment on [ENTER DATE]; and

WHEREAS, the comprehensive plan amendment set forth in herein is in-compliance with state law, and is in the best interest of all the health, safety, and welfare of the public.

IT IS HEREBY ORDAINED BY THE CITY OF WINTER GARDEN AS FOLLOWS:

SECTION 1. Recitals. The above recitals are hereby incorporated by reference and shall constitute the legislative findings of the City Commission of the City of Winter Garden.

SECTION 2: Adoption. The Comprehensive Plan of the City of Winter Garden is hereby amended to be in line with Attachment A (words that are underlined are additions; ~~stricken-through~~ provisions are being deleted).

SECTION 3: **Adoption of Relief Concerning Declared Emergency.** The Comprehensive Plan of the City of Winter Garden is further hereby amended to add the following Policy:

Policy 1-1.1.1: Relief Concerning Declared Emergency. The purpose of this policy is to address the restrictions of Section 28 of Chapter 2025-190, Laws of Florida. This policy shall sunset and expire on October 1, 2027 unless extended pursuant to the provisions of Section 28 of Chapter 2025-190, Laws of Florida or otherwise by general law, and if extended will automatically sunset and expire when such extension expires. If Section 28 of Chapter 2025-190, Laws of Florida is repealed or expires as it applies to the city, this policy shall automatically expire simultaneously therewith. If Section 28 of Chapter 2025-190, Laws of Florida is substantially amended after the effective date of this section, the Planning & Zoning Director may freeze use of this policy and any implementing land development regulation until an amendment to this policy is adopted to incorporate the amendments made to Section 28 of Chapter 2025-190, Laws of Florida. If a court of competent jurisdiction issues an injunction against the enforcement of or declares invalid or unconstitutional Section 28 of Chapter 2025-190, Laws of Florida, the Planning and Zoning Director may freeze use of this policy and any implementing land development regulation until an amendment to this policy is adopted or it is repealed.

If an authorized applicant for a development order believes that any city-initiated amendment to land development regulations and Comprehensive Plan, that occurred after August 1, 2024 is "more restrictive or burdensome" than existed prior to August 1, 2024, the applicant may file an application with the City to have the version of land development regulations and the Comprehensive Plan existing as of August 1, 2024 apply to and govern the development order application at issue subject and pursuant to a process to be adopted in the land development regulations of the City of Winter Garden. The City has adopted a land development regulation by Ordinance 25-23 implementing this policy (which is further ratified by the adoption of policy), and the City may further amend such land development regulation ordinance from time to time in its legislative discretion.

SECTION 4. Codification. Sections 2 and 3 of this Ordinance shall be codified and made part of the City of Winter Garden Comprehensive Plan.

SECTION 5. Severability. If any portion of this Ordinance is determined to void, unconstitutional, or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

SECTION 6. Conflicts. In the event of a conflict or conflicts between this ordinance and

other ordinances, this ordinance controls to the extent of the conflict..

SECTION 7. Effective date. This Ordinance shall become effective after adoption in accordance with general law.

FIRST READING: _____, 2026

SECOND READING: _____, 2026

PASSED AND ADOPTED on second reading this _____day of _____2026.

CITY COMMISSION
CITY OF WINTER GARDEN, FLORIDA

_____
By: John Rees, Mayor

ATTEST:

_____
Ronisha Martin, City Clerk



COMPREHENSIVE PLAN
WINTER GARDEN
2050
Rooted in Tradition
Growing Strong Communities

GOALS, OBJECTIVES, & POLICIES

Table of Elements

Element Number	Element Name
1	Future Land Use
2	Multimodal Transportation
3	Housing
4	Public Facilities
5	Conservation
6	Recreation and Open Space
7	Intergovernmental Coordination
8	Capital Improvement
9	Public Schools Facilities
10	Property Rights



FUTURE LAND USE

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Goal 1-1: ~~Goal 1-1~~ Maintain the City's Character

~~Ensure the City of Winter Garden m~~Maintain Winter Garden's ~~s its low density residential character~~small town charm while ~~at the same time providing for the most effective provision of services, to~~ promoting~~e~~ sustainable community development, ~~to promote conscientious~~ economic development ~~in the appropriate locations~~, ~~to promote a concentration of~~ mixed land uses in ~~specific~~ designated areas, ~~to promote~~ and quality infill and redevelopment. ~~which strengthens the character of the City, to~~ Pp~~r~~otect sensitive natural areas by directing growth ~~to environmentally~~ to appropriate areas~~,~~ and prohibit ~~those uses which are~~ incompatible uses. In short, to be the best small City in the State of Florida.~~(9J-5.006(3)(A))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 1-1.1: Emergency Relief

Apply Section 28 of Chapter 2025-190, Laws of Florida providing emergency relief to developers and landowners related to more restrictive or burdensome City-initiated amendments to its land development regulations and Comprehensive Plan.

Policy 1-1.1.1: Relief Concerning Declared Emergency.

The purpose of this policy is to address the restrictions of Section 28 of Chapter 2025-190, Laws of Florida. This policy shall sunset and expire on October 1, 2027 unless extended pursuant to the provisions of Section 28 of Chapter 2025-190, Laws of Florida or otherwise by general law, and if extended will automatically sunset and expire when such extension expires. If Section 28 of Chapter 2025-190, Laws of Florida is repealed or expires as it applies to the city, this policy shall automatically expire simultaneously therewith. If Section 28 of Chapter 2025-190, Laws of Florida is substantially amended after the effective date of this section, the Planning & Zoning Director may freeze use of this policy and any implementing land development regulation until an amendment to this policy is adopted to incorporate the amendments made to Section 28 of Chapter 2025-190, Laws of Florida. If a court of competent jurisdiction issues an injunction against the enforcement of or declares invalid or unconstitutional Section 28 of Chapter 2025-190, Laws of Florida, the Planning and Zoning Director may freeze use of this policy

and any implementing land development regulation until an amendment to this policy is adopted or it is repealed.

If an authorized applicant for a development order believes that any city-initiated amendment to land development regulations and Comprehensive Plan, that occurred after August 1, 2024 is "more restrictive or burdensome" than existed prior to August 1, 2024, the applicant may file an application with the City to have the version of land development regulations and the Comprehensive Plan existing as of August 1, 2024 apply to and govern the development order application at issue subject and pursuant to a process to be adopted in the land development regulations of the City of Winter Garden. The City has adopted a land development regulation by Ordinance 25-23 implementing this policy (which is further ratified by the adoption of policy), and the City may further amend such land development regulation ordinance from time to time in its legislative discretion.

Objective 1-1.2: ~~Objective 1-1.1:~~ Land Development Regulations

~~The City will c~~Continue to apply the land development regulations that implement the comprehensive plan to guide future growth and development and discourage urban sprawl. ~~(9J-5.006(3)(b)8.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.2.1: ~~Policy 1-1.1.1:~~ The Land Development Regulations Implementation

The City shall continue to enforce the adopted land development regulations which contain specific and detailed provisions required to implement the Comprehensive Plan and which:

(1) Regulate the subdivision of land.~~(9J-5.006(3)(c)1.)~~

(2) Regulate the uses of land and water consistent with this Element.

~~(2)~~(3) ~~and e~~Ensure the compatibility of adjacent land uses in Orange County, Ocoee, and Oakland.~~(9J-5.006(3)(c)2.)~~

~~(3)~~(4) Provide for open space.~~(9J-5.006(3)(c)4.)~~

~~(4)~~(5) Protect environmentally sensitive lands. ~~including wetlands designated on the Future Land Use Map Series by requiring the use of buffering, minimum building setbacks, preservation of~~

~~natural vegetation, and by prohibiting any activity which impairs the natural function of these lands.(9J-5.006(3)(c)6.)~~

~~(5)~~(6) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management ~~by adopting Flood Hazard Boundary Maps, by establishing floodproofing measures, by adopting a stormwater management ordinance which establishes retention requirements and storm events and by requiring a St. Johns River Water Management District permit or exemption letter.(9J-5.006(3)(c)1.) (9J-5.006(3)(c)4.)~~

~~(6)~~(7) Protect potable water wellfields and aquifer recharge areas ~~by establishing a cone of influence, by prohibiting the storage of hazardous waste within this cone, and by requiring porous surfaces for any developed land area.(9J-5.006(3)(c)6.)~~

~~(7)~~(8) Regulate signage.~~(9J-5.006(3)(c)1.)~~

~~(8)~~(9) Ensure safe and convenient on-site traffic flow and cross-connections between adjacent properties ~~vehicle parking needs.(9J-5.006(3)(c)4.)~~

~~(9)~~(10) Ensure ~~Provide that~~ development orders ~~and permits shall~~ are not ~~not be~~ issued ~~which~~ if they result in a reduction ~~of the level of services for the affected public facilities~~ below the level of service standards ~~adopted in this Comprehensive Plan~~, and at a minimum, ~~that~~ these facilities and services shall be available concurrent with ~~the impacts of~~ development impacts.~~(9J-5.006(3)(c)3.)~~

(11) Require data and analysis for future land use map amendments demonstrating that adequate ~~water supplies and associated~~ public facilities are available to meet projected growth demands.~~.~~

(12) In designated areas of the City with established design standards, ensure the implementation of high-quality design, architecture, and multi-modal-oriented development.

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 09-59, 01/28/2010~~

(13) ~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.2.2: ~~Policy 1-1.2.17:~~ Adaptive Reuse Standards

The land development code shall contain standards to ensure compatibility between converted commercial/offices uses and adjacent residential properties, including ~~address~~ minimum lot size, buffers, and aggregation of lots, and design standards. ~~for conversion of single family homes to office or commercial for lots in the Residential-Neighborhood Commercial, Downtown Transitional, and Traditional Downtown land uses~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-1.2.3: ~~Policy 1-2.1.9:~~ Transit, Bike, and Pedestrian Supportive Land Development Regulations

The City shall continue to monitor its Land Development Code and design guidelines to ensure design and development standards support pedestrian/bike movement and use of transit. These standards shall address building orientation and setbacks; direct pedestrian/bike pathways between public sidewalk systems and building entrances; elimination of pedestrian/bike and transit impediments such as landscaping, drainage swales, and buffer walls; location of transit stops; transit easements and aisles; transit shelters, waiting areas, and seating; parking location and internal pedestrian circulation; building architecture and pedestrian-oriented facades; bicycle ~~parking~~ facilities; and guidelines for the location, design, accessibility, and appearance of parking garages.

Policy 1-1.2.4: ~~Policy 1-4.1.8: Architectural~~ Public Amenities Design Standards

The City shall ~~-maintain will provide a coordinated set of architectural and development~~ design guidelines for ~~- landscaping,~~ public amenities and infrastructure, including ~~,~~signage, ~~median beautification~~landscaping within rights-of-way, parking garages, ~~and~~ pedestrian/bike areas, and transit areas. ~~These design guidelines will further improve multi-modal opportunities by creating continuous, direct and convenient pedestrian linkages between buildings and public pedestrian systems and transit stops; establish standards for the provision of transit facilities, pedestrian system amenities, and bicycle parking; and give higher priority in site design for the accommodation~~

~~of multi-modal transportation over facilities exclusively for automobiles, particularly single-occupant automobile trips.~~ The Land Development Code shall include incentives or bonuses to encourage implementation of the preferred development design standards.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-1.2.5: ~~Policy 1-1.2.18:~~ Updates to the Land Development Regulations

The City ~~will~~ shall continue to update the Land Development Regulations as warranted to ensure consistency with amendments to the comprehensive plan.

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Objective 1-2.8: Innovated Regulation.~~

~~To ensure the City's Land Development regulations provide up to date regulations with the changing trends in land development by the time frames set forth in the policies below. (9J-5.006(3)(b)10.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-1.2.6: ~~Policy 1-2.3.10:~~ Rezoning Criteria

No petition for a rezoning ~~may~~ shall be approved unless evidence is presented to the City Commission's satisfaction that determines that:

(1) ~~(1)~~ The request is consistent with the Comprehensive Plan and the Future Land Use Map, ~~and~~

(2) ~~(2)~~ The proposed rezoning will not substantially devalue or prevent reasonable use and enjoyment of the adjacent properties, ~~and~~

(3) ~~(3)~~ Adequate facilities are available or a development agreement has been established that will provide these improvements in a reasonable time frame, ~~and~~

(4) ~~(4)~~ The proposed rezoning will not allow a type or intensity of development that is premature or presently out of character in relationship to the surrounding area, ~~and~~

(5) ~~(5)~~ The rezoning will not interfere with an adjacent property owner's reasonable expectation of use or enjoyment, and~~.~~

~~(6)~~ The rezoning will not lower the Level of Service of roads ~~significantly increase the vehicular traffic~~ in adjacent residential neighborhoods unless the developer mitigates the proposed traffic deficiencies.

~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-1.2.7: ~~Policy 1-2.8.2:~~ Planned Development Regulations~~PUD Ordinance.~~

The City shall periodically review its existing Planned ~~Unit~~ Development ~~Ordinance~~ Regulations and shall make changes if necessary.

~~Policy: 1-2.14.3:~~

Policy 1-1.2.8: Complimentary Land Uses

The City shall maintain a land development code that allows for ~~will identify and facilitate~~ the inclusion of complementary land uses to residential areas ~~not already present in the zoning districts~~ such as ~~supermarkets~~grocery stores, parks and recreational fields, and schools, to ~~reduce the vehicle miles traveled and~~ promote ~~bicycling and walking to these uses~~multiple modes of transportation.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-1.2.9: ~~Policy 1-2.14.4:~~ Uses Near Employment Centers

The City ~~will~~ shall maintain a land development code that ~~review and revise zoning classifications as necessary to~~ allows local-serving businesses such as childcare centers, restaurants, banks, family medical offices, drugstores, and other similar services near employment centers. ~~to minimize midday vehicle use~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-1.2.10: Housing Variety

The City shall consider amending the Land Development Code to allow for additional housing types in appropriate zoning districts.

Policy 1-1.2.11: Accessory Dwelling Units (ADU)

The City shall consider expanding the number of zoning districts that allow ADUs, where appropriate.

~~Objective 1-1.1:~~Objective 1-1.3: ~~Objective 1-1.2:~~ Future Land Use Map Series and Land Use Categories

~~The City of Winter Garden shall~~I ~~i~~mplement all land use categories, ordinances, regulations and policies pertaining to development necessary to ensure consistency with all elements of the comprehensive plan. ~~The City shall continue~~Continue to maintain and manage the Future Land Use Map, ~~as shown in Figure 1.1.~~ ~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-1.1.1:~~Policy 1-1.3.1: ~~Policy 1-1.2.1:~~ Establishment of Intensities and Densities

~~It is t~~The City shall establish ~~'s intent that for other types of development applications,~~a range of intensities and densities ~~will be established consistent with the ranges of the~~for each specific land use category as stated in this element, Table 1-1, and on the Future Land Use Map. ~~It shall be the policy of the City to establish~~The final intensity~~ies~~ and density~~ies~~ for a specific development and redevelopment project~~s~~ ~~with~~ shall be determined during the final site plan.

~~Added by Ordinance 10-19, 06/24/2010~~

Table 1-1: Future Land Use Districts

FLU Category	Range or Max Intensity/ Gross Density	Max Stories	Zoning Classification
Suburban Residential	Max Gross Density 4 du/ac	2 stories	PUD, R-1A & R-1
Low Density Residential	Gross Density Range 2 - 6 du/ac and up to 9 du/ac for workforce/low income housing with a maximum of 10 acres	2 stories	PUD, R-1A, R-1, R-2 & R-1B
Medium Density Residential	Gross Density Range 3-15 du/ac	3 stories	CAPUD, PUD, R-2 & R-3
Medium / High (M/H) Density Residential	Max Gross Density 20 du/ac	4 stories	PUD
Residential-Neighborhood Commercial	Intensity 0.35 FAR Max Gross Density 6 du/ac	2 stories	RNC, RNC-2, PUD & PCD
Commercial	Intensity 0.35 FAR or 2.0 by Activity Center development bonus Residential uses are permitted but must be secondary to primary commercial uses. Max Gross density 10 du/ac and up to 30 du/ac by Activity Center development bonus.	3 stories [1]	C-1, C-2, C-3, C-4, PCD & CAPUD
Downtown Transitional	Intensity 0.35 FAR Gross density 10 du/ac Minimum of 35% residential uses.	3 stories	RNC, PUD, PCD, C-1, C-2, CAPUD & C-3.
South Beltway Center	Intensity 0.4 FAR and up to 0.5 FAR including residential development	Commercial: 7 stories Residential 2 stories	PCD
Industrial	Intensity 0.35 FAR and up to 0.5 FAR by Activity Center development bonus	3 stories	I-1, I-2, PID, & CAPUD.
Conservation	Intensity 0.2 FAR	2 stories	All districts
Urban Village	Intensity 0.3 FAR, Max Gross Density 4 du/ac, except in the Village Center where max is 12 du/ac.	2 stories	UVPUD & R-6.

Traditional Downtown	Intensity 0.75 FAR and up to 4.0 FAR by Activity Center development bonus. Residential development only allowed as part of a mixed-use development with non-residential uses. Max Gross Density 25 du/ac and up to 50 du/ac by Activity Centers development bonus	3 stories [1]	PUD, PCD, R-NC, RNC-2, C-1, C-2, C-3 & C-4
Multi Use Development	Intensity 0.5 FAR and up to 2.0 FAR by Activity Center development bonus. Max Gross Density 10 du/ac and up to 30 du/ac by Activity Centers development bonus.	3 stories [1]	R-3, RNC-2, C-2, C-3, C-4, I-1, PCD, PUD & CAPUD
Multi Office Industrial	Intensity 0.35 FAR and up to 0.75 FAR by Activity Center development bonus.	3 stories [1]	C-2, C-3, C-4, I-1, I-2, PID & PUD
Institutional	Intensity 0.35 FAR	3 stories	All districts
Neighborhood Residential	Gross Density Range 2 - 6 du/ac and up to 10 du/ac by development bonus.	2 stories	PUD, R-NC, R-2, R-4 & R-5
Neighborhood Mixed-Use	Intensity 0.75 FAR and up to 3.0 FAR by development bonus Max Gross Density 10 du/ac and up to 20 du/ac by development bonus.	4 stories	RNC-2, RNC, C-3, C-4, PCD, PUD & CAPUD.

[1] Maximum height may exceed maximum stories in table if located within an Activity Center. See Table 1-2 for maximum height.

Policy 1-1.3.2: ~~Policy 1-1.2.2:~~ Suburban Residential

~~Properties designated with the~~ Suburban Residential ~~land use category are required to be developed at a gross residential density no greater than 4 dwelling units per acre and~~ shall ~~will~~ be allowed ~~identified on the Future Land Use Map only~~ in areas that are either similar in nature (i.e. have the same type of density of existing neighborhoods) or where environmental factors require low residential densities. ~~-~~Factors in determining this land use category included proximity to natural resources and urban services, availability of public facilities, and the characteristics of nearby existing and future neighborhoods.~~. Churches and schools may be allowed via a Special Exception Permit. The zoning classifications that are consistent with the Suburban Density classification are PUD, R-1A, R-1, and INT. (FS 163.3177(6)(a)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.3: ~~Policy 1-1.2.3:~~ Low Density Residential

~~**Policy 1-1.1.2:** Properties designated with the~~ Low Density Residential land use category ~~are required to be developed at a gross residential density between 2 to 6 dwelling units per gross acre and up to 9 units per gross acre for workforce/low income housing with a maximum of 10 acres and~~ shall ~~will~~ be allowed ~~identified on the Future Land Use Map only~~ in areas that have ~~the~~ urban services and public facilities that can accommodate a higher density of residential housing. ~~-~~Factors in determining the location ~~of this land use category~~ include~~d~~ proximity to natural resources and urban services, availability of public facilities, and the characteristics of nearby existing and future neighborhoods. ~~Churches and schools are allowable uses in the Low Density areas that are zoned R-2 and in specified areas of PUDs and via a Special Exception Permit in all other allowable zoning classifications. The zoning classifications that are consistent with the Low Density Residential classification are PUD, R-1A, R-1, R-2, R-1B, and INT. (FS 163.3177(6)(a)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.4: ~~Policy 1-1.2.4:~~ Medium Density Residential

~~Properties designated with the Medium Density Residential land use category are required to be developed at a gross residential density between 3 to 10 dwelling units per gross acre.~~ Medium Density Residential areas shall have access to a major collector, or higher functional classification, street. ~~-~~Development should provide amenities including recreation, open space, and buffering to provide additional protection if there are adjacent low density residential areas. ~~The zoning classifications that are consistent with the Medium Density Residential Classification are PUD, R-2, R-3, and INT. Churches and schools are allowable uses in the Medium Density areas that are zoned R-2 and R-3. FS 163.3177(6)(a)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.5: ~~Policy 1-1.2.5:~~ Medium / High (M/H) Density Residential

The intent ~~of this Future Land Use Classification~~ is to provide a slightly higher density than the Medium Density Residential Classification for multifamily complexes that provide a high degree of amenities such as gated entranceways, pools, passive and active recreational areas for both adults and for children, fitness centers, indoor basketball and/or racquetball courts, covered parking, and have heavily landscaped grounds with semi-mature canopy trees. ~~A maximum of 13 units per acre can be achieved in this future land use. The two zoning classifications that are consistent with the Medium / High Density Residential classification is the PUD and INT zoning districts. Churches and schools are allowable uses in the Medium / High Density Residential classification if clearly identified in the PUD zoning ordinance.~~

~~Added by Ordinance 03-18, 12/11/2003~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.6: ~~Policy 1-1.2.6:~~ Residential-Neighborhood Commercial

~~Properties designated with the Residential-Neighborhood Commercial land use category are required to be developed at a floor area ratio not greater than 0.35. Gross residential density shall be not greater than 6 dwelling units per acre. All uses shall have a maximum height of 35 feet.~~

This designation shall provide for a mixture of permitted low density residential uses and neighborhood commercial and professional uses. ~~The mix should have a minimum of 80% residential uses .~~ Uses should be located on collector and minor arterial streets close to low density residential areas. ~~The zoning classifications that are consistent with the Residential Neighborhood Commercial classification is RNC and INT.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.7: ~~Policy 1-1.2.7:~~ Commercial

~~**Policy 1-1.1.3:** Properties designated with the Commercial land use category are required to be developed at a floor area ratio not greater than 0.35 and a floor area ratio not greater than 2.0 by development bonus inside Activity Centers. Where residential uses are permitted, they shall be secondary to primary commercial uses and the gross residential density shall not be greater than 8 dwelling units per acre and up to 30 dwelling units per acre by development bonus in Activity Centers. Maximum building height is three stories and up to five stories by development bonus in activity centers.~~ The Commercial land use category shall include retail, service, and professional activities. ~~-~~ Uses shall be developed in a manner which is harmonious to nearby noncommercial use and which minimize traffic congestion. ~~-~~All commercial activity in this ~~commercial land use~~ category shall be adjacent to arterials or major collectors. ~~The City shall identify different zoning districts for highway commercial, general commercial, professional / medical districts, and downtown commercial districts in the commercial land use category. Development may exceed the stated 0.35 floor area ratio only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. Additional zoning restrictions per each zoning district may apply. The zoning Classifications what are consistent with the Commercial classification are C-1, C-2, C-3, C-4, PCD, CAPUD and INT.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.8: ~~Policy 1-1.2.8:~~ Downtown Transitional

~~Properties designated with t~~The Downtown Transitional land use ~~category are required to be developed at a floor area ratio not greater~~

~~than 0.35. Gross residential density shall not be greater than 10 dwelling units per acre. This designation~~ shall provide for a mixture of residential and commercial uses on the border of the area identified as the Traditional Downtown future land use. ~~-~~The mixture of uses shall require a combination of low density residential, medium density residential and commercial land uses to allow for development in a traditional downtown form. ~~-~~This includes a mixture which has a minimum of 35% residential uses. ~~-~~The mixture may occur either vertically as multi-story buildings or horizontally as a combination of uses. ~~Development shall be limited to a maximum of three (3) floors (35 feet plus with roof line) with each floor not to exceed 13 feet from floor to ceiling. The intensity of use shall be as regulated by design standards which are developed as a part of the approved site plan specific to each site.~~ Any proposed development within the downtown transitional designation shall provide for a transition to adjacent existing land uses through appropriate site design.

~~Policy 1-1.1.4:~~ ~~-~~Design standards shall incorporate features similar to the attributes and characteristics in the historic downtown area including a traditional "Main Street" theme. ~~-~~Use should be oriented to Plant Street and, if appropriate, be designed to incorporate the West Orange Trail, on~~-~~street parking, pedestrian-oriented retail, brick pavers, and transit use to create a multi-use and multi-modal development. ~~The zoning classifications that are consistent with the Downtown Transitional land use category is RNC, PUD, PCD, C-1, C-2, CAPUD and C-3 and INT.~~

~~Amended by Ordinance 01-39, 02/28/2002~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.9: ~~Policy 1-1.2.9:~~ South Beltway Center

~~Properties designated with t~~The South Beltway Center land use ~~category are required to be developed at a floor area ratio not greater than 0.4 and up to a total floor area ratio of 0.5 including residential development. This designation~~ shall provide for a mix of commercial, office, and residential uses at the northeast quadrant of the interchange at CR 535 and the Beltway (SR 429), known as the Winter Garden Village at Fowler Groves and contains a DRI under the same name. The intent is to provide for a commercial center with a variety of regional, community and neighborhood shopping, dining and entertainment uses. Office and residential uses are also allowed and

may occur as separate parcels and buildings from the commercial uses or within mixed use buildings. The uses must be integrated by road connections, pedestrian connections and architectural features. This land use classification is intended to provide for a combination of commercial land uses for a regional market that could not be accommodated collectively by the downtown commercial district. The mix and distribution of uses as a percentage of the square footage of the entire development at build-out of the referenced phase shall be as follows:

	% Distribution	
Land Use[1]	Phase 1	Phase 1 and 2
Commercial[2]	73%	66%
Office[2]	0%	3%
Residential[3]	27%	31%

Notes:

1— Land use distributions are measured in square feet (s.f.) for each use.

2— These uses are measured in Gross Leasable Area s.f. (GLA).

3— Residential uses are measured using the minimum square footage of the dwelling units (1,200 s.f./DU) multiplied times the number of dwelling units.

This 174.8-acre development shall be processed as a Planned Commercial Development. Development shall consist of no more than 1,150,000 s.f. of retail/service space and 350 multi-family residential units in Phase 1; and no more than 60,000 s.f. of office space and 100 multi-family residential units in Phase 2, or as otherwise approved through the Development of Regional Impact process and the PCD zoning process. Commercial Buildings will have a maximum height of 50 feet, but may not exceed 35 feet within 300 feet of existing adjacent residential uses outside of the project (Stonecrest west of Daniels Road) and may not exceed 35 feet within 125 feet of adjacent residential uses which are proposed, but not built (Stonecrest east of Daniels Road). Clock towers and other similar architectural features may have a

~~maximum height of 50 feet, but may not be closer than 400 feet to adjacent residences existing as of October 1, 2004. Residential buildings shall have a maximum height of 38'. Non-residential uses may not exceed a Floor Area Ratio (FAR) of 0.40, the overall FAR for residential and non-residential uses combined may not exceed 0.50. The intensity of use shall be further regulated through the PCD zoning and site plan approvals based on design standards to be developed as part of those approvals.~~

- ~~**Residential uses adjacent to a South Beltway Center site shall be properly buffered from non-residential uses through the provision of land use transitions, such as, barriers, screening materials and/or building setbacks to be established with the zoning of the site.**~~
- ~~The zoning classifications that is consistent with the Beltway Center classification is Planned Commercial Development (PCD) and INT.~~

~~Amended by Ordinance 05-02, 09/07/2005 (Fowler Groves and Beltway Center)~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.10: ~~Policy 1-1.2.10:~~ Industrial

~~**Policy 1-1.1.5:** Properties designated with the Industrial land use category are required to be developed at a floor area ratio not greater than 0.35 and a floor area ratio not greater than 0.5 by development bonus inside Activity Centers.~~ Uses permitted in ~~this~~ the Industrial land use designation include light manufacturing, warehousing, wholesaling, research and development facilities and heavy industrial uses. ~~The zoning code may establish different levels of allowable intensity and uses.~~ These uses shall only be permitted ~~only~~ on arterial or heavily traveled collector streets adjacent to commercial areas. These uses may be located adjacent to residential areas as long as strict buffering requirements are met. ~~There shall be a 40 foot height limitation on all buildings. Development may exceed the stated 0.35 floor area ratio only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. The zoning classifications that are consistent with the Industrial classification are I-1, I-2, Industrial PUD, CAPUD, and INT.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.11: ~~Policy 1-1.2.11:~~ Conservation

~~**Policy 1-1.1.6:** Properties designated with the Conservation land use category are required to be developed at a floor area ratio not greater than 0.2.~~ Property assigned the Conservation land use designation shall be lands that are natural resources. ~~-~~It is the intent of this land use designation to provide for the ~~long term~~long-term protection and preservation of environmentally sensitive natural resources systems. Development shall be limited to passive recreation facilities such as boardwalk or conservation related facilities such monitoring facilities or educational trails. ~~-~~The developer of land adjacent to areas designated with the Conservation land use shall bear the burden of proof in determining that proposed development will not adversely impact conservation resources. ~~The zoning classifications that is consistent with the Conservation classification is CON and INT.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.12: ~~Policy 1-1.2.12:~~ Urban Village

~~Properties designated with t~~The Urban Village land use ~~category are required to be developed at a floor area ratio not greater than 0.3, and a residential density not greater than 4 dwelling units per acre, except in the Village Center where the residential density shall be not greater than 12 units per acre. This land use~~ designation shall be~~is~~ limited to those 658 ± acres identified on ~~Figure 1.2~~the Future Land Use Map. These parcels are located within the JPA-6 area as shown on Exhibit "B" of the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area Between Orange County and the City of Winter Garden, Dated January 24, 2007 and were formally part of the Horizon West development in unincorporated Orange County that proposed the same type of development. ~~-~~Development in this area shall be characterized by a community Village structure that includes a Village, Village Center, and neighborhoods that may vary in size to facilitate recreation and pedestrian traffic while preserving natural systems. ~~and shall follow the development program below:~~

~~Use~~	~~Acres~~	~~Amount~~
~~Residential~~	~~531 ±~~	~~2,580~~

~~Commercial~~	~~20 ±~~	~~115,000 Sq Ft~~
~~Natural~~	~~107 ±~~	~~N/A~~

~~Notes: All parcel acreages and natural delineations are estimated. Actual determination of acreage shall be made at time of project specific Urban Village PUD rezonings. Through the annexation and initial comprehensive plan future land use map designation process involving parcels within the JPA 6- area annexed into the City's' municipal boundaries, the City Commission may designate additional parcels with the Urban Village future land use designation and accordingly. make administrative adjustments to the above referenced acreages.~~

~~Development in this future land use shall also be subject to the land development regulations adopted by the City for found OR the Urban Village PUD zoning designation and project specific Urban Village PUDs The City Commission shall have the authoritv when approving Project specific Urban Village PUDs to not count accessory dwelling units towards maximum residential densities of this policy. The zoning classifications that is consistent with the Urban Village land use designation is the Urban Village PUD and INT.~~

Policy 1-1.3.13: ~~Policy 1-1.2.13:~~ Traditional Downtown

~~Properties designated with t~~The Traditional Downtown ~~land use category are required to be developed at a floor area ratio not greater than 0.75 and up to a floor area ratio of 4.0 by development bonuses. Gross residential density shall be not greater than 25 dwelling units per acre and up to 50 dwelling units per acre by development bonus. Maximum building height is three stories and up to five stories by development bonus in activity centers. This~~ land use ~~is to~~ includes a variety of housing types and land uses in the defined downtown area. Any proposed residential development shall only be allowed as part of a mixed-use development with non-residential uses. ~~-~~Developments designed without adequate parking facilities will be required to participate in the downtown parking program. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. The area is to be served by a network of paths, streets and lanes suitable

for pedestrians as well as multimodal transportation alternatives. This provides residents the options of walking, biking or driving to places within the downtown area. ~~-~~Present and future modes of transit are also considered during the planning stages.~~-~~ The Traditional Downtown land use designation shall be allowed only within the Traditional Downtown Activity Center.~~ Development may exceed the stated 0.75 floor area ratio or 25 dwelling units per acre only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. The zoning classifications that are consistent with the Traditional Downtown land use designation include PUD, PCD, R-NC, RNC-2, C-1, C-2, C-3, C-4, and INT.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.14: ~~Policy 1-1.2.14:~~ Multi Use Development

~~Policy 1-1.1.7:~~ ~~Properties designated with the Multi Use Development land use category are required to be developed at a floor area ratio not greater than 0.5 and up to a floor area ratio of 2.0 by development bonus in Activity Centers. Gross residential density shall be not greater than 8 dwelling units per acre and up to 30 dwelling units per acre by development bonus in Activity Centers. Maximum building height is three stories and up to five stories by development bonus in activity centers.~~ Mixed-use development shall ~~will~~ be encouraged in this land use where mixed uses may occupy the same building or same parcel. The Multi Use Development land use may be located along major collectors or roadways with a higher classification. Permitted uses shall include office, research and development, commercial, ~~high technology, support retail,~~ hotel/motel, ~~restaurants, personal services, professional services, business and financial institutions, office showrooms,~~ and multifamily residential uses. ~~-~~Development shall provide transit, bike, and ~~and~~ pedestrian-friendly design.~~ Development may exceed the stated 0.5 floor area ratio or 8 dwelling units per acre only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. The zoning classifications that are consistent with the Multi Use Development land use designation include R-3, RNC-2, C-2, C-3, C-4, I-1, PCD, PUD, CAPUD, and INT.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.15: ~~Policy 1-1.2.15:~~ Multi Office Industrial

~~Properties designated with the Multi Office Industrial land use category are required to be developed at a floor area ratio not greater than 0.35 and up to a floor area ratio of 0.75 by development bonus in Activity Centers. Maximum building height is three stories and up to five stories by development bonus in activity centers. The Multi Office Industrial land use shall be located in the northeast area of the City.~~ The Multi Office Industrial land use areas shall ~~should~~ be developed as planned office and industrial parks with extensive landscaping, coordinated parking, roadway connectors, and cross access. ~~-~~Permitted uses shall include office, research and development, ~~distribution facilities,~~ industrial, ~~support office uses, warehousing, office showroom, support~~ manufacturing, ~~assembly uses, industrial,~~ and support retail. ~~-~~Mixed-use development will be encouraged in this land use where mixed uses may occupy the same building or same parcel. ~~-~~Development shall provide transit, bike, and pedestrian-friendly design. ~~Development may exceed the stated 0.5 floor area ratio only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. The zoning classifications that are consistent with Multi Office Industrial land use designation include C-2, C-3, C-4, I-1, I-2, PID, PUD, and INT.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.16: ~~Policy 1-1.2.16:~~ Institutional

~~Properties designated with the Institutional land use category are required to be developed at a floor area ratio not greater than 0.35.~~ This land use may be located city-wide and consist primarily of existing public and semi-public facilities including: government administration buildings, public schools, not for profit educational institutions, hospital facilities, arts and cultural or civic facilities, essential public services and facilities, cemeteries, police, fire and emergency operation facilities, utilities, and other similar activities. ~~The zoning classifications that are consistent with the Institutional land use designation include Institutional and Parks and Recreation.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.17: Neighborhood Residential

The Neighborhood Residential designation shall provide for mostly residential uses on the east side of the Historic East Winter Garden Neighborhood, maintaining the traditional residential character of the area while allowing for a greater diversity of housing types to accommodate residents of various income levels and stages of life. Housing units shall consist of detached single-family structures as well as other housing types that supplement the neighborhood's housing supply and accommodate age-in-place solutions. Civic, nonprofit, and other institutional development that provides vital services to the neighborhood shall also be part of this category. Development bonuses may awarded for creating affordable/workforce housing, high quality / contextual design, and as established by the Density Bonus Program.

Policy 1-1.3.18: Neighborhood Mixed-Use

The Neighborhood Mixed-Use designation shall provide for residential and neighborhood oriented commercial uses on the west side of the Historic East Winter Garden Neighborhood, maintaining the traditional neighborhood character of the area while allowing for a greater diversity of housing types to accommodate residents of various income levels and stages of life. Smaller, neighborhood-scale mixed-use development will be encouraged in this land use where multiple uses may occupy the same building or same parcel. The mixture of uses shall allow for development in a traditional neighborhood form. Development shall be oriented towards the roads, with on-street parking, street-oriented retail storefronts, street trees and furnishings, and trail connections to create a multi-modal and pedestrian-friendly area. Development bonuses may awarded for creating affordable/workforce housing, high quality / contextual design, and as established by the Density Bonus Program.

Policy 1-1.3.19: Future Land Use Map Amendments

The City shall maintain a ~~The~~Future Land Use Map. ~~series represents City policy for managing the allocation of future land uses. Land use designations on the future land use map have been allocated pursuant to goals, objectives, and policies stipulated in the comprehensive plan, together with analysis of population, housing, land, and multi-modal transportation resources.~~ Amendments to the map may be initiated by the City or a property owner at any time. The process of amending the

Future Land Use Map~~The process of allocating the land use designations has considered~~ considers the need to conserve open space and natural resources including wetlands, floodplains, water recharge areas, fish and wildlife, maximize utility of existing infrastructure, recognize infrastructure limitations, ~~allocate land to reduce energy use,~~ consideration of capital improvements needs, and conservation of fiscal resources~~. This objective shall be measured through the implementation of the policies below and the Future Land Use Map Series.~~

Policy 1-1.3.20: ~~Policy 1-2.3.1:~~ Mixed/Multi Uses

Mixed/Multi use land development patterns shall be shown on the Future Land Use Map to allow flexibility for zoning and development, and to allow for a concentrated mix of complementary uses~~.~~ ~~to help reduce vehicle miles traveled. (9J-5.006(4)(c))~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.21: ~~Policy 1-2.3.9:~~ Sprawl

The City shall review and consider the identifiers of urban sprawl as described in FS 163.3164(54) ~~FAC 9-J5.006(5)~~ prior to approving any plan amendment. If the City determines the requested amendment will proliferate urban sprawl, the City sha~~wi~~ll deny the amendment. ~~(FAC 9-J5.006(5))~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.22: ~~Policy 1-2.1.7:~~ Integrate Multimodal Transportation with the Future Land Use Map

The Future Land Use Map shall ~~provide a~~ maintain land use designations ~~emphasizing~~ that emphasize development intensities ~~and urban designs~~ that promote the use of multi-modal transportation ~~alternatives~~. ~~Land use p~~Planning ~~activities~~ within these land use designations shall ~~integrate those~~incorporate urban ~~components~~ elements necessary to support ~~for mixed/multi use and multi-modal transportation alternatives to succeed over~~ the long-term viability of

mixed-use development and multi-modal transportation options.~~with the City's land use planning activities.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-1.3.23: ~~Policy 1-2.3.2:~~ Encroachment

Single family residential areas shall be protected from the encroachment of incompatible uses including heavy industrial and high intensity commercial uses.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 1-1.3.24: Compatibility and Buffering

The City shall ensure compatibility between uses and may require additional screening and buffering between land uses if deemed necessary to maintain compatibility as outlined in the Land Development Code.

Policy 1-1.3.25: Residential Compatibility

When evaluating a residential development application, the City shall consider the following compatibility factors of the adjacent property:

1) Maximum allowed density and intensity
2) Building height
3) Scale of the building or development
4) Buffering and screening
5) Urban design

~~Policy 1-2.3.2: Encroachment.~~

~~Single family residential areas shall be protected from the encroachment of incompatible uses including industrial and high intensity commercial uses.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Policy 1-2.3.4: Commercial Compatibility.~~

~~Commercial development shall be designed so that it does not have a negative impact on surrounding land uses through the use of buffer areas, landscaping, professional uses, and multi-family uses.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Policy 1-2.3.7: Buffers.~~

~~New industrial or heavy commercial development adjacent to residential property must provide adequate buffering along common property lines or common road frontages.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 1-1.3.26: Jurisdictional Wetland Determinations

If a Jurisdictional Wetland Determination~~,~~ that has been accepted by the City of Winter Garden~~,~~ ~~determines~~ finds that a parcel of property previously identified on the Future Land Use Map as Conservation is not a wetland, then the underlining Future Land Use Category shall govern the development of said parcel.

If a Jurisdictional Wetland Determination~~,~~ that has been accepted by the City of Winter Garden~~,~~ determines that a parcel of property is a wetland (regardless of the land use assigned by the Future Land Use Map), then only the following land uses may be allowed on the parcel:

1) Recreation
2) Setbacks and buffers (if the wetlands are undisturbed)
3) Small road connections (only in no other reasonable connections can be made outside of wetland areas.
4) No dredging or filling will be allowed in wetlands except for utility poles.
5) No exception to the above restrictions will be allowed without a Jurisdiction Wetland Determination acceptable to the City of Winter Garden.

Policy 1-1.3.27: Transfer of Development Rights

The density allocation for areas determined to be true wetlands shall ~~will~~ be 1 dwelling unit per 10 acres. This allotment shall not be used in the wetland areas but shall be allocated to an adjacent developable area.

Goal 1-2: ~~Goal 1-2:~~ Quality Community Development

Foster a ~~The City shall strive to achieve a~~ high quality community in which to work, play, and live by~~. Development and redevelopment will be~~ direct~~ing~~ed development and redevelopment to areas ~~where a full range of~~with public services and facilities~~, are provided to effectively and efficiently meet the~~

~~economic and social needs of the City. The City will minimize~~ minimizing incompatible land uses, promoting quality architecture and design, ~~and~~ protecting natural resources, and promoting~~. The City will use~~ Activity Centers ~~to promote development and redevelopment,~~ that concentrate multi/mixed uses ~~,~~ and promote transit/microtransit and alternative means of transportation. ~~and the reduction of greenhouse gas emissions by the reduction in vehicle miles traveled.~~ Whenever ~~The City will~~ feasible, incorporate and promote energy efficient designs in private and public facilities.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 1-2.1: ~~Objective 1-2.1: Integrate Land Uses and Multimodal Transportation within~~ Activity Centers

Higher intensity development shall be directed to Activity Centers designed to accommodate land use diversity, to support multi-modal transportation alternatives, ~~reduce vehicle miles traveled by offering mixed land uses,~~ efficient delivery of public services, and to promote revitalization of underutilized property through redevelopment and reinvestment. Table 1-2 identifies the Activity Centers and their ~~Six Activity Centers are created to serve these purposes; Traditional Downtown, Downtown Transitional, Crown Point Hi-Tech, Story Road Employment, West State Road 50 Commercial, and the Fowler Grove Regional Activity Centers. B~~boundaries ~~of these Activity Centers~~ are delineated on the ~~Figure 1.3,~~ Activity Centers Map, Map 5 in the Map Series.

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.1.1: Purpose of Activity Centers.~~

~~The City will maintain its low density residential character by utilizing the Activity Centers. The Activity Centers will allow the City to encourage compact development, infill and redevelopment at higher intensities, and avoid large single uses of land. Integrate complementary land uses to live, work, and shop in close proximity. Encourage walkable and bikeable community design and encourage transit oriented development. By providing a mix of uses and an alternative to the single occupant automobile a reduction in both vehicle miles traveled and green house gas emissions should be realized.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.1.3: Energy Efficient Land Use Patterns.~~

~~Activity Centers will encourage a compact arrangement of higher density and intensity complementary land uses within these areas planned for urban development, infill, and redevelopment that will support a multimodal transportation system with accessibility to live, shop, play, and work opportunities.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Table 1-2: Activity Centers

Activity Center	Description	Design & Development Guidelines	Height	FLU Categories
Traditional Downtown Activity Center	Encourage medium intensity office, commercial, institutional, mixed-use, and residential land uses designed to be compatible with traditional downtown standards of development and design to blend into the existing downtown area	Subject to the Historic Downtown District overlay requirements. Developments designed without adequate parking facilities will be required to participate in the downtown parking program. The area is to be served by a transportation network suitable for automobiles, bicycles, pedestrians as well as other transportation alternatives.	5 stories	Traditional Downtown.
Crown Point Hi-Tech Activity Center	Draw high-tech, research and development companies, and corporate offices. Uses may include general office, office showroom, light industrial, and supporting retail. Generally located on the east side of the City, around East Street and West Crown Point Road	Development design is expected to serve pedestrian/trail systems, car/van pool programs, bus transit, local bus circulator systems, and microtransit options.	5 stories	Industrial, Commercial, Multi Use Development, & Multi Office Industrial
Story Road Industrial	Concentrations of industrial, manufacturing, wholesale, technical training centers, and office employment Generally located north and south of Story Road and east of 9th Street		5 stories	Industrial, Mixed Use Development, Multi Office Industrial, & Commercial.
West State Road 50 Commercial	Mixture of office, retail, service, institutional and other commercial uses.	Subject to the West State Road 50 Overlay Commercial Development Standards Multiple properties may be aggregated under a common development program.	5 stories	Commercial, Medium Density Residential, Industrial, & Multi Use Development.

Fowler Grove Regional	Mixture of commercial, office, medical, restaurant, retail, entertainment, and residential uses. Generally located on the northeast quadrant of SR 429 (the Beltway) and CR 535, and is known as the Winter Garden Village at Fowler Groves, and contains the DRI under same name	Commercial and residential uses may be located together within mixed-use buildings.	7 stories	South Beltway Center
Dillard Street	Encourage a mixture of office, commercial, institutional, mixed-use and residential land uses designed to be pedestrian oriented and provide a seamless transition to the nearby historic downtown area	Encourage multi-modal transportation methods and enhance the public realm to increase vibrancy and activity within the corridor.	4 Stories	Commercial, Residential Neighborhood Commercial, Traditional Downtown & Downtown Transitional
Historic East Winter Garden Neighborhood	Retain traditional residential neighborhood character while allowing flexible housing types and compatible neighborhood-serving commercial uses	Subject to the Historic East Winter Garden Neighborhood Overlay District requirements.	2 stories	Neighborhood Residential & Neighborhood Mixed-Use

~~Policy 1-2.1.13: Traditional Downtown Activity Center.~~

~~The Traditional Downtown Activity Center is where the City will encourage medium intensity office, commercial, institutional, and residential land uses designed to be compatible with traditional downtown standards of development and design to blend in to the existing downtown area. This activity center is within the Historic Downtown District overlay that incorporates design standards. Maximum building height is five stories. The following land use categories will be allowed in this activity center: Residential Neighborhood Commercial, Commercial, and Traditional Downtown.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.1.14: Crown Point Hi-Tech Activity Center.~~

~~The Crown Point Hi-Tech Activity Center is located on the east side of the City in the area of Plant Street and West Crown Point Road. The Crown Point Activity Center is intended to draw high-tech, research and development companies, and corporate offices. Other uses may include general office, office showroom, light industrial, and supporting retail. Properties may be included in the activity center as they are annexed into the City. The following land use categories will be allowed in this activity center: Industrial, Commercial, Multi Use Development, and Multi Office Industrial. Development design is expected to serve pedestrian/trail systems, car/van pool programs, bus transit, or local bus circulator systems. Maximum building height is five stories. Joint planning agreements with the City of Ocoee will be developed to coordinate development in this activity center.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.1.15: Story Road Industrial Activity Center.~~

~~The Story Road Industrial Activity Center is where the City will encourage concentrations of industrial, manufacturing, wholesale, technical training centers, and office employment. The activity center consists of those properties within the City north and south of Story Road and east of 9th Street. Properties meeting the requirements above may be included in the activity center as they are annexed into the City. Maximum building height is five stories. The following land use categories will be allowed in this activity center: Industrial, Mixed Use Development, Multi Office Industrial, and Commercial.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.1.16: West State Road 50 Commercial Activity Center.~~

~~State Road 50 is the main east-west gateway into, and through, the City and will be improved to a six-lane cross section throughout the City in 2010-2011. As such the automobile will continue to be the primary transportation source. However, pedestrian circulation and connection will still be an important component of development in the activity center as well as regional and local transit. Design standards are included in the West State Road 50 Overlay Commercial Development Standards that cover this same area. West SR 50 is a designated Activity Center where a mixture of office, retail, service, institutional and residential uses will be permitted. Properties may be included in the activity center as they are annexed into the City, or as they may be aggregated by qualifying properties and under a common development program. Maximum building height is five stories. The following land use categories will be allowed in this activity center: Commercial, Medium Density Residential, Industrial, and Multi Use Development.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.1.17: Fowler Grove Regional Activity Center.~~

~~The Fowler Grove Regional Activity Center is located on the northeast quadrant of SR 429 (the Beltway) and CR 535, and is known as the Winter Garden Village at Fowler Groves, and contains the DRI under same name. This activity center shall provide for a mix of commercial, office, and residential uses with shopping, dining and entertainment uses. Office and residential uses are also allowed and may occur as separate parcels and buildings from the commercial uses or within mixed use buildings. Maximum building height is five stories. The South Beltway Center is the land use category allowed in this activity center.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.1.1: ~~Policy 1-2.1.2:~~ Use of Activity Centers

Activity Centers shall be regarded as areas where complementary non-residential and residential uses occur in a medium intensity urban environment. -Land uses can occur together or on their own within the same building or parcel of land. –While the intent of the Activity Centers is to promote a diversity of land use types, a greater priority is given to the concentration of business activity, employment and residential densities capable of successfully supporting bicycle/pedestrian activity

and multimodal transportation ~~and transit patronage, and promote the reduction of the use of single occupancy vehicle and reduced trip lengthsActivity~~options. Activity Centers also function as transportation hubs for car/van pool programs (transportation demand management programs)~~,~~ ~~and~~ transit, and microtransit services.

Policy 1-2.1.2: ~~Policy 1-2.1.5:~~ Growth Priorities Directed to Activity Centers

The City shall use the Activity Centers as a growth management tool where priority is given to new public services and facilities and where new development/redevelopment will be given priority over other areas~~ of the City with the opportunity to develop at a higher intensity/density, by development bonus, than allowed by the base zoning.~~

Policy 1-2.1.3: Activity Centers Incentives

The City shall use ~~i~~incentives ~~can be used~~ to encourage development in the Activity Centers. ~~Award of any d~~Development bonuses will be awarded at the discretion of the City and will be based on additional ~~development standards provided by the developer that offer~~ quality project design ~~above and beyond~~ features that exceed the minimum code requirements. These features, ~~that~~ may include but are not limited to, pedestrian plazas, enhanced pedestrian/bicycle circulation~~,~~ ~~greenhouse reduction strategies~~, enhanced architectural design, and other onsite and/or offsite improvements. Currently the possibility of increased density/intensity above the permitted levels will be used as the prime incentive, however, additional incentives ~~can~~ may be instituted in the future such as ~~that may include, but be limited to, some form of~~ economic incentives.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.1.4: ~~Policy 1-2.1.4:~~ Supporting Multimodal Transportation

~~Development occurring within~~ Activity Centers shall be developed and redeveloped ~~occur~~ at densities and intensities that ~~lend~~ support ~~to~~ multi-modal transportation ~~services that may~~options, includ~~e~~ing bus transit (such as LYNX and/or a local transit circulator), microtransit, connected pedestrian and bicycle systems, ride-sharing and other transportation demand management programs.

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.1.12: Planning Approach.~~

~~The comprehensive plan places a focus on the promotion of land use planning, site design, and development densities necessary to support efficient transit operation and service over the long term. It also promotes pedestrian-oriented planning and development to encourage walking over the use of the automobile for short trips. Activity Centers are placed at strategic transportation corridor crossroads to effectively function as urban nodes for higher intensity employment, commerce and residential activities.~~ These Activity Centers ~~will support internal multi-modal transportation options and also can~~may be linked together by local transit systems~~;~~ with ~~which in turn can be~~ connect~~ions~~~~ed~~ to regional transit systems serving the Orlando metropolitan area.

~~Policy 1-2.1.8: Development Supporting Transit and Pedestrian Oriented Design.~~

~~Development and redevelopment occurring within~~ Site Design within Activity Centers shall ~~give priority to site design needs for~~prioritize transit use and pedestrian/bike activity above design needs for automobile facilities. The Land Development Code shall include incentives or bonuses to encourage transit and pedestrian/bike friendly site design.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.1.5: ~~Policy 1-2.1.6:~~ Activity Center Design

Within each Activity Center, the City ~~will~~ shall encourage architectural and ~~development~~ site designs that incorporates~~for~~ landscaping, public amenities, signage, ~~median beautification, parking garages~~ structured or alternative parking systems, and well-designed pedestrian and transit areas. These ~~designs will further improve multi-modal opportunities by creating~~developments shall provide continuous and ~~;~~ direct ~~and convenient~~ pedestrian and bicycle ~~linkages between~~connections to adjacent buildings~~,~~ ~~and~~public trail/path network, ~~pedestrian systems~~ and transit stops~~.~~; ~~establish standards for the provision of transit facilities, pedestrian system amenities, and bicycle parking; and give higher priority in site design for the~~

~~accommodation of multi-modal transportation over facilities exclusively for automobiles, particularly single-occupant automobile trips.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.1.6: ~~**Policy 1-2.1.11:**~~ **Residential Access to Activity Centers**

Access to activity centers from surrounding residential areas by alternative means of transportation shall ~~will~~ be encouraged such as the use of golf carts, EVs (electronic vehicles), and bicycles. ~~to access the downtown activity centers and the use of the West Orange Trail to access the downtown area as well as the Crown Point Hi-Tech Activity Center.~~

~~Added by Ordinance 10-19, 06/24/2010~~
~~Added by Ordinance 10-19, 06/24/2010~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.14.1:~~

~~The City shall allow increased density and intensity in the Activity Centers to support public transit.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.14.2:~~

~~Mixed and multi uses shall be encouraged in the Activity Centers to promote a reduction in vehicle trips, vehicle trip lengths, and promote alternative modes of transportation.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.14.5:~~

~~**Policy 1-2.1.1:** The City shall promote transit oriented development along with mixed and multi use development in the Activity Centers.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.1.7: ~~**Policy 1-2.1.10:**~~ **Annexation of Enclaves**

As enclaves located within the designated activity centers are annexed into the City, these properties shall ~~will~~ be accorded all benefits of the activity center. Any expansion of the activity centers ~~as shown on Figure 1.3~~ shall require a comprehensive plan amendment.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 1-2.2: ~~Objective 1-2.3:~~ Targeted Development Areas

Direct f~~F~~uture development and redevelopment activities ~~shall be directed~~ to Activity Centers ~~into appropriate areas~~ as depicted on the Future Land Use Map; to provide compact areas of mixed use development ~~to help in reduction in vehicle miles traveled~~; consistent with sound planning principles and the ~~;~~ small town charm ~~the low density residential character~~ of the City~~; natural limitations including topography and soil conditions; and the goals, objectives, and policies contained in this Plan.(9J-5.006(3)(b)1.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.2.1: ~~Objective 1-2.10:~~ West State Road 50 Commercial Corridor

~~To~~ The City shall continue to implement the West State Road 50 Commercial Corridor activity center and overlay district to provide ~~for~~ comprehensive guidance in the design and development of the ~~commercial~~ corridor as established by~~.~~

~~Added by Ordinance 99-18, 09/19/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.10.1:~~

~~Implementation of the West SR 50 Commercial Corridor overlay district shall be In accordance with the rules and regulations found in Article IX West State Road 50 Overlay Commercial Development, and Article X Supplemental Design Standards, Requirements and Regulations Pertaining to Specified Commercial Corridors Within the City of Winter Garden of~~ the City's Land Development Code.

~~Added by Ordinance 99-18, 09/19/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.10.2:~~

The ~~City shall use the West SR 50~~ overlay regulations shall be used to control and enhance landscaping, signage, architectural design,

buffers, setbacks, pedestrian connection, vehicle access and parking, and site design.

~~Added by Ordinance 99-18, 09/19/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.10.3:~~

~~**Policy 1-2.2.1:** When implementing the West SR 50 overlay regulations the City shall take into consideration the SR 50 widening project scheduled for 2010.~~

~~Added by Ordinance 99-18, 09/19/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.2.2: ~~Policy 1-2.3.3:~~ West State Road 50/Colonial Drive

Commercial development shall be encouraged along S.R. 50 generally to a depth of 350 - 400 feet unless larger areas can be justified. Multi-family use may be considered to the rear of this development. Access points and median cuts on S.R. 50 shall be limited through the use of parallel access roads, sharing of access points, cross access between properties, and the use of local roads that provide alternate routes to S.R. 50.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.3.5: Professional Uses.~~

~~Professional uses may be considered along Dillard Street and south of Division Street.~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.3.6: Industrial Uses.~~

~~Industrial uses may be considered in existing industrial areas and along Story Road east of Ninth Street, Carter Road, and along East Crown Point Road where access to railroad spurs are available.~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Policy 1-2.3.12:** Optional Elements.~~

~~the City shall continue to consider the need and opportunity to add optional elements to the comprehensive plan such as a Vision Element, a Neighborhood Preservation Element and an Economic Development Element.~~

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.2.3: ~~Objective 1-2.11:~~ East Plant Street

The City shall maintain the East Plant Street Character Area design standards.~~To put into place mechanisms to encourage enhancement of the appearance of development adjacent to East Plant Street by December 2011.~~

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.2.4: ~~Policy 1-2.11.1~~ Crown Point Hi-Tech Activity Center

~~By December 2011,~~ T~~t~~he City shall evaluate, and if deemed appropriate, develop design standards for the Crown Point Hi-Tech Activity Center to include the East Plant Street corridor.

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.11.2:~~

~~Any resulting Crown Point Hi-Tech Activity Center design standards will include, but not be limited to, landscaping, hardscaping, signage, vehicle and pedestrian circulation, cross access, transit oriented design, and architectural standards.~~

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.2.5: ~~Policy 1-2.11.3:~~ Streetscape Funding

~~By December 2011,~~ T~~t~~he City shall explore all potential ~~identify alternative means of~~ funding sources to complete the proposed ~~landscaping and hardscaping~~streetscape improvements along East Plant Street and Dillard Street. ~~-~~At a minimum, these alternative forms of funding include an evaluation of potential state and federal grant funding opportunities, Orange County CDBG participation, or a façade /

landscaping improvement grant funded through the City's Community Redevelopment Agency~~.~~.

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.11.4:~~

~~Landscaping and hardscaping of East Plant Street within the right-of-way will be included in the roadway improvements scheduled for 2010.~~

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.2.6: Dillard Street Overlay

The City shall consider establishing an Overlay Zone in the Land Development Code for areas along Dillard Street to promote a pedestrian oriented environment and enhanced public realm.

Policy 1-2.2.7: New Activity Centers

The City shall periodically review and asses the success of the activity centers and the need to establish additional activity centers.

Objective 1-2.3: ~~Objective 1-2.2:~~ Future Development

Direct f~~F~~uture development in the City ~~will be directed~~ into those areas where utility service and public facilities are available.~~(9J-5.006(3)(b)9.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.2.2: Connection Requirements.~~

~~Existing development shall be required to connect to City water, reclaimed water, and sewer service when such service becomes available.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 09-59, 01/28/2010~~

Policy 1-2.3.1: ~~Policy 1-2.2.5:~~ Location Standards

Public facilities and utilities shall be located to maximize the efficiency of service provided; minimize cost; minimize the impact on the natural environment; and conform to land development regulations.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 1-2.3.2: ~~Policy 1-2.2.8:~~ Land Use Amendments and Public Facilities

No future land use amendments or changes shall be approved unless adequate water supplies and associated public facilities are available or will be available to meet projected needs. If new development requires an extension of utilities the new development

~~Added by Ordinance 09-59, 01/28/2010~~

~~Policy 1-2.2.1: Full Cost.~~

~~Development which requires the extension of utility service~~ shall pay the full cost for the extension of said service.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 1-2.3.3: ~~Policy 1-2.2.3:~~ Joint Planning Area (JPA)

The City shall continue to coordinate with Orange County in implementing the Restated Interlocal Agreement for Joint Planning Area Between Orange County and Winter Garden (1997) and the subsequent amendments which includes a delineation of the JPA; participation and agreement on a joint plan; agreement on the administration of land development regulations; consistency determination prior to the issuance of a development permit; and agreement on the provision of essential facilities and services.

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.3.4: ~~Policy 1-2.2.4:~~ Annexation Requirements of Service

The City shall require annexation, when legally possible, of those properties within the JPA when said properties request water and/or sewer service.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.3.5: ~~Policy 1-2.2.6:~~ Enclave Annexations

~~Policy 1-2.3.5:~~ The City shall, within the limits of the law and in coordination with property owners, annex enclave property within the City of Winter Garden's jurisdictional limits.

Policy 1-2.3.6: ~~Policy 1-2.8.3:~~ Principles for Residential Subdivisions~~best Development Practices~~

~~The City hereby adopts and endorses the general principals of Reid Ewing's April 1996 "Best Development Practices."~~ The City ~~will~~ shall ~~specifically~~ require the following principles be incorporated into the design of~~for~~ residential subdivisions:

(1) ~~(1)~~ The development shall contribute to the area's job-housing balance;

(2) ~~(2)~~ Large developments (or clusters of small developments) shall provide a mix of land uses that promote walkability and bikeability;~~to include civic uses.~~

(3) ~~(3)~~ Larger developments shall be developed in clusters when there are existing environmental features that are beneficial to preserve such as large trees, wetland and other water bodies, etc.;

(4) ~~(4)~~ Developments ~~PUDs~~ shall place higher density housing areas near parks, schools, and commercial areas;

(5) ~~(5)~~ Developments~~PUDs~~ shall time commercial development and recreational opportunities in phase with residential development;

(6) ~~(6)~~ Residential developments shall make subdivisions into fine-grained neighborhoods with well-~~-~~defined centers and edges, as well as incorporate a grid-based roadway network with multiple connections to surrounding developments;

(7) ~~(7)~~ Large residential developments shall work with OCPS to determine the need and feasibility of ~~and clusters of small developments must~~ providinge for schools sites on the property;

(8) ~~(8) PUDs~~ Developments shall ~~concentrate~~ incorporate commercial uses within the neighborhoods ~~developments~~ and shall not strip commercial developments along road frontages;

(9) ~~(9) PUDs~~ Developments shall ~~develop~~ incorporate commercial ~~centers~~ uses into all purpose activity centers;

(10) ~~(10)~~All developments shall ~~reduce~~ discourage auto activity when possible and provide for pedestrian-~~-~~friendly and bike-friendly

elements into the design of the neighborhood.~~environments to include at a minimum tree buffers between sidewalks and high speed roads.~~

~~(FS 163.3177(11) (a & (b)) and (FAC 9J-5.006(5)(j))~~

~~Amended by Ordinance 98-23, 06/25/1998~~
~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.3.7: ~~Objective 1-2.13:~~ Neighborhood Creation and Preservation

The~~o~~ City shall continue to define and preserve existing neighborhoods by enforcing regulations, policies, and programs to implement the following ~~policies~~:

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.13.1:~~ Having a Neighborhood Center~~.~~.

(1) Each n~~N~~eighborhood shall have a discernible center. ~~-~~This center may be a square or green, ~~a~~ park, ~~a~~ school, ~~or a~~ commercial area,~~.~~ or ~~A~~ transit stop. ~~may be considered at this center. FS 163.3177(6)(a)~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Policy 1-2.13.2:~~ Pedestrian Friendly. ~~.~~

(2) Have ~~M~~most of the dwellings within a neighborhood be~~are~~ within a five-minute walk, one-quarter mile, of the center. ~~This distance averages one-quarter of a mile.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Policy 1-2.13.3: Range of~~ Housing ~~Types~~Variety.

(3) ~~There is a variety of dwelling types within the Neighborhood. These usually take form in~~Have a variety of lot sizes for houses and a range of housing types such as townhomes, duplexes, and ~~perhaps some apartments~~other multi-family dwellings.~~This variety provides housing for younger and older people, singles and families, the poor and the wealthy.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Policy 1-2.13.4:~~ Convenient Commercial.

(4) ~~There are~~ Encourage neighborhood-scaled shops and offices to locate at the edges of the n~~N~~eighborhood~~. The shops should be sufficiently varied to supply the weekly needs of a household.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Policy 1-2.13.5~~ Walkable Schools. Ensure that pedestrian and bicycle infrastructure exists for children to be able to use alternate modes of transportation to and from school.

~~There is an elementary school close enough so that most children can walk from their dwelling. This distance should not be more than one mile. FS 163.3177(6)(a)~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~(1)~~(5) ~~Policy 1-2.13.6:~~ Recreation.

~~There are~~Ensure small playgrounds ~~quite~~ are located near ~~every~~ dwellings. Require, at a minimum, a small playground to be sited every ~~This distance should not be more than~~ one-eighth of a mile radius.

~~Amended by Ordinance 99-18, 08/09/1999~~

~~(2)~~(6) ~~Policy 1-2.13.7: Disburse~~ Disperse Traffic

~~The~~ Require streets within a ~~the~~ n~~N~~eighborhood ~~are~~ to be part of a connected network both within and adjacent to the development.~~This provides a variety of itineraries and disperses traffic congestion.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~(3)~~(7) ~~Policy 1-2.13.8:~~ Shade. Install canopy tree along

~~The streets have~~ sidewalks and other pedestrian and bike trails. ~~which are shaded by rows of trees.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~(4)~~(8) ~~Policy 1-2.13.9:~~ Civic Centers.

~~Certain~~ Reserve prominent sites ~~are reserved~~ for civic buildings. Buildings for meetings, education, religion or culture ~~are~~ shall be located at the termination of street vistas or at the n~~N~~eighborhood center.

~~(5) Amended by Ordinance 99-18, 08/09/1999~~

(9) ~~Policy 1-2.13.10:~~ Self Governing.

~~The~~ Neighborhoods ~~is~~ shall be organized to be self-governing. This requires a formal association to debate and decide on matters of maintenance, security and physical change ~~(but not on taxation which should be the responsibility of the City)~~.

~~Amended by Ordinance 99-18, 08/09/1999~~

~~(6)~~(10) ~~Policy 1-2.13.11:~~ Undesirable Land Uses.

~~-~~All undesirable land uses within or adjacent to neighborhoods shall be identified and a strategic plan shall be developed to either eliminate said land uses or mitigate the undesirable effects of the land use. Regulations shall be developed or evaluated to prevent potential undesirable land uses from establishing in or adjacent to established neighborhoods.

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.3.8: ~~Policy 1-2.3.11:~~ West Orange Trail

All new developments adjacent to the West Orange Trail shall provide adequate buffers for the Trail as well as access to the Trail. ~~-~~These buffers shall block any negative effect of the proposed land use on the users of the Trail and may vary in size and/or intensity depending on the magnitude of the impacts of the proposed development. ~~-~~All new adjacent residential developments must provide a direct connection to access the trail.

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.3.9: ~~Policy 1-2.14.6:~~ Public Transit Development Focus

The City ~~will~~ shall ensure new development is designed to make public transit a viable choice for residents by:

(1) Locating medium-high density development in Activity Centers that can be served efficiently by public transit and/or microtransit and other alternative transportation modes.

(2) Require new development in Activity Centers to provide easy access to roadways served, or potentially to be served by transit.

(3) Linking neighborhoods to roadways served, or potentially to be served by transit and/or microtransit with continuous sidewalks or pedestrian/bike paths.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.3.10: ~~Policy 1-2.2.7:~~ School Siting

The City shall seek to co-locate public facilities, such as parks, libraries, and community centers, with schools to the greatest extent possible.~~FS 163.3177(6)(a)~~

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Policy 1-2.8.1: Interlocal Agreements.~~

~~The City shall review its existing interlocal agreements in order to ascertain if any changes need to be made.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 99-18, 08/09/1999~~

Objective 1-2.4: ~~Objective 1-2.4:~~ Redevelopment

~~The City shall continue~~Continue to encourage the redevelopment and renewal of blighted areas through implementing ~~developing~~ new redevelopment programs, supporting existing redevelopment programs ~~,~~ through the City of Winter Garden Community Redevelopment Agency, ~~and through the enforcement~~enforcing ~~of its~~ municipal codes ~~and~~ via the ~~utilization of its~~ Code Enforcement Board, and ~~through~~ rehabilita~~ting~~~~tion~~ blighted areas by obtaining grants and/or other funds.~~(9J-5.006(3)(b)2.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-18, 08/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.4.1: Orange County Community Development Program.~~

~~The City shall continue to coordinate its redevelopment activities with the Orange County Community Development Program.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 1-2.4.1: ~~Policy 1-2.4.2:~~ Code Enforcement

The City shall strictly enforce its housing and building codes in order to help prevent the spread of blight. This shall include the Standard Building, Housing, Mechanical, Plumbing, Gas, and Fire Prevention Codes and the National Electrical Code along with the most recent amendments.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 1-2.4.2: ~~Policy 1-2.4.3:~~ Code Enforcement Board & Magistrate

Code violators ~~will~~ shall be processed through the Code Enforcement Board and/or the City Magistrate in an expeditious manner.

~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.4.3: ~~Policy 1-2.4.4:~~ Main Street Program

The City shall continue to support the Main Street Program.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 1-2.4.4: ~~Policy 1-2.4.5:~~ CRA

The City ~~will~~ shall continue to support the efforts of the Community Redevelopment Agency. The City hereby adopts the Community Redevelopment Plan as amended in 2021.

~~Amended by Ordinance 97-02, 10/23/1997~~

~~**Policy 1-2.4.6:** TCI. The City will continue to support the efforts of Orange County's Targeted Community Initiative (TCI) Program~~.

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Policy 1-2.4.7: Dillard Street.~~

~~The City shall consider applying for beautification grants for South Dillard Street.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.4.5: ~~Policy 1-2.4.8:~~ Downtown Brownfield Area Advisory Committee ~~Community Redevelopment Agency~~

The City shall support the Community Redevelopment Agency in its role as the Winter Garden Downtown Brownfield Area Advisory Committee and its efforts in the remediation, rehabilitation, and economic development of the Brownfield Area as set forth in sections 376.77-376.84 of the Florida Statutes and the historic downtown area and surrounding residential area.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.4.6: ~~Policy 1-2.9.2:~~ Expansion of Non-Conforming Uses

~~**Objective 1-2.4:**~~ The City shall continue to discourage the existence of non-conforming uses by maintaining the land development regulations preventing the expansions of these uses. Where a nonconforming use results in adverse impacts, including but not limited to excessive noise, odor, or safety hazards, the City shall require appropriate mitigation measures to remedy such impacts.

Objective 1-2.5: ~~Objective 1-2.5:~~ Natural Resources

Ensure that natural resources are protected from development activities by the adoption and implementation of land development regulations.~~as stated in Policy 1-1.1.1, of this Future Land Use Element. (9J-5.006(3)(b)4.) (9J-5.006(3)(c)8.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.5.1: ~~Policy 1-2.5.1:~~ Lake Apopka

The City shall ~~maintain its~~support only low ~~density residential zoning~~impact uses along Lake Apopka and will utilize drainage controls and building setbacks to prevent further degradation of the Lake. These controls shall require the preservation of natural vegetation; prohibit direct runoff into the Lake; and require ~~a 30 foot~~ minimum building setback~~s~~.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.5.2: ~~Policy 1-2.5.2:~~ Lake Apopka Cleanup

The City ~~will~~ shall work with other governmental agencies to implement the cleanup of Lake Apopka. These agencies shall include Orange County, the Florida Department of Environmental Regulation, the St. Johns River Water Management District, and those involved in the Lake Apopka SWIM Program.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.5.3: ~~Policy 1-2.5.3:~~ Tree Protection

The City shall maintain tree protection regulations in the Land Development Code that require ~~All~~ new development ~~will~~ to make ~~all~~ reasonable efforts to save existing specimen trees, particularly large native canopy trees such as live oaks (Quercus Virginiana).

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.5.4: ~~Policy 1-2.5.4:~~ Land Clearing

The City shall continue to use the Site Work Permit to control land-clearing activities in the City.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.5.5: ~~Policy 1-2.5.5:~~ Wellfields

The City shall maintain a map and implement land development regulations that protect ~~P~~potable water wellfields and prime aquifer recharge areas ~~shall be mapped and protected~~ from adverse impacts of development.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.5.6: ~~Policy 1-2.3.8:~~ Dredge Spoil Disposal Sites

The disposal of dredge spoils shall be~~is~~ prohibited within the City limits.~~(9J-5.006(3)(c)9.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Objective 1-2.6: ~~Objective 1-2.6:~~ Resource Planning & Management Plans

~~The City shall coordinate~~Coordinate ~~its~~ plans with any appropriate and applicable resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet.~~(9J-5.006(3)(b)7.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 1-2.6.1: ~~Policy 1-2.6.1:~~ Resource Planning & Management Plans

The City shall review any applicable resource planning and management plan (Chapter 380, F.S.) and adopt necessary measures for coordination.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 1-2.6.2: ~~Policy 1-2.6.2:~~ Green Mountain Scenic Byway

The City shall ~~of Winter Garden~~ support~~s~~ the Vision, Goals, Objectives and Strategies of the Green Mountain Scenic Byway Corridor Management Committee, as stated in the Green Mountain Scenic Byway Application for Additional Corridor in the City of Winter Garden and within the area delineated by the ~~Corridor~~ Trails and Paths Map, ~~as shown on~~ Map 6 in the Map Series~~Figure 1.4~~, also found in the Application for Additional Corridor.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.6.3: ~~Policy 1-2.9.4:~~ Interagency Hazard Mitigation Report

When deemed appropriate by the City Commission, the City shall cooperate with any agency of the State to encourage the elimination or reduction of any use identified as inconsistent with the recommendations of a State hazard mitigation report.

~~Amended by Ordinance 97-02, 10/23/1997~~

Objective 1-2.7: ~~Objective 1-2.7:~~ Utility and Infrastructure Planning

~~To continue~~Continue to ~~insure~~ ensure the availability of utilities and infrastructure to support proposed development.~~(95J-5.006(3)(b)9.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.7.1: ~~Policy 1-2.7.1:~~ Concurrency

~~Effective upon a date c~~Consistent with the requirements of Section 163.~~3202~~3180, F~~lorida~~S~~tatutes~~, the City ~~will~~ shall condition development permits/orders, including but not limited to building permits, upon the availability of the public facilities and services necessary to serve the proposed development at the adopted levels of service contained in the Comprehensive Plan of the City, and the City shall require that these facilities and services are available concurrent with the impacts of development and in accordance with the policies of this comprehensive plan.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 1-2.7.2: Utility Location~~

~~Location of utility facilities is allowed in all zoning districts either as permitted uses or special exceptions, with the exception of the R-1 Single Family zoning designation. This includes necessary criteria or standards needed to provide for compatibility of surrounding uses.~~

Policy 1-2.7.2: Electrical Substations

In accordance with 163.3208, F.S. electrical substations are permitted in all land use categories except for the conservation land use district and areas within the Historic Downtown District Overlay.~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.7.3: Floating Solar Facility

Floating Solar facilities as defined by 163.32051, F.S. shall be permitted in land uses that are not primarily residential

Policy 1-2.7.4: Resiliency Facilities

Resiliency facilities, as defined by 163.3210, F.S, shall be a permitted use within all commercial, industrial, and manufacturing land use categories subject to setbacks and landscape criteria for other similar uses as outlined in the land development code.

Policy 1-2.7.5: ~~Policy 1-2.7.3:~~ Impact Fees

The City shall periodically review its Impact Fee Ordinance to ascertain that fees are being collected for roads, water, wastewater, recreation, and public safety in an equitable manner.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 1-2.7.6: ~~Policy 1-2.7.4:~~ Essential Services

No final development permits shall be issued unless evidence is provided that assures that adequate essential services will be available at the time the impacts or proportionate fair-share has been approved of the development ~~will occur~~. ~~-~~This will include adjacent roads complying with the City's road specifications, adequate water pressure, and adequate wastewater piping and lift stations (i.e. avoid double pumping).

~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.7.7: ~~Policy 1-2.7.5:~~ Drainage

No final development permits shall be issued unless evidence is provided that assures adequate access and maintenance will be provided for stormwater drainage and storage facilities in perpetuity.

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Policy 1-2.7.6: ROW~~

~~No final development permits shall be issued unless evidence is provided that assures that right of way for adjacent roads will be in conformance with the Winter Garden Area Transportation Study (WGATS) prepared by Transportation Consulting Group and adopted by the City Commission on March 28, 1996 (and as periodically amended) and the Future Traffic Circulation Map.~~

~~Amended by Ordinance 99-18, 08/09/1999~~

Policy 1-2.7.8: ~~Policy 1-2.7.7:~~ Stand Alone Requirements

No development or phase of a development shall ~~may~~ occur unless that development will properly function on its own as if no other development will occur and not rely on the improvements of any other proposed development or phase of development.

~~Amended by Ordinance 99-18, 08/09/1999~~

~~Policy 1-2.7.8: Water, Wastewater, and Reclaimed Water Master Plans.~~

~~The City shall continue to implement the findings and recommendations of the City of Winter Garden's Water, Wastewater, and Reclaimed Water Master Plans as amended.~~

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Objective 1-2.9: Non-Conforming Uses**~~

~~To reduce the number of uses that are non-conforming with the Future Land Use Map by ½ and to reduce the number of uses identified as inconsistent with any interagency hazard mitigation report by ½ by the year 2007. (9J-5.006(3)(b)3.) (9J-5.006(3)(b)6.)~~

~~Policy 1-2.9.1: Non-Conforming Use List~~

~~The City shall identify through the EAR process the number and location of all non-conforming uses.~~

~~Policy 1-2.9.3: Amortization Schedule~~

~~The City shall continue to maintain an amortization schedule identified in the land development regulations requiring the termination of these uses after an equitable period of time.~~

Objective 1-2.8: ~~Objective 1-2.12:~~ Historic Downtown District

Continue ~~T~~to implement and provide periodic updates to ~~Ordinance 10-05,~~ the Historic Downtown District Overlay regulations ~~adopted by the City Commission on January 14, 2010~~ to ~~encourage the~~ protect~~ion of~~ the City's historical resources.

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.8.1: ~~Policy 1-2.12.1:~~ Maintain Historical List

The City shall maintain and update ~~-~~a list of historical sites every 10 years, which shall be evaluated before the issuance of a development order.

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.8.2: ~~Policy 1-2.12.2:~~ Protection of Historical Resources

The City shall use the Design & Standards Guidelines Manual developed to implement~~s~~ the Historic Downtown District Overlay that incorporate preservation measures for historical structures and shall evaluate developing design criteria for new buildings in any historical districts.

~~Amended by Ordinance 99-18, 08/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 1-2.8.3: Register of Historic Places

The City shall pursue the designation of those historic resources that may be nominated for inclusion on the National Register of Historic Places.

Policy 1-2.8.4: Coordination of Master Site Files

The City shall coordinate with the Division of Historical Resources to update the Florida Master Site File Surveys, as appropriate.

Policy 1-2.8.5: Incentives for Historic Preservation

The City shall consider adopting incentive-based techniques for historic preservation such as transfer of development rights, tax abatement, increase in density, and waivers to certain applicable zoning requirements (setbacks, lot coverage, parking, and similar requirements).

~~Objective 1-2.14: Reduction of Greenhouse Gas Emissions. The City shall strive to reduce greenhouse gas emissions by enacting the following land use policies aimed at reducing vehicle trips, vehicle trip lengths, and promote alternative modes of transportation to include transit, walking, biking, and golf carts (in specific areas of the City).~~

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 1-2.9: ~~Objective 1-2.15:~~ Private Energy Efficiency Plan

~~The City~~ Consider implementing~~will establish~~ green building requirements and standards for new development and redevelopment projects, ~~and will~~ work to provide incentives for green building practices, and remove barriers that may impede their use.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.9.1: ~~Policy 1-2.15.1:~~ Green Building Ordinance

The City ~~will~~ shall consider adopting a Green Building Ordinance that requires new development and redevelopment projects for both residential and commercial buildings to incorporate sufficient green building methods and techniques to qualify for the equivalent of a current LEED Certified rating, GreenPoints, or equivalent rating system.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.9.2: ~~Policy 1-2.15.2:~~ Green Building Flexibility

The City ~~will~~ shall consider allowing increased height, density, and/or intensity, or flexibility in other standards for projects in the Activity Centers that incorporate energy efficient green building practices as part of a project's density bonus award considerations.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.9.3: ~~Policy 1-2.15.3:~~ Green Building Barriers

The City shall continue ~~will~~ to identify and remove any regulatory or procedural barriers to implementing green building practices, ~~such as codes, guidelines, and zoning,~~ and will ensure ~~all~~ plan reviewers and building inspection staff~~s~~ are trained in green building materials, practices, and techniques.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.9.4: ~~Policy 1-2.15.4:~~ Green Building Incentives

The City shall support the use of green building practices by exploring the use of:

(1) Providing information, marketing, and technical assistance about green building practices,~~:~~

(2) Establishing guidelines for green building practices for residential and commercial development, and~~:~~

(3) Providing financial incentives, including reduction in development and administrative fees for projects that use green building practices.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 1-2.10: ~~Objective 1-2.16:~~ Public Energy Efficiency Plan

~~The City will~~ Pp~~r~~epare and implement a plan to improve energy efficiency of municipal facilities and systems.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 1-2.10.1: ~~Policy 1-2.16.1:~~ Green Building Incentives

The City shall incorporate the use of green building practices by implementing the following policies for public facilities.

(1) Conduct periodic energy audits on municipal facilities.~~:~~

(2) Consider ~~E~~employing green energy practices in new construction and any remodeling / redevelopment.~~:~~

(3) Improve efficiency of pumping stations (potable and waste water) and associated facilities including replacement or retrofitting system components with high-efficiency units where feasible.~~:~~

(4) Consider e~~E~~xploring~~e~~ the incorporation of solar design features in new buildings including daylighting and solar heating.~~:~~

(5) Consider ~~P~~providing~~e~~ energy efficiency training to design, engineering, building operations, and maintenance staff.~~:~~

(6) Explore ~~R~~replac~~ement~~ing of older fleet vehicles and equipment with fuel-efficient models including gasoline hybrid and alternative fuel or electric models, and~~:~~

(7) Encourage ~~R~~reducing~~e~~ vehicle trips by City employees by ~~encouraging~~ promoting van/car pooling ~~and coordination of~~for off-site meetings.

~~Added by Ordinance 10-19, 06/24/2010~~

Goal 1-3: ~~Goal 1-3:~~ Wekiva Parkway & Protection Act

S~~S~~upport and implement the recommendations of the Wekiva River Basin Committee to protect the surface water and ground water resources of the Wekiva Study Area, as fragile resources necessary for sustaining the community quality of life, drinking water, and health of the Wekiva River System.

~~Added by Ordinance 05-56, 06/14/2007~~

~~Policy 1-3.1.1: The entire municipal limits of the City of Winter Garden and its Joint Planning Area with Orange County are within the boundaries of the Wekiva Study Area but not within the boundaries of the Wekiva River Protection Area.~~

Objective 1-3.1: ~~Objective 1-3.1:~~ Protection of Recharge and Natural Habitat

~~Winter Garden shall~~ P~~p~~rotect the most effective recharge areas ~~(Figure 1.5)~~, karsts features, ~~(Figure 1.6)~~ and sensitive natural habitat including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub ~~(Figure 1.7)~~, within the Wekiva Study Area through the delineation and adoption of the Wekiva Study Area Resource Protection Overlay ~~(Figure 1.8).~~ ~~Added by Ordinance 05-56, 06/14/2007~~
~~Amended by Ordinance 10-19, 06/24/2010\~~

Policy 1-3.1.1: ~~Policy 1-3.1.2:~~ Resource Protection Overlay

The ~~Future Land Use Map of the~~ City ~~of Winter Garden is hereby amended~~shall protect the Wekiva Study Area by ~~establishing the Resource Protection Overlay land use and Resource Protection Overlay Zoning~~maintaining a Future land use Map series that contains~~. and shall include~~ the delineation of the Wekiva Study Area, and Resource Protection Overlay ~~(WSA-5)~~ which is the overlay consisting of Aquifer ~~the Most Effective~~ Recharge Soils ~~(WSA-4),~~ Karst Features, ~~(WSA-2)~~ and Sensitive ~~n~~Natural Habitat. ~~(WSA-3).~~ The ~~c~~City shall protect the Wekiva Study Area by ~~establishing~~ maintaining the Resource Protection Overlay land use and Resource Protection Overlay Zoning.

~~Added by Ordinance 05-56, 06/14/2007~~

~~**Policy 1-3.1.9:** Priorities for Open Space Protection~~

Policy 1-3.1.2: .

The City's ~~of Winter~~ priorities for open space protection are most effective recharge, karst features, and sensitive natural habitat including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. ~~-~~The city ~~will~~ shall continue to use land acquisition and the land development code to protect WSA open space.

~~Added by Ordinance 05-56, 06/14/2007~~
~~Added by Ordinance 05-56, 06/14/2007~~

Policy 1-3.1.3: ~~Policy 1-3.1.3:~~ Development and Redevelopment within the Wekiva Resource Protection Overlay

All new development and all redevelopment within the city, which is located within the Resource Protection Overlay shall comply with the ~~Wekiva~~ City's l~~L~~and d~~D~~evelopment c~~C~~ode provisions and the policies of this plan.

~~Added by Ordinance 05-56, 06/14/2007~~

Policy 1-3.1.4: ~~Policy 1-3.1.4:~~ Heavy Commercial & Industrial Uses

The Heavy Commercial and Industrial land uses ~~are~~ shall be prohibited within the Resource Protection Overlay. ~~-~~Prohibited uses shall include but not be limited to uses that involve hazardous chemicals or materials that have the potential to contaminate surface or groundwater; including but not limited to facilities for hazardous waste, disposal petroleum and chemical tank farms, landfills, septic tank, heavy industry, fertilizer manufacturing, chemical storage and other similar uses

~~Added by Ordinance 05-56, 06/14/2007~~

Policy 1-3.1.5: ~~Policy 1-3.1.5:~~ Development Standards within the Resource Protection Overlay

The City shall i~~I~~mplement Best Management Practices and maintain development standards such as increased buffers, setbacks, and open space to minimize the adverse impacts of development on the Resource Protection Overlay.

~~Added by Ordinance 05-56, 06/14/2007~~

Policy 1-3.1.6: ~~Policy 1-3.1.6:~~ Development within the Resource Protection Overlay

Prior to the issuance of any development permit within the Resource Protection Overlay, the applicant shall provide the following;

(1) ~~(1)~~ Soils report by a qualified professional to determine the location of all Type "A" Hydrologic soils, to identify the most effective recharge areas. ~~-~~If the soils analysis conclusively proves that the soils cannot provide recharge due to subsurface confining layers, then the presence of Type "A" soils will not, in and of themselves, require compliance with the Wekiva Provisions of the code.

(2) ~~(2)~~ Analysis by a qualified professional geologist to determine the location and nature of all Karst features on the property. If Karst features are determined to exist on the site further analysis shall be required to evaluate surface and subsurface characteristics in order to determine:

a. ~~a.~~ Assessment of the potential for contamination

b. ~~b.~~ Identify protective solution to be incorporated into the site design

~~(1)~~(3) ~~(3)~~ An analysis of the site by a qualified biologist to identify flora and fauna, state and federal listed species and vegetative habitat types including but not limited to Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub.

~~(2)~~(4) The presence of one or more of the factors shall ~~will~~ require compliance with the Wekiva Study Area provisions of the ~~codes~~land development code and the policies of this plan.

~~Added by Ordinance 05-56, 06/14/2007~~

Policy 1-3.1.7: ~~Policy 1-3.1.7:~~Resource Protection Overlay Standards

All new development and redevelopment within the Resource Protection Overlay shall be required to meet the following standards:

~~(1) All rezoning shall be to the appropriate Planned Development Zoning District.~~

~~(2)~~(1) Minimum open space shall be 25% for both residential and non residential development consisting of WSA Open Space. WSA Open space will be preserved through the use of conservation easements, deed restriction, plats and/or dedication to the appropriate governmental agency, environmental association or homeowners association. Open space shall be connected to the greatest extent possible on-site and to natural areas and open space within adjacent property or corridors.

~~(3)~~(2) Stormwater management systems in the Resource Protection Overlay shall provide retention of the total runoff generated by a twenty five year frequency, twenty four hour duration storm event from the developed site. Sites with no positive outfall, as

determined by the City Engineer, shall be required to retain the total runoff of the 100 Year storm.

~~(4)~~(3) ~~–~~To discourage development of the Resource Protection Overlay areas development may be clustered on or transferred to others areas of a development site outside the Resource Protection Overlay areas. ~~—~~The land development code shall provide for reduced lot size and increased ISR in Resource Protection Overlay areas to maximize WSA open space.

(4) ~~–~~The City of Winter Garden does not contain any identified sensitive natural habitat. ~~-~~A development that creates sensitive natural habitat of five acres or greater will receive density and intensity bonuses or other development incentives.~~:~~

~~Added by Ordinance 05-56, 06/14/2007~~

~~Amended by Ordinance 08-31, 04/24/2008~~

Policy 1-3.1.8: ~~Policy 1-3.1.8:~~ Wekiva Study Area (WSA) Open Space

Open space shall be defined as land area within the Resource Protection Overlay that remains undisturbed or minimally disturbed such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for Conservation purposes. ~~-~~WSA Open Space may include dry retention, passive recreation, school playgrounds and buffers~~. WSA Open Space~~ however it shall not include setback areas, private yards, street right of way, parking lots, impervious surfaces or active recreation areas. ~~-~~Up to fifty percent (50%) of the WSA Open Space requirement may be met with dry stormwater retention areas. ~~-~~None of the 25% WSA Open Space may be chemically treated with pesticides or fertilizers; provided, however, a development that creates sensitive natural habitat may be allowed limited use of pesticides and fertilizers to establish sensitive natural habitat.~~ Restrictions concerning WSA Open Space shall be included in the City's Wekiva Land Development Code requirements.~~

~~Added by Ordinance 05-56, 06/14/2007~~

~~Amended by Ordinance 08-31, 04/24/2008~~

Policy 1-3.1.9: ~~Policy 1-3.1.10~~ Wekiva Development Setbacks

The City of Winter Garden does not contain any identified springs or spring runs.~~-~~ All development shall be set back from any springs, spring

runs, sinkholes and other karst features. ~~-~~All setback areas shall remain in ~~its~~their natural state.

DEVELOPMENT SETBACKS	
Feature	**Minimum Setback (Feet)**
Spring	300
Spring Run	100
Sinkhole with direct connection to aquifer	200
Sinkhole no direct connection to aquifer	100
Other Karst Features	200

~~Added by Ordinance 05-56, 06/14/2007~~

~~**Goal 1-4:** Transportation Concurrency Exception Area (TCEA). Pursuant to subsection 163.3164 (34) of the Florida Statutes (FS) the City of Winter Garden qualifies as a dense urban land area as determined by the Office of Economic and Demographic Research. As such, pursuant to subsection 163.3180 (5)(b)1.a., FS the City is designated a Transportation Concurrency Exception Area. The City shall utilize this designation to responsibly encourage growth in specific areas within the City.~~
~~Added by Ordinance 10-19, 06/24/2010~~
~~**Objective 1-4.1:** TCEA Creation. To establish a City wide transportation concurrency exception area to provide exemptions to transportation concurrency to support urban infill development, redevelopment, and the achievement of the City's redevelopment goals by addressing mobility, urban design, land use mix, network connectivity and reduction in the reliance of the single occupant automobile and reduction in vehicle miles traveled.~~
~~Added by Ordinance 10-19, 06/24/2010~~
~~**Policy 1-4.1.1:** TCEA Interim Mobility Strategies. The City recognizes the need for concurrency exceptions to stimulate development within the City. Notwithstanding policies in the comprehensive plan that establishes roadway level-of-service and transportation concurrency standards, development within the TCEA shall be exempt from those standards except as outlined in policies for mobility found in the Multi Modal Transportation Element. Mobility within the City shall be maintained by the implementation of the strategies and programs in the Multi Modal Transportation Element and through complementary policies in other elements of the comprehensive plan. TCEA mobility strategies may include, but not be limited to:~~
~~Goal 1-4: Transportation demand management program~~

~~Goal 1-5: Transportation system management program~~

~~Goal 1-6: Revised parking standards and regulations~~

~~Goal 1-7: Local and regional transit service~~

~~Goal 1-8: Enhanced pedestrian and bicycle facilities~~

~~Goal 1-9: Transit facility improvements~~

~~Goal 1-10: Complete streets policy implementation~~

~~Goal 1-11: Neighborhood traffic management programs~~

~~Goal 1-12: Transit and pedestrian oriented site design standards~~
~~Added by Ordinance 10-19, 06/24/2010~~
~~**Policy 1-4.1.2:** SIS and FIHS Facilities. The Florida Turnpike (SR 91) and the Daniel Webster Western Beltway (SR 429) are the only two SIS/FIHS facilities within the City. The City will~~

monitor both roadways and entrance/exit ramps and make all efforts to minimize any potential negative impacts to these facilities.
Added by Ordinance 10-19, 06/24/2010

Policy 1-4.1.3: State Road 50 serves Orange County as a major east-west arterial that literally traverses the state from the east coast to the west coast. SR 50 carries traffic into and through the City. A significant amount of traffic on SR 50 does not start or stop in Winter Garden. During the morning PM peak hour the peak direction of traffic on SR 50 is eastbound (towards Orlando) and the reverse is measured in the PM peak hour. While this non-Winter Garden regional traffic places a burden on the City (by creating congestion and a challenging pedestrian environment) the City recognizes this regional demand is expected within a growing urban area and the importance of providing adequate regional access to and through Winter Garden and will continue to monitor conditions on SR 50.
Added by Ordinance 10-19, 06/24/2010

Policy 1-4.1.4: TCEA Boundary and Annexation. At such time unincorporated land adjacent to the TCEA is annexed into the City and is assigned a future land use and zoning designation the TCEA boundary shall be extended to include such land.
Added by Ordinance 10-19, 06/24/2010

Policy 1-4.1.5: Complete Streets. Implement the "complete streets" policy to ensure that all modes of transportation are incorporated into proposed plans for roadway modifications within the TCEA. The intent of this policy is to develop a comprehensive, integrated, multimodal street network by coordinating transportation planning strategies and private development activities as follows:

Provide safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings, parking areas, and existing or planned public sidewalks

Provide cross-access connections/easements or joint driveways where available and cost effective.

Deed land or convey required easements, as requested by the City, for the construction of public sidewalks, bus turn-out facilities, and/or bus shelters with appropriate credits toward developer contribution requirements.

Where appropriate, developers shall provide for the following improvements with credits toward contribution requirements:

i. Project turn lanes
ii. Bus shelters
iii. Adjacent sidewalks
iv. Streetscaping/landscaping within the public right-of-way
v. Additional bicycle parking.

Added by Ordinance 10-19, 06/24/2010

Policy 1-4.1.6: City adopts these standards as interim mobility standards and shall develop land use and transportation strategies to support and fund mobility by July 9, 2011 consistent with Section 163.3180(5)(b)4., F.S.
Added by Ordinance 10-19, 06/24/2010

Policy 1-4.1.7: TCEA Monitoring. The City of Winter Garden shall monitor the development activity and implementation of mobility strategies within the TCEA to ensure that the exception area is supporting redevelopment. The baseline condition for the performance measures and respective targets will be identified/defined in 2010/2011 and shall be the baseline data available for comparison against the data collected for the subsequent Evaluation and Appraisal Reports. The monitoring will include analysis, data collection and/or information for the following:

- The amount of development/redevelopment by land use in the TCEA as a function of density, FAR, and percentage of mixed use. Other site planning performance criteria may be used as part of the evaluation such as building placement, parking location and number of

spaces, connection to adjacent properties, proximity to transit stops/shelters, connection to adjacent sidewalk network, and provision of pedestrian, bicycle, and transit amenities.

- The implementation of mobility strategies, programs, and policies in support of the TCEA and the City's redevelopment objectives, along with associated targets, include but are not limited to the following:

Mobility Strategy	Performance Measure*	Target*
Transportation Demand Management	Persons participating in ridesharing or vanpooling programs	3% annual increase of participants
	Number of businesses/ employers offering flexible work schedules	5% annual increase of participants
	Implementation of transit pass programs and number of participants (businesses and individual)	Implementation by 2009 with 5% annual increase after implementation
	Number of bus turn out facilities (at locations desired by LYNX)	1 per year as coordinated with LYNX
	Number of improved and/or new bus shelters on LYNX routes within the TCEA	1 improved and/or new shelter each year
Transportation System Management	Number of intersection and/or signal improvements	1 per project generating > 5,000 net new daily trips
	Optimize signal synchronization	By 2013
	Number of joint driveways and/or cross-accesses or combined driveways	1 per redevelopment/ development project
Pedestrian Environment (Sidewalk) Enhancements	Amount of sidewalks added and/or expanded to the network in the TCEA	500 linear feet of sidewalk per year
	Linear feet of streetscaping/ landscaping which enhances the pedestrian environment	500 feet per year

Mobility Strategy	Performance Measure*	Target*
	Number of pedestrian enhanced crosswalks in TCEA	1 intersection per year
Bicycle Facilities Enhancement	Number of bicycle racks/lockers and related amenities for projects within the TCEA	Increase in bicycle rack/locker for redevelopment and new development over existing conditions
	Linear feet of bicycle lanes and related facilities in TCEA	Bicycle lanes and related facilities as part of programmed street improvements, resurfacing or rehabilitation

* Performance Measures and Targets may be subject to further consideration (i.e., if these performance measures and targets cannot be supported by reasonably available data or additional measures are identified that may also be appropriate).

(1) The effects of the TCEA strategies, programs, and policies in accomplishing the objective of improved mobility for the multi-modal transportation system within the TCEA shall be monitored by the following performance measures, including, but not limited to:

Performance Measure	Target*
Change in ridership, including boardings/alightings for LYNX routes within the TCEA	1% annual increase
Change in headways for LYNX routes within the TCEA	10-minute headway decrease every 5 years
Local Transit ridership (change in ridership will be reported in subsequent years after the implementation of the service)	Achieve 1st year ridership projections with a 3% annual increase
Land use and Density and Intensity	Density and intensity of new development
Support Alternative Modes of Transportation	Transit shelters
SIS and FIHS Facilities	Traffic counts and queue length at ramps located in the City

Performance Measure	Target*
Proposed trip generation from redevelopment/new developments (based on CMS Applications and TIAs) versus actual traffic counts on adjacent roadways	Achieve a 5% reduction in actual traffic counts versus trip generation projections
Change in daily and peak hour traffic volumes on SR 50	Achieve less than 1% annual increase
Change in traffic counts and queue lengths at the SR 429 ramps	Achieve less than 1% annual increase in traffic counts and queue lengths

*Performance measures and the associated targets will be coordinated with the respective agencies such as LYNX, Orange County, and FDOT. The facilities and infrastructure for several of the targets, such as bus shelters, are contingent upon development/redevelopment activity and associated developer contributions. Performance measures and targets may be subject to further consideration (i.e., if these performance measures and targets cannot be supported by reasonably available data or additional measures are identified that may also be appropriate).

(2) The City, with consultation of FDOT, will present the evaluation and information for the implemented mobility strategies and the effects on multi-modal mobility, as referenced above, and the extent to which the strategy has achieved the purpose of the TCEA since the adoption of the TCEA and/or the last Evaluation and Appraisal Report. The TCEA monitoring and evaluation for the EAR shall rely on secondary data sources to the fullest extent possible.

(3) In addition, the City will evaluate the strategies to determine whether modifications to the TCEA and/or the strategies are necessary. This evaluation will be conducted every seven years and the results will be included in the Evaluation and Appraisal Report along with any recommendations to refine the TCEA polices and mobility strategies through EAR-based amendments.

Added by Ordinance 10-19, 06/24/2010

Figure 1.1
Existing Future Land Use

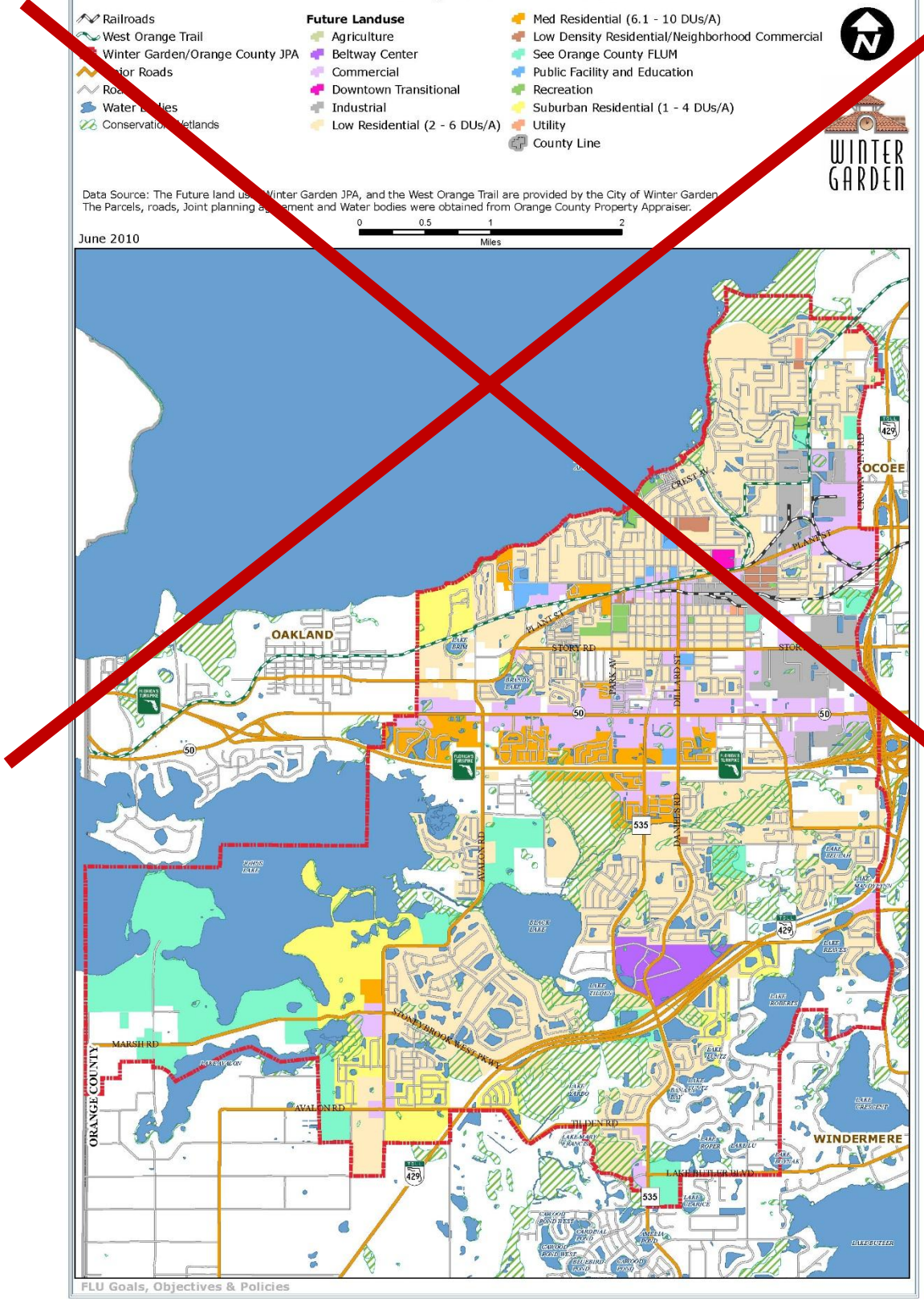


Figure 1.2
Urban Village Future Land Use Properties

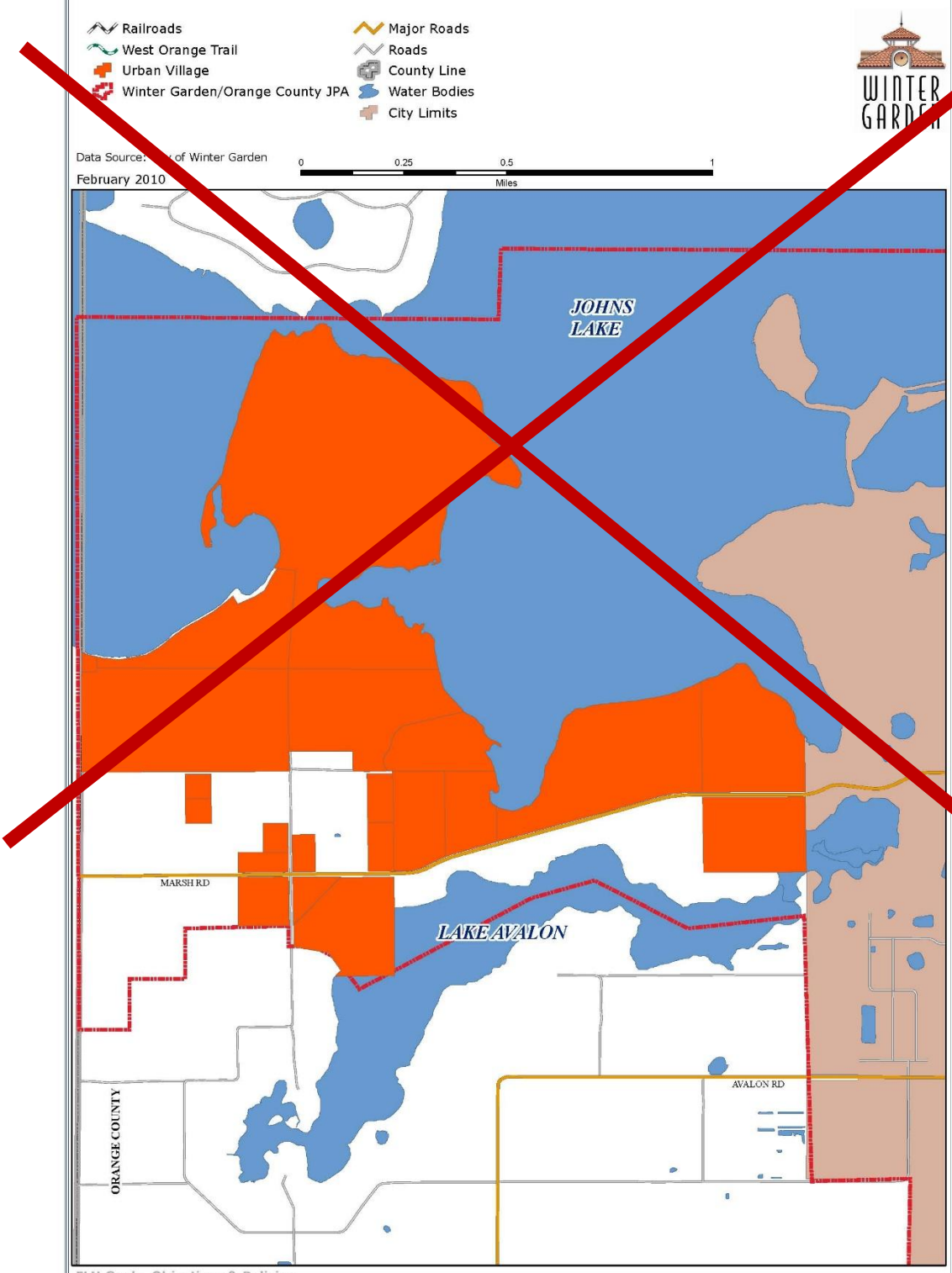
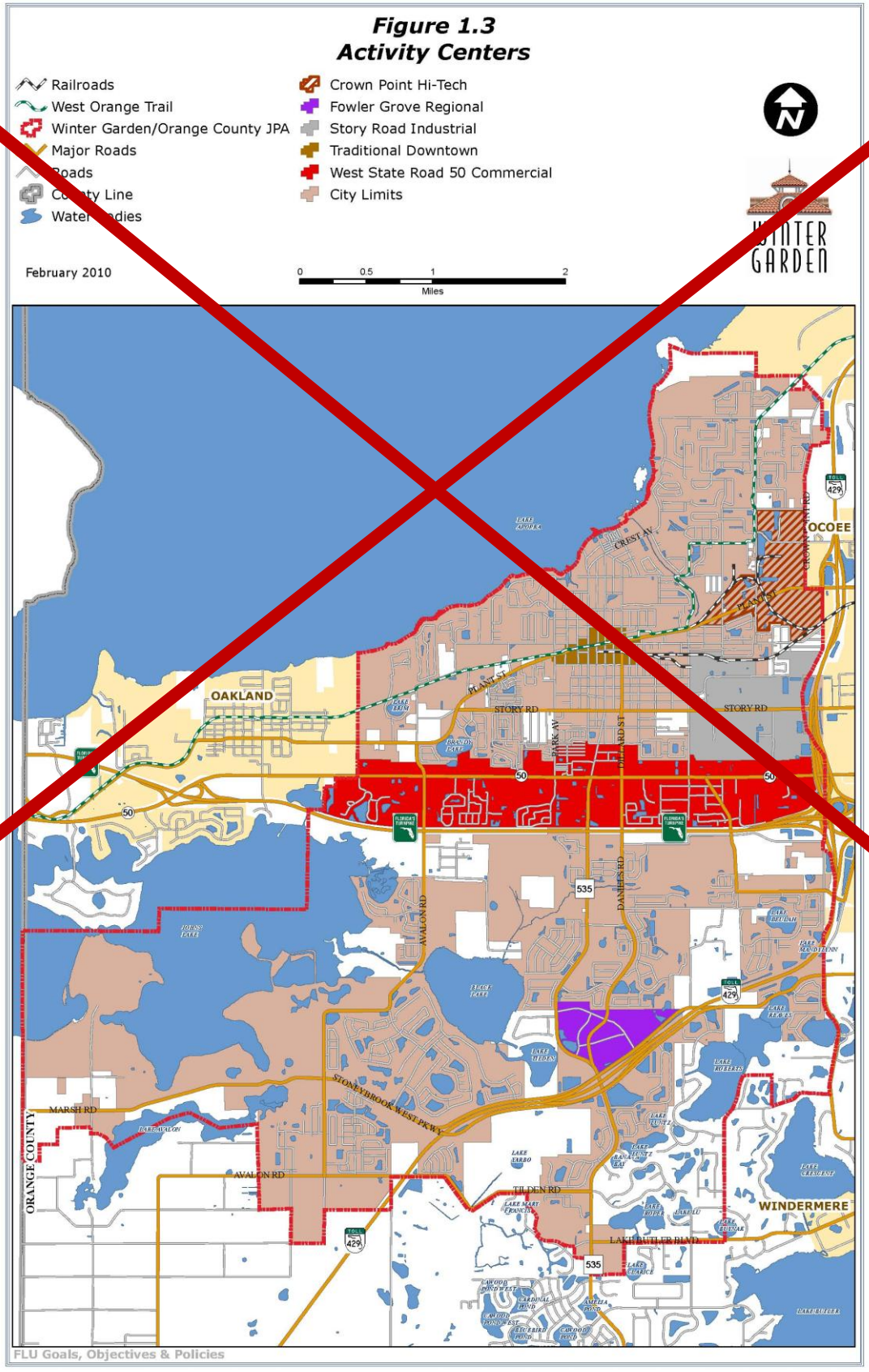


Figure 1.3
Activity Centers



FLU Goals, Objectives & Policies

Figure 1.4
Green Mountain Scenic Byway Proposed Corridor

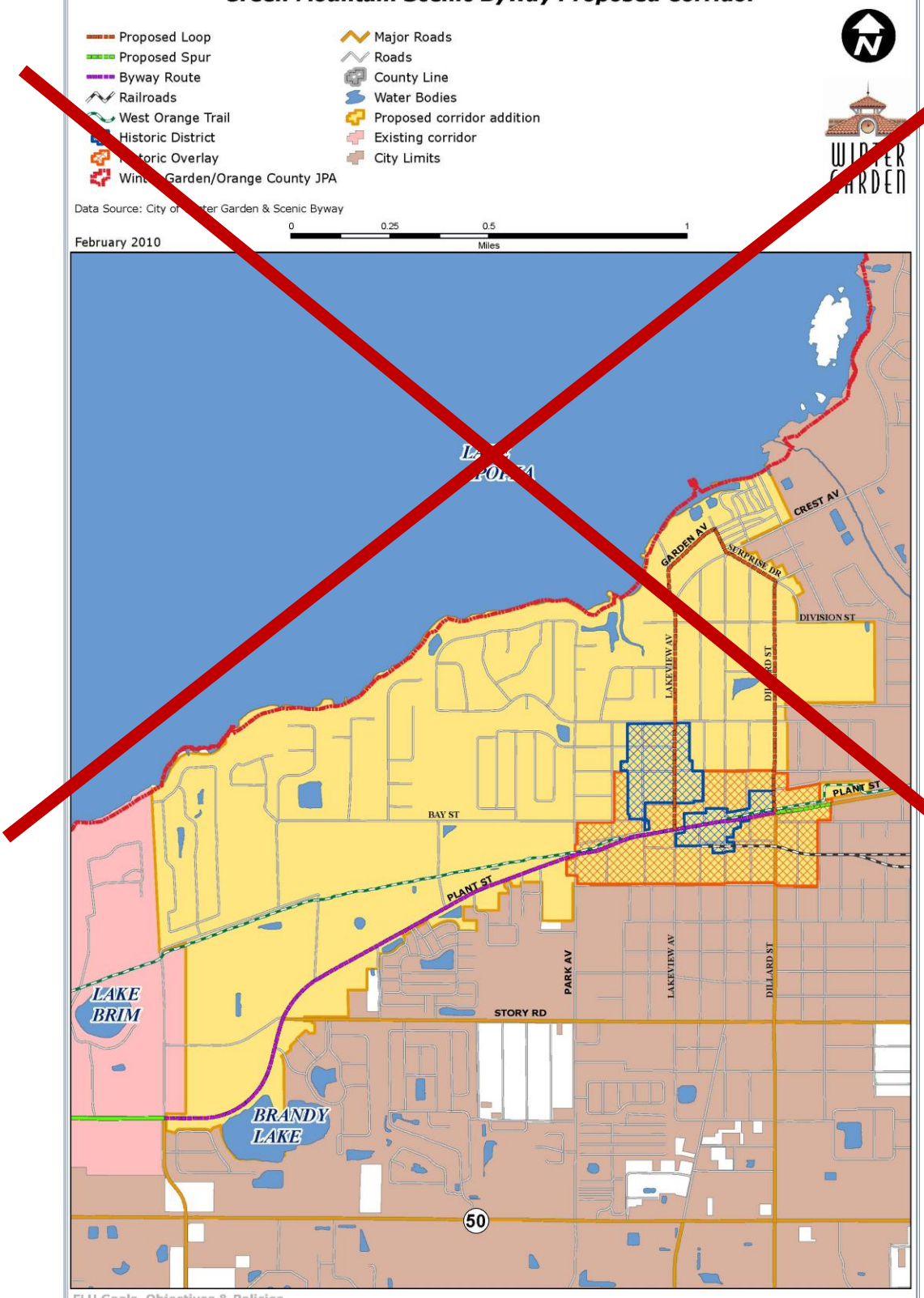


Figure 1.5
Most Effective Recharge Areas

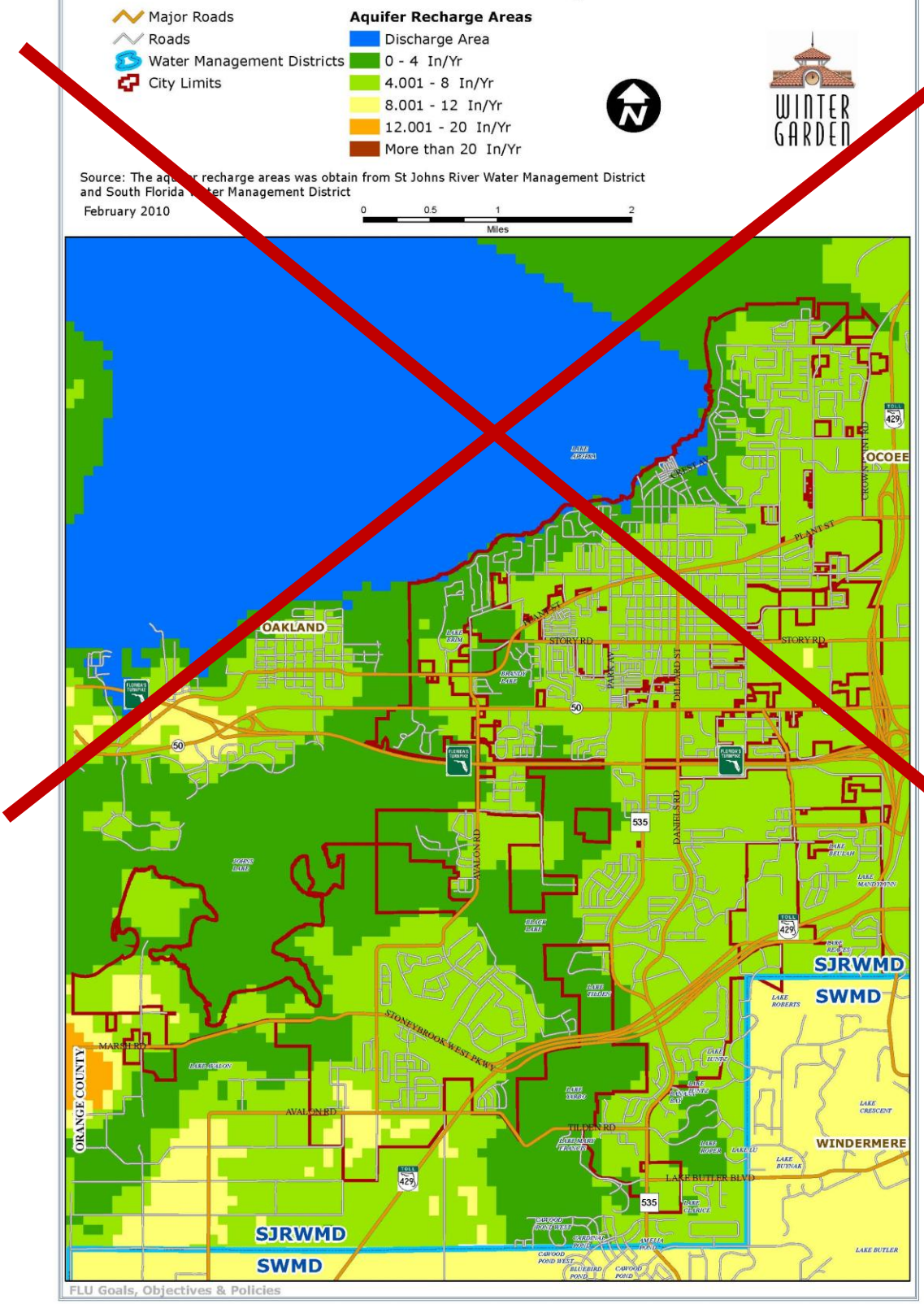


Figure 1.6
Karst Features

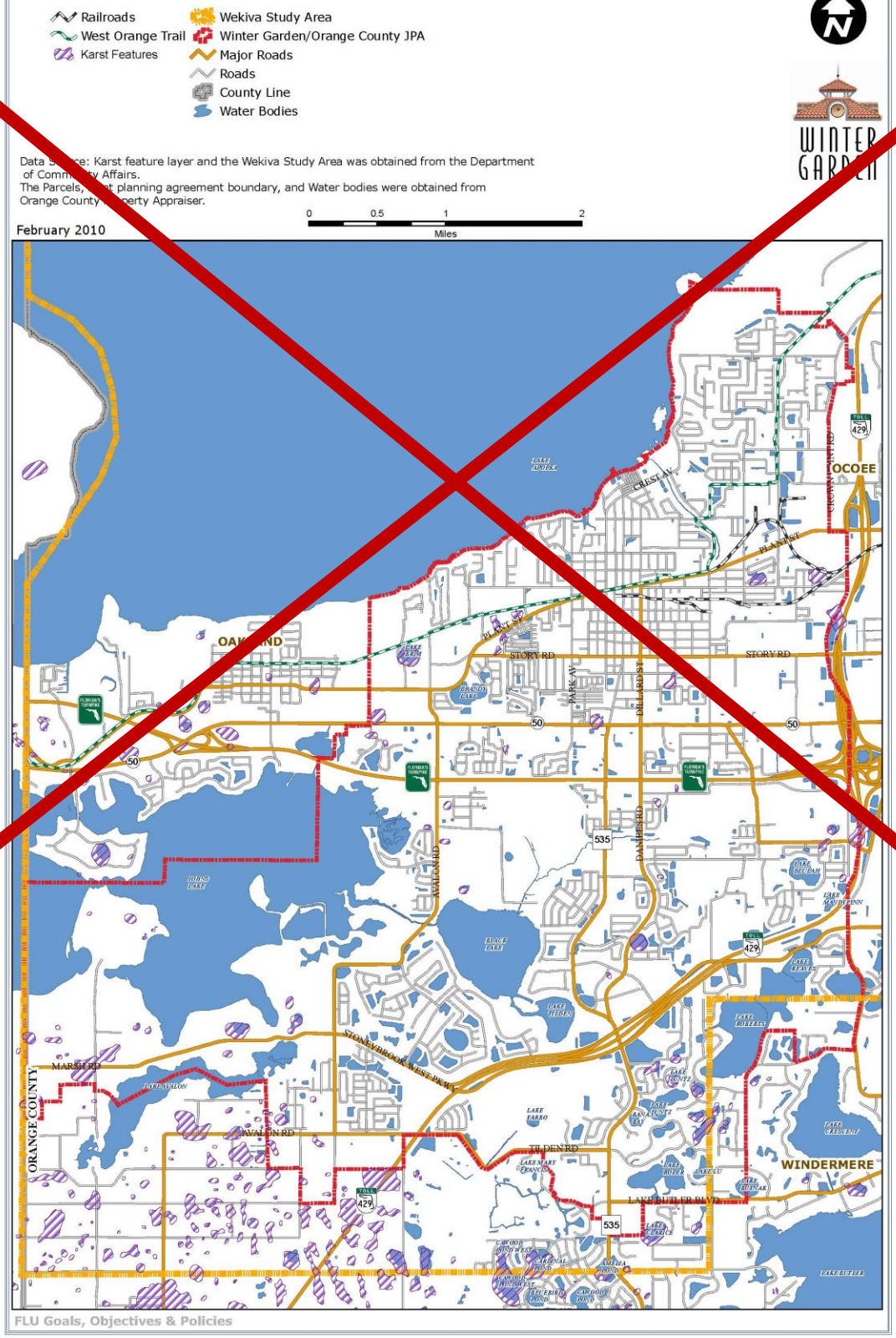


Figure 1.7
Sensitive Upland Habitat

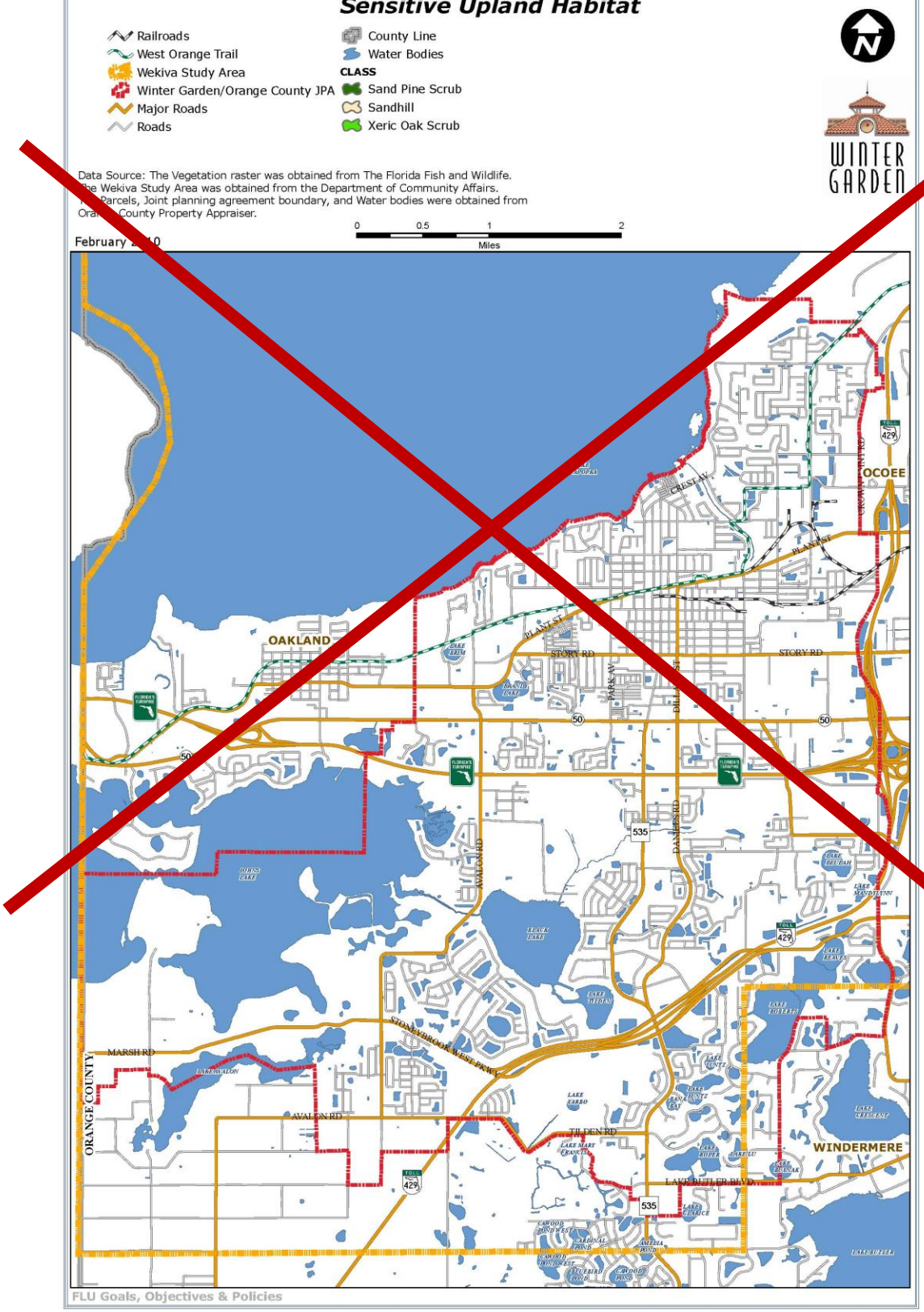


Figure 1.8
Wekiva Study Area Resource Protection Overlay

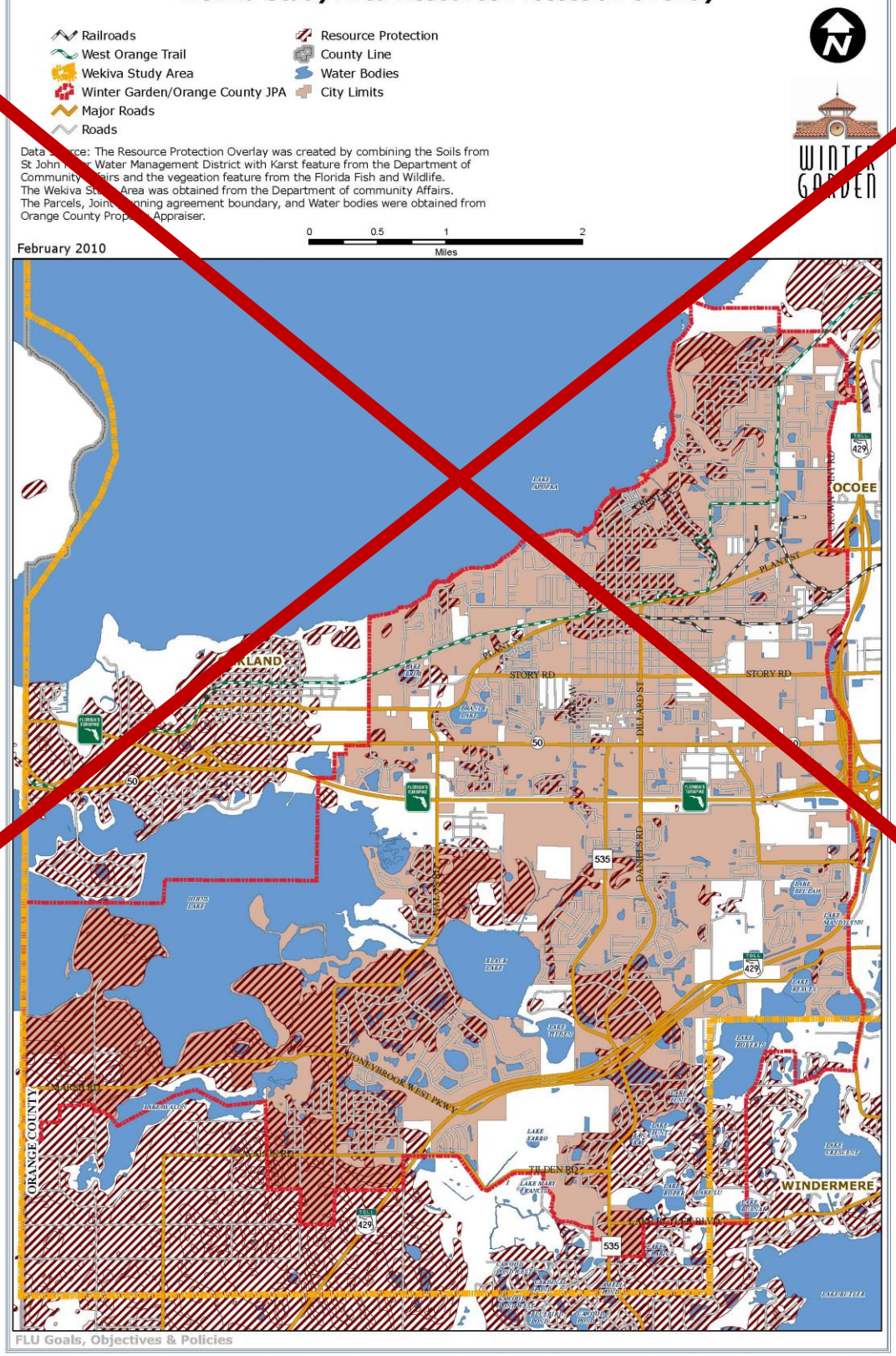
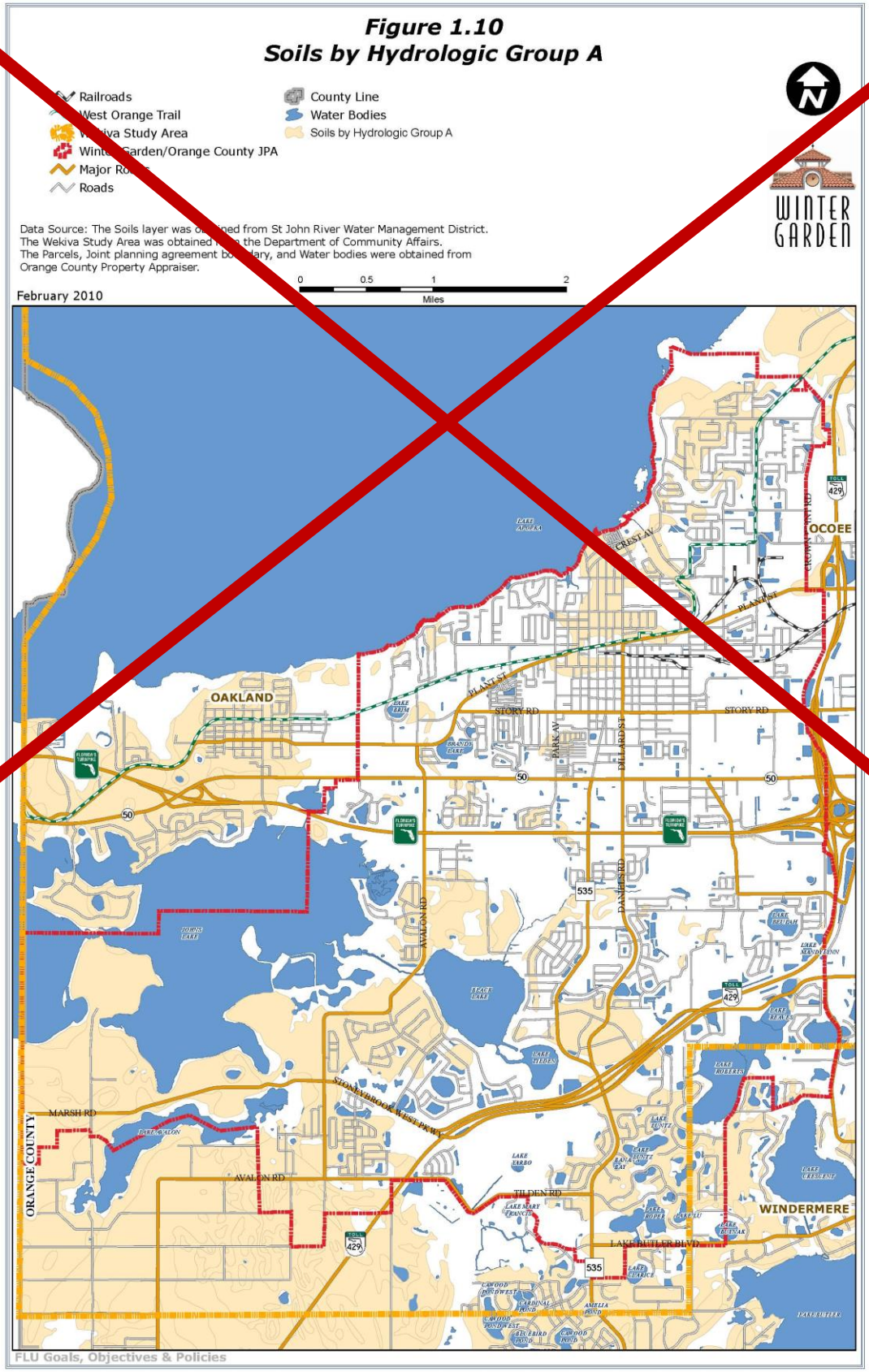


Figure 1.10
Soils by Hydrologic Group A





2

GOALS, OBJECTIVES, & POLICIES

COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

MULTIMODAL TRANSPORTATION

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Goal 2-1: ~~Goal 2-1:~~ Multimodal Transportation System

~~To provide the development of~~ Ddevelop an overall multimodal transportation system which provides for the needs of the City by ~~providing~~ offering alternative travel choices and integrating with land use to work towards reduced vehicle trips and/or shorter trip lengths while protecting established residential areas, environmentally sensitive areas, and historically significant sites.~~(9J-5.007(3)(a)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 2-1.1: ~~Objective 2-1.1:~~ Multimodal Transportation System Implementation

I~~The City shall, i~~n cooperation with area wide and State agencies, provide ~~for~~ a safe, convenient, multimodal transportation system ~~and energy efficient~~for motorized and non-motorized forms of travel ~~transportation system~~. ~~The measurement of this objective shall be determined by the degree to which the following policies are implemented.(9J-007(3)(b)1.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 00-10, 07/27/2000~~

Policy 2-1.1.1: ~~Policy 2-1.1.7:~~ Sidewalks and Bicycle Facilities

~~The City will install sidewalks with the roadway improvements to Plant Street and CR 545/Avalon Road projects.~~ The City shawill work to ensure ~~insure~~ installation of ~~adequate~~ sidewalks and bicycle facilities in coordination with roadway improvement projects and, wherever feasible, ~~with the FDOT SR 50 widening project and with Orange County for the CR 535 road widening project~~ to provide facilities for alternative transportation modes ~~for circulation throughout the City~~.

~~Added by Ordinance 10-19, 06/24/2010~~
~~Policy 2-1.1.8: Reserved.~~
~~Deleted by Ordinance 10-19, 06/24/2010~~

Policy 2-1.1.2: ~~Policy 2-1.1.6:~~ Railroads

The City ~~w~~shail coordinate with the appropriate entities to ensure continued operational access for the railroad lines in the northeast section of the City to serve development and redevelopment in the

industrial areas. Rail lines may also transition to trails via a rails-to-trails conversion.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-1.1.3: Rails to Trails

The City shall continue to coordinate with CSX and the Rails to Trails Conservancy to convert inactive rail lines into trails.

Policy 2-1.1.4: ~~Policy 2-1.1.4:~~ Golf Cart Use

The City sha~~wi~~ll continue to allow ~~and will continuously evaluate policies allowing~~ golf carts and ~~EV (electric vehicle)~~small electric vehicles (EVs) to access ~~to~~ the downtown area from ~~the~~ surrounding residential neighborhoods as part of the designated Golf Cart District. ~~as a means of easing use of traditional motorized vehicles and available parking to reduce greenhouse gases.~~ The City will regularly review and refine these policies to support reduced reliance on traditional motor vehicles, lessen parking demand, and help decrease greenhouse gas emission The City shall assess opportunities to lower speed limits on roads connecting to the existing Golf Cart District to safely expand the roadway network where golf cart use is permitted.

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 2-1.1.9: WGATS**~~

~~The City shall use the Winter Garden Area Transportation Study (WGATS) prepared by Transportation Consulting Group as adopted by the City Commission on March 28, 1996 (and as amended from time to time) to help determine deficient roadways (including right-of-way deficiencies), new roadway requirements and needed capacity improvements within the City.~~

~~Added by Ordinance 96-13, 06/27/1996~~
~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-10, 07/27/2000~~

Policy 2-1.1.5: ~~Policy 2-1.1.12:~~ Engineering Standards

The City shall not issue a ~~No~~ final development permit ~~shall be issued that will construct a~~for any road improvement that is significantly inconsistent with the standards and specifications ~~approved by~~of the American Association of State Highway and Transportation Officials (AASHTO) or the Florida Department of Transportation, unless the City

determines that alternative best practices provide equal or greater safety, performance, and community benefit. In such cases, the City may apply those alternative standards, provided they are supported by documented evidence and professional transportation guidance.

~~Added by Ordinance 99-19, 09/09/1999~~

Policy 2-1.1.6: ~~Policy 2-1.1.13:~~ Future Multimodal Transportation Map

The City shall hereby adopt~~s~~ the Future Multimodal Transportation Map ~~as shown in Figure 2.~~, Map 16 in the Map Series.~~1.~~ All new developments must be consistent with this map.

~~Added by Ordinance 00-10, 07/27/2000~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Policy 2-1.1.14: CR 545**~~

~~The City shall continue to implement the CR 545 Special Benefit Overlay District intended to fund improvements to CR 545 along with Orange County and voluntary contributions by developers. The City will continue to work with the County to implement this improvement.~~

~~Amended by Ordinance 02-19, 10/10/2002~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.1.7: ~~Policy 2-1.1.1:~~ Non-Concurrency Level of Service Standards

The City ~~adopts~~ shall adopt ~~the following~~ non-concurrency~~acceptable~~ peak hour Level of Service (LOS) ~~standards~~ for all roads within the city for planning purposes only, which are located in the Capital Improvements Element.~~:~~

~~Study Roadways~~**~~Roadway~~**

~~From~~	~~To~~	~~Adopted LOS~~	
~~9th Street~~	~~Plant Street~~	~~SR 50 (West Colonial Drive)~~	~~E~~
~~Beard Road~~	~~Daniels Road~~	~~Beulah Road~~	~~E~~
~~Beulah Road~~	~~Roper Road~~	~~SR 50 (West Colonial Drive)~~	~~E~~
~~Carter Road~~	~~SR 50 (West Colonial Drive)~~	~~Story Road~~	~~E~~
~~CR 535/Winter Garden-Vineland Road~~	~~Lake Butler Boulevard~~	~~Stoneybrook Parkway/Daniels Road~~	~~E~~

From	To	Adopted LOS	
CR 535/Winter Garden-Vineland Road	Stoneybrook Parkway/Daniels Road	SR 50 (West Colonial Drive)	E
CR 545/Avalon Road	SR 50 (West Colonial Drive)	Davenport Road	E
Crest Avenue	Division Street	Fullers Cross Road	E
Crown Point Cross Road	Hennis Road	East Crown Point Road	E
Daniels Road	Stoneybrook Parkway	SR 50 (West Colonial Drive)	E
Dillard Street	SR 50 (West Colonial Drive)	Plant Street	E
Division Street	Hennis Road	Lakeview Avenue	E
East Crown Point Road	Plant Street	Northeast City Limits	E
Florida Turnpike (SR 91)	Eastern City Limits	Western City Limits	D
Fullers Cross Road	Crest Avenue	East Crown Point Road	E
Hennis Road	Plant Street	Crown Point Cross Road	E
Lake Butler Boulevard	CR 535/Winter Garden-Vineland Road	Clarice Court	E
Lake Butler Boulevard	Clarice Court	McKinnon Road	E
Lakeview Avenue	Tilden StreetPalmetto Street	Division Street	E
Marsh Road	Avalon Road	Western City Limits	E
Park Ave	Tilden Street	SR 50 (West Colonial Drive)Sand Lime Road	E
Plant Street	Eastern City LimitsTildenville School Road	Western City Limits	E
Roper Road	CR 535/Winter Garden-Vineland Road	Beulah Road	E
SR 50 (West Colonial Drive)	Western City Limits	Western Beltway (SR 429)	D
Stoneybrook Parkway	Avalon Road	Windermer Road	E
Story Road	Eastern City Limits	Western City LimitsPlant Street	E
Tilden Road	Avalon Road	CR 535/Winter Garden-Vineland Road	E
Tilden Street	Park Avenue	Lakeview AvenueDonald Drive	E
Tildenville School Road/(CR 545)	SR 50 (West Colonial Drive)	Plant StreetBay Street	E
Warrior Road	Windermere Road	Beulah Road	E

From	To	Adopted LOS	
West Crown Point Road	Plant Street	Crown Point CrossFullers Cross Road	E
Western Beltway (SR 429)	Southern City Limits	Clarcona-Ocoee Road	D
Windermere Road	Stoneybrook Parkway	Warrior Road	E
Public Transit	N/A		30 Minute Headways

Luke Transportation Engineering Consultants, 2009

Amended by Ordinance 96-13, 06/27/1996
Amended by Ordinance 97-02, 10/23/1997
Amended by Ordinance 99-19, 09/09/1999
Amended by Ordinance 00-10, 07/27/2000
Amended by Ordinance 10-19, 06/24/2010

Policy 2-1.1.8: Policy 2-1.1.2: Paving Program

The City shall continue to improve and maintain its local street system by continuing its systematic paving and resurfacing program in order to develop the local roadways into a multimodal system where possible and provide for the safety and convenience of its residents. The City shall continue to maintain and enhance its local street network through a systematic paving and resurfacing program. These efforts will support the gradual development of a multimodal roadway system, where feasible, and promote the safety and convenience of all residents.

Amended by Ordinance 97-02, 10/23/1997

Amended by Ordinance 10-19, 06/24/2010

Policy 2-1.1.9: Policy 2-1.1.3: Parking Regulations

The City shall continue to review all proposed development and redevelopment as to circulation and parking in order to assureensure safe and convenient on-site traffic flow considering necessary motorized and non-motorized vehicle parking. This shall include the enforcement adoption of regulations which that require access limitations, parking lot design criteria, sidewalks and bike paths, traffic calming elements, signage, and acceleration and deceleration lanes. (9J-5.019(4)(c)3.1) (9J-5.019(4)(c)3 & 15)

Amended by Ordinance 97-02, 10/23/1997
Amended by Ordinance 99-19, 09/09/1999

Policy 2-1.1.10: ~~Policy 2-1.1.10:~~ Impacts ~~to~~on Unimproved Roads

~~No final development permit shall be issued to construct a development that will have an adverse impact to an unimproved road or a road that is significantly inconsistent with the City's Road Specifications.~~ The City shall not issue a final development permit for a project that would adversely impact an unimproved road or a road that is significantly inconsistent with the City's road specifications, unless the developer improves the roadway to meet applicable City standards.

~~Added by Ordinance 99-19, 09/09/1999~~

Policy 2-1.1.11: Constrained Roadway Network

The City shall evaluate opportunities to increase north-south mobility in the City by improving the livability and efficiency of Avalon Road, Daniels Road, Winter Garden Vineland Road, and Beulah Road ensuring the improvements align with City's goals of creating a multi-modal transportation system.

Objective 2-1.2: Vision Zero

Achieve zero traffic fatalities and a 50 percent reduction in serious injuries from 2025 to 2050.

Policy 2-1.2.1: Vision Zero Action Plan

The City shall continue to coordinate with the County, MetroPlan Orlando, and the state to implement the City's Vision Zero Action Plan.

Policy 2-1.2.2: Road Safety Education for Children and Teens

The City shall work with public and private schools and parent organizations to introduce children and teens to safe transportation habits and transportation safety programs.

Policy 2-1.2.3: Safe Routes to School

The City shall coordinate with Orange County, Orange County Public Schools, and FDOT to seek funding for the development of a Safe Routes to School program.

Policy 2-1.2.4: ~~Policy 2-1.1.11:~~ Dangerous Situations

The City shall not issue a ~~No~~ final development permit ~~shall be issued to construct a development that~~for a project that will create a dangerous traffic/bike/pedestrian situation.

~~Added by Ordinance 99-19, 09/09/1999~~

Objective 2-1.3: Complete Streets

Create a transportation system that ensures safe, convenient, and comfortable travel of all users through a more efficient use of the right of way and alternative modes of travel.

Policy 2-1.3.1: ~~Policy 1-4.1.5:~~ Implement Complete Streets

The City shall implement ~~the~~ a "~~"~~complete streets" policy to ensure that all modes of transportation are incorporated into proposed plans for roadway modifications ~~within the TCEA~~. The intent of this policy is to develop a comprehensive, integrated, multimodal street network by coordinating transportation planning strategies and private development activities as follows:

1) Provide safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings, parking areas, and existing or planned public sidewalks.
2) Provide cross-access connections/easements or joint driveways where available and cost effective.
3) Deed land or convey required easements, as requested by the City, for the construction of public sidewalks, bus turn-out facilities, and/or bus shelters with appropriate credits toward developer contribution requirements.
4) Where appropriate, developers shall provide for the following improvements with credits toward contribution requirements:
    i. Project turn lanes
    ii. Bus shelters
    iii. Adjacent sidewalks & multimodal trails
    iv. Streetscaping/landscaping within the public right-of-way
    v. Additional bicycle parking~~.~~

Policy 2-1.3.2: Alternative Modes of Transportation

The City shall improve and expand the number of transportation facilities for non-motorized transportation including but not limited to the expansion of the City's sidewalks, crosswalks, bicycle lanes, and trail systems.

Policy 2-1.3.3: Context Sensitive Design

The City shall use context sensitive design to better integrate the City's transportation system with its built environment and provide multiple modes of travel.

Policy 2-1.3.4: Traffic Calming

The City shall consider creating a Traffic Calming Toolkit and develop a process for implementing various traffic calming techniques to improve the safety of roadways when necessary.

Policy 2-1.3.5: Accessibility

The City shall coordinate with FDOT to ensure all public rights of way meet ADA standards when feasible.

Objective 2-1.4: Regional Trail System

Develop a regional trail system to provide residents with a functional and recreational transportation system for pedestrians and bicyclists and maintain the trail Level of Service established in the Capital Improvement Element.

Policy 2-1.4.1: Healthy West Orange

The City shall participate in the Healthy West Orange Trails Initiative and coordinate with local and regional agencies and organizations to continue to develop a regional trail system.

Policy 2-1.4.2: Activation Facilities

The City shall coordinate with Healthy West Orange to develop activation facilities, (e.g. outdoor fitness areas, playgrounds, community gardens, etc.) as detailed in the 2022 Healthy West Orange Trails Initiative to enhance existing and future trails.

Policy 2-1.4.3: Community Programming

The City shall evaluate opportunities to program community events near or adjacent to a trail when feasible.

Policy 2-1.4.4: Trail Funding

The City shall continue to pursue local, state, and federal grants to fund future trails.

Policy 2-1.4.5: Pedestrian and Bicycle Access

The City shall work to ensure pedestrians and bicyclists have safe and convenient access to the regional trail system.

Objective 2-1.5: ~~Objective 2-1.2:~~ Transportation System and Land Use Coordination

~~Coordinate the transportation system with the future Land Use Map and to ensure that existing and proposed populations densities, housing and employment patterns and land uses are consistent with the transportation modes and services proposed to serve these areas.~~ Coordinate the transportation system with the Future Land Use Map to ensure that existing and planned population densities, housing and employment patterns, and land uses are supported by appropriate transportation modes and services.~~The measurement of this objective is the degree to which the following policies are implemented. ((9J-007(3)(b)2.) & (9J-5.019(4)(b)2.))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-19, 09/09/1999~~
~~Amended by Ordinance 00-10, 07/27/2000~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.5.1: ~~Policy 2-1.2.1:~~ Traffic Circulation

The City shall require all new development and redevelopment to provide a traffic circulation plan which illustrates safe access to the system and coordinates projected traffic flow with the existing street pattern. The traffic circulation plan shall address median cuts, acceleration and deceleration lanes, storage turn lanes, signage and signalization. Standards for the preceding shall be adopted in the City's land development regulations.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 2-1.5.2: ~~Policy 2-1.2.2:~~ Access Management

~~In its review of development plans,~~ The City shall ~~will~~coordinate with FDOT regarding ~~carefully review~~ proposed access points along State Road 50 ~~and limit them to provide reasonable access to the site and address safety issues. It will require frontage roads, shared access points, cross access and restricted turning movements where necessary. It will ensure that all development on State roads is~~ consistent with Chapters 14-96 and 14-97 F.A.C.~~(9J-5.019(4)(c)2.))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-19, 09/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.5.3: ~~Policy 2-1.2.3:~~ Plant Street

The City shall designate ~~In support of the City's redevelopment efforts,~~ Plant Street (S.R. 438) in the City of Winter Garden~~, West of Dillard Street, is hereby designated~~ as a policy constrained facility. The City opposes the construction of additional traffic capacity ~~through lanes~~ on this section of roadway.~~[]~~

~~Added by Ordinance 96-13, 06/27/1996~~
~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-10, 07/27/2000~~

~~Policy 2-1.2.4: Best Development Practices~~

~~The City hereby adopts and endorses the general principals of Reid Ewing's April 1996 "Best Development Practices." The City will specifically require the following principles for residential subdivisions:~~

~~(1) Development shall allow for through streets spaced no more than ½ mile apart.~~

~~(2) Residential subdivisions shall use traffic calming devices liberally.~~

~~(3) Residential subdivisions shall be designed to keep speeds on local streets below 20 mph.~~

~~(4) Developments shall be designed to keep speeds on collectors within the development to no more than 35 mph.~~

~~(5) Residential subdivisions shall keep all streets as narrow as permissible by the LDRs.~~

~~(6) PUDs shall be designed to avoid using traffic signals wherever possible.~~

~~(7) All developments shall provide for pedestrian friendly environments to include shortcuts whenever possible and shall develop pedestrian routes away from high speed roads or provide buffering.~~

~~(8) PUDs shall incorporate transit orientated design features where applicable.~~

~~Amended by Ordinance 98-23, 06/25/1998~~

Policy 2-1.5.4: ~~Policy 2-1.2.5:~~ Intersection Alignments

The City shall require all new development to ~~must~~ conform with the ~~new~~ intersection alignments as identified in the Future Multimodal ~~Traffic Circulation~~Transportation Map if it is determined that said alignment will not present any undue ~~economical~~economic hardship.

~~Amended by Ordinance 00-10, 07/27/2000~~

Objective 2-1.6: ~~Objective 2-1.3:~~ Transportation Planning Coordination

~~The City will coordinate~~Coordinate ~~its~~ City plans with all transportation planning bodies, including but not limited to FDOT, Orange County, other municipalities, East Central Florida Regional Planning Council, MetroPlan Orlando~~the Metropolitan Planning Organization (MPO)~~, and the Central Florida ~~Orlando-Orange County~~ Expressway Authority. ~~The measurement of this objective shall be the degree to which the following policies are implemented. ((9J.007(3)(b)3.) & (9J-5.019(1) & (9J-5.019(4)(b)3.))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-19, 09/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.6.1: ~~Policy 2-1.3.1:~~ The FDOT 5 Year Work Program

Through ~~the MPO~~MetroPlan Orlando, the City shall ~~will~~ annually review the FDOT 5-Year Plan and all of its updates to ensure ~~insure~~ that the work program is ~~its plans are~~ consistent with ~~that document and~~ the plans of the City.~~This shall include right-of-way needs, access management, and level of service standards.~~[]

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Policy 2-1.3.2: Orange County Traffic Circulation Element. The City will review on an annual basis the Traffic Circulation Element for Orange County in order to insure compatibility with that Plan and the plans of the City. This shall include right-of-way needs, access management, and level of service standards.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 2-1.6.2: ~~Policy 2-1.3.3:~~ City of Ocoee and Town of Oakland

The City shall ~~will~~ review on an annual basis the Transportation ~~Traffic Circulation~~ Elements for the City of Ocoee and Town of Oakland in order to ~~insure~~ensure compatibility with those respective plans and the plans of the City.~~This shall include right-of-way needs, access management, and level of service standards.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-1.6.3: MetroPlan Orlando Transportation Program

The City shall review on an annual basis the most recent version of MetroPlan Orlando's Transportation Improvement Program in order to ensure consistency with the City's programmed improvements.

Objective 2-1.7: ~~Objective 2-1.4:~~ Right-of-Way Protection

~~The City shall p~~Protect both existing and future rights-of-way from building encroachment. The measurement of this objective shall be the lack of encroachment on these rights-of-way~~. and the degree to which the following policies are implemented. (9J-5.019(4)(b)5.))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-19, 09/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.7.1: ~~Policy 2-1.4.1:~~ Development Plans

The City shall pursue needed rights-of-way, for both existing and future roads, through dedication when development plans are presented. If condemnation is necessary, the City shall ~~will~~ work with the entity responsible for the roadway with respect to obtaining data regarding the condemnation proceedings. ~~By December 2011,~~ The City shall ~~will~~ develop a right of way map indicating where right of way exists and areas where right of way is needed.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-19, 09/09/1999~~
~~Amended by Ordinance 00-10, 07/27/2000~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.7.2: ~~Policy 2-1.4.2:~~ Subdivision Plans

The City shall use its Subdivision Regulations and other development regulations along with the Winter Garden Area Transportation Study (WGATS) to determine the right-of-way requirements for arterial,

collector, and local streets and shall coordinate with FDOT and Orange County to ensure that State and County ~~needs~~ requirements are met.~~(9J-5.019(4)(c)4.)~~

~~Amended by Ordinance 96-13, 06/27/1996~~
~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 2-1.7.3: ~~Policy 2-1.4.3:~~ Building Setbacks

The City shall use building setback regulations contained in its zoning ordinance to ~~insure~~ensure that proposed buildings do not encroach on needed rights-of-way and shall coordinate with FDOT and Orange County to ensure that State and County ~~needs~~ requirements are met.~~(9J-5.019(4)(c)4.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 2-1.7.4: ~~Policy 2-1.4.4:~~ ROW Preservation and Acquisition

The City shall coordinate with FDOT and other transportation entities to ensure that adequate rights of way for existing transportation facilities are preserved and acquired for future transportation facilities.~~By December 2011, the City shall establish a right of way preservation policy. Until that time, no new development may receive building permits that significantly vary from the Winter Garden Area Transportation Study (WGATS) or the Future Traffic Circulation Map.~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-10, 07/27/2000~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 2-1.8: ~~Objective 2-1.5:~~ Subdivision Circulation

~~**Policy 2-1.1.1:** The City shall e~~Ensure that new residential subdivisions will be~~are~~ designed to allow for dispersal of residential traffic, and to minimize the impact of residential traffic at connections to the surrounding street systems, by providing for interconnection between developments that accommodates travel demands between adjacent neighborhoods, by connectivity and providing networks for pedestrian and bicycle transportation.~~-~~ Ensure that new residential subdivisions are designed to disperse traffic and minimize impacts at connections to the surrounding street network. This shall be achieved by providing interconnections between adjacent developments that accommodate local travel demand and by establishing connected pedestrian and bicycle networks.

Policy 2-1.8.1: ~~Policy 2-1.5.1:~~ Multiple Connections

The City shall require new residential subdivisions to ~~shall include~~ have an internal street layout ~~which~~ that ~~shall continuously~~connects to ~~the streets of~~ surrounding developments to accommodate travel demand between adjacent neighborhoods without ~~the necessity of using~~needing to use arterial or collector roads.~~the major thoroughfare system.~~

Policy 2-1.8.2: ~~Policy 2-1.5.2:~~ Pedestrian Connections

~~Subdivision design standards~~The City shall require residential subdivisions to be interconnected with safe and adequate pedestrian and bicycle routes. These routes shall provide access to surrounding areas, including schools, parks, commercial areas and other destinations. Connections to adjacent existing or planned sidewalks and bicycle paths shall be required.~~(9J-5.019(4)(c)5.)~~

~~Amended by Ordinance 00-10, 07/27/2000~~

Policy 2-1.8.3: ~~Policy 2-1.5.3:~~ Stub out Requirements

The City shall require subdivisions to ~~shall~~ be designed to include stub outs to connect to abutting undeveloped lands and/or land with redevelopment potential. Provisions for future connections shall be provided in all cardinal directions whether the streets are public or private, except where abutting land is undevelopable. New subdivisions shall align their roadways to connect with the stub outs provided by the adjacent developments.

Policy 2-1.8.4: ~~Policy 2-1.5.4:~~ Gated Community Restrictions

The City shall only permit new subdivisions requesting to become a gated community ~~will only be permitted~~ if they are isolated by environmental or infrastructure constraints that limit access to a single point. ~~-~~Constraints or isolation by design shall not be considered sufficient to allow gating.

~~Added by Ordinance 98-23, 06/25/1998~~

Objective 2-1.9: ~~Policy 2-1.1.15:~~ Dillard Street Corridor

~~To i~~Improve the one-~~-~~mile segment of Dillard Street from East Plant Street south to SR 50 ~~in order~~ to foster better outcomes economically, socially, recreationally, functionally, and aesthetically.

Policy 2-1.9.1: ~~Policy 2-1.1.5: Pedestrian and Bicycle~~Dillard Street Corridor

~~The City shall continue to implement the Bicycle and Pedestrian Master Plan developed in conjunction with FDOT in 2002 as an alternative means of transportation around the City and to further reduce greenhouse gas emissions.(9J-5.019(4)(c)5.)~~ The City shall ~~also~~ continue to plan for the implementation of a multimodal road realignment project along the Dillard Street Corridor from SR 50 to East Plant Street to improve pedestrian and bicycle connections.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-19, 09/09/1999~~
~~Amended by Ordinance 00-10, 07/27/2000~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.9.2: Dillard Complete Street

The City shall ensure elements of the proposed Dillard Street Corridor project ~~shall~~ creates a complete street that incorporates context sensitive design.~~include creating a living street by reducing the street travel lanes; providing roundabouts at key intersections in lieu of traffic signals; installing wide sidewalks and street parking; installing a 10' wide two-way bike lane; burying a segment of the existing overhead utilities and updating old lines; and providing new landscaping and pedestrian amenities.~~

Policy 2-1.9.3: Support

The City shall ~~will~~ support the development of the Dillard Street Corridor project by engaging in continued analysis and detailed design of the corridor, as well as procuring the needed right-of-way in order to commence construction activities.

Policy 2-1.9.4: Funding Opportunities

The City shall ~~also~~ continue to explore ~~various~~ alternative funding opportunities for the Dillard Street Corridor project such as grants, earmarks, and ~~ad valorem taxes~~sales tax.

Objective 2-1.10: ~~Objective 2-1.6:~~ State Road 50 Management

~~To m~~Manage the traffic flow on SR 50 by implementing the West SR 50 Commercial Corridor Overlay plan and its access management requirements and congestion management improvements. ~~applying the following policies.~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.10.1: ~~Policy 2-1.6.1:~~ Access Management

The City shall continue to implement the requirements of the West SR 50 Commercial Corridor overlay plan that identifies access management requirements for new developments along SR50 and possible access management improvements for existing development.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.10.2: ~~Policy 2-1.6.2:~~ Congestion Management

The City shall continue to implement the requirements of the West SR 50 Commercial Corridor overlay plan that identifies congestion management improvements along SR 50. This plan ~~will~~ require ~~s reasonable efforts for~~ new development to provide bicycle parking and accessibility to future transit~~, and will consider new regulations to require bicycle parking.(9J5.019(4)(c)9, 12, and 15)~~

~~Amended by Ordinance 00-10, 07/27/2000~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Policy 2-1.6.3: Funding**~~

~~The "stimulus money" provided through the American Recovery and Reinvestment Act of 2009 is providing the funding to widen SR 50 to 6 lanes throughout the City. The City will coordinate with FDOT in implementing the West SR 50 Commercial Corridor overlay plan.~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 2-1.6.4: Beulah & 9th~~

~~The City hereby acknowledges the need to extend Beulah Road across SR 50 to 9th Street and to eliminate the signal at 9th and SR50 once the Beulah Road Connector is completed. This project is not financially~~

~~feasible at this time but the City shall continue to plan for this improvement through possible redevelopment projects in the area.~~

~~Amended by Ordinance 01-47, 02/28/2002~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Objective 2-1.7: East Plant Street Management~~

~~To manage the traffic flow on East Plant Street by the implementation of the following policies.~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 2-1.7.1: Access Management~~

~~The City shall implement access management requirements during the East Plant Street widening improvements scheduled in the City's 2009/20010 5-year Capital Improvement Schedule.~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.10.3: Intelligent Transportation System

The City shall coordinate with FDOT, MetroPlan Orlando, and other transportation agencies to implement Intelligent Transportation System strategies along State Road 50.

Objective 2-1.11: ~~Objective 2-1.8:~~ Efficient Public Transit

~~To a~~Assist LYNX and LakeXpress in providing an efficient public transit system where feasible by coordinating transit connections between major trip generators and attractors, providing safe and convenient public transit terminals, providing adequate land use / transit connections, and accommodations of the special needs of the transportation disadvantaged.~~(9J-5.019(4)4.)~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.11.1: ~~Policy 2-1.8.1:~~ Pedestrian and Bicycle Facilities

The City shall continue ~~to implement the Bicycle and Pedestrian Master Plan developed in conjunction with FDOT in 2002~~ to help connect residential neighborhoods and commercial areas to the transit routes with pedestrian and bicycle facilities.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.11.2: ~~Policy 2-1.8.2:~~ Transit Facilities

The City shall ~~will~~ continue to coordinate with the ~~the~~ local public transit agency (LYNX) to add additional bus service to west Orange County with ideally, a direct route between the City's ~~bedroom communities~~ residential areas and downtown Orlando.

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 2-1.8.3: Transit Study~~

~~The City commissioned a transit analysis by Planning Innovations, Inc. This Citywide Transit Plan report is in the final draft stages and is intended to evaluate regional and local transit service options within the City. Any local service may be coordinated with LYNX or can be an independent program operated and maintained by the City. The local transit service can act as a feeder system to the regional system. The City shall continue to pursue alternative modes of travel, including carpooling, to reduce trips and to reduce travel distances.~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.11.3: Micro Transit

The City shall coordinate with LYNX, Orange County, FDOT, MetroPlan Orlando and other public and private transportation entities to consider the development of a public micro transit system in Winter Garden.

Policy 2-1.11.4: ~~Policy 2-1.8.4: Mobility Goal~~Increased Ridership

~~Through the implementation of this Multimodal Transportation Element,~~ The City ~~hereby~~ shall set ~~sets~~ a goal of increasing micro transit ~~the bus~~ ridership to 5,000 monthly trips by 2050~~January, 2015~~.~~(9J5.019(4)(c)10)~~

~~Added by Ordinance 00-10, 07/27/2000~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 2-1.11.5: Regional Bus Transit

The City shall coordinate with LYNX to improve bus transit service within Winter Garden, including but not limited to reduced headways, additional stops, additional routes, and improved bus stop shelters.

Goal 2-2: ~~Goal 2-2: Creation of a~~ Transportation Concurrency Exception Area (TCEA)

~~Pursuant to subsection 163.3164 (34) of the Florida Statutes (FS) the City of Winter Garden qualifies as a dense urban land area as determined by the Office of Economic and Demographic Research. As such, pursuant to subsection 163.3180 (5)(b)1.a., FS the City is designated a Transportation Concurrency Exception Area. The City shall~~ Utilize ~~this designation imposed by Florida Statutes~~the transportation concurrency exception area to responsibly encourage growth in specific areas within the City to reduce the negative impacts of transportation concurrency and ~~to~~ maximize the use of existing public infrastructure in the City.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 2-2.1: ~~Objective 2-2.1:~~ TCEA Provisions

~~The City establishes a~~ Implement the Transportation Concurrency Exception Area ~~consistent with subsection 163.3180(5)(b)1.a., Florida Statutes,~~ that covers the jurisdictional limits of the City to provide exemptions to transportation concurrency to support urban infill development, redevelopment, and the achievement of the City's redevelopment goals by addressing mobility, urban design, land use mix, network connectivity ~~and~~ reduction in the reliance of the single occupant automobile, and reduction in vehicle miles traveled, and encourage alternative modes of transportation.~~The City will address its multimodal transportation needs through the strategic framework outlined in the following policies.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 1-4.1.4:TCEA Boundary and Annexation.**~~

~~At such time unincorporated land adjacent to the TCEA is annexed into the City and is assigned a future land use and zoning designation the TCEA boundary shall be extended to include such land.~~

~~**Policy 1-4.1.6:**~~

~~The City shall adopts these standards as interim mobility standards and shall develop land use and transportation strategies to support and fund mobility consistent with Section 163.3180(5) F.S.~~

Policy 1-4.1.7: TCEA Monitoring

The City of Winter Garden shall monitor the development activity and implementation of mobility strategies within the TCEA to ensure that the exception area is supporting redevelopment. The baseline condition for the performance measures and respective targets will be identified/defined in 2010/2011 and shall be the baseline data available for comparison against the data collected for the subsequent Evaluation and Appraisal Reports. The monitoring will include analysis, data collection and/or information for the following:

1) The amount of development/redevelopment by land use in the TCEA as a function of density, FAR, and percentage of mixed use. Other site planning performance criteria may be used as part of the evaluation such as building placement, parking location and number of spaces, connection to adjacent properties, proximity to transit stops/shelters, connection to adjacent sidewalk network, and provision of pedestrian, bicycle, and transit amenities.

2) The implementation of mobility strategies, programs, and policies in support of the TCEA and the City's redevelopment objectives, along with associated targets, include but are not limited to the following:

Mobility Strategy	**Performance Measure***	**Target***
Transportation Demand Management	Persons participating in ridesharing or vanpooling programs	3% annual increase of participants
	Number of businesses/ employers offering flexible work schedules	5% annual increase of participants

~~Mobility Strategy~~	~~Performance Measure*~~	~~Target*~~
	~~Implementation of transit pass programs and number of participants (businesses and individual)~~	~~Implementation by 2009 2030 with 5% annual increase after implementation~~
	~~Number of bus turn out facilities (at locations desired by LYNX)~~	~~1 per year as coordinated with LYNX~~
	~~Number of improved and/or new bus shelters on LYNX routes within the TCEA~~	~~1 improved and/or new shelter each year~~
~~Transportation System Management~~	~~Number of intersection and/or signal improvements~~	~~1 per project generating > 5,000 net new daily trips~~
	~~Optimize signal synchronization~~	~~By 20132035~~
	~~Number of joint driveways and/or cross-accesses or combined driveways~~	~~1 per redevelopment/ development project~~
~~Pedestrian Environment (Sidewalk) Enhancements~~	~~Amount of sidewalks added and/or expanded to the network in the TCEA~~	~~500 linear feet of sidewalk per year~~

Mobility Strategy	Performance Measure*	Target*
	Linear feet of streetscaping/ landscaping which enhances the pedestrian environment	500 feet per year
	Number of pedestrian enhanced crosswalks in TCEA	1 intersection per year
Bicycle Facilities Enhancement	Number of bicycle racks/lockers and related amenities for projects within the TCEA	Increase in bicycle rack/locker for redevelopment and new development over existing conditions
	Linear feet of bicycle lanes and related facilities in TCEA	Bicycle lanes and related facilities as part of programmed street improvements, resurfacing or rehabilitation

* Performance Measures and Targets may be subject to further consideration (i.e., if these performance measures and targets cannot be supported by reasonably available data or additional measures are identified that may also be appropriate).

3) The effects of the TCEA strategies, programs, and policies in accomplishing the objective of improved mobility for the multi-modal transportation system within the TCEA shall be monitored by the following performance measures, including, but not limited to:

Performance Measure	Target*
Change in ridership, including boardings/alightings for LYNX routes within the TCEA	1% annual increase
Change in headways for LYNX routes within the TCEA	10-minute headway decrease every 5 years
Local Transit ridership (change in ridership will be reported in subsequent years after the implementation of the service)	Achieve 1st year ridership projections with a 3% annual increase
Land use and Density and Intensity	Density and intensity of new development
Support Alternative Modes of Transportation	Transit shelters
Strategic Intermodal System (SIS) and Florida Intrastate Highway System (FIHS) Facilities	Traffic counts and queue length at ramps located in the City
Proposed trip generation from redevelopment/new developments (based on CMS Applications and TIAs) versus actual traffic counts on adjacent roadways	Achieve a 5% reduction in actual traffic counts versus trip generation projections
Change in daily and peak hour traffic volumes on SR 50	Achieve less than 1% annual increase
Change in traffic counts and queue lengths at the SR 429 ramps	Achieve less than 1% annual increase in traffic counts and queue lengths

*Performance measures and the associated targets will be coordinated with the respective agencies such as LYNX, Orange County, and FDOT. The facilities and infrastructure for several of the targets, such as bus shelters, are contingent upon development/redevelopment activity and

~~associated developer contributions. Performance measures and targets may be subject to further consideration (i.e., if these performance measures and targets cannot be supported by reasonably available data or additional measures are identified that may also be appropriate).~~

~~4) The City, with consultation of FDOT, will present the evaluation and information for the implemented mobility strategies and the effects on multi-modal mobility, as referenced above, and the extent to which the strategy has achieved the purpose of the TCEA since the adoption of the TCEA and/or the last Evaluation and Appraisal Report. The TCEA monitoring and evaluation for the EAR shall rely on secondary data sources to the fullest extent possible.~~

~~5) In addition, the City will evaluate the strategies to determine whether modifications to the TCEA and/or the strategies are necessary. This evaluation will be conducted every seven years and the results will be included in the Evaluation and Appraisal Report along with any recommendations to refine the TCEA polices and mobility strategies through EAR-based amendments.~~

Policy 2-2.1.1: ~~Policy 2-2.1.2:~~ Activity Center Framework (excluding the Downtown Area)

The City shall exempt development in the remaining activity centers, as identified ~~on~~ in the ~~Future Land Use~~Activity Centers, Map 5 in the Map Series ~~Map 1.3~~, ~~shall be exempt~~ from standard transportation concurrency~~;~~, however, a traffic study will be required if the proposed project involves a rezoning, submittal of a major site plan application, and/or the project's PM peak hour trip generation (based on the latest edition of the ITE Trip Generation Manual) exceeds 100 net new trips to determine any adverse impacts and resulting mitigation including improvements to ingress/egress, intersection improvements, public safety improvements, etc. Development within the remaining activity centers shall also be responsible for road impact fees~~, and at a reduced rate for multi/mixed-use projects,~~ or payment of any proposed Mobility Fee as it may be enacted. Emphasis will be placed on pedestrian and bike mobility and ~~transit oriented~~transit-oriented design and on mixed/multi use development.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-2.1.2: ~~Policy 2-2.1.1:~~ Traditional Downtown Activity Center Framework

The City shall exempt the Traditional Downtown Activity Center ~~is exempt~~ from standard transportation concurrency and ~~,~~ traffic studies~~, and road impact fees~~. Development will be responsible for any proposed Mobility Fee, as it may be enacted, as it may pertain to capital cost for transit ~~and~~, bike and/or pedestrian improvements. Emphasis will be placed on pedestrian~~/~~, bike~~/~~, and golf cart mobility and accommodations. If needed, these developments shall participate in the downtown parking program. Emphasis will be placed on mixed/multi use development.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-2.1.3: ~~Policy 2-2.1.3:~~ Outside of Activity Center Framework

The City shall exempt development outside of the activity centers ~~is exempt~~ from standard transportation concurrency but shall be required to conduct a traffic study if the proposed project involves a rezoning, submittal of a major site plan application, and/or project's PM peak hour trip generation (based on the latest edition of the ITE Trip Generation Manual) exceeds 50 net new trips to determine any adverse impacts and resulting mitigation including improvements to ingress/egress, intersection improvements, public safety improvements, etc. Development outside the activity centers shall also be responsible for road impact fees or payment of any proposed Mobility Fee as it may be enacted. Emphasis will be placed on pedestrian and bike mobility and other alternative modes of transportation.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-2.1.4: ~~Policy 2-2.1.4:~~ Level of Service (LOS) Tables

The City shall continue to maintain the roadway LOS tables and track proposed development trips on area roadways for network monitoring purposes only.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-2.1.5: ~~Policy 2-2.1.5:~~ Land Development Regulations

The City's land development regulations ~~will~~ shall be amended to reflect these policies ~~and any~~ when a mobility fee is enacted. ~~within 12 months of the adoption the enacting ordinance.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-2.1.6: ~~Policy 2-2.1.6: SIS and FIHS Facilities~~Strategic Intermodal System (SIS) and Florida Intrastate Highway System (FIHS) Facilities

~~The Florida Turnpike (SR 91) and the Daniel Webster Western Beltway (SR 429) are the two SIS/FIHS facilities within the City.~~ The City shall ~~will~~ monitor ~~both roadways~~ and coordinate with ~~the~~ FDOT and Central Florida Expressway Authority to make all efforts to minimize any potential negative impacts ~~to~~on ~~these facilities~~ the Florida Turnpike (SR 91) and the Daniel Webster Western Beltway (SR 429), ~~are~~ the two SIS/FIHS facilities within the City.

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 2-2.1.7: State Road 50**~~

~~State Road 50 serves Orange County as a major east-west arterial that literally traverses the state from the east coast to the west coast. SR 50 carries traffic into and through the City. A significant amount of traffic on SR 50 does not start or stop in Winter Garden. During the morning PM AM peak hour the peak direction of traffic on SR 50 is eastbound (towards Orlando) and the reverse is measured in the PM peak hour. While this non-Winter Garden regional traffic places a burden on the City (by creating congestion and a challenging pedestrian environment) the City recognizes this regional demand is expected within a growing urban area and the importance of providing adequate regional access to and through Winter Garden and will continue to monitor conditions on SR 50.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 2-2.1.8: TCEA Evaluation**~~

~~Consistent with Policy 1-4.1.76 the City shall evaluate the effectiveness of the Transportation Concurrency Exception Area (TCEA) every seven years and report as part of the EAR the impacts of the following:~~

~~(1) Amount and type of development/redevelopment activity within the TCEA;~~

~~(2) Amount and type of improvements to transit infrastructure and service in the TCEA;~~

~~(3) Change in transit ridership within the TCEA as a function of the amount and type of development/redevelopment activity;~~

~~(4) Adoption and implementation of programs which promote pedestrian and non-automobile travel in the TCEA including improvements to pedestrian and bicycle facilities.~~
~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 2-2.1.9: Detail Traffic Analysis**~~

~~A detailed traffic analysis will be conducted every seven years in conjunction with the TCEA Monitoring Report as part of the City's EAR to provide information to the City and FDOT to evaluate the effectiveness of the TCEA mobility strategies.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 2-2.2: Mobility Plan

Develop a Mobility Plan to guide the implementation of a multimodal transportation system.

Policy 2-2.2.1: Development of the Mobility Plan

The City shall develop a Mobility Plan that promotes an interconnected multimodal transportation system that prioritizes complete streets and alternative modes of travel.

Policy 2-2.2.2: Interim Mobility Plan

The City shall utilize the Future Multimodal Transportation Map as an interim measure until a full Mobility Plan is developed.

Policy 2-2.2.3: Mobility Fees

The City shall establish a Mobility Fee Schedule in the Land Development Code to implement the City's Mobility Plan.

Policy 2-2.2.4: Land Development Code

The City shall update the Land Development when the Mobility Plan is adopted.

Policy 2-2.2.5: Mobility Plan Monitoring

The City shall develop Mobility Plan metrics and assign the responsibility of monitoring the metrics to a relevant department in the City when the Mobility Plan is adopted.

Objective 2-2.3: ~~Objective 2-2.2: TCEA~~ Mobility Strategies

~~The City shall s~~Support mobility within the City through the following ~~interim~~ mobility policies and ~~shall~~ develop land use and transportation strategies to support and fund mobility ~~by July 9, 2011 consistent with Section 163.3180(5)(b)4., F.S~~.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-2.3.1: Mobility Evaluation and Review

The City shall require all developments generating 50 or more net new trips to submit a traffic impact study and implement approved mobility strategies consistent with the Capital Improvements Element and Land Development Code.

Policy 2-2.3.2: ~~Policy 1-4.1.1: TCEA Interim~~ Mobility Strategies

The City shall recognize~~s~~ the need for concurrency exceptions to stimulate development within the City. ~~Notwithstanding policies in the comprehensive plan that establishes roadway level-of-service and transportation concurrency standards, development within the TCEA shall be exempt from those standards except as outlined in policies for mobility found in the Multi Modal Transportation Element.~~ Mobility within the City shall be maintained by the implementation of the strategies and programs ~~in the Multi Modal Transportation Element and through complementary policies in other elements of the comprehensive plan. TCEA mobility strategies~~that may include, but not be limited to:

1) Transportation demand management program~~.~~
2) Transportation system management program
3) Revised parking standards and regulations
4) Local and regional transit service
5) Enhanced pedestrian and bicycle facilities
6) Transit facility improvements
7) Complete streets policy implementation
8) Neighborhood traffic management programs
9) Transit and pedestrian oriented site design and standards

The specific mobility strategies shall be provided in the Land Development Code.

Policy 2-2.3.3: ~~Policy 2-2.2.1:~~ Funding for Mobility Needs

Funding for mobility needs shall be provided through developer contribution, by the City, county, state and federal government, and other outside sources such as grant funds.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-2.3.4: ~~Policy 2-2.2.2:~~ Regional Cooperation

The City shall continue to work with its partners at MetroPlan Orlando to ensure equitable distribution of funds for multimodal transportation improvements throughout the region.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-2.3.5: ~~Policy 2-2.2.3:~~ Design Standards

The City shall require development and redevelopment to support alternative modes of transportation by providing context-appropriate design including sidewalks, bikeways, transit facilities, and parking management that will contribute to specific and identified mobility needs.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-2.3.6: ~~Policy 2-2.2.4:~~ Road Impact Fees

Development shall be responsible for all existing road impact fees except as provided for in the policies above, or as it may be replaced by any proposed Mobility Fee.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 2-2.3.7: ~~Policy 2-2.2.5:~~ Existing Developer's Agreements

All existing Developer's Agreements that contain transportation improvement commitments shall remain in full force and effect.

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 2-2.2.6: Development of Regional Impacts (DRI). Transportation improvement commitment requirements of DRIs remain unchanged.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 2-2.2.7: Adequate Public Facilities and Services Ordinance (APFSO)~~

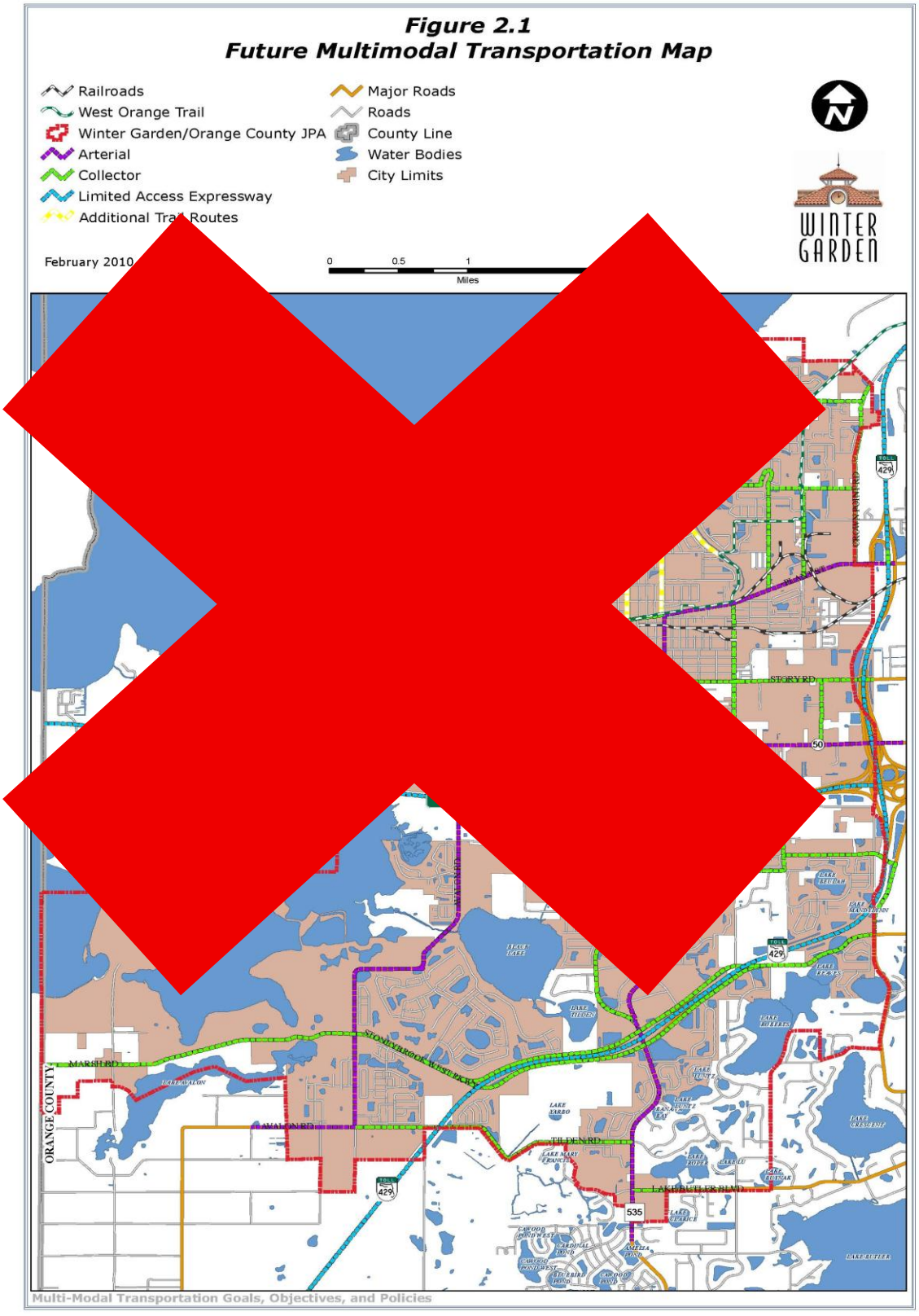
~~Within 12 months of the enacting ordinance the City shall adopt an APFSO addressing all concurrency facilities that may include any proposed Mobility Fee.~~

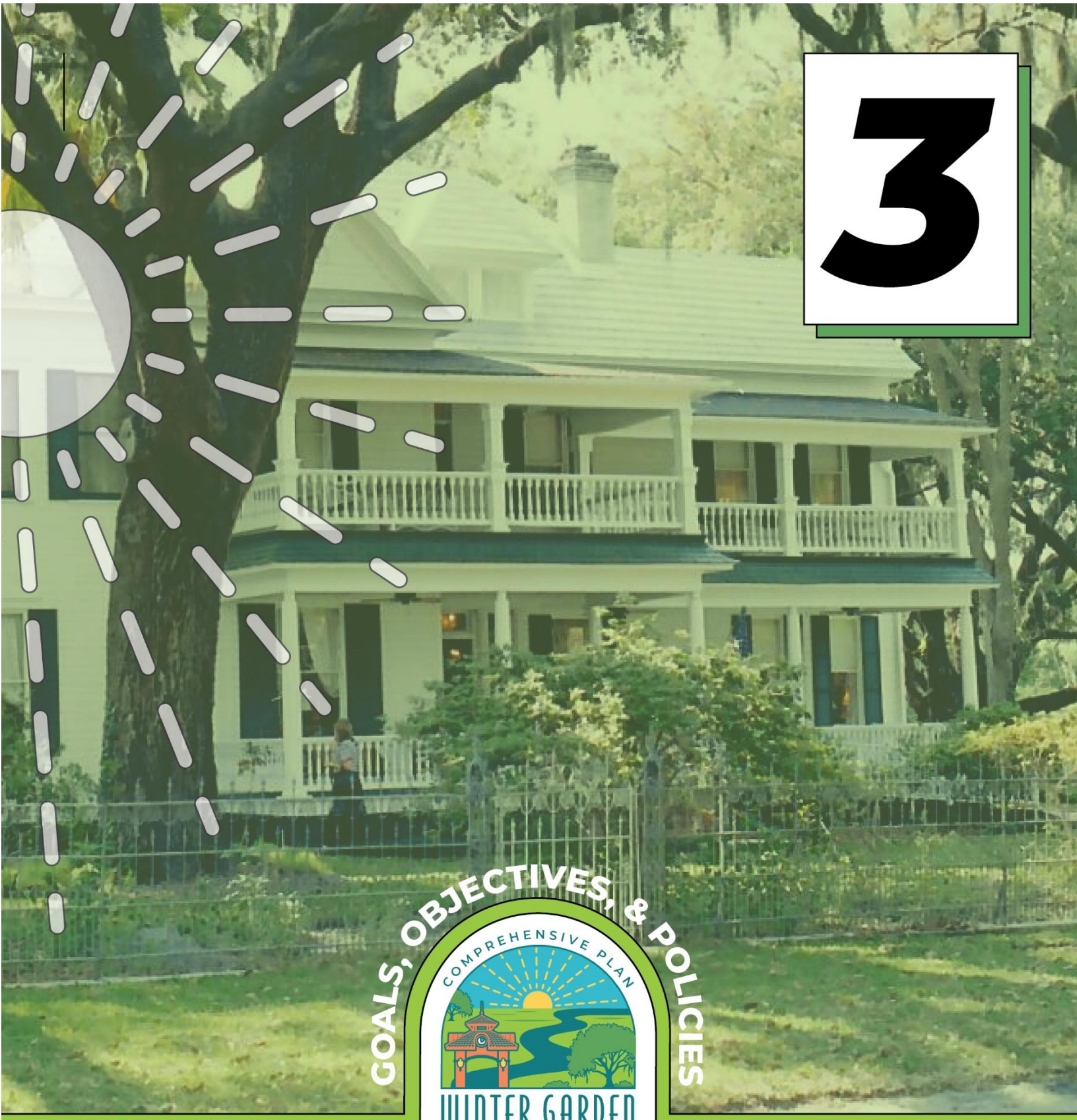
~~Added by Ordinance 10-19, 06/24/2010~~

~~Policy 2-2.2.8: By July 2011 The City shall adopt into this comprehensive plan any state mandated Mobility Fee program as may be enacted by state legislature as a result of mandates in subsection 380.06 of the Florida Statutes.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Figure 2.1
Future Multimodal Transportation Map





3

GOALS, OBJECTIVES, & POLICIES

COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

HOUSING

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~~CHAPTER 3: HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES~~

Goal 3-1: ~~Goal 3-1:~~ Housing Supply

~~To E~~Ensure that a variety of safe, decent, high-quality, attractive, and affordable housing is provided to meet the needs of present and future residents of Winter Garden and take~~s~~ into account energy efficiency, ~~and~~ conservation, and resiliency.~~(9J-5.010(3)(a))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 3-1.1: ~~Objective 3-1.1:~~ Adequate and Affordable Housing

P~~To p~~rovide adequate ~~and~~ opportunities for affordable housing for the existing population and future population growth to the year 2050~~2020~~.~~(9J-5.010(3)(b)1.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 3-1.1.1: ~~Policy 3-1.1.1:~~ Technical Assistance

The City shall assist the private sector in meeting local housing needs by providing, on an on-going basis, information and technical assistance in the form of data reports, pamphlets, and similar assistance from the Winter Garden Building Department.~~(9J-5.010(3)(c)1.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 3-1.1.2: ~~Policy 3-1.1.2:~~ Permitting Process

The City shall continue to review all local regulatory and permitting processes to identify possible improvements to the housing permitting system and shall implement changes to the system deemed necessary by the City Commission.~~(9J-5.010(3)(c)2.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.1.3: ~~Policy 3-1.1.3:~~ Housing Types

The City of Winter Garden Zoning ~~Ordinance~~ Code shall continue to provide ~~for~~ a variety of housing types including ~~specific districts for~~ single family dwellings~~;~~, multiple-family dwellings~~;~~ missing middle residential products such as cottage homes, duplexes, and townhomes; mobile homes~~;~~ ~~and~~ planned unit developments (PUD) with residential

uses; mixed-use developments containing residential uses, and accessory dwelling units.

Policy 3-1.1.4: Planned Unit Developments

The City of Winter Garden Zoning Code shall require that at a minimum, all ~~large PUDs~~ Planned Unit Developments over 100 acres shall:

(1) provide housing for a range of ages, including young adults, families, and seniors; ~~"life cycle" housing,~~ and

(2) ~~shall~~ provide a mix of housing types.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 98-23, 06/25/1998~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.1.5: Multiple-Family and Mixed-Use Housing

The City shall encourage multiple-family dwellings and mixed-use developments along major road corridors and within walking distance to commercial centers.

Policy 3-1.1.6: ~~Policy 3-1.1.4: New Units~~Sufficient Land ~~–~~

The City shall provide sufficient land in the future land use map for ~~the~~ construction ~~of the~~to help address the ~~following housing needs:~~City's housing needs as projected in the Data and Analysis portion of the Housing Element.

~~**PROJECTED HOUSING NEED BY UNIT TYPE**~~

~~UNIT TYPE~~	~~2000~~	~~2005~~	~~2010~~	~~2015~~	~~2020~~
~~Single Family~~	~~3,618~~	~~4,759~~	~~5,109~~	~~5,544~~	~~5,734~~
~~Multi-Family~~	~~1,521~~	~~1,807~~	~~1,952~~	~~2,097~~	~~2,242~~
~~Mobile Homes~~	~~656~~	~~802~~	~~980~~	~~1,199~~	~~1,467~~
~~TOTALS~~	~~5,795~~	~~7,368~~	~~8,041~~	~~8,840~~	~~9,443~~

~~Source: 2000 US Census of Population and Housing Data;~~
~~City of Winter Garden Planning Department~~
~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999 (Renumbered 99-48 by Resolution 00-01)~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 3-1.1.7: ~~Policy 3-1.1.5:~~ Development ~~Criteria.~~Standards

The City ~~will~~ shall continue to apply development regulations that provide minimal design criteria such as ~~minimum~~ square footage parameters, ~~minimal~~ impervious surface maximums, requirements for placement of ~~HAVC units~~above-ground utilities and mechanical equipment, and other aesthetic controls.

~~Added by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 3-1.1.8: ~~Policy 3-1.1.6:~~ Land Development Regulations~~:~~

T~~t~~he City ~~will~~ shall annually review the need to change the existing Land Development Regulations to include any recent changes in land use and land development such as neo-traditional neighborhood design, small lot zoning, etc. The City shall also review the LDRs to eliminate any requirements that are no longer needed or appropriate.

~~Added by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 3-1.2: Historic East Winter Garden Neighborhood

Prioritize providing high-quality affordable housing in the Historic East Winter Garden neighborhood through the administration of the East Winter Garden Plan and neighborhood-specific ordinances.

Policy 3-1.2.1: East Winter Garden Plan

The City shall continue to implement the action items in the East Winter Garden Plan. As new opportunities and challenges arise, the City shall update the plan in collaboration with community members.

Policy 3-1.2.2: Partner Support

The City shall continue to support the Community Redevelopment Agency (CRA), Habitat for Humanity, and other nonprofit organizations in efforts to provide affordable housing in the East Winter Garden Neighborhood.

Policy 3-1.2.3: Overlay District

The City shall encourage housing diversity by adopting and implementing an overlay district in the East Winter Garden Neighborhood. Once adopted, the City shall continually review and update the overlay district as appropriate.

Objective 3-1.3: ~~Objective 3-1.2:~~ Substandard Housing Elimination

~~the City (through code enforcement procedures) shall~~ C~~c~~ontinue to investigate and pursue corrective measures for deteriorated and dilapidated housing units through code enforcement procedures. Whenever feasible, work with homeowners to rehabilitate homes that have fallen into disrepair to bring them into compliance with current

building codes. ~~The City shall also~~ P~~p~~revent existing and future housing from deteriorating to a substandard level.~~(9J-5.010(3)(b)2.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 3-1.3.1: Resident Education

The City shall educate residents on the importance of home maintenance and share resources for housing rehabilitation. Resident education shall be the first step towards rehabilitating dilapidated housing.

Policy 3-1.3.2: ~~Policy 3-1.2.1:~~ Dilapidated Housing Demolition

Through the Code Enforcement process, the City and/or the private sector shall identify homes that are unable to be rehabilitated and consider demolition as a course of action if these structures pose a threat to the health and safety of the community.~~demolish an average of two (2) dilapidated housing units per year during the planning period.~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.3.3: ~~Policy 3-1.2.2:~~ Dilapidated Housing List

From time to time, the City shall submit a list of all dilapidated housing units located in Winter Garden for inclusion in the Orange County Community Development Housing Assistance Program.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.3.4: ~~Policy 3-1.2.3:~~ Dilapidated Housing Repair

The City and/or the CRA shall work with nonprofit partners such as Rebuilding Together Greater Florida (RTGFL) and Habitat for Humanity to identify and ,repair ~~and/or the private sector shall repair an average of two (2)~~ dilapidated housing ~~units per year during the planning period.~~within the Historic East Winter Garden Neighborhood and throughout the City.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.3.5: ~~Policy 3-1.2.4:~~ Windshield Survey

From time to time, ~~the~~ a City Code Enforcement Officer and the City Building Official shall conduct a survey, by driving around and taking

note, of housing conditions in areas where deterioration is known or suspected.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.3.6: ~~Policy 3-1.2.5:~~ Housing Codes

The City shall continue to enforce all housing and building codes as set forth in city, state, and federal regulations to ensure that all existing and future housing is structurally safe and sanitary and that existing neighborhoods are stabilized.~~(9J-5.010(3)(c)3.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 3-1.3.7: ~~Policy 3-1.2.6:~~ Conservation

The City shall ensure that a~~A~~ll conservation, rehabilitation, and demolition activities ~~shall be~~ are carried out in conformance with the provisions of city, state, and federal regulations.~~(9J-5.010(3)(c)4.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 3-1.3.8: ~~Policy 3-1.2.7:~~ Neighborhood Stabilization

The City ~~will~~ shall support efforts to encourage owner-~~-~~occupied housing without promoting gentrification.~~'=(9J-5.010(3)(c)3.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.3.9: ~~Policy 3-1.2.8:~~ Condemnation

All residential property acquired by the City through code enforcement procedures shall be evaluated with regard to the benefits of transferring the property to Rebuilding Together Greater Florida (RTGFL), ~~transferred to~~ Habitat for Humanity, ~~ies (~~or a similar non-profit organization~~)~~ that specializes in housing for the purpose of providing owner occupied residential housing for very-low, low- or moderate-income families.

~~Added by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.3.10: ~~Policy 3-1.2.9:~~ Enclaves

The City ~~will~~ shall ~~continue to strive to annex~~prioritize annexing residential enclaves and shall work with Orange County to enter into~~investigate the possibility of developing an~~ interlocal agreements ~~with the County~~whenever possible to expedite these annexations. ~~and~~ The City shall work to eliminate ~~pursue the development of~~substandard

house housing conditions in these enclaves with eitherthrough code enforcement action or rehab grants, or bothother such mechanisms.

Policy 3-1.3.11: Policy 3-1.7.4: Redevelopment of Blighted Areas

The City shall continue to work with and support partner agencies such as encourage the redevelopment and renewal of blighted areas, including residential areas, through the Community Redevelopment Agency (CRA), Rebuilding Together Greater Florida (RTGFL), and Habitat for Humanity to redevelop blighted areas., by developing new redevelopment programs, supporting existing redevelopment programs, and The City shall also seek through the enforcement of its codes and the utilization of its Code Enforcement Board and through rehabilitation by obtaining grants or other funds.and/or other funding sources to support new and existing redevelopment programs.

Policy 3-1.3.12: Policy 3-1.7.5: Community Redevelopment Agency

The City will shall continue to support the efforts of the Community Redevelopment Agency in the efforts to supply and rehabilitate housing stock.

Added by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01

Objective 3-1.4: Objective 3-1.3: Low Income Housing

The City shall cContinue to provide assistance tosupport the provisionde and rehabilitation ofe very-low-, low- -and moderate--income housing to include special housing needs and farm workerworkforce housing. (9J-5.010(3)(b)3.) (9J-5.010(3)(b)1.

Amended by Ordinance 97-02, 10/23/1997
Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01

Policy 3-1.3.1: Housing Variety.

The Winter Garden Zoning Ordinance shall continue to provide for a variety of affordable housing types including single family dwellings, multiple family dwellings, mobile homes, and planned unit developments. Of the above, the highest priority will be for owner occupied housing. (9J-5.010(3)(c)11.)

Amended by Ordinance 97-02, 10/23/1997
Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01

~~**Policy 3-1.3.2: Location Criteria**~~

~~Water & Sewer - Low and moderate income housing (to include households with special needs) and mobile homes shall only be located in areas where water and sewer service is available and where employment and/or shopping centers are accessible. Mobile homes shall be permitted to locate in residential areas consistent with the requirements of Chapter 320.8285(5), F.S. (9J-5.010(3)(c)5.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.4.1: ~~Policy 3-1.3.3:~~ Orange County

The City shall continue to assist the Orange County Community Development Program, ~~and~~ Habitat for Humanity, and other nonprofit agencies that focus on housing, in identifying sites in the City for very-low, low- and moderate-income housing.~~(9J-5.010(3)(c)1.~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.4.2: ~~Policy 3-1.3.4:~~ Listing

The City shall maintain, and make available to the public, a listing of contact agencies providing assistance for very-low, low- and moderate-income households.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.4.3: ~~Policy 3-1.3.5:~~ Alternative Funding Sources

The City shall continue to investigate alternative funding sources to provide or rehabilitate very-low, low- and moderate-income housing.

~~Added by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.4.4: ~~Policy 3-1.3.6:~~ Affordable Housing Guidelines

The City shall support, evaluate, and implement the suggestions identified in "Affordable Housing Guidelines for State and Local Governments" (US Dept. of Housing and Urban Development, 1991) as appropriate on a case-by-case basis throughout the City.~~(9J-5.010(3)(c)2.)~~

~~**Policy 3-1.7.6:**~~

~~The City will consider the adoption of a Linkage Fee to be used as a revenue source for workforce/affordable housing related activities. A Linkage Fee Study will be conducted to determine the following:~~

- ~~Demonstrate the relationship between non residential development and the need for workforce/affordable housing.~~
- ~~Estimate appropriate fees.~~

Policy 3-1.4.5: Affordable Housing Incentives

The City shall explore incentives through its Zoning Code or other programs in exchange for affordable housing units built in private developments.

~~Added by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 3-1.5: ~~Objective 3-1.4:~~ Group Homes and Foster Care

Provide adequate sites in residential areas for group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services. ~~(9J-5.010(3)(b)4.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 3-1.5.1: ~~Policy 3-1.4.1:~~ Zoning Restrictions

The Winter Garden Zoning ~~Ordinance~~ Code shall continue to permit group homes and foster care facilities in appropriate zoning districts, in conformance with the criteria established by Chapter 419., ~~F.S. (9J-5.010(3)(c)6.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 3-1.5.2: ~~Policy 3-1.4.2:~~ Siting~~.~~

The City shall ensure that ~~g~~Group homes and foster care facilities ~~shall~~ are~~be~~ located adjacent to necessary infrastructure and near other public facilities, such as schools, libraries, and parks. ~~(9J-5.010(3)(c)6.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Objective 3-1.6: Housing for the Aging Population

Provide adequate and affordable housing options for the aging population.

Policy 3-1.6.1: Zoning Code Revisions

The City shall revise the Zoning Code to limit barriers to developing retirement communities, elderly care facilities, and other elderly-friendly housing options such as accessory dwelling units.

Policy 3-1.6.2: Retirement Communities Siting

The City shall encourage the development of retirement communities and elderly care facilities in appropriate residential neighborhoods in proximity to transit services, commercial centers, medical centers, and public facilities.

Policy 3-1.6.3: Coordination with Orange County Office of Aging

The City shall coordinate with Orange County Office of Aging and other appropriate partners to provide resources and education on housing for the elderly population.

Objective 3-1.7: ~~Objective 3-1.5:~~ Historical Preservation

~~The City shall, strive to~~ Eensure that historic structures are protected from development activities by providing educational programs and~~/or the adoption of any necessary ordinances~~ the administration of the Downtown Historic District code.~~(9J-5.010(3)(b)5.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.7.1: ~~Policy 3-1.5.1:~~ Definition

The City shall define h~~H~~istoric structures ~~shall be considered to be~~as any structure specifically identified by the National Register of Historic Places, ~~or~~ the Florida Department of State as having historic significance, or identified as a Contributing Structure within the City's Historic Downtown District.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.7.2: ~~Policy 3-1.5.2:~~ Historical List

The City shall continue to evaluate its inventory of historic and contributing structures via historic surveys and other historical research. The City shall also continue to evaluate the current limits of the Historic downtown District and determine if the boundaries need to expand as a means to protect structures of historical significance from development orders that would compromise historical

integrity.~~maintain a list of historic structures within the City which shall be evaluated for possible means to provide preservation of the historical significance prior to the issuance of a development order.~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 3-1.7.3: ~~Policy 3-1.5.3:~~ Protection

The City shall continually evaluate and update the Historic Downtown District Overlay ordinance based on best practices to protect all identified historic structures.~~ by adoption of specific ordinances to designate and protect such structures.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Objective 3-1.8: ~~Objective 3-1.6:~~ Displaced Persons

D~~The City shall d~~evelop and adopt a program to provide uniform and equitable treatment for persons displaced by actions of the City.~~(9J-5.010(3)(b)6.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.8.1: ~~Policy 3-1.6.1:~~ Report

The City shall take no action ~~to~~ on displacinge persons until a report is submitted to and approved by the City Commission identifying standard and affordable housing available to those individuals to be displaced.~~(9J-5.010(3)(c)9.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Policy 3-1.8.2: ~~Policy 3-1.6.2:~~ Relocation Plan

The City ~~hereby~~ shall coordinate with Orange County ~~adopts Orange County's Relocation Plan.~~to adopt a relocation plan for persons displaced by actions of the City.

~~Added by Ordinance 99-48.1, 12/09/1999, Renumbered 99-48 by Resolution 00-01~~

Objective 3-1.9: ~~Objective 3-1.7:~~ Implementation Plan

~~M~~Maintain and implement a housing implementation plan delineating programs and policies for meeting the housing needs of the City.~~(9J-5.010(3)(b)7.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 3-1.9.1: ~~Policy 3-1.7.1:~~ Policy Gui~~de~~l~~d~~

The Winter Garden Housing Element shall serve as the policy guide for meeting housing needs in the City.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 3-1.9.2: ~~Policy 3-1.7.2:~~ Housing Program

The City shall coordinate with Orange County to administer h~~H~~ousing programs when applicable ~~shall continue to be administered by Orange County, and the City will coordinate its activities with this effort.~~.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 3-1.9.3: ~~Policy 3-1.7.3:~~ State/Federal Housing Programs

Annually, in conjunction with the required public hearings held by the Orange County Housing Assistance Office, the City shall request that office to review and consider the use of federal, state and local agencies, and nonprofit organizations affordable housing programs to meet needs identified for Winter Garden. ~~(9J-5.010(3)(c)7.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Added by Ordinance 10-19, 06/24/2010~~
~~Added by Ordinance 10-19, 06/24/2010~~
~~Added by Ordinance 10-19, 06/24/2010~~

Objective 3-1.10: ~~Objective 3-1.8:~~ Energy Efficiency in Residential Building

E~~The City shall e~~ncourage energy efficiency in existing residences and promote energy efficient new home construction.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 3-1.10.1: ~~Policy 3-1.8.1:~~ Housing Construction

The City ~~will~~ shall encourage housing construction that uses the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principals or the Florida Green Building Coalition's Green land development and building standards.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 3-1.10.2: ~~Policy 3-1.8.2:~~ Energy Efficiency Code

The City ~~will~~ shall continue to implement the requirements of the latest Florida Energy Efficiency Code for Building Construction that assures a conscious effort toward energy efficiency so that proper equipment,

building orientation on site, adequate insulation, and appliance selection ~~will~~ shall be considered by the developer.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 3-1.10.3: ~~Policy 3-1.8.3:~~ Renewable Energy in Home Construction

The City ~~will~~ shall promote the use of renewable energy sources, such as solar power, in all new home construction.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 3-1.11: Resiliency in Housing Development

Establish resiliency strategies to protect new and existing housing against weather and environmental impacts, such as flooding or severe storms.

Policy 3-1.11.1: Identification of At-Risk Homes

The City shall work to identify existing housing units that are at a high risk of severe environmental impacts.

Policy 3-1.11.2: Direct Resources

The City shall direct at-risk homeowners and landlords to funding resources, programs, and best practices for retrofitting their homes to better protect against environmental impacts.

Policy 3-1.11.3: Partnerships

The City shall partner with local, state, and federal agencies, as well as nonprofit organizations, to promote housing resiliency strategies.

Policy 3-1.11.4: Zoning Code Revisions

The City shall modify the zoning code to encourage or require housing construction to implement resiliency best practices. Through the zoning code, the City shall ensure that housing is sited outside of areas at high-risk of environmental impacts.



4

GOALS, OBJECTIVES, & POLICIES

COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

PUBLIC FACILITIES

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~~SECTION I: GENERAL~~

Goal 4-1: ~~Goal 4-1:~~ Adequate Public Facilities

Provide public facilities, including sanitary wastewater ~~sewer~~, solid waste, drainage, potable water, lower quality water sources (such as reclaimed water and surface/stormwater) and natural groundwater aquifer recharge, ~~shall be provided~~ in a manner which protects City investment in existing facilities and promotes orderly compact urban growth.~~(9J-5.011(2)(a))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 09-59, 01/28/2010~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 4-1.1: ~~Objective 4-1.1:~~ Concurrency

~~On an ongoing basis the City shall e~~Continue to enforce the Concurrency Requirements adopted in the Land Development Regulations that ensures that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-1.1.1: ~~Policy 4-1.1.1:~~ LOS Standards

The City shall use the ~~following~~ level of service (LOS) standards ~~are~~ adopted in the Capital Improvements Element ~~by the City and shall be used~~ as the basis for determining the availability of facility capacity and the demand generated by ~~a development~~development or redevelopment.~~:~~

~~FACILITY~~	~~LOS STANDARD~~
~~SANITARY SEWER~~	
~~Residential~~	~~250 gal./day/unit~~
~~All other uses~~	~~250 gal./day/ERU~~
~~POTABLE WATER~~	
~~Residential~~	~~350 gal./day/unit~~
~~All other uses~~	~~350 gal./day/ERU~~
~~SOLID WASTE~~	~~5.6 pounds/day/person~~

~~DRAINAGE~~	~~Onsite retention: Retain the first 1/2 inch of run-off~~
	~~Storm event: 25 year 24 hour~~
	~~Quantity: Post development stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than predevelopment runoff (9J-5.011(2)(c)2.1))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 98-32, 12/10/1998~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-1.1.2: ~~Policy 4-1.1.2:~~ Concurrency

The City shall require all proposed improvements or expansion ~~shall~~ meet the adopted LOS standards for the facility being improved.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-1.1.3: ~~Policy 4-1.1.3:~~ Tracking

The City shall continue to keep a monthly report which summarizes the demand on the potable water and wastewater ~~sewer~~ systems. ~~as it relates to proposed projects.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-1.1.4: ~~Policy 4-1.1.4:~~ Utility Service Provider Consultation

The City shall issue no development orders or development permits without first consulting with the utility service provider (City of Winter Garden Public Services Department or Orange County) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. ~~The City will~~The City shall also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

~~Added by Ordinance 09-59, 01/28/2010~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-1.1.5: ~~Policy 4-1.1.5:~~ Adequate Water Supply and Capacity

The City shall ~~To~~ ensure that adequate water supply and capacity are allocated ~~allocations~~ for all developments, ~~, the~~which may cause the

City to ~~City may~~ require any development to use a developer's agreement~~s~~ and/or develop in more than one phase.~~Added by Ordinance 09-59, 01/28/2010~~

Policy 4-1.1.6: ~~Policy 4-2.1.13:~~ Water, Wastewater, and Reclaimed Water Master Plans

The City shall continue to implement the findings and recommendations of the City of Winter Garden's Water, Wastewater, and Reclaimed Water Master Plans as amended by the City Commission.

~~Amended by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 09-59, 01/28/2010~~

Policy 4-1.1.7: Natural Gas

The City shall require natural gas distribution line installation and natural gas main extension in all new platted subdivisions and re-plats of existing subdivisions over five lots, consistent with Section 78-3 of the Land Development Code.

Objective 4-1.2: ~~Objective 4-1.2:~~ Discourage Sprawl

D~~To d~~iscourage sprawl by ~~, encourage~~encouraging infill development~~,~~ and reduce the impacts caused by septic tanks and package plants by providing water and wastewater facilities to the portions of the City where ~~that~~ these facilities are presently unavailable or are presently not connected; as per the City's Water and Wastewater Master Plan as amended.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-1.2.1: Infill Development

The City shall encourage infill development in areas that can easily connect to central infrastructure systems.

Policy 4-1.2.2: ~~Policy 4-1.2.1:~~ Yearly Evaluation

The City shall evaluate all projects on a yearly basis for inclusion in the Capital Improvements Program (CIP).~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-1.2.3: ~~Objective 4-1.3:~~ Existing Deficiencies

The City shall ~~To~~ identify existing facility deficiencies in essential services and ~~to~~ develop a means to correct these deficiencies.~~(9J-5.011(2)(b)1.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-66, 12/09/1999~~

Policy 4-1.2.4: ~~Policy 4-1.3.1:~~ Top Priority

The City shall give top priority to projects that address existing deficiency needs or replacement needs in the Capital Improvement Program (CIP).~~shall be given top priority with respect to CIP scheduling(9J-5.011(2)(c)1Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-1.2.5: ~~Policy 4-1.4.1: Priorities~~Second Priority

The City shall give second priority to projects which will involve meeting the future needs of the City ~~shall be given second priority to those projects defined as existing deficiency needs~~in the CIP.~~(9J-5.011(2)c)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-1.2.6: ~~Policy 4-1.2.2:~~ Project List

The City Manager shall prepare the project needs list for presentation to the City Commission at its yearly budget meetings.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-1.2.7: ~~Policy 4-1.2.3:~~ Connection Plan

The City shall maintain a map identifying the location of parcels not presently served with water and/or waste-water and/or reclaimed water. The City shall maintain a strategic plan to connect the properties that are considered feasible for connection.

~~Added by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 09-59, 01/28/2010~~

Policy 4-1.2.8: ~~Objective 4-1.4:~~ Coordination

The City shall coordinate the extension of or increase in the capacity of public facilities to meet future needs as identified by the City Manager and the CIP ~~shall be coordinated~~ with the Future Land Use Element and other governmental bodies when necessary.~~(9J-5.011(2)(b)2.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~SECTION II: SANITARY SEWER SUB-ELEMENT~~

Goal 4-2: ~~Goal 4-2:~~ Sanitary Wastewater Management

P~~To p~~rovide a long term environmentally safe and efficient means of collection and treatment of sanitary wastewater.~~(9J-5.011(2)(a))~~

~~Added by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 4-2.1: ~~Objective 4-2.1:~~ Improvement to Wastewater System

~~To c~~Correct any existing facility deficiencies, ~~to~~ coordinate the expansion or increase in capacity, ~~to~~ maximize the existing wastewater collection and treatment facilities, and ~~to~~ discourage urban sprawl by the implementation of the City's sanitary wastewater system.~~(9J-5.011(2)(b))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-2.1.1: ~~Policy 4-2.1.1:~~ Flow Rates

The City shall update projected flow rates ~~will be updated~~ quarterly for sanitary wastewater based upon the best data available.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.2: ~~Policy 4-2.1.2:~~ Service Area

The sanitary wastewater service area ~~will~~ shall include the City and that portion of unincorporated area agreed upon by Orange County and the City of Winter Garden.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.3: ~~Policy 4-2.1.3:~~ Annexation Requirements

The City shall require annexation as a prerequisite for connection of ~~unincorporated area~~ development in unincorporated Orange County to the sanitary wastewater ~~sewer~~ system ~~shall require annexation as a prerequisite~~.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.4: ~~Policy 4-2.1.4:~~ Capacity Expansions

~~The City will~~The City shall continue to plan for wastewater treatment plant capacity, the extension of the collection system and lift stations for the developing areas of the City and the wastewater service area.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.5: ~~Policy 4-2.1.5:~~ Mandatory Connection

The City shall continue to require connection of developed properties when a developed property ~~service is within 200 feet of the sanitary~~ may be feasibly connected to the wastewater ~~sewer~~ system.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.6: ~~Policy 4-2.1.6:~~ Extreme Waste

The City shall continue to require any producer of extreme waste to install necessary pretreatment at the producer's expense prior to connecting to the City sewer facilities.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.7: ~~Policy 4-2.1.7:~~ Dangerous Discharges

The City shall continue to enforce its policy that no substance which is injurious or potentially dangerous will be allowed to be discharged into the sanitary wastewater ~~sewer~~ system.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.8: ~~Policy 4-2.1.8:~~ Package Plants

~~The City will~~The City shall maintain measures which control or prohibit the use of package treatment plants where City wastewater service is available.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 09-59, 01/28/2010~~

Policy 4-2.1.9: ~~Policy 4-2.1.9:~~ New Development

The City shall base approval of new development ~~will be based~~, in part, on the evaluation of the impact on the wastewater ~~sewage~~ treatment system.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.10: ~~Policy 4-2.1.10:~~ Funding

~~The City will~~The City shall require that the total cost of new wastewater service be funded by the user of that service.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.11: ~~Policy 4-2.1.11:~~ Infiltration

The City shall continue to reduce the infiltration problems in the collection system by implementing the repair and replacement program of wastewater lines identified in the City's Water and Wastewater Master Plan.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.12: ~~Policy 4-2.1.12:~~ Design Capacity

The City shall track the potential impacts of all approved but not built development. No additional development permits shall be issued when the potential impacts will be greater than the design capacities of the wastewater treatment facilities of 7.5~~2~~ MGD.~~(9J-5.011(2)(c)2.)~~

~~Added by Ordinance 97-02, 10/23/1997~~

Policy 4-2.1.13: ~~Policy 4-2.1.14:~~ Winter Garden Wastewater Facility Plan

The City's ~~of Winter Garden~~ Wastewater Facility Plan, as it may be amended, prepared for the Wekiva Parkway and Protection Act is hereby adopted and incorporated into the Comprehensive Plan and is on file in the planning department.

~~Added by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-2.1.14: ~~Policy 4-2.1.15:~~ Utilization

~~The City will~~The City shall utilize the Wastewater Facility Plan as the basis for prioritizing the Capital Improvement Program to provide central wastewater service to properties within the city wastewater service area that are currently served by on-site wastewater treatment and disposal systems.

~~Added by Ordinance 00-66, 12/09/1999~~

~~Policy 4-2.1.16:~~

~~All new development and redevelopment shall connect to central wastewater systems.~~

~~Added by Ordinance 00-66, 12/09/1999~~

Policy 4-2.1.15: Septic to Sewer Conversions

The City hereby adopts, by reference, its Wastewater Facility Plan (2024) that identifies approximately 430 parcels within the City that meet the criteria of 50 residential lots or more with more than one onsite sewage treatment and disposal system per 1 acre. The Wastewater Facility Plan (2024) includes system conversion improvements, a 10-year feasibility for wastewater treatment capacity, costs for connecting the residential subdivisions, 20-year projected wastewater flow and a timeline for system improvements.

Policy 4-2.1.16: ~~Policy 4-2.1.17:~~ Required Installation

The City shall require the installation of dual-lined distribution systems and individually metered connections for all new developments. All new development and redevelopment shall connect to reuse systems. ~~City~~ The City sha~~w~~ill identify potential users from existing developed properties and will implement reuse where practicable and financially feasible.

~~Added by Ordinance 00-66, 12/09/1999~~

~~Amended by Ordinance 09-59, 01/28/2010~~

Policy 4-2.1.17: ~~Policy 4-2.1.18:~~ Territorial Wastewater Agreement

The City shall continue to implement the adopted Territorial Wastewater Agreement with Orange County and reuse agreements with Orange County, Orlando Utilities Commission (OUC) and City of Orlando.~~Added by Ordinance 00-66, 12/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-2.1.18: PFAS and Other Unregulated Contaminants

The City of Winter Garden shall continue to monitor and take necessary steps to remove or minimize the risks associated with PFAS (polyfluoroalkyl substances or forever chemicals) and other unregulated contaminants in the City's water system.

~~SECTION III: SOLID WASTE SUB-ELEMENT~~

Goal 4-3: ~~Goal 4-3:~~ Solid Waste ~~Stormwater~~ Management

P~~To p~~rovide a long term environmentally safe and efficient means of collection and disposal of solid waste.~~(9J-5.011(2)(a)).~~

~~Added by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 4-3.1: ~~Objective 4-3.1:~~ Improvement to Solid Waste~~Stormwater~~ System

C~~To c~~orrect any existing facility deficiencies, ~~to~~ coordinate the expansion or increase in capacity, and ~~to~~ maximize the existing solid waste collection facilities.~~(9J-5.011(2)(b))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-3.1.1: ~~Policy 4-3.1.1:~~ Collection

~~The City will~~The City shall continue to operate solid waste ~~the~~ collection service with revenues derived from monthly service fees.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-3.1.2: ~~Policy 4-3.1.2:~~ Littering

~~The City will~~The City shall continue to enforce the littering section of its solid waste ordinance which includes the prohibition of placing debris so that it endangers the proper operation of the ~~sanitary~~ wastewater ~~sewer~~ or drainage system.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-3.1.3: ~~Policy 4-3.1.3:~~ Orange County Agreement

~~The City will~~The City shall continue to support the agreement with Orange County for the processing and disposal of solid waste at the County facilities.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-3.1.4: ~~Policy 4-3.1.4:~~ Recycling

~~The City will~~The City shall~~-~~ consider re-establishing a curbside recycling program and also continue to work with private collection companies to help meet local recycling demands.~~continue to work with the County to improve the recycling program.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Policy 4-3.1.5: Commercial Recycling~~

~~The City shall continue to encourage recycling for non-residential land uses.~~

~~Added by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-3.1.5: ~~Objective 4-3.2: Recycling and~~ Yard Waste

The City shall c~~To c~~ontinue to encourage residents to dispose of yard waste separated from household trash to increase the amount of ~~recycling and~~ yard waste that is diverted from the county landfill.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-3.1.6: ~~Policy 4-3.2.1: Yard Waste~~ Cooperation

The City shall continue to cooperate with Orange ~~the~~ County to restrict yard waste from the landfill.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 4-3.2.2: Recycling~~

~~The City shall continue to work with the County in the implementation of the recycling program.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~SECTION IV: STORMWATER DRAINAGE SUB-ELEMENT~~

Goal 4-4: ~~Goal 4-4:~~ Stormwater Management

P~~To p~~rovide a long term environmentally safe and efficient means of collection and retaining stormwater runoff.~~(9J-5.011(2)(a))~~

~~Added by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 4-4.1: ~~Objective 4-4.1:~~ Improvement to Stormwater System

~~To c~~Correct any existing stormwater deficiencies, ~~to~~ coordinate the establishment of new stormwater retention facilities, ~~to~~ protect the

function of natural drainage systems, and ~~to~~ maximize the existing stormwater retention facilities.~~(9J-5.011(2)(b))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-4.1.1: ~~Policy 4-4.1.1:~~ Stormwater Management Ordinance

The City shall continue to enforce the stormwater management ordinance.

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Policy 4-4.1.2:~~

~~The City of Winter Garden has participated in the Regional Master Storm Water Plan and will support its recommendations. Of the 589 projects identified in the plan, three projects along Lulu Creek were in Winter Garden and will be prioritized in the CIP. The City shall evaluate Surface Water Conservation, Treatment and Flood Control Management Strategies, Groundwater Protection and Reuses Management Strategies, Capital Improvement Programs for subbasins and implement financially feasible projects by 2012 (ranked 1 and 2), evaluate and identify CIPs for subbasins receiving rank of 3 and 4 by 2012 and implement financially feasible projects by 2017.~~

~~(1) The City will use various funding sources including ad valorem taxes and the existing storm water utility to fund the planning, implementation and operation and maintenance of necessary improvements.~~

~~(2) The City shall require all new development and redevelopment to meet current state water quality standards.~~

~~(3) The City shall continue its proactive stormwater maintenance and inspection activities as defined by the NPDES permit including inspection program for all public stormwater systems to insure proper maintenance and functioning, street sweeping and inspection and maintenance of all components of the stormwater system.~~

~~(4) For subbasins in the Wekiva Study Area identified with predicted percent increases in pollutant loads between existing and future conditions, the City of Winter Garden shall continue to monitor and~~

~~evaluate the use of controls in addition to what is already required for stormwater treatment by City regulations and permitting agencies, where most beneficial and where feasible. The types of controls to be evaluated will utilize Best management Practices (BMPs) which include the following at a minimum:~~

~~- Stormwater Reuse~~
~~- Reservoirs/Ponds~~
~~- No Net Floodplain Loss~~
~~- Stormwater Infiltration Basins~~
~~- Buffers~~
~~- Recharge Rules~~
~~- Retention~~
~~- Detention~~
~~- End-of-Pipe Treatments~~
~~- Drainage Well/Recharge Well and Treatment Systems~~
~~- Agricultural Nonpoint Source Pollution Management~~
~~- Waterwise Landscaping and Reduced Turf Area~~
~~Public Outreach/Education for Proper use of Fertilizers~~
~~Amended by Ordinance 05-56, 06/14/2007~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-4.1.2: ~~Policy 4-4.1.3:~~ Site Plan Review

~~As a part of its site plan review process,~~ The City shall require ~~the~~ applicants ~~will be required~~ to show natural drainage features and the proposed method of ~~protection~~on-site retention as a part of its site plan review process.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-4.1.3: ~~Policy 4-4.1.4:~~ St. Johns

~~The City will~~The City shall ~~continue to~~ require that a permit has been requested or permit exemption has been issued from the St. Johns River Water Management District prior to the issuance of a development order.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-4.1.4: ~~Policy 4-4.1.5:~~ SWIM

~~The City will~~The City shall work with the State, Orange ~~the~~ County, and the St. Johns River Water Management District with respect to the Surface Water Improvement and Management Program (SWIM) which

has targeted Lake Apopka for restoration and preservation.~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-4.1.5: ~~Policy 4-4.1.6:~~ Maintenance

The City shall continue to provide maintenance and improvement to its drainage system.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-4.1.6: ~~Policy 4-4.1.7:~~ HOA

~~When drainage systems are to be maintained by homeowners associations,~~ The City shall ~~review the documents to~~ ensure ~~insure~~ that maintenance will occur, when drainage systems are to be maintained by homeowners associations.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-4.1.7: ~~Policy 4-4.1.8: Master Drainage Plan~~ National Pollutant Discharge Elimination System (NPDES)

The City shall continue to implement the National Pollutant Discharge Elimination System (NPDES) permit for drainage.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-4.1.8: ~~Policy 4-4.1.9:~~ Drainage Deficiencies

~~Through the annual budget process,~~ The City shall identify ~~and prioritize~~ the deficiencies and future stormwater improvement needs and shall prioritize any needed improvements into the Capital Improvements Program, through the annual budget process.~~(9J-5.011(2)(c)1.))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-66, 12/09/1999~~

Policy 4-4.1.9: ~~Policy 4-4.1.10:~~ Wetlands

~~The City will~~The City shall review its zoning code to ascertain and remove any wording which would encourage the development of wetland areas.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-4.1.10: ~~Policy 4-4.1.11:~~ Water Quality

The City ~~hereby~~ shall require~~s~~ the water quality for all new stormwater retention systems to conform to State water quality standards as set forth in the State Water Policy, Chapter 62-302~~17-40, and Chapter 17-25 of~~ the F.A.C. ~~(9J-5.011(2)(c)5.a.))Added by Ordinance 97-02, 10/23/1997~~

~~Policy 4-4.1.12: Lulu Creek~~

~~To mitigate the drainage, pollution, and erosion problems associated with the Lulu Creek Drainage Basin the City has completed the final engineering design for construction of needed improvements. The City shall continue to pursue funding sources for right-of-way acquisition and construction costs.~~

~~Added by Ordinance 00-66, 12/09/1999~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~SECTION V: POTABLE WATER SUB-ELEMENT~~

Goal 4-5: ~~Goal 4-5:~~ Potable Water Management

P~~To p~~rovide a long term safe and efficient means of collection and distribution of potable water throughout the City. ~~(9J-5.011(2)(a))~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 4-5.1: ~~Objective 4-5.1:~~ Improvement to Potable Water System

~~To c~~Correct any existing facility deficiencies, ~~to~~ coordinate the extension or increase capacity, ~~to~~ maximize the existing facilities of the City's potable water transmission and distribution system, and ~~to~~ discourage urban sprawl by the planning and implementation of the City's Water system. ~~(9J-5.011(2)(b))~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-5.1.1: ~~Policy 4-5.1.1: Goal 4-5~~Potable Water Management

The provision of distribution/ storage/ and water treatment facilities shall be consistent with Goal 4-5: Potable Water Management and all its applicable objectives and policies.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-5.1.2: ~~Policy 4-5.1.2:~~ Flow Rates

The City shall update projected flow rates ~~will be updated~~ quarterly based upon the best data available.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-5.1.3: ~~Policy 4-5.1.3:~~ Service Area

The potable water service area sha~~wi~~ll include the City and that portion of unincorporated area agreed upon by the City and Orange County.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-5.1.4: ~~Policy 4-5.1.4:~~ Annexation Requirements

The City shall require annexation as a prerequisite for connection of unincorporated area development to the potable water system ~~shall require annexation as a prerequisite~~.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-5.1.5: ~~Policy 4-5.1.5:~~ Capacity Needs

The City shall continue to plan for potable water treatment plant capacity, storage facilities, and the distribution system for the developing areas of the City and the service area.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-5.1.6: ~~Policy 4-5.1.6:~~ Mandatory Connection

The City shall continue to require development, redevelopment, and existing development to connect to the City's potable water system when financially feasible.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-5.1.7: ~~Policy 4-5.1.7:~~ Irrigation

The City shall continue its policy to meter all irrigation water uses, regardless of source.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 09-59, 01/28/2010~~

Policy 4-5.1.8: ~~Policy 4-5.1.8:~~ Package Plants

~~The City will~~The City shall control or prohibit the use of package water treatment plants.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-66, 12/09/1999~~

Policy 4-5.1.9: ~~Policy 4-5.1.9:~~ New Development

The City shall determine its ~~Approval~~ approval of new development ~~will be~~ based, in part, on the evaluation of the impact on the potable water system.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-5.1.10: ~~Policy 4-5.1.10:~~ Funding

The City shall require that the total cost of new potable water service be funded by the user of that service.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-5.1.11: ~~Policy 4-5.1.11:~~ Design Capacity

The City shall track the potential impacts of all approved but not built development. No additional development permits shall be issued when potential impacts will be greater than the design capacity of the total water treatment system or will exceed the City's Consumptive Use Permit.~~(9J-5.011(2)(c)4.)~~

~~Added by Ordinance 97-02, 10/23/1997~~

~~**Policy 4-5.1.12: Water, Wastewater, and Reclaimed Water Master Plans**~~

~~The City shall continue to implement the findings and recommendations of the City of Winter Garden's Water, Wastewater, and Reclaimed Water Master Plans as amended by the City Commission.~~

~~Added by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 09-59, 01/28/2010~~

Policy 4-5.1.12: ~~Policy 4-5.1.13:~~ Regional Water Supply Plan

The City of Winter Garden ~~will~~ shall continue to participate in the Regional Water Supply Plan, prepared by the St. Johns River Water

Management District, support the recommendations of the plan, participate in its ongoing programs and prioritize identified projects within the city limits.

Policy 4-5.1.13: 10 Year Water Supply Facility Work Plan

~~(1)~~ The City of Winter Garden 10 Year Water Supply Facility Work Plan, prepared for the Wekiva Parkway and Protection Act, is hereby adopted and incorporated into the Comprehensive Plan and is on file in the Planning Department. ~~The City will~~The City shall utilize the plan as the basis for prioritizing the Capital Improvement Program.

~~(2) The 10 Year Water Supply and Facility Work Plan demonstrates that the Future Land Use Plan will not exceed the city ability to provide service to the entire municipal limits and Joint Planning Area with Orange County.~~

Policy 4-5.1.14: Updates to the 10-Year Water Supply and Facility Work Plan

~~(3) The City will~~The City shall maintain and update ~~upgrade~~ its 10-Year Water Supply and Facility Work Plan consistent with the updates of the Water Management Districts' Regional Water Supply Plan. The Work Plan ~~(Exhibit 1)~~ shall be reviewed annually and shall be updated within 18 months of an update to the water management district's water supply plan that affects the City or sooner if necessary.

Policy 4-5.1.15: Water Source Coordination

~~(4)~~ The City shall coordinate with the St. Johns River Water Management District, Orange County, and other local governments or private utility providers to develop cost effective and technically feasible water sources that will satisfy and supplement future demands without causing adverse impacts to water quality, wetlands, aquatic systems or the environment. ~~Projects currently being considered include:~~

~~a. St Johns River at SR 46 serving Seminole and Eastern Orange County.~~

~~b. Kissimmee River Basin (Lake Tohopekaliga) Potable Water Supply Project.~~

Policy 4-5.1.16: Agreements

~~(5)~~ The City has adopted a Territorial Water, Wastewater and Reclaimed Water Agreement with Orange County, reclaimed water agreement with the City of Ocoee for delivery of reclaimed water to the Forest Lake Golf Course and reuse water agreements with Orange County, OUC and Orlando. ~~The City will~~The City shall strive to maintain the excellent relationships it enjoys with those jurisdictions and will revise these agreements or establish new agreements as necessary.

~~Added by Ordinance 05-56, 06/14/2007~~

~~Amended by Ordinance 09-59, 01/28/2010~~

Objective 4-5.2: ~~Objective 4-5.2:~~ Water Conservation~~Ordinance~~

~~To r~~Reduce overall water consumption throughout the City. ~~(9J-5.011(2)(b)4.)Added by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-5.2.1: ~~Policy 4-5.2.1:~~ Water Conservation Program

The City shall maintain an overall water conservation program which will include an educational program, revision of the water conservation ordinance and the landscape ordinance, water-saving fixture replacement program, and other innovative measures.

~~Added/Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 09-59, 01/28/2010~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-5.2.2: ~~Policy 4-5.2.2:~~ High Water Consumers

The City shall maintain a progressive water rate structure to encourage conservation of potable water.

~~Added by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 09-59, 01/28/2010~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-5.2.3: ~~Policy 4-5.2.3:~~ Water Shortage Order

The City shall assist the St. Johns River Water Management District in the enforcement of any District-declared water shortage order, or emergency order, if requested to do so by the District.

~~Added by Ordinance 00-66, 12/09/1999~~

~~Amended by Ordinance 09-59, 01/28/2010~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-5.2.4: ~~Policy 4-5.2.4:~~ Florida-Friendly Landscaping

~~By December 2011,~~ The City shall maintain and periodically update ~~revise~~ the water conservation ordinance and the landscape ordinance to require the use of Florida Friendly Design Standards to promote the efficient use of water for all new developments and redevelopment.~~Added by Ordinance 00-66, 12/09/1999~~

~~Amended by Ordinance 09-59, 01/28/2010~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-5.2.5: ~~Objective 4-1.5:~~ Reclaimed Water

~~To~~ The City shall ensure efficient operation of the reclaimed water system.

~~Amended by Ordinance 09-59, 01/28/2010~~

Policy 4-5.2.6: ~~Policy 4-1.5.1:~~ Reclaimed Water System Regulations

The City shall implement ~~adopt~~ the reclaimed water regulations in the City's Code of Ordinances to ensure for the efficient operation of the reclaimed water system for the health or safety of the general public or the customer~~, regarding the following matters.~~:

~~(1) The times of day or night during which the reuse may be used by its customers.~~

~~(2) The maximum rate of use of the reuse water by its customers.~~

~~(3) The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any City ordinance, regulation or procedure.~~

~~(4) Upon being connected to the City's reclaimed water system, the use of water for landscape irrigation from a well is prohibited, unless the reclaimed water from the well is otherwise authorized by the St. Johns River Water Management District pursuant to Part II, Chapter 373, F.S.~~

~~(5) The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the City Commission.~~

~~(6) The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the City.~~

~~Amended by Ordinance 09-59, 01/28/2010~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~SECTION VI: AQUIFER RECHARGE SUB-ELEMENT~~

Goal 4-6: ~~Goal 4-6:~~ Aquifer Recharge Management

P~~To p~~rovide a long term means of protecting the aquifer.~~(9J-5.011(2)(a))~~

~~Added by Ordinance 97-02, 10/23/1997~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 4-6.1: ~~Objective 4-6.1:~~ Quality and Quantity Preservation

~~The City shall continue~~Continue to implement the land development regulations which will preserve and protect the quality and quantity of groundwater through the establishment of impervious surface ratios in recharge areas; the limitation of incompatible uses permitted adjacent to wellfields and aquifer recharge areas; and the control of stormwater runoff that discharges into such areas.~~(9J-5.011(2)(b)5.)~~

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-66, 12/09/1999~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 4-6.1.1: ~~Policy 4-6.1.1:~~ Stormwater Requirements~~St. Johns~~

The City shall require all development requests to meet its Stormwater Management Ordinance requirements; meet its level of service standards for drainage; and have a valid St. Johns River Water Management District permit or exemption letter.

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-6.1.2: ~~Policy 4-6.1.2:~~ Landscape Ordinance~~ing~~

The City shall continue to enforce a landscape ordinance.

~~Amended by Ordinance 97-02, 10/23/1997~~
~~Amended by Ordinance 00-66, 12/09/1999~~

~~Policy 4-6.1.3: Site Plans~~

~~Applicants for site plan approval will be asked to define existing natural drainage features as well as means for their protection.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

~~Policy 4-6.1.4: Landscaping~~

~~The City shall, in its landscape ordinance preparation, determine a percentage of native vegetation to be required in all development and shall provide a credit for any use in addition to the required.~~

~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-6.1.3: ~~Policy 4-6.1.5: St. Johns~~Groundwater Basin Resource Availability Inventory

~~The City will~~The City shall cooperate with the St. Johns River Water Management District in the Groundwater Basin Resource Availability Inventory and will work to implement its findings where applicable.

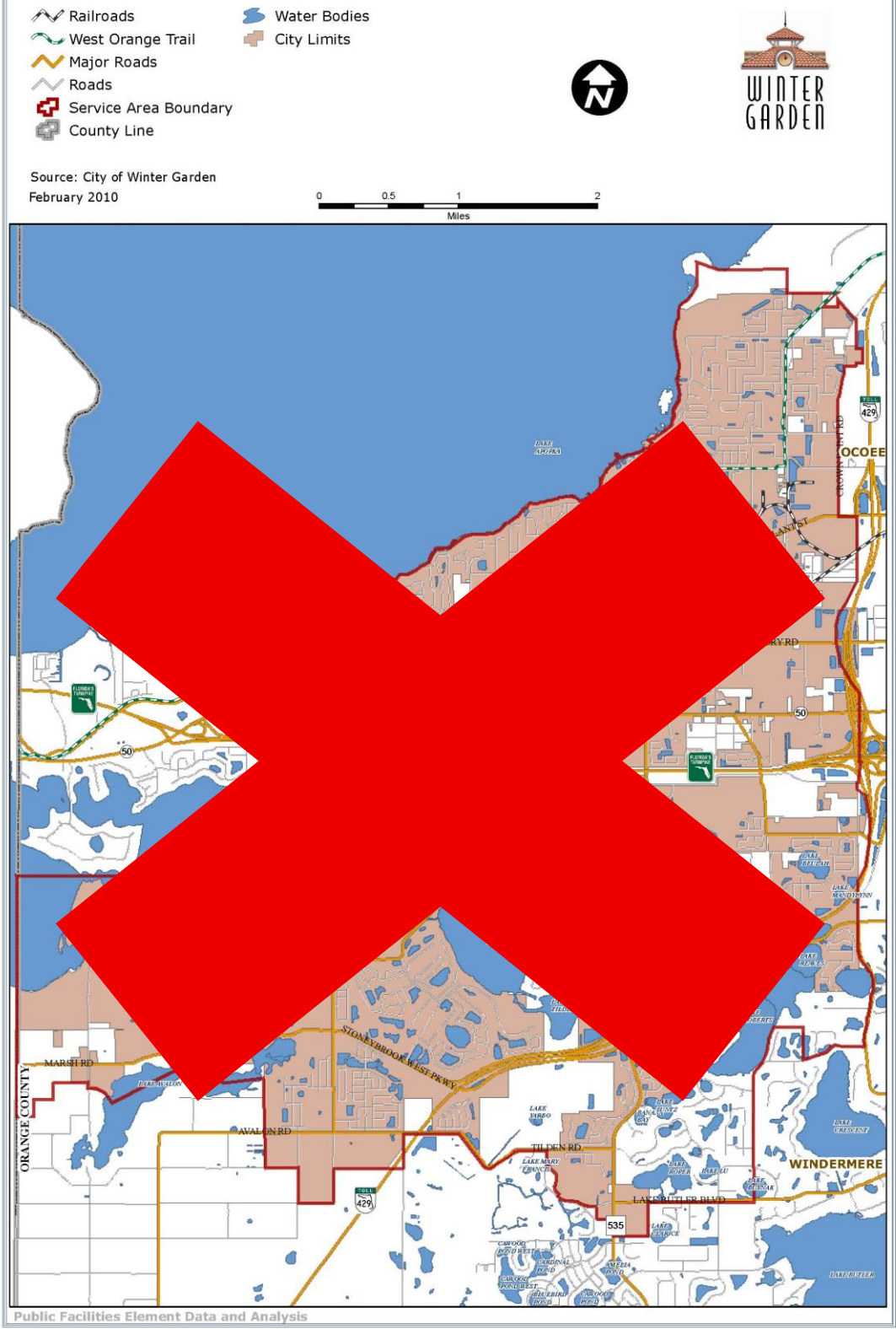
~~Amended by Ordinance 97-02, 10/23/1997~~

Policy 4-6.1.4: ~~Policy 4-6.1.6:~~ Recharge Areas

The City shall protect any identified prime recharge areas which are undeveloped. ~~will be protected by the City(9J-5.011(2)(c)4.)~~

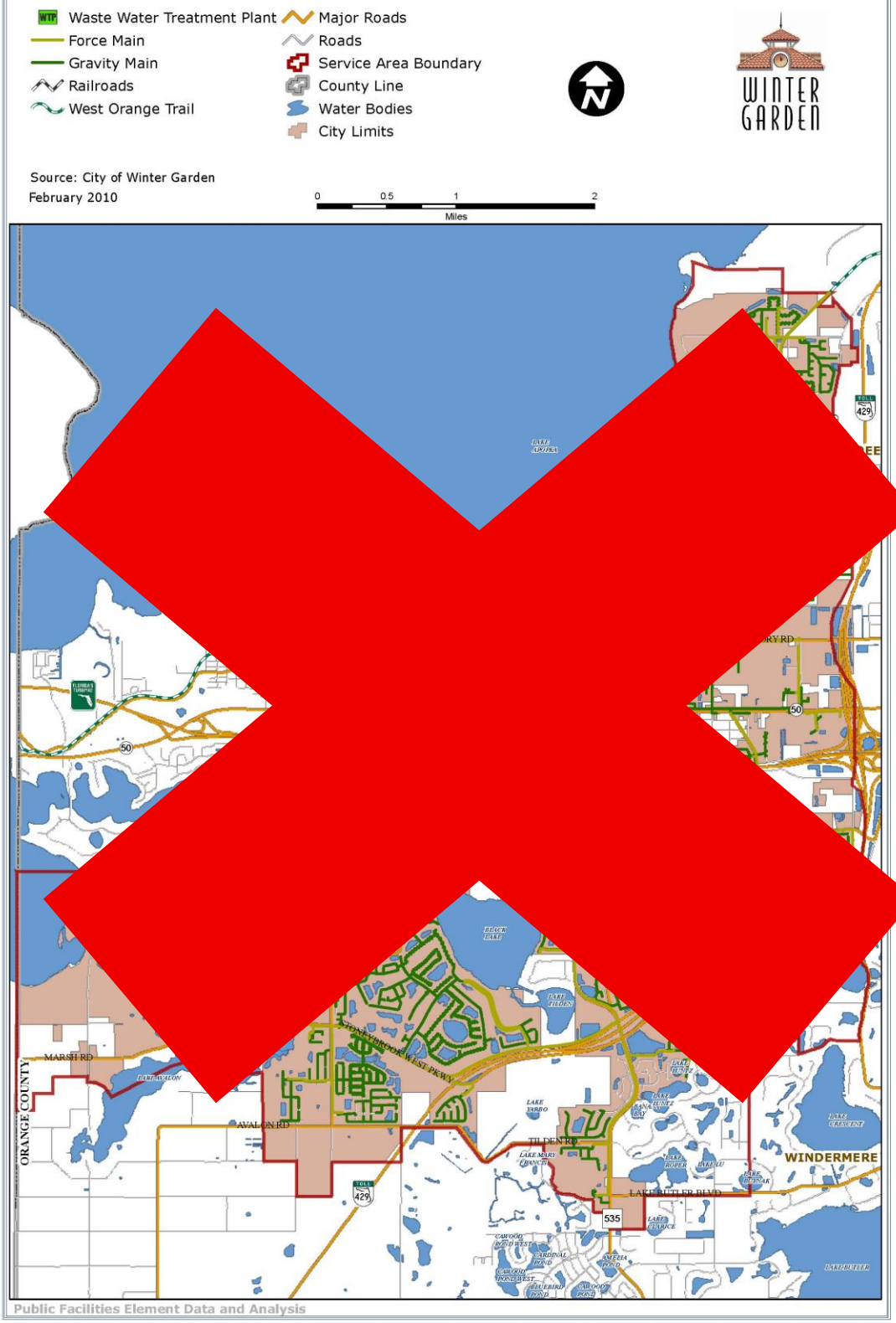
~~Amended by Ordinance 97-02, 10/23/1997~~

Figure 4.1
Wastewater Service Area



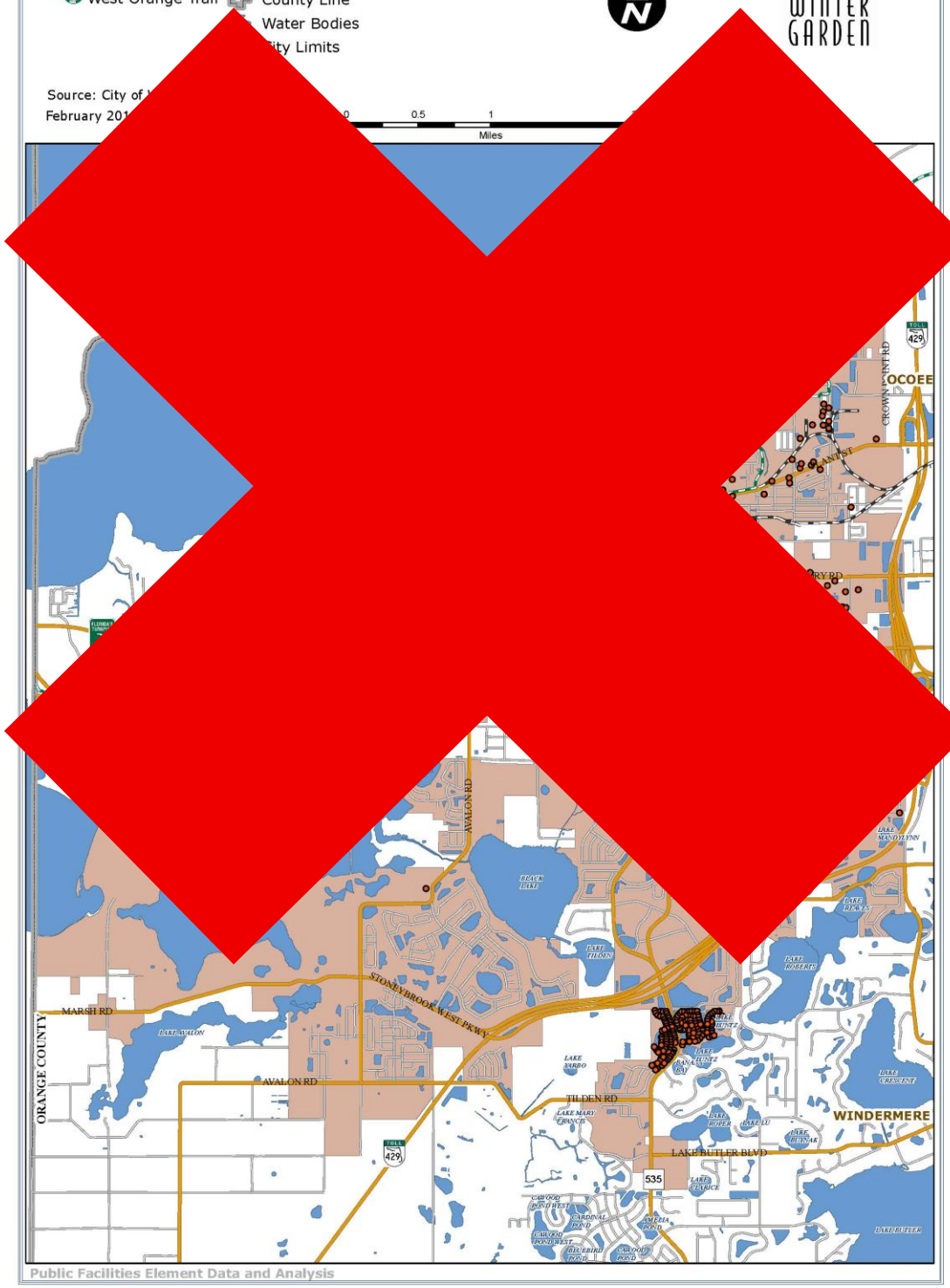
Public Facilities Element Data and Analysis

Figure 4.2
Main Wastewater Collection System and WWTP Location



Public Facilities Element Data and Analysis

Figure 4.3
Areas Served by Septic Tanks



Public Facilities Element Data and Analysis

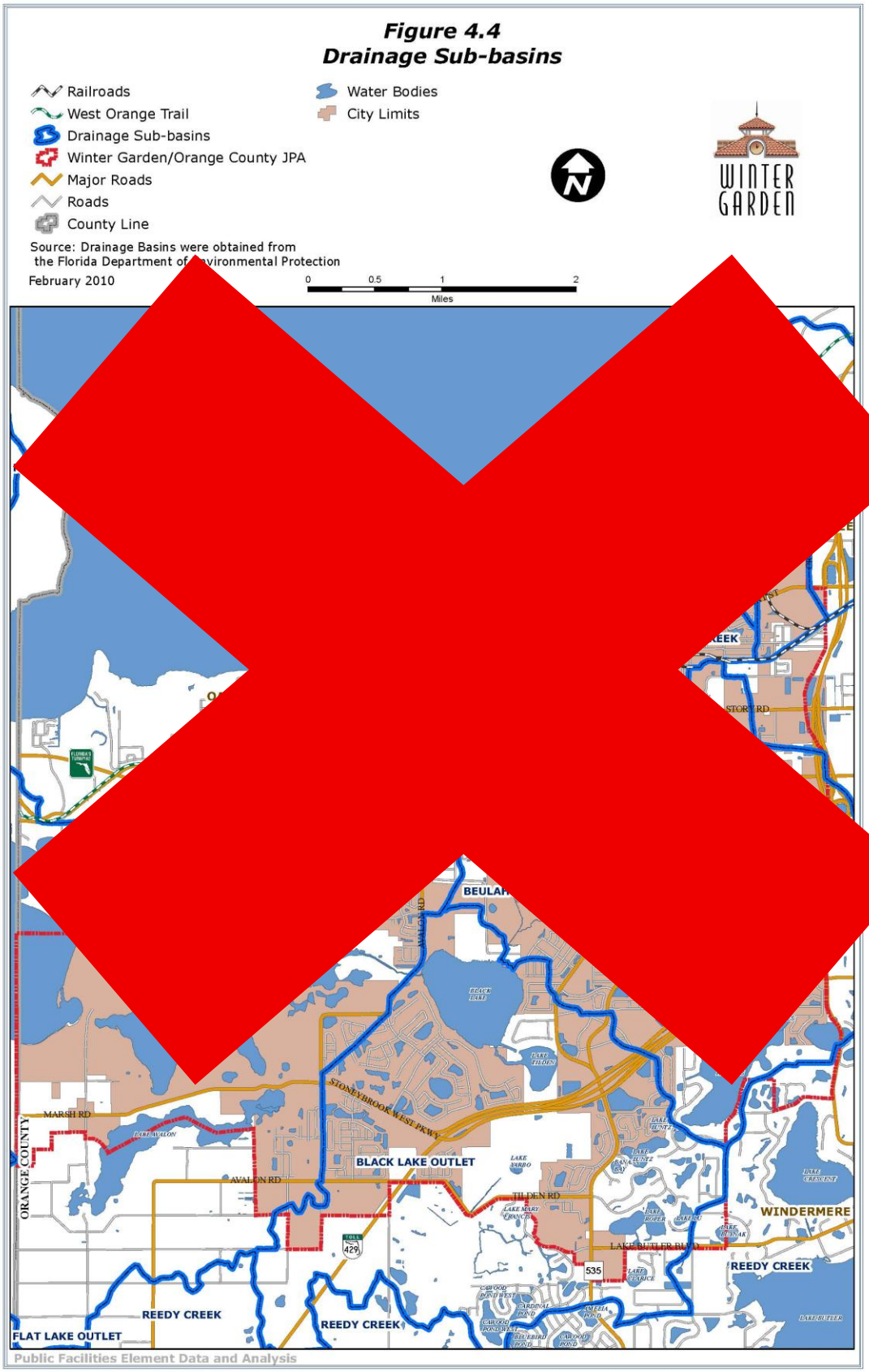
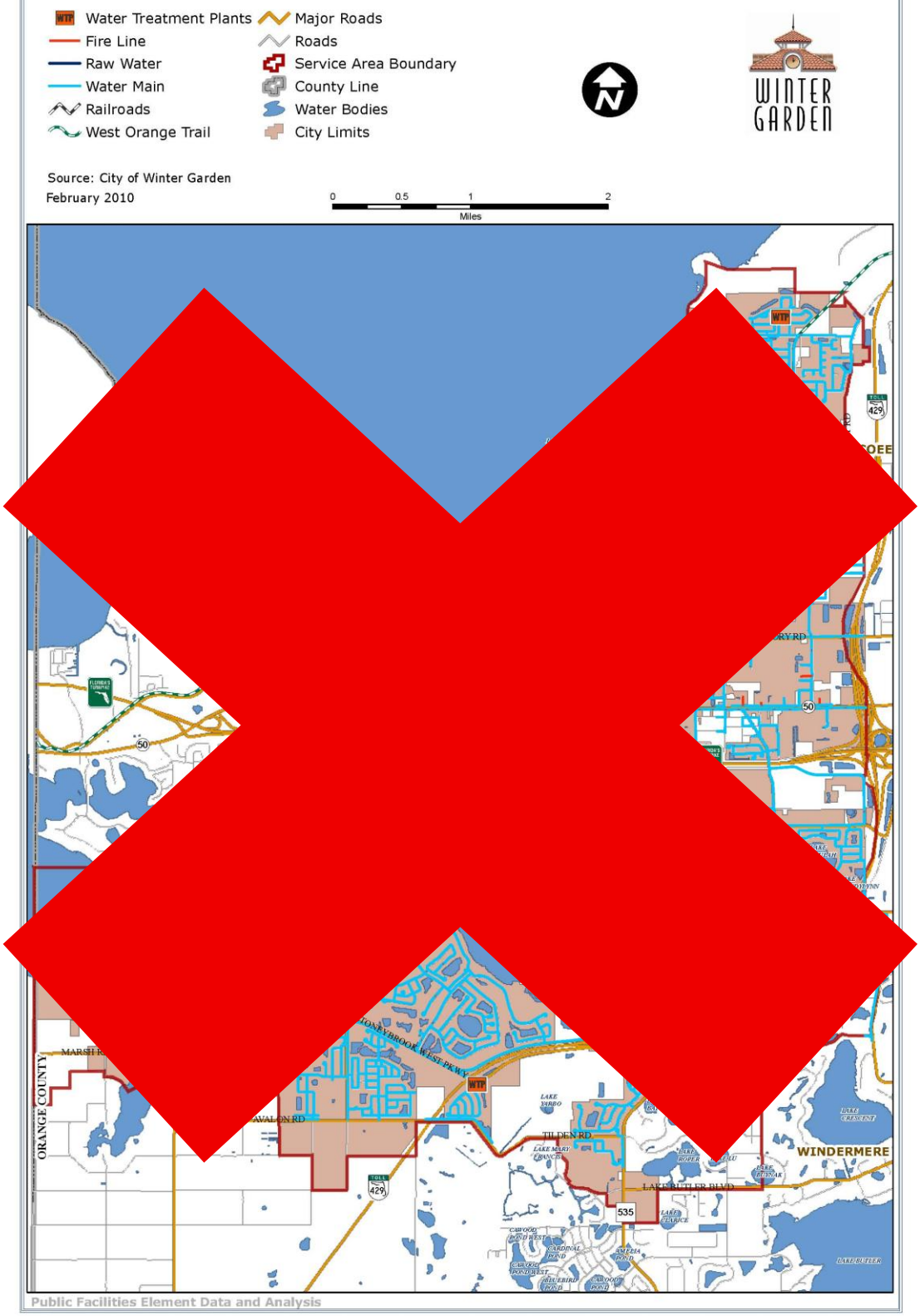
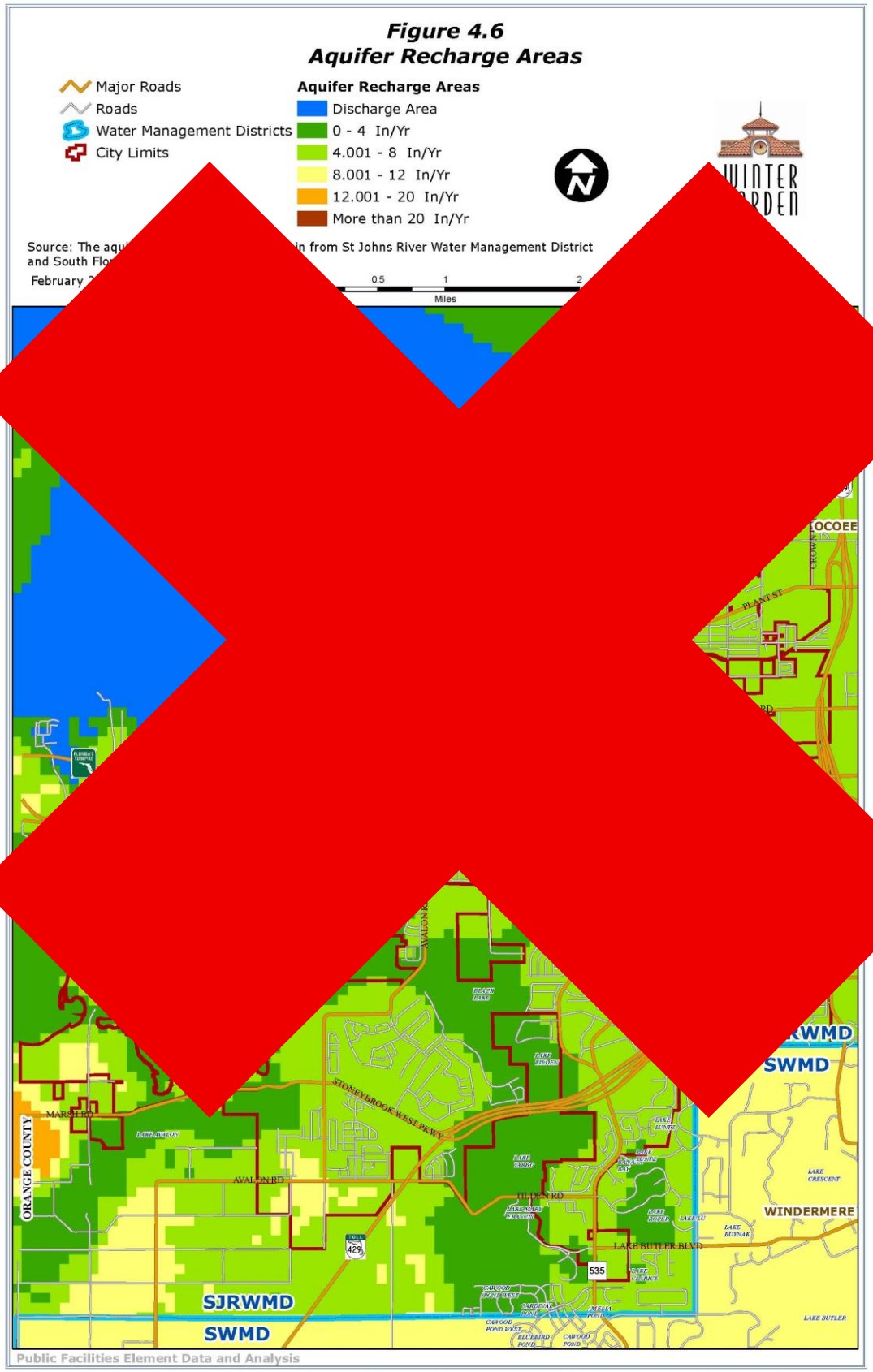

Figure 4.4
Drainage Sub-basins
Railroads
West Orange Trail
Drainage Sub-basins
Winter Garden/Orange County JPA
Major Roads
Roads
County Line
Water Bodies
City Limits
WINTER GARDEN
Source: Drainage Basins were obtained from
the Florida Department of Environmental Protection
February 2010
0 0.5 1 2
Miles
BEULAH
STONEYBROOK WEST PKWY
MARSH RD
AVALON RD
TILDEN RD
LAKE BUTLER BLVD
ORANGE COUNTY
BLACK LAKE OUTLET
FLAT LAKE OUTLET
REEDY CREEK
REEDY CREEK
REEDY CREEK
WINDERMERE
429
535
Public Facilities Element Data and Analysis

Figure 4.5
Potable Water Service Area Distribution System and Water Treatment Plants



Public Facilities Element Data and Analysis


Figure 4.6
Aquifer Recharge Areas
Major Roads
Roads
Water Management Districts
City Limits
Aquifer Recharge Areas
Discharge Area
0 - 4 In/Yr
4.001 - 8 In/Yr
8.001 - 12 In/Yr
12.001 - 20 In/Yr
More than 20 In/Yr
Source: The aqu
and South Flo
in from St Johns River Water Management District
February 2
0.5
1
2
Miles
OCOEE
PLANT ST
STONEYBROOK WEST PKWY
MARSH RD
AVALON RD
TILDEN RD
LAKE BUTLER BLVD
ORANGE COUNTY
SJRWMD
SWMD
WINDERMERE
LAKE BUTLER
429
535
Public Facilities Element Data and Analysis



5

GOALS, OBJECTIVES, & POLICIES

COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

CONSERVATION

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Goal 5-1: ~~Goal 5-1:~~ Natural Resource Protection

~~The City of Winter Garden strives to be the best steward of our natural resources. The City will strive to conserve~~Conserve, protect and enhance ~~our~~the City's ~~-~~natural resources including, air, surface water, groundwater, vegetative communities, wildlife ~~listed as threatened, endangered or species of special concern~~, soils, flood plains, recharge areas, aquifers, wetlands, and energy resources.~~(9J-5.013(2)(a))~~

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 5-1.1: ~~Objective 5-1.1:~~ Air Quality

~~The City shall C~~continue to implement state and federal mandated programs to maintain or improve air quality and exceed applicable air quality standards.~~Maintain air quality in Winter Garden which meets or exceeds the minimum air quality standards established by the Florida Department of Environmental Protection.(9J-5.013(2)(b)1)~~

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Policy 5-1.1.1:**~~

~~The City shall comply with all requirements of the State Implementation Plan for ozone attainment in Orange County.~~

Policy 5-1.1.1: ~~Policy 5-1.1.2:~~Industrial Use Air Quality Permits

The City shall ensure that all future industrial uses will meet or exceed air quality standards by requiring copies of all applicable state permits be submitted prior to issuing a building permit.

Policy 5-1.1.2: ~~Policy 5-1.1.3:~~Burn Permitting

The City shall ~~continue to~~ require permits for all burning and clearing activity within the corporate limits of the City.

~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 5-1.2: ~~Objective 5-1.2:~~ Surface Water Quality

~~The City shall M~~maintain or improve the quality of all surface waters in the City, implementing the land development regulations which implement

the applicable objectives of the Lake Apopka SWIM Program in accordance with Section 163.3177(6)(D)2B, F.S.. ~~(9J-5.013(2)(b)2)~~

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Policy 5-1.2.1:**~~

~~The City shall continue tertiary treatment of wastewater.~~

Policy 5-1.2.1: ~~Policy 5-1.2.2:~~Stormwater Management

The City shall continue to implement the land development regulations and require all development and redevelopment provide for drainage and stormwater management, low impact development methods, wetland protection, water quality enhancement and stormwater attenuation.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.2.2: ~~Policy 5-1.2.3:~~Stormwater Retention/Detention Systems

~~Winter Garden~~The City shall continue to improve design standards, monitoring, construction and maintenance requirements for stormwater retention/detention ~~systems, and~~systems and shall ensure compliance of these requirements to prevent degradation of the receiving surface water bodies. These requirements shall be included in the Land Development Code.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.2.3: ~~Policy 5-1.2.4:~~Lake Apopka Shoreline Development

The City shall require ~~maintain its~~ low ~~density residential zoning~~ impact development along Lake Apopka and will utilize drainage controls and building setbacks to prevent further degradation of the Lake. These controls shall require the preservation of native vegetation; prohibit direct runoff into the Lake; and provide for a ~~50 foot~~ minimum building setback in the City's land development code.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.2.4: ~~Policy 5-1.2.5:~~Surface Water Improvement and Management Program (SWIM)

The City ~~will~~ shall continue work with the State, the County, and the St. Johns River Water Management District with respect to the Surface Water Improvement and Management Program (SWIM) which ~~has targeted~~targets Lake Apopka for restoration and preservation.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.2.5: ~~Policy 5-1.2.6:~~ Lulu Creek

~~To mitigate the drainage, pollution, and erosion problems associated with the Lulu Creek Drainage Basin the City has completed the final engineering design for construction of needed improvements. The City shall continue to pursue funding sources for right-of-way acquisition and construction costs.~~ The City shall continue to monitor and mitigate drainage, pollution, and erosion associated with the Lulu Creek Drainage Basin.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Policy 5-1.2.7: Wetland Buffer**~~

~~The City shall continue to enforce the wetland buffer requirements, as required by the Land Development Code, to help protect wetlands.~~

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.2.6: ~~Policy 5-1.2.8:~~ Water Quality Standards

The City ~~Winter Garden~~ shall maintain acceptable water quality standards for surface water bodies, ensuring an aquatic environment that meets or exceeds State and Federal standards.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.2.7: ~~Policy 5-1.2.9:~~Point and Non-Point Source Pollutants

~~Winter Garden~~The City shall continue to enforce water quality standards by identifying all point and significant non-point sources of water pollution, and expand programs to reduce the harmful impacts of these pollutants on the natural environment.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.2.8: ~~Policy 5-1.2.10:~~Hazardous Discharge

~~Winter Garden~~The City shall prohibit the discharge of hazardous, toxic, chemical, petroleum, nuclear waste or liquid sludge into surface waters or wetlands.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.2.9: ~~Policy 5-1.2.11:~~Prohibition of Petroleum Businesses

~~Winter Garden~~The City shall prohibit the location of petroleum businesses where they will negatively affect the quality of surface waters and the surficial and Florida Aquifers.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 5-1.3: ~~Objective 5-1.3:~~ Ground Water Quality

Maintain or improve the quality and quantity of groundwater in ~~Winter Garden~~the City by adopting land development regulations through the implementation of the following policies:

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.3.1: Wekiva Parkway and Protection Act Development Standards

The City shall continue to maximize protection and recharging of aquifers through implementation of Wekiva Parkway and Protection Act land development standards including requiring land located within the Resource Protection Overlay to have a minimum open space requirement of 25% with 20% consisting of Wekiva Study Area open space and 5% useable recreation/open space.

~~Policy 5-1.3.1:~~

~~The City will continue to enforce adopted land development regulations which protect potable water wellfields and aquifer recharge areas, consistent with the Wekiva Protection Act.~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.3.2: ~~Policy 5-1.3.2:~~Mapping of Wellfields and Prime Aquifer Recharge Areas

The City shall map and protect potable water wellfields and prime aquifer recharge areas from adverse impacts of development in conformance with the criteria listed in Objective 5-1.3.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.3.3: ~~Policy 5-1.3.3:~~Regional Groundwater Management

The City shall cooperate and comply with the St. Johns River Water Management District, the Florida Department of Environmental Regulation, and other agencies' water conservation policies and the emergency water conservation plan ~~to develop a comprehensive groundwater management plan as described in Regional Policy 38.2 in order to~~ to ~~assure~~ ensure sufficient uncontaminated water is available for present and future residents.

Policy 5-1.3.4: ~~Policy 5-1.3.4:~~Unauthorized Wells

The City shall report any unauthorized free-flowing uncapped wells to the St. Johns River Water Management District so that agency can cap and plug these wells.

~~**Policy 5-1.3.5:**~~

~~The City shall continue to maximize protection and recharging of aquifer through implementation of Wekiva Parkway and Protection Act requirements.~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Policy 5-1.3.6:**~~

~~The City shall continue to comply with all St. Johns River Water Management District water conservation policies and the emergency water conservation plan. (9J-5.013(2)(c)4)~~

~~Amended by Ordinance 00-68, 04/26/2001~~

Policy 5-1.3.5: ~~Policy 5-1.3.7:~~Groundwater Use Permits

The City shall require potential groundwater users to obtain applicable consumptive use permits and well construction permits from the St. Johns River Water Management District prior to issuance of a building permit.

Policy 5-1.3.6: ~~Policy 5-1.3.8:~~Education and Engagement Programs

The City shall continue to educate residents on the benefits of water conservation and shall expand water conversation efforts for potable water and lower quality water sources, including reuse and surface/stormwater, in accordance with the City's Water Conservation Plan. The City ~~will~~ shall continue to promote the following programs:

1) –Landscape demonstrations and seminars
2) –Irrigation water audit program
3) –Irrigation timer assistance
4) –High water use program
5) –Website information
6) –Public Service Announcements
7) –Rain Barrel Program
~~– Rain Sensor testing and replacement program~~
8) –HOA Water Conservation presentations
9) –Drop Saver Program
10) –Employee training
11) –Display and distribute water conservation information at community functions
12) –Work with developers, civic organizations, ~~home owners~~homeowners associations, community clubs, etc. to promote the importance of water conservation
13) –Participate in educational programs with University of Florida/IFAS Florida Yards & Neighborhoods
14) –Billing inserts, newspaper articles/press releases and other publications to promote water conservation
15) –Water Conservation Month
16) –Low-Flow ~~P~~plumbing retrofit/exchange program
17) –Promote Florida-friendly and native plant landscaping
~~Amended by Ordinance 09-59, 01/28/2010~~

~~**Policy 5-1.3.9:**~~

~~The City shall continue to implement the Wekiva Parkway and Protection Act by requiring land located within the Resource Protection Overlay (see Future Land Use Figure 1.8) to have a minimum open space requirement of 25% with 20% consisting of Wekiva Study Area open space and 5% useable recreation/open space.~~

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.3.7: ~~Policy 5-1.3.10:~~ Florida-Friendly Landscaping

~~By December 2011, T~~the City shall continue to ~~revise the water conservation ordinance and~~ implement the landscape ordinance to require the use of Florida Friendly Design Standards to promote the efficient use of water for all new developments and redevelopment.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 09-59, 01/28/2010~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.3.8: ~~Policy 5-1.3.11:~~Water Rate Structure

The City shall maintain a progressive water rate structure to encourage efficient use of both potable water and lower-quality water sources such as reuse and surface/stormwater.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 09-59, 01/28/2010~~

~~**Policy 5-1.3.12: Reserved.**~~

Policy 5-1.3.9: ~~Policy 5-1.3.13:~~ Potable Well Heads

~~The enforcement of the City's Land Development Regulations, t~~The City shall continue to restrict incompatible land uses to be located within a 500 foot radius of any potable well heads.~~(9J-5.013(2)(c)1)~~

~~Amended by Ordinance 00-68, 04/26/2001~~

Policy 5-1.3.10: ~~Policy 5-1.3.14:~~Irrigation System Shut-Offs

The City shall require working automatic rain sensors shut-offs on all automatic irrigation systems in accordance with state and local requirements.

~~Added by Ordinance 09-59, 01/28/2010~~

Policy 5-1.3.11: ~~Policy 5-1.3.15:~~Water Conservation Measures

The City shall review and implement/maintain the following water conservation measures throughout City managed property and encourage their use in new development and redevelopment:

1) –Constant monitoring and correction of water loss in the distribution system
2) –Annual water audits

3) –Meter survey and replacement program
4) –Provide Construction meters to contractors and read monthly
5) –Installation of water conserving plumbing fixtures in new construction and retrofitting older construction
6) –Water reuse for irrigation purposes
7) –Constant monitoring and correction of water loss in the water distribution system
8) –Planting of drought-resistant or native vegetation in landscaping projects

~~Added by Ordinance 09-59, 01/28/2010~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.3.12: ~~Policy 5-1.3.16:~~Water Efficient Development

The City shall incentivize water efficient development and redevelopment such as low impact developments and those constructed in accordance with the Florida Water StarSM program by making water efficient development eligible for development bonus consideration in the activity centers.

~~encourage development and redevelopment to incorporate low development impact development techniques in the site design process and shall encourage water-efficient developments such as those that are constructed in accordance the Florida Water StarSM program, a voluntary certification program for new and existing residential and commercial developments, and shall make such low impact development techniques eligible for development bonus consideration in the activity centers.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 5-1.4: ~~Objective 5-1.4:~~ Wetland Protection

~~The City shall C~~continue to implement the land development regulations which require the protection of all wetlands shown on ~~Figure 1.1 of~~ the Future Land Use Map series. These regulations include the use of buffering or building setbacks; preservation of natural vegetation; provisions for stormwater management; and the prohibition of any activity which impairs the natural function of these lands. The City of Winter Garden shall protect identified wetland areas and existing wildlife habitats by implementing the following policies.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.4.1: ~~Policy 5-1.4.1:~~Wetland Development

The ~~It is the~~ City~~'s~~ shall ensure ~~policy~~ that ~~no development is allowed in a~~ wetland areas are adequately protected from the impacts of proposed development. However, encroachment into a wetland may be allowed in cases where no other feasible or practical alternatives exist that would permit the reasonable use of the land or where there is an overriding public benefit based upon review by the City of Winter Garden.

Policy 5-1.4.2: ~~Policy 5-1.4.2:~~Regulation of Wetland Development

The City shall~~,~~ continue to implement the wetland protection policies as identified in the City's comprehensive plan and require all proposed development within or adjacent to wetlands be permitted through the City of Winter Garden and other appropriate regulatory agencies.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.4.3: ~~Policy 5-1.4.3:~~ SWIM

The City ~~will~~ shall continue work with the State, the County, and the St. Johns River Water Management District with respect to the Surface Water Improvement and Management Program (SWIM) which has targeted Lake Apopka for restoration and preservation.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.4.4: ~~Policy 5-1.4.4:~~Lake Apopka Wetland Development Standards

The City shall prevent further degradation to the wetlands adjacent to Lake Apopka by ~~maintaining the~~approving only low impact development ~~density residential land use~~ in that area and by utilization of drainage controls and ~~the 30 foot~~ minimum building setback regulations.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.4.5: ~~Policy 5-1.4. 5:~~Planned Development Wetland Standards

The City shall continue to utilize the flexibility allowed in the Planned ~~Unit~~ Development classification help to protect and conserve identified wetlands through strategies such as clustering of development and the transfer of development rights out of wetlands to uplands.

~~Amended by Ordinance 00-68, 04/26/2001~~

Policy 5-1.4.6: ~~Policy 5-1.4.6:~~Wetland Partnerships

~~City of Winter Garden~~The City shall continue to seek out innovative partnerships and opportunities to preserve and conserve its natural resources in a balanced approach that ensures multiple and compatible uses of those lands while providing just compensation to the land~~-~~owner including acquisition, conservation easements, and transfer of development rights.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.4.7: ~~Policy 5-1.4.7:~~Conservation/Wetlands Map

The Conservation/Wetlands designation as shown on ~~Figure 1.1 of~~ the Future Land Use Map series shall serve as a conceptual indicator of conservation and wetland areas. ~~-~~The precise delineation of these areas shall be determined through site-specific studies and field determinations to assess the extent of the wetland areas.

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 5-1.4.8:**~~

~~The City shall protect and conserve wetlands in accordance with these policies. Such regulations shall include criteria for wetland protection and mitigation involving the appropriate regulatory agencies.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.4.8: ~~Policy 5-1.4.9:~~Wetland Development Permits

The City shall prohibit~~s~~ development in wetland areas and shall only issue development permits after the owner/developer secures ~~and~~ final approval and permits from the City ~~of Winter garden~~ and other appropriate regulatory agencies. Banking wetlands in areas within and adjacent to the City's jurisdictional limits shall take priority if regulatory agencies require banking as a means of mitigation.

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 5-1.4.10:**~~

~~The City's land development code shall be amended by July 2011 to include lake protection regulations for dock and seawall construction and regulations to protect the shore line and lake littoral zones.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.4.9: ~~Policy 5-1.4.11:~~Wetland Encroachments

~~For~~ The City shall require all proposed wetland encroachments ~~the owner/developer shall engage A~~be submitted by a qualified environmental consultant to ~~estimate~~ determine the limits and class of onsite wetlands for review by the City ~~of Winter Garden~~.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.4.10: ~~Policy 5-1.4.12:~~Wetland Buffers

The City shall require a wetland buffer ~~of an average of at least 25 feet with a minimum of 15 feet at any one point between wetlands and new development~~in order to protect water quality, preserve natural wetland functions, and preserve natural habitat. The buffer~~, as measured landward from the approved jurisdictional line,~~ shall be maintained in a natural vegetative state and be free of exotic and nuisance species.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.4.11: ~~Policy 5-1.4.13:~~Wetlands and Future Land Use

~~Should City determination~~ If a study performed by a qualified environmental consultant or agency shows that wetlands do not exist in an area or areas where they were believed to have existed~~, or that the limit of the wetland is less than depicted,~~ then the underlying future land use for the property shall prevail. Should City determination show that wetlands cover an area larger than depicted then the future land use map series shall be amended to reflect said boundaries of the wetland.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.4.12: ~~Policy 5-1.4.14:~~Incompatible Land Uses

The City shall direct incompatible land uses away from wetlands. Incompatible land uses shall include, but not be limited to:~~,~~

1) ~~i~~Industrial uses~~;~~
2) ~~n~~Non-hazardous and hazardous waste disposal sites~~;~~
3) ~~r~~Refuse transfer stations~~;~~
4) ~~s~~Septic tank dependent business and residences~~;~~
5) ~~j~~Junk yards~~,and~~
6) ~~h~~Heavy manufacturing activities.
~~Added by Ordinance 10-19, 06/24/2010~~

Objective 5-1.5: ~~Objective 5-1.5:~~ 100-Year Flood Plain Protection

~~The City shall~~ Ceontinue to conserve and protect the natural functions of the l00-year floodplain by implementing the flood protection regulations which regulate land use in and development of flood prone areas consistent with the National Flood Insurance Program and the policies set out in this Element and ~~in Article II of Chapter 90 of~~ applicable sections of the City's Code of Ordinances that address~~es~~ flood damage prevention. These policies may include ~~clustering, or~~clustering or compensating storage or directing development away from floodplains.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy5-1.5.1:~~

~~The City shall, continue to implement the land development regulations which regulate areas subject to periodic or seasonal flooding consistent with the policies contained in this Element and in Article II of Chapter 90 of the City's Code of Ordinances that addresses flood damage prevention.~~

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.5.1: ~~Policy 5-1.5.2:~~Floodplain Development Guidelines

Development in the l00-year floodplain shall be consistent with the guidelines of the National Flood Insurance Program and the requirements found in the City's land development regulations relating to flood damage prevention. The use of best management practices such as the use of PDs, low impact development, and preservation of open space shall be encouraged in flood-prone areas.

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 5-1.5.3:~~

~~The City shall utilize the Planned Unit Development designation to protect and conserve critical areas of the l00-year floodplain.~~

Policy 5-1.5.2: ~~Policy 5-1.5.4:~~Strengthening Flood Protection

~~Winter Garden~~The City shall strengthen floodplain protection requirements for riverine systems by enforcing regulations prohibiting floodplain encroachment without compensating storage.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.5.3: ~~Policy 5-1.5.5:~~Floodplain Protection Coordination

~~Winter Garden~~The City shall, on an ongoing basis, in conjunction with other appropriate agencies such as the Water Management Districts, identify and prioritize ~~problem floodplain~~flood prone areas in need of corrective measures.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 5-1.6: ~~Objective 5-1.6:~~ Minerals and Soil Use

C~~The City shall c~~onserve, protect, and appropriately utilize the minerals and soils in Winter Garden.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.6.1: ~~Policy 5-1.6.1:~~Mining Prohibition

The City's land development regulations shall continue to prohibit mining in the City.

Policy 5-1.6.2: ~~Policy 5-1.6.2:~~Soil Suitability

The City shall utilize the detailed soil survey prepared by the Soil Conservation Service to determine suitability of soils for a requested use prior to issuance of a final development order.

Policy 5-1.6.3: ~~Policy 5-1.6.3:~~Soil Conservation Service Best Management Practices

The City shall cooperate with the Soil Conservation Service in those activities directed at minimizing soil erosion by requiring the use of the Soil Conservation Service's Best Management Practices Standard during and after development activities.

Policy 5-1.6.4: ~~Policy 5-1.6.4:~~Erosion Control Ordinance

The City shall continue to implement the Erosion Control Ordinance which provides a procedure for the issuance of land-clearing permits which implements erosion control methods and controls the removal of minerals and soil from a site.

~~Amended by Ordinance 00-68, 04/26/2001~~

Policy 5-1.6.5: ~~Policy 5-1.6.5:~~Soil Drainage

The City shall continue to implement ~~the~~ land development regulations which provide for drainage and stormwater management in order to decrease the rate of soil erosion.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~**Policy 5-1.6.6:**~~

~~Winter Garden shall on an ongoing basis, assist the Soil Conservation Service with those activities directed at minimizing soil erosion, including the adoption and enforcement of Best Management Practices for agriculture and urban development.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.6.6: ~~Policy 5-1.6.7:~~Soil Development Regulation

~~Winter Garden~~The City shall incorporate regulations into the Land Development Code concerning soils and their suitability for future development. ~~-~~These regulations shall include restricting development in hydric soils, preservation of groundwater recharge areas, and controlling the use of and individual on-site sewage disposal facilities.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 5-1.6.7: ~~Policy 5-1.6.8:~~ State Soil Best Management Practices

~~Winter Garden~~The City shall continue to require and enforce State recommended Best Management Practices to protect soils during development activities.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 5-1.7: ~~Objective 5-1.7:~~ Native Vegetative Protection

C~~The City shall c~~ontinue to implement ~~the~~ land development regulations which provide for the conservation, protection, and appropriate use of the

City's native vegetative communities~~. as specified in the Wekiva Parkway and Protection Act.~~

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Amended by Ordinance 00-68, 04/26/2001~~

Policy 5-1.7.1: ~~Policy 5-1.7.2:~~Clearing and Native Vegetation Removal

The City shall continue to implement the land clearing permit section of the City Code. This procedure shall establish penalties for the unauthorized removal of native vegetation and require the restoration of any illegally cleared areas.~~ (9J-5.013(2)(c)3)~~

~~Amended by Ordinance 00-68, 04/26/2001~~

Policy 5-1.7.2: ~~Policy 5-1.7.3:~~ Tree Protection and Landscaping Ordinance~~.~~

The City shall periodically evaluate, revise, and supplement the tree protection and landscaping ordinance ~~by October 2010~~to incorporate best practices. The City shall amend the tree ordinance and associated land development regulations, in order to require preservation of valuable tree species, prohibit indiscriminate clearing, and require replacement and maintenance measures. These regulations shall be included in the Land Development Code.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.7.3: ~~Policy 5-1.7.4:~~Incentives for Native Landscaping

The City shall continue to ~~implement land development regulations to~~ provide incentives for preserving or planting native vegetation including:

1) ~~c~~Credits toward meeting landscaping requirements;~~;~~
2) ~~r~~Requiring restoration of unpermitted cleared areas with natural vegetation;~~ and the r~~
3) Requiring ~~of~~ clustering development to protect existing areas of native vegetation~~.~~;
4) Requiring protecting existing live oak trees (Quercus virginiana) and planting new live oak trees wherever space allows and planting conditions are optional for long-term tree health.

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Policy 5-1.7.5:**~~

~~The City shall continue to utilize the Planned Unit Development process to preserve native vegetative communities from destruction by development.~~

Policy 5-1.7.4: ~~Policy 5-1.7.6:~~Native Vegetation Coordination

The City shall continue to work with other governmental agencies to conserve, appropriately use, and protect native vegetative communities located in more than one jurisdiction including but not limited to the freshwater swamp areas along the shores of Lake Apopka.

Policy 5-1.7.5: ~~Policy 5-1.7.7:~~Endangered and Threatened Plant Regulations

The City shall comply with all State and Federal regulations regarding any rare, endangered, or threatened plant species found in Winter Garden.

Policy 5-1.7.6: ~~Policy 5-1.7.8:~~Environmentally Sensitive Lands

The City shall continue to implement the criteria for the designation and protection of environmentally sensitive lands to further the goals and objectives of this Element.~~These criteria shall be consistent with all policies contained in this Element. (9J-5.013(2)(c)9)~~

~~Amended by Ordinance 00-68, 04/26/2001~~

Policy 5-1.7.7: ~~Policy 5-1.7.9:~~ Best Development Practices

The City encourages the use of ~~hereby adopts and endorses the general principals of Reid Ewing's April 1996 "~~Best Development Practices, including~~." The City will~~ specifically requiringe the following environmental principles for residential subdivisions:

1) ~~(1)~~ Larger developments shall use a system approach to environmental planning.

2) ~~(2)~~ P~~U~~Ds shall channel development into areas that are already disturbed when possible.

3) ~~(3)~~ P~~U~~UDs shall preserve patches of high-quality habitat whenever possible as open space and feather the edges of habitat and provide wild-life corridors when appropriate.

4) ~~(4)~~ All development shall provide buffers around wetlands.

5) ~~(5)~~ All developments shall develop wet retention areas into open natural drainage systems and provide natural vegetation around these retention areas when appropriate.

6) ~~(6)~~ All developments are encouraged to use Xeriscaping on all ~~non-wetland~~ landscaping.

~~Amended by Ordinance 00-68, 04/26/2001~~

Objective 5-1.8: ~~Objective 5-1.8:~~ Wildlife Protection

C~~The City shall c~~ontinue to enforce land development regulations to conserve, protect, and utilize its wildlife and wildlife habitats based upon the policies contained in this Element.~~: (9J-5.013(2)(b)4)~~

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.8.1: ~~Policy 5-1.8.1:~~Endangered and Threatened Wildlife Regulations

The City shall comply with all State and Federal regulations regarding any rare, endangered, or threatened wildlife found in the City.

Policy 5-1.8.2: ~~Policy 5-1.8.2:~~Critical Habitat Regulations

~~Critical wildlife habitats for rare, endangered or threatened animals will be~~ The City shall protect~~ed~~ critical wildlife habitats for rare, endangered or threatened wildlife ~~by~~ through the adoption of specific land development regulations to conserve such areas in conformance with State and Federal Laws.

Policy 5-1.8.3: ~~Policy 5-1.8.3:~~Planned Development Habitat Protection

The City shall utilize the Planned ~~Unit~~ Development process and other land development regulations as a tool to conserve and protect identified wildlife habitats.

Policy 5-1.8.4: ~~Policy 5-1.8.4:~~Habitat Protection Coordination

The City shall support all regional, state, and federal programs that identify and protect critical habitats for rare, endangered, or threatened species of wildlife in the City~~.~~ (types and specific locations designated by the U.S. Fish and Wildlife Service, the Florida Game and Freshwater Fish Commission, the Florida Department of Natural Resources, the Florida Department of Environmental Regulation, or the East Central Florida Regional Planning Council) by providing local data when requested and through the adoption of specific regulations to protect such areas once they are designated by one of the above agencies.

Policy 5-1.8.5: ~~Policy 5-1.8.5:~~Prohibition of Activities Adversely Impacting Endangered or Threatened Wildlife

The City shall not approve any development or activity known to adversely affect the survival of endangered or threatened wildlife.

Policy 5-1.8.6: ~~Policy 5-1.8.6:~~Lake Apopka Wildlife Coordination

The City shall continue to cooperate with other governmental agencies on the Lake Apopka restoration project in order to enhance the fish and wildlife potential of the Lake area.

Policy 5-1.8.7: ~~Policy 5-1.8.7:~~ Listed Species

~~By January 30, 2011, T~~the City shall ~~develop regulations that~~continue to ~~will~~ require all new developments greater than a certain ~~10 acres in~~ size or if determined to contain listed species to conduct a primary environmental audit to determine if any listed species exist on the property. If any listed species exist, the developer must develop a relocation or mitigation plan prior to any disturbance of the land.~~. (9J-5.013(2)(c)5)~~

~~Amended by Ordinance 00-68, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 5-1.9: ~~Objective 5-1.9:~~ Hazardous Waste Management

~~The City shall~~ Mmanage hazardous wastes so that natural resources are protected.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 5-1.9.1: ~~Policy 5-1.9.1:~~Hazardous Waste Regulations

The City shall require all developments to comply with any applicable state and federal hazardous waste regulations prior to the issuance of a final development order.~~ (9J-5.013(2)(c)10~~)

~~Amended by Ordinance 00-68, 04/26/2001~~

~~**Policy 5-1.9.2: Hazardous Waste & Storage Tanks**~~

~~The City shall minimize future hazardous waste pollution problems:~~

Policy 5-1.9.2: Hazardous Waste Cooperation

The City shall ~~C~~cooperate with all Federal, State, or County agencies concerning hazardous waste contamination and/or abandoned underground storage tanks withholding development permits on property that has been identified to be in violation.

Policy 5-1.9.3: Orange County Amnesty Days

~~(2)~~ The City shall ~~C~~cooperate with Orange County to develop Amnesty days for the collection of household hazardous wastes, such as oil, pesticides, and other chemicals~~; and~~.

Policy 5-1.9.4: Hazardous Waste Response

~~(3)~~ The City shall ~~P~~prepar~~eation of~~ an emergency response plan for dealing with a hazardous waste occurrence, in conjunction with the County, State, and Federal plans.

~~(9J-5.013(2)(c)10)~~

~~Amended by Ordinance 00-68, 04/26/2001~~

Policy 5-1.9.5: ~~Policy 5-1.9.3:~~Location of Solid Waste Disposal and/or Collection Facilities

The City shall locat~~eion of~~ solid waste disposal and/or collection facilities to ~~shall~~ protect against adverse impacts to residential areas, schools, churches, hospitals, water quality and noise pollution, wetlands and other environmental factors.

~~Amended by Ordinance 10-19, 06/24/2010~~



6

GOALS, OBJECTIVES, & POLICIES

COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

RECREATION & OPEN SPACE

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Goal 6-1: ~~Goal 6.1:~~ Open Space and Recreation

~~The provision~~Provide and ~~maintenance~~ maintain ~~of~~ sufficient open space and recreation ~~sites~~ areas to meet the needs of current and future residents of Winter Garden.

Objective 6-1.1: ~~Objective 6.1.1~~ Adequate Parks and Recreation

~~The City of Winter Garden will shall~~ M~~m~~aintain and provide ~~for the future development of a system of~~accessible parks and recreation facilities that ~~include active and resource based recreation opportunities to~~ meet a variety of recreation needs for ~~its~~ residents and visitors and fulfill the LOS standards for Recreation and Trails defined in the Capital Improvement Element.

Policy 6-1.1.1: ~~Policy 6.1.1.1:~~ Public Access

The City shall continue to ensure all neighborhoods have adequate public access to all existing and proposed parks and open space sites.~~maintain all current public access ways to existing and proposed parks and open space sites.~~

~~Policy 6.1.1.2:~~

~~The City shall develop future recreation and open space areas only if they have sufficient public access routes available.~~

Policy 6-1.1.2: ~~Policy 6.1.1.3:~~ Waterfront Access

The City shall continue to promote access to water bodies and natural resources including Lake Apopka through the development and maintenance of public access points, boat ramps, and canoe/kayak launches.~~The City shall continue to maintain its existing public access to Lake Apopka.~~

Policy 6-1.1.3: ~~Policy 6.1.1.4:~~ ADA Access

The City shall ensure all existing and future City owned parks and playgrounds will meet or exceed the requirements of the Americans with Disabilities Act (ADA). Older parks and playgrounds that are not in compliance with current ADA requirements shall be retrofitted as funding allows.

~~The City shall continue to identify all obstacles to park access for the handicapped and elderly and implement a plan to correct these deficiencies.~~

Policy 6-1.1.4: Multimodal Access

The City shall promote access of recreation and open space through multimodal forms of transportation including walking, biking, micromobility, and public transit.

~~**Policy 6.1.1.5: Winter Garden Bicycle and Pedestrian Master Plan**~~

~~The City shall continue to implement the City of Winter Garden Bicycle and Pedestrian Master Plan (2002), as it may be amended, created in conjunction with the FDOT.~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 6-1.1.5: ~~Policy 6.1.1.6:~~ Future Access

The City shall design, construct, and manage parks, recreation facilities, open spaces, and trails with ~~access ways~~sufficient public access routes that are compatible with the natural features and character of individual park sites.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 6-1.1.6: ~~Policy 6.1.1.7:~~ Greenways and Blueways

The City shall provide greenways and blueways where possible to help connect natural resources and parks to the trail system.

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 6.1.1.8:**~~

~~The City shall investigate ways to link the West Orange Trail to parks located south of the Turnpike.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 6-1.1.7: West Orange Trail Connectivity

The City shall coordinate with the Foundation for a Healthier West Orange and West Orange County communities in the development of trails consistent with the Healthy West Orange Trails (HWOT) Initiative Report (2021) and subsequent trail planning projects.

~~**Policy 6.1.1.9:**~~

~~The City shall, through its Zoning Ordinance, continue to require the provision of open space in the form of building setback regulations.~~

~~**Policy 6.1.1.10:**~~

~~The City shall, through its Subdivision Ordinance, continue to require mandatory dedication of recreational lands or recreation fees for all future subdivisions.~~

~~**Policy 6.1.1.11:**~~

~~The City shall continue, through its Zoning Ordinance, to mandate the provision of common recreation and/or open space serving mobile home park residents prior to approving such development.~~

Policy 6-1.1.8: ~~Policy 6.1.1.12:~~ Recreation and Open Space Map

The City hereby adopts the Recreation and Open Space Map, as shown in ~~Figure 6.1~~Map 21 in the Map Series.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 6-1.2: ~~Objective 6.1.2:~~ Coordination Efforts

~~The City shall~~ Ccontinue to utilize existing coordination mechanisms between public and private entities, as identified in this Element, in order to meet the recreation needs established for the City.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 6-1.2.1: ~~Policy 6.1.2.1:~~ Parks Grants

The City shall continue to apply for State and Federal grants in addition to local funding for park acquisition and development.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 6-1.2.2: ~~Policy 6.1.2.2:~~ County Coordination

The City shall continue to participate with the County in the selection and development of any recreation areas serving the residents of Winter Garden.

Policy 6-1.2.3: ~~Policy 6.1.2.3:~~ Trail and Blueways Coordination

The City shall continue to work with federal, state, regional, and local public and private agencies, developers, and/or organizations~~with the Friends of Lake Apopka and the St. John's River Water Management District~~ in the development of trails and blueways consistent with the Lake Apopka Greenways and Trails Master Plan (January 2002), Green Mountain Scenic Byway, and the Healthy West Orange Trails Initiative Report (2021).

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 6.1.2.4:**~~

~~The City shall continue working towards implementing its trails program by coordination with federal, state, regional, and local public and private agencies, developers, and/or organizations.~~

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 6.1.2.5:**~~

~~The City of Winter Garden supports the Vision, Goals, Objectives and Strategies of the Green Mountain Scenic Byway Corridor Management Committee, as stated in the Green Mountain Scenic Byway Application for Additional Corridor in the City of Winter.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 6-1.3: ~~**Objective 6.1.3:**~~ Level of Service Standards and Capital Improvements

M~~The City shall m~~aintain and upgrade existing recreation sites and provide sufficient park acreage to meet adopted level of service standards at all times.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 6-1.3.1: ~~**Policy 6.1.3.1:**~~ Adopted Level of Service

The City's ~~hereby~~ adopted~~s~~ ~~a~~ Level of Service standard for recreation ~~of five (5) acres of recreation/open space for every 1,000 persons~~can be found in the Capital Improvements Element.

Policy 6-1.3.2: ~~**Policy 6.1.3.2:**~~ Maintenance of Facilities

The City shall continue to maintain and upgrade existing recreational facilities and sites ~~through~~ via methods including, but not limited to,~~the provision of~~ landscaping~~;~~ building parking facilities~~,~~; resurfacing ~~of~~ tennis, basketball, pickleball, and shuffleboard courts~~,~~; and general maintenance.

Policy 6-1.3.3: ~~**Policy 6.1.3.4:**~~ Capital Improvement Program

The City shall include in the five-year capital improvements program all expenditures for new or replacement facilities and new park sites needed to meet the adopted level of service standard.

~~Policy 6.1.3.5:~~

~~The City shall incorporate into the existing park system public environmental land, where feasible, for park development, environmental education, and protection.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 6-1.3.4: ~~Policy 6.1.3.6:~~ Tucker Park Ranch

The City shall continue to implement the development of the ~~seek funding to purchase property for the proposed~~ Tucker Ranch Holistic Health, Wellness, Teaching Farm, and Family Activity Center ~~Nature Center~~ located at Tucker Ranch Park and Nature Preserve~~south of the Turnpike and west of CR 545/Avalon Road~~.

~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Policy 6.1.3.7:**~~

~~The City shall continue to require through the land development regulations either land to be dedicated or an impact fee to be paid for all public and private residential development.~~

Policy 6-1.3.5: ~~Policy 6.1.3.8:~~ Land Development Definitions and Standards

The City shall evaluate ~~amend~~ existing land development regulations to determine if additional ~~include specific~~ open space definitions and standards are needed ~~no later than the time-frame established by the State~~to achieve the City's vision.

Objective 6-1.4: ~~Objective 6.1.4:~~ Preservation and Acquisition

~~The City of Winter Garden will shall~~ A~~a~~ctively promote, protect, and where possible acquire environmentally sensitive lands and encourage all forms of resource-based recreation opportunities.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 6-1.4.1: ~~Policy 6.1.4.1:~~ Acquisition through New Development

The City shall continue to require through the land development regulations either land to be dedicated or an impact fee to be paid for all public and private residential development.

~~Amended by Ordinance 00-64, 04/26/2001~~

Policy 6-1.4.2: ~~Policy 6.1.4.2:~~ Maximum Impervious Surface Ratios (ISR)

The City shall continue to require minimum open space for all lots through its maximum impervious surface ratios listed in the City's Code of Ordinances.

~~The Zoning Ordinance shall continue to require open space in the form of building setback regulations.~~

Policy 6-1.4.3: ~~Policy 5-1.7.1:~~Open Space in Residential PDs

The City shall continue to implement ~~the~~ land development regulations which ~~provide for~~require open space dedication for Residential P~~U~~Ds.

Policy 6-1.4.4: ~~Policy 6.1.4.3:~~ Mobile Home Open Space

Mobile home parks shall continue to be required to provide common open space/recreation lands to service the residents of these parks.

Policy 6-1.4.5: ~~Policy 6.1.4.4:~~ Subdivision Open Space

The City shall, through its Subdivision ~~Ordinance~~Code, continue to require mandatory dedication of recreation/open space lands and/or fees in lieu of dedication.

~~Amended by Ordinance 00-64, 04/26/2001~~

Policy 6-1.4.6: ~~Policy 6.1.4.5:~~ Open Space Grants

The City shall continue to apply for State and Federal grants in addition to local funding for the acquisition of open space areas.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 6-1.4.7: ~~Policy 6.1.4.6:~~ Wekiva Parkway and Protection Act Land Acquisition

The City shall continue to implement the Wekiva Parkway and Protection Act by requiring land located within the Resource Protection Overlay to have a minimum open space requirement of 25% with 20% consisting of Wekiva Study Area open space and 5% useable recreation/open space.

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 6.1.4.7:**~~

~~The City shall continue to promote access to water bodies and natural resources through the development and maintenance of public access points, swimming areas, boat ramps, and canoe/kayak launches.~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 6-1.4.8: ~~Policy 6.1.4.8:~~ Preservation of Natural Resources

The City shall preserve its natural resources through land acquisition programs and best management practices of protecting existing environmentally sensitive lands.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 6-1.4.9: ~~Policy 6.1.4.9:~~ Incorporation of Conservation Land

The City shall incorporate into the existing park system ~~public environmental~~conservation land, where feasible, for park development, environmental education, wildlife corridors, and protection.

Policy 6-1.4.10: Expansion of Tree Canopy

The City shall expand the tree canopy through the planting of shade trees in parks, trails, and urban open spaces. Priority should be given to native canopy species - including and especially live oaks (Quercus virginiana) -that are well adapted to the local climate and soil.

Policy 6-1.4.11: ~~Policy 6.1.3.3:~~Park Expansion

The City shall ~~annually, during the budget process,~~ periodically identify and evaluate the purchase of any vacant land available adjacent to existing park sites.

Objective 6-1.5: Management and Stewardship

~~shall~~Actively maintain and promote best management practices to support the long-term ecological health, public well-being, and sustainability goals.

Policy 6-1.5.1: Incorporation of Florida Native Landscaping

The City shall promote the use of Native Florida Landscaping by incorporating native, Florida-Friendly, and/or drought-tolerant plants in city owned parks and open spaces.

Policy 6-1.5.2: Promotion of IPM Practices

The City shall promote Integrated Pest Management (IPM) practices on athletic fields and landscaped areas in city owned parks and open space.

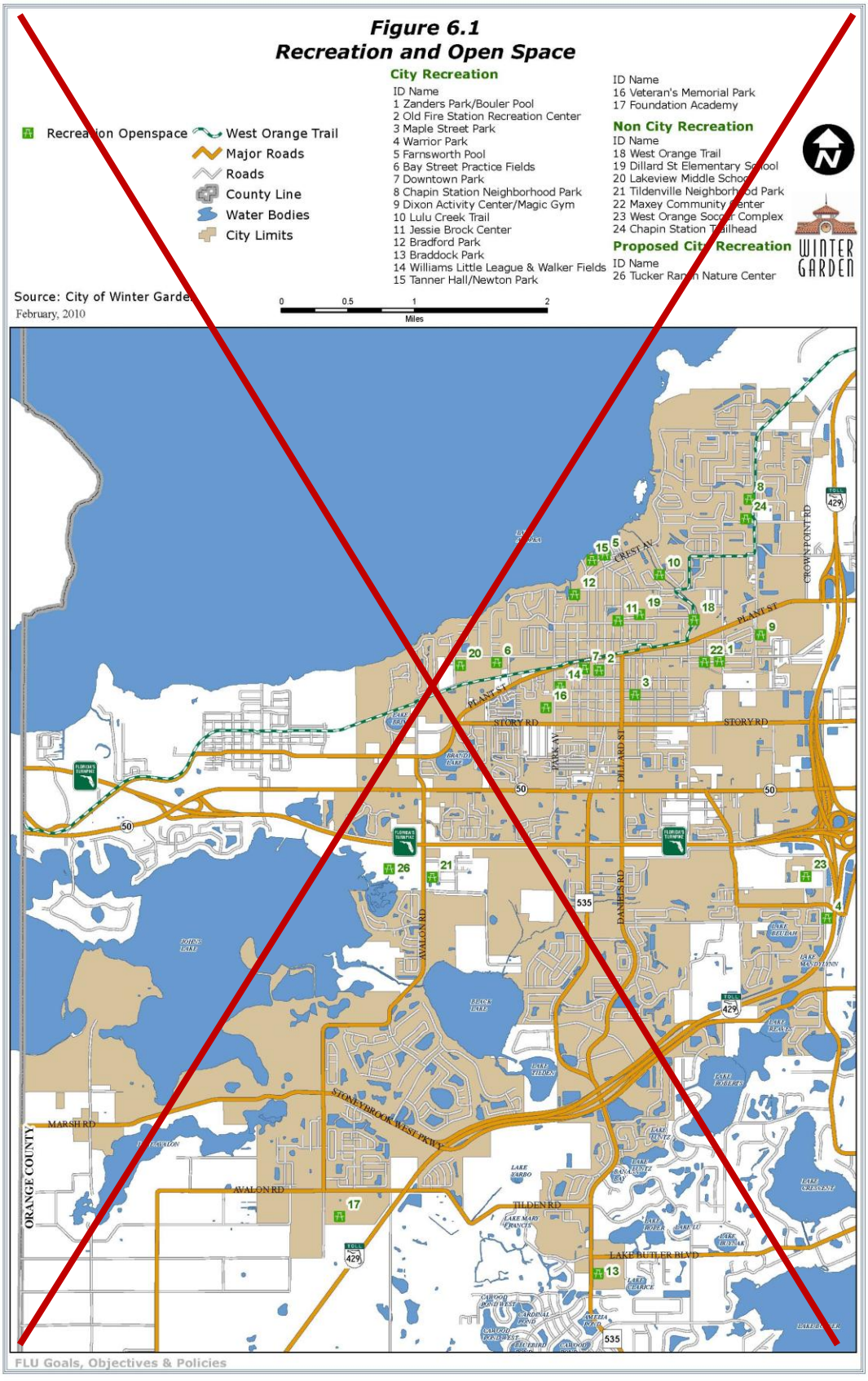
Policy 6-1.5.3: Utilization of Green Infrastructure and Permaculture Design

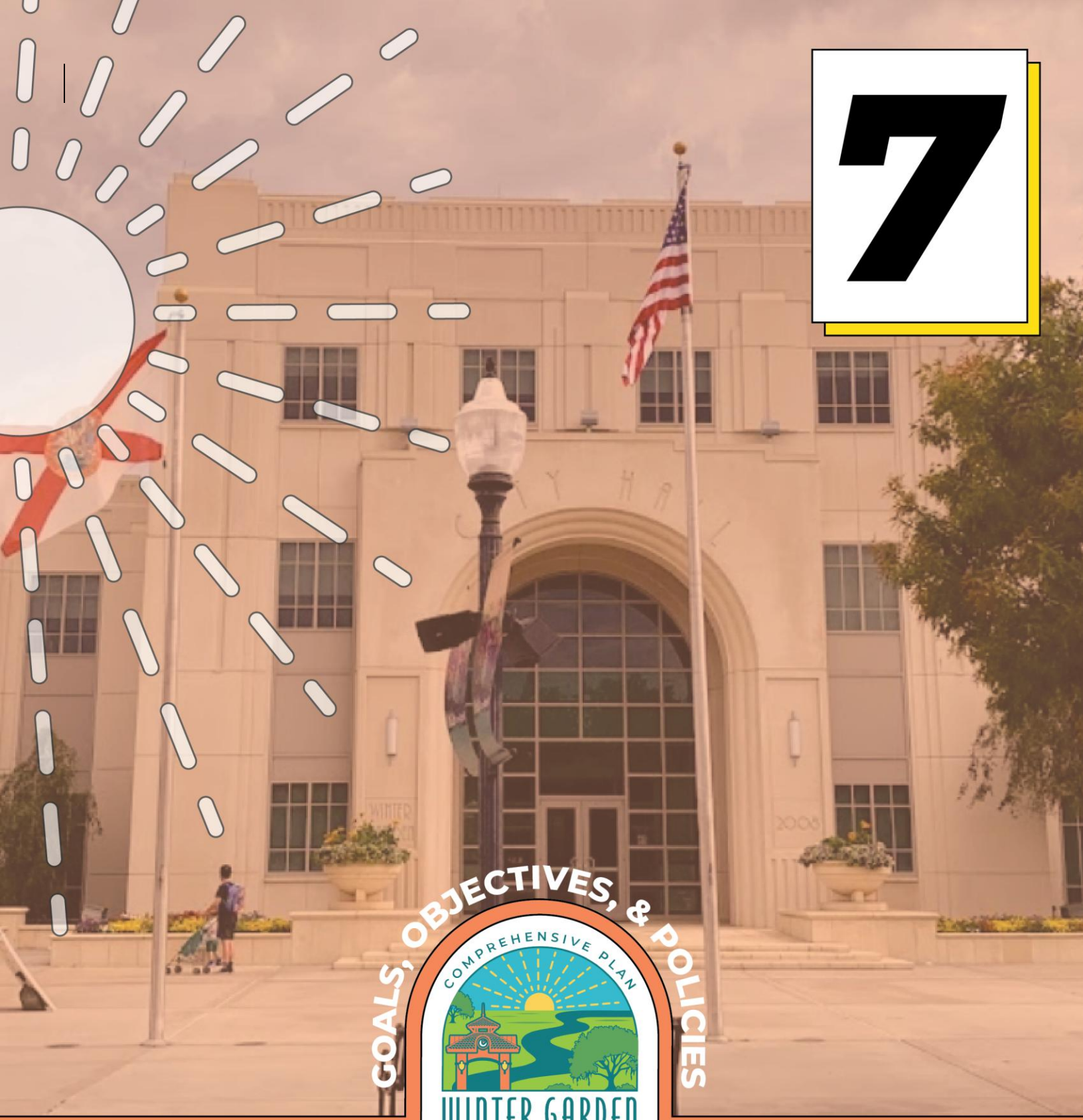
The City shall integrate, where feasible, ecological design, including vegetated swales, rain gardens, and other low impact development methods for stormwater management in City owned parks and open space system.

Policy 6-1.5.4: Community Stewardship

The City shall promote stewardship for City owned parks and open space through education and engagement programs, including but not limited to:

1) Expanding community garden programming and access;
2) Designing select areas with edible plants such as fruit trees, herbs, and perennial vegetables, that residents can access;
3) Installing educational and interpretive signage with the purpose of explaining sustainable practices, native ecosystems, and climate resilience strategies; and
4) Providing volunteer opportunities within City owned parks.


Figure 6.1
Recreation and Open Space
City Recreation
ID Name
1 Zanders Park/Bouler Pool
2 Old Fire Station Recreation Center
3 Maple Street Park
4 Warrior Park
5 Farnsworth Pool
6 Bay Street Practice Fields
7 Downtown Park
8 Chapin Station Neighborhood Park
9 Dixon Activity Center/Magic Gym
10 Lulu Creek Trail
11 Jessie Brock Center
12 Bradford Park
13 Braddock Park
14 Williams Little League & Walker Fields
15 Tanner Hall/Newton Park
ID Name
16 Veteran's Memorial Park
17 Foundation Academy
Non City Recreation
ID Name
18 West Orange Trail
19 Dillard St Elementary School
20 Lakeview Middle School
21 Tildenville Neighborhood Park
22 Maxey Community Center
23 West Orange Soccer Complex
24 Chapin Station Trailhead
Proposed City Recreation
ID Name
26 Tucker Ranch Nature Center
Recreation Openspace
West Orange Trail
Major Roads
Roads
County Line
Water Bodies
City Limits
Source: City of Winter Garden
February, 2010
0 0.5 1 2
Miles
WINTER GARDEN
PLANT ST
STORY RD
DILLARD ST
PARK AV
CREST AV
CROWN POINT RD
DANIELS RD
AVALON RD
STONEYBROOK WEST PKWY
MARSH RD
TILDEN RD
LAKE BUTLER BLVD
ORANGE COUNTY
50
429
535
FLU Goals, Objectives & Policies



7

GOALS, OBJECTIVES, & POLICIES

COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

INTERGOVERNMENTAL COORDINATION

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Goal 7-1: ~~Goal 7-1~~Coordination

P~~E~~nsurerovide ~~that~~ an integrated program of intergovernmental coordination thatwhich maximizes efficiency in providing services and facilities, reduces duplication of effort, solves common problems, and coordinates development activities ~~is provided by the City~~.~~(9J-5.015(3)(a))~~

~~Amended by Ordinance 00-65, 04/26/2001~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 7-1.1: ~~Objective 7-1.1 Plans~~ Coordination of Plans

~~The City shall continue~~Continue to review and coordinate elements of the plans of Ocoee, Oakland, Orange County, Orange County School District, St. Johns River Water Management District (SJRWMD), East Central Florida Regional Planning Council (ECFRPC), Florida Department of Transportation (FDOT), and the Expressway Authority.~~(9J-5.0145(3)(b)1. (3)(b)2.)~~

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.1.1: ~~Policy 7-1.1.1~~ Comprehensive Plans of Adjacent Municipalities

The City shall maintain a recent copy of the adopted comprehensive plans for Orange County, the City of Ocoee, and the Town of Oakland, review amendments of said plans and ~~adopted comprehensive plans and shall~~ continually review any Winter Garden development that may adversely affect adjacent land use identified in these plans and review them per policy 7.1.1.3~~shall either modify the City's Plan to reduce these conflicts or request the adjacent government to modify their proposals~~. ~~(9J-5.015(3)(c)5. & (3)(c)7.)~~

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.1.2: ~~Policy 7-1.1.2~~ School Board Coordination

The City shall continually request information from the Orange County School Board on any short or long range plans to locate additional schools in the Winter Garden area and shall incorporate such plans into the City's Plan.

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.1.3: ~~Policy 7-1.1.3~~ Conflicts with Adjacent Local Governments

The City shall~~,~~ continually analyze any conflicts between the City of Winter Garden Comprehensive Plan and those of adjacent local governments and amend this Plan to specify intergovernmental coordination mechanisms to be taken to resolve the specific conflicts noted.~~(9J-5.015(3)(c)5. & (3)(c)7.)~~

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.1.4: ~~Policy 7-1.1.4~~ Information Sharing

The City shall cooperate with the dissemination of information to other government entities.~~(9J-5.015(3)(c)3.)~~

~~Added by Ordinance 00-65, 04/26/2001~~

Policy 7-1.1.5: ~~Policy 7-1.1.5~~ Water Management District Coordination

The City shall coordinate with the St Johns River Water Management District and the South Florida Water Management District during updates to the District's regional water supply plans to identify potentially feasible water supply projects in the City.~~The City will update its water supply facilities work plan every five years, within 18 months of the adoption of the latter of the two water management districts' regional water supply plans.~~

~~Added by Ordinance 09-59,01/28/2010~~

Policy 7-1.1.6: ~~Policy 7-1.1.6:~~ MetroPlan Orlando

The City shall continue to actively participate on MetroPlan Orlando ~~the~~ committees~~,~~ and subcommittees, when applicable~~, of METROPLAN Orlando~~.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 7-1.1.7: ~~FLU Policy 1-2.8.1:~~ Interlocal Agreements~~.~~

The City shall periodically review its existing interlocal agreements in order to ascertain if any changes need to be made.

Objective 7-1.2: ~~Objective 7-1.2~~ Impact Mitigation

C~~To c~~ontinue to ensure that the impacts of the City's development growth do not negatively ~~effect~~ affect adjacent communities as well as other regional and state interests.~~(9J-5.015(3)(b)2.)~~

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.2.1: ~~Policy 7-1.2.1~~ State, Regional and Local Approvals

The City shall ensure that proposed development ~~in the City~~ does not receive a final development permit from the City until all applicable State, regional, and local permits and approvals are received.

~~Amended by Ordinance 00-65, 04/26/2001~~

~~Policy 7-1.2.1~~

~~The City shall continually review the comprehensive plans of Orange County, Ocoee, and Oakland for land use conflicts between development proposed in Winter Garden and the development depicted in the plans of these adjacent local governments and shall either modify the City's Plan to reduce these conflicts or request the adjacent government to modify their proposals. (9J-5.015(3)(c)5. & (3)(c)7.)~~

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.2.2: ~~Policy 7-1.2.3~~ Lake Apopka SWIM Plan

The City shall continue to cooperate with ~~the~~ State agencies and the St. Johns River Water Management District in achieving the objectives of the Lake Apopka SWIM Plan by implementing land development regulations which are consistent with and further those objectives that are applicable to the City.

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.2.3: ~~Policy 7-1.2.4~~ Dispute Resolution Process

The City shall utilize the East Central Florida Regional Planning Council's dispute resolution process to reconcile differences on planning and growth management issues between local governments, regional agencies, and private interests in accordance with section 186.509 of the Florida Statutes.~~(9J-5.015(3)(c)2.)~~

~~Amended by Ordinance 00-65, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 7-1.2.4: ~~Policy 7-1.2.5~~ Joint Planning Agreements (JPAs)

The City shall work closely with Orange County and adjacent local governments to resolve land use and service conflicts in annexation

areas by ~~establishing~~ entering into joint planning agreements addressing future land use, public facilities and other relevant annexation issues. (FS 163.3177(6)(h)1.(a)~~and 9J-5.015(3)(c)4.)~~

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.2.5: ~~Policy 7-1.2.6~~ Development Review

The City shall ~~will~~ review and provide input at the planning stage for all community development proposals affecting the City.~~(9J-5.015(3)(c)1.)~~

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.2.6: ~~Policy 7-1.2.7~~ Agreements

The City shall~~is willing to~~ negotiate ~~an~~ interlocal or other formal agreements ~~that will identify the coordination of services with projected population~~ with any ~~unit of~~ local government that provides services in the City ~~is a service provider~~.~~(FS 163.3177(6)(h)2.)~~

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.2.7: ~~Policy 7-1.2.8 JPA~~Between Orange County & City of Winter Garden

The City ~~will~~ shall continue to implement the Restated Interlocal Agreement for Joint Planning Area Between Orange County and the City of Winter Garden (June 1997), as amended, addressing annexation, land use decisions, and utilities.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 7-1.3: ~~Objective 7-1.3~~ Level of Service Standards

E~~The City shall e~~nsure that the level of service standards adopted for public facilities are coordinated with the agency or local government having maintenance and operating responsibilities for that facility.~~(9J-5.015(3)(b)3.)~~

~~Amended by Ordinance 00-65, 04/26/2001~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 7-1.3.1: ~~Policy 7-1.3.1~~ Conflicting Level of Service Standards

The City shall continue to identify all conflicting level of service standards adopted for public facilities serving Winter Garden.

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.3.2: ~~Policy 7-1.3.2~~ Level of Service for Non-City Public Facilities

The City shall continue to coordinate with the appropriate agency to ensure consistent level of service standards for non-city public facilities.

~~Amended by Ordinance 00-65, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 7-1.3.3: ~~Policy 7-1.3.3:~~ Recycling and Solid Waste

The City shall ~~continue to~~ work with Orange County to help ~~improve the~~evaluate implementing a City recycling process for solid waste.

~~Amended by Ordinance 00-65, 04/26/2001~~

Objective 7-1.4: ~~Objective 7-1.4~~ Enclave Elimination

~~To eliminate~~ Eliminate all ~~of the~~enclaves within the ~~Reserve Area~~Joint Planning Area (JPA).

~~Amended by Ordinance 00-65, 04/26/2001~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 7-1.4.1: ~~Policy 7-1.4.1~~ Annexation of Enclaves

The City shall continue to implement ~~Negotiate an~~ interlocal agreements with Orange County to establish ~~a strategic plan~~strategies for the ongoing annexation of enclaves~~. Also, establish~~ and ~~a policy for~~policies for road ~~and the West Orange Trail~~ annexations. (FS 163.3177(6)(h)1.(a))

~~Amended by Ordinance 00-65, 04/26/2001~~

Objective 7-1.5: ~~Objective 7-1.6:~~ Oakland Coordination

Continue to coordinate with the City of Oakland to provide services to the properties ~~To plan a new road and utility network for the developing property~~ between Oakland and Winter Garden.

~~Amended by Ordinance 00-65, 04/26/2001~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 7-1.5.1: ~~Policy 7-1.6.1:~~ South Shores of Lake Apopka

The City shall coordinate with the City of Oakland for the development and maintenance of new and existing roads and utility corridors on the west side of the City.

~~Amended by Ordinance 00-65, 04/26/2001~~

Objective 7-1.6: ~~Objective 7-1.7:~~ Water and Wastewater Coordination

C~~To C~~oordinate water and wastewater facilities with other providers. (FS 163.3177(6)(h)1.(a)~~.& by 9J-5015(3)(b)3)~~

~~Amended by Ordinance 00-65, 04/26/2001~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 7-1.6.1: ~~Policy 7-1.7.1~~ Orange County Utilities

~~The City will negotiate a new interlocal agreement with Orange County to identify the future utility connections (specifically looping the water systems) in the southern planning area. Also,~~The City shall ~~negotiate~~ continue to implement an interlocal agreement with the County to establish a date that will require all unincorporated development to connect to available City water and wastewater facilities in the southern planning area.

~~Amended by Ordinance 00-65, 04/26/2001~~

Policy 7-1.6.2: ~~Policy 7-1.7.2~~ Interconnects

The City shall~~will~~ continue to provide potable water interconnects with other utility providers when appropriate.

~~Amended by Ordinance 00-65, 04/26/2001~~

Objective 7-1.7: ~~Objective 7-1.5:~~ Public School Coordination

~~The City shall c~~Continue to coordinate with Orange County Public Schools to ensure that sufficient school capacity is available to support ~~the City's~~ residential growth within the city. ~~with school acquisition sites.~~

Policy 7-1.7.1: ~~Policy 7-1.5.1:~~ Orange County School Staff

The City shall continue the informal coordination between the City and the School Board staff and shall continue to allow and encourage comments from the School Board Staff concerning new residential development ~~through the public schools facilities element~~.

Policy 7-1.7.2: ~~Policy 7-1.5.2:~~ School Site Zones

City Staff shall coordinate with Orange County School Staff ~~-~~to identify elementary and middle school zones in the developing areas of Winter Garden.

~~**Objective 7-1.8: Public School Planning**~~

~~The City of Winter Garden shall, throughout the planning period, coordinate and work with Orange County Public Schools to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools.~~

~~Added by Ordinance 08-34, 10/09/2008~~
~~Amended by Ordinance 10-19, 06/24/2010~~

~~**Policy 7-18.1**~~

~~The City shall designate a representative to serve on the Technical Advisory Committee to discuss issues and formulate recommendations regarding the appropriate coordination of land uses and schools.~~

~~Added by Ordinance 08-34, 10/09/2008~~

~~**Policy 7-1.8.2**~~

~~The City shall provide projected development data to OCPS on a regular basis to assist in the development of a long-range planning model to project student enrollment.~~

~~Added by Ordinance 08-34, 10/09/2008~~

~~**Policy 7-1.8.3**~~

~~As a member of the OCPS Technical Advisory Committee, the City shall review OCPS model projections for consistency with the City projections and, if necessary, shall recommend additions or modifications to the model results.~~

~~Added by Ordinance 08-34, 10/09/2008~~

Policy 7-1.7.3: ~~Policy 7-1.8.4~~ Amended OCPS Interlocal Agreement

The City shall continue to participate in and regularly review, monitor compliance with, and suggest necessary updates to the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency (2008), as may be amended, between the City of Winter Garden, Orange County and the other municipalities therein, and the School Board of Orange County.



8

GOALS, OBJECTIVES, & POLICIES

COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

CAPITAL IMPROVEMENTS

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Goal 8-1: Public Facilities Provisions

Ensure that the City provides the public facilities ~~which~~ that are its responsibility in a manner which meets the adopted level of service (LOS) standards for the needs of both existing and future residents and which are provided in a timely, cost effective, and ~~typically~~ sound manner. ~~(9J-5.016(3)(a))~~

~~Amended by Ordinance 00-67, 04/26/2001~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 8-1.1: ~~Objective 8-1.1:~~ 5-Year Schedule of Capital Improvements

Each year during the budget process, ~~the City Commission shall~~ review the 5-year schedule of capital improvements contained in this Element to ensure that the required capital facilities are constructed to meet any existing deficiencies, to accommodate the needs of planned future growth, and to replace obsolete or worn-out facilities, and will add to this list through the amendment process as it deems necessary. ~~(9J-5.016(3)(b)1)~~

~~Amended by Ordinance 00-67, 04/26/2001~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 8-1.1.1: ~~Policy 8-1.1.1:~~ Public Physical Improvements

The City shall consider p~~P~~ublic physical improvements including land acquisition, buildings, structures, facilities, equipment, trails, and infrastructure with a unit cost exceeding $50,000 and a useful life of at least ten years as ~~shall be considered~~ capital improvements. For purposes of the Capital Improvements Element, public facilities are defined as those facilities that maintain or improve adopted levels of service for traffic circulation, mass transit, portable water, sanitary sewer, solid waste, recreation and parks, stormwater management and Orange County Public Schools ~~(after December 2008)~~.

~~Amended by Ordinance 08-55, 11/13/2008~~

~~Policy 8-1.1.2: The City Commission will include all projects that meets the State's Uniform Accounting System Manual's definition of "Improvements Other the Buildings" (63) and "Building Improvements" of the Capital Outlay section as a capital improvement in the CIP.~~

~~Amended by Ordinance 00-67, 04/26/2001~~
~~Amended by Ordinance 08-55, 11/13/2008~~

Policy 8-1.1.2: ~~Policy 8-1.1.3:~~ Capital Improvement Project Evaluation

The City ~~All proposed capital improvement projects~~ shall ~~be~~ evaluate~~d~~ all proposed capital improvement projects on a yearly basis; projects ~~and~~ shall be consistent ~~consistency~~ with the Comprehensive Plan and prioritized according to the following criteria:

- Elimination of public hazards;
- Elimination of existing capacity deficiencies;
- Impact on the budget of the City ~~and financial feasibility~~;
- Location needs based on projected growth patterns;
- Accommodation of new development and redevelopment facility demands;
- Plans of State agencies, Orange County, OCPS, MetroPlan, and the St. Johns River Water Management District; and
- Local priorities.

~~(9J-5.016(3)(c)1)~~

~~Amended by Ordinance 00-67, 04/26/2001~~
~~Amended by Ordinance 08-55, 11/13/2008~~

Policy 8-1.1.3: ~~Policy 8-1.1.4:~~ Land Use Planning and Capital Improvement and Public Services

The City shall integrate its land use planning and decisions with its plans for public facility capital improvements and public services by developing, adopting and using the programs listed in the 5-year schedule of capital improvements and within individual elements of the ~~comprehensive~~ Comprehensive ~~plan~~Plan. The location of, and ~~level of service~~LOS provided by projects in the 5-year schedule of capital improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the ~~comprehensive~~ Comprehensive ~~plan~~Plan.

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 8-1.1.4: ~~Policy 8-1.1.5:~~ Concurrency Requirements

As part of the yearly budget, the City ~~Planner~~ shall ensure each capital project or program is consistent with the City's Comprehensive Plan to include the City's concurrency requirements. The City ~~Planner~~ shall also monitor the development of the adoption and implementation of the CIP for compliance with the City's Comprehensive Plan. ~~(9J-5.016(5) & 9J-5.016(4)(b))~~

~~Added by Ordinance 00-67, 04/26/2001~~
~~Amended by Ordinance 08-55, 11/13/2008~~

Policy 8-1.1.5: ~~Policy 8-1.1.6:~~ Capital Improvement Element Update

The City shall update the 5-Year Capital Improvement Schedule ~~Element~~ annually~~.~~, which will provide the basis of ~~T~~the annual Capital Improvement Budget ~~will be based on a multi-year Capital Improvement Program~~.

~~Amended by Ordinance 08-55, 11/13/2008~~

~~Policy 8-1.1.7: Any additional deletion of concurrency related projects in the Capital Improvements Program shall require a plan amendment to the Comprehensive Plan. The deferral or delay of the construction date of any concurrency related projects already in the Capital Improvements Program shall also require a plan amendment to the Comprehensive Plan.~~

~~Amended by Ordinance 08-55, 11/13/2008~~

Policy 8-1.1.6: ~~Policy 8-1.1.8:~~ Corrections and Modifications

Consistent with S163.3177(3)(b)1, F.S., ~~the following changes may be adopted by local ordinance provided they are consistent with the Comprehensive Plan. These include: C~~the City may make corrections and modifications of the cost, ~~of a project already in the Capital Improvements Program, corrections and modifications to~~ revenue sources, and the acceptance of facilities by dedication of a project already in the Capital Improvements- Schedule through local ordinances provided the changes are consistent with the Comprehensive Plan.

~~Amended by Ordinance 08-55, 11/13/2008~~

Objective 8-1.2: ~~Objective 8-1.2:~~ Consistency~~.~~ with Future Land Use Map

Prior to the issuance of any final development order, ~~the City shall~~ determine that development is consistent with the Future Land Use Map, the scheduled capital improvements, and maintaining the adopted ~~level of service~~LOS standards. ~~(9J-5.016(3)(b)3)~~

~~Amended by Ordinance 00-67, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 8-1.2.1: ~~Policy 8-1.2.1:~~ Adopted Level of Service

Adopted ~~level of service~~LOS standards for the City shall include the following:

Affected Public Facility and Service Level of Service

FACILITY	LOS STANDARD
Sanitary Sewer	250 gallons/unit/day
Potable Water	350 –gallons/unit/day
Drainage	On-site retention: Retain the first1/2 inch of runoff Storm event: 25 year 24 hour Quantity: Post development stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than pre-development runoff Quality: Conform to State water quality standards as set forth in the State Water Policy, Chapter 17-40, F.A.C.
Solid Waste	5.6 pounds/person/day
Recreation	5 acres/l,000 persons
Trail	0.6 trail miles/1,000 persons

~~Amended by Ordinance 96-13, 06/27/1996~~

~~Amended by Ordinance 98-32, 12/10/1998~~

~~Amended by Ordinance 00-67, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Traffic Circulation

The City shall adopt the following non-concurrency peak hour Level of Service (LOS) for all roads within the city for planning purposes only:

Roadway	From	To	Adopted LOS
9th Street	Plant Street	SR 50 (West Colonial Drive)	E
Beard Road	Daniels Road	Beulah Road	E
Beulah Road	Roper Road	SR 50 (West Colonial Drive)	E
Carter Road	SR 50 (West Colonial Drive)	Story Road	E
CR 535/Winter Garden-Vineland Road	Lake Butler Boulevard	Stoneybrook Parkway/Daniels Road	E
CR 535/Winter Garden-Vineland Road	Stoneybrook Parkway/Daniels Road	SR 50 (West Colonial Drive)	E
CR 545/Avalon Road	SR 50 (West Colonial Drive)	Davenport Road	E
Crest Avenue	Division Street	Fullers Cross Road	E
Crown Point Cross Road	Hennis Road	East Crown Point Road	E
Daniels Road	Stoneybrook Parkway	SR 50 (West Colonial Drive)	E
Dillard Street	SR 50 (West Colonial Drive)	Plant Street	E
Division Street	Hennis Road	Lakeview Avenue	E
East Crown Point Road	Plant Street	Northeast City Limits	E
~~Florida Turnpike (SR 91)~~	~~Eastern City Limits~~	~~Western City Limits~~	~~D~~
Fullers Cross Road	Crest Avenue	East Crown Point Road	E
Hennis Road	Plant Street	Crown Point Cross Road	E
~~Lake Butler Boulevard~~	~~CR 535/Winter Garden-Vineland Road~~	~~Clarice Court~~	~~E~~
Lake Butler Boulevard	Clarice Court	McKinnon Road	E
Lakeview Avenue	~~Tilden Street~~Palmetto Street	Division Street	E
Marsh Road	Avalon Road	Western City Limits	E
Park Ave	Tilden Street	~~SR 50 (West Colonial Drive)~~Sand Lime Road	E
Plant Street	~~Eastern City Limits~~Tildenville School Road	Western City Limits	E
Roper Road	CR 535/Winter Garden-Vineland Road	Beulah Road	E
~~SR 50 (West Colonial Drive)~~	~~Western City Limits~~	~~Western Beltway (SR 429)~~	~~D~~
Stoneybrook Parkway	Avalon Road	Windermere Road	E

Roadway	From	To	Adopted LOS
Story Road	Eastern City Limits	~~Western City Limits~~Plant Street	E
Tilden Road	Avalon Road	CR 535/Winter Garden-Vineland Road	E
Tilden Street	Park Avenue	~~Lakeview Avenue~~Donald Drive	E
Tildenville School Road/(CR 545)	SR 50 (West Colonial Drive)	~~Plant Street~~Bay Street	E
Warrior Road	Windermere Road	Beulah Road	E
West Crown Point Road	Plant Street	~~Crown Point Cross~~Fullers Cross Road	E
~~Western Beltway (SR 429)~~	~~Southern City Limits~~	~~Clarcona-Ocoee Road~~	~~D~~
Windermere Road	Stoneybrook Parkway	Warrior Road	E
Public Transit	N/A		30 Minute Headways

~~(9J-5.016(3)(c)4)~~

~~Added by Ordinance 00-67, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 8-1.2.2: ~~Policy 8-1.2.2:~~ Previously Issued Development Orders

As a part of the City's Concurrency Management System, the City shall determine which previously issued development orders are in effect and shall reserve capacity in all public facilities to provide for these development orders until they expire or are built out.

Policy 8-1.2.3: ~~Policy 8-1.2.3:~~ Development Demand Determination

The City ~~will~~ shall determine whether adequate public facilities and services are or will be available to meet the demand of any proposed development when needed by that development. This determination will be made during the Site Plan review ~~at the time of the issuance of the building permit~~ or at an earlier date if requested by the developer.

Policy 8-1.2.4: ~~Policy 8-1.2.4:~~ Existing Public Facilities

As part of the yearly budget process, the City shall evaluate~~s the~~ existing public facilities ~~as for~~to determine the need for replacement or repair. ~~(9J-5.016(3)(c)3)~~

~~Amended by Ordinance 00-67, 04/26/2001~~

Policy 8-1.2.5: ~~Policy 8-1.2.5:~~ Planned Availability

The City ~~of Winter Garden~~ shall consider the planned availability of concurrency-related facilities and the impact on the adopted levels of service when making land use decisions.

~~Added by Ordinance 08-55, 11/13/2008~~

Policy 8-1.2.6: ~~Policy 8-1.2.6:~~ Capacity

For any phased, large-scale~~,~~ development~~future land use amendment~~, the City shall require the applicant to demonstrate the capacity to provide the necessary infrastructure over the entire build-out period.

~~Added by Ordinance 08-55, 11/13/2008~~

Policy 8-1.2.7: ~~Policy 8-1.2.7:~~ Transportation Concurrency Exception Area (TCEA)

~~Pursuant to subsection 163.3164 (3334) of the Florida Statutes (FS) the City of Winter Garden qualifies as a dense urban land area as determined by the Office of Economic and Demographic Research. As such, pursuant to subsection 163.3180 (5)(b)1.a., FS the City is designated a Transportation Concurrency Exception Area.~~ Policies establishing the standards for the TCEA are found in ~~the Future Land Use Element and,~~ the Multi Modal Transportation Element and Objective 8-1.7.

~~Added by Ordinance 10-19, 06/24/2010~~

Objective 8-1.3: ~~Objective 8-1.3:~~ Proportionate/Fair Share

~~The City Commission shall require~~Require future developments to bear a proportionate cost, as determined by their demand on public facilities, of improvements necessitated by the development in order to maintain adopted ~~level of service~~LOS standards. ~~(9J-5.016(3)(b)4)~~

~~Amended by Ordinance 00-67, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 8-1.3.1: ~~Policy 8-1.3.1:~~ Impact Fees

The City shall maintain an impact fee~~s~~ system for new ~~growth~~ development and, from time to time, review the impact fee schedule to ensure the fee rates are ~~equitable~~commensurate with current costs. This impact fee will pay for a pro-rata share of the improvements needed to support the new development. ~~(9J-5.016(3)(c)8)~~

~~Amended by Ordinance 00-67, 04/26/2001~~

Policy 8-1.3.2: Mobility Fees

The City shall consider developing a mobility fee to replace the road impact fee and provide funding for mobility improvements.

Policy 8-1.3.3: ~~Policy 8-1.3.2:~~ County Growth Impact

The City ~~will~~ shall request that Orange County ~~to~~ spend impact fees in the Winter Garden area for those facilities impacted by County growth.

Policy 8-1.3.4: ~~Policy 8-1.3.3:~~ Deficient Facilities

If a proposed development is consistent with the Land Development Code and the Comprehensive Plan, but one or more concurrency-related facilities is deficient, the applicant may, at his/her expense, improve the ~~level of service~~LOS of the facility if and when such improvement is consistent with City plans and the City agrees to the improvement.

~~Added by Ordinance 08-55, 11/13/2008~~

Policy 8-1.3.5: ~~Policy 8-1.3.4:~~ Pro-Rata Share

~~When necessary and appropriate, new developments~~The City shall ~~be~~ assess~~ed~~ new developments at a pro-rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted ~~level of service~~LOS standards.

~~Added by Ordinance 08-55, 11/13/2008~~

Policy 8-1.3.6: ~~Policy 8-1.3.5:~~ Transportation Proportionate Share

~~At the City's discretion, a multi-use development of regional impact ("DRI") meeting the criteria of Section 163.3180(12), Florida Statutes, may use the standards and procedures set forth in that statute to satisfy the City's transportation concurrency requirements and transportation mitigation requirement under Section 380.06, Florida Statutes, by payment of a proportionate share contribution. Any proportionate share contribution for a DRI pursuant to this policy shall be stated in the DRI Development Order and shall be subject to the conditions stated in the Development Order.~~

~~If the affected roadway is on the State Highway System or the Orange County system, the FDOT or Orange County, as the case may be, must agree to accept payment of proportionate share contribution as~~

~~adequately mitigating the impacts of development. In order to address transportation concurrency,~~ T~~t~~he City ~~will~~ shall contact and request that MetroPlan Orlando and FDOT ensure that the necessary proportionate share improvements are prioritized in the next appropriate update to the Transportation Improvement Program (TIP). When appropriate, the City's 5-Year Capital Improvement ~~Plan~~ Schedule will be amended to include the necessary improvements to be funded through the Developer's proportionate share contribution.

~~Amended by Ordinance 05-02, 09/07/2005~~
~~Amended by Ordinance 06-10, 02/23/2006~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Objective 8-1.4: ~~Objective 8-1.4:~~ Concurrency Management System

~~The City shall continue~~Continue to use ~~its~~ the Concurrency Management System to ~~insure~~ ensure that necessary capital improvements for previously issued development orders and for future development and redevelopment proposals are provided.

~~Amended by Ordinance 00-67, 04/26/2001~~
~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 8-1.4.1: ~~Policy 8-1.4.1:~~ Outstanding Indebtedness Maximum

~~In providing capital improvements,~~ T~~t~~he City shall limit the maximum ratio of outstanding indebtedness to no greater than 10 percent of the property tax base. ~~(9J-5.016(3)(c)2)~~

~~Amended by Ordinance 00-67, 04/26/2001~~

Policy 8-1.4.2: ~~Policy 8-1.4.2:~~ Capital Improvement Funding

The City shall make every effort to secure Federal and State grants as well as private funds to finance capital improvements.

Policy 8-1.4.3: ~~Policy 8-1.4.3:~~ Fiscal Policies

Through the yearly budget process, the City Commission shall develop fiscal policies which will help direct capital improvement expenditures for those improvements which are outlined by the policies in other Comprehensive Plan elements. ~~(9J-5.016(3)(c)9)~~

~~Amended by Ordinance 00-67, 04/26/2001~~

Policy 8-1.4.4: ~~Policy 8-1.4.4:~~ Bonds

The City ~~may~~ shall consider paying for capital improvements for the Capital Improvement ~~Program~~ Schedule either as a bond tied to the property tax by referendum or by a non-property tax bond for years two or three of the Capital Improvement Element. If this occurs and the bond is approved, the money generated from the bond will be considered committed revenues.

~~Added by Ordinance 08-55, 11/13/2008~~

Policy 8-1.4.5: ~~Policy 8-1.4.5:~~ 5-year Capital Improvement Schedule

The City ~~will~~ shall continue its development of a 5-year Capital Improvement ~~Program~~ Schedule and will utilize this program to determine new public facility needs to be scheduled in the Capital Improvement Element.

~~Policy 8-1.4.6: In the event that either a bond that is tied to property tax is not approved by the citizens or a non-property tax bond is not approved by the City Commission, the City is required to identify other revenue sources to ensure financial feasibility of the capital projects or amend the plan to eliminate projects from the Capital Improvements Program.~~

~~Added by Ordinance 08-55, 11/13/2008~~

Policy 8-1.4.6: ~~Policy 8-1.4.7:~~ Capital Improvement Schedule

Each year as a part of the annual budget review, the City Commission shall consider the public facility needs of City, the existing Capital Improvement Element and the goals, objectives, and policies contained in the Comprehensive Plan in order to ascertain the need to amend the Capital Improvements Schedule.

~~Policy 8-1.4.8: When necessary and appropriate, new developments shall be assessed a pro-rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted level of service standards.~~

~~Added by Ordinance 08-55, 11/13/2008~~

Objective 8-1.5: ~~Objective 8-1.5:~~ Availability of Public Facilities

~~The City Commission, shall C~~continue to implement a Concurrency Management System in order to ~~insure~~ensure that the issuance of

development orders is based upon the development requirements of this Plan, land development regulations, and the availability of public facilities at a ~~level of service~~LOS to support the development. ~~(9J-5.016(3)(b)5)~~

~~Amended by Ordinance 00-67, 04/26/2001~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 8-1.5.1: ~~Policy 8-1.5.1:~~ Impact on Level of Service

The City shall use the adopted ~~level of service~~LOS standards to ~~establish~~ evaluate the impact of any proposed development.

Policy 8-1.5.2: ~~Policy 8-1.5.2:~~ Comprehensive Plan Consistency

The City shall require that the proposed development is consistent with all elements of the Comprehensive Plan.

Policy 8-1.5.3: ~~Policy 8-1.5.3:~~ Development Level of Service

The City shall require that the proposed development meets the adopted ~~level of service~~LOS standards prior to the issuance of a building permit or will meet the ~~level of service~~LOS standard when the service is needed. ~~(9J-5.016(3)(c)5 & (3)(c)6)~~

~~Amended by Ordinance 00-67, 04/26/2001~~

Policy 8-1.5.4: ~~Policy 8-1.5.4:~~ Five Year ~~CIP~~CIS

As part of the yearly budgeting process, the City shall develop and maintain a Five-~~-~~Year Capital Improvement ~~Plan~~ Schedule to plan for future improvements. This Five Year Schedule~~Plan~~ shall reflect the needs identified in other elements of this ~~comprehensive~~ Comprehensive ~~p~~Plan ~~and be financially feasible. The tables contained in Exhibit "A", attached hereto and incorporate herein, illustrates the current five (5) year Capital Improvement Plan for fiscal years 2010/2011 to 2014/2015. .(9J-5.016(3)(c)7)~~

~~Amended by Ordinance 00-67, 04/26/2001~~
~~Amended by Ordinance 08-55, 11/13/2008~~
~~Amended by Ordinance 10-06, 03/11/2010~~

Objective 8-1.6: ~~Objective 8-1.6:~~ Public School Coordination

~~To work~~Coordinate with OCPS to develop a ~~financially feasible ten (10) year District Capital Outlay Plan (DCOP)~~five (5) year District Facilities Work Plan,

a consistent Public School Facilities Element (~~"~~PSFE~~"~~), and Capital Improvements Element (~~"~~CIE~~"~~).

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 8-1.6.1: ~~Policy 8-1.6.1:~~ OCPS 5-year District Facilities Work Plan

Prior to June 1st of each year, Orange County Public Schools (OCPS) shall coordinate with the City to develop a ~~financially feasible ten (10) year District Capital Outlay Plan (DCOP)~~five (5) year District Facilities Work Program for review and approval by the OCPS Board and adoption into the Capital Improvements Element for the City.

Policy 8-1.6.2: ~~Policy 8-1.6.2:~~ Growth Consistency

The County shall review the updated five (5) year District Facilities Work Program ~~ten (10) year DCOP~~ to determine if the projected capacity, projected enrollment, and LOS for each school and Concurrency Service Area (CSA) within the City's jurisdiction is consistent with its growth projections.

Policy 8-1.6.3: ~~Policy 8-1.6.3:~~ Level of Service Concurrency

The City shall review and update OCPS' adopted CSA's , ~~adopted Level of Service (~~LOS~~)~~ and enrollment projections in the annual update of the CIE to ensure that ~~the CIE continues to be financially feasible and that~~ the LOS will be achieved.

Policy 8-1.6.4: ~~Policy 8-1.6.4:~~ School Capacity Increase

The five (5) year District Work Plan ~~ten (10) year DCOP~~ shall include all planned capital projects which increase the capacity of public schools within the County.

~~Policy 8-1.6.5: The City shall include the ten (10) year DCOP in the annual update of the CIE.~~

~~Policy 8-1.6.6: The City hereby incorporates by reference the OCPS 10-Year Capital Outlay Plan for 2009-2010 authored by Orange County Public School and adopted by the Orange County School Board on September 8, 2009, which includes school capacity sufficient to meet anticipated student demands projected by OCPS.~~

~~Amended by Ordinance 10-06, 03/11/2010~~

Policy 8-1.6.5: ~~Policy 8-1.6.7:~~Public School Concurrency Area Standards

The adopted LOS standards~~, except for backlogged facilities as provided in CIE Policy 8-1.6.10,~~ to implement school concurrency shall be calculated as a percentage of the Adjusted Florida Inventory of School Houses (FISH) Capacity as follows:

(1) Elementary schools: 110% of adjusted FISH capacity for each elementary school Concurrency Service Area.~~The elementary school LOS shall also include Arbor Ridge K-8, Windy Ridge K-8 and kindergarten through 5 of Blankner K-8.~~

(2) Middle schools: 100% of Adjusted FISH capacity for each middle school Concurrency Service Area.~~Middle school LOS shall also include grades 6-8 of Blankner K-8.~~

(3) High schools, including ninth grade centers: 100% of Adjusted FISH capacity for each high school Concurrency Service Area.

~~Policy 8-1.6.8: In accordance with F.S. 163.3180 (9)(a), the City hereby adopts a long-term school concurrency management system with the ten (10) year planning period of 2007/2008-2017/2018 for areas where a significant backlog exists.~~

Policy 8-1.6.6: ~~Policy 8-1.6.9:~~ Level of Service Review

The City shall annually review adopted LOS standards and report as to whether such standards are being met and/or require changes.

~~**Policy 8-1.6.10: Level of Service Standards**~~

~~Consistent with section 13 of the Interlocal Agreement, the LOS standards shall be applied consistently by all the local governments within Orange County and by the School Board to all schools of the same type. However, within backlogged CSAs, the ratio of student enrollment to school capacity within such CSAs may not increase beyond the interim level of service existing on April 1, 2008. During the period covered by the 10-year schedule of capital improvements, the backlogged CSAs will be improved to the adopted LOS standard. The LOS standards are initially set as follows:~~

~~School Type~~	~~Adopted LOS~~
~~Elementary~~	~~110% of Adjusted FISH Capacity by 2011.~~

~~School Type~~	~~Adopted LOS~~
	~~The interim LOS for backlogged facilities is shown in Figure 13 of the Data, Inventory and Analysis.~~ ~~The following elementary school CSAs are designated as backlogged facilities: A, DD, U and Arbor Ridge.~~ ~~The utilization of a backlogged CSA shall not be permitted to increase beyond such CSA's level of utilization existing on April 1, 2008, as designated in Figure 6 of the Data, Inventory and Analysis, and must achieve an LOS of 110% by 2017.~~
~~Middle~~	~~100% of Adjusted FISH Capacity by 2011.~~ ~~The interim LOS for backlogged facilities is shown in Figure 14 of the Data, Inventory and Analysis.~~ ~~The following middle school CSA's are designated as backlogged facilities: Apopka M.S., Chain of Lakes M.S., Gotha M.S., Meadow Woods M.S. and Walker M.S.~~
~~High~~	~~100% of Adjusted FISH Capacity by 2011.~~ ~~The interim LOS for backlogged facilities is shown in figure 15 of Data, Inventory and Analysis.~~ ~~The following high school CSA's are designated as Backlogged Facilities: Freedom H.S. and University H.S.~~ ~~The utilization of a backlogged CSA shall not be permitted to increase beyond such CSA's level of utilization existing on April 1, 2008, as designated in Figure 10 of the Data, Inventory and Analysis, and must achieve a LOS of 100% by 2017.~~

~~Added by Ordinance 08-34, 10/09/2008~~

Objective 8-1.7: ~~Objective 8-1.7:~~ TCEA

Exempt p~~P~~roposed development projects within the ~~Transportation Concurrency Exception Area (TCEA)~~City ~~is exempt~~ from standard transportation concurrency. To help ensure continued mobility within the City proposed development shall ~~address the following interim~~provide mobility standards consistent with this element ~~until the City develops land use and transportation strategies to support and fund mobility by July 9, 2011 consistent with Section 163.3180(5)(b)4., F.S.~~ ~~]~~

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 8-1.7.1: ~~Policy 8-1.7.1: TCEA~~ Mobility Criteria and Standards

~~A transportation concurrency exception for individual projects within the TCEA shall be granted only if the following criteria are met:~~

Development or redevelopment projects shall be required to meet the following development performance criteria based on the development's (including all phases) trip generation and proportionate impact on adjacent roadways. Said performance criteria and/or proposed mitigation will be funded from a variety of public and private sources including the use of tax increment revenue, the City's ~~Transportation~~ Road Impact Fees~~ fund~~, available County, State and Federal transit and roadway sources and programs, developer fees and contributions.

The developer may sign a development agreement or contract with the City for the provision of the required standards. The choice of standards shall be subject to the final approval of the City during the site plan approval process. The standards chosen shall relate to the particular site and transportation conditions where the development is located. The developer may propose to provide one or more standards off-site with the City's approval. In recognition of the varying costs associated with the standards, the City shall have the discretion to count some individual standards, based on cost estimates provided by the developer and verified by the City, as meeting multiple standards.

~~TCEA Performance~~Mobility ~~Standards~~Criteria

Criteria Level	Net New Average Daily Trip Generation	Required Number of Standards
Level 0	1 to 15	No requirement
Level 1	16 to 50	At least 1 Mobility Standard
Level 2	50 to 199	At least 2 Mobility Standards
Level 3	200 to 399	At least 3 Mobility Standards
Level 4	400 to 1,000	At least 4 Mobility Standards
Level 5	1,000 to 5,000	At least 6 Mobility Standards

Criteria Level	Net New Average Daily Trip Generation	Required Number of Standards
Level 6	Greater than 5,000	At least 8 Mobility Standards

Note: A ~~transportation~~ traffic impact ~~analysis~~ study is ~~maybe~~ required based on Policies 2-2.1.1 and 2-2.1.3 of the Multimodal Transportation Element.~~based on policies under Objective 2-2.1 of the Future Land Use Element.~~

Mobility Standards

(1) Intersection and/or signalization modifications to improve ~~level of service~~LOS and safety and address congestion management. This may include, but is not limited to: signal timing studies, fiber optic inter-connection for traffic signals, OPTICOM signal preemption, Intelligent Transportation System features such as state of the art traffic signal controllers, dynamic massage signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.

(2) Addition of dedicated turn lanes into and out of the development.

(3) Construction of ~~bus shelters and~~ and/~~or the addition of bus shelter lighting using solar technology designed and constructed to the Central Florida Regional Transportation Authority (LYNX) and City standards~~a micro transit hub.

(4) Construction of ~~bus~~micro transit turn-out or shelter facilities.

(5) Provision of free micro transit service ~~bus pass programs provided to~~for employees and/or residents of the development~~. The bus passes must be negotiated as part of a contract with LYNX and approved by the City~~ in the downtown.

(6) Payment to the City which will be transferred to ~~LYNX to~~ offset the cost of advancing micro transit options in the City.~~which will either increase service frequency or add bus service~~

(7) Construction of off- site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet Land

Development Code Requirements along subject property frontages shall not count as meeting this Mobility Standard.

(8) Widening of existing sidewalks to increase pedestrian mobility comfort and safety.

(9) Deeding of land for the addition of bicycle lanes, or construction of bicycle lanes to City specification.

(10) Provision of ride sharing or van pooling programs for ~~project's~~project employees/residents.

(11) Provision of Park and Ride facilities.

(12) Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public right of way or medians, as coordinated with the City's streetscaping plans.

(13) Buildings with architectural features that provide shading and weather protection (e.g. canopies, awnings, colonnades) over sidewalk to promote pedestrian mobility. The architectural feature shall provide shading along a significant length of the sidewalk.

(14) Provision of additional bicycle parking over the minimum required by the Land Development Code. Bicycle parking shall be located convenient to the entrance of primary buildings and covered where practical.

(15) Removal of non-conforming signage, billboards, and signage that impedes pedestrian movement at the site.

(16) Enhancements to the West Orange Trail or other public trails~~sidewalks/paths~~ identified by the City, County, or state agency plan which increase the system's utility for multimodal transportation. Such enhancements may include but not be limited to:

a. Trail amenities such as benches, directional/informational signage, or safety systems.
b. Bicycle parking at entry points or at connection with transit lines.
c. Land acquisition for expansion or better connectivity the trail system or public sidewalks.
d. Additional/enhanced entry points to the trail system.

(17) Development of, or participation in, a transportation demand management (TDM) program that provides funding or incentives for transportation modes other than single occupant vehicle to reduce vehicle miles traveled (VMT). Such VMT programs shall utilize a methodology approved by the City and may require performance monitoring and reporting.

(18) Develop the project at or near development bonus maximum densities/intensities with transit supportive building and site design.

(19) Business operations are not conducted in the peak hour and/or will not generate traffic during the peak hour.

(20) Use of joint driveways and/or cross-access to reduce curb cuts.

(21) Construction of, or contribution towards, new road facilities that provide alternate routes to reduce congestion.

(22) Construction of, or contribution towards, addition of lanes on existing road facilities, where acceptable to the City, County, and/or FDOT, as relevant.

(23) Other acceptable roadway, pedestrian or bicycle improvements as proposed by the developer and acceptable to the City.

(24) Clustering of and design of the development for maximum density, or use of maximum densities or intensities, at the site which preserves open space, and reduces the need for development of vacant lands, enhances multi-modal opportunities and provides transit-oriented densities or intensities.

(25) An innovative transportation-related modification or standard proposed by the developer, and acceptable to and approved by the City.

(26) Construct a project listed in the City's latest Mobility Plan or contribute funding (commensurate to the impact of the development).

~~Added by Ordinance 10-19, 06/24/2010~~

Policy 8-1.7.2: ~~Policy 8-1.7.2:~~ Traffic Analysis for SIS/FIHS Facilities

The City shall require all major ~~P~~projects that generate more than 5,000 net new Average Daily Trips (ADT) ~~will be required~~ to perform a traffic analysis of the area roadways and shall determine any impact to entrance/exit ramps to the SIS/FIHS facilities. The specific methodology

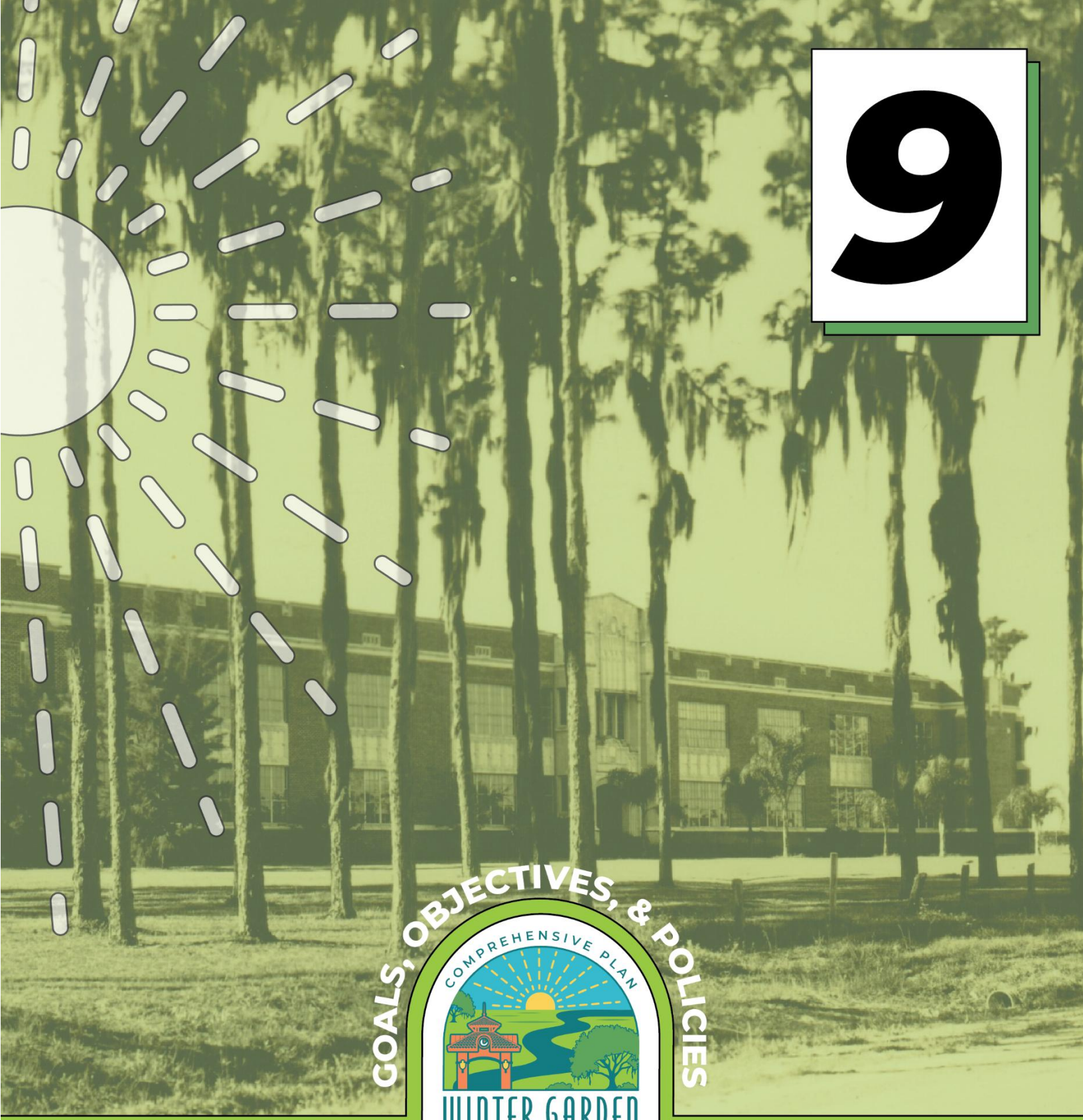
will be established by the City in consultation with FDOT. Once the Traffic Impact Analysis is prepared, a copy will be provided to the City and FDOT for review and comment for final determination of any needed roadway improvements proportionate share contribution, or other mitigation options. The owner/developer may recommend improvements to FDOT roadways to be eligible for mitigation. In addition, the project will receive a determined discount from any off-site trips for participation in the regional or local transit, TDM, and other non-single automobile occupancy performance standards listed above. Any discounts and subsequent performance standards will be evaluated in an effort to ensure all impacts are fully mitigated. For any redevelopment project, only the net new trips are subject to the appropriate performance criteria.

~~Added by Ordinance 10-19, 06/24/2010~~

~~**Policy 8-1.7.3:**~~

~~Additionally, any development consisting of, or occupying a facility with provisions for 50 or more employees is required to participate in a Transportation Demand Management (TDM) program. The TDM program must be outlined in writing to the City of Altamonte Springs not longer than 30 days from Certificate of Occupancy.~~

~~Added by Ordinance 10-19, 06/24/2010~~



9

GOALS, OBJECTIVES, & POLICIES

COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

PUBLIC SCHOOLS FACILITIES

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~~CHAPTER 9: PUBLIC SCHOOLS FACILITIES ELEMENT~~
~~GOAL, OBJECTIVES, AND POLICIES~~
~~This Element created by Ordinance 08-64, October 9, 2008~~

Goal 9-1: Availability of High-Quality Public School Facilities~~GOAL 9-1:~~

~~Coordination with Orange County Public Schools. To~~ Eestablish plans, regulations and programs in conjunction with Orange County Public Schools (OCPS) to facilitate the future availability of high-quality public school facilities to serve City residents~~, consistent with the adopted level of service for public schools and with state of Florida concurrency statutes and regulations. Amended by Ordinance 10-19, 06/24/2010~~GOAL 9-2: Interlocal Agreement and Coordination. To maintain a high quality educational system for the current and future residents of the City of Winter Garden through enhanced and meaningful coordination between the City and Orange County Public Schools (OCPS)~~ as provided in the Interlocal Agreement (ILA).

Objective 9-1.1: ~~Objective 9-1.1:~~ Concurrency Management System

~~Level of Service Standards. The City of Winter Garden (the "City") shall coordinate~~ Coordinate with Orange County Public Schools (OCPS) to implement a Concurrency Management System that ensures adequate classroom capacity to accommodate the impacts of new residential development throughout the planning period.

~~Objective 9-1.2:~~

~~Concurrency Service Areas. OCPS, in conjunction with the City, shall adopt and annually update school Concurrency Service Areas ("CSAs"), which shall be used to evaluate capacity of schools available to accommodate students generated by proposed development.~~

~~Objective 9-1.3:~~

~~Interlocal Agreement. The City and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the Interlocal Agreement.~~

~~Objective 9-2.1:~~

~~Maintenance of the Interlocal Agreement. Throughout the planning period, the City and OCPS shall work together to review and maintain~~

~~policies and procedures established in the ILA and ensure compliance with the adopted Comprehensive Plan.~~

~~Policy 9-2.3.5:~~

~~In accordance with F.S. 163.3180 (9)(a), the City adopts a long-term school concurrency management system with a 2007/2008-2017/2018 ten (10) year planning period for areas where significant backlog exists.~~

Policy 9-1.1.1: ~~Policy 9-2.1.1:~~Technical Advisory Committee

Pursuant to the Interlocal Agreement, a Technical Advisory Committee, composed of representatives from the City of Winter Garden, Orange County, other local governments located within Orange County, OCPS, and the East Central Florida Regional Planning Council, shall be established to discuss issues of mutual concern. OCPS shall be responsible for arranging meetings, providing notifications, and maintaining a written summary of meeting actions.

Policy 9-1.1.2: ~~Policy 9-2.1.2:~~ Technical Advisory Committee Meetings

The Technical Advisory 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, the following:

1) Short and long-range planning, population and student projections, and future development trends;
2) Co-location and joint-use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access to schools;
3) Planning for needed supporting infrastructure for schools such as utilities, roads, sidewalks, etc.;
4) The need for new schools to meet the adopted LOS within the adopted Concurrency Service Areas (CSA~~'~~s) and the coordination of annual revisions to the five (5) year and ten (10) year District Capital Outlay Plan.
5) Update of the City's Capital Improvements Element for inclusion in the City's Comprehensive Plan.

Policy 9-1.1.3: ~~Policy 9-1.1.1:~~ School Capacity Calculation

The City shall utilize OCPS's methodology for calculating school capacity, which is annually determined by OCPS using the Adjusted Florida Inventory of School Houses (FISH) Capacity for each school and Concurrency Service Areas (CSA) within the school district. Consistent with the Interlocal Agreement, Adjusted FISH Capacity shall be defined as the number of students who can be served in a permanent public school facility as provided in FISH, adjusted to account for the design capacity of any Modular or In-Slot Classrooms on campuses designed as Modular or In-Slot schools, but not to exceed Core Capacity. An "in-slot" school is designed to employ in-slot classrooms, which are defined as relocatable classrooms that conceptually 'slide' into the spaces along a common walkway as part of a modular campus which is characterized by a campus with brick and mortar core facilities and covered concrete walkways leading to the relocatable classrooms.

Policy 9-1.1.4: ~~Policy 9-1.1.2:~~ Level of Service Standards

The School 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 Interlocal Agreement pertaining to school concurrency as executed by and between the City of Winter Garden and OCPS (the "ILA") and as provided in the City's adopted Capital Improvements Element ("CIE") and Intergovernmental Coordination Element ("ICE"). ~~These standards do not include backlogged facilities as provided for in Capital Improvements Element Policy 6.7. The adopted LOS must be achieved in all CSA's by April 1. 2012, except for deficient CSAs where the improvements needed to achieve adequate classroom capacity are specifically identified in the OCPS ten (10) year DCOP for funding by April 1, 2017.~~ 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.

Policy 9-1.1.5: ~~Policy 9-1.1.3:~~ Level of Service Standards by School Type

~~In accordance with Rule 9J-5.025(3)(c)(7), F.A.C.,~~ The adopted LOS for the purposes of school concurrency for each school type ~~shall be calculated as a percentage of adjusted FISH capacity as follows:~~are included in the Capital Improvements Element.

School Type	Standard*
Elementary	110% of Adjusted FISH Capacity for each Elementary School Concurrency Service Area. The Elementary school LOS shall also include Arbor Ridge K-8, Windy Ridge K-8 and grades Kindergarten through 5 of Blankner K-8
Middle	100% of Adjusted FISH Capacity for each Middle School Concurrency Service Area. The Middle school LOS shall also include grades 6-8 of Blankner K-8
High Including 9th Grade Centers	100% of Adjusted FISH Capacity for each High School Concurrency Service Area

Policy 9-1.1.6: CSAs Less than District Wide

OCPS, in coordination with the City of Winter Garden, Orange County and other local governments within Orange County, has established CSAs that are less than district wide. The City hereby adopts the Orange County Public Schools *Public School Facility Element Update Data Supplement* dated September 1, 2009. This Data Supplement contains:

Projected Enrollment and Level of Service

2009-2010 Elementary, Middle, and High School Attendance Zones and Concurrency Service Area Maps

2009-2010 Tentative Capital Outlay BudgetPolicy 9-1.1.6:

Concurrency shall be evaluated and determined within the geographical boundaries of the established Concurrency Service Areas (CSAs).

Policy 9-1.1.7: Policy 9-1.1.8: OCPS Generation Rates

The number of elementary, middle and high school students generated by a residential development shall be calculated utilizing OCPS student generation rates for the applicable school types as set forth in Table 12 of the Data and Analysis portion of the Appendix to the Public School Facilities Element.

Policy 9-1.1.8: Policy 9-2.3.3:Review of Adopted CSAs and LOSs

The City shall regularly review OCPS's adopted or recommended CSAs and adopted or recommended LOS's and enrollment projections as provided by OCPS's staff, and account for any changes thereto in the

annual update of the City's CIE to ensure ~~that the CIE continues to be financially feasible and~~ that the LOS will continue to be achieved.

1) Any changes to the adopted CSAs or LOS's shall follow the process and guidelines contained in the Interlocal Agreement.

2) ~~Policy 9-1.2.2: CSAs shall be reviewed annually in conjunction with the adoption of an updated 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 9-1.1.9: Generation Rate Revision

The City shall discuss with Orange County Public Schools the need to revise student generation rates based on shifting enrollment patterns due to the Family Empowerment Scholarship Program.

~~Policy 9-1.1.11:~~

~~The City, 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 the City's Public School Facilities Element and Capital Improvements Element.~~

~~Policy 9-1.1.4:~~

~~Any changes or modifications to the adopted LOS shall follow the process and guidelines contained in Section 13 of the Interlocal Agreement.~~

~~Policy 9-1.1.7:~~

~~Any changes or modifications to the adopted CSAs shall follow the process and guidelines as outlined in Section 14 of the Interlocal Agreement. [9J-5.025 (3) (c) 1.F.A.C.]~~

~~**Policy 9-1.1.12:**~~

~~The City shall amend the Concurrency Management System in its Code of Ordinances for the purpose of implementing school concurrency.~~

Objective 9-1.2: ~~Objective 9-1.4:~~Development and Concurrency Review

~~Preliminary Concurrency Review.~~ Upon completion of a Preliminary Concurrency Review, a development that fails to meet school concurrency requirements may be postponed until adequate public school capacity is created through the construction of new schools or other appropriate compliance methods.~~any combination of those methods specified in Policies 9-1.4.1, 9-1.4.2, 9-1.4.3 and 9-1.4.4.~~

Policy 9-1.2.1: ~~Policy 9-1.4.1:~~Concurrency Requirements

A development shall be deemed to meet concurrency if there is available capacity in the CSA where the development is located or where available capacity exists in one or more contiguous CSAs, so long as:

(1) ~~-~~the LOS in the adjacent zone does not exceed 95% of the adopted LOS for the applicable school type, or

(2) when the LOS for the specific school type, when considered district wide, does not exceed 100% of the adopted LOS for such type, and approval of the development does not result in a violation of a court ordered desegregation order.

Policy 9-1.2.2: ~~Policy 9-1.3.1:~~ Comprehensive Plan Amendments and Rezonings

The City shall not adopt a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density on property that is not otherwise vested or determined exempt from school concurrency requirements 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, or OCPS fails to timely make a recommendation, in which case the City may thereafter determine, utilizing the best available data and analyses, whether sufficient capacity exists.

Policy 9-1.2.3: ~~Policy 9-1.3.2:~~Vested Developments

The City shall determine if a development is vested or otherwise 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 review has been conducted by OCPS, and a Concurrency Certificate or its functional equivalent has been issued for the development consistent with the provisions of the ILA. However, if OCPS fails to timely issue such Concurrency Certificate or its functional equivalent, the City may perform such concurrency review, utilizing the best available data and analyses, to determine whether a development meets concurrency requirements.

~~Policy 9-1.3.3:~~

~~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:~~

~~For DRIs that include residential development and are submitted after July 1, 2005, the City shall include OCPS planning staff on its team assigned to review 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 concurrency. Where existing LOS is exceeded, mitigation for school impacts shall be included in any mitigation agreements, Development Orders and agreements.~~

Policy 9-1.2.4: ~~Policy 9-1.1.10:~~ Construction after Final Subdivision or Site Plan 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 thereof, the City 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 9-1.3.5:~~

~~Any Proposed residential development that creates an impact of less than one student shall be considered de minimus and therefore exempt from school capacity review.~~

~~Policy 9-1.3.6:~~

~~Vested rights and exemptions with respect to concurrency and consistency shall be determined in accordance with applicable law.~~

Policy 9-1.2.5: ~~Policy 9-1.3.7:~~Exemptions to Concurrency

Consistent with Section 16.2 of the Interlocal Agreement, the following residential uses shall be exempt from the requirements of school concurrency:

1) Any Residential Development that creates an impact of less than one student.
2) One single-family house, one (1) duplex, and/or one accessory multi-family unit being developed on an existing platted residential lot of record.
3) Any building or structure that has received a Building Permit as of the effective date of this Agreement, or is described in section 163.3167(8), Florida Statutes.
4) 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.
5) 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., converts single-family to multi-family, etc.).
6) 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 requirements in effect at the time the qualification as housing for older persons is lost.

7) Alterations or expansion of an existing dwelling unit where no additional dwelling units are created.

8) The construction of accessory buildings or structures which will not create additional dwelling units.

9) 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, provided the original dwelling unit was located on the site as of the effective date of school concurrency. 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.

10) 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 shall expire for any phase of the development order upon expiration of the development order build-out date for such phase, or for the entire 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.

11) 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.

12) 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.

13) Group living facilities that do not generate students ~~and~~ including residential facilities such as local jails, prisons, hospitals, beds and breakfast, 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 9-1.3: Compliance and Mitigation Strategies

Coordinate with Orange County Public Schools to ensure public schools facilities are available which adequately meet LOS standards.

Policy 9-1.3.1: ~~Policy 9-1.1.5:~~LOS Compliance Strategies

The City shall support OCPS's reasonable efforts to initiate and implement any of the following strategies to ensure compliance with adopted LOS standards.

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 such permanent capacity exists.

Policy 9-1.3.2: ~~Policy 9-1.4.2:~~Proportionate Share

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 ILA, proportionate share shall be calculated based on reasonable methods of estimating cost of school construction. 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 the Capital Improvements Elements of the Comprehensive Plans for OCPS, the County and the Municipalities, to maintain ~~financial feasibility based upon the~~ adopted LOS standards. If a school capacity improvement does not exist in the District Facilities Work Program, 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 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:~~

1) Proportionate Share Mitigation may include but is not limited to payments of money, the 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 School Board District Capital Outlay Plan (DCOP), the establishment of charter schools meeting State Requirements for Educational Facilities (SREF) standards, payments into mitigation banks, establishment of an Educational Facilities Benefit District, Community Development District, or any other method or contribution identified in section 17.6 (b) of the school ILA. Such mitigation may be negotiated between the developer and OCPS and, as appropriate, the City.

~~Policy 9-1.4.4:~~

2) Proportionate Share Mitigation shall be credited against the School Impact Fee otherwise due for the residential units within a residential development as provided for by statute.

Policy 9-1.3.3: ~~Policy 9-2.1.3:~~ Development Updates to OCPS Planning Department

To ensure adequate capacity, ~~T~~the City shall provide an update of approved developments, phases of development and estimated build out by phase to the OCPS Planning Department on an annual basis.

Policy 9-1.3.4: ~~Policy 9-2.1.4:~~Generated Future Enrollment Review

The City shall review OCPS's generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department.

Policy 9-1.3.5: ~~Policy 9-2.2.1:~~Development Review for Schools

The City shall give priority development review status to ~~A~~applications for Future Land Use Map amendments, rezonings, conditional use/special exceptions and site plans for OCPS schools ~~shall be given priority status.~~ .

Policy 9-1.3.6: ~~Policy 9-2.2.8:~~Public Private Partnerships

The City ~~of Winter Garden supports~~ shall support Orange County School Board's evaluation of the use of Public Private Partnerships to finance school construction including but not limited to Real Estate Investment Trusts (REIT).

Policy 9-1.3.7: ~~Policy 9-2.2.9:~~ Funding

The City ~~of Winter Garden will~~ shall support efforts by OCPS to formally request additional funding from the State of Florida to meet class size reduction obligations.

Policy 9-1.3.8: ~~OBJECTIVE 9-2.3:~~ District Capital Outlay Plan

~~District Capital Outlay Plan.~~ Prior to June 1st of each year, ~~OCPS~~ the City shall coordinate with ~~the City~~ OCPS to develop a ~~financially feasible~~ ten (10) year District Capital Outlay Plan (DCOP) for review and approval by the OCPS Board and adoption into the Capital Improvements Element for the City.

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 9-1.3.9: ~~Policy 9-2.3.1:~~ Capital Projects

The ten (10) year DCOP shall include all capital projects which increase the capacity of public schools within the City and address the deficiencies necessary to maintain or improve LOS.

~~Policy 9-2.3.2:~~

~~The City shall include the ten (10) year DCOP in the annual update of the CIE.~~

~~Policy 9-2.3.4:~~

~~OCPS, in conjunction with the City, shall review the annual ten (10) year DCOP update to determine the projected capacity, projected enrollment, and LOS for each school and CSA within Orange County.~~

~~Policy 9-1.1.9:~~

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

Objective 9-1.4: ~~Objective 9-2.2~~ High-Quality Public Schools Facilities

~~Siting of New Public Schools. Throughout the planning period, the City and OCPS shall work~~Work together throughout the planning period to ~~coordinate the siting of new public schools to~~ ensure public school facilities are developed in a high-quality manner, are located in areas that address the needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, and are consistent with the City's adopted Future Land Use Map, Comprehensive Plan, and Code of Ordinances.

~~Amended by Ordinance 10-19, 06/24/2010~~

~~Policy 9-2.1.5:~~

~~The City shall protect existing schools from the intrusion of incompatible land uses through the development review process. [163.3177(12)(g)4. F.S.] and [9J-5.025(3)(b)5.F.A.C.]~~

~~Amended by Ordinance 10-19, 06/24/2010~~

Policy 9-1.4.1: ~~Policy 9-2.2.2:~~Protection of Existing Schools and Neighborhoods

The City shall protect existing schools from the intrusion of incompatible land uses through the development review process. The City shall also protect existing residential neighborhoods through the development review process when considering proposed new schools, school renovations and school expansions. [163.3177 ~~(12) g. 4.,~~ F.S.] ~~and [9J.5.025 (3) (b) 5 F.A. C.]~~

Policy 9-1.4.2: ~~Policy 9-2.2.3:~~ Schools in the Local Community

In an effort to enhance local communities and neighborhoods, the City shall work with OCPS throughout the school siting, design and development process to ensure that proposed schools serve as a focal point for the community and are compatible with the Future Land Use Map and other surrounding land uses and neighborhoods.

Policy 9-1.4.3: ~~Policy 9-2.2.4:~~ Colocation of Public Facilities

Where feasible, OCPS and the City shall work jointly to co-locate public facilities such as parks, libraries, community centers, and other similar public uses with public schools. Where such co-location occurs, both the City and OCPS shall consider the establishment of an ongoing mutual management 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 9-1.4.4: ~~Policy 9-2.2.5:~~School Connectivity

In accordance with Section 1006.23, Florida Statutes, and as funding permits, the City shall, where required, provide construction of sidewalks along roadways and trails connecting neighborhoods that are within two miles of schools to the school facility. ~~-~~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.

Policy 9-1.4.5: ~~Policy 9-2.2.6:~~Safe Access

Turn lanes and signalization shall be provided at school entrances and at other locations near schools, where warranted, to provide safe access

to students and the public.~~-~~ OCPS shall be responsible for the construction of school-related signalization and road construction.

Policy 9-1.4.6: ~~Policy 9-2.2.7:~~ Emergency Shelters

The City shall ~~coordinate~~ support ~~with OCPS in~~ OCPS's efforts to construct new public school facilities and rehabilitate existing public school facilities to serve as emergency shelters as required by Section 1013.372, Florida Statutes.



10

GOALS, OBJECTIVES, & POLICIES

COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

PROPERTY RIGHTS

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Goal 10-1: Property Rights

Ensure that the City of Winter Garden respects judicially acknowledged and constitutionally protected private property rights; and ensure that private property rights are considered in the City of Winter Garden's decision-making.

Objective 10-1.1: Private Property Rights

Respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in Winter Garden's decision-making.

Policy 10-1.1.1: Local Decision Making

The City of Winter Garden shall consider the following rights in decision-making:

1) The right of a property owner to physically possess and control his or her interests in the 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.



COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

DATA & ANALYSIS



1

DATA & ANALYSIS

COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

FUTURE LAND USE

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INTRODUCTION

The Future Land Use Element (FLUE) is intended to determine the distribution, location, and intensity of land uses necessary to accommodate the anticipated population growth in the City, advance its economic interests, minimize impacts on the natural environment, and allow for the provision of high-quality public facilities and services. The Data & Analysis portion of this Element provides the basis for future land use decisions and forms the foundation for policy changes to be made by the City within the 2050 planning horizon. Topics related to land use that are considered as part of this analysis include the City's regional context, demographics and socioeconomic conditions, existing land uses, natural resources, historic resources, activity centers, community redevelopment areas, the Wekiva Study Area, population projections, future land use, and the city's carrying capacity.

Geographic Context

The City of Winter Garden is located on the western edge of Orange County, Florida and is approximately 11,650 acres or 18.2 square miles in size. The City is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area. The City shares its border with the City of Ocoee, the Town of Oakland, Unincorporated Orange County and Lake County. The three largest bodies of water within or near the City of Winter Garden are Lake Apopka to the north, Johns Lake to the west, and Black Lake in its center. State Road 50, Florida's Turnpike, and State Road 429 are the major roadways connecting the City to its neighbors. The City's boundary can be seen in **FLUE Map - 1** and the City's regional context can be seen in **FLUE Map - 2**.

Demographic and Socioeconomic Context

According to the 2020 census, the permanent population of Winter Garden was 46,964. An overview of Winter Garden's current demographic profile—including age, sex, and race/ethnicity—and socioeconomic characteristics, such as income, housing status, and education, is provided in **Tables FLUE - 1** and **FLUE - 2**. These tables utilize data from ESRI Business Analyst Online (BAO), which extrapolates population characteristics from the 2020 Decennial Census and the 2018-2022 American Community Survey. For context, countywide and state averages are also included to help identify the unique demographic and socioeconomic profile of Winter Garden.

Table FLUE - 1: Demographic Profile Comparison

	Winter Garden	Orange County	Florida
Total Population	46,964	1,429,908	21,538,187
Female Population (%)	50.7%	50.5%	50.8%
Male Population (%)	49.3%	49.5%	49.2%
Median Age	39.0	36.3	43.5
Senior Population 65+ (%)	14.1%	13.3%	22.7%
Non-Hispanic White Pop (%)	49.8%	35.7%	50.2%
Hispanic Population (%)	23.5%	34.3%	27.6%
Population of 2+ Races (%)	16.6%	19.3%	17.2%
Black Population (%)	13.9%	19.3%	15.0%
Other Race Population (%)	8.7%	12.3%	7.6%
Non-Hispanic Asian Population (%)	6.0%	5.7%	3.1%
American Indian Population (%)	0.3%	0.5%	0.5%
Pacific Islander Population (%)	0.1%	0.1%	0.1%

Source: ESRI BAO, 2022 and 2024

The City of Winter Garden has a younger population than the state of Florida with a median age of 39.0 compared to the State's 43.5, but an older population than Orange County's median age of 36.3. This could be attributed to the smaller percentage of Winter Garden's population over the age of 65 in comparison to Florida and larger percentage in comparison to Orange County.

Table FLUE - 2: Socioeconomic Profile Comparison

	Winter Garden	Orange County, FL	Florida
Median Household Income ($)	$102,835	$75,628	$74,715
Household Pop w/Income Below Poverty Level (ACS 5-Yr) (%)	9.9%	13.4%	12.7%
Median Home Value ($)	$474,442	$423,952	$391,816
Owner Occupied Housing Units (%)	74.3%	54.5%	66.4%
Renter Occupied Housing Units (%)	25.7%	45.5%	33.6%
Pop Age 25+: Grad/Professional Degree (%)	19.8%	14.5%	13.2%
Pop Age 25+: Bachelor's Degree (%)	27.51%	22.41%	26.34%
Pop Age 25+: High School Diploma (%)	19.3%	20.3%	23.5%
Employed Civilian Pop 16+ (%)	96.6%	96.7%	96.4%
Unemployed Pop 25-54 (%)	1.4%	1.8%	1.9%

Source: ESRI BAO, 2022 and 2024

Winter Garden stands out with a higher median household income of $102,835, surpassing both Orange County and Florida. The City also has a poverty rate lower than both the county and state averages. With a median home value of $474,442, which is higher than the county's $423,952 and the state's $391,816, Winter Garden

demonstrate a strong demand for housing and a preference for homeownership, as evidenced by its lower renter-occupied housing rate of 25.7% in comparison to Orange County's 45.5% and Florida's 33.6%.

Winter Garden has a consistent employment rate and a slightly lower unemployment rate in comparison to Orange County and Florida. The City has a well-educated population, with a higher percentage of residents over the age of 25 holding a bachelor's degree or higher in comparison to Orange County and Florida. These factors contribute to the City's economic strength and appeal as a desirable place to live.

Existing Land Use

Existing land use represents the current use of land within the City, as determined by Department of Revenue (DOR) land use codes included in the latest Orange County Property Appraiser tax parcel shapefile. **Map FLUE - 3** identifies the existing land use of every parcel within Winter Garden, while **Table FLUE - 3** totals the acreage comprised by each existing land use.

Table FLUE - 3: Existing Land Use

Existing Land Use	Acres	Percent
Agriculture	681.4	6.3%
Commercial	300.4	2.8%
Industrial	504.0	4.6%
Institutional	1,000.9	9.2%
Multi-Family Residential	260.1	2.4%
Mobile Home	145.4	1.3%
Mixed Use	32.3	0.3%
Office	83.6	0.8%
Residential Common Area	1,894.5	17.4%
Recreation and Open Space	1,089.2	10.0%
Single Family Residential	3,300.1	30.3%
Utility	228.2	2.1%
Vacant	1,026.6	9.4%
Water	339.5	3.1%
Total	**10,886.3**	**100.0%**

Source: Orange County Property Appraiser, 2025

The existing land use analysis reveals that the City of Winter Garden is primarily characterized by low density residential development. The three largest existing land use categories are Single Family Residential (30.3%), Residential Common Area (17.4%), and Recreation and Open Space (10.0%). The City is approximately 15.4% undeveloped with 6.3% of the City being comprised of Agriculture and 9.4% as Vacant. Agriculture is deemed undeveloped as the City does not have an agriculture

future land use category and typically indicates properties that will be developed in the future.

NATURAL RESOURCES

Waterbodies

There are multiple major waterbodies within or near the City of Winter Garden that are critical to the natural environment, resiliency, and economy of Winter Garden. Major bodies of water provide habitat to aquatic vegetation and wildlife, natural stormwater management services, and recreational activities. Some of the most notable waterbodies within and in close proximity to Winter Garden can be found on **Map FLUE - 4**.

Wetlands

According to the Environmental Protection Agency (EPA), wetlands occur when water is found near or covering the surface of the soil for significant portions of the year. These critical environmental features serve many purposes, including acting as natural water retention systems, regulating the flow of water, and removing excess nutrients and particulates from stormwater runoff. Wetlands are also integral in supporting much of Florida's rich inventory of native vegetation and wildlife. According to the latest wetland GIS data, shown on **Map FLUE - 5** and **Table FLUE - 4** provided by the National Wetlands Inventory (NWI), the City comprises approximately 1,525 acres of wetlands, generally located within the central and southern portions of the City.

Table FLUE - 4: Wetland Acreage

Wetland Type	Acres
Freshwater Emergent	443.4
Freshwater Forested / Shrub	1,082.7
Total	**1,526.1**

Source: US Fish and Wildlife Services, 2023

Floodplains

Floodplains are important ecological features that contribute to a region's water flow and storage, vegetative health, groundwater replenishment, and water quality protection. Whereas wetlands remain wet throughout the year, floodplain areas are next to bodies of water that experience flooding at different points in time. Based on the latest GIS data from the Federal Emergency Management Agency, floodplains comprise approximately 2,580 acres of the City. A breakdown of floodplain acres in Winter Garden based on annual flood chance can be seen in **Table FLUE - 5** and on **Map FLUE - 6**. As the map shows, most of the floodplains within the City are located

within the central and southern areas, coinciding with the general location of wetlands.

Table FLUE - 5: Floodplain Acreage

Floodplain	Acres
100 year floodplain (1% Annual Chance)	2,534.9
500 year floodplain (0.2% Annual Chance)	48.1
Total	**2,583.0**

Source: Federal Emergency Management Agency, 2024

Soil Permeability

Based on GIS data from the National Resource Conservation Service's soil survey (**Map FLUE – 7**), the City of Winter Garden is predominantly poorly drained or somewhat poorly drained. With some areas in the south and southwest being excessively drained. The areas of very poorly, poorly, and somewhat poorly drained have a soil composition of Cassia, Zolfo, Pompano, Basinger, St. Johns, Immokalee, Ona, and Wabasso fine sands. The excessively drained areas are all Candler fine sands.

Aquifer Recharge

Aquifer recharge areas provide water volumes which contribute to the storage of regional flow to the aquifers. These areas are filled with water coming from rainfall, soil moisture, drainage, and surface water bodies and help maintain groundwater levels. They also remove some pollutants from the water as it percolates through the soil. As a result, protecting these aquifer recharge areas is crucial to maintaining a reliable water supply. Aquifer discharge areas are areas where water seeps upwards to the surface rather than downward into the aquifer. The St. Johns River Water Management District (SJRWMD) classifies aquifer recharge areas into four categories: recharge (low, medium and high) and discharge. Aquifer recharge areas within and around the City are illustrated on **Map FLUE - 8**. The City predominantly contains low to medium aquifer recharge areas with minimal discharge zones and high recharge areas near Johns Lake and the southern and southwestern boundaries, respectively.

HISTORIC AND CULTURAL RESOURCES

Historical Context

Winter Garden was first settled in 1850s and significantly grew after the arrival of the railroad in the late 1800s. Early settlements were primarily farming operations focused on citrus and vegetables and homesteads on the south shore of Lake

Apopka. By the end of the nineteenth century, a business district developed around Plant and Main Street. Winter Garden was officially incorporated in 1908, and by 1920 the City had a population of over 1,000 people. Winter Garden continued to grow into the 1960s, fueled by an economy focused on citrus production and tourism.

Historic Resources

The City of Winter Garden currently has two resource groups (The Winter Garden Historic Residential District and the Winter Garden Downtown Historic District), and one structure (Meadow Marsh) listed on the National Register of Historic Places. However, the City does have two more resource groups and 78 structures that are eligible or potentially eligible to be listed. The City has focused on developing local regulations to protect important historic structures and historic character without listing more properties on the NRHP. All historic resource groups and structures that are currently listed or eligible/potentially eligible to be listed on the National Register of Historic Places are detailed below in **Tables FLUE - 6 & 7** and can be seen on **Map FLUE - 9**. The City is currently exploring opportunities to update the Historic District overlay by potentially expanding the district and adding more structures to the contributing list.

Table FLUE - 6: Historic Resource Group

Resource	SHPO Evaluation	Date Listed
Winter Garden Historic Residential District	Eligible for NRHP	8/1/1996
Winter Garden Downtown Historic District	Eligible for NRHP	8/1/1996
Hurley Citrus Irrigation Resource Group	Potentially Eligible for NRHP	N/A
Possum Hollow Historic District	Eligible for NRHP	N/A

Source: Florida State Historic Preservation Office, 2024

Table FLUE - 7: Historic Structures

Structure Name	Address	Year Built	Structure Use	SHPO Evaluation	Date Listed
Roper House	230 N Highland Ave	1926	Private Residence	Eligible for NRHP	N/A
Roper House	220 N Highland Ave	1937	Private Residence	Eligible for NRHP	N/A
Britt House	136 N Highland Ave	1912	Private Residence	Eligible for NRHP	N/A
124 North Highland Avenue	124 N Highland Ave	1920	Private Residence	Eligible for NRHP	N/A
McMillan House	104 N Lake View Ave	1918	Private Residence	Eligible for NRHP	N/A

Structure Name	Address	Year Built	Structure Use	SHPO Evaluation	Date Listed
130 North Lake View Avenue	130 N Lakeview Ave	1921	Private Residence	Eligible for NRHP	N/A
First Methodist Church	125 S Lakeview Ave	1942	Temple (Religious)	Eligible for NRHP	N/A
Black Building	121 W Plant St	1921	Commercial	Eligible for NRHP	N/A
Edgewater Hotel	99 W Plant St	1926	Commercial	Eligible for NRHP	N/A
Acl Railroad Depot	1 N Main St	1920	Commercial	Eligible for NRHP	N/A
Dillard-Boyd Block	12 W Plant St	1912	Commercial	Eligible for NRHP	N/A
24 West Plant Street	24 W Plant St	1916	Commercial	Eligible for NRHP	N/A
32 West Plant Street	32 W Plant St	1915	Commercial	Eligible for NRHP	N/A
36 West Plant Street	36 W Plant St	1912	Commercial	Eligible for NRHP	N/A
100 West Plant Street	100 W Plant St	1915	Bank	Eligible for NRHP	N/A
126 West Plant Street	126 W Plant St	1922	Commercial	Eligible for NRHP	N/A
140 West Plant Street	140 W Plant St S	1920	Commercial	Eligible for NRHP	N/A
146 West Plant Street	146 W Plant St	1920	Commercial	Eligible for NRHP	N/A
160 West Plant Street	160 W Plant St S	1935	Commercial	Eligible for NRHP	N/A
Pounds Motor Company	162 W Plant St	1926	Commercial	Eligible for NRHP	N/A
First Baptist Church	125 E Plant St	1922	House Of Worship	Eligible for NRHP	N/A
Gregory, H. American Legion Post 63	271 W Plant St	1938	Lodge (Club) Building	Eligible for NRHP	N/A
Davis House	446 W Plant St	1915	Private Residence	Eligible for NRHP	N/A
Britt Mansion	1305 E Plant St	1928	Commercial And Residence	Eligible for NRHP	N/A

Structure Name	Address	Year Built	Structure Use	SHPO Evaluation	Date Listed
West Orange Country Club	100 Avalon Road Rd	1920	Community Center (E.G., Recreation Hall)	Eligible for NRHP	N/A
Hurley Citrus Irrigation Pumphouse		1938	Other	Potentially Eligible for NRHP	N/A
Tilden, Luther F Second House	634 Tildenville School Rd	1905	Private Residence	Eligible for NRHP	N/A
150 South Woodland Avenue	150 S Woodland Ave	1925	Commercial	Eligible for NRHP	N/A
Lake View Middle School	1200 W Bay St, Building 1	1927	Education Related	Eligible for NRHP	N/A
Meadow Marsh	940 Tildenville School Rd W	1878	Bed & Breakfast	Eligible for NRHP	11/15/96
Parker Building	28 S Main St	1915	Commercial	Eligible for NRHP	N/A
Tavares & Gulf Railroad Depot	101 S Boyd St	1913	Hall	Eligible for NRHP	N/A
204 North Lakeview Avenue	204 N Lakeview Ave	19250	Private Residence	Eligible for NRHP	N/A
57 North Lakeview Avenue	57 N Lakeview Ave	1957	Commercial	Eligible for NRHP	N/A
830 Klondike Street	830 Klondike St	1949	Community Center (E.G., Recreation Hall)	Eligible for NRHP	N/A

Source: Florida State Historic Preservation Office, 2024

Historic Downtown District

Historic Downtown District Overlay was established in the City's Land Development Code to promote, protect, and preserve historic structures, buildings, and places within Downtown Winter Garden. Downtown Winter Garden is well-known for its quaint, historic charm and is designated on the National Registry of Historic Places. The railroad tracks that once ran through the center of the City have made way for a

linear park and bike trail that breathes life into a revitalized downtown, drawing 1.4 million visitors every year.

Downtown features a vast array of small boutique shops and restaurants, heritage and art museums, and the award-winning Garden Theatre. In addition to complimentary recreational and cultural amenities, the picturesque downtown is embellished with colorful flowers and landscaping, brick-lined streets, and a streetscape that tells a story about a community's history and character.

ACTIVITY CENTERS

The purpose of activity centers is to integrate land uses and multimodal transportation within specific areas to control growth to provide for a complementary mix of uses at densities high enough to support multimodal transportation systems. The activity centers are intended to accommodate land use diversity, to support multi-modal transportation alternatives, reduce vehicle miles traveled by offering mixed land uses, efficient delivery of public services, and to promote revitalization of underutilized property through redevelopment and reinvestment. This will allow the City to maintain its low-density residential character by directing growth to the activity centers.

The activity centers allow the City to encourage compact development, infill and redevelopment at higher intensities, and avoid large single uses of land, encourage walkable and bikeable community design and encourage transit-oriented development. Activity Centers are areas where complementary non-residential and residential uses occur in a medium and higher intensity urban environment. The intent is to promote diversity in land use types, where uses can occur together within the same building or on the same parcel of land. Priority is given to the concentration of business activity, employment, and residential densities capable of successfully supporting pedestrian activity and transit patronage and promoting the reduction of single occupancy vehicle use to reduce trip lengths. Activity centers also function as transportation hubs for car/van pool programs. There are currently five activity centers in Winter Garden they can be seen on **Map FLUE - 10** and descriptions for each Activity Center is provided below.

Traditional Downtown Activity Center

As the name implies the Traditional Downtown Activity is located in the City of Winter Garden's traditional downtown area and covers approximately 191 acres. This area is also within a portion of the City's Community Redevelopment Area, which was designated to help revitalize the City's downtown district. This area also contains the City's Historic Downtown District Overlay, which provides protection for existing historic resources and includes standards for new development intended to preserve the historic character. In this activity center, the City encourages medium intensity

office, commercial, institutional, and residential land uses designed to be compatible with traditional downtown standards of development and design to blend into the existing downtown area.

Crown Point Hi-Tech Activity Center

The Crown Point Hi-Tech Activity Center is located on the east side of the City in the area of Plant Street and West Crown Point Road and covers approximately 292 acres. This activity center includes portions of the Plant Street Character Area Overlay along E Plant Street, which ensures high-quality, walkable, mixed-use development through specific architectural standards and streetscape requirements. The City markets this activity center to draw high-tech, research and development companies, and corporate offices. Other uses may include general office, office showroom, light industrial, manufacturing, and supporting retail. Properties (enclaves) may be included in the activity center as they are annexed into the City. Transit oriented development design is expected to serve pedestrian/trail systems, car/van pool programs, bus transit, or local bus circulator systems.

Story Road Industrial Activity Center

The Story Road Industrial Activity Center is also located on the east side of the City along East Story Road between 9th Street and the Beltway (SR 429). The City promotes concentrations of industrial, manufacturing, wholesale, technical training centers, and office employment. This area currently has access to railroad spurs to move materials and goods. Properties (enclaves) may be included in the activity center as they are annexed into the City.

West State Road 50 Commercial Activity Center

As the name indicates, the West State Road 50 Commercial Activity Center is located along the State Road 50 corridor from the City limits on the west side to the City limits on the east side. This is the largest activity center at approximately 1,175 acres. This activity center includes the area covered by the West State Road 50 Commercial Overlay district that includes design standards. This activity center contains a mixture of office, retail, service, institutional and residential uses. Properties may be included in the activity center as they are annexed into the City, or aggregated by qualifying properties and under a common development program.

Fowler Grove Regional Activity Center

The Fowler Grove Regional Activity Center is located north of SR 429 (the Beltway) at CR 535 and is known as the Winter Garden Village at Fowler Groves and contains a Development of Regional Impact (DRI) with the same name. This activity center provides for a mix of commercial, office, and residential uses with shopping, dining and entertainment uses. Office and residential uses are also allowed and may occur

as separate parcels and buildings from the commercial uses or within mixed use buildings.

COMMUNITY REDEVELOPMENT AREA

Under Florida law (Chapter 163, Part III), local governments can designate areas as Community Redevelopment Areas (CRAs) when certain conditions of blight exist. Examples of conditions that can support the creation of a CRA include, but are not limited to, the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways and inadequate parking. The CRA is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs or blighted conditions of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area utilizing any redevelopment tools authorized by F.S. Statutes Chapter 163. The plan is currently set to expire on January 1, 2033.

The Winter Garden Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission in June of 1992, in accordance with the provisions of the Florida Statutes detailed above. The CRA boundary encompasses the Downtown Historic District, East Winter Garden and the East Plant Street corridor, terminating near SR 429 and can be seen on **Map FLUE - 11**.

The Winter Garden Community Redevelopment Agency produced the East Winter Garden Plan in 2018, which was most recently updated in 2022. The plan sets policies and identifies specific actions to create a vibrant neighborhood in accordance with the vision defined during multiple public engagement campaigns. After renewal in 2022, the City pledged to dedicate 75% of the CRA revenue going forward to the Historic East Winter Garden Neighborhood to aid the implementation of the East Winter Garden Plan and revitalize the area. The boundary for this plan can be seen on **Map FLUE - 11**.

WEKIVA PARKWAY AND PROTECTION ACT

In June 2004 Governor Jeb Bush signed the Wekiva Parkway and Protection Act into law. The Wekiva Parkway and Protection Act required local governments within the Wekiva Study Area to amend their comprehensive plans to reflect new statutory requirements in the following areas: master stormwater management plans; water supply facilities work plans; interchange land use plans, if the Wekiva Parkway was planned for their jurisdiction; and land use strategies to optimize open space and promote patterns of development that protect most effective recharge areas, karst features and sensitive natural habitats. Local government comprehensive plan

amendments required by this legislation were due in 2006, while implementing land development regulations were due January 1, 2007.

Winter Garden and fourteen other local governments are included in the Wekiva Study Area: Orange County and the municipalities of Maitland, Eatonville, Orlando, Ocoee, Oakland and Apopka; Seminole County and the municipalities of Lake Mary, Longwood, and Altamonte Springs; and Lake County and the municipalities of Eustis, and Mount Dora. A map of the entire Wekiva Study area is shown on **Map FLUE - 12** and the Study Area in relation to Winter Garden can be seen on **Map FLUE - 13**.

Coordination with the St. Johns River Water Management District is required to ensure that any amendments increasing development potential demonstrate the availability of an adequate water supply. Local comprehensive plans within the Wekiva Study Area are required to protect surface and groundwater resources using the best available data including information presented to the Wekiva River Basin Coordinating Committee.

Local governments were required to prepare wastewater facilities plans. Winter Garden elected to partner with Maitland, Eatonville, Orlando, Ocoee, Winter Garden, Oakland, Apopka and Orange County to establish a joint wastewater facilities plan. Representatives from Orange County and each municipality helped to contribute to the overall plan in 2004. Subsequent updates will be handled by the same group.

In 2008, Total Maximum Daily Loads (TMDLs) were established for nitrate and phosphorus in Wekiva Springs at 0.286 milligrams per liter for nitrate and 0.065 milligrams per liter for phosphorus. Major sources of nutrient pollution include turfgrass fertilizer (25%), onsite sewage treatment and disposal systems (OSTDS) (52%), and sports turfgrass fertilizer. To achieve the required nutrient reductions, restoration efforts are needed throughout the Wekiva Study Area. These include implementing nutrient-reducing OSTDS technologies and requiring wastewater treatment facilities (WWTFs) to meet advanced wastewater treatment standards.

The City of Winter Garden has been assigned a nitrogen reduction target of 14,708 pounds per year by 2038. The City has identified projects aimed at reducing nitrogen sources. **Table 8** below outlines the projects within the City of Winter Garden, their current status, and the estimated nitrogen reductions achieved. These projects along with additional drainage regulations will hopefully achieve the reduction needed by the City to meet the target reduction load.

Table FLUE - 8: Winter Garden Projects to Reduce Nitrogen Sources

Project	Project Descriptions	Status	TN Reduction (lbs/yr)
Tucker Ranch	Convert Agricultural Land to park	Completed	0
Crest Ave WWTF Capacity Expansion & Process Optimization	Modify WWTF to increase treatment capacity and meet more stringent effluent requirements	Underway	TBD
Dillard Street Pond Expansion	Modify pond to treat previously untreated runoff	Completed	41
Plant St. Segment 1	New stormwater treatment in right of way	Completed	38
Street Sweeping	Weekly street sweeps	Ongoing	202
State Road 50 Utility Relocation	Replace city utilities	Completed	TBD
Stormwater Capture and Reuse and Recharge	Treat 2 canals prior to discharge into Lake Apopka	Completed	TBD
Education and Ordinances	Ordinances for fertilizer, pet waste, landscape, and irrigation. Public Outreach including website and brochures	Ongoing	980

Source: Wekiwa Spring and Rock Springs Basin Management Action Plan, 2025

PUBLIC FACILITIES AND SERVICES

The relationship between land use and public facilities and services is closely intertwined. The existing capacity and projected demand for public facilities and services provided by the City are detailed within other elements of this plan: the Transportation Element discusses roadways and non-motorized paths; the Infrastructure Element details water, sewer, solid waste, and drainage services; and the Recreation and Open Space Element describes parks and recreation facilities. The Intergovernmental Coordination Element identifies partnerships with other jurisdictions regarding public facilities and services.

CARRYING CAPACITY ANALYSIS

Projected Population

For comprehensive planning purposes, Chapter 163 of the Florida Statutes mandates that local governments prepare population projections for both permanent and seasonal residents to estimate the land, housing, and services needed to support current and future populations. In Florida, the Bureau of Economic and Business Research (BEBR) is the accepted source for population projections; however, it does not account for seasonal population growth. To address this, the following methodology was used to develop population projections for the City of Winter Garden:

1. Evaluate historic population trends.
2. Identify the latest population projections for Orange County provided by BEBR for the 2050 planning horizon based on an average of BEBR's medium and high population projections.
3. Determine the City of Winter Garden's estimated proportional declining share (3.4% - 3.0%) of Orange County's overall projected population.
4. Estimate the City's projected seasonal population share (2.2%).
5. Apply the City's estimated population share and seasonal growth to BEBR's Countywide population projection models through the 2050 planning horizon.

Table FLUE - 9: Population Projections

	2025 (3.4%)	2030 (3.32%)	2035 (3.24%)	2040 (3.14%)	2045 (3.08%)	2050 (3.0%)
Permanent Population	54,290	58,010	60,781	62,664	63,921	64,824
Seasonal Population	1,241	1,326	1,389	1,432	1,461	1,482
Total Population	55,531	59,336	62,170	64,097	65,382	66,306
Net Gain from Estimated 2024 Population (52,672)	+2,859	+6,664	+9,498	+11,425	+12,710	+13,634

Sources: American Community Survey 2018-2022; BEBR, 2024

Based on the population projections, the City of Winter Garden may see an additional 13,634 permanent and seasonal residents by the year 2050 for a total population of 66,306. In order to accommodate this population, the City will need an additional 3,918 housing units (assuming 3.48 persons per household) by the 2050 planning horizon.

Future Land Use Map

There are currently a total of 15 future land use (FLU) categories in the Winter Garden Future Land Use Element. The City is adding two new future land use categories based on the recommendation of the East Winter Garden Plan. These two new future land use categories are Neighborhood Residential and Neighborhood Mixed-Use. **Map FLUE – 14** is the City's future land use map and **Table FLUE-10** provides details on the acreage of the FLU categories, their density, intensity, and each category's corresponding zoning classifications.

Table FLUE - 10: Future Land Use Categories

Future Land Use Category	Acres	Percent	Density (DU / Acre)	Intensity (FAR)	Zoning Classifications
Suburban Residential	1,171.9	10.8%	4	0	PUD, R-1A, R-1, and INT
Low Density Residential	5,645.1	51.9%	2 to 6*	0	PUD, R-1A, R-1, R-2, R-1B, and INT.
Medium Density Residential	491.2	4.5%	3 to 10	0	PUD, R-2, R-3, and INT.
Medium / High Density Residential	0.0	0.0%	13	0	PUD and INT
Urban Village	840.0	7.7%	4	0.3	Urban Village PUD and INT.
Residential Neighborhood Commercial	60.7	0.6%	6	0.35	RNC and INT.
Downtown Transitional	18.5	0.2%	10	0.35	RNC, PUD, PCD, C-1, C-2, CAPUD, C-3, and INT.
Multi Use Development	253.2	2.3%	8*	0.5**	R-3, RNC-2, C-2, C-3, C-4, I-1, PCD, PUD, CAPUD, and INT.
Traditional Downtown	67.7	0.6%	25*	0.75**	PUD, PCD, R-NC, RNC-2, C-1, C-2, C-3, C-4, and INT.
South Beltway Center	178.8	1.6%	-	0.4**	PCD and INT.

Future Land Use Category	Acres	Percent	Density (DU / Acre)	Intensity (FAR)	Zoning Classifications
Commercial	761.3	7.0%	8*	0.35**	C-1, C-2, C-3, C-4, PCD, CAPUD, and INT.
Mutli Office Industrial	248.8	2.3%	0	0.35**	C-2, C-3, C-4, I-1, I-2, PID, PUD, and INT.
Industrial	243.5	2.2%	0	0.35**	I-1, I-2, Industrial PUD, CAPUD, and INT.
Institutional	442.8	4.1%	0	0.35	Institutional Parks and Recreation.
Conservation	284.1	2.6%	0	0.2	CON and INT.
See Orange County Future Land Use Map	56.8	0.5%	-	-	-
New Future Land Uses					
Neighborhood Residential	100.7	0.9%	2 to 6 *		PUD, R-NC, R-2, R-4, and R-5.
Neighborhood Mixed Use	22.8	0.2%	10*	0.75**	RNC-2, R-NC, C-3, C-4, PCD, PUD, and CAPUD.
Total	**10,886.3**	**100.0%**	-	-	-

*Higher densities may be achieved as detailed in policies of the Comprehensive Plan but are not guaranteed.
**Higher intensities may be achieved as detailed in policies of the Comprehensive Plan but are not guaranteed.

Source: City of Winter Garden, 2025

Carrying Capacity

A carrying capacity analysis was conducted to determine the number of dwelling units and population that Winter Garden's future land use map could support. The carrying capacity analysis for Winter Garden is summarized below and in **Table FLUE - 11**.

1. Determine the total acreage of each future land use category.
2. Determine the acreage of undeveloped land for each future land use category. Undeveloped land is the land identified as vacant or agricultural in the existing land use map (**Map FLUE – 3**).

3. Determine and remove the acreage of undeveloped wetlands for each future land use category. This is because these areas are not likely to develop because of regulations related to wetlands from the St. Johns River Water management District and policies in the City's Land Development Code and Comprehensive Plan.
4. The non-wetland undeveloped land is then assumed to be developed at the maximum standard density of its underlying future land use category (Identified in **Table FLUE – 10**) with a 75% development factor. The 75% development factor reflects the fact that lands are rarely built to their maximum densities due to other land development regulations and market factors.
5. The carrying capacity for each future land use category is then aggregated and multiplied by the persons per household for Winter Garden (3.48).

Table FLUE - 11: Carrying Capacity Analysis

Future Land Use	Acres	Undev. Acres	Undev. Wetlands	Density	Percent Res.	Dev. Factor	Carrying Capacity
Suburban Residential	1,171.9	109.0	47.8	4	100%	0.75	184
Low Density Residential	5,645.1	449.4	270.8	6	100%	0.75	804
Neighborhood Residential	100.7	16.7	7.7	6	100%	0.75	41
Medium Density Residential	491.2	56.3	26.9	10	100%	0.75	220
Urban Village	840.0	409.7	2.4	4	80%	0.75	977
Residential Neighborhood Commercial	60.7	5.2	0.5	6	80%	0.75	17
Neighborhood Mixed-Use	22.8	8.2	0.1	10	50%	0.75	30
Downtown Transitional	18.5	-	-	10	35%	0.75	-
Multi Use Development	253.2	133.3	44.9	8	50%	0.75	265
Traditional Downtown	67.7	2.6	-	25	50%	0.75	25
South Beltway Center	178.8	22.9	17.3		30%	0.75	-
Commercial	761.3	216.9	25.2	8	50%	0	575
Multi Office Industrial	248.8	62.8	1.8	0	0%	0	0
Industrial	243.5	54.0	18.6	0	0%	0	0
Institutional	442.8	36.9	30.0	0	0%	0	0

Future Land Use	Acres	Undev. Acres	Undev. Wetlands	Density	Percent Res.	Dev. Factor	Carrying Capacity
Conservation	284.1	75.5	74.8	0	0%	0	0
See Orange County FLU Map	56.8	48.7	15.9	0	0%	0	0
Total	**10,886.3**	**1,708.1**	**584.7**	**NA**	**NA**	**0.75**	**3,138**
Carrying Capacity (Population)							**11,234**
Projected Population Increase by 2050							**13,634**
Surplus/Deficit (Population)							**-2,400**
Surplus / Deficit (Dwelling Units)							**-780**

Source: BEBR, 2024; Orange County Property Appraiser, 2025; City of Winter Garden, 2025

The City of Winter Garden's future land use map can support an additional 11,234 people or 3,138 dwelling units. The population for Winter Garden is projected to increase by 13,634 people by the year 2050. This means the City will have a deficit of 780 dwelling units. As such, the City will need to modify its future land use map to accommodate the projected population growth. The City can reclassify areas' future land use category to a designation that allows higher density, increase the density of some future land use categories, or plan to annex unincorporated property adjacent to the City's boundary.

FUTURE CONSIDERATIONS

The growth within the City over the next 25 years was among the most frequently discussed topics during the public engagement process. The popularity of Plant Street and the Downtown has made the City an attractive destination for new residents. As the Comprehensive Plan is updated, it should incorporate the key themes identified through public input and strive to balance measured growth with the preservation of the City's unique character and charm.

- **New Future Land Use Categories:** The City is adding two new future land use categories that are consistent with the City's East Winter Garden Plan to increase the stock of affordable housing and improve resident's ability to use alternative modes of transportation. These two new future land use categories are Neighborhood Residential and Neighborhood Mixed Use and their locations can be seen on **Map FLUE – 14**.
- **New Activity Centers.** The City is adding two new future activity centers, one corresponding with the Historic East Winter Garden Neighborhood and another along Dillard Street. The East Winter Garden Neighborhood also includes the southeastern portion of the City's CRA. The purpose of this activity center is to ensure that the existing neighborhood character is preserved. The Dillard Street activity center will ensure that new development

along Dillard Street will be pedestrian oriented and compatible with the downtown.

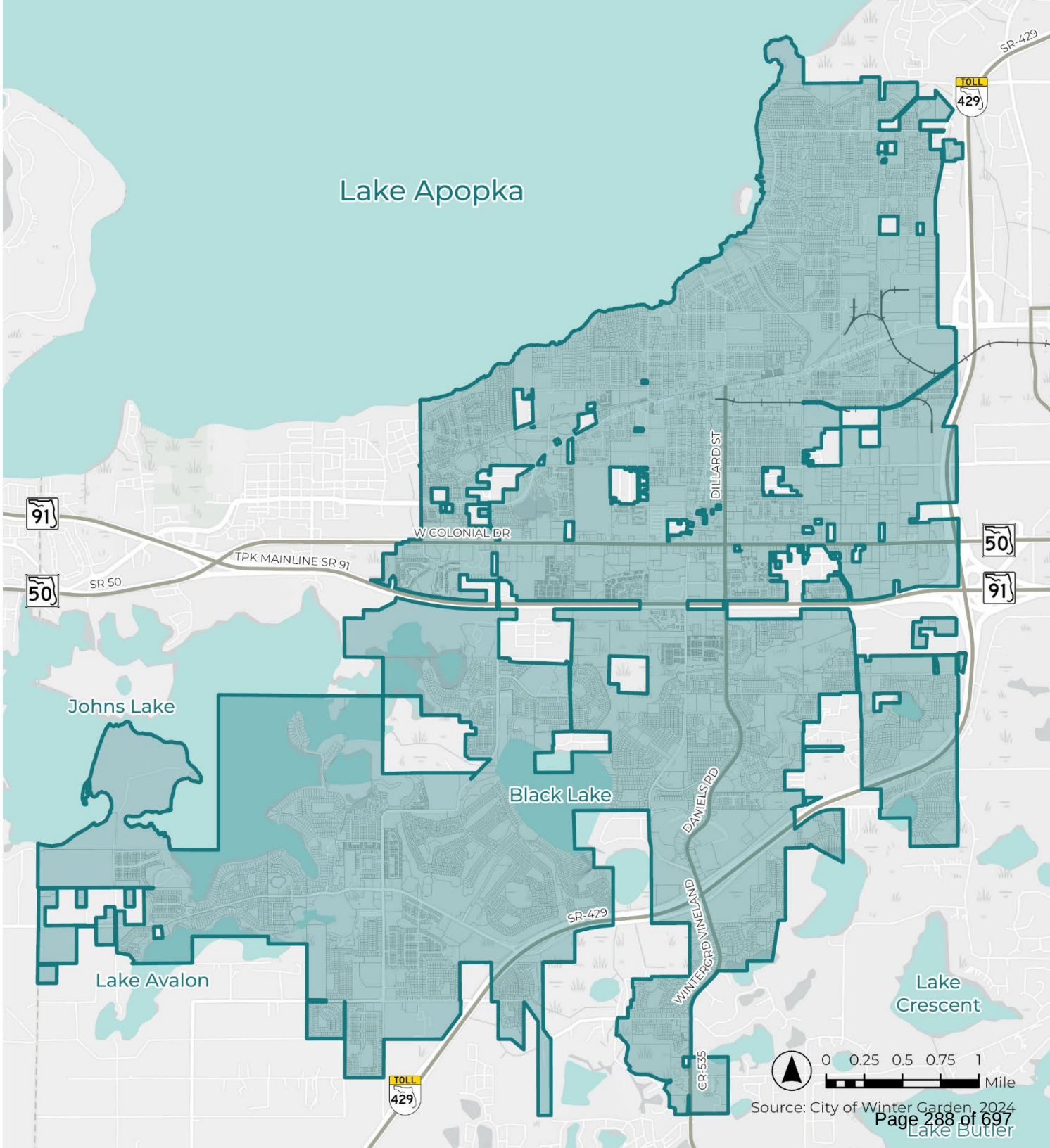
- **Projected Growth:** Results of the carrying capacity reveal that the City will be short 780 residential dwelling units. The City's future growth will depend on the type and location of future growth. The vacant area within the City is limited in capacity and cannot support the additional 1,000 units needed to accommodate the projected population by 2050. The City has identified multiple potential strategies they could pursue to address this shortfall, including annexation, increasing densities, and/or changing future land use designations.
    - **Annexation:** The City currently has a Joint Planning Agreement (JPA) with Orange County, see **Map ICE – 1**. In 2019, the City and County amended the JPA to address and eliminate the existing enclaves. The City should prioritize eliminating the enclaves to assist in alleviating some of the projected 2050 housing units deficit.
- **Future Land Use Categories.** The majority of the City is currently within a residential future land use category and most of these residential future land use categories promote a suburban development pattern. With growth continuing within the City, the development pattern should be addressed to incorporate higher densities and intensities to provide a more meaningful housing spectrum from single family detached to missing middle (duplexes, townhomes, triplexes, apartment house, etc.) opportunities and higher density multifamily housing products.
- **Historic Resources:** Winter Garden has a long rich history of cultivating and processing citrus, which adds to the charm and character that has attracted many residents and visitors. Currently, the City has two resource groups and 78 structures that are currently eligible or potentially eligible to be listed on the National Register of Historic Places. The City should explore options to protect these historic buildings and resources and should consider coordinating with the State Historic Preservation Office to have these historic resources listed. To enhance historic preservation efforts, the City could also consider establishing a local registry and expanding the existing Historic District Overlay.
- **Diversifying the Housing Stock:** Currently, the City allows accessory dwelling units in two zoning districts (R-2 and R-NC), if the lot meets specific dimensional requirements. Adding language to increase the allowable accessory dwelling units where appropriate might alleviate the housing units shortage and help in providing more units at affordable rental rates.

CITY BOUNDARY

MAP FLUE - 1

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel



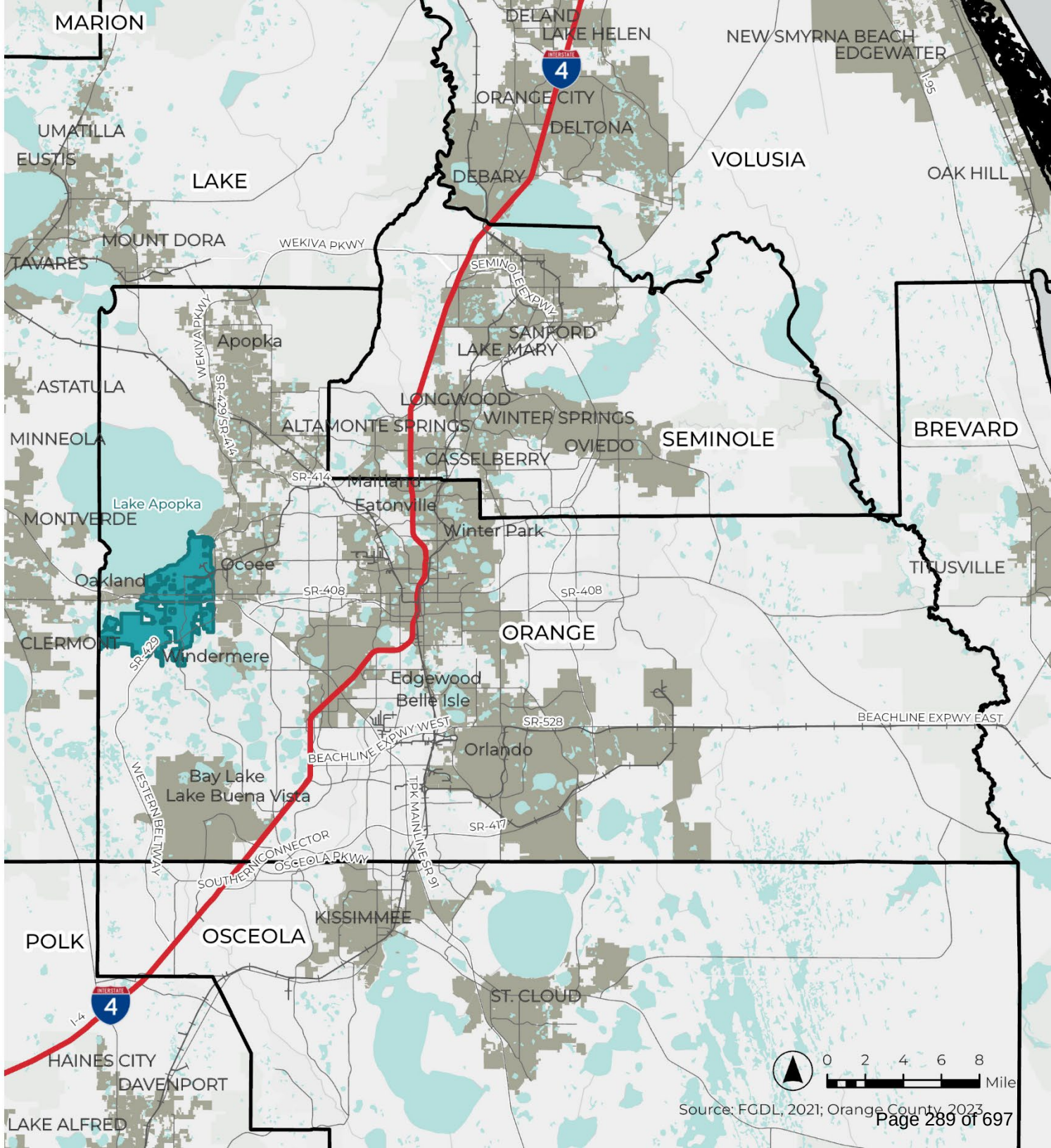
COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

REGIONAL CONTEXT

MAP FLUE - 2

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- County
- Other Municipality



Source: FGDL, 2021; Orange County 2023

COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

EXISTING LAND USE

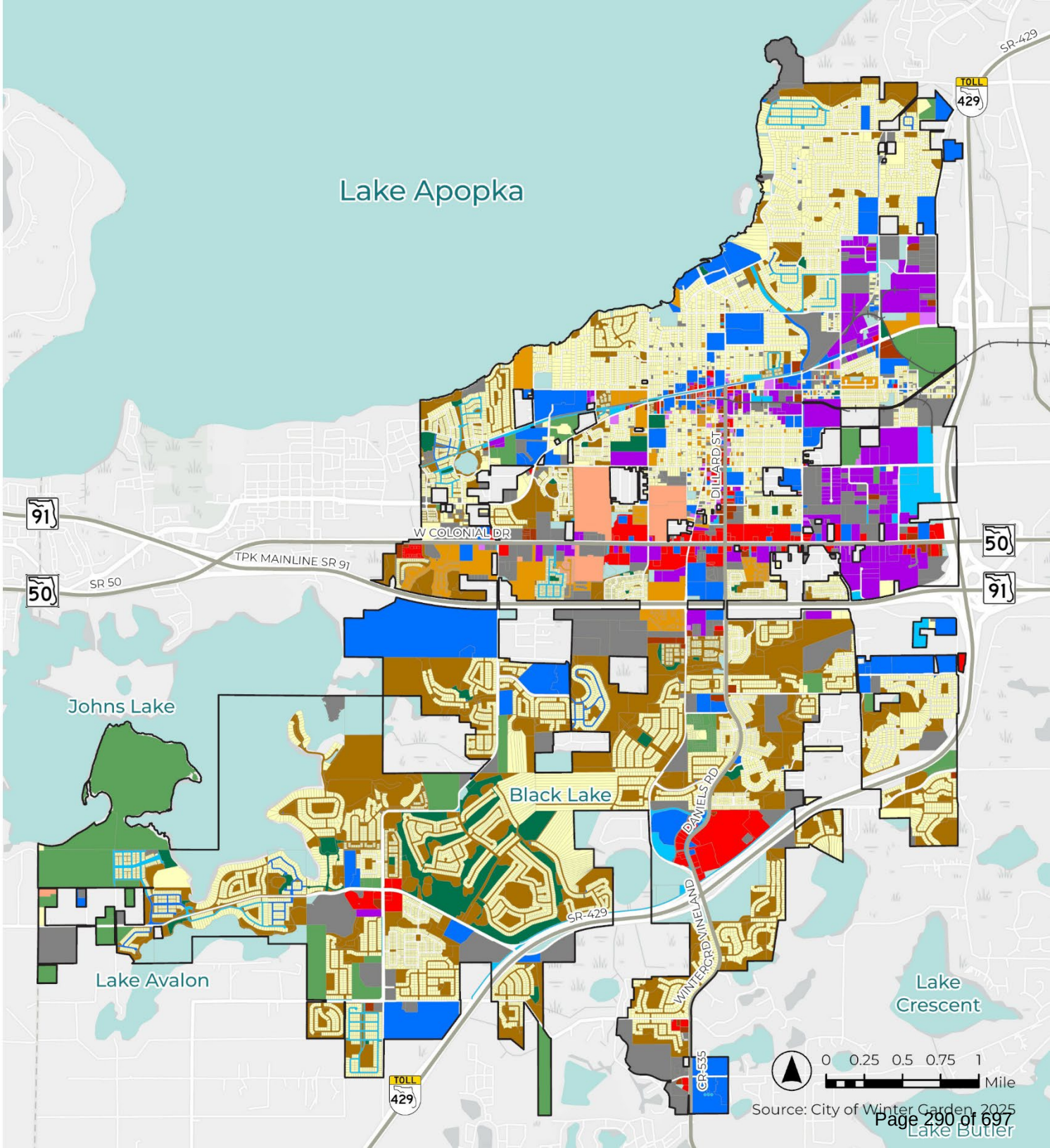
MAP FLUE - 3

Legend

- City of Winter Garden
- Major Roadway
- Railroad
- Parcel

Existing Land Use

- Agriculture
- Single Family Residential
- Multi- Family Residential
- Manufactured Housing
- Residential Common Area
- Mixed Use
- Commercial
- Office
- Industrial
- Institutional
- Recreation and Open Space
- Infrastructure
- Vacant
- Water



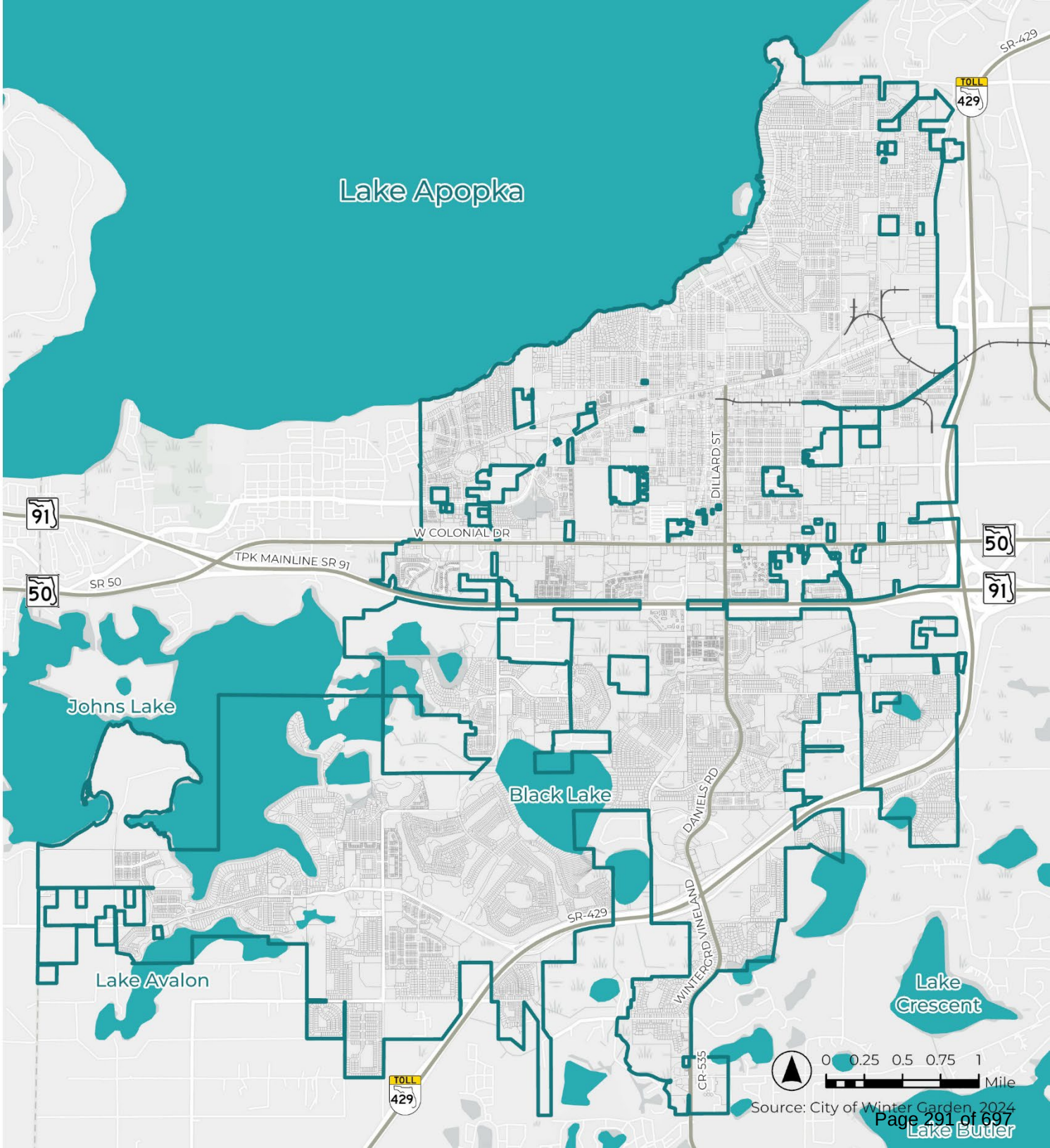
COMPREHENSIVE PLAN
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WATERBODIES

MAP FLUE - 4

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

WETLAND INVENTORY

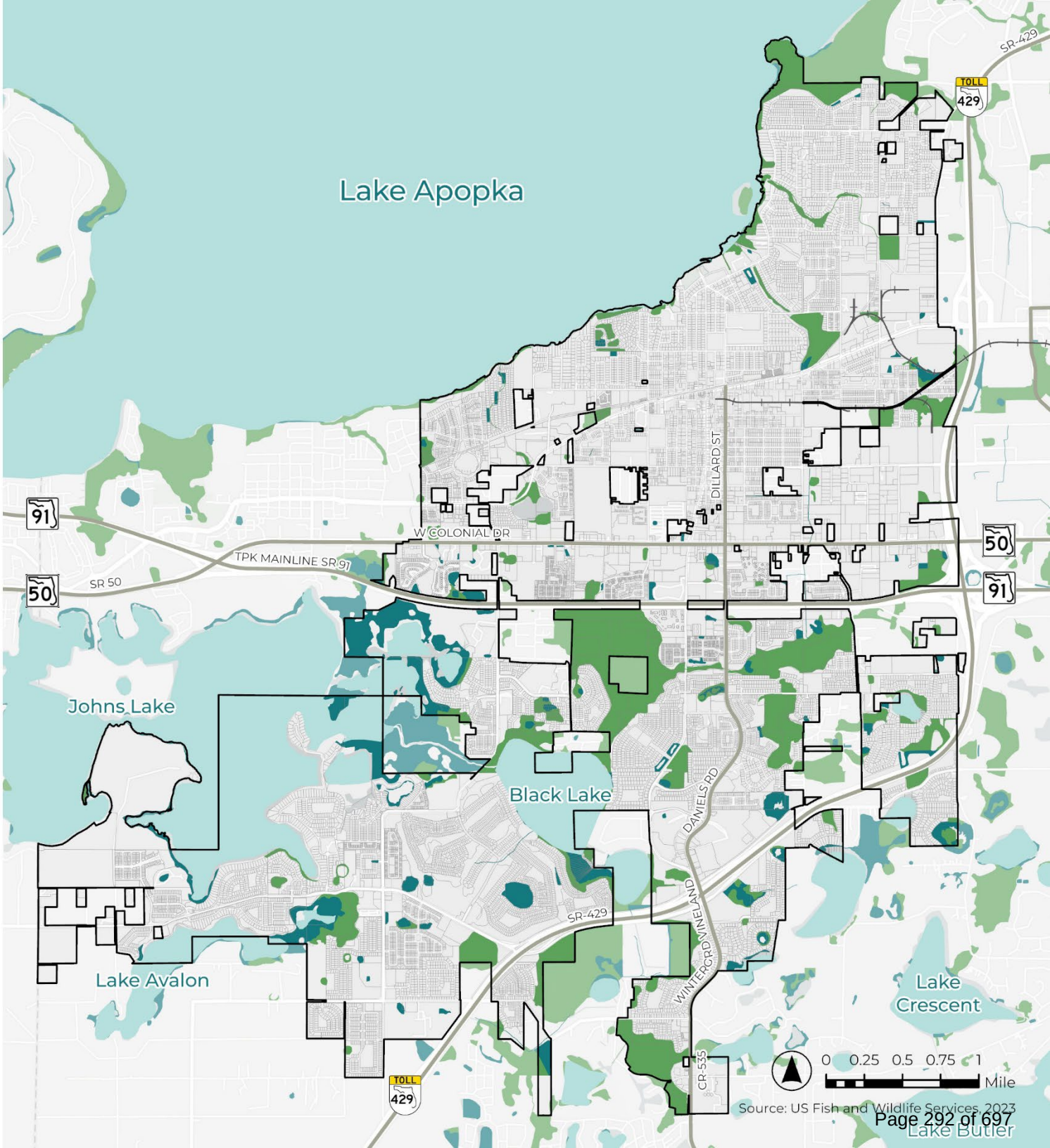
MAP FLUE - 5

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Wetland Type

- Freshwater Emergent Wetland
- Freshwater Forested / Shrub Wetland



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

FLOODPLAIN INVENTORY

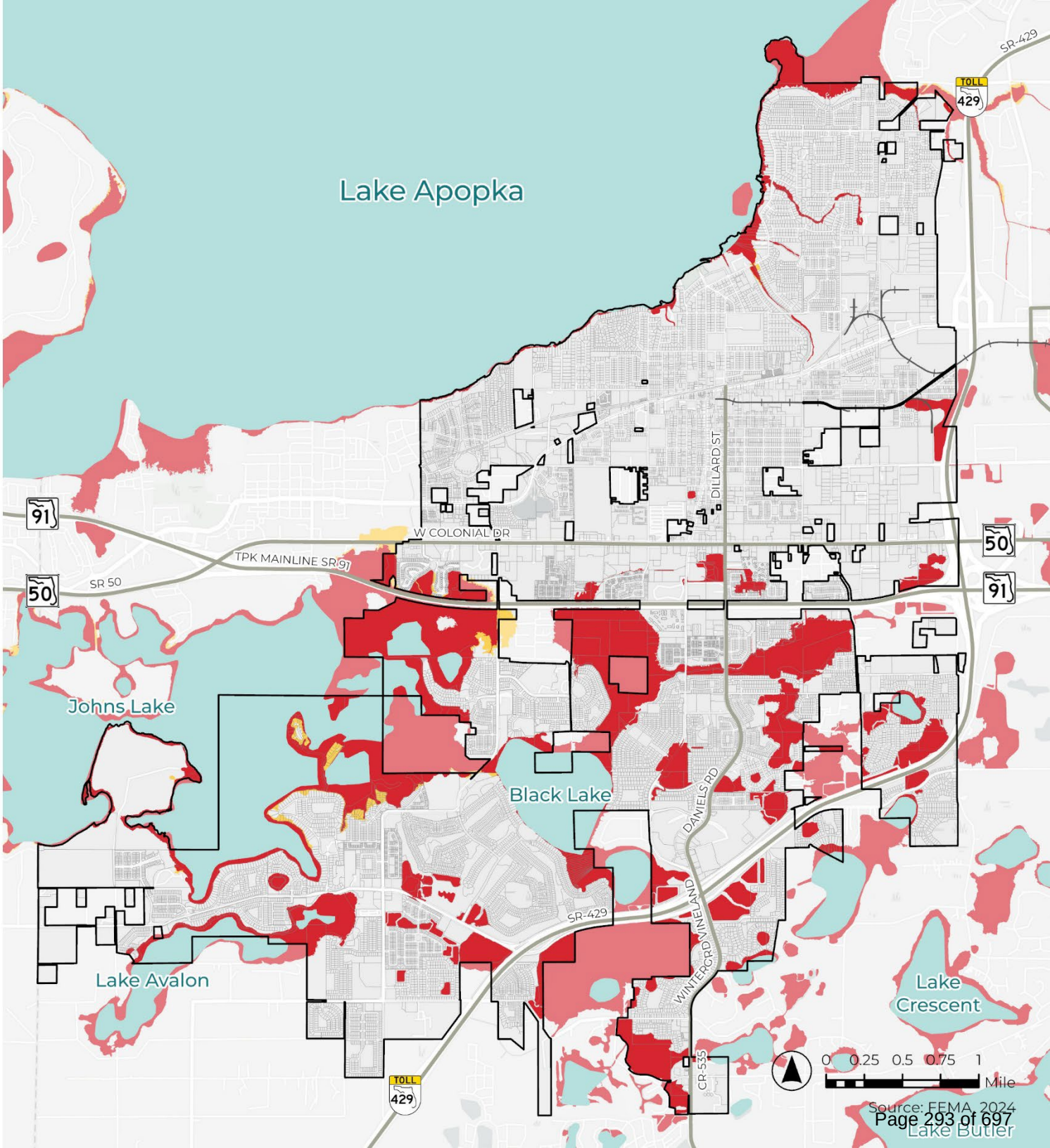
MAP FLUE - 6

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Floodplain

- 100 - Year Floodplain
- 500 - Year Floodplain



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

SOIL PERMEABILITY

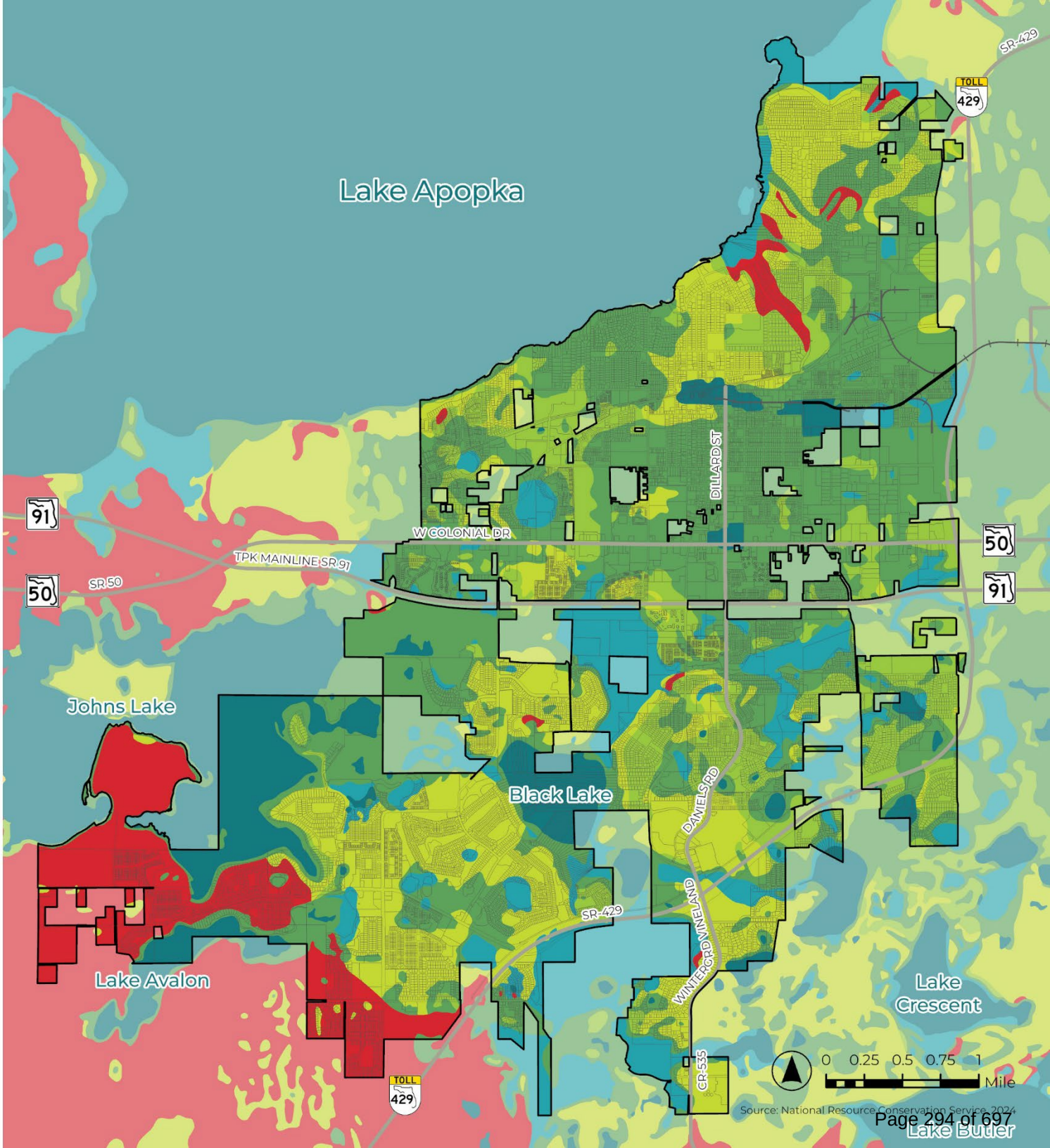
MAP FLUE - 7

Legend

- City of Winter Garden
- Major Roadway
- Railroad
- Parcel

Soil Permeability

- Excessively Drained
- Somewhat Excessively Drained
- Well Drained
- Moderately Well Drained
- Somewhat Poorly Drained
- Poorly Drained
- Very Poorly Drained
- Water



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

AQUIFER RECHARGE

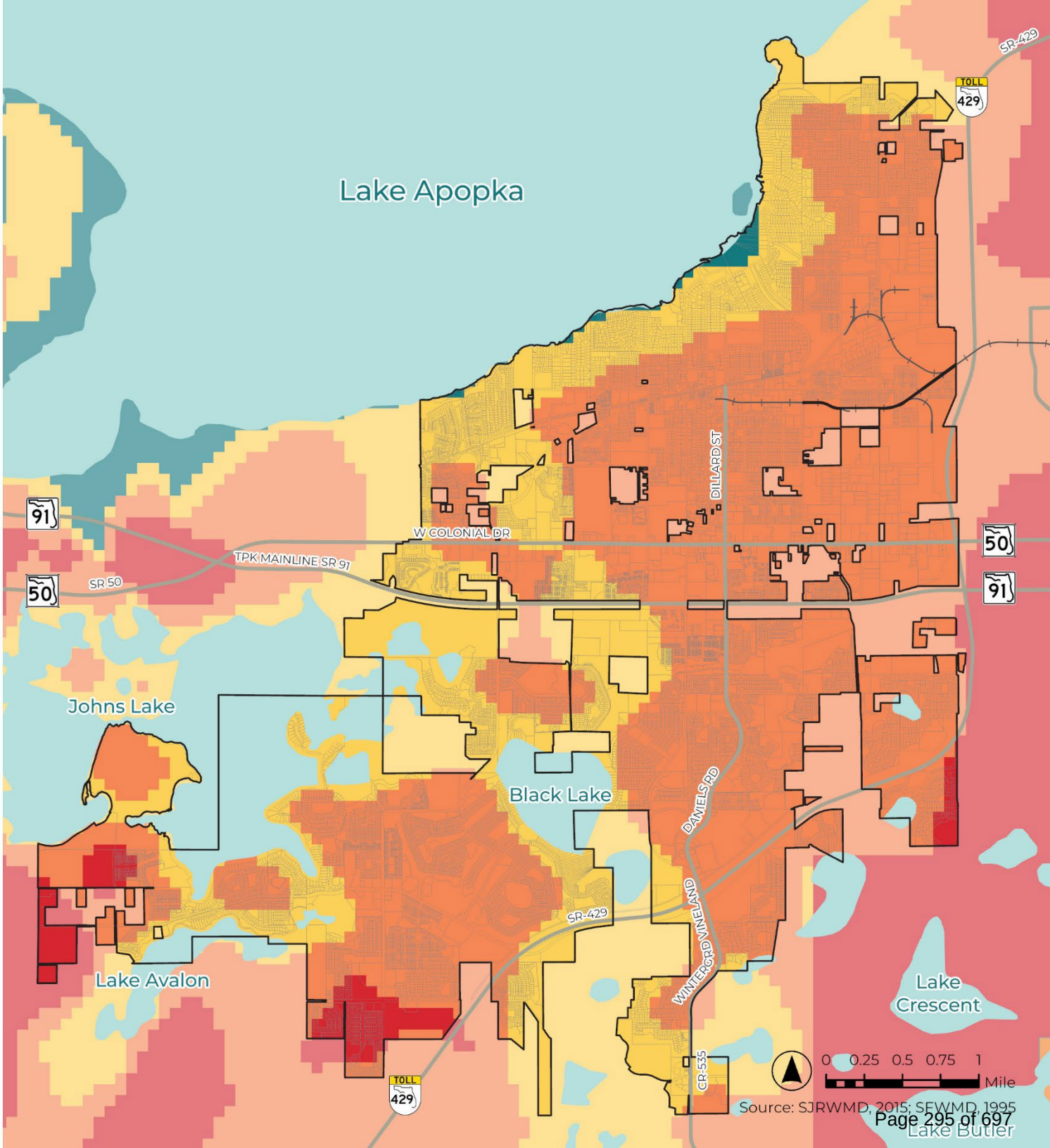
MAP FLUE - 8

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Aquifer Recharge Area

- Low
- Medium
- High
- Discharge



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

NATIONAL REGISTER OF HISTORIC PLACES

MAP FLUE - 9

Legend

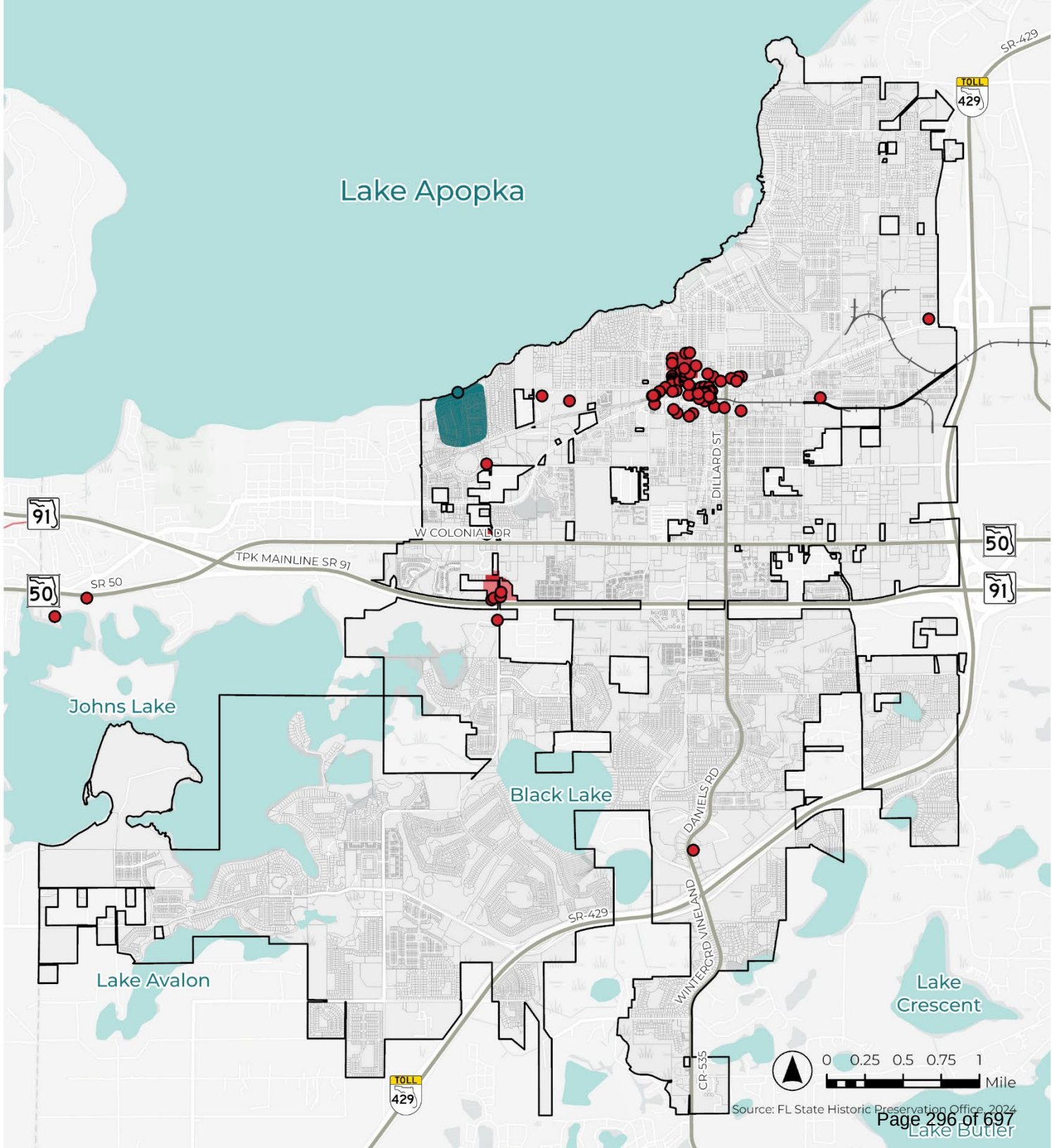
- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Resource Group

- Eligible
- Potentially Eligible

Structure

- Eligible
- Potentially Eligible



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WINTER GARDEN 2050
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ACTIVITY CENTERS

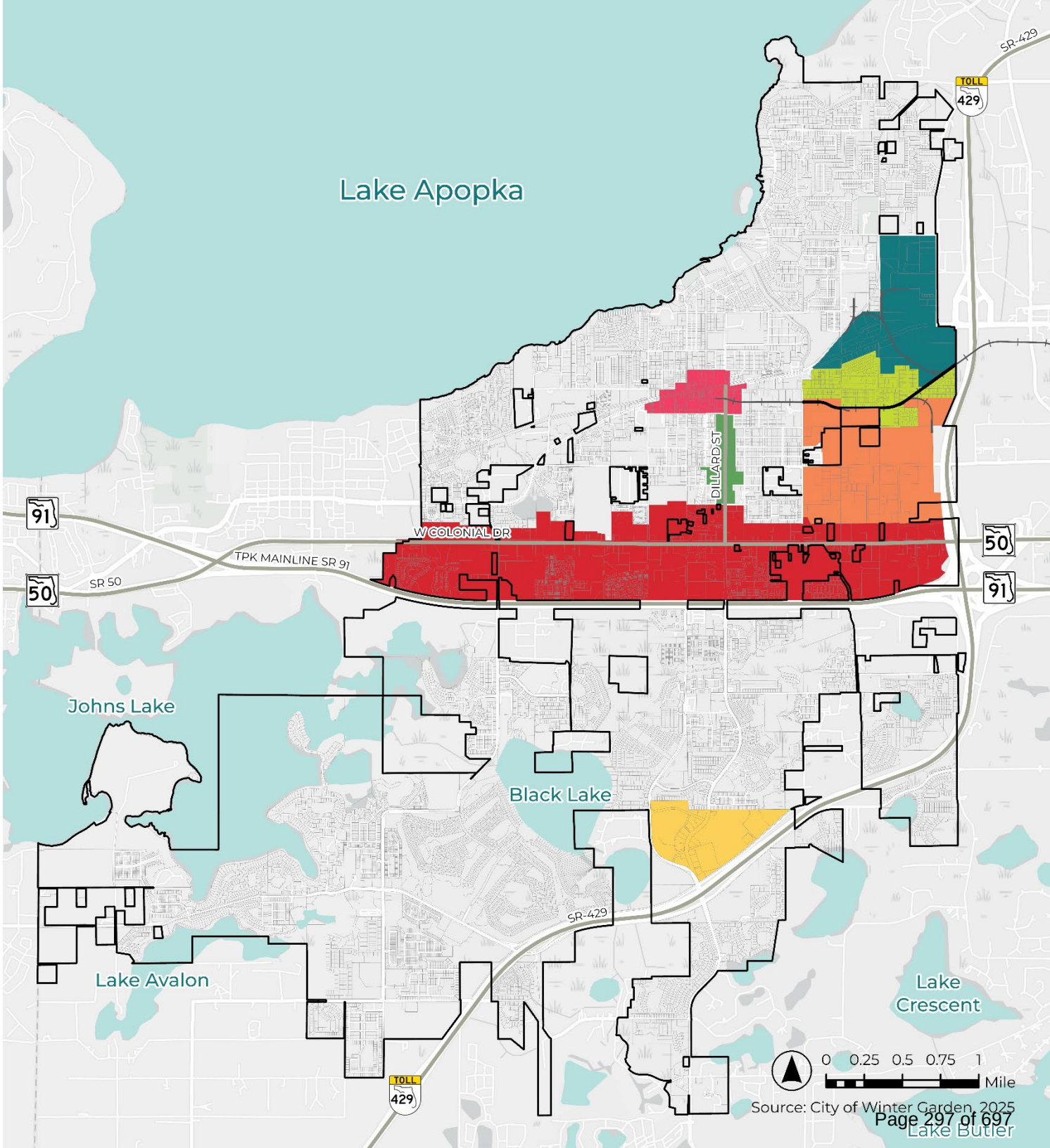
MAP FLUE - 10

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Activity Center

- Crown Point Hi-Tech
- Dillard Street
- Historic East Winter Garden Neighborhood
- Fowler Grove Regional Retail
- Story Road Industrial
- Traditional Downtown
- West State Road 50 Commercial



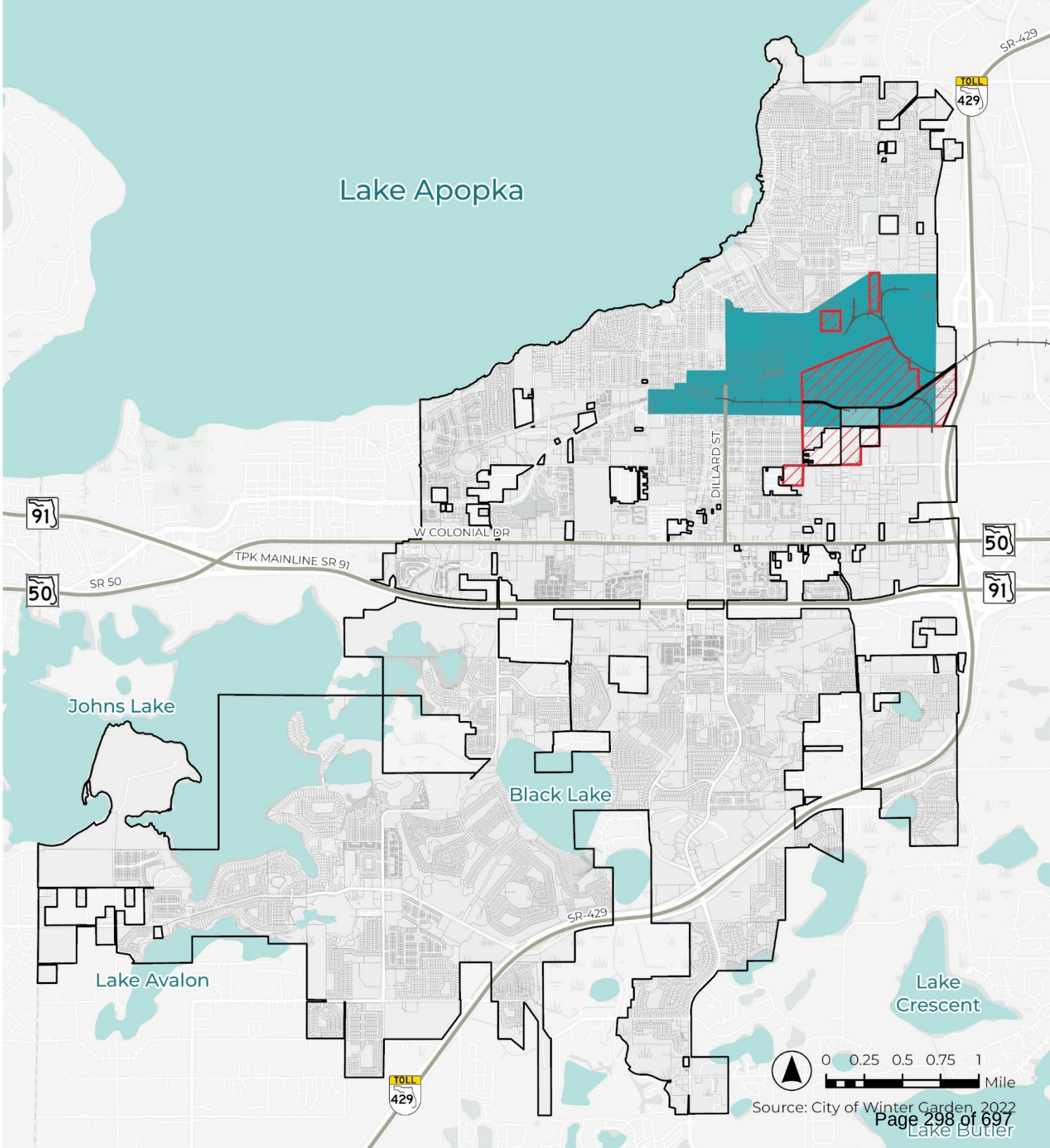
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COMMUNITY REDEVELOPMENT AREA

MAP FLUE - 11

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Community Redevelopment Area
- East Winter Garden Community



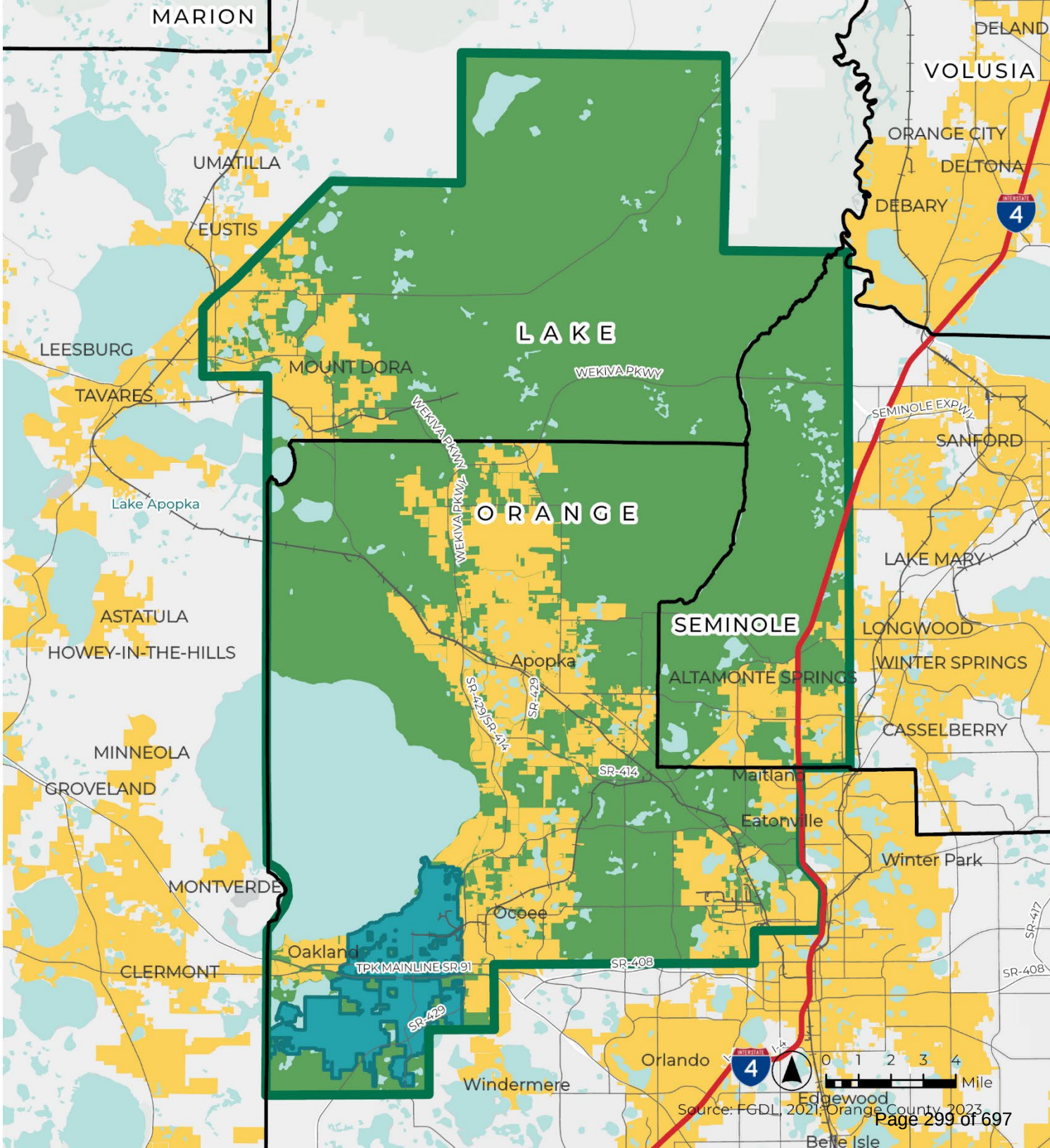
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WEKIVA STUDY AREA

MAP FLUE - 12

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- County
- Other Municipality
- Wekiva Study Area



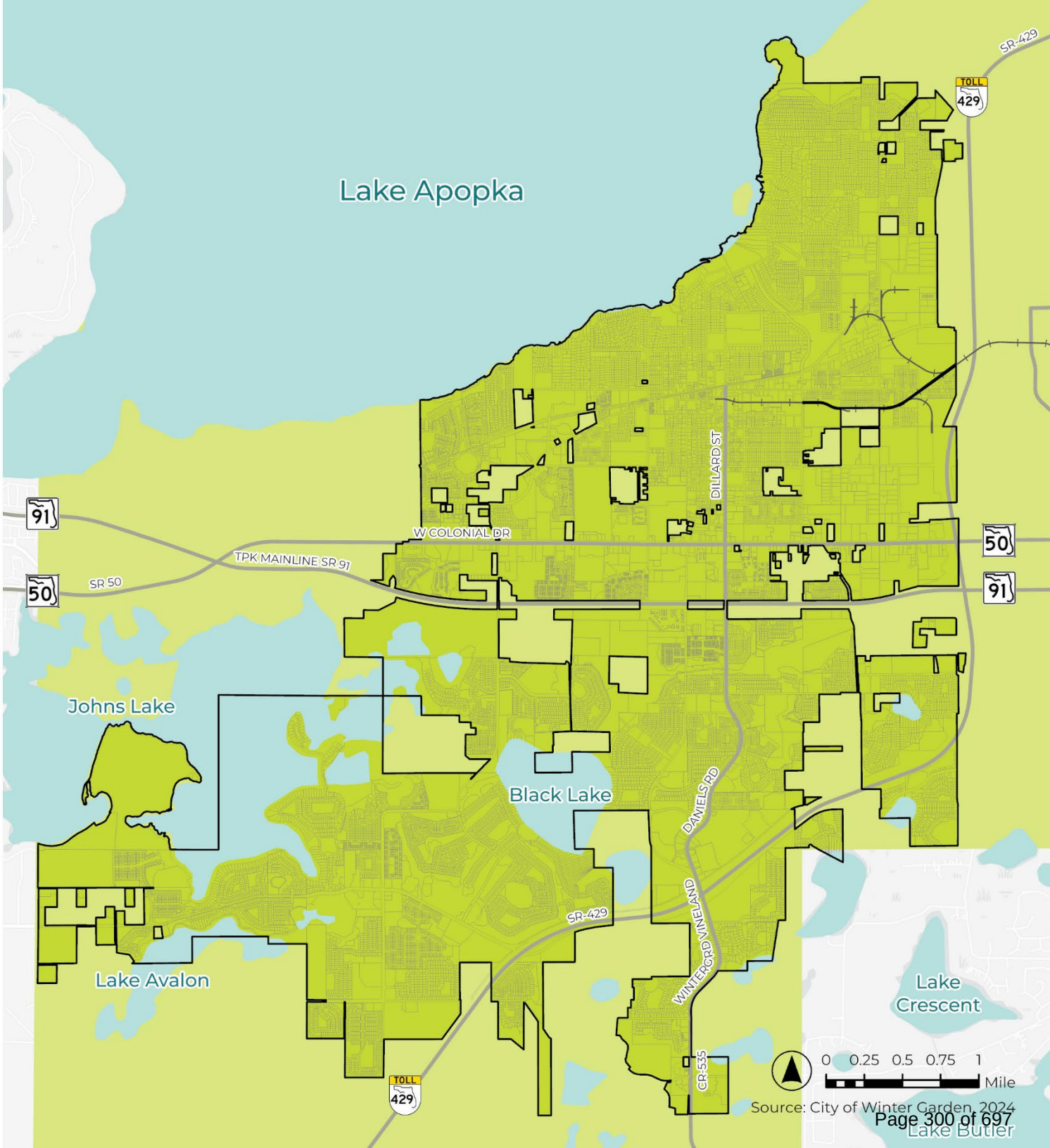
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WEKIVA STUDY AREA

MAP FLUE - 13

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Wekiva Study Area



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2050 FUTURE LAND USE MAP

MAP FLUE - 14

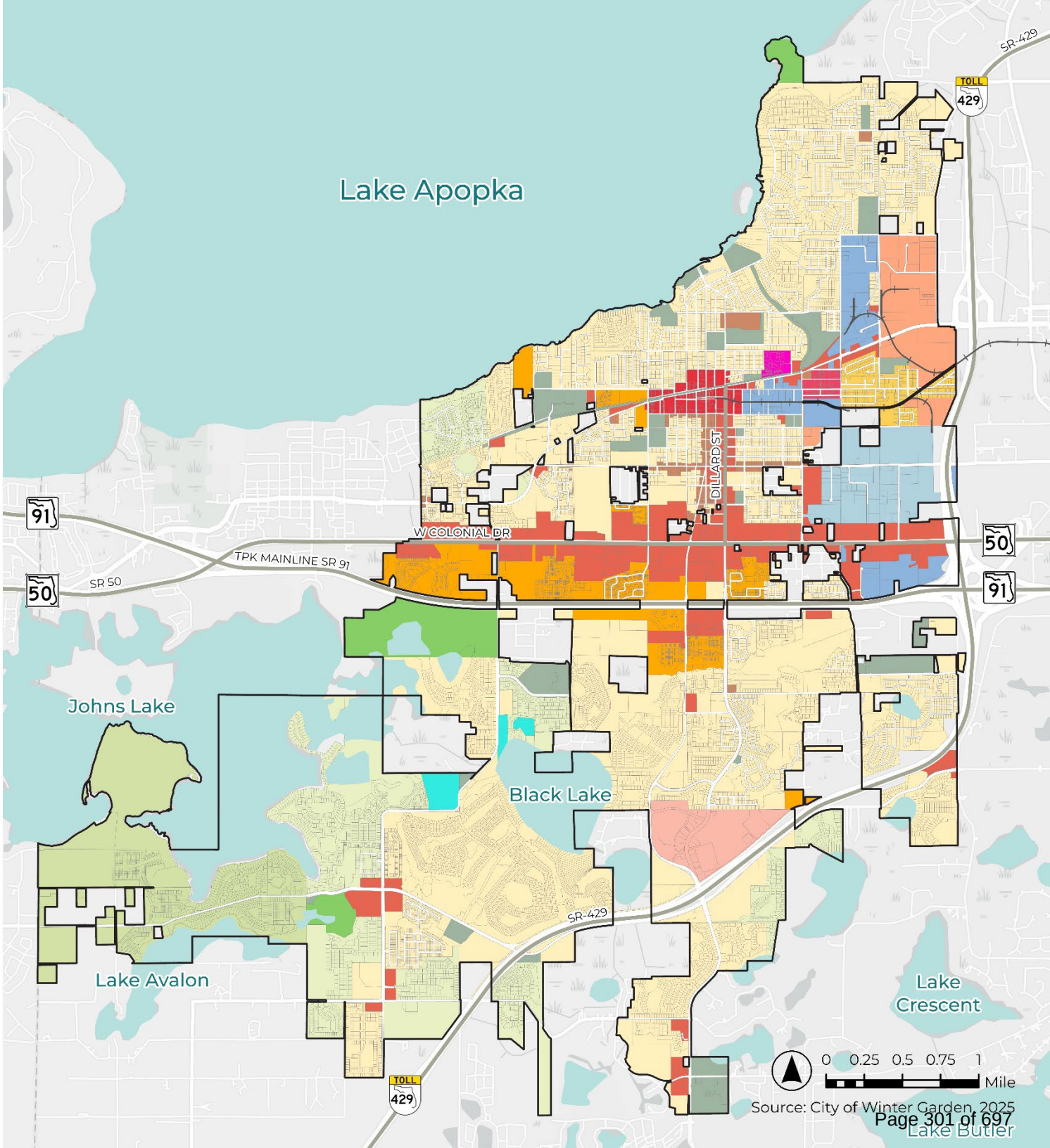
Legend

- City of Winter Garden / Transportation Concurrency Exception Area
- Waterbody
- Major Roadway
- Railroad
- Parcel

Future Land Use

- SUB - Suburban Residential
- LR - Low Density Residential
- NR - Neighborhood Residential
- MR - Medium Density Residential
- VIL - Urban Village
- NC - Residential Neighborhood Commercial
- DT - Downtown Transitional
- MUD - Multi Use Development
- NMU - Neighborhood Mixed-Use
- TD - Traditional Downtown
- BC - South Beltway Center
- MOI - Multi Office Industrial
- I - Industrial
- INT - Institutional
- COM - Commercial
- CON - Conservation
- OC - See Orange County FLUM

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2

DATA & ANALYSIS

COMPREHENSIVE PLAN

WINTER GARDEN 2050

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MULTIMODAL TRANSPORTATION

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INTRODUCTION

Transportation is a key factor in shaping how residents of Winter Garden live, work, and connect within their community. A safe, efficient, and well-connected transportation system supports economic development, enhances regional mobility, and ensures convenient access to critical community destinations such as schools, healthcare facilities, parks, and recreational areas. As the City continues to grow, a robust transportation network remains essential to maintaining a high quality of life for all residents.

The Data & Analysis section of this element provides a comprehensive overview of Winter Garden's current multimodal transportation network, including roadways, railroads, public transit, bicycle and pedestrian infrastructure, and ongoing transportation improvements. It also evaluates regional and local transportation planning initiatives that influence mobility within the City. This section concludes with recommended updates to the Multimodal Transportation Element goals, objectives, and policies, informed by technical findings and feedback from the community visioning process, to ensure the City's transportation system continues to meet evolving needs through the 2050 planning horizon.

Winter Garden has embraced a multimodal approach to transportation planning that prioritizes livability, safety, and accessibility over simply expanding roadway capacity. The City has established a citywide Transportation Concurrency Exemption Area, allowing greater flexibility to pursue strategies that emphasize mobility through transit, walking, and biking rather than relying solely on traditional road widening projects. Guided by Complete Streets principles, Winter Garden is designing corridors and advancing corridor improvements that accommodate all users within the context of the surrounding environment. This shift reflects the City's focus on creating a more connected and livable transportation network that supports community character, enhances economic vitality, and provides access to daily needs as growth continues through the horizon of this plan.

INVENTORY AND ANALYSIS

The inventory and analysis is divided into a review of existing and future conditions of Winter Garden's roadway network, railroads, bicycle and pedestrian network, public transit system, and planned transportation improvements.

Roadway Network

The City of Winter Garden has an extensive roadway network depicted in **Map MTE - 1**. The following section provides data and analysis for this roadway network, including SIS facilities, maintenance responsibility, functional classification, context

classification, posted speed limits, adopted level of service, current level of service and projected level of service.

Strategic Intermodal Facilities

Strategic Intermodal System (SIS) facilities are considered Florida's highest priority network of transportation facilities, which are important to the state's economy and mobility. The Governor and Legislature established the SIS in 2003 to focus the state's limited transportation resources on the more significant interregional, interstate, and international facilities. There are two SIS Highways within Winter Garden the Florida Turnpike (State Road 91) and State Road 429. The location of all SIS highways and railways within and near the City can be found on **Map MTE - 2**.

Maintenance Responsibility

There is a plethora of entities responsible for the maintenance of roadways in or near the City of Winter Garden. This includes neighboring municipalities, Orange County, the Florida Turnpike, and the Florida Department of Transportation. When addressing transportation concerns for the residents of Winter Garden it is important to know who is responsible for a roadway's maintenance. The roadway maintenance and responsibility for most roadways within or near the City of Winter Garden is shown on **Map MTE - 3**.

Functional Classification

Winter Garden establishes its own functional classification definitions for arterial, collector, and minor streets within its Land Development Regulations (LDR). These City definitions may differ from the transportation data referenced in this section because the Florida Department of Transportation (FDOT) uses the Federal Functional Classification System, which is standard across all states. Each Federal functional classification is based on the type of service the road provides to the motoring public. Design standards are tied to the functional classification assigned to the facility. Each classification has a range of allowable lane widths, shoulder widths, curve radii, etc. The functional classifications are listed below in **Table MTE - 1** and displayed on **Map MTE - 4** for the major roadways in the City.

Table MTE - 1: Functional Classification Descriptions

Functional Classification	Description	Typical Speed Limits
Interstates (Limited Access Highways)	The highest classification of roadways in the United States. These arterial roads provide the highest level of mobility and the highest speeds over the longest uninterrupted distance.	55-75 mph
Other Arterials	These include freeways, multilane highways, and other important roadways that supplement the Interstate System. They connect, as directly as practicable, the Nation's principal urbanized areas, cities, and industrial centers. Land access is limited.	50-70 mph
Collectors	Major and minor roads that connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances. They balance mobility with land access.	35-55 mph
Local roads	Local roads provide limited mobility and are primary access to residential areas, businesses, farms, and other local areas.	20-45 mph

Source: Federal Highway Administration, 2020

Context Classification

Florida Department of Transportation's (FDOT) context classification system describes the general characteristics of the land use, development patterns, and roadway connectivity along a roadway, providing cues as to the types of uses and user groups that will likely utilize the roadway. Context classification is a system based on the complete streets initiative of identifying roads according to their context in the built or natural environment and is a step in the planning and design processes for establishing more comprehensive design criteria and standards for multiple modes of transportation. For the purposes of this section, the eight different context classifications used by the FDOT are described below in **Table MTE - 2** and **Map MTE - 5** displays the context classifications for some of Winter Garden's major roadways.

Table MTE - 2: Context Classification Descriptions

Context Classification	Descriptions
C1-Natural	Lands preserved in a natural or wilderness condition, including lands unsuitable for settlement due to natural conditions.
C2-Rural	Sparsely settled lands; may include agricultural land, grassland, woodland, and wetlands.
C2T-Rural Town	Small concentrations of developed areas immediately surrounded by rural and natural areas; includes many historic towns.
C3R-Suburban Residential	Mostly residential uses within large blocks and a disconnected or sparse roadway network
C3C-Suburban Commercial	Mostly non-residential uses with large building footprints and large parking lots within large blocks and a disconnected or sparse roadway network.
C4-Urban General	Mix of uses set within small blocks with a well-connected roadway network. May extend long distances. The roadway network usually connects to residential neighborhoods immediately along the corridor or behind the uses fronting the roadway.
C5-Urban Center	Mix of uses set within small blocks with a well-connected roadway network. Typically concentrated around a few blocks and identified as part of a civic or economic center of a community, town, or city.
C6-Urban Core	Areas with the highest densities and building heights, and within FDOT classified Large Urbanized Areas (population greater than one million). Many are regional centers and destinations. Buildings have mixed uses, are built up to the roadway, and are within a well-connected roadway network.

Source: Florida Department of Transportation, 2022

Posted Speed Limits

The posted speed limit on a roadway plays a crucial role in determining its capacity and safety. While higher speed limits can enhance a roadway's capacity to efficiently move motor vehicles, they often come at the expense of safety, particularly for vulnerable users, such as bicyclists and pedestrians. **Map MTE - 6** provides the posted speed limits for many of the roadways within or near the City, offering a visual reference for planning and analysis.

Roadway Level of Service Analysis

Appendix A provides a summary of the Roadway Level of Service Analysis for all roadways within Winter Garden that currently have an adopted level of service. The

analysis identifies each roadways adopted level of service (**Map MTE – 7**), current level of service (**Map MTE – 8**); and projected level of service for 2035 (**Map MTE – 9**), 2045(**Map MTE- 10**) and 2050 (**Map MTE – 11**). The current and projected level of service analysis is intended primarily as a monitoring tool to evaluate existing and anticipated travel demand within the transportation network. This analysis does not contemplate future City projects that may result in level of service improvements.

Complete Streets

Complete streets are streets that are designed to accommodate the needs of all users regardless of their mode of transportation. Complete streets ensure that all users are safe, feel comfortable, and have convenient access within their communities. Complete streets are designed using a context sensitive approach meaning its design takes into account the unique built, natural, and cultural environment of the street. The design of these streets requires an understanding of various roadway user needs. Users include but are not limited to pedestrians, bicyclists, transit users, children, older individuals, individuals with disabilities, motorists, freight vehicles, and many others. Winter Garden is currently advancing a Complete Street project on Dillard Street from Plant Street to State Road 50 that will provides a cycle track, enhanced pedestrian facilities, low impact development elements, and on-street parking. The project will focus on redesigning the existing right of way to be safer and more accessible to pedestrian and bicyclists.

Railroads

Winter Garden has 2.7 miles of railroads within the City. These railroads can be seen on **Map MTE - 12** and are on the eastern boundary of the City. All of the railroads are owned by CSX Transportation. Florida Department of Transportation identifies these railroads as spurs which means they are considered Class III railroads. These rail lines are infrequently used and may be better used as multi-modal trails.

Pedestrian and Bicycle Facilities

Sidewalks

The City has an extensive sidewalk network that provides transportation corridors for pedestrians, as regulated by the LDC. There are multiple policies in place to extend the City's sidewalk network including policies related to the Transportation Concurrency Exception Area and Complete Streets. The sidewalk network connects into the regional trails and paths system detailed below and the City's sidewalk network can be seen in **Map MTE – 13**.

Multi-Use Trails and Paths

Winter Garden's 19.6-mile system of multi-use trails and paths provides the residents and visitors of Winter Garden with a recreational and functional pedestrian and bicycle transportation system. One of the most important trails in Winter Garden is the West Orange Trail, which is 22.3 miles in total length and runs through both

Orange and Lake County. The West Orange Trail has 4.9 miles within the City and runs through Downtown Winter Garden along Plant Street. **Map MTE – 14** illustrates the City's trail and path network. **Table MTE - 6** includes the existing trails and paths and **Table MTE - 7** includes future trails and paths. Additionally, there have been ongoing discussions with CSX regarding a railroad segment that runs through Winter Garden, with the goal of purchasing the section and converting it into a trail. This segment would connect Winter Garden's downtown to Ocoee's downtown. The City, in coordination with the Rails-to-Trails Conservancy, should continue to engage with CSX as opportunities arise to purchase railroad segments and convert them into trails where and when feasible.

Table MTE - 3: Existing Trails and Paths

Trail or Path	Length (miles)
Avalon Multipurpose Path	0.5
Crest Trail	0.1
Daniels Multipurpose Path	2.2
Fowler Grove Multipurpose Path	0.5
Hickory Hammock Multipurpose Path	0.5
Jesse Brock Multipurpose Path	0.4
Lulu Creek Trail	0.4
Marsh Rd Multipurpose Path	1.4
Oakland Park Multipurpose Path	0.5
Plant Street Multipurpose Path	0.9
Stone Crest Path	0.4
Stoneybrook West Multipurpose Path	3.0
Sunridge Multipurpose Path	0.5
West Orange Trail	4.9
Winter Garden Vineland Multipurpose Path	1.4
Other Existing Trails	4.7
Total	**19.6**

Source: City of Winter Garden, 2024

Table MTE - 4: Future Trails and Paths

Trail or Path	Length (miles)
Avalon Multipurpose Path	2.2
Avalon Trail	0.7
Beard-Beulah-Warrior Rd Multipurpose Path	2.1
Crest Trail	0.3
Dillard St Multipurpose Path	1.0
Marsh Trail	0.3
Ninth Street	0.5
Railroad Line	2.7
Roper Trail	0.7
Stoneybrook West Multipurpose Path	2.9
Tilden Trail	0.5
West Crown Point Trail	0.4
Windermere Trail	0.8
Other Proposed Trails	5.7
Total	**18.6**

Source: City of Winter Garden, 2024

Public Transportation

Public transportation in the Winter Garden is provided by LYNX. LYNX provides public transportation services predominantly within Orange, Seminole, and Osceola counties, but also provides service to Polk and Lake counties in a limited capacity. LYNX provides three different types of transportation services to the residents of Winter Garden; fixed route bus, paratransit, and NeighborLink, which are described below.

Fixed Route Bus

LYNX operates a total of 69 routes with Route 705 being the only route providing service directly within Winter Garden. Route 705 operated on the weekdays from 5:05 AM to 9:34 PM and on Saturday it operated from 6:00 AM to 9:39 PM. The route's headway or the maximum amount of time a passenger could potentially wait at a bus stop is thirty minutes on the weekdays and an hour on the weekends. LakeXpress is an additional transportation service that connects Mascotte to Winter Garden through Route 50. A map of all routes serving the City can be found on **Map MTE - 15**.

Paratransit

ACCESSLYNX is a shared ride door-to-door transportation service for individuals unable to use the regular fixed route bus service because of a disability or other limitations. ACCESSLYNX provides more than 2,100 scheduled passenger trips each weekday, using a variety of vehicles equipped for individuals with various disabilities. Service from ACCESSLYNX paratransit services is operated under two programs - Americans with Disabilities Act and Transportation Disadvantaged . These programs have different eligibility criteria and service areas, which are outlined below in **Table MTE - 8** and displayed on **Map MTE - 16**.

Table MTE - 5: ACCESSLYNX Eligibility Criteria and Service Area

Program	Service Area
Americans with Disabilities Act	All origins and destinations within the three-county service area of Orange, Osceola, and Seminole Counties.
Transportation Disadvantaged	Transportation Disadvantaged service within Osceola, Orange, and Seminole County. Service is provided to customers whose origin address and/or destination address is further than three-quarters of a mile from a fixed route bus alignment (Map MTE-16).

Source: LYNX, 2024

NeighborLink

LYNX additionally provides NeighborLink (NL) which is a flex-service aimed to make it easier for residents living in less-populated areas to make use of both local transportation and LYNX' local bus system. Residents in the designated area can schedule a ride and a NeighborLink vehicle will pick them up and bring them back if needed. NeighborLink will provide transportation anywhere within the designated service area (**Map MTE - 17**) or to a LYNX local bus stop.

Planned Roadway Improvements

The Metropolitan Transportation Plan prepared by MetroPlan Orlando establishes the vision for the transportation system of the unincorporated and incorporated areas Orange, Osceola, and Seminole County. Roadway improvement projects must be included in the Metropolitan Transportation Plan to receive federal or state funding. The plan is updated every five years and is currently being updated by MetroPlan Orlando, but the currently adopted plan is the 2045 Metropolitan Transportation Plan. **Table MTE - 9** and **Map MTE - 18** detail the cost feasible projects within Winter Garden which includes all roads committed for construction within the 2045 planning horizon of the 2045 Metropolitan Plan. **Table MTE - 10** and **Map MTE - 19** reflect projects that were identified in the Metropolitan Transportation Plan but do not yet have allocated funds.

Table MTE – 6: Cost Feasible

Roadway	From/To	Improvement
Story Rd	Plant St W to Dillard St S	ITS/Technology
Lakeview Ave	Plant St to Fullers Cross Rd	ITS/Technology
Lakeview Ave	Story Rd to E Plant St	ITS/Technology
Avalon Rd	Sunridge Blvd to SR 50 / Colonial Dr	Operational
Tilden Rd	Avalon Rd to Winter Garden-Vineland Rd	Operational
Winter Garden-Vineland Rd	Ficquette Rd to Lake Butler Blvd	Operational (County Level)
SR 50 / Colonial Dr	Dillard St to SR 91 / Florida's Tpke	Operational / Safety
SR 50 / Colonial Dr	Avalon Rd to S Park Ave	Operational / Safety
SR 50 / Colonial Dr	Park Ave to Dillard St	Operational / Safety
Marsh Road	Marsh Rd to Williams Rd	Roundabout Installation
Winter Garden-Vineland Rd	Winter Garden-Vineland Rd to Roper Rd	Intersection Improvements
East Winter Garden	10th Street / Center Street / North Street / Bay Street	Streetscape Improvements

Source: MetroPlan Orlando, 2022

Table MTE – 7: Unfunded Needs

Roadway	From/To	Improvement
Palm Dr	East Crown Point Rd to Ocoee Rd	Complete Streets
Maple St	Ninth St to Seminole St	Complete Streets
Story Rd (Section 1)	Dillard St to Ninth St	Complete Streets
Beulah Rd	Marshall Farms Rd to SR 50 / Colonial Dr	Complete Streets
Stoneybrook West Pkwy	Winter Garden-Vineland Rd to One-Way Pairs	Complete Streets
Lake Butler Blvd/Park Ave	Winter Garden-Vineland Rd to Maguire Rd	Complete Streets
Winter Garden-Vineland Rd	Daniels Rd to Fowler Grove Blvd	Complete Streets

Roadway	From/To	Improvement
Daniels Rd	Roper Rd to SR 50 / Colonial Dr	Complete Streets / Safety / Ops
Roper Rd	Daniels Rd to Beulah Rd	Complete Streets
Beard Rd	Daniels Rd to Beulah Rd	Complete Streets
Warrior Rd	Beulah Rd to Windermere Rd	Complete Streets
Stoneybrook West Pkwy	Lake Roberts Landing Dr to Windermere Rd	Complete Streets / Safety / Ops
Daniels Rd	Fowler Grove Blvd to Roper Rd	Operational
Stoneybrook West Pkwy	Avalon Rd to SR 429	Operational
Story Rd	Carter Rd	Intersection Improvements
Dillard St	W SR 50 to E Plant St	Complete Streets / Safety / Ops
Story Rd	Plant St to Brick Rd	Intersection Improvements
Story Rd	Park Ave	Safety Improvements
Story Rd	Ninth St	Safety Improvements
Marsh Rd	Williams Rd	Safety Improvements
Horizon West Trail	Tiny Rd to West Orange HS	Shared Use Path

Source: MetroPlan Orlando, 2022

TRANSPORTATION CONCURRENCY EXCEPTION AREA

The entire City of Winter Garden is considered a Transportation Concurrency Exception Area (TCEA) consistent with F.S. 163.3164. The City utilizes this designation to encourage growth in specific areas within the City to reduce the negative impacts of transportation concurrency and to maximize the use of existing public infrastructure in the City. The TCEA enables the City to break the cycle of suburban sprawl and automobile dependence by redirecting investments toward alternative transportation modes. This approach supports more compact land use patterns and prioritizes infill development and redevelopment over continued outward suburban expansion.

Individual projects can receive transportation concurrency exception if the project meets certain performance standards. The performance standards are based on the net new average daily trip generation for the individual project. **Table MTE – 11**

provides the number of required mobility standards a project will need to provide to receive a transportation concurrency exception.

Table MTE – 8: TCEA Performance Standards

Criteria Level	Net New Average Daily Trip Generation	Required Number of Standards
Level 0	1 to 15	No requirement
Level 1	16 to 50	At least 1 Mobility Standard
Level 2	50 to 199	At least 2 Mobility Standards
Level 3	200 to 399	At least 3 Mobility Standards
Level 4	400 to 1,000	At least 4 Mobility Standards
Level 5	1,000 to 5,000	At least 6 Mobility Standards
Level 6	Greater than 5,000	At least 8 Mobility Standards and a traffic study to determine impact on FIHS facilities.

Source: City of Winter Garden, 2011

The City of Winter Garden's Comprehensive Plan lists a total of 25 mobility strategies projects could use to meet the performance standards detailed in Table MTE – 11. The mobility standards are meant to improve the multi-modal transportation system of Winter Garden and include strategies to address roadway, transit, pedestrian, and bicycle transportation systems. The 25 mobility strategies are provided below in Table MTE – 12.

Table MTE – 9: Mobility Strategies

Number	Mobility Strategy
1	Intersection and/or signalization modifications to improve level of service and safety and address congestion management. This may include, but is not limited to: signal timing studies, fiber optic inter-connection for traffic signals, OPTICOM signal preemption, Intelligent Transportation System features such as state of the art traffic signal controllers, dynamic massage signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
2	Addition of dedicated turn lanes into and out of the development.
3	Construction of bus shelters and or the addition of bus shelter lighting using solar technology designed and constructed to the Central Florida Regional Transportation Authority (LYNX) and City standards.
4	Construction of bus turn-out facilities.
5	Provision of bus pass programs provided to employees and/or residents of the development. The bus passes must be negotiated as part of a contract with LYNX and approved by the City.
6	Payment to the City which will be transferred to LYNX which will either increase service frequency or add bus service.
7	Construction of off- site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet Land Development Code Requirements along subject property frontages shall not count as meeting this Mobility Standard.

Number	Mobility Strategy
8	Widening of existing sidewalks to increase pedestrian mobility comfort and safety.
9	Deeding of land for the addition of bicycle lanes, or construction of bicycle lanes to City specification.
10	Provision of ride sharing or van pooling programs for project's employees/residents.
11	Provision of Park and Ride facilities.
12	Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public right of way or medians, as coordinated with the City's streetscaping plans.
13	Buildings with architectural features that provide shading and weather protection (e.g. canopies, awnings, colonnades) over sidewalk to promote pedestrian mobility. The architectural feature shall provide shading along a significant length of the sidewalk.
14	Provision of additional bicycle parking over the minimum required by the Land Development Code. Bicycle parking shall be located convenient to the entrance of primary buildings and covered where practical.
15	Removal of non-conforming signage, billboards, and signage that impedes pedestrian movement at the site.
16	Enhancements to the West Orange Trail or other public sidewalks/paths which increase the system's utility for multimodal transportation. Such enhancements may include but not be limited to: a. Trail amenities such as benches, directional/informational signage, or safety systems. b. Bicycle parking at entry points or at connection with transit lines. c. Land acquisition for expansion or better connectivity the trail system or public sidewalks. d. Additional/enhanced entry points to the trail system.
17	Development of, or participation in, a transportation demand management (TDM) program that provides funding or incentives for transportation modes other than single occupant vehicle to reduce vehicle miles traveled (VMT). Such VMT programs shall utilize a methodology approved by the City and may require performance monitoring and reporting.
18	Develop the project at or near development bonus maximum densities/intensities with transit supportive building and site design.
19	Business operations are not conducted in the peak hour and/or will not generate traffic during the peak hour.
20	Use of joint driveways and/or cross-access to reduce curb cuts.
21	Construction of, or contribution towards, new road facilities that provide alternate routes to reduce congestion.
22	Construction of, or contribution towards, addition of lanes on existing road facilities, where acceptable to the City, County, and/or FDOT, as relevant.
23	Other acceptable roadway, pedestrian or bicycle improvements as proposed by the developer and acceptable to the City.
24	Clustering of and design of the development for maximum density, or use of maximum densities or intensities, at the site which preserves open space, and reduces the need for development of vacant lands, enhances multi-modal opportunities and provides transit-oriented densities or intensities.

Number	Mobility Strategy
25	An innovative transportation-related modification or standard proposed by the developer, and acceptable to and approved by the City.

Source: City of Winter Garden, 2011

TRANSPORTATION PLAN

Winter Garden's Transportation Plan is in development to guide improvements that make the City's streets, trails, and pathways safer and calmer, and more connected and accessible for users of all ages, abilities, and travel modes. The Plan emphasizes creating a safe, comfortable, equitable, and engaging transportation environment that supports both mobility and community character. Organized into 10 focused chapters, the Plan outlines strategies across key areas: Vision Zero, Safer Streets for All, Speed Management, Traffic Calming, Complete Streets, Reconnecting Communities Pilot Program, Context-Sensitive Design, Safe Routes to School, Smart Transportation, and Increasing Mobility. Together, these chapters offer a comprehensive framework for enhancing Winter Garden's multimodal transportation network.

VISION ZERO SAFETY ACTION PLAN

Winter Garden committed to reaching zero traffic fatalities and a 50 percent reduction in serious injuries by 2040 through the implementation of the Vision Zero Safety Action Plan. The Plan is part of a larger regional safety grant by Safe Streets for All (SS4A) lead by MetroPlan Orlando and in partnership with Orange, Osceola, and Seminole counties. The Vision Zero Plan will guide Winter Garden through identifying crash trends, recommending priority programs and projects, and implementing solutions while tracking progress. Through the Safe System Approach outlined in the Plan, Winter Garden will make improvements to the road network throughout the City to increase traffic safety.

FUTURE CONSIDERATIONS

Based on the data and analysis presented above, the City of Winter Garden will consider the following recommendations when updating the Goals, Objectives, and Policies of the Multimodal Transportation Element of its Comprehensive Plan:

1. **Trail System Level of Service (LOS):** The City currently maintains 17.1 miles of trails and paths within its limits, serving as vital infrastructure for non-motorized transportation and recreational use. The City should consider adopting a formal trail LOS standard, such as 0.3 miles per 1,000 residents, as referenced in the Recreation and Open Space Element, to guide future trail development and ensure continued accessibility.

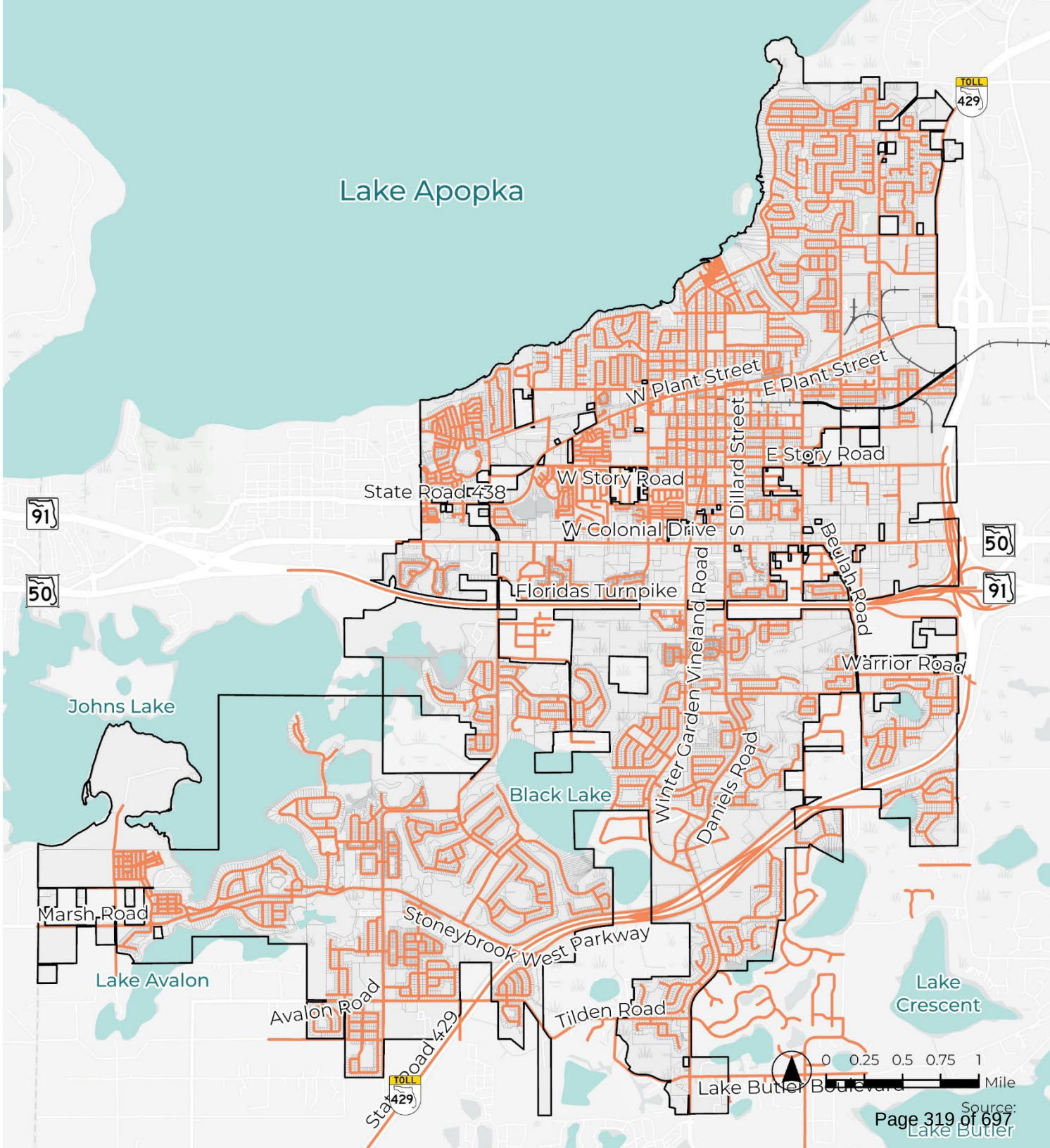
2. **Regional Coordination on Mobility:** With continued population growth both within and surrounding the City, Winter Garden should coordinate with FDOT, Orange County, and MetroPlan Orlando to address current and projected level of service concerns. A combination of roadway capacity improvements, enhanced public transportation options, and expanded active transportation infrastructure should be evaluated to support long-term mobility.
3. **Downtown Parking Study:** The City is in the process of finalizing a comprehensive parking study for the downtown area to assess current capacity and determine whether additional public parking is needed to support residents, visitors, and local businesses.
4. **Adoption of the Transportation Plan:** The City should finalize and formally adopt the Winter Garden Transportation Plan, incorporating its recommendations and implementation strategies into both the Comprehensive Plan and Land Development Code to ensure consistency and alignment with the City's long-term mobility vision.
5. **Integration with Regional Planning:** Once adopted, the City should update its Comprehensive Plan to ensure consistency with MetroPlan Orlando's 2050 Metropolitan Transportation Plan, supporting seamless regional transportation planning and funding opportunities.
6. **Complete Streets:** Is a transportation planning and design approach that ensures roadways are safe, comfortable, and accessible for pedestrians, bicyclists, transit riders, motorists, and people of all ages and abilities. Instead of focusing solely on vehicle capacity, Complete Streets projects are context-sensitive, incorporating features, such as sidewalks, bike lanes, crosswalks, traffic calming, and transit accommodations to create a more balanced, multimodal transportation network that enhances safety, mobility, and quality of life. With the elimination of concurrency citywide, it is important that all new roadways and improvements to existing roadways be prioritized with complete streets in mind.

ROADWAY NETWORK

MAP MTE - 1

Legend

- City of Winter Garden
- Waterbody
- Railroad
- Parcel
- Roadway



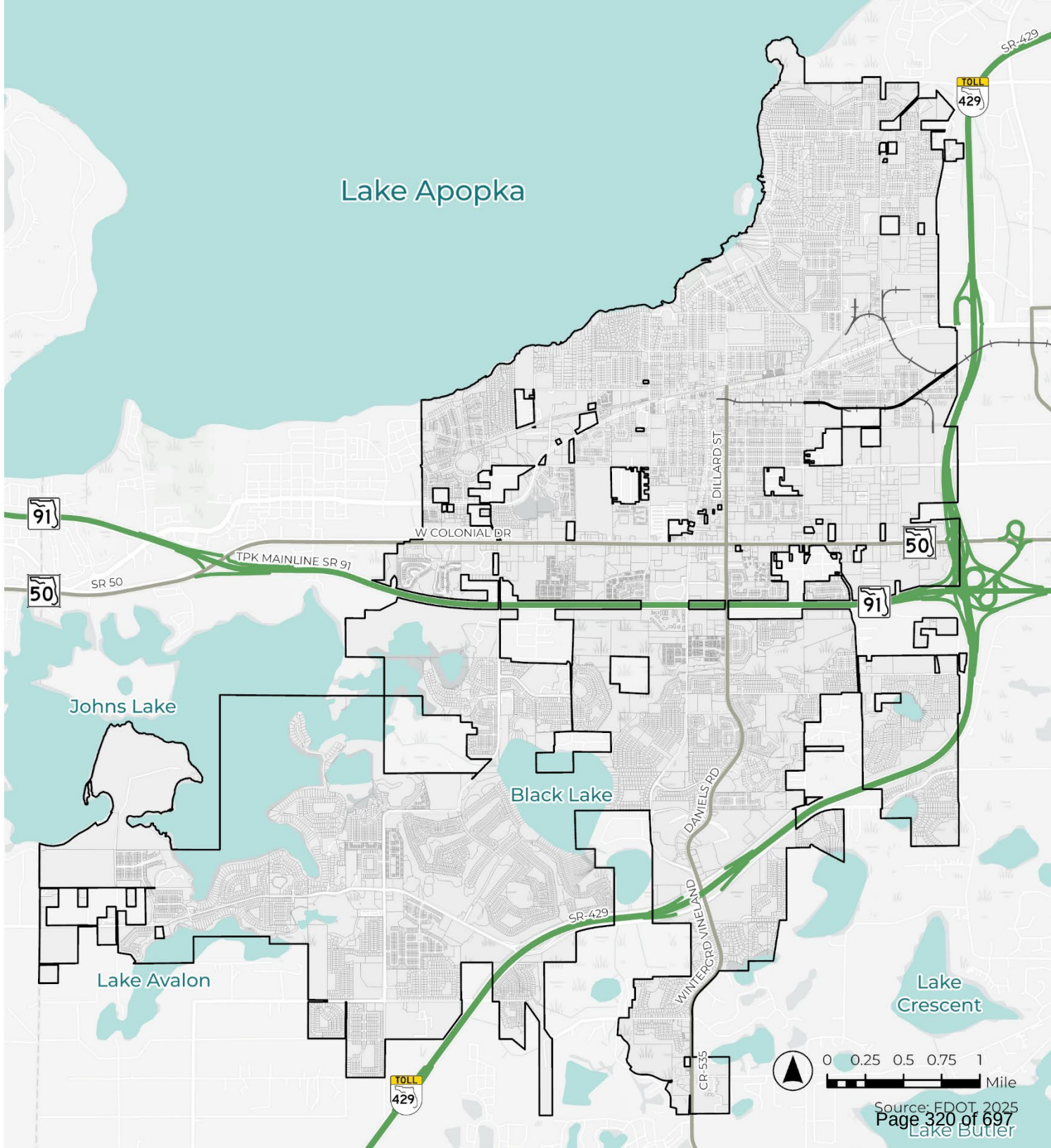
COMPREHENSIVE PLAN
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STRATEGIC INTERMODAL SYSTEM

MAP MTE - 2

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- SIS Highway



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ROADWAY MAINTENANCE RESPONSIBILITY

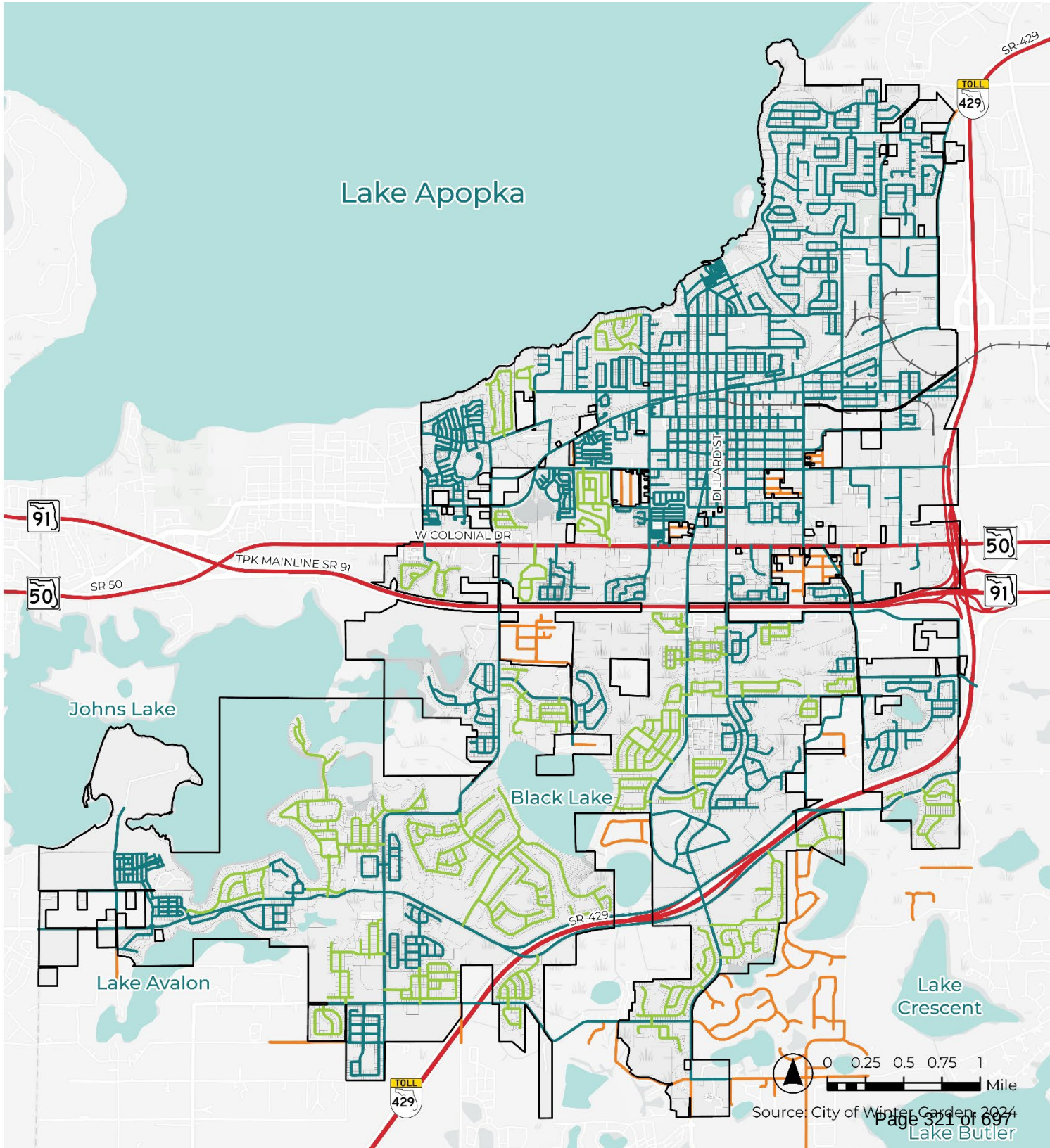
MAP MTE - 3

Legend

- City of Winter Garden
- Waterbody
- Railroad
- Parcel

Roadway Maintenance Responsibility

- Florida
- Orange County
- Winter Garden
- Private



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FUNCTIONAL CLASSIFICATION

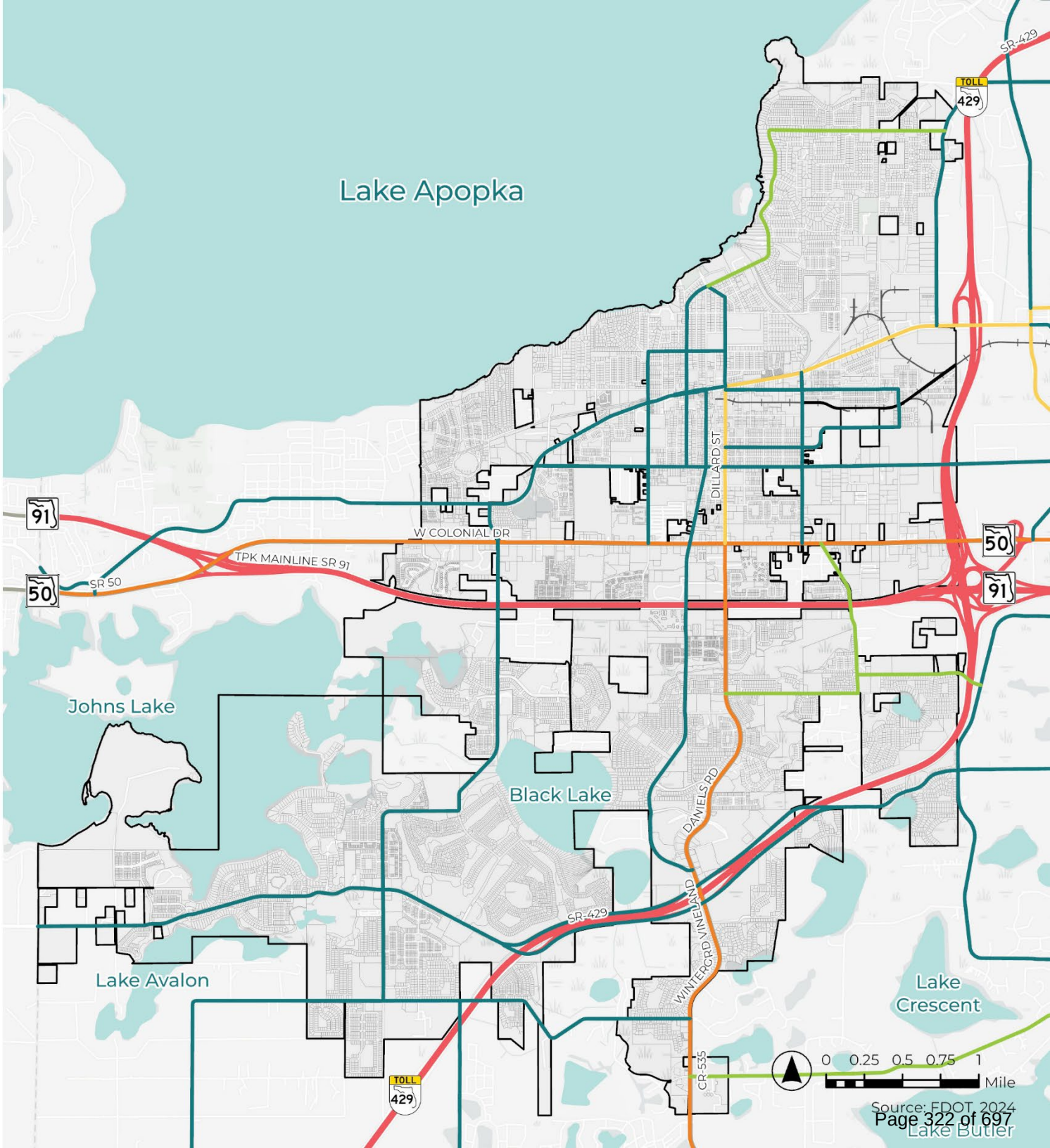
MAP MTE - 4

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Functional Classification

- Principal Arterial - Interstate
- Principal Arterial - Expressway
- Principal Arterial - Other
- Minor Arterial
- Major Collector
- Minor Collector



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CONTEXT CLASSIFICATION

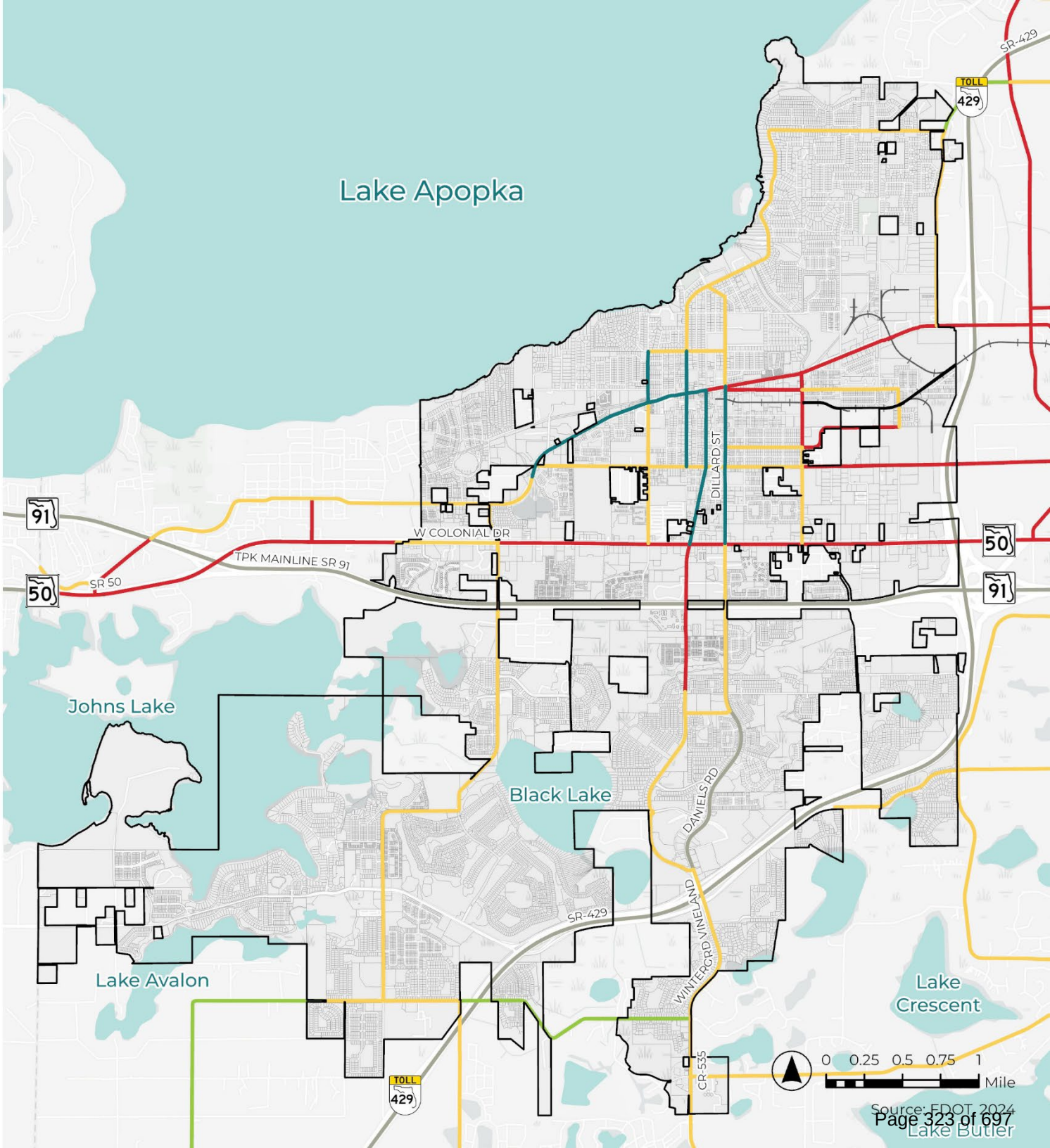
MAP MTE - 5

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Context Classification

- C2-Rural
- C3C-Suburban Commercial
- C3R-Suburban Residential
- C4-Urban General



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POSTED SPEED LIMIT

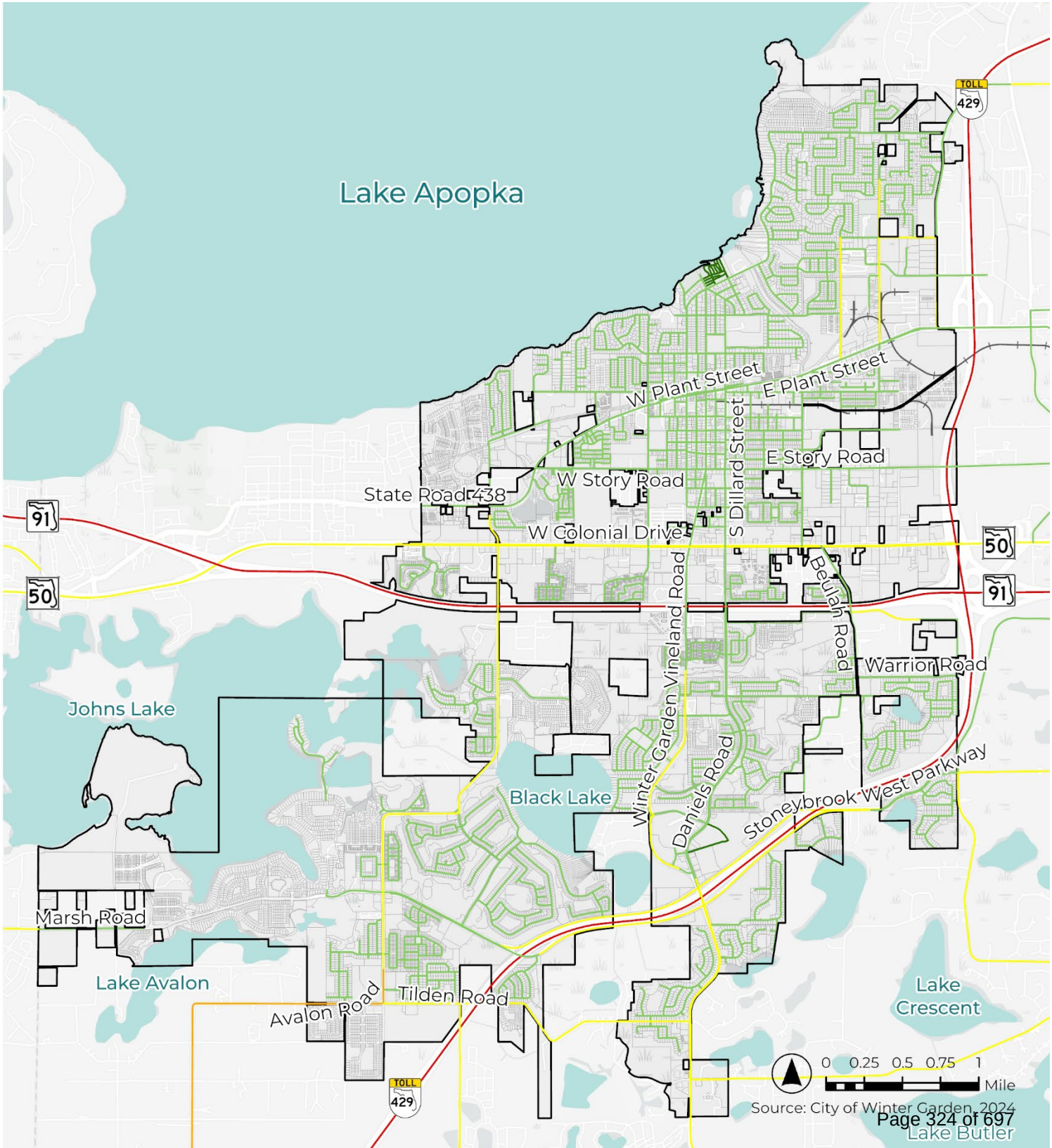
MAP MTE - 6

Legend

- City of Winter Garden
- Waterbody
- Railroad
- Parcel

Posted Speed Limit

- > 15 MPH
- 20 - 35 MPH
- 40 - 50 MPH
- 55 - 65 MPH
- 70 MPH



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ADOPTED LEVEL OF SERVICE

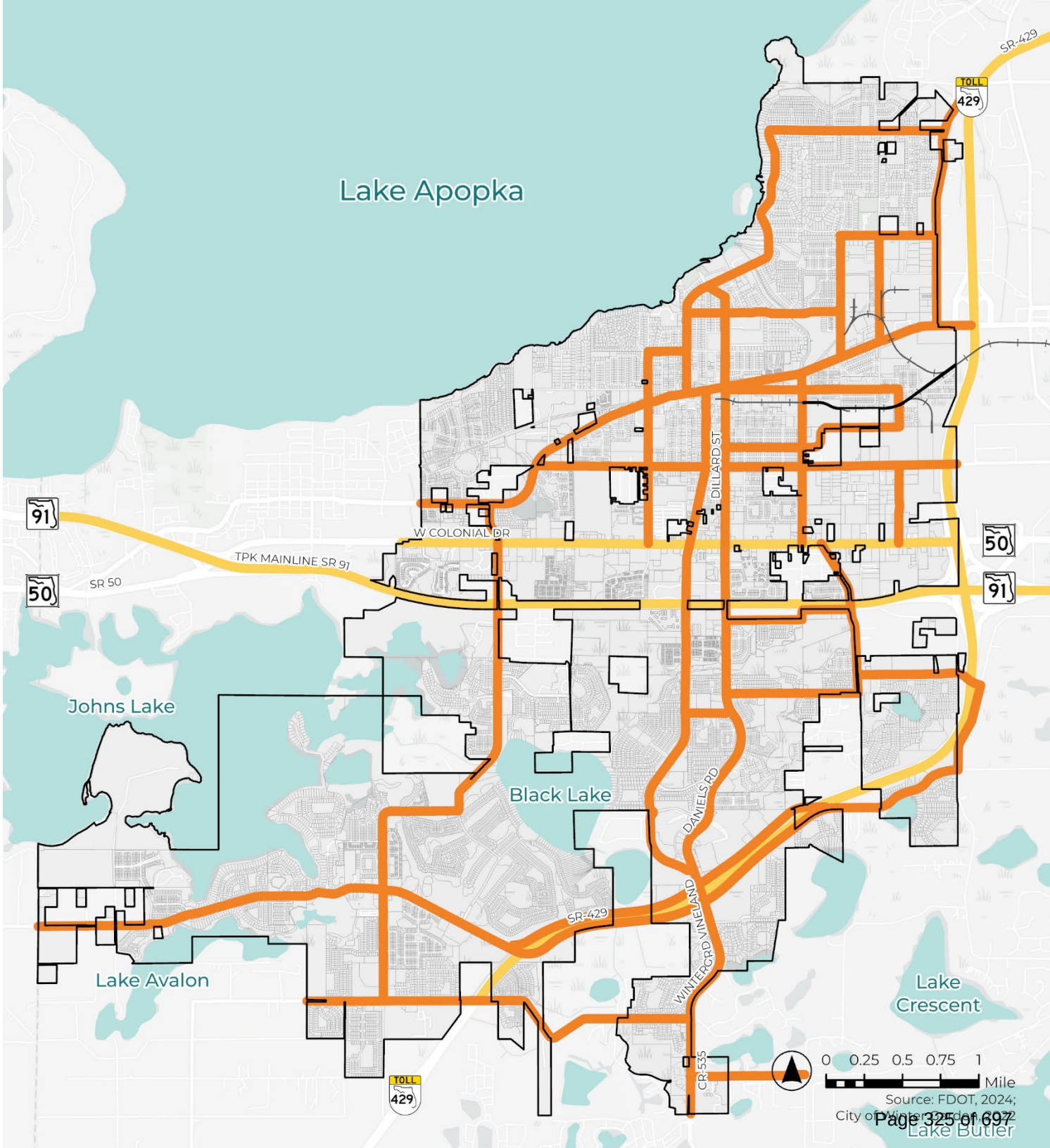
MAP MTE - 7

Legend

- City of Winter Garden
- Waterbody
- Railroad
- Parcel

Adopted LOS

- LOS D
- LOS E



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CURRENT LEVEL OF SERVICE

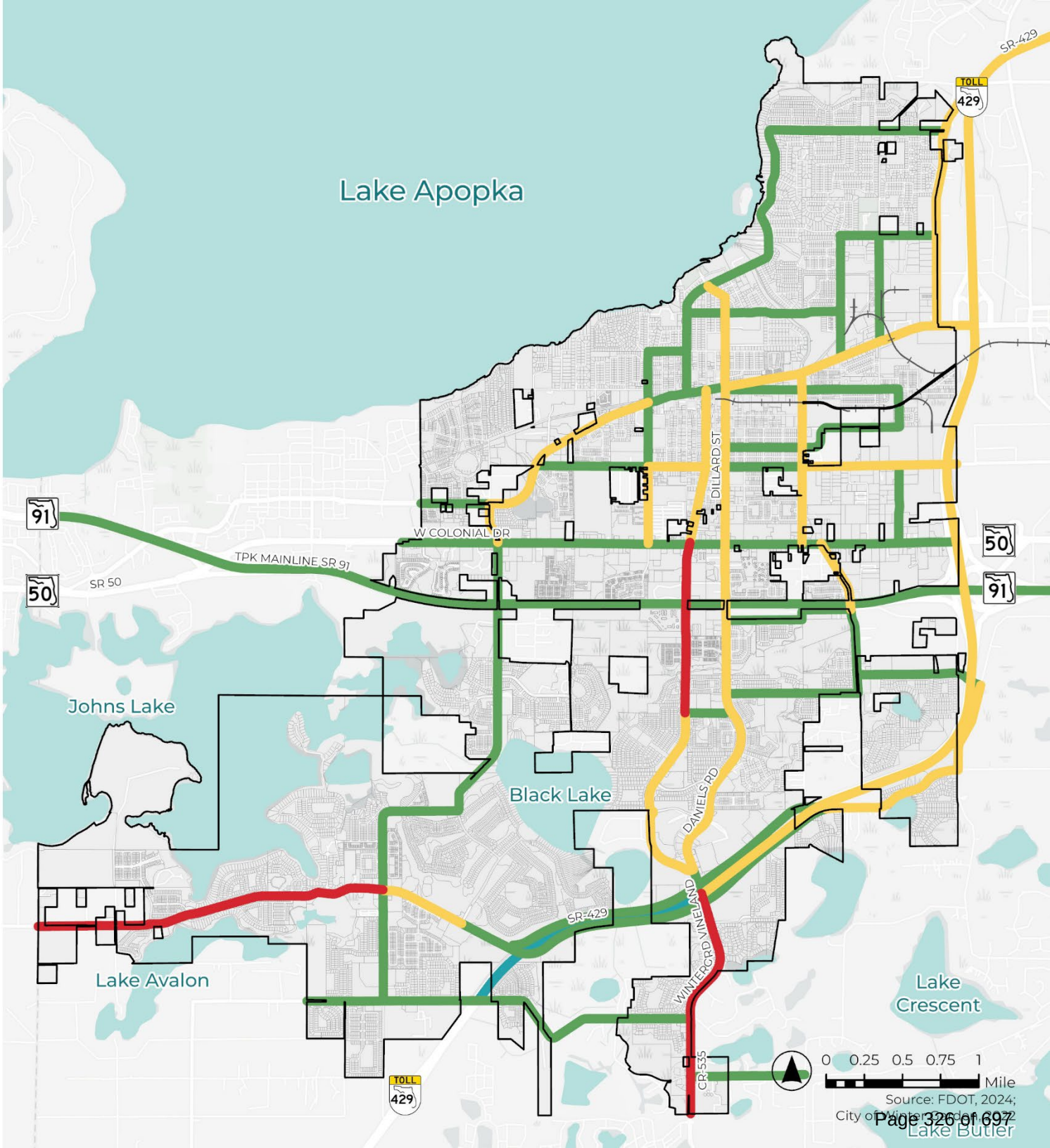
MAP MTE - 8

Legend

- City of Winter Garden
- Waterbody
- Railroad
- Parcel

Current LOS

- LOS B
- LOS C
- LOS D
- LOS F



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2035 LEVEL OF SERVICE

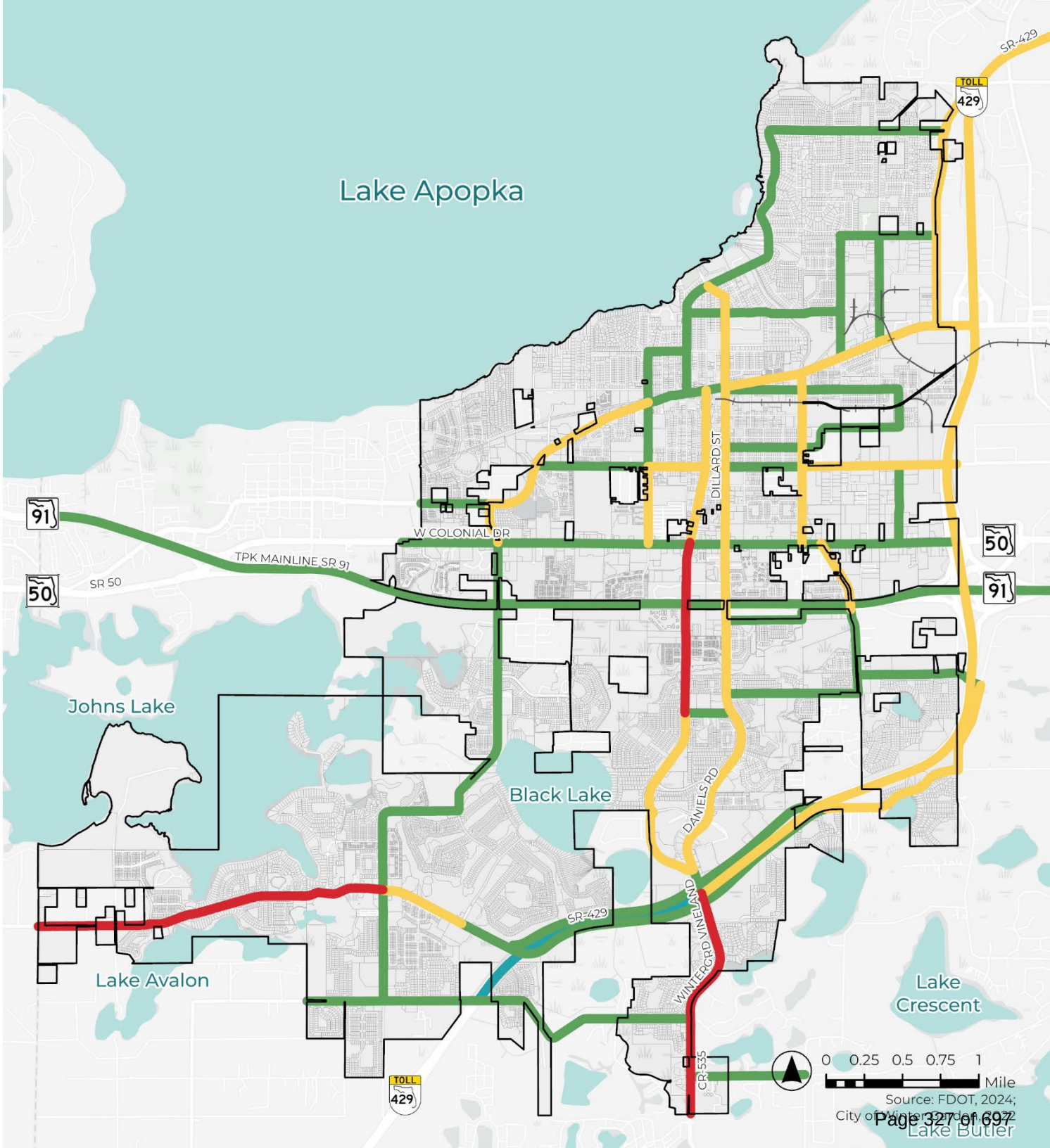
MAP MTE - 9

Legend

- City of Winter Garden
- Waterbody
- Railroad
- Parcel

2035 Projected LOS

- LOS B
- LOS C
- LOS D
- LOS F



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2045 LEVEL OF SERVICE

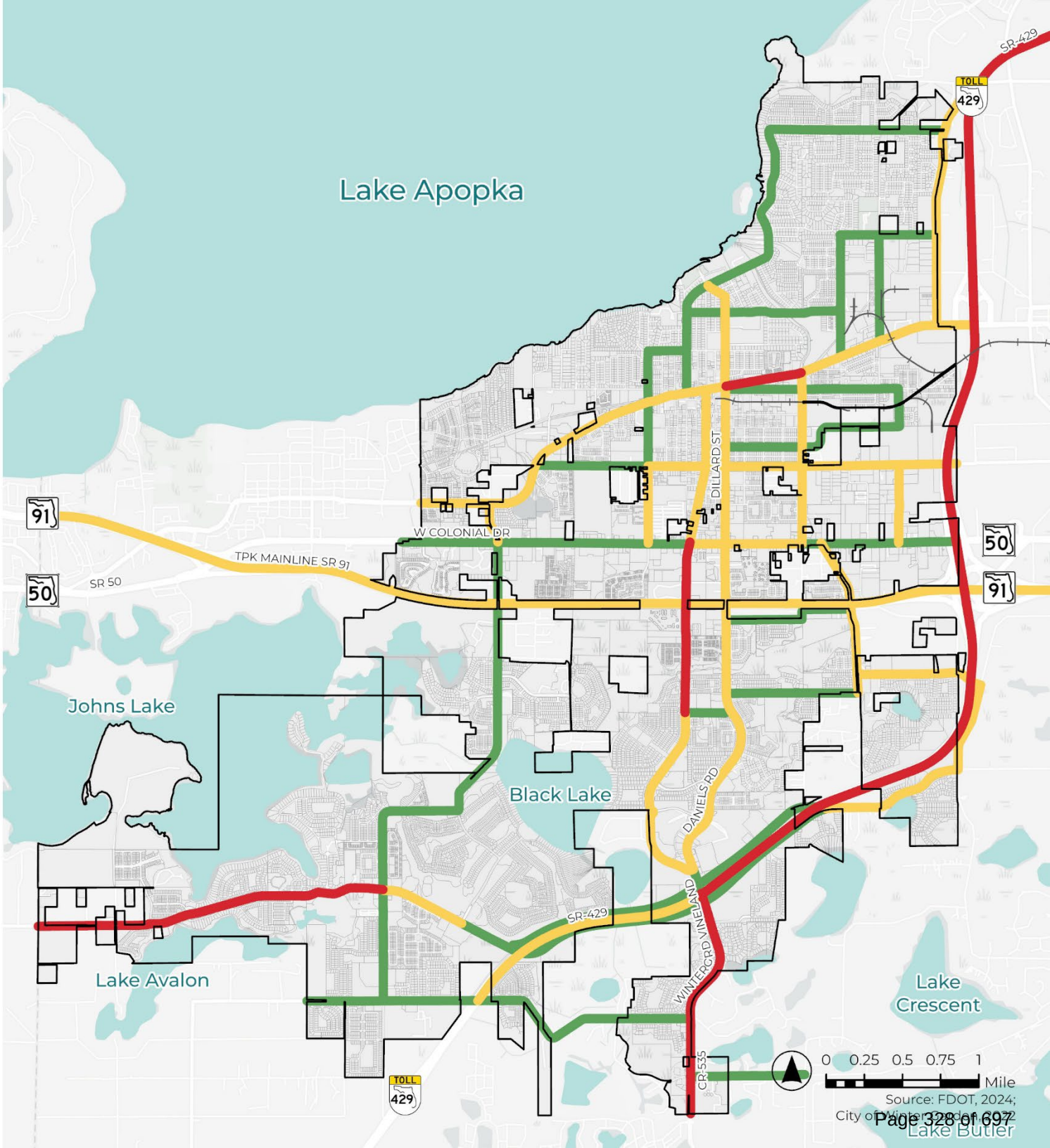
MAP MTE - 10

Legend

- City of Winter Garden
- Waterbody
- Railroad
- Parcel

2045 Projected LOS

- LOS C
- LOS D
- LOS F



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2050 LEVEL OF SERVICE

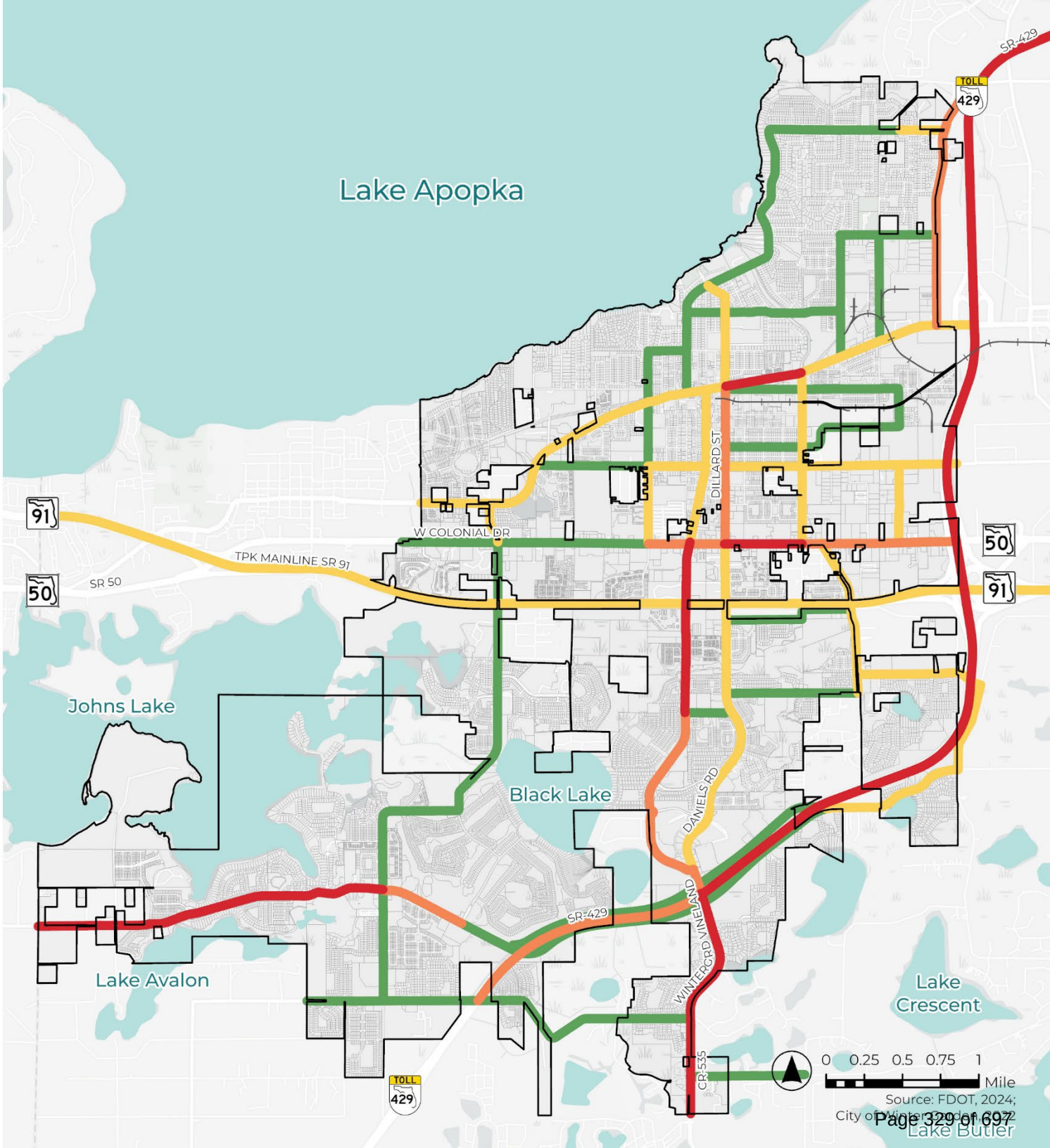
MAP MTE - 11

Legend

- City of Winter Garden
- Waterbody
- Railroad
- Parcel

2050 Projected LOS

- LOS C
- LOS D
- LOS E
- LOS F



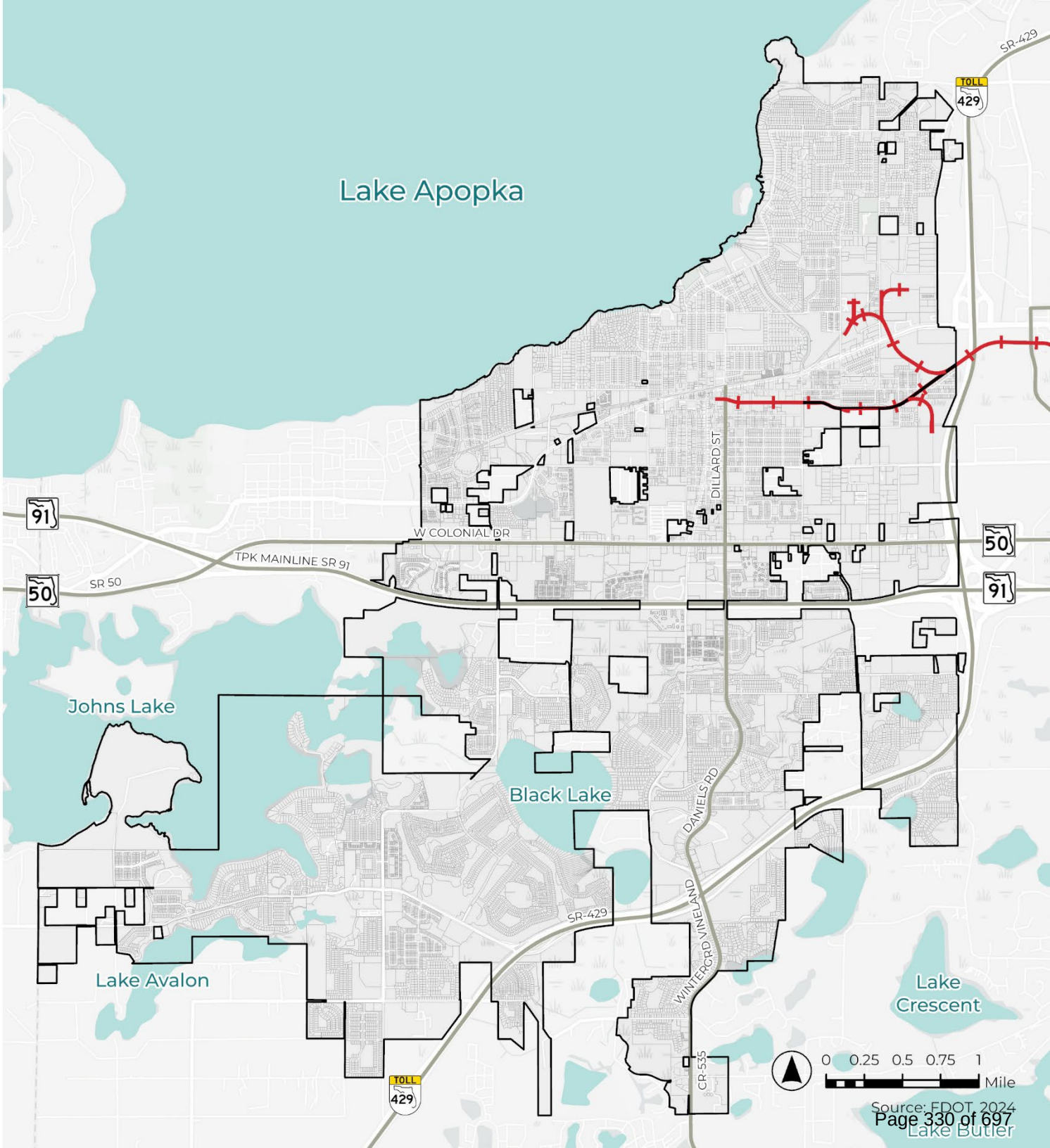
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RAILROAD FACILITIES

MAP MTE - 12

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Parcel
- Railroad



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SIDEWALKS

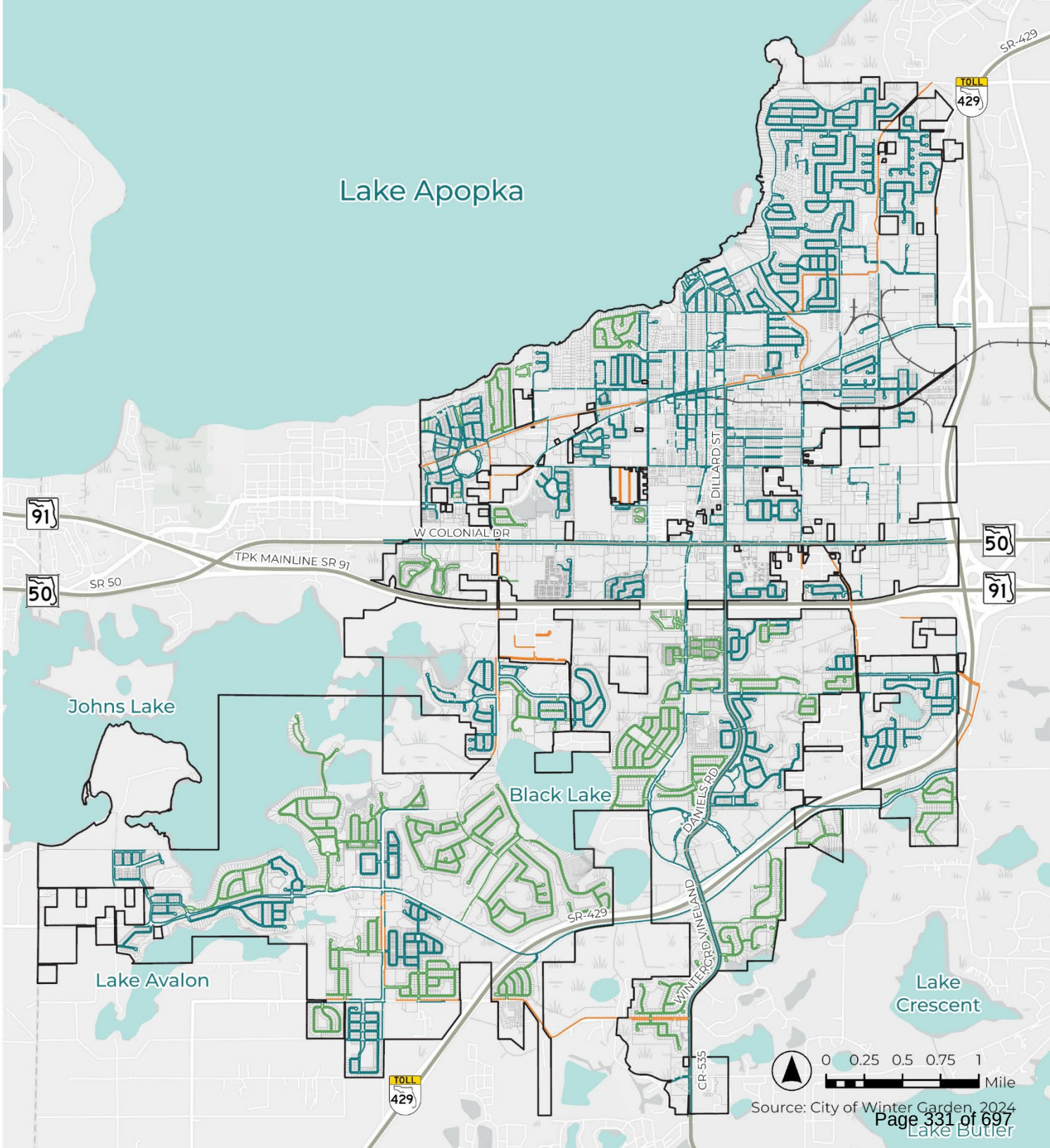
MAP MTE - 13

Legend

- City of Winter Garden
- Waterbody
- Parcel
- Major Roadway
- Railroad

Sidewalk Maintenance Responsibility

- Orange County
- Private
- Winter Garden



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TRAILS AND PATHS

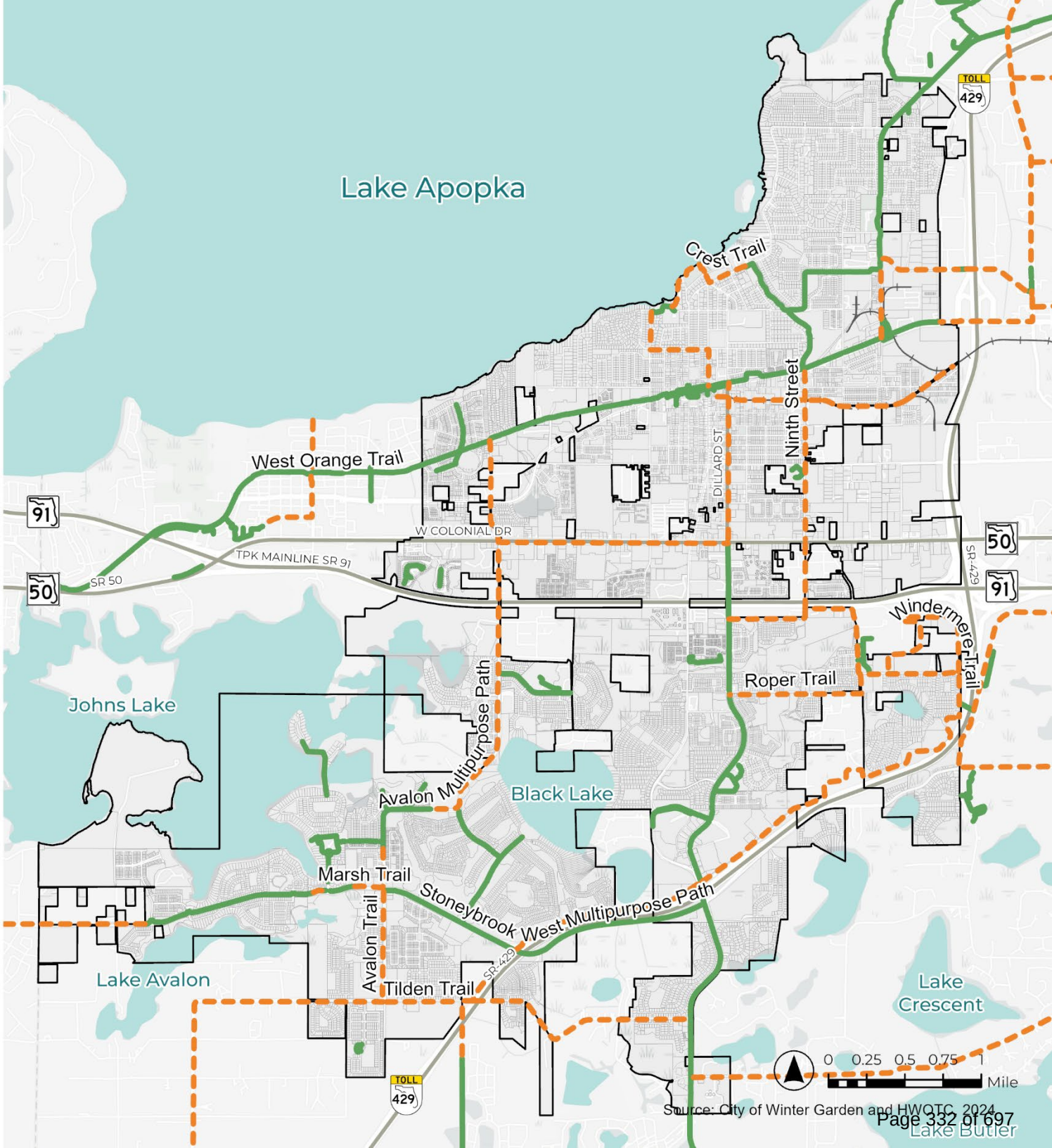
MAP MTE - 14

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Trail or Path

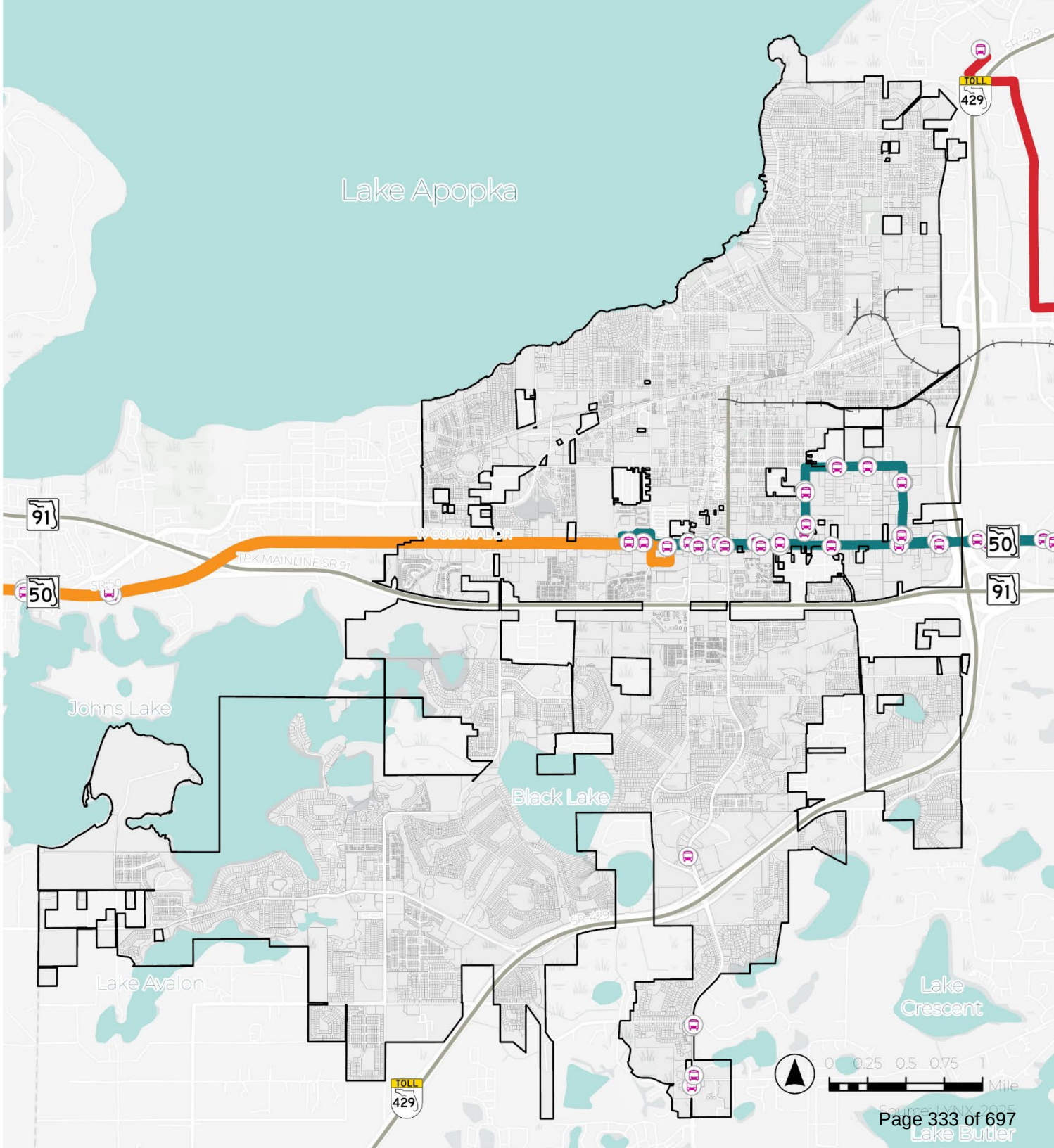
- Existing
- Future



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TRANSIT

MAP MTE - 15



Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Lake Xpress Route

- 50 - Mascotte / Winter Garden Circulator

LYNX Route

- 701 - Orange Technical College Shuttle
- 705 - West Colonial / Winter Garden Circulator
- LYNX Stop

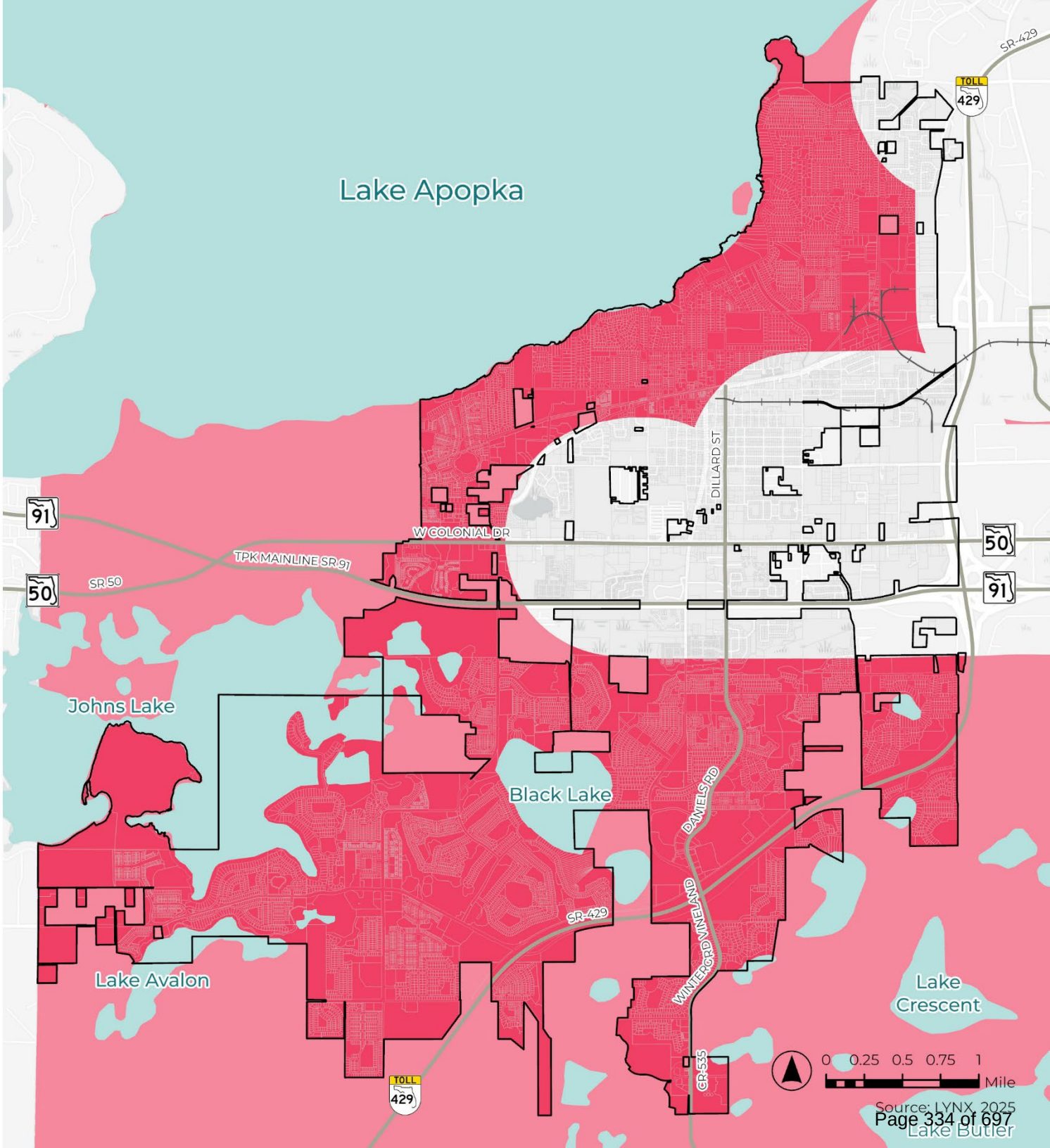
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ACCESS LYNX - TRANSPORTATION DISADVANTAGED

MAP MTE - 16

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Transportation Disadvantaged Service Area



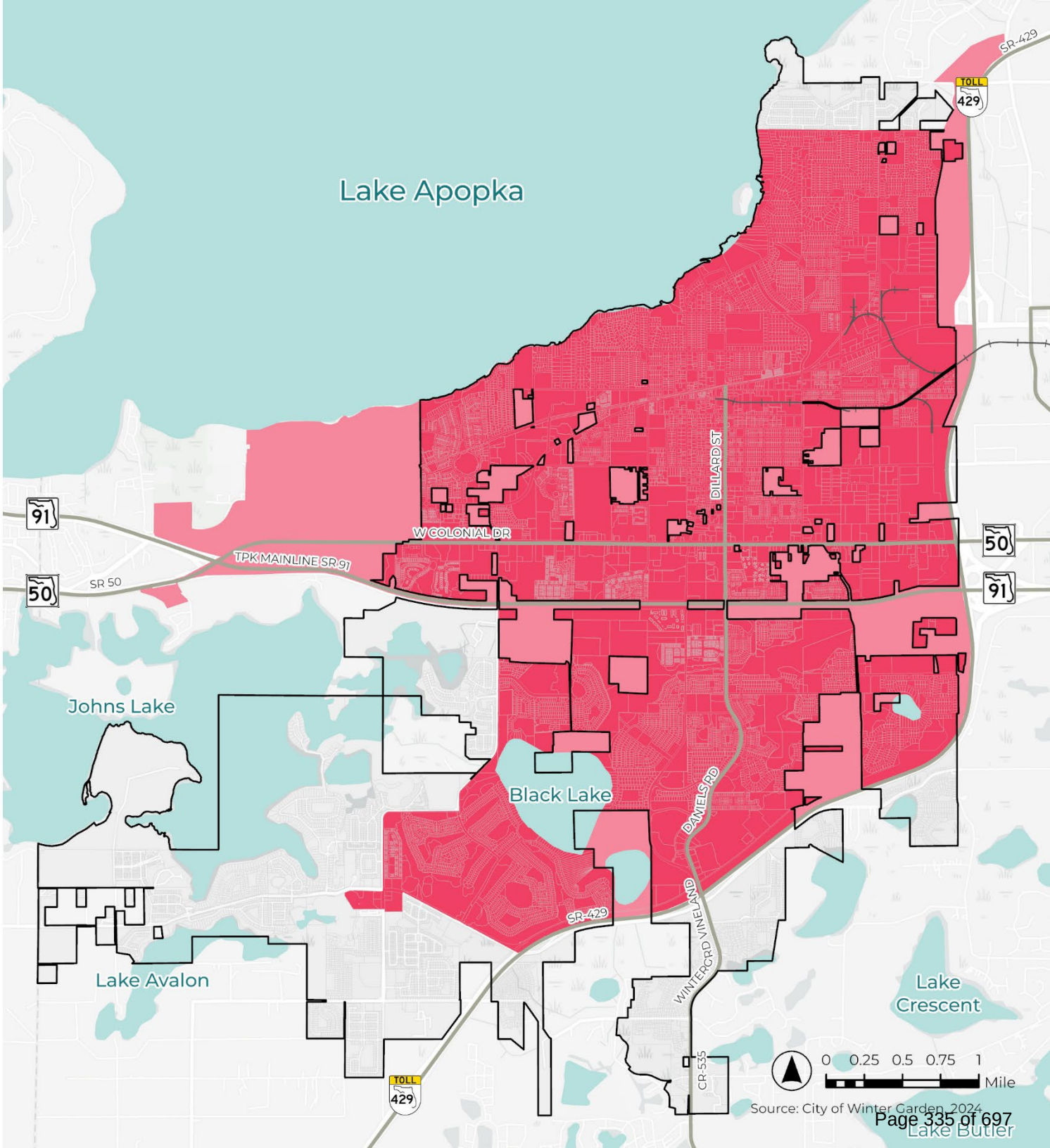
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NEIGHBORLINK SERVICE BOUNDARY

MAP MTE - 17

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- NeighborLink Service Boundary



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COST FEASIBLE IMPROVEMENTS

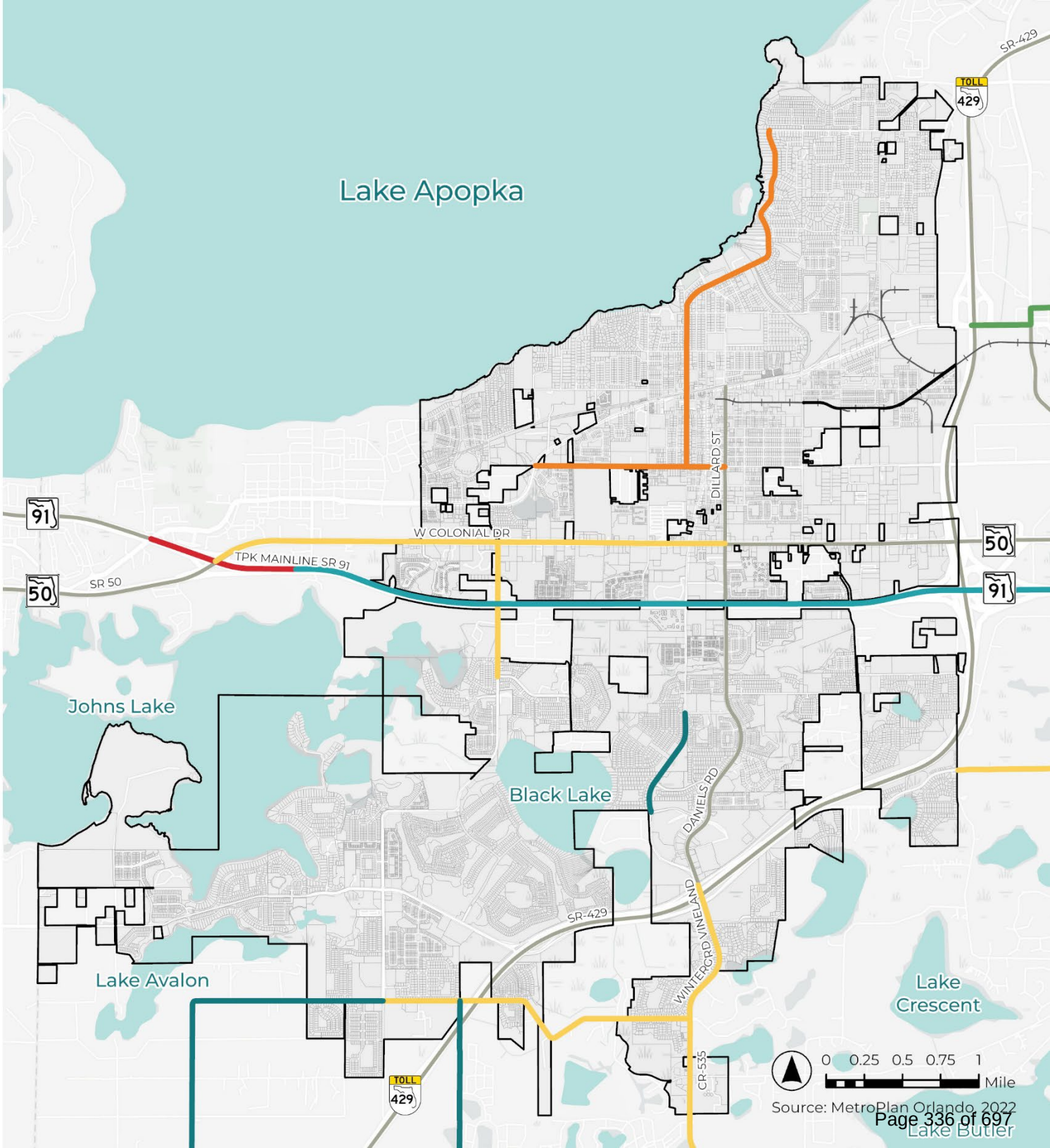
MAP MTE - 18

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Improvement

- Complete Streets
- ITS/Technology
- Interchange Modification
- Operational; Operational / Safety
- Widen from 2 to 4 lanes
- Widen to 10 Lanes



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UNFUNDED NEEDS IMPROVEMENTS

MAP MTE - 19

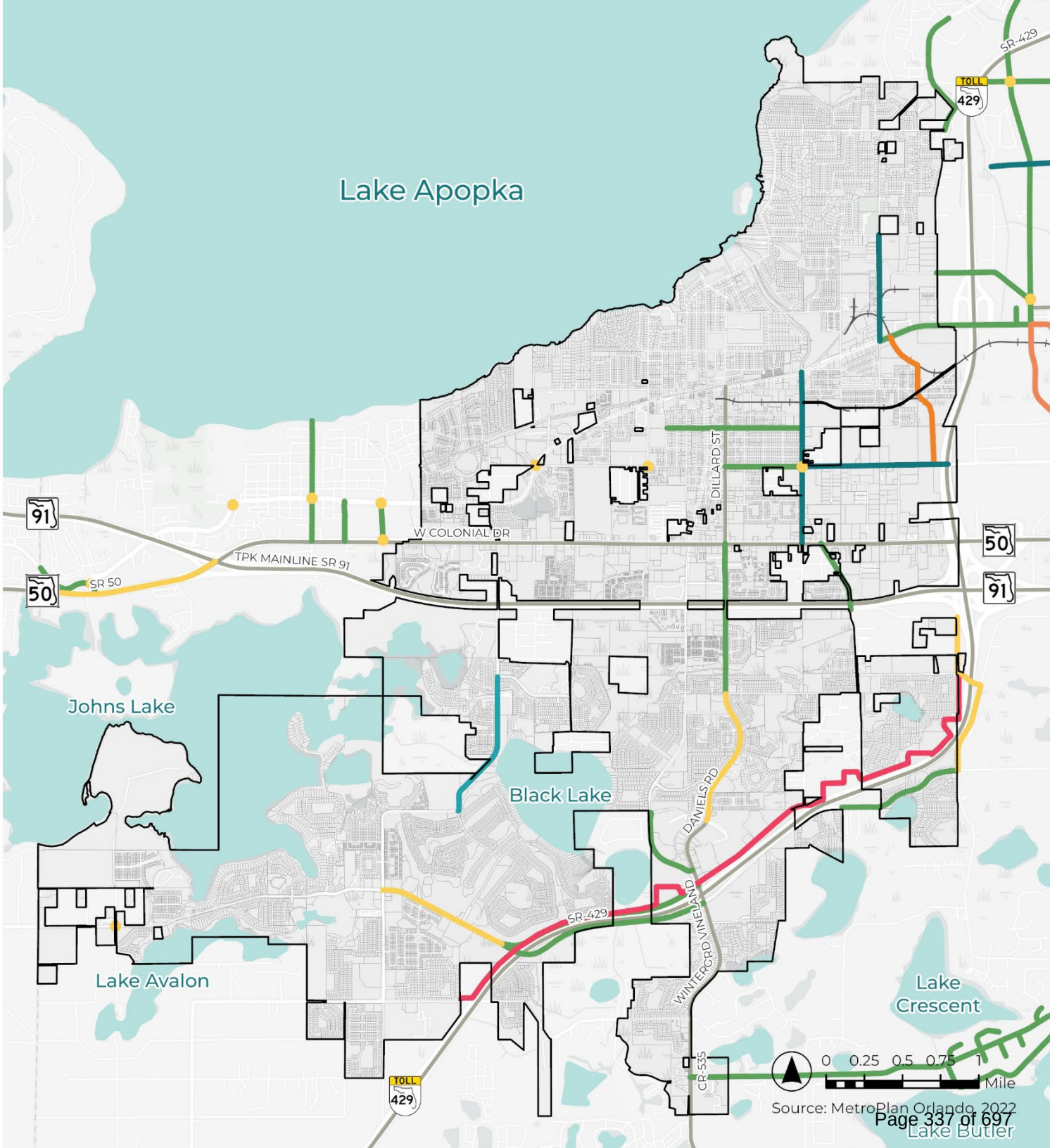
Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Unfunded_Needs

Improvement

- Complete Streets
- Shared Use Path
- New 4 Lane Roadway
- Widen from 2 to 4 lanes
- Widen from 2 to 6 lanes
- Operational / Safety
- ITS/Technology



COMPREHENSIVE PLAN
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APPENDIX A: LEVEL OF SERVICE ANALYSIS

Adopted Level of Service

Roadway performance within the City of Winter Garden is monitored using adopted Level of Service (LOS) standards for planning purposes only, which identify the minimum acceptable operating conditions of a roadway. LOS conditions are generally classified into six categories which are outlined in **Table MTE - 3**.

Table MTE - 10: Level of Service Descriptions

Level of Service	Descriptions
LOS A	Users are practically unaffected by the presence of other vehicles on the road section. The choice of speed and the maneuverability are free. The level of comfort is excellent, as drivers need minimal attention.
LOS B	The presence of other vehicles begins to affect the behavior of individual drivers. The choice of speed is free, but the maneuverability has somewhat decreased. The comfort is excellent, as drivers simply need to keep an eye on nearby vehicles.
LOS C	The presence of other vehicles affects drivers. The choice of speed is affected, and maneuvering requires vigilance. The level of comfort decreases quickly at this level, because drivers have a growing impression of being caught between other vehicles.
LOS D	The speed and the maneuverability are severely reduced. Low level of comfort for drivers, as collisions with other vehicles, must constantly be avoided. A slight increase in the traffic risks causing some operational problems and saturating the network.
LOS E	Low but uniform speed. Maneuverability is possible only under constraint for another vehicle. Users are in a state of frustration.
LOS F	Unstable speed with the formation of waiting lines at several points. Cycles of stop and departure with no apparent pattern because created by the behavior of other drivers. A high level of vigilance is required for the user with practically no comfort.

Source: Transportation Research Board, 2014

The City utilizes its adopted level of standards for planning and monitoring purposes only. **Table MTE - 4** and **Map MTE – 7** identifies the adopted level of service standards for the City of Winter Garden. These existing level of service standards dissuade regional cut-through traffic and induced demand for additional traffic, furthering an emphasis on multi-modal transportation within the City.

Table MTE – 11: Adopted Level of Service

Roadway	From	To	Adopted LOS
9th Street	Plant Street	SR 50 (West Colonial Drive)	E
Beard Road	Daniels Road	Beulah Road	E
Beulah Road	Roper Road	SR 50 (West Colonial Drive)	E
Carter Road	SR 50 (West Colonial Drive)	Story Road	E
CR 535/Winter Garden-Vineland Road	Lake Butler Boulevard	SR 50 (West Colonial Drive)	E
CR 545/Avalon Road	SR 50 (West Colonial Drive)	Davenport Road	E
Crest Avenue	Division Street	Fullers Cross Road	E
Crown Point Cross Road	Hennis Road	East Crown Point Road	E
Daniels Road	Stoneybrook Parkway	SR 50 (West Colonial Drive)	E
Dillard Street	SR 50 (West Colonial Drive)	Plant Street	E
Division Street	Hennis Road	Lakeview Avenue	E
East Crown Point Road	Plant Street	Northeast City Limits	E
Florida Turnpike (SR 91)	Eastern City Limits	Western City Limits	D
Fullers Cross Road	Crest Avenue	East Crown Point Road	E
Hennis Road	Plant Street	Crown Point Road	E
Lake Butler Boulevard	CR 535/Winter Garden-Vineland Road	McKinnon Road	E
Lakeview Avenue	Tilden Street	Division Street	E
Marsh Road	Avalon Road	Western City Limits	E
Park Ave	Tilden Street	SR 50 (West Colonial Drive)	E
Plant Street	Eastern City Limits	Western City Limits	E
Roper Road	CR 535/Winter Garden-Vineland Road	Beulah Road	E

Roadway	From	To	Adopted LOS
SR 50 (West Colonial Drive)	Western City Limits	Western Beltway (SR 429)	D
Stoneybrook Parkway	Avalon Road	Windermer Road	E
Story Road	Eastern City Limits	Western City Limits	E
Tilden Road	Avalon Road	CR 535/Winter Garden-Vineland Road	E
Tilden Street	Park Avenue	Lakeview Avenue	E
Tildenville School Road/(CR 545)	SR 50 (West Colonial Drive)	Plant Street	E
Warrior Road	Windermere Road	Beulah Road	E
West Crown Point Road	Plant Street	Crown Point Cross Road	E
Western Beltway (SR 429)	Southern City Limits	Clarcona-Ocoee Road	D
Windermere Road	Stoneybrook Parkway	Warrior Road	E
All Other City Roadways			D

Source: 2020 City of Winter Garden Comprehensive Plan

Current and Projected Level of Service

If a roadway segment's performance does not meet the adopted LOS standard identified above in **Table MTE - 4**, the segment is considered to be failing. As discussed in the following subsections of this report, some roadway segments are projected to fall below their adopted LOS standard as a result of the City's anticipated population growth through 2050. The current and projected LOS for 2035, 2045, and 2050 can be found in **Table MTE - 5** and on **Map MTE – 8 (Current), 9 (2035), 10 (2045), and 11 (2050)**, respectively. These numbers were determined using Average Annual Daily Traffic (AADT), the Average Annual Growth Rate (AAGR), and LOS standards from the Florida Department of Transportation (FDOT).

The current and projected level of service analysis is intended primarily as a monitoring tool to evaluate existing and anticipated travel demand within the transportation network. The City has adopted a mobility-focused approach that recognizes roadway expansion alone is not a sustainable solution to accommodating future growth. Instead, the City is implementing a range of mobility strategies designed to provide viable alternatives to single-occupancy vehicle travel, including enhanced transit service, expansion of the multi-use trail network, micromobility options, and Complete Streets improvements within existing rights-of-way. While these strategies may not eliminate roadway congestion, they are intended to support a shift toward a more balanced and multimodal transportation system. As

travel demand increases, the City's mobility framework encourages investment in alternative transportation modes and connectivity improvements rather than relying solely on roadway capacity expansions.

Table MTE - 12 Current and Projected Level of Service

Roadway	From/To	Level of Service				
		Adopted	2025	2035	2045	2050
9th Street	Plant Street (CR 438) to Story Road	E	D	D	D	D
9th Street	Story Road to SR 50 (West Colonial Drive)	E	D	D	D	D
Bay Street	Dillard Street to Bethune Avenue	E	C	C	C	C
Beard Road	Daniels Road to Beulah Road	E	C	C	C	C
Bethune Avenue	Bay Street to East Maple Street	E	C	C	C	C
Beulah Road	Marshall Farms Rd to SR 50 (West Colonial Drive)	E	D	D	D	D
Beulah Road	Roper Road to Warrior Road	E	C	C	D	D
Beulah Road	Warrior Road to Marshall Farms Rd	E	C	D	D	D
Carter Road	SR 50 (West Colonial Drive) to Story Road	E	C	C	D	D
CR 535/Winter Garden-Vineland Road	Daniels Rd to Sembler Wy	E	D	D	D	E
CR 535/Winter Garden-Vineland Road	Lake Butler Boulevard to Tilden Rd	E	F	F	F	F
CR 535/Winter Garden-Vineland Road	Bradford Creek Boulevard to SR 50 (West Colonial Drive)	E	F	F	F	F
CR 535/Winter Garden-Vineland Road	Sembler Wy to Bradford Creek Boulevard	E	D	D	D	E
CR 535/Winter Garden-Vineland Road	SR 429 to Daniels Rd	E	C	C	C	E

Roadway	From/To	Level of Service				
		Adopted	2025	2035	2045	2050
CR 535/Winter Garden-Vineland Road	Tilden Rd to SR 429	E	F	F	F	F
CR 545/Avalon Road	Marsh Road/Stoneybrook West Parkway to Davenport Road	E	C	C	C	C
CR 545/Avalon Road	SR 50 (West Colonial Drive) to Stoneybrook Back Entrance	E	C	C	C	C
CR 545/Avalon Road	Stoneybrook Back Entrance to Marsh Road/Stoneybrook West Parkway	E	C	C	C	C
Crest Avenue	Division Street to Fullers Cross Road	E	C	C	C	C
Crown Point Cross Road	Hennis Road to East Crown Point Road	E	C	C	C	C
Daniels Road	Beard Road to SR 50 (West Colonial Drive)	E	D	D	D	D
Daniels Road	CR 535/Winter Garden-Vineland Rd to Fowler Grove Boulevard	E	D	D	D	D
Daniels Road	Fowler Grove Boulevard to Roper Road	E	D	D	D	D
Daniels Road	Roper Road to Beard Road	E	D	D	D	D
Dillard Street	Plant Street (CR 438) to Crest Avenue	E	D	D	D	D
Dillard Street	SR 50 (West Colonial Drive) to Plant Street (CR 438)	E	D	D	D	E
Division Street	Hennis Road to Lakeview Avenue	E	C	C	C	C
East Crown Point Road	Plant Street (CR 438) to SR 429	E	D	D	D	E
East Maple Street	Dillard Street to Bethune Avenue	E	C	C	C	C

Roadway	From/To	Level of Service				
		Adopted	2025	2035	2045	2050
Florida Turnpike (SR 91)	SR 429 to County Line	D	C	C	D	D
Fullers Cross Road	Crest Avenue to Victoria Way	E	C	C	C	C
Fullers Cross Road	Victoria Way to East Crown Point Road	E	C	C	C	D
Hennis Road	Plant Street (CR 438) to Crown Point Road	E	C	C	C	C
Lake Butler Boulevard	CR 535/Winter Garden-Vineland Road to McKinnon Road	E	C	C	C	C
Lakeview Avenue	Division Street to Tilden Street	E	C	C	C	C
Lakeview Avenue	Tilden Street to Plant Street (CR 438)	E	C	C	C	C
Marsh Road	CR 545/Avalon Road to Western City Limits	E	F	F	F	F
Park Avenue	Plant Street (CR 438) to Story Road	E	C	C	C	C
Park Avenue	Story Road to SR 50 (West Colonial Drive)	E	D	D	D	D
Park Avenue	Tilden Street to Plant Street (CR 438)	E	C	C	C	C
Pennsylvania Avenue	Dillard Street to East Maple Street	E	C	C	C	C
Plant Street (CR 438)	9th Street to Dillard Street (CR 537)	E	D	F	F	F
Plant Street (CR 438)	Dillard Street (CR 537) to Park Avenue	E	C	D	D	D
Plant Street (CR 438)	SR 429 to 9th Street	E	D	D	D	D
Plant Street (CR 438)	Park Avenue to Tildenville School Road/(CR 545)	E	D	D	D	D
Plant Street (CR 438)	Tildenville School Road/(CR 545) to Western City Limits	E	C	C	D	D

Roadway	From/To	Level of Service				
		Adopted	2025	2035	2045	2050
Roper Road	CR 535/Winter Garden-Vineland Road to Daniels Road	E	C	C	C	C
Roper Road	Daniels Road to Beulah Road	E	C	C	C	C
SR 50 (West Colonial Drive)	9th Street to Western Beltway (SR 429)	D	C	C	C	E
SR 50 (West Colonial Drive)	CR 535/Winter Garden-Vineland Road to Dillard Street (CR 537)/Daniels Road	D	C	C	D	E
SR 50 (West Colonial Drive)	CR 545/Avalon Road to Park Avenue	D	C	C	C	C
SR 50 (West Colonial Drive)	Dillard Street (CR 537)/Daniels Road to 9th Street	D	C	C	D	F
SR 50 (West Colonial Drive)	Park Avenue to CR 535/Winter Garden-Vineland Road	D	C	C	C	E
SR 50 (West Colonial Drive)	Western City Limits to CR 545/Avalon Road	D	C	C	C	C
Stoneybrook Parkway	CR 535/Winter Garden-Vineland Road to Town Commons Boulevard	E	C	C	C	C
Stoneybrook Parkway	CR 535/Winter Garden-Vineland Road to Reaves Road	E	C	C	C	C
Stoneybrook Parkway	CR 545/Avalon Road to Town Commons Boulevard	E	D	D	D	E
Stoneybrook Parkway	Reaves Road to CR 535/Winter Garden-Vineland Road	E	C	C	C	C
Stoneybrook Parkway	Reaves Road to Windermer Road	E	D	D	D	D
Stoneybrook Parkway	Town Commons Boulevard to CR 535/Winter Garden-Vineland Road	E	C	C	C	C

Roadway	From/To	Level of Service				
		Adopted	2025	2035	2045	2050
Story Road	9th Street to Dillard Street (CR 537)	E	C	C	D	D
Story Road	Dillard Street (CR 537) to Park Avenue	E	D	D	D	D
Story Road	Plant Street to 9th Street	E	D	D	D	D
Story Road	Park Avenue to Western City Limits	E	C	C	C	C
Tilden Road	CR 545/Avalon Road to CR 535/Winter Garden-Vineland Road	E	C	C	C	C
Tilden Street	Park Avenue to Lakeview Avenue	E	C	C	C	C
Tildenville School Road/(CR 545)	SR 50 (West Colonial Drive) to Plant Street (CR 438)	E	D	D	D	D
Vineland Road	SR 50 (West Colonial Drive) to Plant Street (CR 438)	E	D	D	D	D
Warrior Road	Windermere Road to Beulah Road	E	C	D	D	D
West Crown Point Road	Plant Street (CR 438) to Crown Point Cross Road	E	C	C	C	C
Western Beltway (SR 429)	CR 535/Winter Garden-Vineland Road to Florida Turnpike (SR 91)	D	D	D	F	F
Western Beltway (SR 429)	Florida Turnpike (SR 91) to Plant Street (CR 438)	D	D	D	F	F
Western Beltway (SR 429)	Plant Street (CR 438) to Clarcona-Ocoee Road	D	D	D	F	F
Western Beltway (SR 429)	Southern City Limits to CR 535/Winter Garden-Vineland Road	D	B	C	D	E

Roadway	From/To	Level of Service				
		Adopted	2025	2035	2045	2050
Windermere Road	Maguire Rd to Stoneybrook West Pkwy	E	D	D	D	D

Source: City of Winter Garden, 2022; FDOT, 2024



3

DATA & ANALYSIS

COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

HOUSING

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INTRODUCTION

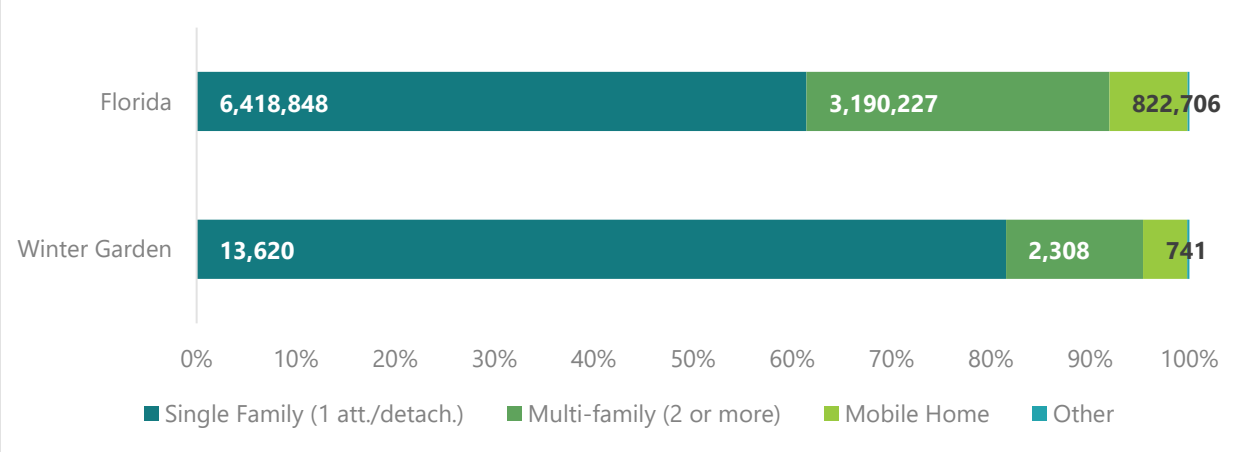
The Winter Garden Housing Data and Analysis chapter offers a detailed assessment of the City's current housing landscape, including an inventory of housing types, ages, occupancy patterns, and trends in housing affordability. It also presents population and household projections through 2050, providing a foundation for data-driven decision-making to address the City's evolving housing needs.

The data used in this chapter is primarily sourced from the American Community Survey (ACS) and the Florida Housing Data Clearinghouse, maintained by the Shimberg Center for Housing Studies at the University of Florida. The data represented from the Shimberg Center was compiled in 2023 (most recent and best available) and may differ in data collection periods, methodologies, and geographic precision from other datasets presented in subsequent sections of this chapter.

HOUSING UNIT TYPE

Winter Garden currently has a total of 16,707 housing units. Like similar suburban communities, Winter Garden has a high proportion of detached and attached (e.g., townhomes or duplexes) single-family homes, accounting for about 80% of all housing units in the City. The remaining 20% of housing units comprise of multi-family dwellings and mobile homes. While public engagement indicates that residents generally prefer single-family homes in their community, they are also open to a variety of housing types, including mixed-use developments, accessory dwelling units, and housing for seniors.

Figure HOU - 1: Housing Units by Type (2023)

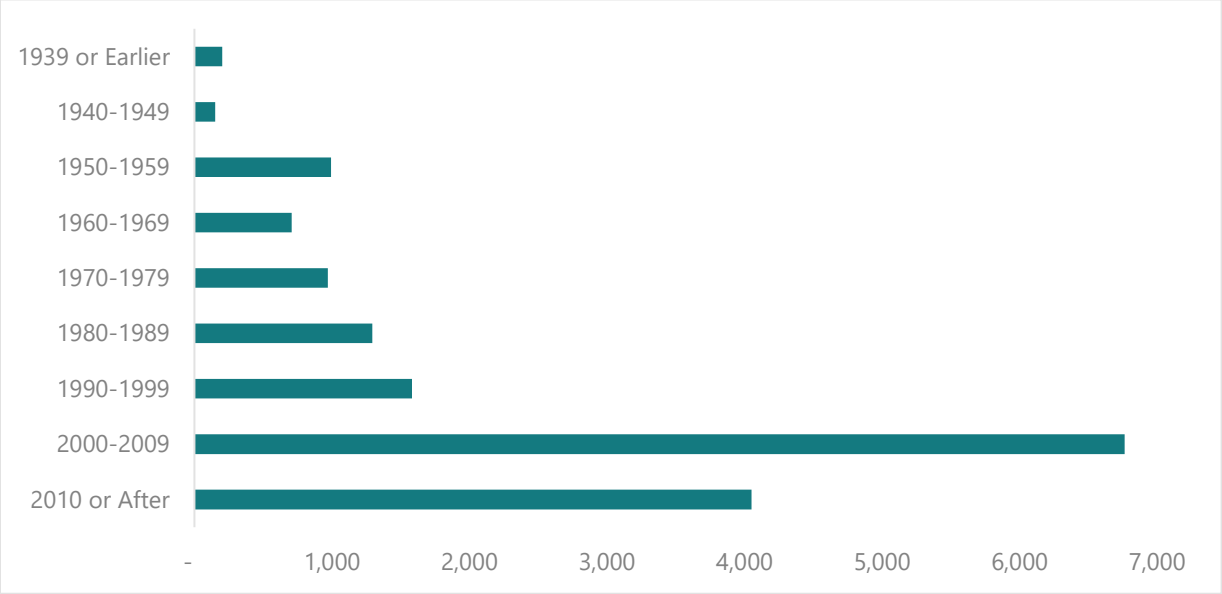


Source: Shimberg Center for Housing Studies, University of Florida

HOUSING AGE

The years prior to 2000 saw fairly consistent rates of housing construction, as the City added an average of 850 new units to its inventory every decade. Construction rates began increasing towards the end of the twentieth century, with a huge spike in housing construction between 2000 and 2009—over 6,700 housing units were built in this decade. Over 60% of the City's current housing stock has been built since 2000, highlighting Winter Garden's significant population growth in recent years.

Figure HOU - 2: Year Structures Built (2023)



Source: Shimberg Center for Housing Studies, University of Florida

HOUSING OCCUPANCY

Most Winter Garden residents are homeowners, with 64% of housing units being owned (compared to 58% at the state level), as shown in **Table HOU-1**. Notably, the vacancy rate in Winter Garden is much lower than the vacancy rates of the state of Florida and several nearby jurisdictions. Vacant housing units are expected within a housing market to account for residents moving to, from, and within Winter Garden; vacant housing units allow for a greater housing choice within a community. While a high percentage of seasonal housing units may account for high vacancy rates in some jurisdictions, Winter Garden has one of the highest seasonal unit rates in Central Florida yet it has a low vacancy rate, see **Table HOU-2**. Winter

Vacant housing is defined by the U.S. Census Bureau as a housing unit that no one is living in at the time and can include units for rent or sale, units for migrant workers, and units for seasonal, recreational, or occasional use.

Garden's comparably low vacancy rate may indicate that Winter Garden is a desirable community for residents in the region.

Table HOU - 1: Housing Tenure (2023)

	Winter Garden	Percentage	Florida	Percentage
Owner	10,696	64%	6,103,429	58%
Renter	4,761	28%	2,862,973	27%
Total Occupied	15,457	93%	8,966,402	86%
Vacant	1,250	7%	1,485,421	14%
Total	**16,707**	**100%**	**10,451,823**	**100%**

Source: Shimberg Center for Housing Studies, University of Florida

Table HOU - 2: Vacancy Rates (2023)

Location	Overall Vacancy Rates	Percent of Vacant Units Used Seasonally
Apopka	6%	35%
Florida	14%	54%
Maitland	9%	14%
Ocoee	6%	6%
Orange County	12%	24%
Orlando	14%	30%
Winter Garden	**7%**	**34%**
Winter Park	10%	17%

Source: American Community Survey 5-Year Estimates

SUBSTANDARD UNITS

The University of Florida Shimberg Center for Housing Studies assigns the following characteristics to substandard housing: overcrowding, no fuel used, and lacking complete plumbing and kitchen facilities. As shown in **Table HOU-3**, approximately 4.3% of the City's housing stock is considered substandard—primarily due to units being overcrowded or lacking complete kitchen or plumbing facilities. The City will continue to provide support and remediation to substandard housing.

Substandard Housing *- Florida statutes define a "substandard unit" as "any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants; a unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or a unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value."*

Table HOU - 3: Substandard Housing (2023)

	Number	Percentage
Overcrowded (1.01 or More Persons per Room)	348	2.3%
No Fuel Used	N/A	N/A
Lacking Complete Kitchen Facilities	161	1%
Lacking Complete Plumbing Facilities	175	1%
Total	**684**	**4.3%**

Source: Shimberg Center for Housing Studies, University of Florida

HOUSING COSTS

This section explores housing costs for both homeowners and renters in the City. Tracking this data is important, as increases in housing costs, however minor, can be highly disruptive to a household's financial well-being.

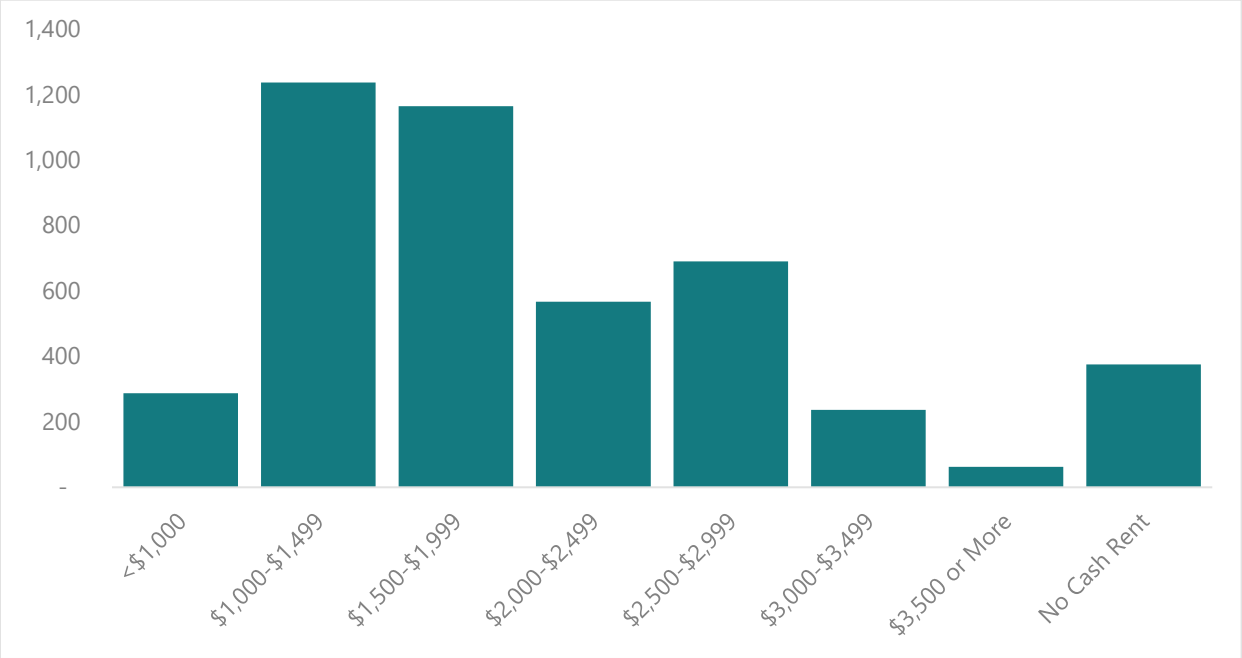
Housing is generally considered to be affordable when a household spends no more than 30% of their income on housing costs. Households that spend more than 30% of their income on housing are considered to be cost-burdened and those that spend more than 50% are determined to be severely cost-burdened. When a household must devote more of their income to housing costs, they have less dispensable income to put towards other needs such as healthcare, transportation, and food. Therefore, addressing housing affordability is important to ensure a high quality of life for all Winter Gardens residents.

Many residents agree that housing affordability should be a priority for the City, particularly in east Winter Garden. While Winter Garden cannot directly influence housing markets, the City can support housing affordability by allowing a diverse range of housing options and providing funding and support to housing affordability programs.

Renter Costs

Over half of renters in Winter Garden pay between $1,000 and $2,000 in monthly rent, with a median gross rent of $1,727 (2023 ACS 5-Year Estimate). This median gross rent is slightly higher than that of the state which sits at $1,564 (2023 ACS 5-Year Estimate). As displayed in **Table HOU-4**, A significant portion of renters (roughly 46%) in the City are considered cost-burdened, meaning these residents dedicate more than 30% of their income to rent each month. **Figure HOU-3** provides the distribution of renters cost as represented by monthly gross rent. Lower-income renters are disproportionately cost-burdened compared to their higher-income peers. However, overall rates of renters who are cost burdened have decreased in the past decade (see **Figure HOU-5**).

Figure HOU - 3: Renter Households by Monthly Gross Rent (2023)



Source: Shimberg Center for Housing Studies, University of Florida

Table HOU- 4: Renter Households, Cost Burden by Income (2023)

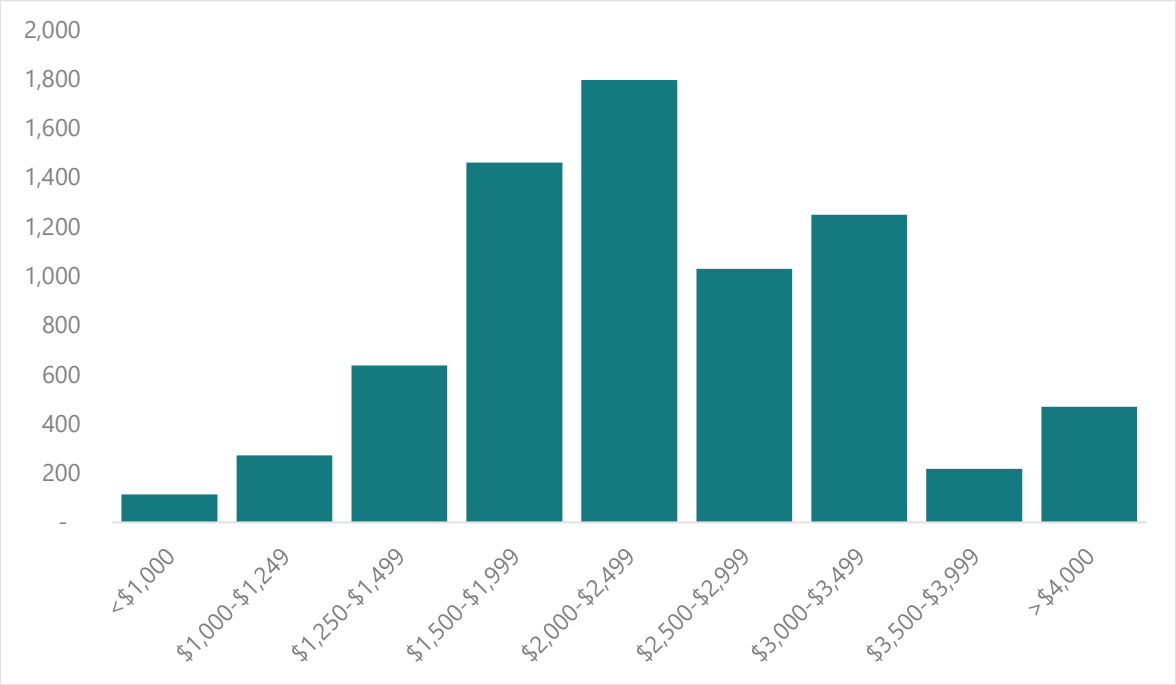
Household Income	Number of Households			Total	Percent
	Affordable Housing Costs	Cost Burdened	Severely Cost Burdened		
30% AMI or less	N/A	N/A	653	**653**	**14%**
30.01-50% AMI	28	304	224	**556**	**12%**
50.01-80% AMI	462	242	252	**956**	**20%**
80.01-100% AMI	663	366	N/A	**1,029**	**21%**
Greater than 100% AMI	1,486	124	N/A	**1,610**	**34%**
Total	**2,639**	**1,036**	**1,129**	**4,804**	**100%**
Percent of Total	**55%**	**22%**	**24%**	**100%**	

Source: Shimberg Center for Housing Studies, University of Florida

Homeowner Costs

Figure HOU-4 shows that the largest share of homeowners devotes between $2,000 and $2,500 each month to housing costs, though a similar proportion pay less than $2,000 or greater than $2,500 each month. The median monthly costs for homeowners with a mortgage is $2,306, which is higher than the state average, which is $1,860 (2023 ACS 5-Year Estimates). Compared to renters, homeowners are significantly less cost burdened—only 23% of homeowners pay more than 30% of their income to housing costs each month, see **Table HOU-5**. Furthermore, the rates of homeowners who are cost-burdened has been steadily decreasing since 2014, as noted in **Figure HOU-5**.

Figure HOU - 4: Owner Households with a Mortgage by Monthly Housing Costs (2023)



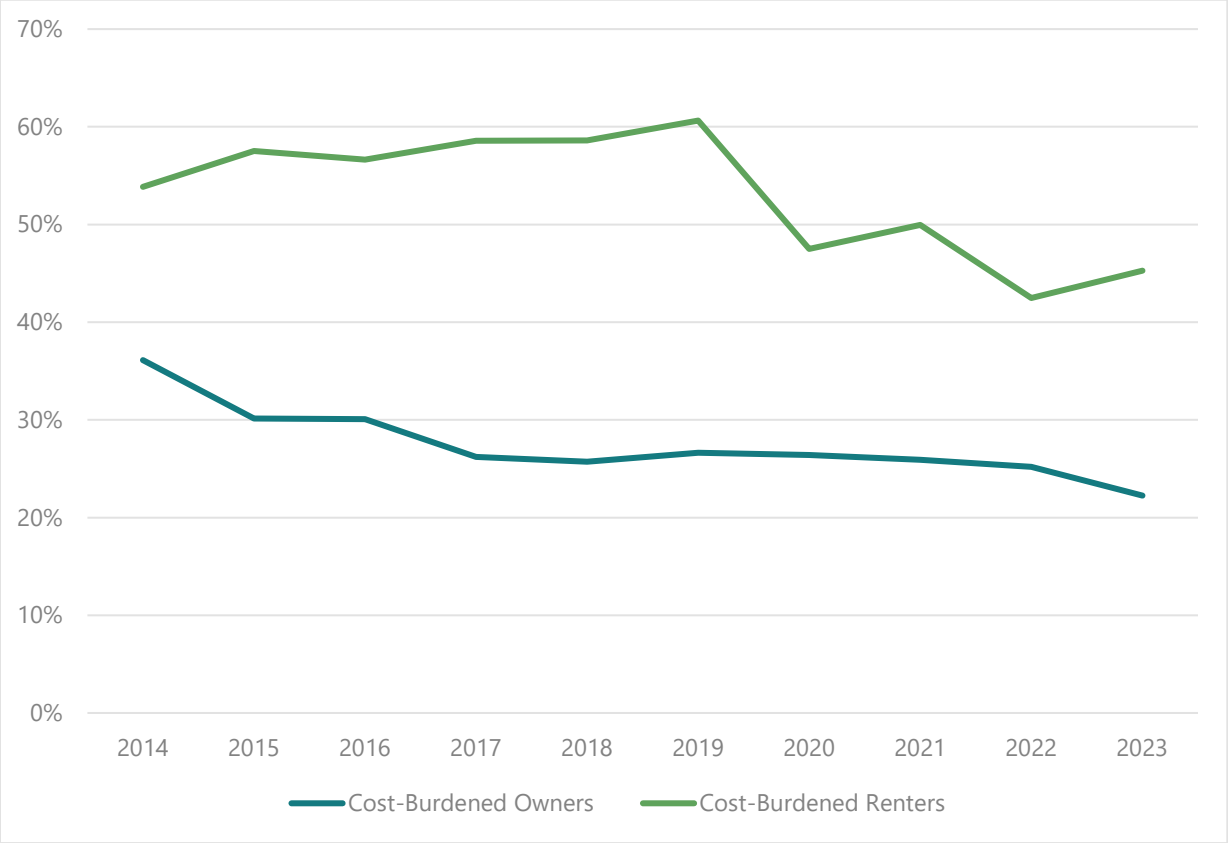
Source: Shimberg Center for Housing Studies, University of Florida

Table HOU - 5: Owner Households, Cost Burden by Income (2023)

Household Income	Number of Households			Total	Percent of Total
	Affordable Housing Costs	Cost Burdened	Severely Cost Burdened		
30% AMI or less	60	30	617	**707**	**6%**
30.01-50% AMI	175	169	206	**550**	**4%**
50.01-80% AMI	925	405	369	**1,699**	**14%**
80.01-100% AMI	653	156	60	**869**	**7%**
Greater than 100% AMI	7,944	689	73	**8706**	**69%**
Total	**9,757**	**1,449**	**1,325**	**12,531**	**100%**
Percent of Total	**78%**	**12%**	**11%**	**100%**	

Source: Shimberg Center for Housing Studies, University of Florida

Figure HOU - 5: Cost Burdened Renters and Owners Over Time

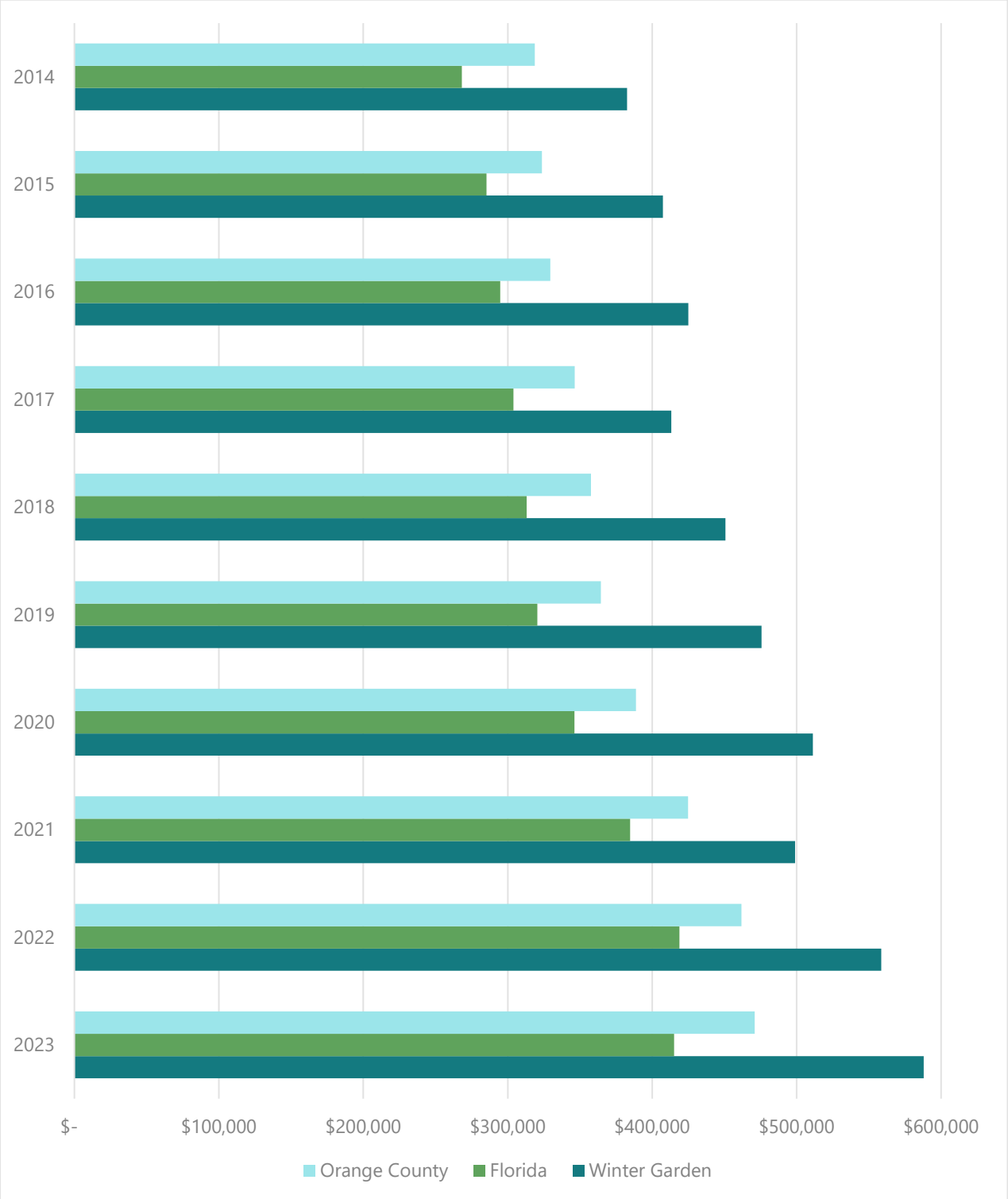


Source: American Community Survey 5-Year Estimates

Median Sales Price

Like many communities, median sales price for single-family homes in Winter Garden have increased greatly in recent years. In the decade between 2014 and 2023, single-family home prices have increased by over 50% in Winter Garden. However, despite increasing home sales price, homeowners are not necessarily more cost-burdened as explored above. Notably, compared to Orange County and the state of Florida, single-family homes in Winter Garden are more expensive. These higher home prices suggests that Winter Garden is a desirable destination within the region for residents. **Figure HOU-6** includes the median sales price for single-family homes in 2024 dollars going back to 2014 and comparing the City to Orange County and the state.

Figure HOU - 6: Median Sales Price for Single-Family Homes in 2024 Dollars



Source: Shimberg Center for Housing Studies, University of Florida

ASSISTED HOUSING

There are four housing developments receiving subsidies in Winter Garden accounting for a total of 502 assisted units. Furthermore, the Winter Garden Community Redevelopment Agency (CRA), along with partner agencies such as West Orange Habitat for Humanity, coordinates home repair programs and affordable housing development in the Historic East Winter Garden Neighborhood.

Table HOU - 6: Assisted Housing Inventory

Name	Program(s) Provided	Target Population	Year Built	Ownership Type	Subsidy End	Assisted Units	Total Units
Bay Pointe Apts.	Rental Assistance/ RD; Section 515	Family	1990	Limited Dividend	2040	61	61
Evergreen Garden Apartments	Rental Assistance/ RD; Section 515	Family	1984	Limited Dividend	2034	33	33
Park Avenue Villas	Housing Credits 4%; Local Bonds; SAIL	Family	1974	For-Profit	2051	120	120
West Pointe Villas	Housing Credits 4%; Local Bonds;S AIL	Family	2001	For-Profit	2054	288	288

Source: Shimberg Center for Housing Studies, University of Florida

POPULATION PROJECTIONS

Winter Garden is expected to see continued population growth by 2050, with an expected increase in about 10,000 people, see **Table HOU-7**. To accommodate this growth, about 3,000 housing units will need to be built within the next 25 years. As indicated in **Figure HOU-2,** housing construction has increased significantly since 2000. If housing construction continues this trend through 2050, the City will be able to meet the additional housing needs to accommodate its growing population.

Population and Household Projections

Table HOU - 7: Population and Household Projections, 2025-2050

	2025	2030	2035	2040	2045	2050
Permanent Population	54,290	58,010	60,781	62,664	63,921	64,824
Permanent Households[1]	15,600	16,670	17,466	18,007	18,368	18,628
Seasonal Population	1,241	1,326	1,389	1,432	1,461	1,482
Seasonal Households[1]	357	381	399	411	420	426

	2025	2030	2035	2040	2045	2050
Total Population	55,531	59,336	62,170	64,096	65,382	66,306
Total Households	**15,957**	**17,051**	**17,865**	**18,418**	**18,788**	**19,053**

[1]The number of households was determined by dividing the projected population by 3.58, the estimated number of people per household.

Population Projections by Age

A person's age can impact their priorities for housing. The following table (**Table HOU-8**) includes population estimates broken down by age group; these projections were determined by applying the projected age proportions provided by Shimberg to the projected total population provided in **Table HOU-7.** The 75+ age cohort is expected to see significant increases (118%), followed by the 70-74 age group (61%). Therefore, the City should consider the housing priorities of these age groups in making decisions on housing. The City may consider policies related to aging-in-place or reviewing standards for senior or age-restricted housing.

Table HOU - 8: Population Projections by Age Group, 2025-2050

Age Group	2025	2030	2035	2040	2045	2050	25 Year Pct. Increase
0-4	3,766	3,933	4,015	4,060	4,106	4,119	**9%**
5-9	3,821	3,929	4,113	4,141	4,120	4,148	**9%**
10-14	3,968	4,047	4,249	4,315	4,280	4,242	**7%**
15-19	3,684	3,657	3,607	3,609	3,671	3,625	**-2%**
20-24	3,145	3,355	3,250	3,228	3,347	3,381	**8%**
25-29	2,905	3,218	3,260	3,113	3,143	3,238	**11%**
30-34	3,950	4,260	4,499	4,654	4,530	4,541	**15%**
35-39	4,035	3,643	3,754	4,047	4,131	4,011	**-1%**
40-44	3,748	3,934	4,322	4,532	4,652	4,728	**26%**
45-49	3,646	3,898	3,924	3,450	3,343	3,417	**-6%**
50-54	3,679	3,732	3,683	3,760	3,757	3,622	**-2%**
55-59	3,235	3,518	3,380	3,510	3,957	3,936	**22%**
60-64	3,485	3,777	3,776	3,727	4,001	4,488	**29%**
65-69	2,860	3,306	3,368	3,583	3,527	3,778	**32%**
70-74	2,114	2,642	3,272	3,492	3,463	3,412	**61%**
75+	3,488	4,486	5,698	6,874	7,355	7,621	**118%**
Total	**55,531**	**59,336**	**62,170**	**64,096**	**65,382**	**66,306**	**19%**

Source: Shimberg Center for Housing Studies, University of Florida; Inspire projections

Household Projections by Household Income

Household income can also determine a person or household's priorities for housing. The projections shown in **Table HOU-9** were determined by applying the projected proportions of households at each income level to the number of total projected households as reported in **Table HOU-7.**

Table HOU - 9: Household Projections by Household Income, 2025-2050

Income Level	Number of Households			
	Affordable Housing Costs	Cost Burdened	Severely Cost Burdened	Total
2025				
Owner-Occupied				
30% of AMI or less	55	28	569	**652**
30.01%-50% AMI	162	156	190	**508**
50.01%-80% AMI	853	373	340	**1,567**
80.01%-100% AMI	602	144	55	**801**
Greater than 100% AMI	7,325	636	67	**8,028**
Renter-Occupied				
30% of AMI or less	-	-	598	**598**
30.01%-50% AMI	26	279	205	**510**
50.01%-80% AMI	423	222	231	**876**
80.01%-100% AMI	607	335	-	**942**
Greater than 100% AMI	1,362	113	-	**1,475**
Total	**11,415**	**2,286**	**2,256**	**15,957**
2030				
Owner-Occupied				
30% of AMI or less	60	30	610	**700**
30.01%-50% AMI	173	168	203	**544**
50.01%-80% AMI	916	401	365	**1,682**
80.01%-100% AMI	647	155	60	**861**
Greater than 100% AMI	7,867	683	72	**8,622**
Renter-Occupied				
30% of AMI or less	-	-	631	**631**
30.01%-50% AMI	28	294	216	**538**
50.01%-80% AMI	446	234	244	**924**
80.01%-100% AMI	640	353	-	**993**
Greater than 100% AMI	1,436	120	-	**1,555**
Total	**12,213**	**2,436**	**2,401**	**17,051**
2035				
Owner-Occupied				
30% of AMI or less	63	31	641	**736**
30.01%-50% AMI	182	176	213	**571**
50.01%-80% AMI	962	422	384	**1,768**
80.01%-100% AMI	679	162	63	**904**
Greater than 100% AMI	8,263	717	75	**9,056**
Renter-Occupied				
30% of AMI or less	-	-	657	**657**
30.01%-50% AMI	28	306	225	**559**
50.01%-80% AMI	465	243	253	**961**

Income Level	Number of Households			
	Affordable Housing Costs	Cost Burdened	Severely Cost Burdened	Total
80.01%-100% AMI	667	368	-	1,035
Greater than 100% AMI	1,494	124	-	1,619
Total	**12,804**	**2,549**	**2,512**	**17,865**
2040				
Owner-Occupied				
30% of AMI or less	65	32	662	760
30.01%-50% AMI	188	182	221	591
50.01%-80% AMI	993	435	396	1,825
80.01%-100% AMI	701	168	65	934
Greater than 100% AMI	8,534	741	78	9,352
Renter-Occupied				
30% of AMI or less	-	-	674	674
30.01%-50% AMI	29	314	232	574
50.01%-80% AMI	476	250	260	986
80.01%-100% AMI	684	377	-	1,062
Greater than 100% AMI	1,533	127	-	1,661
Total	**13,205**	**2,626**	**2,588**	**18,418**
2045				
Owner-Occupied				
30% of AMI or less	66	33	676	775
30.01%-50% AMI	192	186	225	603
50.01%-80% AMI	1,014	445	405	1,864
80.01%-100% AMI	716	171	66	953
Greater than 100% AMI	8,714	756	79	9,549
Renter-Occupied				
30% of AMI or less	-	-	685	685
30.01%-50% AMI	30	319	235	584
50.01%-80% AMI	485	254	265	1,003
80.01%-100% AMI	696	384	-	1,081
Greater than 100% AMI	1,560	130	-	1,691
Total	**13,474**	**2,678**	**2,636**	**18,788**
2050				
Owner-Occupied				
30% of AMI or less	68	34	687	788
30.01%-50% AMI	195	188	229	612
50.01%-80% AMI	1,030	451	411	1,892
80.01%-100% AMI	727	174	68	968
Greater than 100% AMI	8,848	768	81	9,697

Income Level	Number of Households			
	Affordable Housing Costs	Cost Burdened	Severely Cost Burdened	Total
Renter-Occupied				
30% of AMI or less	-	-	693	**693**
30.01%-50% AMI	30	322	238	**589**
50.01%-80% AMI	490	257	267	**1,014**
80.01%-100% AMI	704	388	-	**1,092**
Greater than 100% AMI	1,576	132	-	**1,708**
Total	**13,668**	**2,713**	**2,673**	**19,053**

Source: Shimberg Center for Housing Studies, University of Florida; Inspire projections

FUTURE CONSIDERATIONS

Winter Garden's housing landscape is primarily composed of detached single-family homes, much of which has been constructed over the past two decades. Although housing costs in Winter Garden exceed the state average, data indicates that cost burden rates among homeowners and renters have not significantly worsened. However, as noted in the Future Land Use Element, the City may lack sufficient future land use categories and residential densities to accommodate projected population growth. To address this, the City may consider allowing higher-density residential development, which could not only help meet future housing demand but also expand affordable housing options within the community. The following considerations should inform the update of the Housing Element's goals, objectives, and policies.

1. ***Modify certain future land use categories to accommodate higher-density residential in appropriate locations.*** Winter Garden should evaluate and adjust specific future land use designations to allow for increased residential densities in targeted areas, such as near commercial centers, major roadways, or transit hubs. These modifications will help the City accommodate projected population growth while promoting more compact, walkable, and sustainable development patterns.
2. ***Provide opportunities for mixed-use development.*** The City should identify strategic locations where mixed-use development, which integrates residential, commercial, and civic uses, can be encouraged through zoning regulations and land use policy. Mixed-use areas foster vibrant, walkable neighborhoods and can provide diverse housing options near jobs, services, and amenities.
3. ***Consider developing an incentive program for affordable housing.*** To increase the supply of affordable and workforce housing, Winter Garden may explore the creation of an incentive program that could include tools such as

density bonuses, reduced impact fees, expedited permitting, or tax abatements for developers who include affordable units in their projects.

4. ***Encourage housing units that are appropriate for the aging population.*** The City should support the development of senior-friendly housing options, such as single-story homes, independent living communities, and accessory dwelling units (ADUs), to meet the needs of the aging population and allow older residents to remain in the community.
5. ***Encourage aging-in-place strategies.*** Winter Garden should promote aging-in-place policies that allow residents to remain safely and comfortably in their homes as they grow older. This includes supporting universal design standards, home retrofitting and repair programs, and neighborhood design that improves accessibility to transit, healthcare, and essential services.



4

DATA & ANALYSIS

COMPREHENSIVE PLAN
WINTER GARDEN 2050
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PUBLIC FACILITIES

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INTRODUCTION

The Public Facilities Element outlines the inventory, analysis, and projected future needs for key systems managed by Winter Garden. These systems include sanitary sewer, solid waste, stormwater, potable water, reclaimed water, and aquifer recharge. This section specifically focuses on infrastructure responsibilities under the City's jurisdiction and excludes the provision of utilities or service demand outside of the City, except when services are provided by Winter Garden Public Services. The City of Winter Garden does provide potable water, reclaimed water, and sanitary services to some properties outside of the City limits, which include small areas of Unincorporated Orange County, the City of Ocoee, and the Town of Oakland, as shown on **Maps PFE - 1**, **PFE - 2, and PFE - 3**. Ensuring adequate and sustainable infrastructure is essential to maintaining the economic vitality and environmental well-being of the community, both now and in the future.

SANITARY SEWER

Sanitary Sewer Capacity

The City of Winter Garden operates one Wastewater Treatment Facility (WWTF), the Crest Avenue Wastewater Treatment Facility. The facility currently has a permitted capacity of 4.75 MGD AADF. The location of the Crest Avenue Wastewater Treatment Facility and the wastewater service area can be found on **Map PFE - 1**.

The current wastewater permit with the Florida Department of Environmental Protection (FDEP) was renewed in December 2023 supporting an expanded capacity of 7.5 MGD following completion of the Crest Avenue Wastewater Treatment Facility (WWTF) Expansion and Process Optimization project. Scheduled to begin construction in early 2025, this estimated $130–$135 million upgrade will convert the existing WWTF to a five-stage Membrane Bioreactor (MBR) system, delivering Advanced Wastewater Treatment (AWT) quality effluent while expanding capacity from 4.75 MGD to 7.5 MGD. The MBR conversion will also enable compliance with the stricter effluent standards outlined in the Wekiwa Spring and Rock Springs Basin Management Action Plans, while matching system output with reclaimed water expansion efforts.

Projected Sanitary Sewer Demands

The City of Winter Garden's current adopted Level of Service (LOS) for sanitary sewer ensures that there is sufficient availability for current and future populations and is summarized below in **Table PFE-1**. These LOS service standards are based on the number of residential units for residential land uses and equivalent residential units for non-residential land uses.

Table PFE - 1: Sanitary Sewer LOS Standards

Land Use	LOS Standard
Residential	250 gallons/day/unit
All other uses	250 gallons/day/ERU

Source: City of Winter Garden, 2010

As described above, Winter Garden provides sanitary sewer service not only within its municipal boundaries, but also to select areas in unincorporated Orange County and the Town of Oakland, which is not anticipated to change within the horizon of the plan. Projected sewer demand is calculated using an average of 70 gallons per person per day, consistent with per capita usage trends documented between 2010 and 2020 in the City's 2022 Reclaimed Water Facility Plan. This projection, based on anticipated population growth through 2050, is outlined in **Table PFE - 2**.

Table PFE - 2: Projected Sanitary Sewer Demand

Year	Projected Total Residents	Projected Sanitary Sewer Demand (mgd)
2025	55,531	3.89
2030	59,336	4.15
2035	62,170	4.35
2040	64,097	4.49
2045	65,382	4.58
2050	66,306	4.64

Source: City of Winter Garden, 2010; 2025

Based on **Table PFE – 2** the City will have enough capacity to meet demand through 2050 with the current sanitary sewer capacity at the Crest Avenue WWTF and more than enough capacity with the increased capacity from the facility's expansion.

Septic to Sewer

F.S. 369.320 requires the City of Winter Garden's Wastewater Facility Plan to phase out existing septic tank systems where central wastewater facilities are available. While F.S. 163.3177 (6)c requires the City of Winter Garden to consider the feasibility of converting developments with more than 50 (1du/ac) residential lots on septic tanks to central sewer service. Winter Garden has approximately 430 parcels within the City that utilize septic systems. 394 of the 430 parcels have been targeted for conversion to central sewer service over the next 20 years. After the conversion of the 394 parcels, the City will have 36 parcels remaining on septic systems. **Table PFE – 3** provides a summary of the projects the City of Winter Garden and Orange County are completing in the next 20 years to convert parcels on septic to central sewer systems within their Joint Planning Area.

Table PFE – 3: Septic to Sewer Conversions

Project	Number of Parcels	Design		Construction	
		Start	Cost	Start	Cost
City of Winter Garden					
Teacup Springs	142	FY 23	$300,000.00	FY 25	$5,500,000.00
Railroad Avenue	18	FY 40	$130,000.00	FY 26	$1,200,000.00
Emerald Acres	28	FY 26	$150,000.00	FY 28	$1,500,000.00
Wintermere Pointe	79	FY 30	$250,000.00	FY 31	$3,400,000.00
Wintermere Harbor	91	FY 30	$250,000.00	FY 32	$3,500,000.00
Mary Jean	33	FY 35	$110,000.00	FY 37	$1,100,000.00
			Total		**$16,200,000.00**
Unincorporated Orange County					
Country Lakes	49	FY 35	$250,000.00	FY 38	$2,700,000.00
Story Rd & 9th Street / Summer Street	47	FY 35	$150,000.00	FY 37	$1,200,000.00
Palm Ave & 9th Street	58	FY 35	$250,000.00	FY 38	$2,800,000.00
Banana Bay/Sunset Lakes	135	FY 40	$150,000.00	FY 42	$6,300,000.00
			Total		**$13,000,000.00**

Source: City of Winter Garden, 2024

SOLID WASTE COLLECTION

Collection Programs

The City of Winter Garden provides solid waste collection services for household trash, yard waste, large items, electronics, and dumpster service. Household trash, yard waste, and large items are collected curbside on a weekly basis. Electronic items including but not limited to appliances, televisions, computers, vacuum cleaners, water heaters, lawn mowers, and grills can be picked up if scheduled in advance. Residents are able to request dumpster services for disposing of large amounts of trash. The City of Winter Garden discontinued the offering and provision of recycling collection, conveyance, and disposal services with Ordinance No. 24-48. However, the City is continuing to explore providing recycling collection service through various private entities.

The City of Winter Garden does not collect hazardous waste like liquid paint, rechargeable batteries, household cleaning products, pool chemicals, pesticides,

herbicides, light bulbs, motor oil, cooking oil, antifreeze, etc. However, residents can drop off hazardous waste items at the two Orange County facilities listed below.

Porter Transfer Station
1326 Good Homes Road
Orlando, FL 32818

Orange County Landfill
5901 Young Pine Road
Orlando, FL 32829

Projected Solid Waste Demand

The City of Winter Garden's current adopted Level of Service (LOS) for Solid Waste is 5.6 pounds/day/person. **Table PFE - 4** provides the projection of solid waste demand based on population projections through 2050 and the adopted level of service. In September of 2001, the City entered into an interlocal agreement with Orange County to provide for use of the County Solid Waste Management System by contract for solid waste disposal and transfer needs. Data from Orange County indicates that the County has adequate Class I landfill capacity through the year 2038. Currently, Orange County's Class I disposal operations are in landfill cells 9 and 10. Portions of remaining Cells 11 and 12 are scheduled to be constructed approximately every three to five years to supply capacity through 2040. After these cells are complete, the County's long-range plan is to develop cells on other portions of the existing 5,000-acre landfill site.

Table PFE - 4: Projected Solid Waste Demand

Year	Projected Total Residents	Projected Solid Waste Demand (pounds/day)
2025	55,531	310,973.6
2030	59,336	332,281.6
2035	62,170	348,152.0
2040	64,097	358,943.2
2045	65,382	366,139.2
2050	66,306	371,313.6

Source: City of Winter Garden, 2010; 2025

STORMWATER MANAGEMENT

All new development within the City is required to provide a drainage design in conformance with the City's adopted drainage level of service standards and state standards. The City of Winter Garden's LDC sets maximum impervious surface ratio (ISR) standards for new development to maintain and support necessary drainage calculations. Additionally, any major development within the City is required to receive a permit from the St. Johns River Water Management District (SJRWMD) for stormwater modifications. The City's adopted drainage level of service standards are summarized below in **Table PFE - 5**.

Table PFE - 5: Stormwater Management Level of Service Standards

Attribute	Level of Service
Storm Event	25 years 24-hour
Onsite Retention	Retain the first ½ inch of run off
Quantity	Post development stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than predevelopment runoff

Source: City of Winter Garden, 2010

POTABLE WATER

Potable Water Capacity

The City operates three Water Treatment Plants with a combined permitted maximum daily capacity of 13.02 MGD, a combined groundwater capacity of 17.63 MGD and a Consumptive Use Permit average permitted withdrawal capacity of 6.33 MGD. The location of the three water treatment plants and their service area can be seen on **Map PFE - 2**. The individual capacities of the three water treatment plants are detailed below in **Table PFE - 6**.

Table PFE - 6: Potable Water Capacity

Plant Name	Address	Permitted Max Day Capacity, (mgd)	Groundwater Well Capacity (mgd)	CUP Average Permitted Withdrawal (mgd)
Woodlark	1680 Woodlark Wy	3.71	6.77	1.69
Palmetto	171 East Palmetto St	6.0	6.69	2.67
Fullers Cross	1025 Fullers Cross Rd	3.31	3.31	1.97
	Total	**13.02**	**16.77**	**6.33**

Source: City of Winter Garden, 2025

Projected Potable Water Demand

Winter Garden's current adopted Level of Service (LOS) for potable water ensures that there is sufficient availability for current and future populations and is summarized below in **Table PFE - 7**.

Table PFE - 7: Potable Water LOS Standards

Land Use	LOS Standard
Residential	350 gallons/day/unit
All other uses	350 gallons/day/ERU

Source: City of Winter Garden, 2010

The City's projected potable water demand is based on population projections through 2050 and is summarized below in **Table PFE - 8**. The projected potable water demand is based on an average per capita demand included in the 2025 Central Florida Water Initiative Regional Water Supply Plan of 143 gallons per day per capita.

Table PFE - 8: Projected Potable Water Demand

Year	Projected Total Residents	Projected Potable Water Demand (mgd)
2025	55,531	7.94
2030	59,336	8.49
2035	62,170	8.89
2040	64,097	9.17
2045	65,382	9.35
2050	66,306	9.48

Source: City of Winter Garden, 2010; 2025 and Central Florida Water Initiative, 2025

Based on **Table PFE – 8** above, the City will have enough potable water to meet demand through the horizon year 2050.

Central Florida Water Initiative

The Central Florida Water Initiative (CFWI) is a regional collaboration focused on sustainable water supply planning. It brings together the St. Johns River, South Florida, and Southwest Florida Water Management Districts, along with the Florida Department of Environmental Protection (FDEP), the Florida Department of Agriculture and Consumer Services (FDACS), utilities, environmental organizations, business leaders, agricultural interests, and other stakeholders. The CFWI Planning Area includes Orange, Osceola, Polk, Seminole, and southern Lake County—encompassing the City of Winter Garden. **Table PFE – 9** highlights two Winter Garden water resource projects featured in the CFWI's most recent Regional Water Supply Plan.

Table PFE – 9: Water Resource Projects

Project	Description	Water Resource Benefit (MGD)	Cost	Date Complete
Winter Garden Conservation Program Expansion Phase II	Expands the City's water conservation software system which allows customers to contact the City for their daily or monthly water use.	0.06	$2,360,000.00	9/1/2018
Winter Garden Reuse Distribution Retrofit	Construct 221 reclaimed water retrofits in the Stoneybrook West community (final phase).	0.10	$1,250,000	6/30/2019

Source: Central Florida Water Initiative, 2025

RECLAIMED WATER

The reclaimed water system in Winter Garden serves approximately 25,000 residential and commercial customers and has an average annual demand of approximately 4.16 MGD and a corresponding influent flow of 4.02 MGD. This demand is met by a combination of effluent from the Crest Ave WWTF and reclaimed water purchased from Orlando's Conserv II facility. The PAR (Public Access Reuse) system and RIBS (Rapid Infiltration Basins) serve as the City's only means of effluent disposal. Currently, effluent flows to the PAR system and RIBS are approximately 2.0 MGD sent to each. The reclaimed water service area can be seen on Map PFE – 3.

2022 Reclaimed Water Facility Plan

Currently, the City purchases reclaimed water from Orange County's Conserv II system. In 2020, the City purchased an average of 2.2 MGD to serve customer demand, primarily in the northwest and southwest portions of the City's service area. The "Wekiwa and Rock Springs BMAP" prohibits land application of effluent not treated to advanced standards within the basin. Therefore, non-advanced wastewater treated (AWT) effluent from the Conserv II system will not satisfy total maximum daily load (TMDL) requirements and cannot be land applied in the Wekiva Basin. Orlando does not intend to modify its treatment process and as a result the City will no longer be able to use Conserv II reclaimed water after 2028. Given current and projected demands, Winter Garden will face a shortfall without augmentation. The City of Winter Garden in 2022 developed a Reclaimed Water Facility Plan to evaluate the options for the City to meet existing and future reuse demand, phase

out supply from Conserv II and comply with SB64 legislation. The recommended short term, midterm, and long-term improvements from this plan are summarized below in **Table PFE – 10**.

Table PFE – 10: Recommended Reclaimed Water Projects

Project Description	Cost
Short Term Improvements, (2-5 Years)	
RW-1 Crest/Smith Transmission Improvements	$2,640,000
RW-1A Crest Augmentation System Discharge Modifications	$96,000
RW-2 Smith St 6 MG Ground Storage Tank and PS	$6,540,000
RW-3 Southwest Area RW Distribution Improvements	$4,674,000
RW-4 Avalon Road Reclaimed Watermain	$2,130,000
Sub-total	$16,080,000
Mid Term Improvements, (6-10 Years)	
RW-5 Wintermere Harbour Reuse Main Ext. and Retrofit	$1,530,000
RW-6 Wintermere Pt. Reuse Main Ext. and Retrofit	$3,006,000
RW-7 Western RIBs (includes $800K land acquisition)	$1,694,000
RW-7A Viscaya RIBs	$654,000
AWS-1 John's Lake Surface Water Supply	$1,257,600
Sub-total	$8,141,600
Long Term Improvements, (10+ Years)	
RW-8 4 MG Ground Storage Tank at Smith St.	$4,000,000
Sub-total	$4,000,000
Total	**$28,221,600**

Source: City of Winter Garden, 2022

AQUIFER RECHARGE

Aquifer recharge is the process of replenishing water in an underground aquifer, a permeable layer that stores and allows groundwater to flow. This recharge happens when rainwater infiltrates the soil or enters the aquifer. Additionally, aquifers can be recharged by water from other aquifers or surface water bodies. Despite Florida's significant annual rainfall, only about 25% (or 13 inches) of the average 51 inches contributes to aquifer recharge. The rest is lost through evaporation, runoff, or plant absorption. Ensuring that aquifer recharge exceeds or at least balances water withdrawals is crucial for maintaining groundwater levels, as the City relies on groundwater as the sole source of drinking water. Careful monitoring of recharge rates helps protect this essential source of clean and reliable drinking water for future generations. The majority of Winter Garden is a medium or low aquifer recharge with some areas of high recharge located in the southern areas of the City. In areas with high aquifer recharge the City enforces the Wekiva Protection Act regulations to ensure proper recharge and minimize impact on the Wekiva River

Protection Area. Aquifer discharge areas are where groundwater exits the aquifer, such as wells, springs, and rivers. The aquifer recharge areas for Winter Garden can be seen in **Map PFE - 4**.

Aquifer Contamination and Groundwater Recharge

The Florida Department of Environmental Protection (FDEP) plays a critical role in safeguarding public water systems from potential contamination. By enforcing state and federal water quality standards, FDEP conducts regular assessments and oversees compliance efforts to ensure the integrity of drinking water sources, such as the Floridian aquifer that supplies the City's water. Given the heavy reliance on groundwater in Winter Garden, maintaining high water quality is crucial for public health.

FDEP's responsibilities include overseeing water quality monitoring, guiding contamination prevention measures, and managing permits related to water use and discharge. Winter Garden works in partnership with FDEP to adhere to stringent water safety regulations, routinely testing contaminants as mandated by state and federal laws. The City publishes the Annual Drinking Water Quality Report, providing transparency and detailed information about the safety and quality of the community's drinking water. This collaborative effort helps ensure a reliable and safe water supply for all residents.

Regulatory Framework

Rules from the Florida Administrative Code, along with state statutes and local ordinances, are in place to mitigate the negative consequences of excessive water consumption. When aquifer levels or surface water flows are significantly reduced, it can have detrimental effects on ecosystems, including the lowering of lake levels and the degradation of wetlands, which serve as critical habitats for a variety of plant and animal species. One of the severe outcomes of over-extraction can also be an increased frequency of sinkholes and saltwater intrusion in coastal areas, posing risks to both natural environments and infrastructure.

WELLHEAD PROTECTION AREAS

Under Chapter 373 of the Florida Statutes, the state grants authority to water management districts to oversee the construction of potable water wells and regulate water use through consumptive use permitting. The districts are responsible for ensuring sustainable water practices and protecting water resources. Additionally, the City's Wellhead Protection Zones are designated areas established to safeguard drinking water sources from contamination and overuse around any City potable water supply well. These 500 ft buffers can be seen on **Map PFE - 5**.

FUTURE CONSIDERATIONS

Based on the findings of the Data and Analysis, the City will consider the following priorities when updating the Public Facilities Element of the Comprehensive Plan:

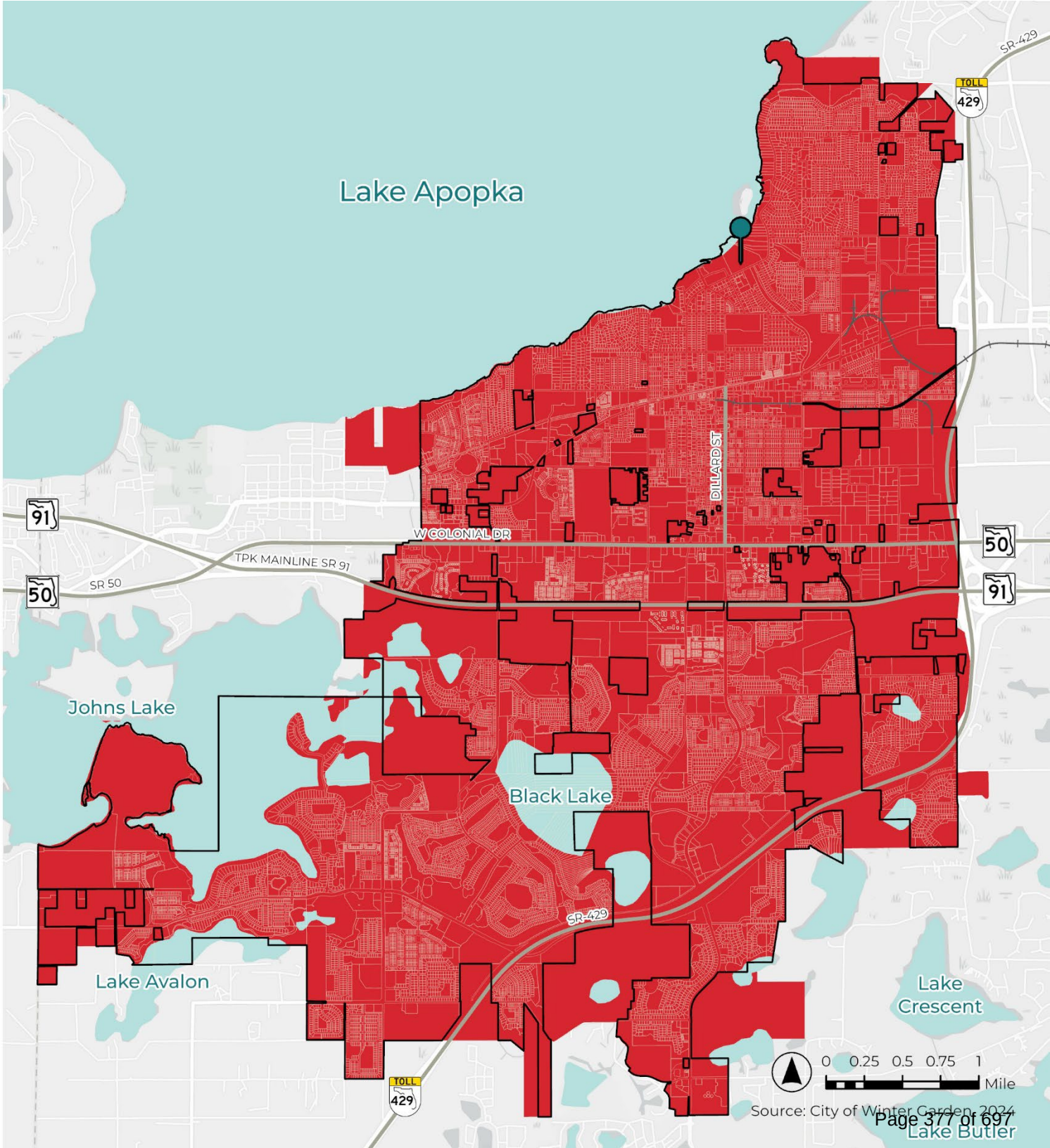
- **Establish a Reclaimed Water Level of Service Standard**
  The City currently requires existing development to connect to reclaimed water service where available, supporting the broader goal of water conservation. However, no formal level of service (LOS) standard has been adopted for reclaimed water. The City should consider establishing a LOS standard to better guide system expansion, manage demand, and track service delivery.
- **Address Septic-to-Sewer Conversion in Coordination with Orange County**
  In compliance with Section 163.3177(6)(c)3, Florida Statutes, the City will continue to evaluate the feasibility of converting large subdivisions from septic to central sewer. Winter Garden is actively coordinating with Orange County to transition the majority of parcels within the Joint Planning Area from septic systems to centralized sewer over the next two decades. The City will also consider prohibiting the use of septic tanks for all future development to support environmental protection and long-term infrastructure efficiency.
- **Plan for Future Potable Water Capacity**
  Based on projected population growth and a per capita potable water demand of 143 gallons per day, the City will have sufficient potable water capacity to meet demand through 2050 without intervention. Winter Garden should still consider exploring options to expand its potable water supply infrastructure, increase reclaimed water utilization, and implement water conservation strategies to ensure a reliable and sustainable supply for current and future residents.

WASTEWATER SERVICE AREA

MAP PFE - 1

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Winter Garden Service Area
- Wastewater Treatment Plant



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POTABLE WATER SERVICE AREA

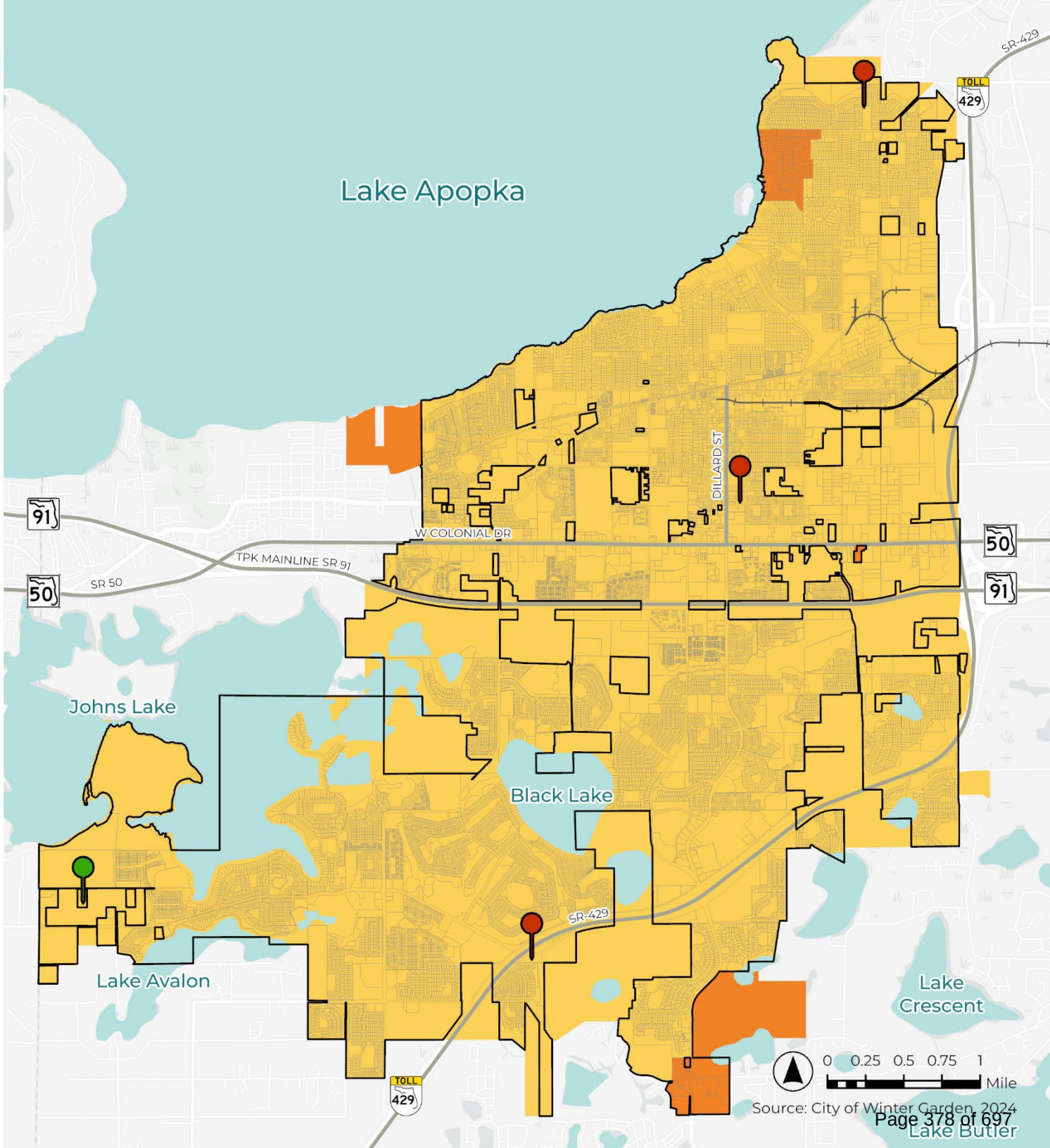
MAP PFE - 2

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Potable Water Service Area

- Winter Garden
- Orange County
- Potable Water Storage and Repump Station
- Potable Water Treatment Plant



COMPREHENSIVE PLAN WINTER GARDEN 2050

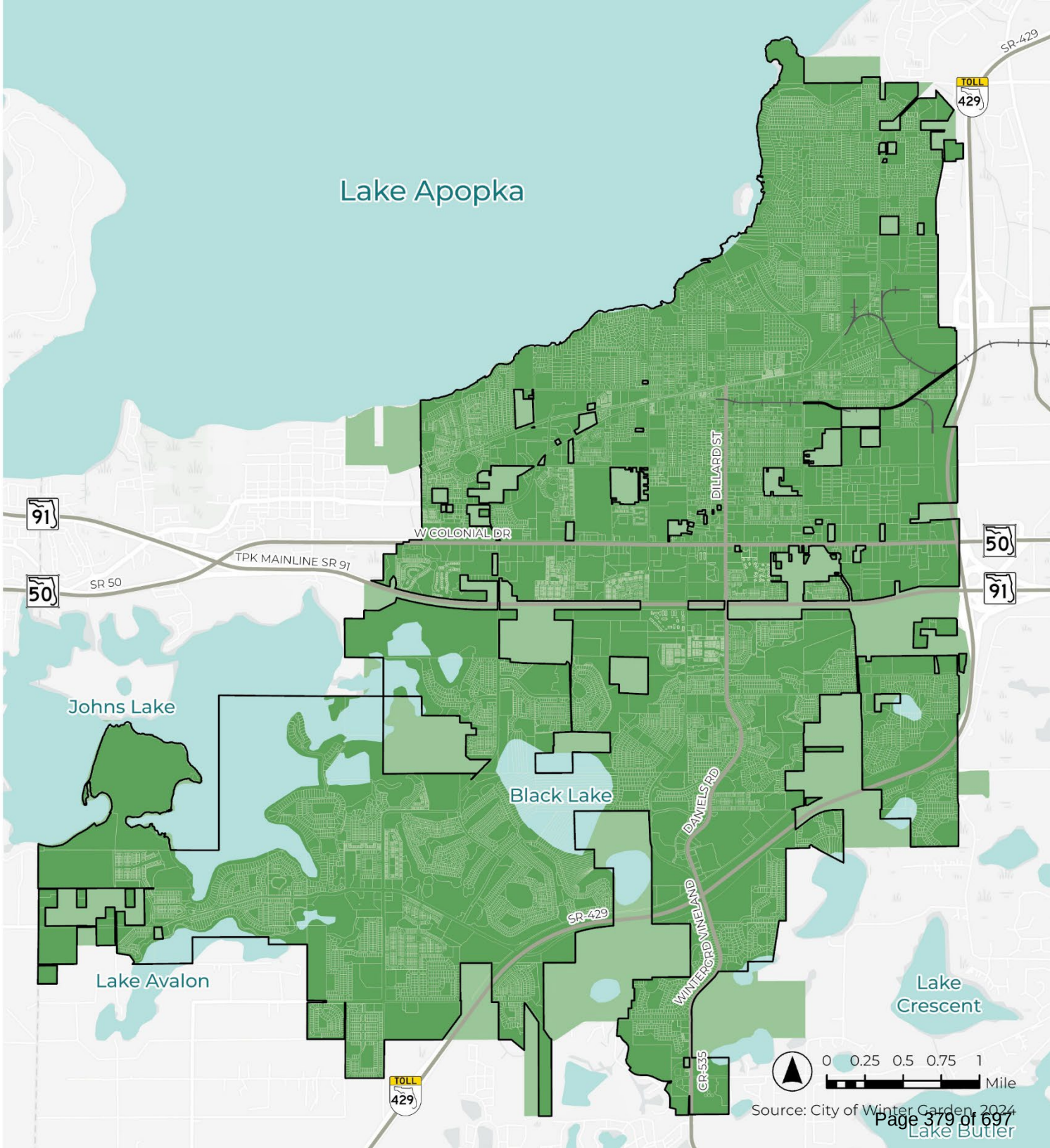
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RECLAIMED WATER SERVICE AREA

MAP PFE- 3

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Winter Garden Service Area



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AQUIFER RECHARGE

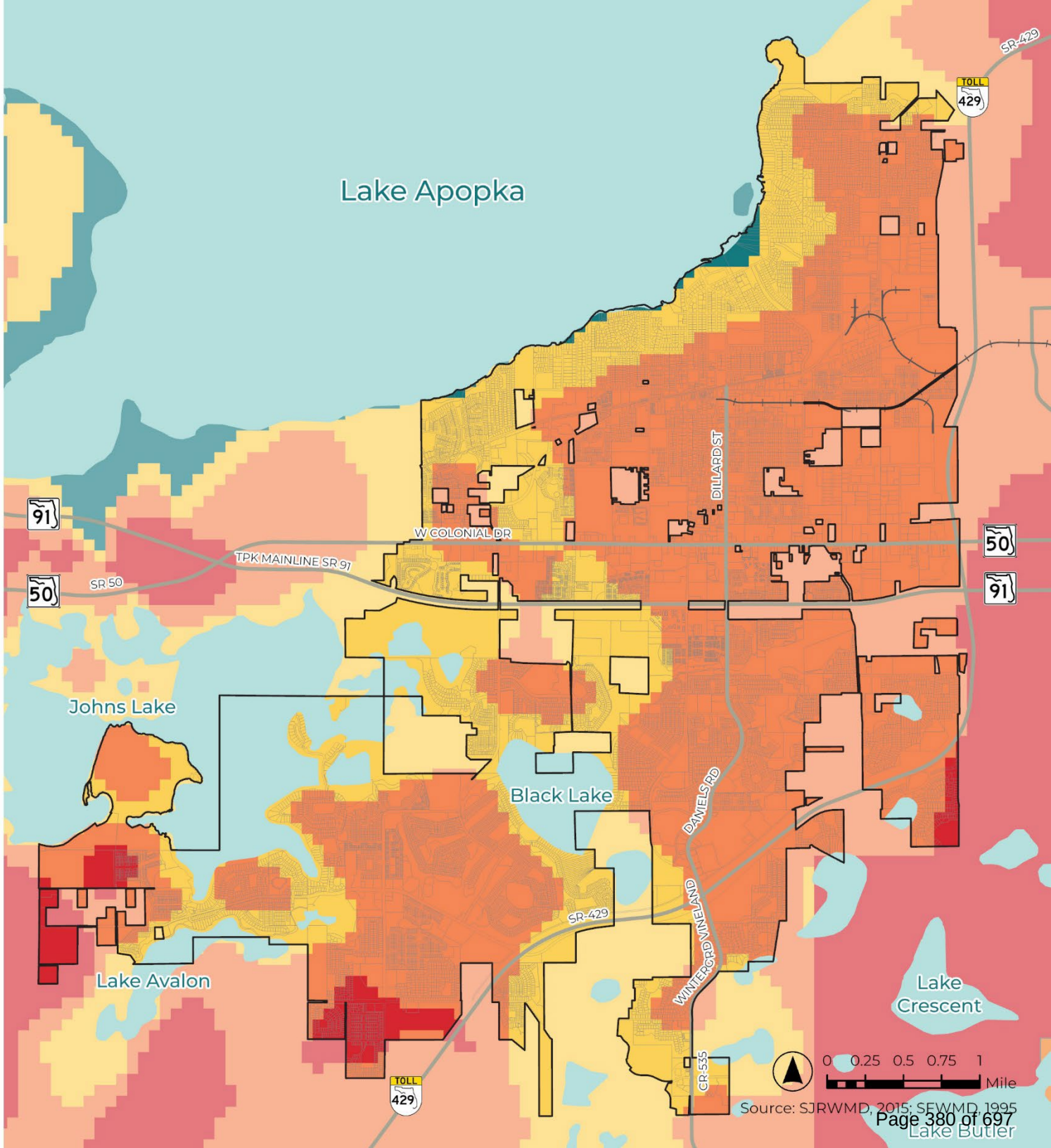
MAP PFE- 4

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Aquifer Recharge Area

- Low
- Medium
- High
- Discharge



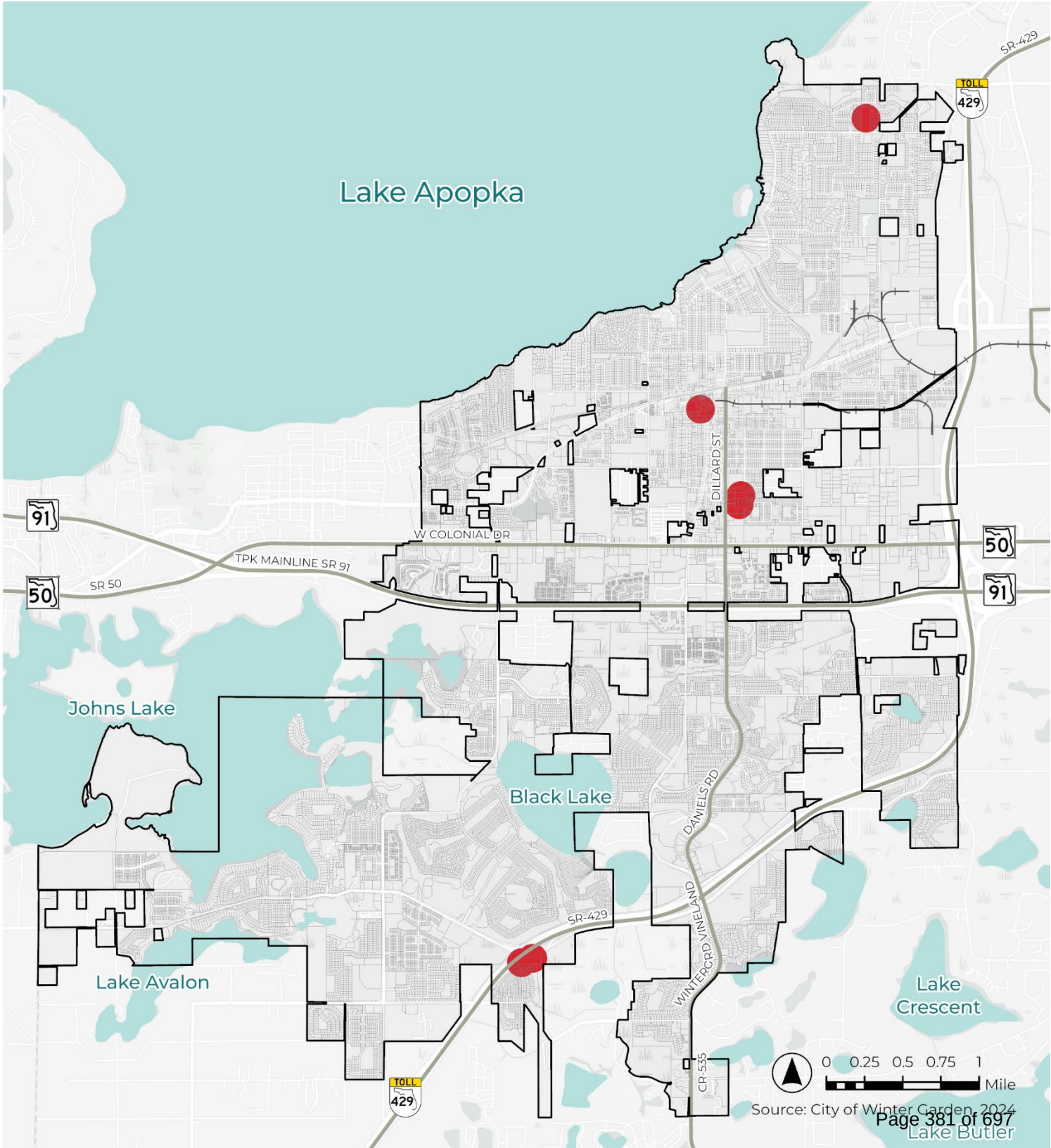
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WELLHEAD PROTECTION AREA

MAP PFE - 5

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Wellhead Protection Area (500ft)



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5

DATA & ANALYSIS

COMPREHENSIVE PLAN

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CONSERVATION

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INTRODUCTION

The Conservation Element of Winter Garden's Comprehensive Plan is intended to guide the protection, enhancement, and sustainable management of the City's natural resources as the community continues to grow and evolve. This element plays a critical role in ensuring that ecological integrity, environmental quality, and public access to green and blue spaces are preserved for current and future generations.

Winter Garden is home to a variety of valuable natural assets, including wetlands, lakes, tree canopies, and diverse wildlife habitats. As development pressures increase, it becomes increasingly important to integrate environmental stewardship into land use, infrastructure, and community planning decisions. The Conservation Element provides the policy framework for identifying, prioritizing, and protecting these resources in balance with the City's broader goals for sustainability, resiliency, and quality of life.

The Data and Analysis section of this element establishes the factual foundation for future conservation efforts. It evaluates existing conditions, identifies environmental programs, and highlights key areas of ecological importance. This information supports the development of goals, objectives, and policies that will guide the City in making informed decisions related to land use planning, water resource protection, tree preservation, air quality, wildlife corridors, and climate adaptation.

NATURAL RESOURCE AND INVENTORY

Three topic areas are explored in the following inventory and analysis. The first section examines major waterbodies, wetlands, and floodplains found in Winter Garden; the second section explores the City's wealth of significant vegetation, wildlife and conservation areas; and the third section describes other crucial environmental considerations.

Water Resources

Major Waterbodies

There are multiple major water bodies within or near the City of Winter Garden that are critical to the natural environment, resiliency, and economy of Winter Garden. Major bodies of water provide habitat to aquatic vegetation and wildlife, natural storm water management services, and recreational activities. Some of the most notable water bodies in the City of Winter Garden can be found on **Map CE - 1**.

Wetlands

According to the Environmental Protection Agency (EPA), wetlands are areas where water is present at or near the surface of the soil for significant portions of the year.

These vital ecosystems provide a wide range of essential environmental services, including natural water retention, flood control, and stormwater filtration by removing excess nutrients and particulates. In addition to their hydrological functions, wetlands play a critical role in sustaining Florida's diverse native vegetation and wildlife, serving as habitat for numerous plant and animal species and contributing to the overall ecological health and resilience of the region.

Wetlands can be classified into two generalized categories, coastal (tidal) and inland (non-tidal). Coastal wetlands, which often line oceanic bodies of water, tend to remain muddy or sandy with little vegetation. There are no coastal wetlands within the City of Winter Garden. Inland wetlands, which are often found along river floodplains and lake perimeters, tend to be marshy and highly vegetated. Inland wetlands are referred to as freshwater emergent or freshwater forested/shrub wetlands. Inland wetlands are often some of the most productive ecosystems on earth. As a result, wetland features throughout Florida are heavily regulated and generally protected from development and other human activities. **Map CE - 2** depicts all the wetlands within the City of Winter Garden and **Table CE - 1** provides an acreage of all wetland typologies within Winter Garden. According to the latest wetland GIS data provided by the U.S. Fish and Wildlife Service through the National Wetlands Inventory (NWI), Winter Garden possesses approximately 1,526.1 acres of wetlands (excluding lakes, ponds, and rivers).

Table CE - 1: Wetland Acreage

Wetland Type	Acres
Freshwater Emergent	443.4
Freshwater Forested/Shrub	1,082.7
Total	**1,526.1**

Source: U.S. Fish and Wildlife Service, 2023

Wetlands within the City of Winter Garden are regulated by both the St. Johns River Water Management District (SJRWMD) and the City of Winter Garden. The SJRWMD utilizes two primary permitting processes: the Environmental Resource Permit (ERP) and the Consumptive Use Permit (CUP) for wetland regulation. The ERP program is designed to protect wetlands, surface waters, and water quality by evaluating and mitigating the potential environmental impacts of new development or construction activities. The CUP process ensures that water withdrawals for public, agricultural, or industrial use do not exceed sustainable limits, helping to prevent the degradation of water resources and the ecosystems that depend on them. The City of Winter Garden reserves the right to protect, preserve and enhance the natural functions of wetlands and other environmentally sensitive areas within the City through Chapter 94 of the City's Code of Ordinance. New development in areas on or adjacent to wetlands may require consultation with a biologist and vegetative buffers. Any activity which impairs the natural functions of wetlands is strictly

prohibited by the City of Winter Garden. Together, these permitting and regulatory systems play a critical role in supporting long-term environmental health and water resource management within Winter Garden and the surrounding region.

Floodplains

Floodplains are important ecological features that contribute to a region's water flow and storage, vegetative health, groundwater refreshment, and water quality. Whereas wetlands remain wet throughout the year, floodplain areas are next to bodies of water that experience flooding at different points in time. Floodplains are comprised of two categories: 100-year floodplain or 1% annual chance of flood (2,534.9 acres) and 500-year floodplain or 0.2% annual chance of flood (48.1 acres). There are a total of 2,583 acres of floodplains in Winter Garden shown on **Map CE - 3** and detailed below in **Table CE - 2**.

Table CE - 2: Floodplains

Floodplains Type	Acres
100-Year	2,534.9
500-Year	48.1
Total	**2,583.0**

Source: Federal Emergency Management Agency, 2024

When comparing the locations of wetlands and floodplains within the community using **Map CE - 2** and **Map CE - 3**, significant portions of these critical environmental features often overlap. This is because both wetlands and floodplains are typically found within the lowest-lying areas of a community.

Managing floodplains in a community is critical and requires proactive measures to protect people and property from hazardous flood events. Chapter 90 of the City's Code of Ordinances designates the city manager (or designee) as the floodplain administrator. The floodplain administrator is responsible for regulating development within the City's floodplains. The City does not participate in the Community Rating System (CRS) through the National Flood Insurance Program (NFIP) which prepares the Flood Insurance Rate Map (FIRM). If the City were to participate in the program it could potentially provide a cost reduction in flood insurance rates for properties in the special flood hazard area or the one percent annual chance floodplain.

Aquifer Recharge

The St. Johns Water Management District classifies aquifer recharge areas into four categories: recharge (low, medium, and high) and discharge. Aquifer discharge areas are areas where water seeps upwards to the surface rather than downward into the aquifer. While aquifer recharge areas provide water volumes which contribute to the storage of regional flow to the aquifers. Aquifer recharge areas are areas where water coming from rainfall, soil moisture and surface water bodies gain access to the

aquifers. Aquifers are where groundwater is stored and the only source of potable water for the City of Winter Garden. Aquifer Recharge areas not only replenish aquifers but also remove natural and artificial pollutants. As a result, protecting these aquifer recharge areas is crucial in maintaining the City of Winter Garden's potable water sources. The City of Winter Garden is also located within the Wekiva Study Area outlined by the Wekiva Parkway Protection Act. As such the City must further promote development patterns that protect effective recharge areas per Florida Statue 369.321(3). The aquifer recharge and discharge areas within and near the City of Winter Garden are illustrated on **Map CE - 4**.

Wellhead Protection Areas

The City of Winter Garden, the St. Johns River Water Management District, and the Florida Department of Environmental Protection, restricts the type of development allowed within a 500-foot protection zone of a wellhead. The Florida Department of Environment Protection keeps an inventory of all wellheads in Florida, and **Map CE - 5** shows all wellheads in Winter Garden and their corresponding 500-foot protection zone. Chapter 94 of the City's Land Development Code further restricts the uses and businesses allowed within 200 from a City water supply well and requires that businesses and uses which manufacture, store, or regularly use a regulated substance are required to register within the City.

FDEP Water Basins

The Florida Department of Environmental Protection's (FDEP) Water Basin database identifies land areas (known as drainage or watershed basins) that channel water to surface water bodies such as creeks, streams, rivers, and reservoirs. Understanding which areas of the City of Winter Garden fall within specific water basins is essential for effective water resource management, flood protection, and environmental stewardship. This information helps guide land use decisions, stormwater planning, and conservation efforts. **Map CE - 6** illustrates the various water basins located within and surrounding the City, providing a visual reference for how water flows through and beyond the City's boundaries.

Vegetation and Wildlife

Land Use /Land Cover

Winter Garden's vegetative inventory is diverse and economically and environmentally significant. One of the leading agencies responsible for its continued identification and protection is the St. Johns River Water Management District (SJRWMD), which maintains a geographic database of all the vegetative communities within its jurisdiction through its Land Use/Land Cover GIS shapefile. According to the district's shapefile, Winter Garden's ten largest land uses include four naturally occurring vegetive communities (Vegetated Non-Forested Wetlands, Lakes, Mixed Wetland Hardwood Forests, and Mixed Scrub-Shrub Wetlands). **Table**

CE - 3 presents the ten largest Land Use/Land Cover categories found within the City of Winter Garden, while **Map CE - 7** showcases all the categories present in Winter Garden.

Table CE - 3: Land Use / Land Cover

Land Use / Land Cover	Acres	Percent
Residential	5,022.2	43.2%
Commercial	1,074.6	9.2%
Lakes	828.9	7.1%
Agriculture	578.8	5.0%
Institutional	497.1	4.3%
Utilities and Transportation	426.7	3.7%
Freshwater Marshes	422.9	3.6%
Mixed Wetland Hardwoods	412.4	3.5%
Water Reservoirs	397.1	3.4%
Mixed Scrub-Shrub Wetland	367.2	3.2%
Recreational	340.2	2.9%
Total	**11,636.3**	**100.0%**

Source: SJRWMD, 2020

There is a total of 3,440.2 acres of land, or 29.6% of the City of Winter Garden, with a natural land use / land cover category. These acres are predominantly wetlands and bodies of water, as detailed below in **Table CE - 4**. The protection of these areas is essential to the conservation and preservation of Winter Garden's natural ecosystems and biotic communities.

Table CE - 4: Natural Land Use / Land Cover

Land Use / Land Cover	Acres	Percent
Lakes	828.9	7.1%
Freshwater Marshes	422.9	3.6%
Mixed Wetland Hardwoods	412.4	3.5%
Water Reservoirs	397.1	3.4%
Mixed Scrub-Shrub Wetland	367.2	3.2%
Upland Mixed Coniferous/Hardwood	227.3	2.0%
Wetland Forested Mixed	192.4	1.7%
Emergent Aquatic Vegetation	172.7	1.5%
Herbaceous Upland Non-forested	165.4	1.4%
Upland Hardwood Forests	131.9	1.1%
Freshwater Marsh	28.3	0.2%
Forest Regeneration	26.2	0.2%

Land Use / Land Cover	Acres	Percent
Pine Flatwoods	19.3	0.2%
Mixed Upland Non-forested	15.9	0.1%
Shrub and Brushland	12.4	0.1%
Cypress	9.6	0.1%
Xeric Oak	5.3	0.0%
Cabbage Palm	4.1	0.0%
Streams and Waterways	0.9	0.0%
Total	**3,440.2**	**29.6%**

Source: SJRWMD, 2020

Threatened or Endangered Species

Winter Garden is in Orange County, which is home to a wide array of wildlife species, many of which are currently considered to be threatened or endangered. The primary agency responsible for the continued identification and protection of these vulnerable species within the State is the Florida Fish and Wildlife Conservation Commission (FWC). The Commission classifies Florida's threatened or endangered wildlife into five (5) categories of special status, which are listed below in **Table CE-5**.

Table CE - 5: FWC Threatened or Endangered Species Designations

Designation	Acronym	Description
Federally designated Endangered	FE	Species in danger of extinction if the deleterious factors affecting their population continue to operate.
Federally designated Threatened	FT	Species that are likely to become endangered in the nation within the foreseeable future if current trends continue.
State designated Threatened	ST	Species that are likely to become endangered in the state within the foreseeable future if current trends continue.
State designated Endangered	SE	Species in danger of extinction if the deleterious factors affecting their population continue to operate.
Species of Special Concern	SSC	Species that do not fit into the previous categories yet warrant special attention.

Source: Florida Fish and Wildlife Conservation Commission, 2024

There are currently seventeen animal species considered threatened or endangered within Orange County, including one fish, one amphibian, six reptiles, and nine bird species. **Table CE- 6** lists the threatened or endangered species which are potentially, likely, or confirmed to be located within Orange County, along with a description of their habitat, range, and current state status.

Table CE - 6: Threated or Endangered Species in Orange County

Scientific Name	Common Name	Habitat	State Status
Fish			
Pteronotropis welaka	Bluenose Shiner	Habitat includes deep, slow-moving, coastal creeks and small to medium rivers of varying clarity and usually with silty bottoms, often heavily choked with brush and vegetation. These shiners prefer deep pools and backwaters (often 1-2 meters) to more shallow areas.	ST
Amphibians			
Notophthalmus perstriatus	Striped Newt	Terrestrial adults and efts utilize mostly xeric upland habitats, particularly sandhill, scrub, scrubby flatwoods, and sometimes mesic flatwoods.	ST
Reptiles			
Alligator mississippiensis	American Alligator	American alligators inhabit fresh and brackish marshes, ponds, lakes, rivers, swamps, bayous, canals, and large spring runs.	FT
Drymarchon couperi	Eastern Indigo Snake	Habitat includes sandhill regions dominated by mature longleaf pines, turkey oaks, and wiregrass; flatwoods; most types of hammocks; coastal scrub; dry glades; palmetto flats; prairie; brushy riparian and canal corridors; and wet fields.	FT
Gopherus polyphemus	Gopher Tortoise	Commonly occupies habitats with a well-drained sandy substrate, ample herbaceous vegetation for food, and sunlit areas for nesting. These habitat types include sandhill (pine-turkey oak), sand pine scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands and dunes, and mixed hardwood-pine communities.	ST
Lampropeltis extenuata	Short-tailed Snake	Habitat is dry sandy uplands, especially longleaf pine-turkey oak (sandhill) and sometimes adjacent xeric oak hammocks and rosemary-sand pine scrub; this snake also has	ST

Scientific Name	Common Name	Habitat	State Status
		been found in sphagnum bog adjacent to typical habitat.	
Pituophis melanoleucus	Pine Snake	Good quality pinesnake habitat appears to be characterized by xeric, pine-dominated or pine-oak (50 to 80% pine) woodland with an open, low understory established on sandy soils.	ST
Plestiodon reynoldsi	Sand Skink	This species occurs only on Florida's central ridges, at elevations of 27 m or more, in St. Lucie fine and Lakeland yellow sands. It inhabits loose sands of sand pine-rosemary scrub, less often longleaf pine-turkey oak (sandhill) or turkey oak "barrens" adjacent to scrub, especially high pine-scrub ecotones.	FT
Birds			
Antigone canadensis pratensis	Florida Sandhill Crane	Wet prairies, marshy lake regions, low lying pastures (including "improved" ones), shallow flooded open areas; vicinity of ponds in areas dominated by saw palmettos and scattered wooded hammocks that support cabbage palms, pines, oaks, and wetland trees such as magnolia and cypress; along sloughs and in open pinewood flats.	ST
Aphelocoma coerulescens	Florida Scrub-Jay	Oak scrub on white, drained sand, in open areas without a dense canopy. Palmetto, sand pine and rosemary may co-occur. Includes scrub with no canopy, sand pine scrub, scrubby flatwoods, and coastal scrub. Fire-suppressed scrubs with dense, tall understory or encroaching pine canopies provide poor habitat. Rarely in areas with greater than 50% canopy cover that is taller than 3 m.	FT
Athene cunicularia floridana	Florida Burrowing Owl	High, sparsely vegetated sandy ground, e.g., dry prairies, sandhills, pastures, airport runways, golf courses, ruderal areas. Nests usually in burrows.	ST

Scientific Name	Common Name	Habitat	State Status
Caracara plancus	Crested Caracara	Florida: associated with open country; dry prairie with scattered cabbage palms (Sabal palmetto), wetter prairies, and to some extent also improved pastures and sometimes even rather wooded areas having associated limited areas of open grassland center of range is the Kissimmee Prairie, an area of shallow ponds and sloughs with scattered hummocks of live oaks and cabbage palms.	FT
Dryobates borealis	Red-cockaded Woodpecker	Habitat consists of open, mature pine woodlands, rarely deciduous or mixed pine-hardwoods located near pine woodlands. Optimal habitat is characterized as a broad savanna with a scattered overstory of large pines and a dense groundcover containing a diversity of grass, forb, and shrub species.	FT
Egretta caerulea	Little Blue Heron	Marshes, ponds, lakes, meadows, mudflats, lagoons, streams, mangrove lagoons, and other bodies of calm shallow water; primarily in freshwater habitats.	ST
Egretta tricolor	Tricolored Heron	Marshes, ponds, sloughs, bayous, rivers, mangrove swamps, saltwater lagoons, islands; salt and fresh water.	ST
Mycteria americana	Wood Stork	Chiefly freshwater situations: marshes, swamps, lagoons, ponds, flooded fields; depressions in marshes are important during drought; also occur in brackish wetlands. Nests mostly in upper parts of cypress trees, mangroves, or dead hardwoods over water or on islands along streams or adjacent to shallow lakes. Feeds in freshwater marshes, swamps, lagoons, ponds, flooded pastures and flooded ditches, depressions in marshes (especially during drought).	FT

Scientific Name	Common Name	Habitat	State Status
Platalea ajaja	Roseate Spoonbill	Marshes, swamps, ponds, rivers, and lagoons also tidal flats. Seems to prefer brackish waters and coastal bays in Florida and Texas, freshwater marshes in Louisiana. Wherever shallow, open, still or slow-flowing water occurs. Nests in mangroves (e.g., Florida), in low bushes along coastal islands and on ground on treeless spoil banks along waterways (e.g., Texas and Louisiana).	ST

Source: Florida Natural Areas Inventory, 2024

Conservation Areas

For a property to be considered conservation land by the Florida Natural Areas Inventory (FNAI), a significant portion of the property must be undeveloped and retain most of the attributes one could expect it to have in its natural condition. In addition, the managing agency or organization must demonstrate a formal commitment to the conservation of the land in its natural condition. The City of Winter Garden has one conservation area (Black Lake) within Winter Garden and there are an additional five conservation areas near Winter Garden. These conservation areas can be seen on **Map CE - 8** and below in **Table CE - 4**. The City has multiple platted easements and conservation tracts within subdivisions that have been memorialized as conservation areas throughout its jurisdiction but are excluded from the table below.

Table CE - 7: Conservation Areas

Name	Managing Agency	Total Acres	Acres in City Limits	Description
Within Winter Garden				
Black Lake	Orange County	53.0	53.0	This property contains a variety of forested wetlands.
Near Winter Garden				
Crown Point Conservation Easement	City of Ocoee	51.85	0	Conservation easement, all less-than-fee.
Johns Lake Conservation Area	Orange County	138	0	This property contains freshwater marshes, oak hammocks, improved pasture, and the littoral zone of Johns Lake.
Scrub Point Preserve	Lake County Water Authority	92.7	0	Located on a peninsula that protrudes into the center of John's Lake, this preserve contains lakefront wetland areas and upland scrub with a high diversity of plant species.
Oakland Nature Preserve	Oakland Nature Preserve, Inc.	128.0	0	Ninety acres of this preserve are forested wetlands bordering Lake Apopka. The rest is former orange grove that was converted to dense pine plantation. The pines have been cut, and this area is being replanted with native sandhill species.
Orange County National Golf Center Phase I Conservation Area	FL Fish and Wildlife Conservation Commission	58.4	0	Conservation easement, all less-than-fee.

Source: Florida Natural Areas Inventory, 2024

Other Considerations

Soils

Based on GIS data from the National Resource Conservation Service's soil survey (**Map CE – 9**), the City of Winter Garden is comprised of predominantly poorly drained or somewhat poorly drained soils. With some areas in the east being excessively drained. The areas of very poorly, poorly, and somewhat poorly drained have a soil composition of Cassia, Zolfo, Pompano, Basinger, St. Johns, Immokalee, Ona, and Wabasso fine sands. The excessively drained areas are all Candler fine sands.

Air Quality

The quality of air is measured by the percentage of pollutant parts in the air within a set monitoring time window. The Florida Department of Environmental Protection's Office of Air Monitoring is responsible for conducting this activity throughout the State of Florida. The Office of Air Monitoring currently has two active sites within Orange County. The two sites, their site identification number, address, and available pollution monitoring data are detailed below in **Table CE-8**.

Table CE - 8: Air Monitoring Locations in Orange County

Site ID	Address	Available Pollution Monitoring Data
AQS# L095-2002	466 Harper Street, Winter Park, FL 32789	Ozone (O_3)
		Particulate Matter (PM_{10})
		Particle Pollution ($PM_{2.5}$)
		Sulfur Dioxide (SO_2)
		Nitrogen Dioxide (NO_2)
		Carbon Monoxide (CO)
AQS# L095-001	7697 South Orange Blossom Trail, Orlando, FL 32809	Ozone (O_3)

Source: FDEP Office of Air Monitoring, 2025

The data from the monitoring locations is analyzed according to the Air Quality Index (AQI), which ranks air quality in terms of pollution levels into the following categories: good, moderate, unhealthy for sensitive groups, unhealthy, very unhealthy, and hazardous. In the past 10 years, Orange County's AQI rankings have consistently been recorded as "moderate" or "good" with few exceptions.

Hazardous Waste

The City of Winter Garden does not collect hazardous waste like liquid paint, rechargeable batteries, household cleaning products, pool chemicals, pesticides, herbicides, light bulbs, motor oil, cooking oil, antifreeze, etc. However, residents can drop off hazardous waste items at the two Orange County facilities listed below.

Porter Transfer Station
1326 Good Homes Road
Orlando, FL 32818

Orange County Landfill
5901 Young Pine Road
Orlando, FL 32829Water Quality

Water Quality

The City of Winter Garden routinely monitors contaminants in the City's potable water supply according to Federal and State, laws, rules, and regulations. The results of this monitoring are made publicly available on an annual basis through the City's Annual Water Quality Report. The latest report was published for the year 2024 and the report found that the City of Winter Garden Water Treatment & Pumping Division had no monitoring or reporting violations. Meaning no contaminants that

are required to be monitored by Federal or State law exceeded the highest level allowed by the Florida Department of Environmental Protection.

Wekiva Study Area

The Wekiva Parkway and Protection Act was signed into law in 2004 by Governor Jeb Bush. The Wekiva Parkway and Protection Act required local governments within the Wekiva Study Area to amend their comprehensive plans to reflect new statutory requirements in the following areas: master stormwater management plans; water supply facilities work plans; interchange land use plans, if the Wekiva Parkway is planned for their jurisdiction; and land use strategies to optimize open space and promote patterns of development that protect most effective recharge areas **(Map CE-4)**, karst features **(Map CE-10)**, and sensitive natural habitats. Local government comprehensive plan amendments required by this legislation were due in 2006, while implementing land development regulations were due January 1, 2007.

Winter Garden and fourteen other local governments are included in the Wekiva Study Area: Orange County and the municipalities of Maitland, Eatonville, Orlando, Ocoee, Oakland and Apopka; Seminole County and the municipalities of Lake Mary, Longwood, and Altamonte Springs; and Lake County and the municipalities of Eustis, and Mount Dora. A map of the entire Wekiva Study area can be seen on **Map CE - 11** and the Study Area in relation to Winter Garden can be seen on **Map CE - 12**.

Map CE – 12 also identifies the Resource Protection Overlay for the Wekiva Study Area within Winter Garden. The Resource Protection Overlay was created by combining the Soils from the St. Johns River Water Management District with Karst features from Florida Commerce (formerly known as the Department of Community Affairs) and the vegetation feature from the Florida Fish and Wildlife in February of 2010.

FUTURE CONSIDERATIONS

Based on the data and analysis above and community engagement activities focused on the Comprehensive Plan, the City of Winter Garden will consider the following updates to the Comprehensive Plan.

- The City does not participate in the Community Rating System (CRS) through the National Flood Insurance Program (NFIP) which prepares the Flood Insurance Rate Map (FIRM). If the City were to participate in the program it could potentially provide a cost reduction in flood insurance rates for properties in the special flood hazard area or the one percent annual chance floodplain which comprises of 2,500 acres of the City.
- The City of Winter Garden has recently begun Phase II for the development of Tucker Recreational Park and Nature Preserve. The City of Winter Garden will

consider coordinating with the Florida Natural Areas inventory to be listed on their Conservation Lands Map.

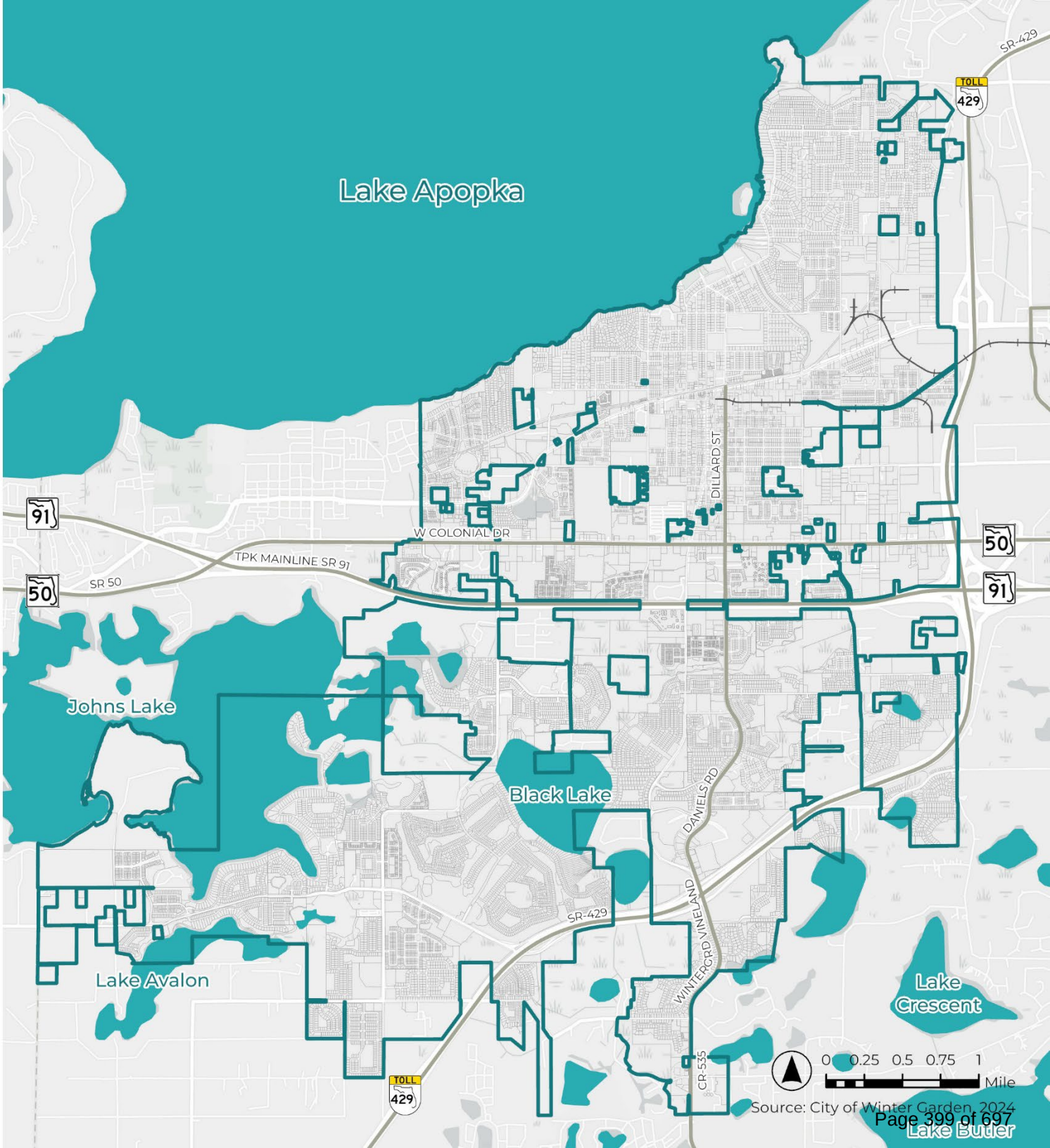
- As detailed in the data and analysis above, the City of Winter Garden has an extensive amount of water resources within and adjacent to its boundaries. The City of Winter Garden will ensure these water resources are protected from pollution and contamination, in order to protect sources of potable water for residents and preserve these aquatic ecosystems.
- The City of Winter Garden plans to convert 91.6% of septic systems to sewer within the City boundary to protect the soil from contamination and preserve environmental health throughout the City. Four sewer infrastructure projects have been scheduled in the coming 20 years to add capacity and expand the collection system to accommodate the conversions and future growth. Additionally, the upgraded sewer plant will treat sewer to advanced water treatment standards which will further help preserve water quality.

WATERBODIES

MAP CE - 1

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

WETLAND INVENTORY

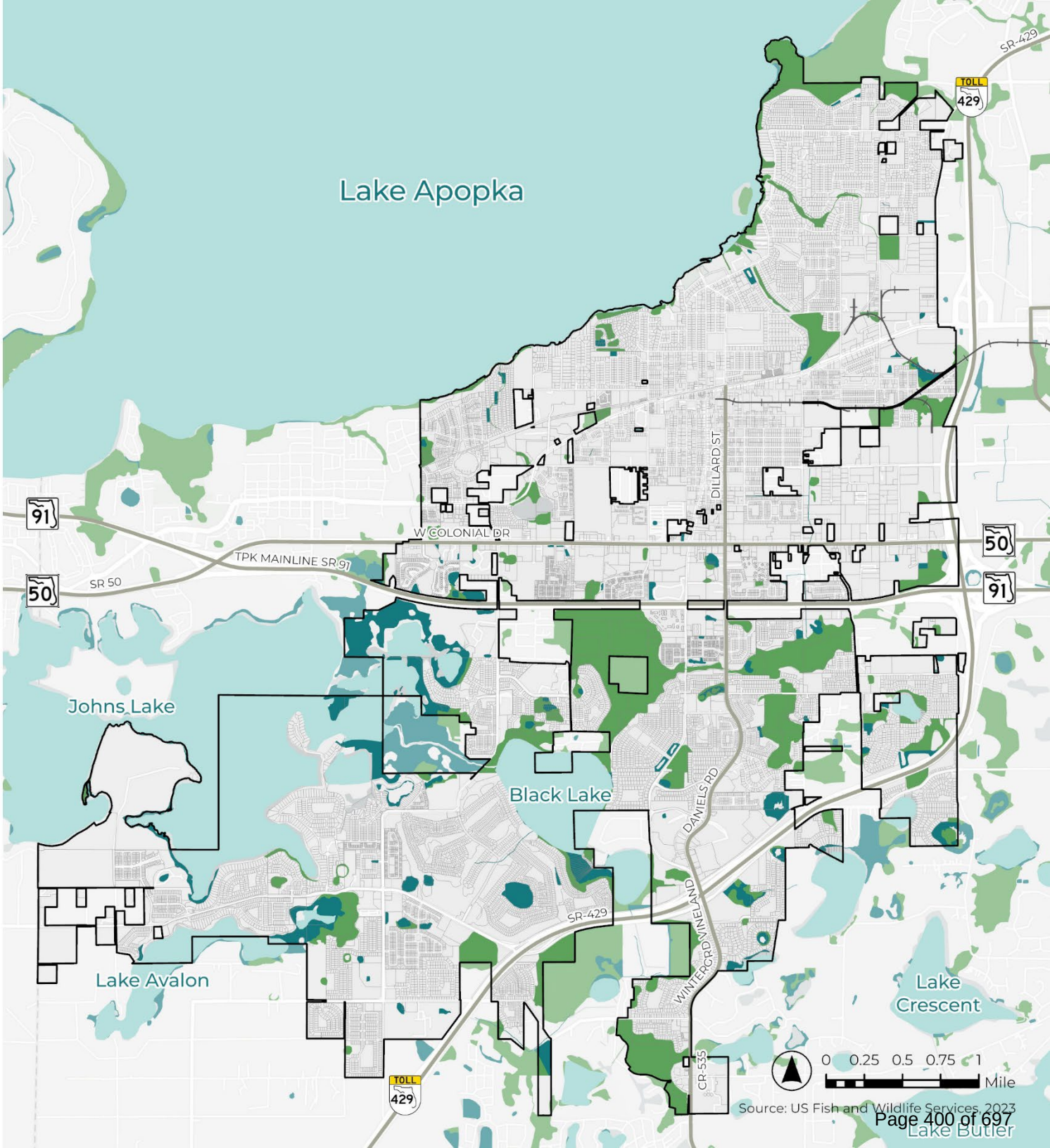
MAP CE - 2

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Wetland Type

- Freshwater Emergent Wetland
- Freshwater Forested / Shrub Wetland



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

FLOODPLAIN INVENTORY

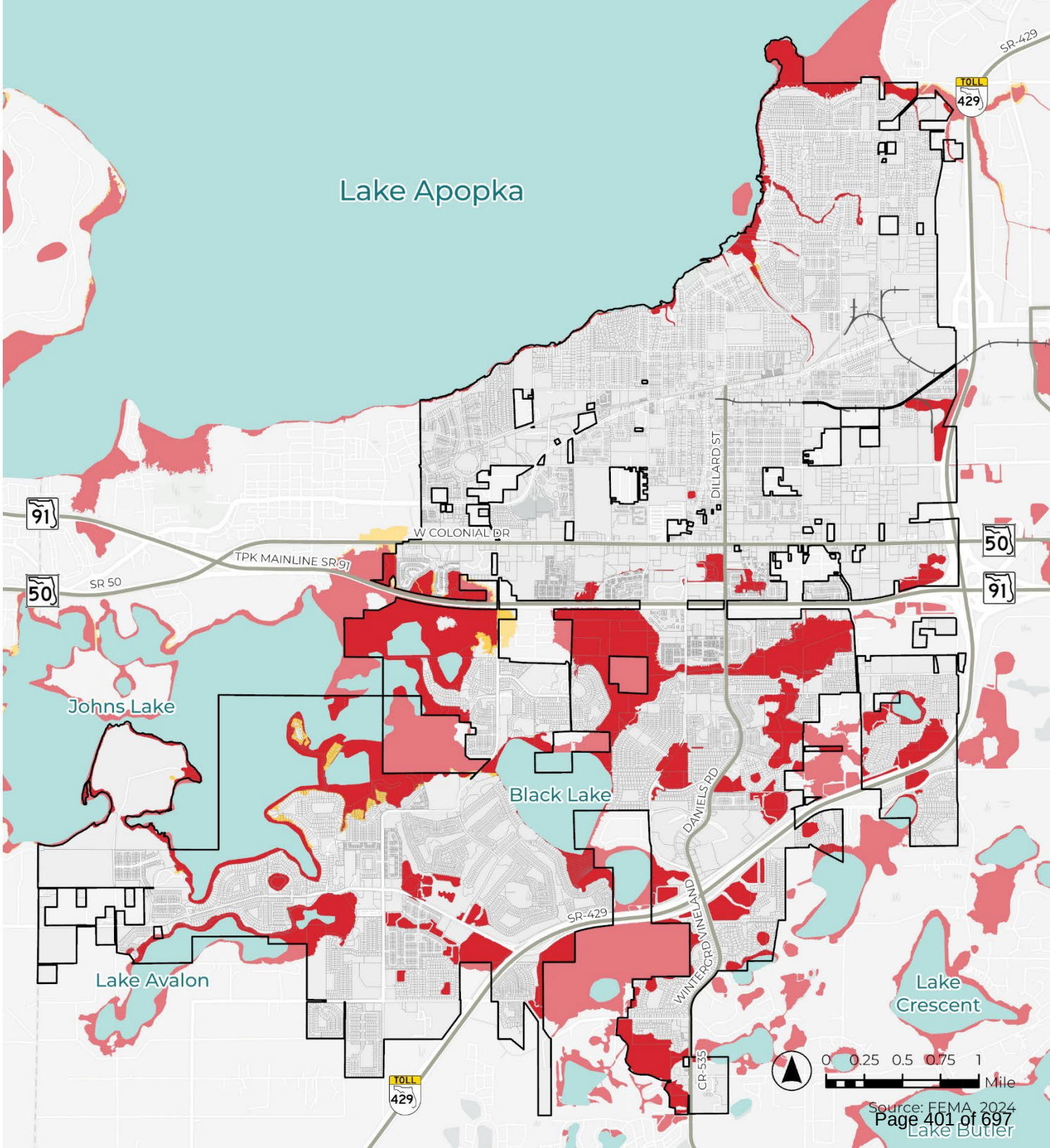
MAP CE - 3

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Floodplain

- 100 - Year Floodplain
- 500 - Year Floodplain



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

AQUIFER RECHARGE

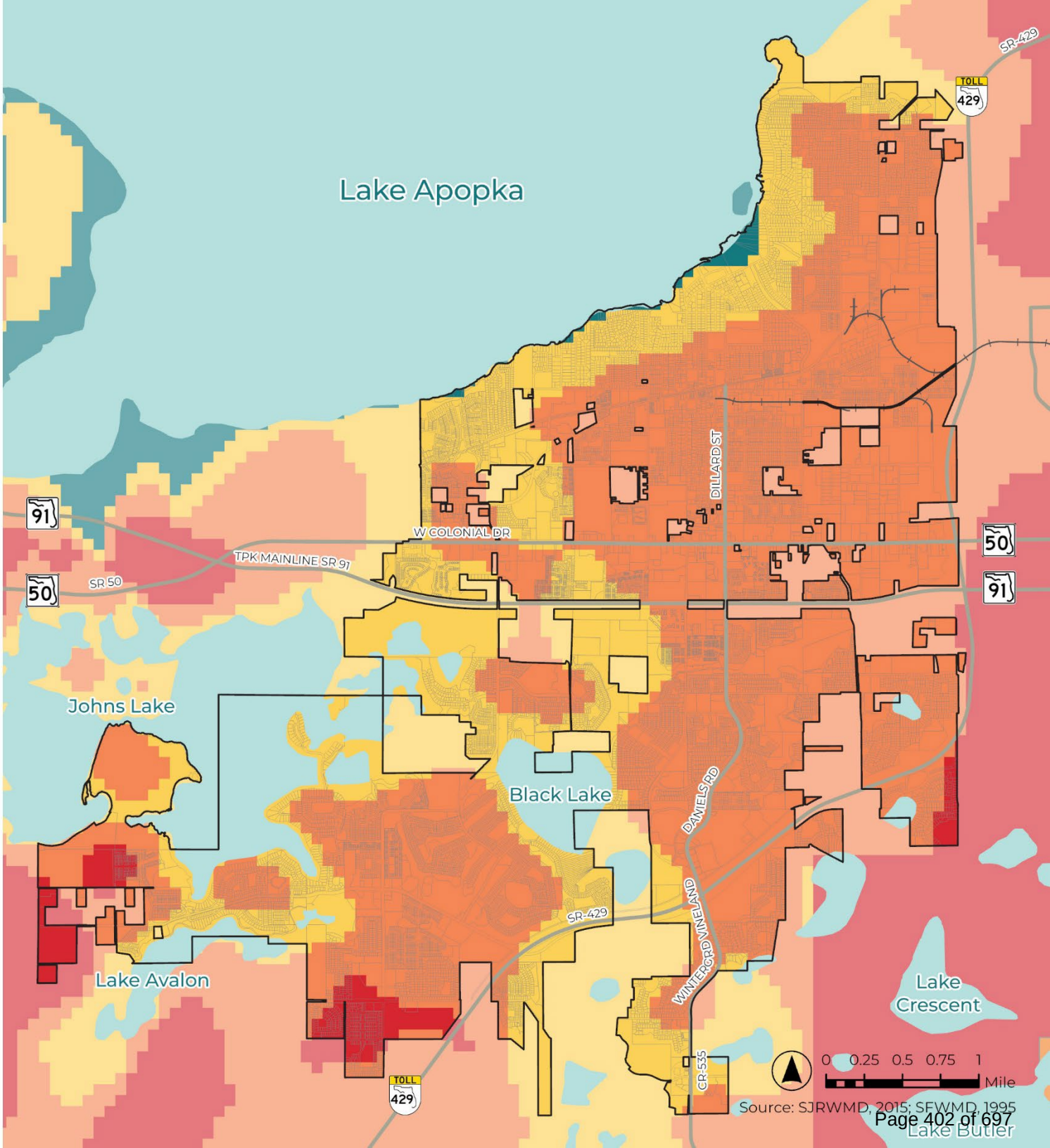
MAP CE - 4

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Aquifer Recharge Area

- Low
- Medium
- High
- Discharge



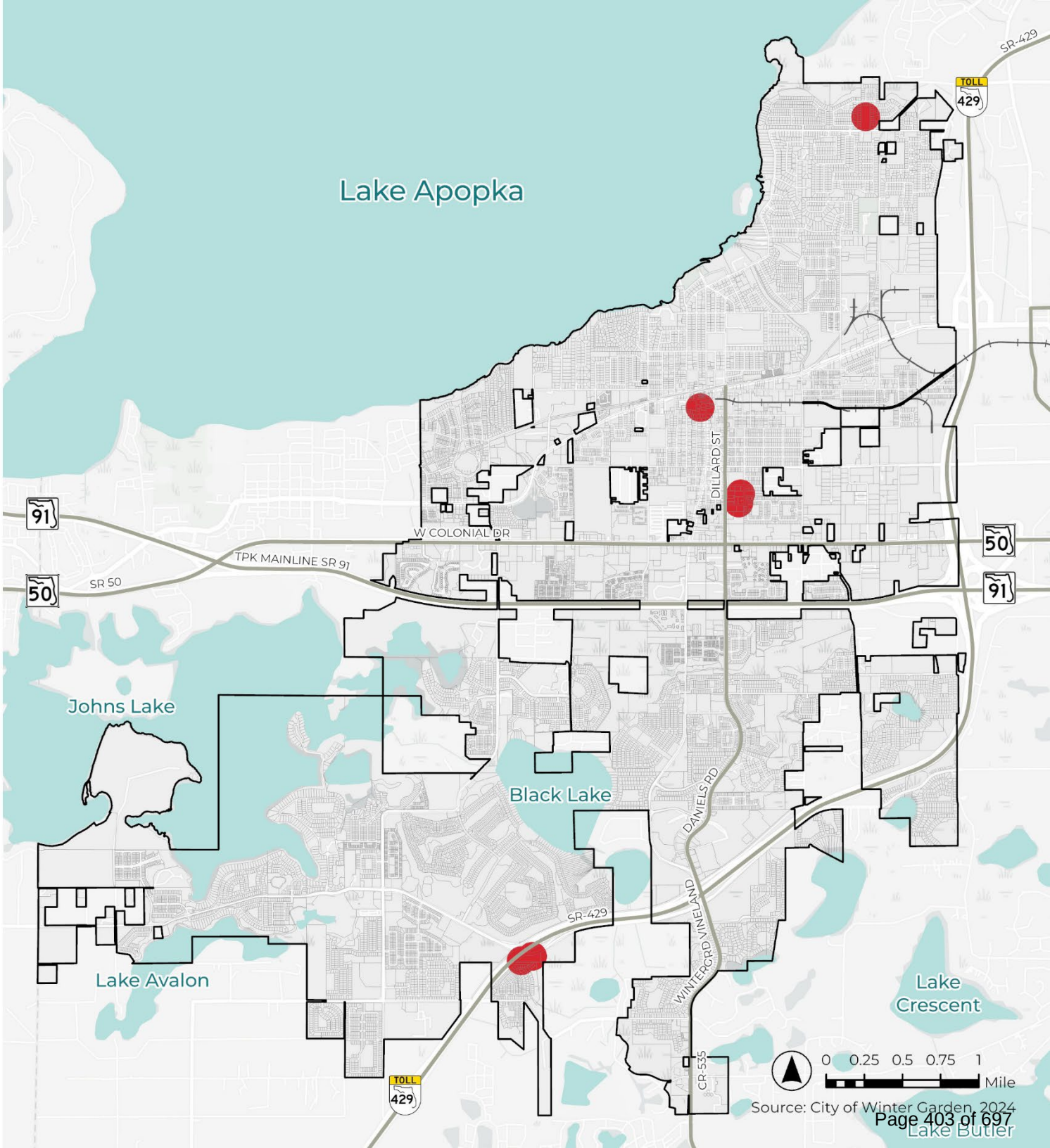
COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

WELLHEAD PROTECTION AREA

MAP CE - 5

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Wellhead Protection Area (500ft)



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BASINS

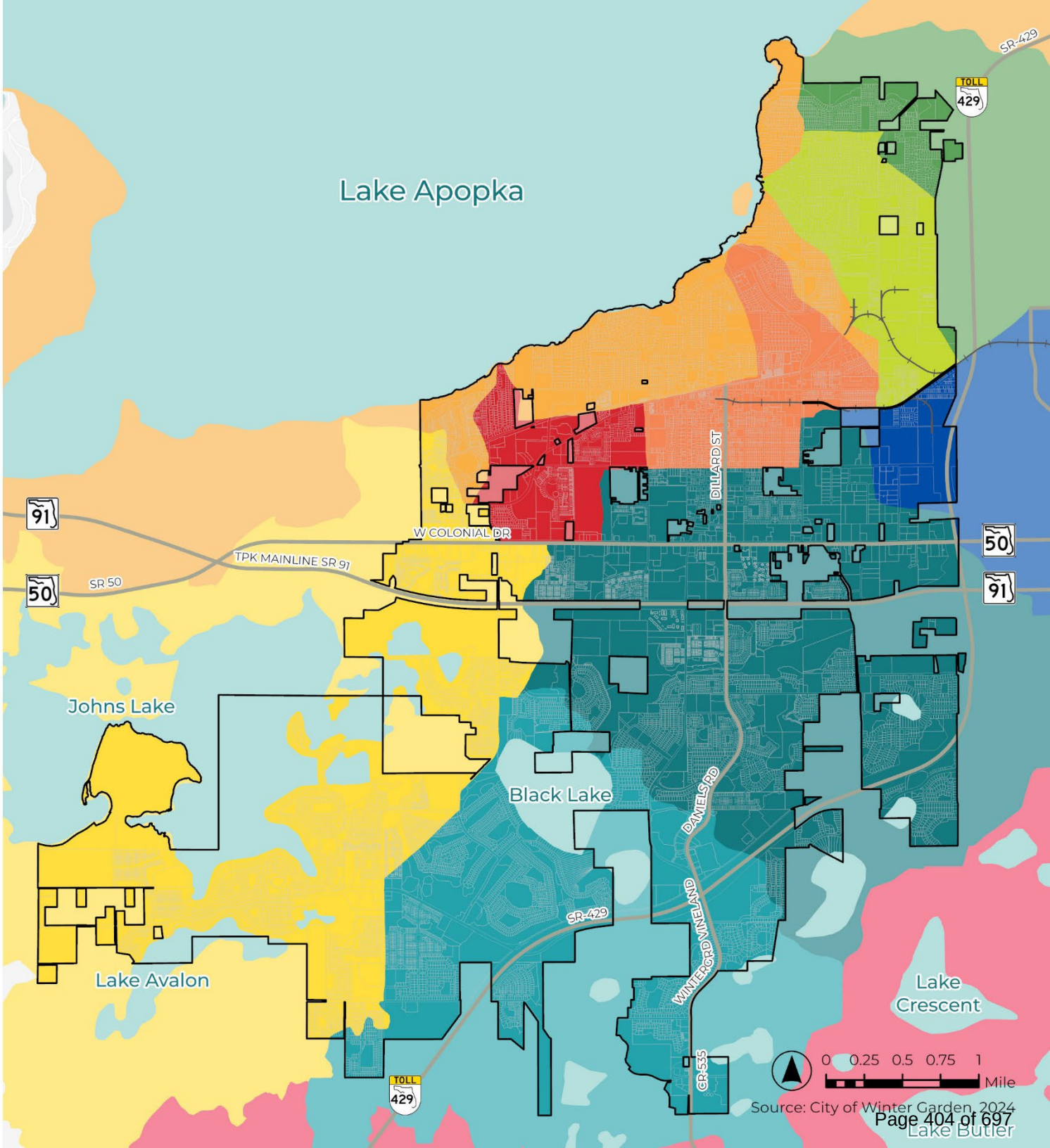
MAP CE - 6

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

FDEP Basin

- Beulah Slough
- Black Lake Outlet
- Crown Point Slough
- Gator Island Drain
- Johns Lake Outlet
- Lake Apopka Outlet
- Lulu Creek
- Reedy Creek
- Tildenville Drain
- Unnamed Lake District



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

LAND USE / LAND COVER

MAP CE - 7

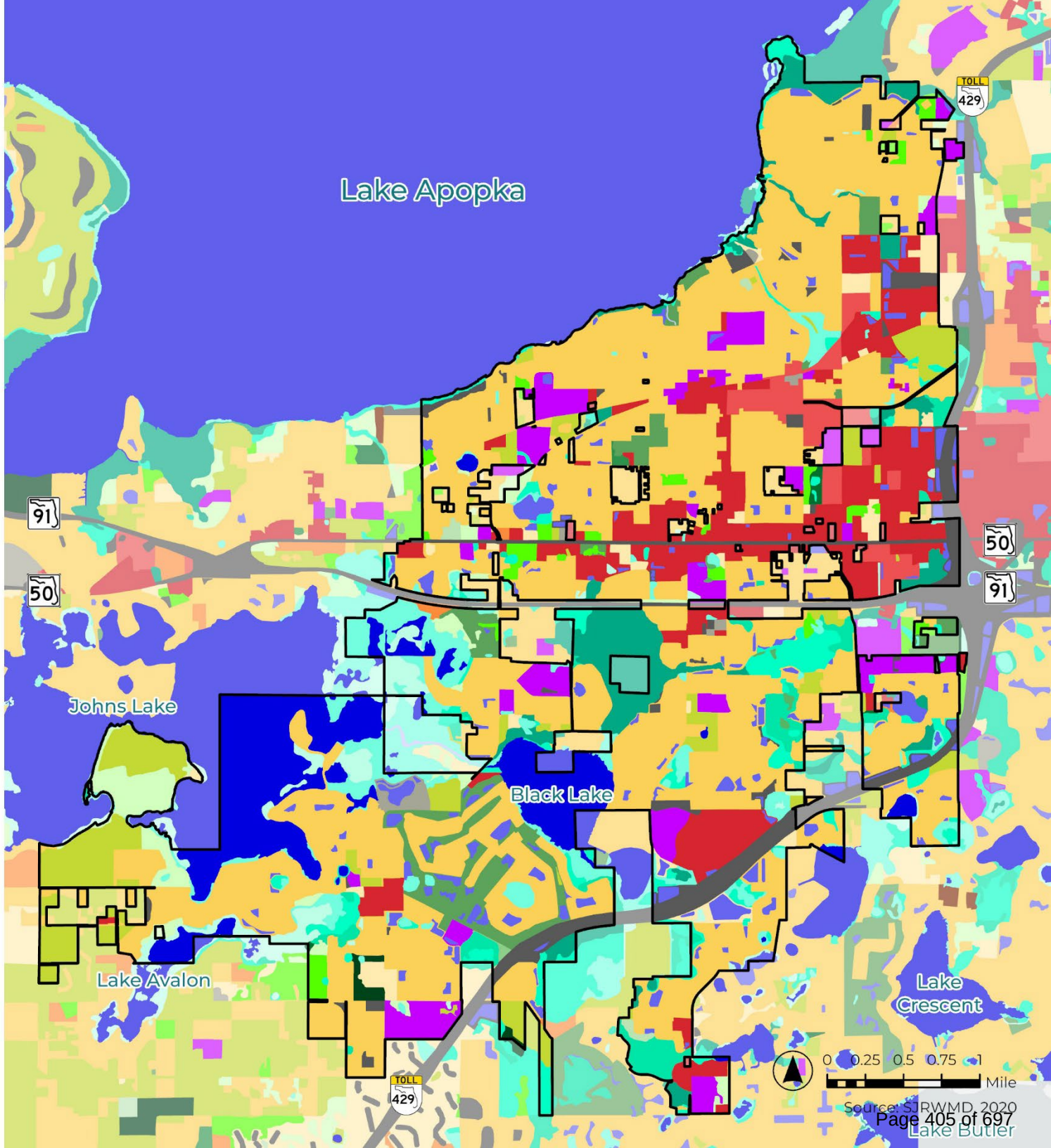
Legend

- City of Winter Garden

Land Use / Land Cover

- Agriculture
- Residential
- Commercial
- Industrial
- Institutional
- Utilities and Transportation
- Recreational
- Disturbed Land
- Streams and Waterways
- Water Reservoirs
- Lakes
- Emergent Aquatic Vegetation
- Freshwater Marsh
- Mixed Scrub-Shrub Wetland
- Wetland Forested Mixed
- Mixed Wetland Hardwoods
- Upland Mixed Coniferous/Hardwood
- Upland Hardwood Forests
- Pine Flatwoods
- Cabbage Palm
- Cypress
- Xeric Oak
- Shrub and Brushland
- Forest Regeneration
- Herbaceous Upland Nonforested
- Mixed Upland Nonforested
- Open Lands

COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities



CONSERVATION AREAS

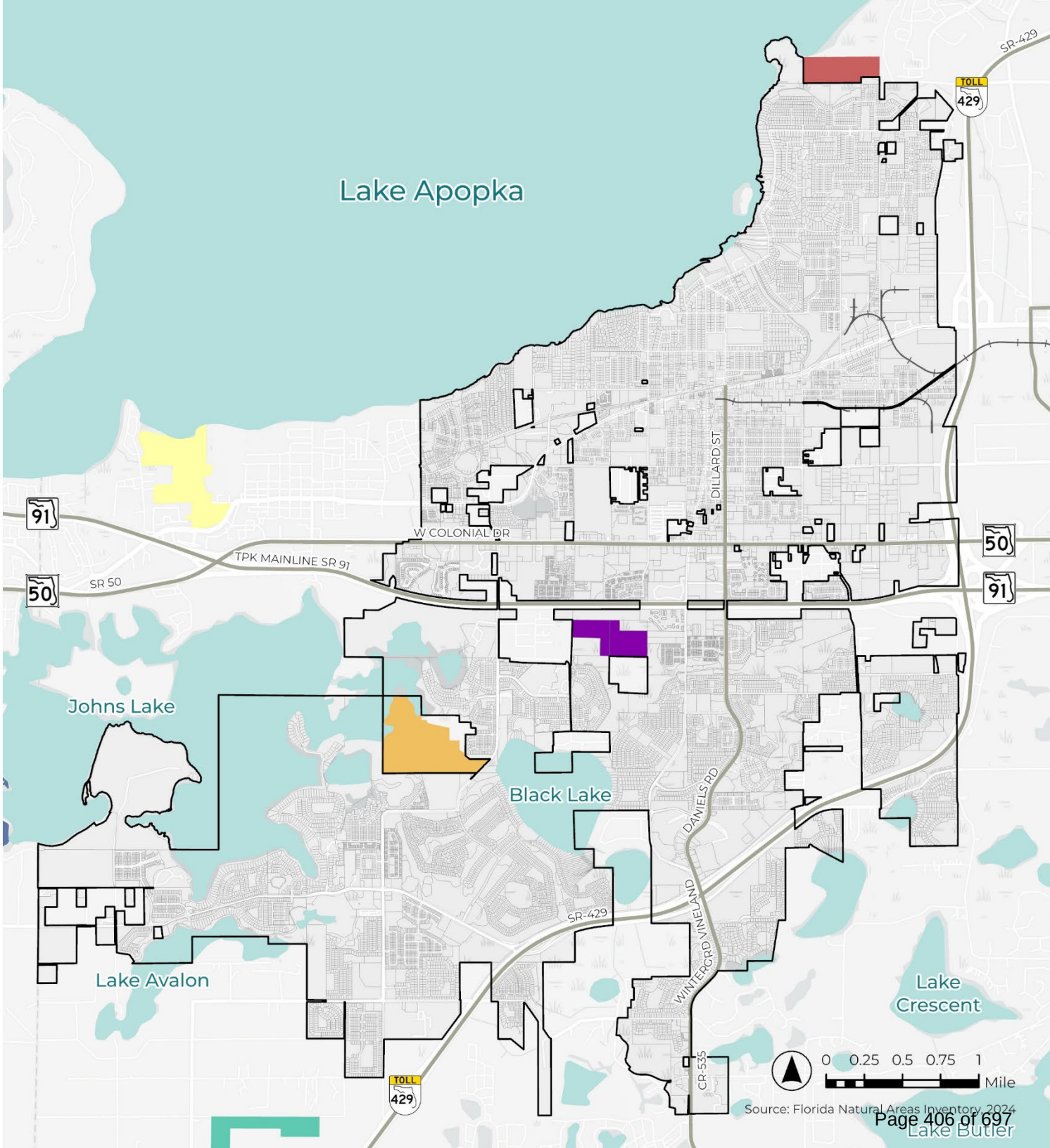
MAP CE - 8

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Conservation Area

- Black Lake
- Crown Point Conservation Easement
- Johns Lake Conservation Area
- Oakland Nature Preserve
- Orange County National Golf Center Conservation Area
- Scrub Point Preserve



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

SOIL PERMEABILITY

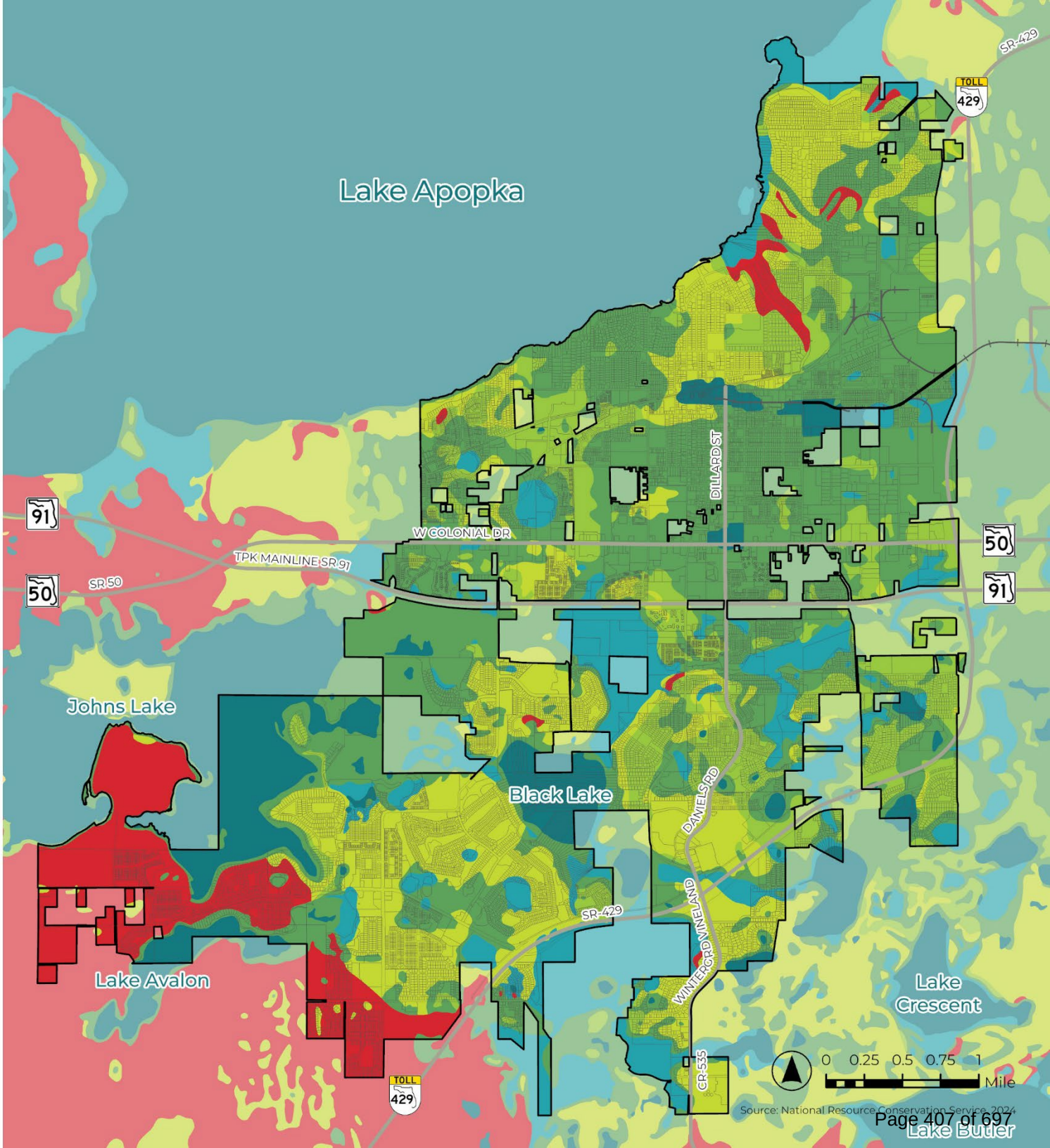
MAP CE - 9

Legend

- City of Winter Garden
- Major Roadway
- Railroad
- Parcel

Soil Permeability

- Excessively Drained
- Somewhat Excessively Drained
- Well Drained
- Moderately Well Drained
- Somewhat Poorly Drained
- Poorly Drained
- Very Poorly Drained
- Water



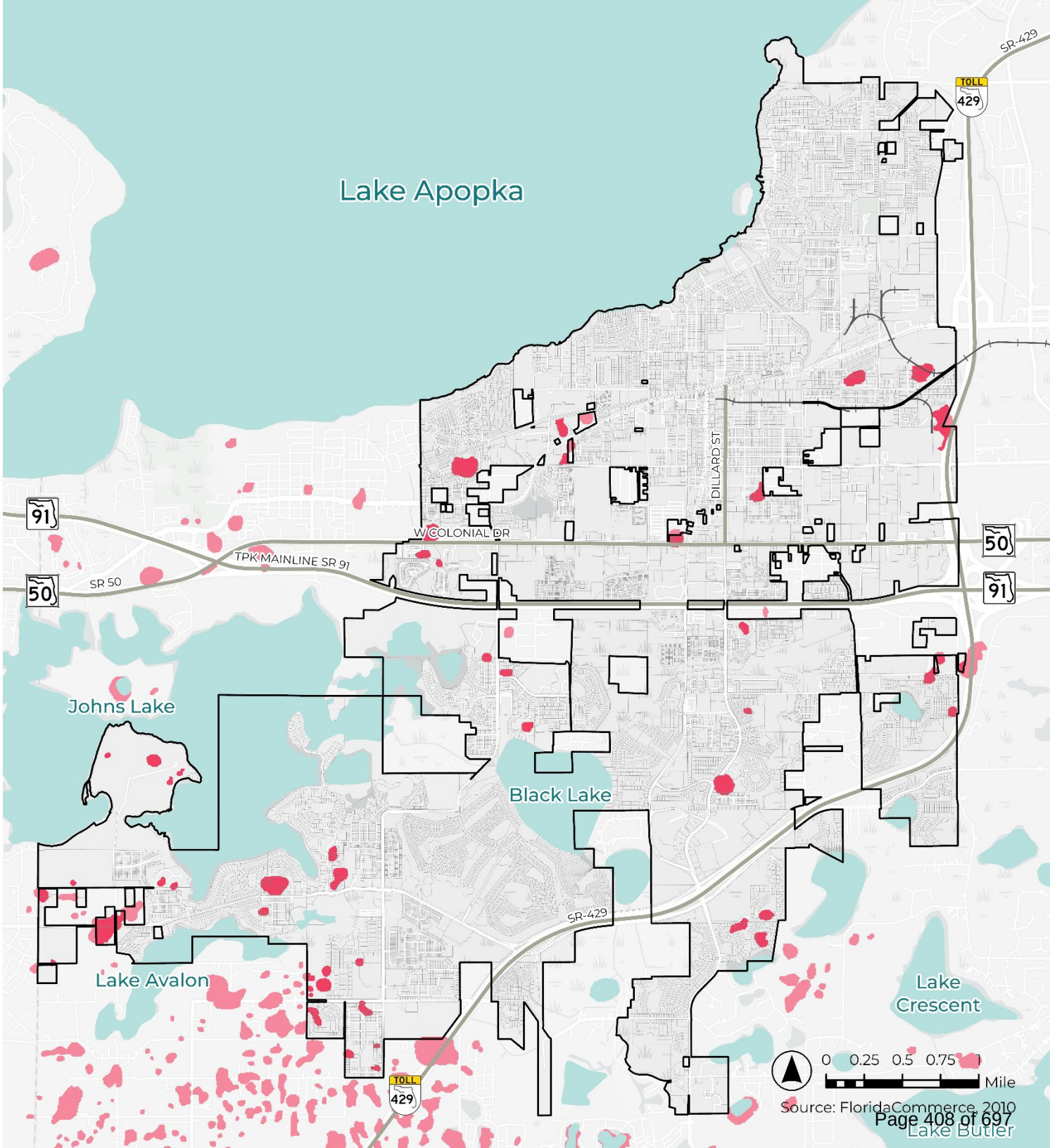
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KARST FEATURES

MAP CE - 10

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Karst Features



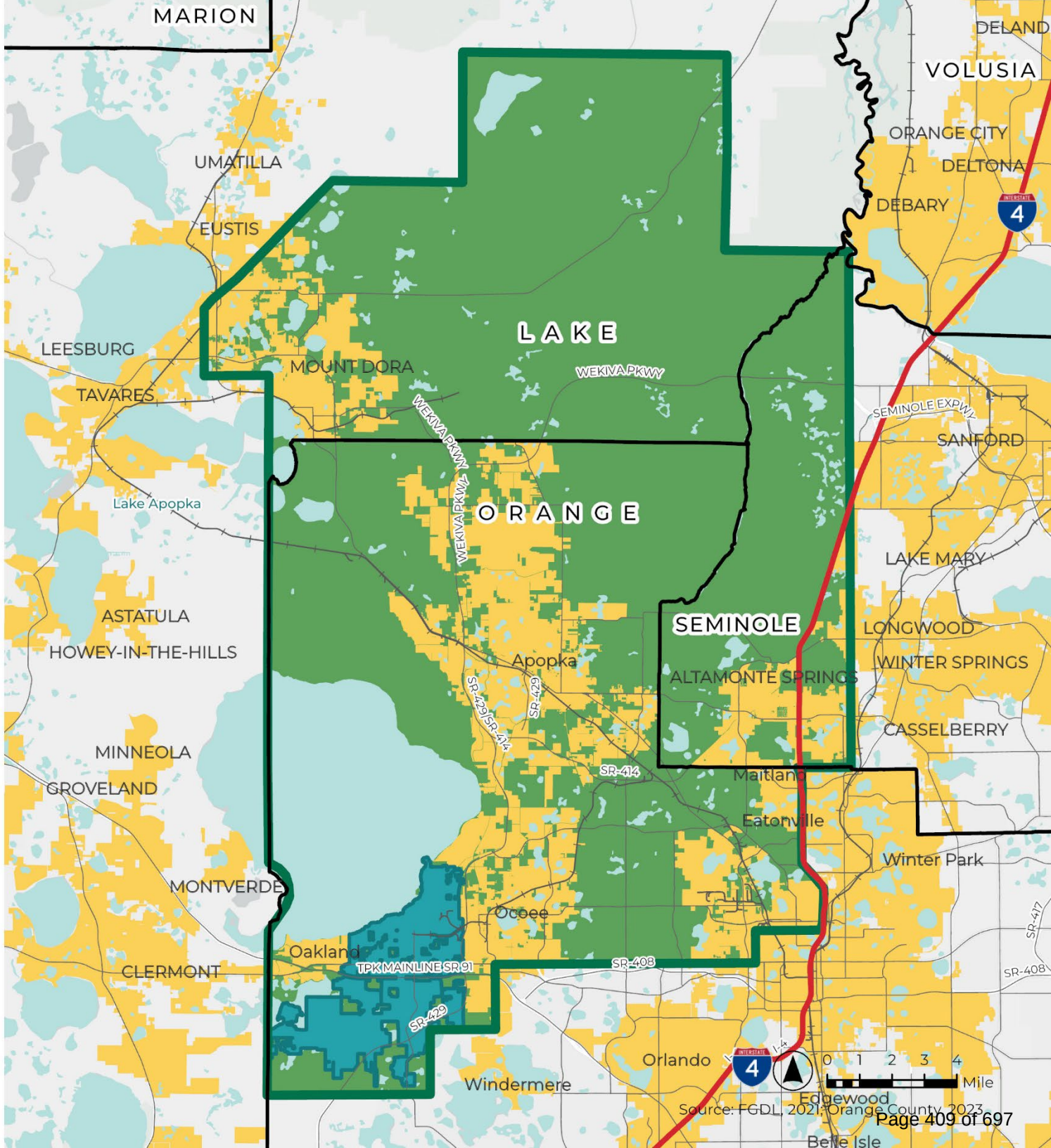
COMPREHENSIVE PLAN
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WEKIVA STUDY AREA

MAP CE - 11

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- County
- Other Municipality
- Wekiva Study Area



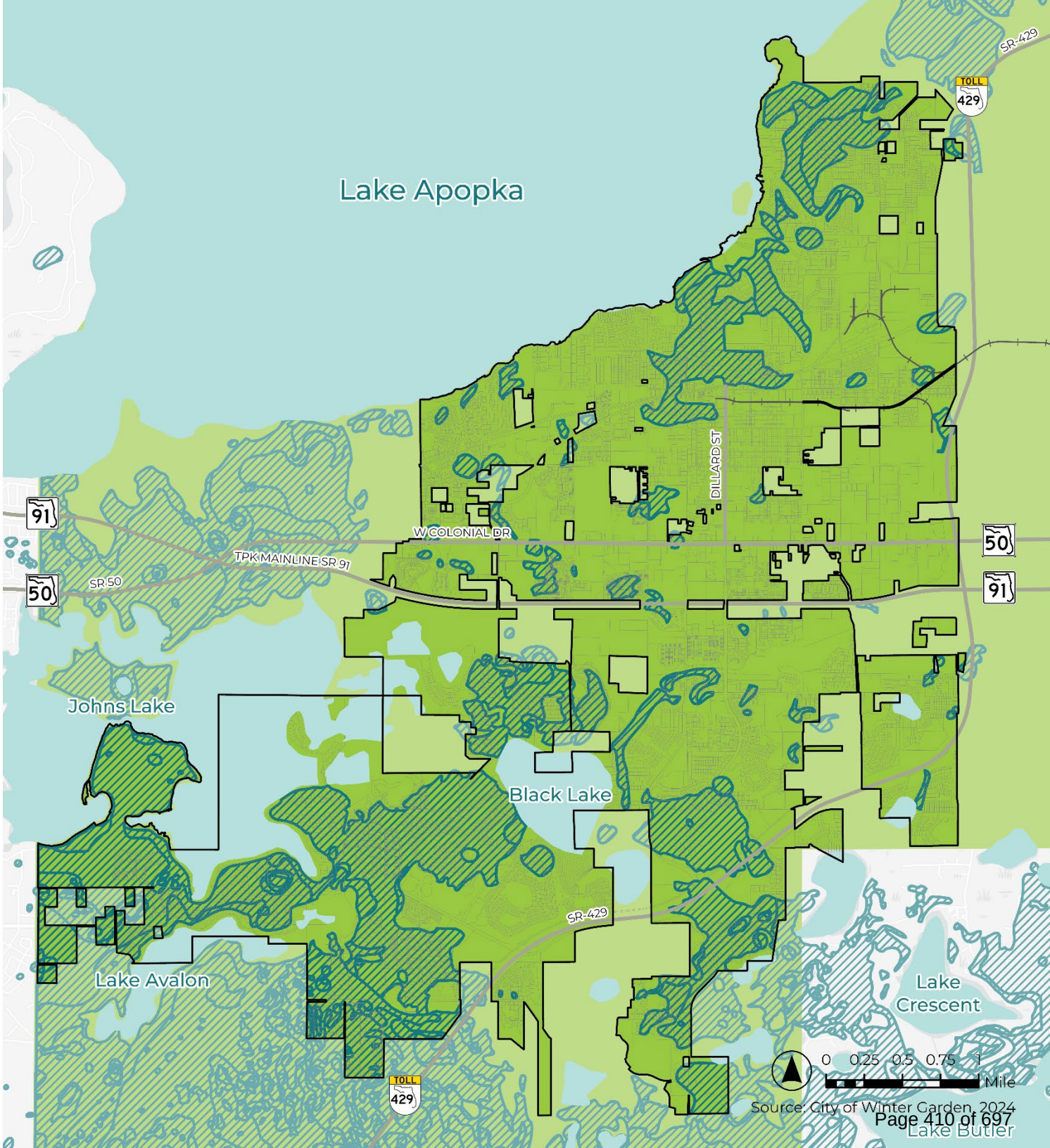
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WEKIVA STUDY AREA

MAP CE - 12

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Wekiva Study Area
- Resource Protection Overlay



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WINTER GARDEN 2050
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6

DATA & ANALYSIS

COMPREHENSIVE PLAN

WINTER GARDEN 2050

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RECREATION & OPEN SPACE

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INTRODUCTION

The Recreation & Open Space Element (ROSE) aims to ensure that the City of Winter Garden continues to provide recreation and open space facilities to meet the needs of both current and future residents.

Per Chapter 163, F.S. the Recreation and Open Space Element provides for a comprehensive system of public and private sites for recreation, including, but not limited to, preserved natural lands, parks and playgrounds, trails, open spaces, waterways, and other recreational facilities. A Level of Service (LOS) standard for parks is used to ensure there is adequate recreation and open space available to support both current residents and future population growth; it establishes a benchmark for the number of park acres per person within the city limits. The first section of the Recreation and Open Space Data & Analysis provides an inventory of existing parks, recreational facilities, open space and trails within Winter Garden. The analysis section evaluates the current Level of Service (LOS), analyzing present and future parkland needs based on population projections. The analysis is used to assess whether the current level of recreation and open space will continue to meet the community's needs.

This inventory and Level of Service analysis of recreation and open space is designed to establish a factual foundation for future decisions and policy updates related to the effective provision of these facilities. Key operations conducted during this analysis included performing a desktop inventory of the City's recreation facilities, calculating the current level of service (LOS), and includes future recommendations to ensure the provision of ample, high-quality open space that continues to meet the needs of Winter Garden residents. Additionally, this element does not contain the level of detail meant for a parks and recreation master plan.

Recreation and Open Space Inventory

The City of Winter Garden offers a diverse network of parks, open spaces, and recreational facilities that serve residents of all ages and interests. The City's location in western Orange County provides convenient access to natural features, including Lake Apopka, Johns Lake, and Black Lake, which provide resource-based recreation. Resource based recreation facilities are driven by the natural environment and support activities such as fishing, boating, and nature observation. In addition, the City maintains a system of recreation centers, athletic fields, and community spaces that support activity-based recreation. Activity-based facilities are generally designed for organized sports, such as football, basketball, baseball, softball, tennis, and soccer. The Winter Garden Parks and Recreation Department is responsible for the development, maintenance, and operation of the City's public parks and recreational programs.

Parks

Winter Garden's park system encompasses a total of 422 acres of land, including 338 acres City owned land and 84 acres of County owned land. The following lists and tables provide an inventory of City and County owned parklands and recreational facilities organized by park type.

Pocket Park: A small park designed to serve a 2-3 block area and generally a population of up to 2,500. Pocket parks are 0.5 to 1.0 acres in size, and may be used in areas where it is difficult to acquire sufficient land for a neighborhood park. The City has three pocket parks and are described below.

A. **Butterfly Sculpture Park.** The special facilities park, located on Plant Street, provides a location for the display of public art.

B. **Tildenville Outpost.** This park serves a rest stop along the West Orange Trail and provides parking, restrooms, and a butterfly garden for visitors.

C. **Triangle Park.** This angular park provides a walking path, benches, and the City's 9/11 memorial in between Vineland Road and Main Street.

Neighborhood Park: A park for intense and diverse recreational activities which may include, but are not limited to, equipped play areas, benches, open space landscaping, picnic tables, field games, court games, picnic area, landscaping and gardens. Neighborhood parks are generally 1 to 5 acres and are accessible by foot or bicycle with a service radius of about one-half (0.5) mile and a service population of up to 5,000 persons. The following facilities are considered Neighborhood Parks.

A. **Zanders Park & Bouler Pool.** This park provides a playground area and swimming pool in a residential area on the east side of Winter Garden.
B. **Charlie Mae Wilder Park.** Named after one of East Winter Garden's biggest advocates and the founder of One Winter Garden, this park is equipped with a jogging loop, benches, and shade structures.
C. **Maple Street Park.** This facility contains a playground, volleyball courts, skateboard park, and basketball courts. There are also picnic areas and a racquetball court.
D. **Downtown Interactive Fountain and Pavillion.** The special facilities park, located on Tremaine Street, offers residents a gathering place for community events and a public splash pad.
E. **Warrior Park.** Just beyond Winter Gardens southeastern city limits, this park contains open space for passive recreation and relaxation.
F. **Winter Garden Station.** Winter Garden Station is a scenic trailhead along the West Orange Trail, offering picnic areas, restrooms, parking and a playground. It's a popular spot for biking, jogging, and leisurely strolls, with bike rentals available on-site.

G. **Winter Garden Community Garden.** This garden is maintained mostly by members of the Historic East Winter Garden Neighborhood, with a waitlist for plots of gardening space.

Community Parks and Recreation Centers: Parks and/or facilities that provide a diverse range of recreational and leisure activities or contain an area of environmental or aesthetic quality. Amenities and activities may include, but are not limited to, athletic fields, swimming pools, gymnasiums, performing and designing art centers, crafts buildings, and any facilities associated with neighborhood or mini-park recreation areas. A community park is typically 5 to 25 acres in size and services the needs of up to 25,000 people. Community parks serve a citywide population and are ideally located near collector or arterial roads to accommodate adequate access and should be well buffered from adjacent residential areas. The following descriptions include Community Parks and Recreation Centers in the City.

A. **Jessie Brock Community Center.** Formerly the Dillard Street Elementary School, this structure was remodeled by the City to provide facilities for classes in art, pottery, fitness, dance, cooking, as well as for youth day camps, teen activities, luncheons, dances, pre-school programs, senior citizen programs and private rental functions. The outdoor portion of the park includes a walking path with outdoor fitness equipment stations, park benches, open space, and a floating fountain in the lake. The Winter Garden Parks and Recreation Department Offices are found within the community center.
B. **Newton Park and Boat Ramp, Tanner Hall and Farnsworth Pool.** Located on Lake Apopka, this area includes a banquet center, boat launch, fishing piers, picnic areas, tot lot, walking trails, open space, and a pool. The park serves all Winter Garden residents, providing direct access to Lake Apopka.
C. **Dr. Bradford Memorial Park.** A short walking distance from Newton Park, Dr. Bradford Memorial Park also sits on Lake Apopka, providing open space with scenic views. This park contains passive elements including picnic tables, benches, and walking trails.
D. **Williams Little League Baseball & Walker Field.** Within close proximity to downtown Winter Garden, this park contains baseball and softball fields, a football field, and multi-purpose recreational fields.
E. **Chapin Station Trailhead & Community Park.** Located on the West Orange Trail, Chapin Station serves as the main park office for the West Orange Trail. The park provides tennis and basketball courts, a playground area and passive recreation including picnic tables, pavilions, nature walks, and benches. It also includes bathroom facilities.
F. **Braddock Park.** Braddock Park is intended to serve the southern residents of Winter Garden with softball fields, tot lots, and multi-purpose recreational fields.
G. **Veterans Memorial Park.** Adjacent to Williams Little League Baseball and Walker Field, this park contains softball fields, a playground area, tennis courts, beach volleyball courts, and basketball courts. Other passive elements include picnic tables, benches, and scenic walking trails.

H. **Tucker Ranch Recreational Park and Nature Preserve.** This is Winter Garden's newest nature park. It is located on the shoreline of Johns Lake and offers nature trails, a playground, picnic areas, open space, and a canoe/kayak launch. Future phases will include a 12-acre sustainable working and teaching farm, fishing areas, boardwalks, and a health and nutrition-learning center.
I. **West Orange Park and Dog Park.** This park contains soccer fields, a dog park, and open space for passive recreational activities.
J. **West Orange Recreation Center.** The West Orange Recreation Center is primarily an indoor facility, containing basketball courts and a community center. It also has outdoor baseball fields. The gym is a 24,400 sq. ft. multi-purpose facility and includes locker rooms, concession areas and office space for the operations staff.
K. **George Bailey Community Park.** Just beyond, but adjacent to the boundaries of Winter Garden, this park provides a playground, baseball and softball fields, and picnic tables.



Newton Park.
Source: City of Winter Garden (2025)

Table ROSE - 1: Inventory of City-Owned Parks and Recreation Facilities

NAME	OPERATOR	FACILITIES & AMENITIES	ACREAGE
POCKET PARKS			
Butterfly Park	City	Public art, Open Space, Benches	0.24
Triangle Park	City	9/11 memorial, a walking path, benches	0.31
NEIGHBORHOOD PARKS			
ZANDERS PARK & BOULER POOL	City	Basketball Court, Grill, Picnic Areas, Playground, Swimming Pool	1.55
MAPLE STREET PARK	City	Basketball, Basketball Court, Grill, Picnic Areas, Playground, Racquetball Courts, Skate Ramp, Volleyball	1.59
DOWNTOWN INTERACTIVE FOUNTAIN & PAVILION	City	Interactive Fountain, Pavilion, Farmer's Marker	1.24
CHARLIE MAE WILDER PARK	City	jogging loop, benches, and shade structures	3.14
WINTER GARDEN COMMUNITY GARDEN	City	Gardening plots	2.51
WARRIOR PARK	City	Open Space, Picnic Areas	5.19
COMMUNITY PARKS & RECREATION CENTERS			
JESSIE BROCK COMMUNITY CENTER	City	Trail, Recreation Programs	8.35
NEWTON PARK, BOAT RAMP, TANNER HALL & FARNSWORTH POOL	City	Boat Ramp, Grill, Picnic Areas and Tables, Playground, Fishing, Swimming Pool	9.64
DR. BRADFORD MEMORIAL PARK	City	Fishing, Grill, Picnic Areas	11.97
WILLIAMS LITTLE LEAGUE BASEBALL & WALKER FOOTBALL FIELD	City	Baseball / Softball Diamond, Football Field	15.24
CHAPIN STATION TRAIL HEAD & COMMUNITY PARK	City	Basketball Court, Bike Trail, Grill, Picnic Tables, Playground, Tennis Court	20.15

NAME	OPERATOR	FACILITIES & AMENITIES	ACREAGE
BRADDOCK PARK	City	Baseball / Softball Diamond, Playground, Soccer Field	22.43
VETERANS MEMORIAL PARK	City	Baseball / Softball Diamond, Basketball Court, Grill, Picnic Areas, Playground, Tennis Court, Volleyball	25.57
TUCKER RECREATIONAL PARK & NATURE PRESERVE	City	Canoe/ Kayak Launch, Nature Trail, Open Space, Picnic Areas	208.64
TOTAL ACREAGE			**337.76**

Source: City of Winter Garden, 2024 and University of Florida GeoPlan Center, 2021.

Table ROSE - 2: Inventory of County-Owned Parks and Recreation Facilities

NAME	OPERATOR	FACILITIES & AMENITIES	ACREAGE
POCKET PARK			
TILDENVILLE OUTPOST	County	Trailhead, Pollinator Garden	0.50
NEIGHBORHOOD PARK			
WINTER GARDEN STATION	County	Trailhead, Skating, Playground, Picnic Area, Biking	2.73
COMMUNITY PARKS & RECREATION CENTERS			
WEST ORANGE RECREATION CENTER	County	Gym, Basketball Court, Pickleball Court, Recreation Programs	9.35
TILDENVILLE PARK	County	Basketball Courts, Picnic Area, Playground	4.18
GEORGE BAILEY COMMUNITY PARK	County	Baseball Fields, Picnic Area, Playground, Rental Pavilions	19.91
WEST ORANGE PARK & DOG PARK	County	Playground, Picnic Area, Multipurpose Field, Exercise Station, Dog Park	47.50
TOTAL ACREAGE			**84.17**

Source: City of Winter Garden, 2024 and University of Florida GeoPlan Center, 2021.

Trails and Paths

In addition to the parks and facilities listed above, Winter Garden is home to a robust network of multi-use trails and paths designed for non-motorized users, including pedestrians and cyclists. These networks facilitate active recreation and provide connectivity between various destinations. Because of its impressive trail network, the City of Winter Garden was designated as a "Trail Town" by the State of Florida in 2020. This recognition highlights the city's commitment to providing accessible trails, amenities, and a vibrant downtown that caters to outdoor enthusiasts. The West Orange Trail, which runs through the heart of Winter Garden, played a significant role in earning this designation, connecting trail users to local businesses, recreational opportunities, and enhancing the community's historic charm.

Building on this momentum, local organizations and municipalities collaborated to further enhance the region's trail network and promote active lifestyles. The Healthy West Orange Trails Initiative (2021) was developed through a year-long collaborative effort initiated in 2020 by the West Orange Healthcare District, with input from the City of Winter Garden and other regional partners, to promote health through an interconnected and well-utilized trail system across West Orange County. The plan assesses the existing trails network, identifying both strengths and gaps. The report advocates for raising community awareness of trails, pursuing strategic partnerships from supporting agencies, activating spaces through programming, and integrating historical and cultural assets into trail planning. With support from the Healthy West Orange Trail Connection (HWOTC), the City of Winter Garden and other west Orange County communities are working to connect to the SunTrail network through a system of planned loops. HWOTC has identified three loops, and Winter Garden's roadway network lies between Loops 1 and 2. Closing the remaining gaps in these trail loops is a priority for the City and its neighboring communities, ensuring a more complete and connected regional trail system.

There are currently 19.6 miles of trails and paths within the City limits, and an additional 18.6 miles of planned future trails. **Tables ROSE-3** and **ROSE-4** inventory the existing and future trails and paths within the City of Winter Garden. Two of the most notable trails within the area are described below.

A. **West Orange Trail.** The longest trail within Winter Garden is the West Orange Trail (a Rails to Trails project). In total, the trail covers 22.3 miles, connecting neighboring communities along Lake Apopka. The 4.9 miles of the trail within Winter Garden bisects downtown and pass through various residential neighborhoods and parks. The trail not only facilitates access between residential areas and downtown but also provides links to other parts of Central Florida. Eventually, the trail will become a part of the Coast-to-Coast (C2C) network of trails that connect the Atlantic coast with the Gulf coast. The West Orange Trail is used for recreation and alternative modes of transportation with bike rentals available along the trail at the Winter Garden Station.

B. **Lulu Creek Trail.** Designed as an extension from the West Orange Trail, this trail provides a link from the West Orange Trail to the northern City park facilities and Lake Apopka.

Table ROSE - 3: Inventory of Existing Trails and Paths

TRAIL OR PATH	LENGTH (MILES)
Avalon Multipurpose Path	0.5
Crest Trail	0.1
Daniels Multipurpose Path	2.2
Fowler Grove Multipurpose Path	0.5
Hickory Hammock Multipurpose Path	0.5
Jesse Brock Multipurpose Path	0.4
Lulu Creek Trail	0.4
Marsh Rd Multipurpose Path	1.4
Oakland Park Multipurpose Path	0.5
Plant Street Multipurpose Path	0.9
Stone Crest Path	0.4
Stoneybrook West Multipurpose Path	3.0
Sunridge Multipurpose Path	0.5
West Orange Trail	4.9
Winter Garden Vineland Multipurpose Path	1.4
Other Existing Trails	4.7
TOTAL	**19.6**

Source: City of Winter Garden, 2024

Table ROSE - 4: Inventory of Future Trails and Paths

TRAIL OR PATH	LENGTH (MILES)
Avalon Multipurpose Path	2.2
Avalon Trail	0.7
Beard-Beulah-Warrior Rd Multipurpose Path	2.1
Crest Trail	0.3
Dillard St Multipurpose Path	1.0
Marsh Trail	0.3

Ninth Street	0.5
Railroad Line	2.7
Roper Trail	0.7
Stoneybrook West Multipurpose Path	2.9
Tilden Trail	0.5
West Crown Point Trail	0.4
Windermere Trail	0.8
Other Proposed Trails	5.7
TOTAL	**18.6**

Source: City of Winter Garden, 2025

Other Recreation and Open Space

Private Recreation. Private recreation facilities provide a supplement to public facilities for certain segments of the population. Many existing single-family subdivisions and a majority of multi-family residential projects include recreational facilities. The Land Development Code requires that all Planned Unit Developments provide at least 20% of common recreation and open space per gross site acreage. The code also requires one acre of recreational space for every 200 people, if the proposed development is in a conventional zoning district. Most developments use a combination of active and passive elements including playgrounds, community pools, nature trails, lakes with boat ramps and docks, and community centers providing basketball courts and volleyball courts. The land within the Wekiva Resource Protection Overlay is required to provide 25% of Wekiva Study Area Open Space, and an additional 5% of active recreational space.

Although not owned or operated by the City, there is an agreement between the City of Winter Garden and the wireless tower lot owner adjacent to the Veterans Memorial Park to allow for auxiliary recreational activities space.

Tucker Ranch Phase 2. The transformation of Tucker Ranch Park and Nature Preserve from a historic cattle ranch into an innovative, wellness focused community park began in 2011 when the City of Winter Garden purchased the land. The park encompasses a total of 209 acres. Phase 1, completed in 2018, introduced key amenities including a playground, picnic area, nature trails, and a paddle craft launch on Johns Lake. Phase 2, which is currently underway, began in August 2024 and will focus on the development of the Tucker Ranch Holistic Health, Wellness, Teaching Farm, and Family Activity Center. This phase covers 25.6 acres and will feature a retreat center, edible and teaching gardens, an outdoor teaching kitchen, a trail system, outdoor fitness equipment, and a greenhouse. Completion is expected in 2026, and the park will remain open during construction.

This current phase will offer significant benefits to both Winter Garden residents and visitors from surrounding areas. It will provide a unique opportunity for guests to immerse themselves in the natural environment while learning about nutrition, wellness, and native vegetation through thoughtful programming and well-designed spaces. The City of Winter Garden's investment—alongside its pursuit of grant funding and other partnerships to execute this project—underscores its commitment to providing high-quality park space for the community.

ANALYSIS

This section analyzes the recreational needs of Winter Garden's current and projected population. Level of Service (LOS) standards for recreation and open space provide measurable benchmarks to determine the amount of parkland and recreational facilities required to meet community demand. These standards guide the City in assessing both existing resources and future needs, ensuring that park and recreation planning aligns with City policies, supports a growing population, and remains economically feasible to implement and maintain.

Recreation & Open Space Level of Service Standards

The Level of Service standard for the City of Winter Garden is 5 acres of recreation and open space per 1000 residents.

Methodology/Analysis.

The City of Winter Garden currently maintains 337.76 acres of parkland, while Orange County operates an additional 84.17 acres within and adjacent to the city limits. However, for the purposes of calculating Level of Service (LOS), only park and recreation space maintained by the City is considered. Winter Garden's LOS standard (5 acres per 1,000 residents) is based on recommendations from the Florida Department of Environmental Protection (DEP) and the Florida Recreation and Park Association (FRPA) and has been adjusted to reflect local policies and resource availability. Based on current population estimates, the City is exceeding its LOS standard, providing a surplus of approximately 80 acres of recreation and open space for its residents.

Projected Need.

According to the Bureau of Economic and Business Research, Winter Garden had a population of 51,495 in 2024. The City's population is projected to grow to 66,306 by 2050, including both permanent and seasonal residents. **Table ROSE-5** shows the projected demand for parks and open space based on current LOS standards. With the current 337.8 acres of recreation and open space, the City can continue to meet the 5 acres per resident standard through 2050.

Table ROSE - 5: Recreation & Open Space Level of Service Analysis

YEAR	CURRENT/ PROJECTED RESIDENTS	RECREATION & OPEN SPACE ACREAGE			LEVEL OF SERVICE (LOS) (ACRES PER 1,000 RESIDENTS)	
		DEMAND	SUPPLY	SURPLUS	ADOPTED	ACTUAL
2024	51,495	257.48	337.8	+80.32	5	6.56
2025	55,531	277.66	337.8	+60.14	5	6.08
2030	59,336	296.68	337.8	+41.12	5	5.69
2035	62,170	310.85	337.8	+26.95	5	5.43
2040	64,097	320.49	337.8	+17.31	5	5.27
2045	65,382	326.91	337.8	+10.89	5	5.17
2050	66,306	331.53	337.8	+6.27	5	5.09

Sources: Bureau of Economic and Business Research and City of Winter Garden, 2025.

Trails and Paths Level of Service Standards

The City of Winter Garden does not currently have an adopted level of service standard for trails and paths. Given the robust trail network within the City, the City's status as a Trail Town, and community members' desire to expand the trail network, a level of service analysis was conducted for Winter Garden's trail network.

Methodology/Analysis

There are currently 19.6 miles of trails and paths within the City limits, and an additional 18.6 miles of planned future trails. With the City's current population of 55,531, there are approximately 0.35 trail miles per 1,000 residents. In 2050, with a projected population of 66,306, this number falls to 0.3 trail miles per 1,000 residents, if no improvements are made to the trail system. However, if all currently planned trails and paths are built by 2050, the projected LOS would be 0.58 trail miles per 1,000 residents. **Table ROSE-6** shows the projected demand relationship between the City's population and trail network. The existing column assumes no new trails, while the future column incorporates new trails starting in 2030.

Table ROSE - 6: Trails & Paths Level of Service Analysis

YEAR	CURRENT/PROJECTED RESIDENTS	TRAIL MILES PER 1,000 RESIDENTS	
		EXISTING	FUTURE
2025	55,531	0.35	0.69
2030	59,336	0.33	0.64
2035	62,170	0.32	0.61
2040	64,097	0.31	0.60
2045	65,382	0.30	0.58
2050	66,306	0.30	0.58

Sources: Bureau of Economic and Business Research and City of Winter Garden, 2025.

FUTURE CONSIDERATION

Parks

Parks are essential to promoting community well-being, offering spaces for physical activity, social interaction, and outdoor recreation throughout residential neighborhoods and the broader City. As the City of Winter Garden progresses with its Comprehensive Plan, there are several opportunities to further enhance the recreational and open space offerings for current and future residents.

1. **Expansion and Improvements to Existing Parks:** While Winter Garden has a solid foundation of parks, many of these spaces can be further developed to meet the growing demand for recreational amenities. Evaluating park utilization could provide insights as to which existing parks are not reaching their full potential. In addition, the City should consider new recreational additions to maximize the potential of existing parkland. This could include the addition of benches and beautification furnishings, multipurpose or gathering areas, or smaller fitness and playground equipment, ensuring that parks continue to serve as vibrant community hubs.
2. **Park Access:** As Winter Garden continues to expand its park system, ensuring park access for all residents should remain a central consideration. Park accessibility can be improved through two key strategies:
    a. *ADA Compliance and Inclusive Design:* All existing and future parks should meet or exceed the requirements of the Americans with Disabilities Act (ADA). This includes providing accessible routes to and within park facilities, inclusive playground equipment, ADA-compliant restrooms, seating, and signage with tactile or auditory support where appropriate. Inclusive design benefits not only individuals with disabilities but also families with young children, seniors, and others with mobility challenges.
    b. *Distribution and Multimodal Access:* Park planning should address the geographic distribution of parks across the City to ensure that all neighborhoods have access to quality green space. Park location decisions should be guided by proximity analysis and service area mapping to identify underserved areas. Additionally, parks should be accessible by walking, biking, micromobility options, and public transit. Where possible, reliance on automobile access should be reduced by prioritizing improvements in active transportation infrastructure, such as sidewalks, bike lanes, shared-use paths, and wayfinding signage. Enhancing first- and last-mile connections to parks will ensure all residents can safely and comfortably reach these community assets.

3. **Environmental Stewardship:** The management of open and recreational spaces in Winter Garden is intrinsically linked to the region's natural environment, particularly in areas of resource-based recreation. As the City continues to develop and maintain its park system, it is important to ensure that practices support long-term ecological health, public well-being, and sustainability goals. The following strategies can be applied to City-managed spaces or required of private development through open space provisions in the Land Development Code:
    a. *Reduce Harmful Chemical Use*: Limit or eliminate the application of synthetic fertilizers, herbicides, and pesticides on athletic fields and landscaped areas. This protects groundwater quality, enhances resident health, and supports regional waterbody restoration goals, particularly those associated with Lake Apopka. The City utilizes Integrated Pest Management (IPM) to reduce chemical use.
    b. *Incorporate Florida Native Landscaping and Wildlife Corridors:* Use native and drought-tolerant plants in parks and open spaces to reduce irrigation demands, minimize maintenance needs, and support pollinators and local wildlife. Designated green corridors can improve biodiversity and allow for species movement across developed areas, consistent with Florida Fish and Wildlife Conservation Commission (FWC) guidelines.
    c. *Utilize Green Infrastructure for Pollution Mitigation:* Integrate vegetated swales, rain gardens, and constructed wetlands—especially in areas near Lake Apopka—to naturally filter stormwater runoff and reduce nutrient loading. Native wetland species can be used to stabilize shorelines and improve water quality.
    d. *Expand Tree Canopy Coverage:* Planting shade trees in parks, trails, and urban open spaces enhances safety and improves air quality. Priority should be given to native canopy species that are well adapted to the local climate and soil.
    e. *Incorporate Edible Landscaping and Community Food Forests:* Design select areas of parks or open spaces with edible plants—such as fruit trees, herbs, and perennial vegetables—that residents can access. This supports local food systems, offers educational opportunities, and encourages stewardship. These spaces can be integrated with walking paths and seating areas to encourage interaction.
    f. *Support Community Gardens and Urban Agriculture:* Expand access to community gardens in neighborhoods, near schools, or at existing parks. These spaces can be used for educational programming, intergenerational activities, and food security initiatives. Raised beds,

compost bins, rainwater harvesting systems, and shaded gathering spaces should be included in their design.

g. *Promote Permaculture-Based Design in Parks and Open Spaces:* Permaculture integrates ecological design with sustainable land use. Principles such as maximizing edge, using functional plant guilds, and designing for zero-waste can be applied to park layouts and landscaping. For example, using swales for water harvesting or integrating composting toilets in remote trailheads can reduce infrastructure costs and improve sustainability.
h. *Develop Educational and Interpretive Features on Sustainable Practices:* Install signage and exhibits in parks that explain sustainable practices, native ecosystems, and climate resilience strategies. This can include interpretive trails, demonstration gardens, or small-scale permaculture installations that teach visitors about food cycles, soil health, and biodiversity.

Trails and Paths

Community engagement thus far in the comprehensive plan update process has highlighted community members' desires for an expanded trail network. Trails are another important outdoor recreation feature in Winter Garden, and there is an opportunity to expand and improve trail connectivity throughout the City. Enhancing connections between parks, residential areas, and key trails such as the West Orange Trail would create a more integrated and accessible network for cyclists and pedestrians alike. Increased connectivity encourages active transportation, supports healthy lifestyle choices, and provides residents with more routes for commuting and recreational activities. In addition, trails are an economic driver within the community, attracting visitors, supporting local businesses, increasing nearby property values, and enhancing the overall quality of life for residents.

The City should consider implementing a Level of Service (LOS) standard for trails in addition to the recreation and open space LOS. This would set a benchmark for a specific number of trail miles per population. Currently, with approximately 19.6 miles of trails serving an estimated 55,531 residents, the City provides roughly 0.35 miles of trail per 1,000 people. The National Recreation and Park Association (NRPA) recommends 0.5 to 1.0 miles of trail per 1,000 people as a general guideline. Regionally, other Florida Trail Towns range from 0.05 to 0.67 trail miles per 1,000 residents. Establishing an appropriate LOS based on land availability, funding capacity, and community needs would help guide future trail development and ensure equitable access for all residents.

Based on the trail and path LOS analysis (**Table ROSE – 6**), peer city comparisons, and national standards, it is recommended that Winter Garden adopt a trail level of

service of between 0.35 and 0.60 trail miles per 1,000 residents. Selecting a number closer to 0.35 would ensure that Winter Garden aligns with its existing ratio of trail miles to residents as it continues to grow. On the other hand, choosing an ambitious number closer to 0.60 would serve as motivation for the City to complete its proposed trail network additions, with continued future expansion.

Lakefront Access

Public engagement thus far in the plan update process has highlighted the community's desire and support for activating the waterfront. Lake Apopka presents a significant opportunity for enhancing Winter Garden's park system. Efforts to improve water quality and restore ecosystems around the lake align with broader environmental goals and could provide for enhanced recreational opportunities on the lake. The City has acquired three new lakefront properties between Dr. Bradford Memorial Park and Newton Park. This strategic acquisition aims to unify the two existing parks into a continuous, linear park, thereby enhancing public access to the lakefront and creating one of the most prominent park spaces along Lake Apopka. Currently, the properties are occupied by residential tenants, and the City has indicated that these rental arrangements will continue until formal park development plans are established.

One opportunity that could be realized through the park expansion is the addition of educational features that inform visitors about the environmental history and ongoing restoration of Lake Apopka. Once a thriving fishing destination, the lake suffered decades of severe pollution due to agricultural runoff and nutrient loading from nearby muck farms, leading to ecological collapse by the late 20th century. Since the 1990s, major restoration efforts led by the St. Johns River Water Management District have aimed to improve water quality and restore wetlands, yielding gradual improvements in lake health.

Integrating interpretive signage, interactive exhibits, or even outdoor classrooms into the proposed linear park between Newton Park and Bradford Park could enhance public understanding of this environmental history. It would also highlight Winter Garden's role in the broader effort to rehabilitate and reconnect with this vital natural resource. These features would not only deepen public awareness and environmental stewardship but also enhance recreational opportunities. By connecting visitors to the lake's recovery story, these efforts can foster greater appreciation for natural spaces, support community engagement, and ultimately contribute to the long-term restoration and enjoyment of Lake Apopka as a regional recreational asset.

PARKS

MAP ROSE - 1

Legend

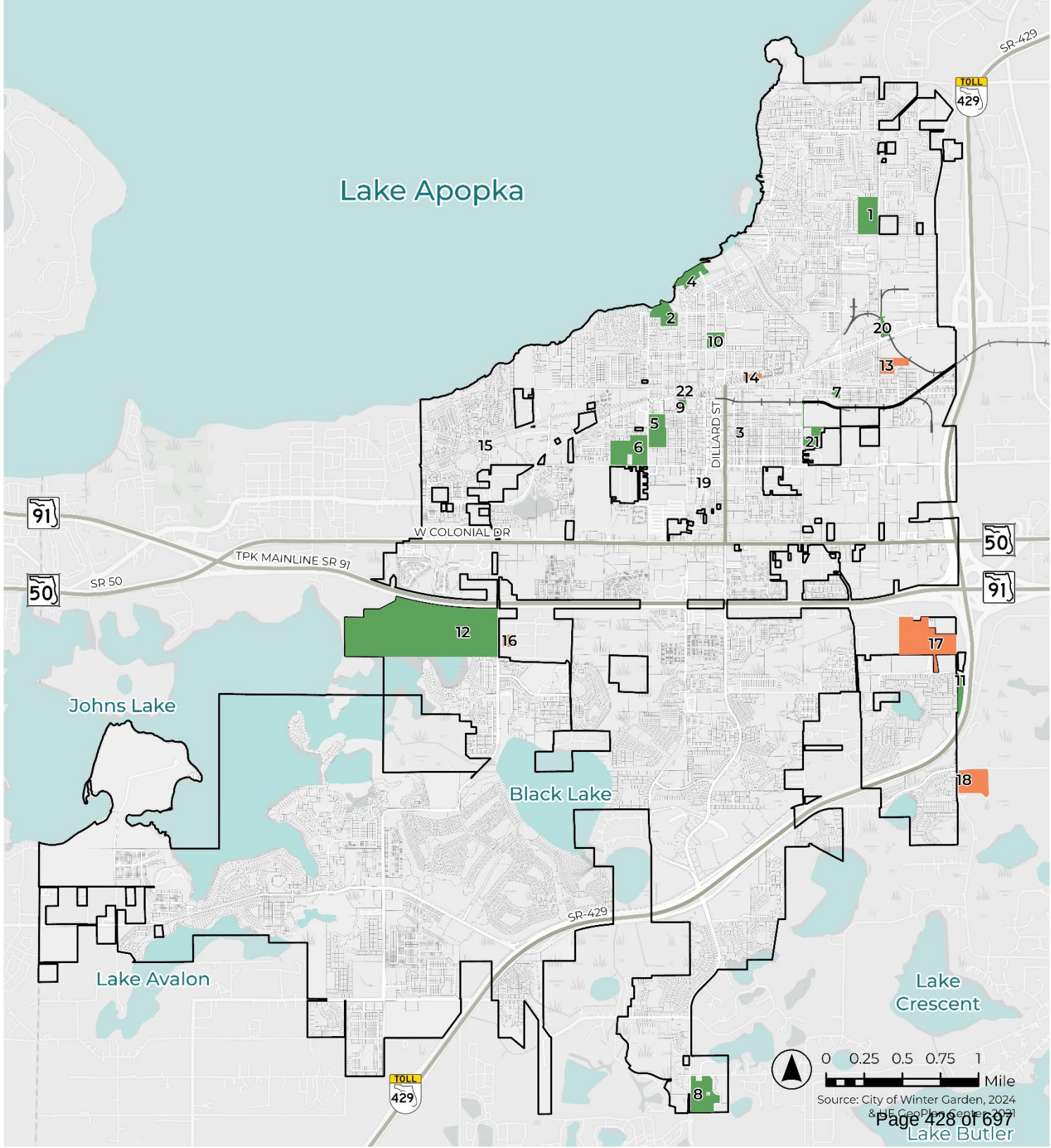
- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Owner

- City of Winter Garden
- Orange County

Facilities

1: Chapin Station Park
2: Dr. Bradford Memorial Park
3: Maple Street Park
4: Newton Park
5: Williams Little League Baseball and Walker Football Field
6: Veteran's Memorial Park
7: Zanders Park and Boulder Pool
8: Braddock Park
9: Butterfly Park
10: Jessie Brock Center
11: Warrior Park
12: Tucker Ranch
13: West Orange Recreation Center
14: Winter Garden Station
15: Tildenville Outpost
16: Tildenville Park
17: West Orange Park
18: George Bailey Community Park
19: Triangle Park
20: Charlie Mae Wilder Park
21: East Winter Garden Community Garden
22: Downtown Interactive Fountain & Pavillion



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TRAILS AND PATHS

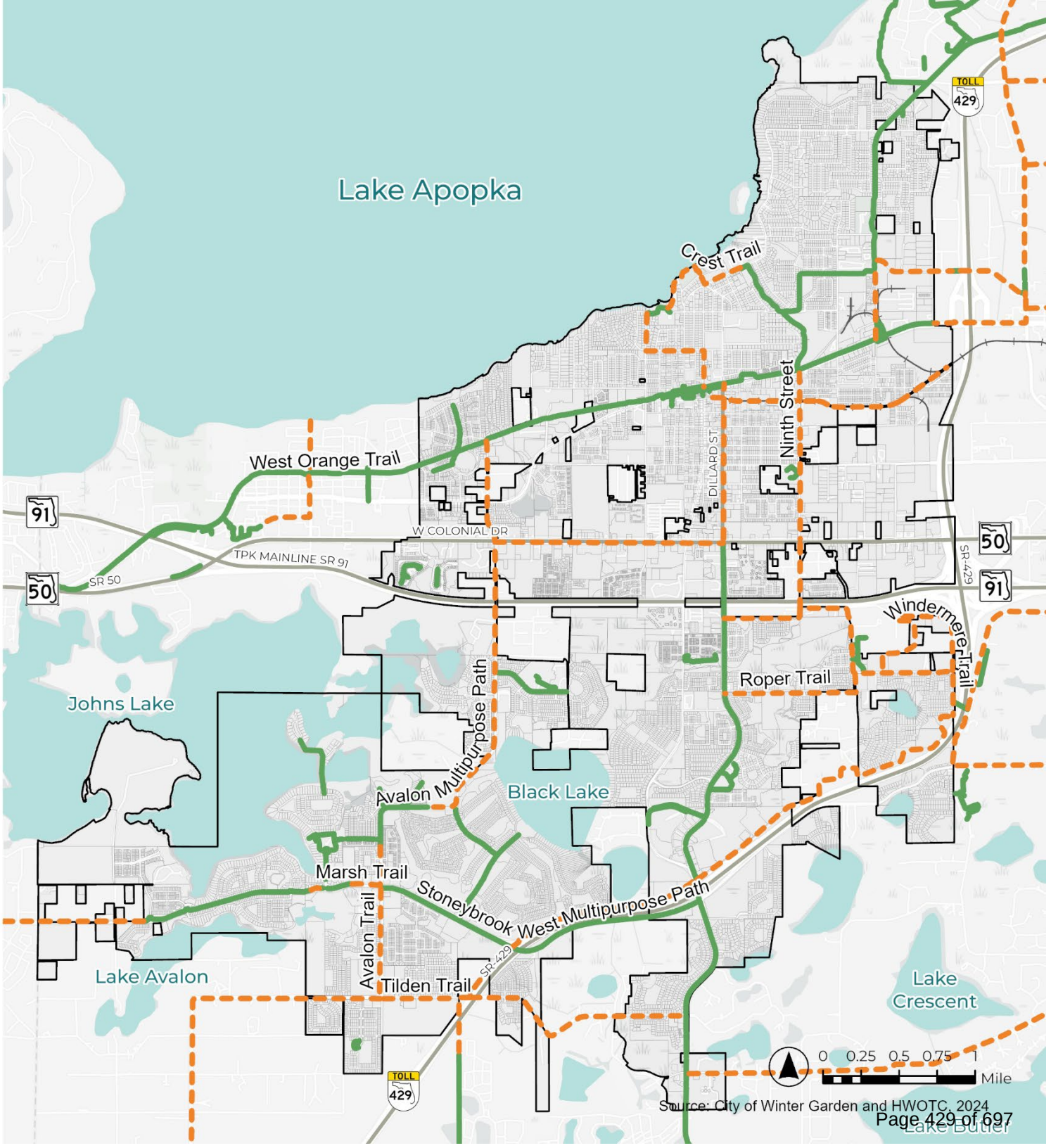
MAP ROSE - 2

Legend

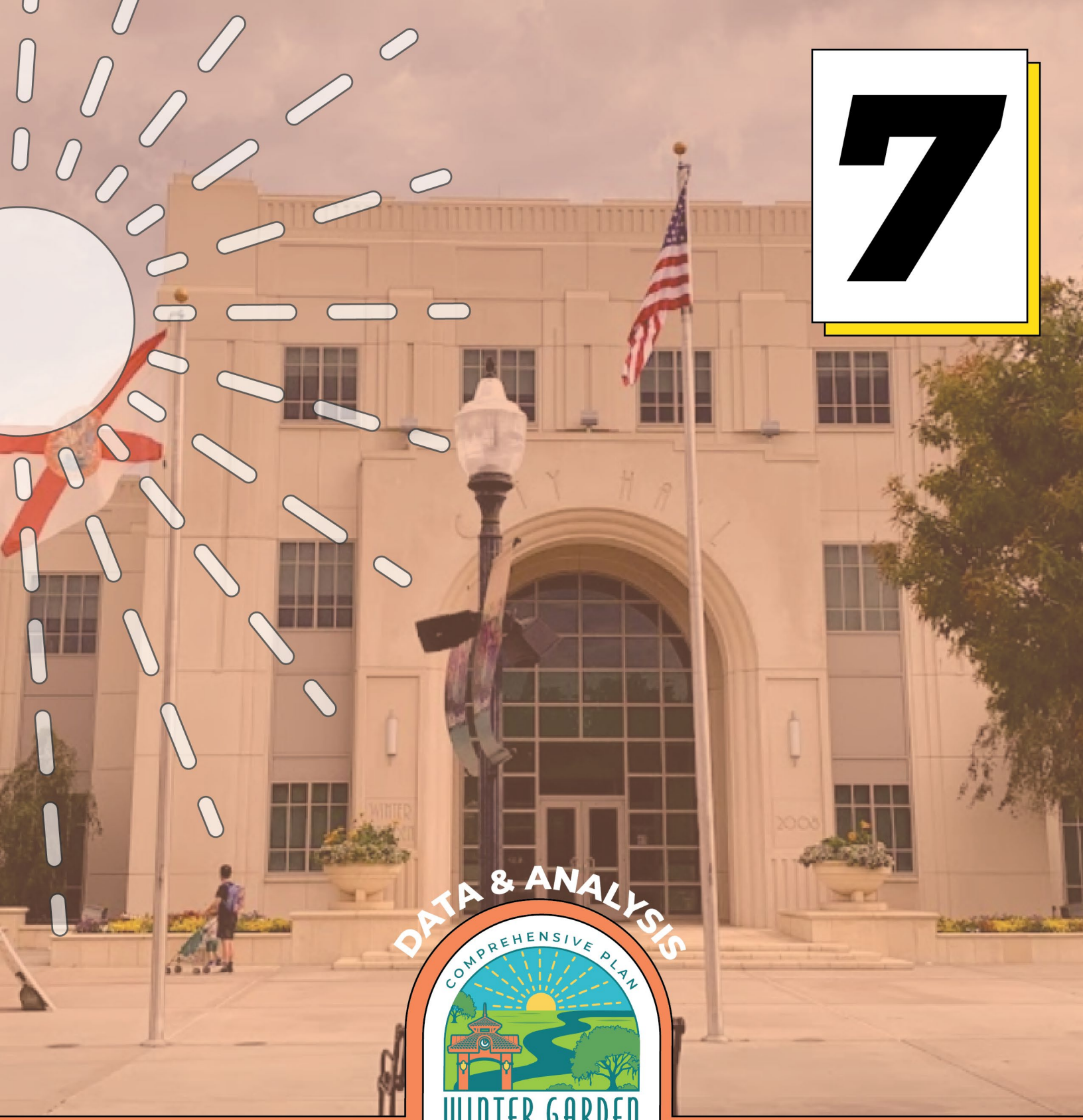
- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel

Trail or Path

- Existing
- Future



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7

DATA & ANALYSIS

COMPREHENSIVE PLAN
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INTERGOVERNMENTAL COORDINATION

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INTRODUCTION

The Intergovernmental Coordination element serves the purpose of assessing coordination between Winter Garden and regional, state and federal agencies, municipalities, special districts and adjacent jurisdictions. Coordination between these entities allows the city to progress towards goals outlined in the Comprehensive Plan, including planning for and managing population growth and ensuring that current and future residents receive necessary services. The Element provides guidance to direct future coordination activities and serves as the basis for identifying and resolving conflicting components with other local government comprehensive plans where overlaps occur.

The following sections provide an overview of the intergovernmental coordination mechanisms currently in place and concludes with a discussion of additional opportunities for new agreements to improve the delivery of public services within the community.

INVENTORY OF EXISTING INTERGOVERNMENTAL COORDINATION MECHANISMS

The City of Winter Garden is surrounded by the following jurisdictions: Orange County, Lake County, City of Ocoee and Town of Oakland. Coordination mechanisms between City, County, regional, and state government agencies represent cooperative efforts intended to foster partnerships, cooperation, exchange of information, solve intergovernmental issues that may arise, and achieve greater efficiency for the parties involved.

All local governments within the metropolitan area benefit from the data collections and dissemination efforts provided by Metroplan Orlando (Metropolitan Planning Organization - MPO) and other regional planning agencies. In addition to the formal agreements listed, individual governments exchange information through a variety of formal and informal means. **Table ICE-1** identifies the formal agreements currently in place between the City and its public and private sector partners.

Table ICE - 1: Inventory of Existing Interlocal Agreements

Type Of Agreement	Government Bodies / Agencies	Subject Of Agreement	Year Entered / Last Amended	Status/ Termination Date
Interlocal Agreement	School Board of Orange County, Orange County, City of Apopka, City of Belle Isle, Town of Eatonville, City of Edgewood, City of Maitland, Town of Oakland, City of Ocoee, City of Orlando, Town of Windermere, City of Winter Garden and City of Winter Park	**Public School Facility Planning, Implementation of Concurrency.** To implement statutory school concurrency requirements; coordinate the establishment of new schools in time and place with residential development; and improve efficiency for the school board and local governments.	2011	Active
Interlocal Agreement	Orange County and City of Winter Garden	**Joint Comprehensive Planning Area.** To establish boundaries for annexations, provide limited development standards for annexed property and provide for notice of certain land use applications. To identify future utility connections in the southern planning area, establish a day that will require all unincorporated development to connect to available city and wastewater facilities.	2020	Auto Renews until terminated
Interlocal Agreement	Orange County and City of Winter Garden	**Stormwater Improvement Projects.**	2023	Active
Interlocal Agreement	Town of Oakland and City of Winter Garden	**Oakland Park Development.** To provide for sewer and reuse water services to Oakland Park.	2023	Active
Interlocal Agreement	City of Orlando, Orange County and City of Winter Garden	**Delivery and Use of Reclaimed Water.**	2016	Active
Interlocal Agreement	Orange County, the City of Winter Garden and the Winter Garden Community Redevelopment Agency	**Winter Garden Community Redevelopment Agency (CRA).** To provide for CRA operations. Amended in 2021	2021	Terminates 2033

Type Of Agreement	Government Bodies / Agencies	Subject Of Agreement	Year Entered / Last Amended	Status/ Termination Date
		to extend the CRA for 10 years beyond the initial expiration.		
Interlocal Agreement	Orange County, Florida and City of Winter Garden	**Community Development Programs under the Urban County Program.** To allow the County to administer federal community development funds (CDBG, HOME, and ESG) to construct City potable water mains in conjunction with the County's stormwater improvement project.	2023	Active
Interlocal Agreement	Town of Oakland, City of Winter Garden, City of Apopka, City of Belle Isle, Town of Eatonville, City of Edgewood, City of Kissimmee, City of Maitland, City of Ocoee, School Board of Orange County, City of Orlando, The University of Central Florida Board of Trustees, City of St. Cloud, Town of Windermere, and City of Winter Park	**Police-dispatch Services and Law Enforcement.** To provide mutual-aid provisions that allow police officers of participating agencies to support Winter Garden police officers and vice versa to protect public peace and safety.	2025	Active
Agreement	School Board of Orange County and City of Winter Garden Police Department	**School Resource Officer Program.** To assign safe school officers to each school facility.	2019	2027
Interlocal Agreement	Orange County and City of Winter Garden	**Provision of Fire Dispatch Services.**	2024	2029
Interlocal Agreement	Orange County and City of Winter Garden	**Solid Waste Management System.**	2001	Active
Interlocal Agreement	City of Apopka, City of Belle Isle, Town of Eatonville, City of Edgewood, City of Maitland, City of Ocoee, City of Winter Garden and City of Winter Park; Valencia Water Control District; Florida Department of	**Joint Control of Pollutants.** To determine responsibilities related to the control of the contribution of pollutants within the stormwater system.	1997	Active

Type Of Agreement	Government Bodies / Agencies	Subject Of Agreement	Year Entered / Last Amended	Status/ Termination Date
	Transportation; and Orange County			
Interlocal Agreement	Orange County and City of Winter Garden	**Water, Wastewater and Reclaimed Water.** To allocate utility service areas to the City and the County and address interconnections and service transfers.	2007	Active
Interlocal Agreement	Orange County and City of Winter Garden	**Wholesale Potable Water.** For the provision and delivery of potable water service to specified areas.	2000	Active
Interlocal Agreement	Orange County and City of Winter Garden	**Mildred Dixon Community Center.** To provide for the development of five recreation centers on county-controlled sites.	2009	Active
Interlocal Agreement	Central Florida Expressway Authority (CFX), Orange County, and City of Winter Garden	**Convey Shared Use Drainage Easement Areas and Right of Way Stormwater Management.** Related to infrastructure, road right of way, and drainage easements.	2010	Active
Interlocal Agreement	City of Ocoee and City of Winter Garden	**Reuse Water Line Easement Agreement.**	2014	Active
Agreement	State of Florida Department of Transportation, Traffic Engineering and Management, LLC and City of Winter Garden	**Traffic Signal Maintenance Compensation Agreement.** To determine responsible agencies for the maintenance and instillation of traffic signals and devices.	2021	2041
Memorandum of Understanding	Orange County, Boys and Girls Club of Central Florida, and City of Winter Garden	**Construction of New Facility on City Property.** To determine responsibilities of agencies for the Future Site Location of Project.	2021	2026
Interlocal Agreement	Orange County and City of Winter Garden	**Property Exchange Agreement of West Orange Trail.** Trail conveyance and	2009	Active

Type Of Agreement	Government Bodies / Agencies	Subject Of Agreement	Year Entered / Last Amended	Status/ Termination Date
		maintenance responsibilities.		
Interlocal Agreement	Duke Energy Florida, LLC and City of Winter Garden	**Electric Utility Rights of Way Utilization.**	2023	Active
Franchise Agreement	Lake Apoka Natural Gas District and City of Winter Garden	**Natural Gas distribution and right of way utilization**	2015	2025

Specific Coordination Subjects

Planning

To take a proactive approach to planning efforts and growth management, Winter Garden's efforts are aligned with state, regional, and local priorities. Key partners in this coordination include Orange County, the East Central Florida Regional Planning Council (ECFRPC), the Florida Department of Commerce, the Florida Department of State's Division of Historic Resources, the City of Ocoee, and the Town of Oakland.

At the local level Orange County and the City of Winter Garden have an established a Joint Planning Agreement which allows the City to actively pursue with property owners permission to annex the existing enclaves within the City.

As authorized under Chapter 186.509, Florida Statutes, the ECFRPC facilitates an informal mediation process to resolve disputes between local governments regarding comprehensive plans, enabling more effective regional cooperation.

At the state level, the Florida Department of Commerce oversees growth management policy. Coordination with this agency, as outlined in Chapter 163, Florida Statutes, ensures that Winter Garden's comprehensive plan remains consistent with regional and state goals.

For historic preservation, the Florida Department of State's Division of Historic Resources reviews projects involving state or federal funding or permits to assess impacts on significant historical resources. They support local efforts by assisting with the identification, evaluation, and maintenance of historic sites within Winter Garden.

This coordinated approach across local, regional, and state entities ensures that Winter Garden's growth management strategies align with broader goals while respecting the community's unique character and assets.

Transportation

Winter Garden actively engages in intergovernmental and interagency coordination to address transportation needs within the region. Transportation planning and improvements require collaboration with multiple agencies, including the Florida Department of Transportation (FDOT), MetroPlan Orlando (the regional metropolitan planning organization), LYNX (Central Florida Regional Transportation Agency), the Central Florida Expressway Authority (CFX), Orange County, and neighboring municipalities. Winter Garden coordinates with these agencies to ensure that local priorities are considered in regional transportation plans and funding decisions, particularly for roadway improvements, bicycle and pedestrian facilities, and transit enhancements.

Coordination with the Florida Department of Transportation (FDOT) is also necessary to achieve the City's transportation goals and maintaining minimum level of service (LOS) standards on City, County and State maintained roads. Communication with FDOT is necessary to annually monitor LOS on the state Strategic Intermodal System for FDOT concurrency management, and the City uses FDOT's traffic counting system to ensure that new development does not outpace the capacity of transportation infrastructure. Winter Garden also partners with FDOT on roadway improvements to support concurrency and accelerate the state's construction schedule.

MetroPlan Orlando is the transportation planning agency for Orange, Osceola, and Seminole counties. Metropolitan planning organizations (MPOs) were established to ensure a comprehensive and coordinated approach to transportation planning across multiple jurisdictions. By bringing together local governments and transportation agencies, MPOs develop long-range transportation plans, set funding priorities, and guide regional mobility initiatives. This includes improvements to roadways, transit services, and aviation facilities.

LYNX serves as the primary local provider of mass transit, operating routes in Orange, Seminole, and Osceola counties, and recently expanding service to connect Lake and Volusia counties with Downtown Orlando. Any transit planning efforts of the City should be coordinated with LYNX's services and future plans.

The Central Florida Expressway Authority (CFX) is another key partner. Created under Chapter 348, Part IV, Florida Statutes, CFX is authorized to own and operate an expressway system in Orange County and can lease it to FDOT. CFX's coordination with the City and other local governments is plays an important role in integrating expressways with the local and regional transportation network.

Through collaborative efforts with MetroPlan Orlando, FDOT, LYNX, CFX, and other partners, Winter Garden strives to advance transportation improvements, reduce congestion, and provide safe, multimodal transportation choices for residents and

visitors, in alignment with the City's comprehensive plan and the broader regional vision.

Infrastructure

Achieving the City's goal of providing efficient and sustainable potable water service requires coordination with the regional Water Management District (WMD). Water Management Districts (WMD) are water regulating agencies that play a distinct role in protecting the quantity and quality of groundwater resources. Florida has five WMDs, and the St. Johns River Water Management District (SJRWMD) is the dominant water management agency for Orange County, though the South Florida Water Management District (SFWMD) agency provides service for the southwest portion of the County. The City of Winter Garden coordinates with the St. Johns River Water Management District (SJRWMD) to provide potable water service, ensure sustainable water resource management, and protect natural water systems. Additionally, the City of Winter Garden is a participant with the Central Florida Water Initiative (CFWI) which is a regional approach to meet the demand of freshwater in Central Florida. The CFWI covers five counties (Orange, Osceola, Polk, Seminole and a portion of Lake) and three water management districts (St. Johns River Water Management District, South Florida Water Management District and Southwest Florida Water Management District).

WMDs are tasked with preparing a Groundwater Basin Resource Availability Inventory (GBRAI) which helps local governments plan for future development by identifying groundwater basins, prime recharge areas, minimum surface and groundwater levels, and the quantities of water available for consumptive use. The City can use this information to identify and correct facility deficiencies and address floodplain management priorities. The WMDs also prepare reports detailing the impacts of various land uses, such as industrial, commercial, office, residential, and agricultural, on recharge areas and lands surrounding Outstanding Florida Waters, which are water bodies designated as worthy of special protection because of their natural attributes. These reports can guide the City in developing land use criteria that protect vital groundwater resources.

Beyond groundwater protection, the WMD supports the City's efforts to conserve wetlands and significant uplands through land acquisition, management programs, and cost-share agreements for projects that promote water conservation. The City of Winter Garden can collaborate with the SJRWMD to identify lands that merit acquisition under initiatives like the Florida Forever program and the Save Our Rivers Program. The City must also receive approval from the SJRWMD for all new major developments including any developments that may impact local lakes, wetlands, and other water resources. Furthermore, WMDs have the authority to protect and restore native vegetation along surface water bodies, which helps stabilize soils and reduce erosion.

Winter Garden provides water and wastewater services to portions of unincorporated Orange County, making coordination between the City, the SJRWMD, and Orange County essential for implementing the plan's water supply and resource management strategies. This collaboration has already resulted in projects funded by the SJRWMD, including the conversion of potable to reclaimed water for irrigation serving Winter Garden households and businesses, as well as stormwater management initiatives, supported in partnership with the Florida Department of Environmental Protection, to enhance aquifer recharge and improve water quality at Lake Apopka.

As the City of Winter Garden is located within the Wekiva Study Area outlined in the Wekiva Parkway Protection Act, the City must further promote development patterns that protect effective recharge areas, karst features, and sensitive natural habitats per F.S. 369.321(3). The Wekiva Study Area requirements guide stormwater management, water supply facilities, and interchange land use plans through the City's comprehensive plan and land development regulations.

Environment

The City of Winter Garden actively coordinates with local, state, and regional agencies to protect and enhance natural resources. Key partners are described below.

The City corresponds with Orange County's Environmental Protection Division (EPD) on local environmental issues especially when it comes to matters of lake and wetland protection. Additionally, the city coordinates with Orange County EPD when action is needed to remedy unauthorized wetland removal or disturbances.

The Florida Department of Environmental Protection (DEP) leads efforts to restore and maintain environmental quality across the state, managing aquatic plant control, marine biological research, and fishery data analysis. It also oversees outdoor recreation planning and land acquisition for public use. In partnership with DEP, the City addresses safe drinking water standards, hazardous waste management, and groundwater protection. DEP's Division of Air Resource Management further collaborates with local governments to enforce air quality standards.

The Florida Fish and Wildlife Conservation Commission (FWC) focuses on conserving freshwater aquatic life, wildlife, and habitats. It manages habitat protection programs, endangered species conservation, and permitting processes related to wildlife management. The City coordinates with FWC to safeguard local biodiversity and maintain ecological balance.

The Florida Department of Agriculture and Consumer Services, Division of Forestry (FDACS) promotes fire prevention, forest health, reforestation, and sustainable forestry practices. It also implements programs that support wetland reclamation and urban forestry. The City coordinates with the Division of Forestry for wetland reclamation and use of best management practices for silviculture activities.

Schools

To ensure the appropriate school facilities are available for Winter Garden's population, the city coordinates with the Orange County School Board through an established interlocal agreement. While the City approves future developments, the School Board reviews new development to ensure that there is sufficient capacity at the schools and builds the schools to accommodate children from those new developments. Orange County Public Schools Government Relations Department is responsible for the ongoing coordination with the City, State and Federal Government. This coordination includes gathering information on growth and development; implementation of interlocal agreements, capacity enhancement agreements and school concurrency; and coordinating planning activities with other Orange County Public Schools departments. The City coordinates with the Orange County School Board on school concurrency through implementation of the interlocal agreement focused on land use and overcrowding in local schools.

Table ICE - 2: Coordination Mechanisms

Entity / Agency	Nature Of Coordination	Office Responsible
MetroPlan Orlando (MPO)	Metropolitan area elected officials determine transportation priorities Technical Advisory Committee -- reviews transportation data/plans/programs Bicycle and Pedestrian Technical Advisory Committee – reviews bicycle and pedestrian data/plans/programs Citizens Advisory Committee—citizen participation in MPO programs and planning Rail Transit Planning in Metro Area	Planning, Public Services, Recreation
LYNX (Central Florida Regional Transportation Agency)	Bus Transit/Rapid Transit Service ITS Enhanced Circulator Study Rideshare Programs (Van pool, Carpool programs) Transportation Disadvantage Program Rail Planning	Planning
St. Johns River Water Management District	Surface Water and Groundwater Management. Resource Planning National Pollution Discharge Elimination System (NPDES) Stormwater Permit Lake Apopka Rule & Wekiva Parkway and Protection Act Consumptive Use Permit	Public Services

Entity / Agency	Nature Of Coordination	Office Responsible
	Provides Technical Assistance for Groundwater Models and Wellfield Protection Development Permit and Approval	
Division of Historical Resources	Cultural Resource Analysis and Protection	Planning
Dept of Health	Drinking Water; Wastewater Permit Dredge and Fill Park Acquisition Resource Management	Building/Public Services
Dept of Children and Family Services	Community Residential Homes	Planning
Dept of Transportation	Highway Funding Transportation Planning Access Control, LOS Signalization and R/W Coordination	Public Services, Planning
Florida Department of Environmental Protection	Comprehensive Planning Emergency Management Septic Tanks Development Permit and Approval Wetland Permit	Planning, Building
Florida Fish and Wildlife Conservation Commission	Natural Resource Management Formerly Florida Game and Freshwater Fish Commission Development Permit and Approval Federal Permit for Protected Species	Public Services
Dept of Business and Professional Regulation	Licensing and Permitting Activities Lounge/Bar Regulation Alcohol License	Planning
Dept of Revenue	Revenue/Expenditures Administration	Finance
Bureau of Economic and Business Research	Population and Economic Research and Forecasts	Planning
Private Utilities	Rights-of-Way Use Permits Data Dissemination	Public Services

Entity / Agency	Nature Of Coordination	Office Responsible
Healthy West Orange	Regional Trail System HWO Trails Connection City Health Initiatives Funding Shared Facilities City Events Partnering	Planning, Public Services, Parks

FUTURE CONSIDERATIONS

Strengthening Intergovernmental Collaboration

To ensure efficient service, delivery, and foster responsible growth, the City should proactively and routinely review and update its interlocal agreements with Orange County, neighboring communities, regional and state agencies. This is especially important for agreements addressing transportation planning, utility service areas, and it's joint planning area. Clear, collaborative agreements will provide a solid foundation for managing growth effectively. The City should continue to maintain a repository of interlocal agreements and update the inventory as old agreements expire or new ones are made.

Updating Interlocal Agreement for Joint Planning Agreement with Orange County

The Restated Interlocal Agreement for Joint Planning Area sets forth that the City of Winter Garden and Orange County will work together to enter into interlocal agreements to eliminate enclaves.

There are a number of enclaves and undeveloped pockets that are currently unincorporated or surrounded by the City of Winter Garden, as illustrated on **Map ICE - 1**. As defined by Florida Statutes, an enclave is an unincorporated area surrounded by the corporate limits of the City. State law recognizes that enclaves can hinder planning and service delivery and encourages their elimination.

In light of evolving development patterns and community needs, the City of Winter Garden should continue to work collaboratively with the County to proactively eliminate existing enclaves.

Coordination with Oakland

The current Comprehensive Plan includes a policy supporting coordination with the Town of Oakland for the planning and development of new roadways corridors on the west side of the City. The City has established an interlocal agreement with the

Town of Oakland for the Oakland Park traditional neighborhood development, which uniquely spans both jurisdictions. By continuing to work together, the City and Oakland can create a more seamless, efficient, and coordinated community experience for current and future residents.

Coordination with Ocoee

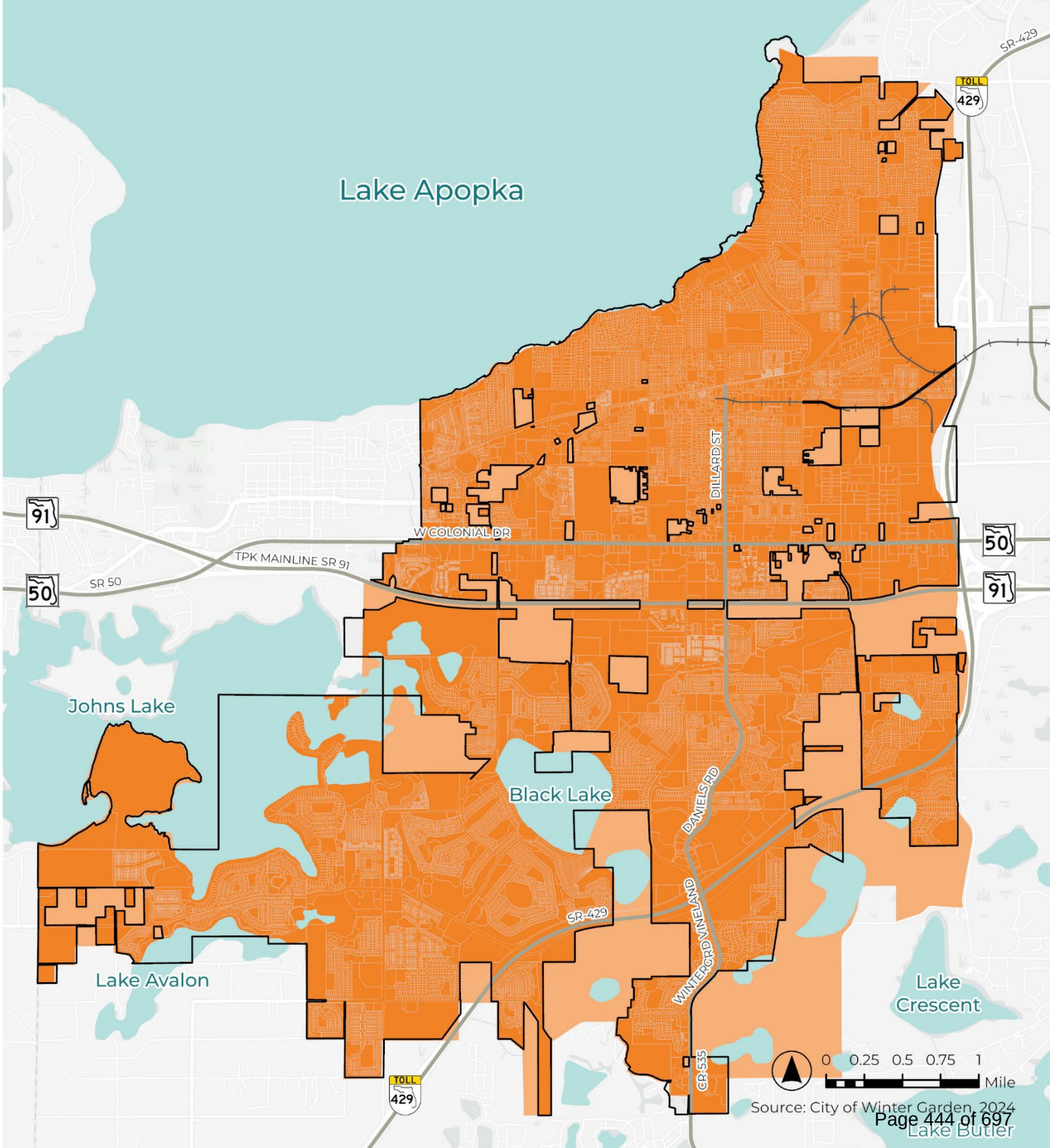
The current Comprehensive Plan includes policies that support the mitigation of land use and development impacts between Winter Garden and Ocoee. The City should explore establishing an interlocal agreement with the City of Ocoee to build upon the interlocal agreement established for reuse water line easements and directly foster collaboration in planning and development to ensure a cohesive transition between the municipalities.

JOINT PLANNING AREA

MAP ICE - 1

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Joint Planning Area



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DATA & ANALYSIS

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CAPITAL IMPROVEMENTS

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INTRODUCTION

The Capital Improvements Element (CIE) is a required element of the Comprehensive Plan. It is intended to guide the planning, funding, and location of public facilities and services, as identified in other elements of the Comprehensive Plan. Pursuant to Chapter 163, Florida Statutes, the CIE must:

- Identify principles for construction, extension, or increase in capacity of public facilities;
- Establish principles for correcting existing public facility deficiencies;
- Estimate the cost, timing, location, and funding sources for public facility improvements; and
- Ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.

The Capital Improvement Program (CIP), which is assessed, reviewed, and updated annually, serves as the primary tool for monitoring and ensuring that necessary public facilities and infrastructure are available to meet Level of Service (LOS) standards outlined in the Comprehensive Plan. The CIP ensures that identified improvements are implemented according to a schedule and may include both public and private funded projects. While state statutes only require the inclusion of capital projects necessary to maintain adopted LOS standards, the City's CIP may also include additional projects that enhance public facilities without directly affecting LOS. For the purposes of the CIE, capital improvement projects are defined as those that either increase facility capacity or alter the established LOS.

The City utilizes a variety of service providers and funding sources to support the CIP, including the General Fund, Community Redevelopment Agency (CRA) Fund, General Impact Fee Fund, Utilities Fund, and Utility Impact Fee Fund.

The primary purpose of the CIE and CIP is to demonstrate that the City of Winter Garden has the capacity to fund the projects necessary to achieve the goals and objectives of the Comprehensive Plan and to maintain adopted LOS standards. This element addresses facilities subject to concurrency requirements, including Transportation, Sanitary Sewer, Potable Water, Solid Waste, Stormwater (Drainage), Parks and Recreation, and Public School Facilities.

IMPROVEMENTS

Transportation Facilities

The City's roadway network consists of a range of transportation facilities, including limited access highways, arterials, collectors, and local roads. Maintenance

responsibilities are shared among the City of Winter Garden, Orange County, the Central Florida Expressway Authority (CFX), Florida's Turnpike Enterprise, and the Florida Department of Transportation (FDOT).

Winter Garden continues to implement both ongoing and planned transportation improvements to enhance the movement of people, goods, and services through the 2050 planning horizon. The City's multimodal transportation system includes roadways, pedestrian and bicycle facilities, local and regional trails, public transit, and paratransit services.

As outlined in the Transportation Element of the Comprehensive Plan, the goals, objectives, and policies should emphasize coordination with regional, state, and federal agencies and focus on the following priorities:

- Establishing a Level of Service (LOS) standard for trails to encourage alternative modes of transportation;
- Coordinating with FDOT, Orange County, and MetroPlan Orlando on roadway, transit, and trail capacity improvements;
- Ensuring consistency with MetroPlan Orlando's 2050 Metropolitan Transportation Plan;
- Completing the Downtown Parking Study and implanting recommendations to meet future demands;
- Finalizing and adopting the Transportation Plan and incorporate it into the Comprehensive Plan and Land Development Code;
- Prioritizing Complete Street principles for all new roadway projects and improvements;
- Implementing roadway capacity improvements to maintain or enhance LOS;
- Expanding and ensuring the reliability of public transportation options; and
- Securing funding for transportation infrastructure and mobility initiatives.

Roadway Network

As identified in the Transportation Element, five roadways within the City of Winter Garden are projected to operate at a failing Level of Service (LOS) by the year 2050. These roadways include CR 535 (Winter Garden–Vineland Road), Marsh Road, Plant Street (CR 438), SR 50 (West Colonial Drive), and the Western Beltway (SR 429). Both CR 535 and SR 429 are projected to have three individual segments operating below acceptable LOS standards. Capacity improvements to these corridors may be necessary over the next 25 years to accommodate projected growth and mitigate congestion.

As outlined in the 2045 Metroplan Orlando Transportation Plan (Cost Feasible Plan), several roadway improvement projects are currently underway in Winter Garden. The 2050 LRTP plan update is ongoing and has not yet been finalized. **Table CIE-1** details the projects scheduled for completion between 2025 and 2045 and their budgeted cost. Planned improvements include three ITS/ technology projects, six operational/ safety projects, one roundabout installation, one intersection improvement, and one streetscape improvement.

Table CIE - 1: Planned Roadway Improvements Impacting Winter Garden

Roadway	From/To	Improvement	Cost	Timeframe
Story Rd	Plant St W to Dillard St S	ITS/Technology	$5,770,000	2031-2035
Lakeview Ave	Plant St to Fullers Cross Rd	ITS/Technology		
Lakeview Ave	Story Rd to E Plant St	ITS/Technology		
Avalon Rd	Sunridge Blvd to SR 50 / Colonial Dr	Operational	$2,750,000	2031-2035
Tilden Rd	Avalon Rd to Winter Garden-Vineland Rd	Operational	$21,120,000	2036-2045
Winter Garden-Vineland Rd	Ficquette Rd to Lake Butler Blvd	Operational (County Level)	$15,460,000	2036-2045
SR 50 / Colonial Dr	Dillard St to SR 91 / Florida's Tpke	Operational / Safety	$32,500,000	2036-2045
SR 50 / Colonial Dr	Avalon Rd to S Park Ave	Operational / Safety	$9,650,000	2036-2045
SR 50 / Colonial Dr	Park Ave to Dillard St	Operational / Safety	$4,890,000	2036-2045
Marsh Road	Marsh Rd to Williams Rd	Roundabout Installation	$5,250,000	2026-2028
Winter Garden-Vineland Rd	Winter Garden-Vineland Rd to Roper Rd	Intersection Improvements	$3,750,000	2026-2028
East Winter Garden	10th Street / Center Street / North Street / Bay Street	Streetscape Improvements	$10,065,000	2026-2027

Source: Metroplan Orlando Long Range Transportation Plan, 2024

Sidewalks and Trail Network

As a result of policies supporting the Transportation Concurrency Exception Area and Complete Streets, the City has made great strides to extend sidewalk and pathways. In 2020, because of its extensive trail network, the City has been designated a “Trail Town” by the State. This recognition along with the Healthy West

Orange Trails initiative has highlighted the importance that trail network plays in the City for not only recreational purposes but for an alternative mode of transportation.

The city has identified 18.6 miles of additional trail systems to integrate the trail network. **Table CIE-2** has listed the 13 named trails the City has identified as future trail connection. While these projects have not yet been budgeted or prioritized for construction, the City has taken an important first step by identifying key trail gaps that should be addressed initially.

Winter Garden's ongoing involvement with the Healthy West Orange initiative, combined with its Trail Town status, positions the City to pursue grant funding and partnership opportunities to implement these trail projects over the next 25 years. Additionally, the City should consider establishing a trail level of service to ensure trail connectivity and opportunities as the City grows in population.

Table CIE - 2: Future Trails and Paths

Trail or Path	Length (miles)
Avalon Multipurpose Path	2.2
Avalon Trail	0.7
Beard-Beulah-Warrior Rd Multipurpose Path	2.1
Crest Trail	0.3
Dillard St Multipurpose Path	1.0
Marsh Trail	0.3
Ninth Street	0.5
Railroad Line	2.7
Roper Trail	0.7
Stoneybrook West Multipurpose Path	2.9
Tilden Trail	0.5
West Crown Point Trail	0.4
Windermere Trail	0.8
Other Proposed Trails	5.7
Total	**18.6**

Source: City of Winter Garden, 2024

Public Transportation

Public transportation service within the City of Winter Garden is operated through LYNX. Currently, one bus route operates within the City limits, primarily along State Road 50 (West Colonial Drive), with another route serving areas just outside the

City's eastern boundary. In addition, LakeXpress provides transportation service that connects Mascotte to Winter Garden through Route 50.

To promote public transportation, potential improvements should include the addition of new routes, increased route frequency (i.e., reduced headways), and extended operational hours. However, the current 2045 Long Range Transportation Plan (LRTP) does not allocate funding for these enhancements. The LYNX Transit Development Plan does acknowledge recent growth and development within Western Orange County. However, there are no specific improvements proposed for those routes.

Strengthening mobility and providing alternatives to driving are key priorities for both the City and Orange County, requiring thorough analysis and strategic planning. Future investments and alternative funding options in alternative transportation options should be explored.

As Downtown Winter Garden continues to thrive as a cultural and commercial, the need for a flexible, accessible, and low-impact transportation option has become increasingly apparent. With growing visitor numbers, expanding retail and dining activity, and the area's walkable character, a micro transit service would help alleviate parking demand, reduce traffic congestion, and enhance the overall experience for residents and visitors alike.

Micro transit, such as on-demand shuttles, electric circulators, or small shared vehicles, offers a cost-effective solution for connecting key destinations within the downtown core and surrounding neighborhoods. It can improve first-mile/last-mile connectivity to regional trails, public parking areas, and potential future transit hubs. Moreover, micro transit supports the City's goals of sustainability, accessibility, and multimodal mobility, offering a convenient alternative for those who are elderly, mobility-limited, or simply seeking a car-free way to enjoy downtown. By implementing micro transit, Winter Garden can continue to foster a vibrant and connected downtown that meets the evolving needs of its community.

Paratransit & NeighborLink

In addition to fixed-route bus service, LYNX offers ACCESSLYNX and NeighborLink (NL) within the City of Winter Garden. ACCESSLYNX is a door-to-door shared ride transportation service designed for individuals who are unable to use the fixed-route bus service due to disabilities or other limitations. NeighborLink (NL) is a flex-service aimed to make it easier for residents living in less-populated areas to make use of both local transportation and LYNX' local bus system. Both services provide additional services for alternative transportation to the residents of Winter Garden.

Public Facilities

Sanitary Sewer

The City of Winter Garden is in the process of upgrading the Crest Avenue Wastewater Treatment Facility (WWTF) in order to meet the Advanced Wastewater Treatment (AWT) standards. Additionally, the expansion of the WWTF will increase the capacity from 4.75 MGD to 7.5 MGD. The increased capacity will be more than sufficient to meet the demand for sewer over the next twenty-five years.

Additionally, the State of Florida has required that municipalities convert residential areas with 50 or more lots with greater than one acre or located within a Basin Management Action Plan. The City has identified 430 parcels within its boundaries on septic and 608 parcels in unincorporated Orange County within its service boundary. The city has identified, **Table CIE-3**, over the next 20 years that 394 City parcels and 376 Orange County parcels will have central sewer. As a result, some parcels will need to upgrade to enhanced nutrient-reducing Onsite Sewage Treatment and Disposal System (OSTDS) which will cost property owners $7,000 to $20,000 to upgrade their current septic system. The city is already working on the first area of conversion, Teacup Springs which is planned for construction this year.

Table CIE - 3: Septic to Sewer Conversions

Project	Number of Parcels	Design		Construction	
		Start	Cost	Start	Cost
City of Winter Garden					
Teacup Springs	142	FY 23	$300,000.00	FY 25	$5,500,000.00
Railroad Avenue	18	FY 40	$130,000.00	FY 26	$1,200,000.00
Emerald Acres	28	FY 26	$150,000.00	FY 28	$1,500,000.00
Wintermere Pointe	79	FY 30	$250,000.00	FY 31	$3,400,000.00
Wintermere Harbor	91	FY 30	$250,000.00	FY 32	$3,500,000.00
Mary Jean	33	FY 35	$110,000.00	FY 37	$1,100,000.00
				Total	**$16,200,000.00**
Unincorporated Orange County					
Country Lakes	49	FY 35	$250,000.00	FY 38	$2,700,000.00
Story Rd & 9th Street / Summer Street	47	FY 35	$150,000.00	FY 37	$1,200,000.00
Palm Ave & 9th Street	58	FY 35	$250,000.00	FY 38	$2,800,000.00
Banana Bay/Sunset Lakes	135	FY 40	$150,000.00	FY 42	$6,300,000.00
				Total	**$13,000,000.00**

Source: City of Winter Garden, 2024

Reclaimed Water

Extending reclaimed water lines is a strategic approach that enables the use of treated wastewater for non-potable purposes such as irrigation and certain industrial activities. This reduces the demand on potable water supplies, conserves freshwater resources, supports water conservation efforts, and enhances the long-term sustainability of the City's water system.

The City of Winter Garden currently purchases reclaimed water from Orange County's Conserv II system. In 2020, the City purchased an average of 2.2 million gallons per day (MGD) to meet customer demand, primarily in the northwest portion of its service area. However, under the Wekiwa and Rock Springs Basin Management Action Plan (BMAP), the land application of wastewater effluent that has not been treated to advanced wastewater treatment (AWT) standards is prohibited within the basin. As a result, reclaimed water from the Conserv II system, which is not treated to AWT standards, does not meet total maximum daily load (TMDL) requirements and cannot be applied within the Wekiva Basin. Orange County has indicated it does not intend to upgrade the Conserv II treatment process. Consequently, the City of Winter Garden will no longer be able to use Conserv II reclaimed water after 2028. Given current and projected future demands, the City anticipates a shortfall in reclaimed water supply without supplemental sources.

To address this, the City developed a Reclaimed Water Facility Plan in 2022 to evaluate options for meeting existing and future reclaimed water demand, phasing out reliance on Conserv II, and ensuring compliance with state regulations. **Table CIE-4** outlines proposed projects and strategies categorized by short-term (2–5 years), mid-term (6–10 years), and long-term (10+ years).

Table CIE - 4: Reclaimed Water Improvement Projects

Project Description	Cost
Short Term Improvements, (2-5 Years)	
RW-1 Crest/Smith Transmission Improvements	$2,640,000
RW-1A Crest Augmentation System Discharge Modifications	$96,000
RW-2 Smith St 6 MG Ground Storage Tank and PS	$6,540,000
RW-3 Southwest Area RW Distribution Improvements	$4,674,000
RW-4 Avalon Road Reclaimed Watermain	$2,130,000
Sub-total	$16,080,000
Mid Term Improvements, (6-10 Years)	
RW-5 Wintermere Harbour Reuse Main Ext. and Retrofit	$1,530,000
RW-6 Wintermere Pt. Reuse Main Ext. and Retrofit	$3,006,000
RW-7 Western RIBs (includes $800K land acquisition)	$1,694,000
RW-7A Viscaya RIBs	$654,000
AWS-1 John's Lake Surface Water Supply	$1,257,600
Sub-total	$8,141,600

Project Description	Cost
Long Term Improvements, (10+ Years)	
RW-8 4 MG Ground Storage Tank at Smith St.	$4,000,000
Sub-total	$4,000,000
Total	**$28,221,600**

Source: City of Winter Garden, 2022

Potable Water

The City of Winter Garden currently operates three water treatment plants with a combined maximum permitted capacity of 13.02 million gallons per day (MGD) and a maximum groundwater capacity of 17.63 MGD. As identified in the Public Facilities Element, the City has sufficient permitted capacity to meet current and projected demands through the year 2035. However, projections indicate that demand will exceed the maximum permitted capacity afterwards.

Currently, the City does not have plans to increase its permitted water supply capacity. Instead, it is pursuing alternative strategies to reduce potable water demand. One such strategy involves expanding the reclaimed water infrastructure to serve additional areas of the City, thereby decreasing reliance on potable water for non-potable uses. Additionally, the City should consider revising its potable water Level of Service (LOS) standard, currently set at 143 gallons per capita per day (GPCD). This figure significantly exceeds the City's 2016-202 average of 116 GPCD identified by the Central Florida Water Initiative Regional Plan. The City could consider lowering the LOS standard to support long-term water conservation goals.

Solid Waste

The City of Winter Garden provides solid waste collection services for household trash, yard waste, large items, electronics, and dumpster service. Household trash, yard waste, and large items are collected curbside on a weekly basis. Winter Garden has an agreement with Orange County to use its landfill and substations. The city should ensure its contract with the County remains up to date.

Recycling within the City was recently paused and many residents have expressed a desire to reinstate this service. The City should explore opportunities to implement a recycling program or alternatives to reduce waste into the landfills.

Drainage and Stormwater

Since the City is within the Wekiva Study Area, it is required to maintain a master stormwater plan. The City has adopted development regulations for all new development to comply with local and state standards. Additionally, the portion of the City is located within the Wekiva Study Area and has additional requirements under the "Wekiva Protection Act" which requires a larger percentage of open space and additional stormwater system regulations. Within the current CIP list, the City has identified stormwater improvements for Roper Drive to address flooding issues.

Furthermore, the City's Land Development Code establishes maximum impervious surface ratio (ISR) standards for new development to ensure proper drainage capacity. In addition, all new developments must obtain a stormwater modification permit from the St. Johns River Water Management District.

Recreation/Open Space

The City of Winter Garden offers a wide range of recreational and open space opportunities for its residents. Currently, the City operates 338 acres of parkland, which includes two pocket parks, four neighborhood parks, eight community parks and a recreation center. In addition, residents have access to 84 acres of Orange County parklands located within or adjacent to the City.

Level of Service (LOS) standards are used to measure the amount of park acreage needed to meet community needs and to ensure the continued availability of parkland as the population grows. Winter Garden has adopted a citywide minimum LOS standard of 5 acres of parkland per 1,000 residents, as outlined in its Comprehensive Plan. Due to the significance of trail facilities within the City, the City and its residents would benefit from establishing a trail level of service to ensure continued improvements and enhancements to those facilities.

Although there are no immediate plans to acquire additional parkland, the City has long-term goals to expand waterfront access. One such opportunity includes the expansion and connection of Newton Park and Dr. Bradford Memorial Park, which would enhance access to lakefront recreation.

Public Education Facilities

The City of Winter Garden, in coordination with Orange County and ten other municipalities, works collaboratively with Orange County Public Schools (OCPS) to plan and develop school facilities within its jurisdiction. In 2008, the City entered into the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, which establishes procedures for school facility planning and outlines concurrency requirements. A subsequent amendment in 2010 updated the agreement's Level of Service (LOS) standards and concurrency provisions.

According to Section 8.5 of the 2008 interlocal agreement, any developer submitting a development permit application, such as a site plan or final subdivision, with a residential component that proposes ten or more single-family, or 15 or more multi-family, residential units is subject to school concurrency and must prepare and submit an application to the School Board for a School Capacity Determination.

According to the most recent OCPS work plan, there is currently one active school facility project within the Winter Garden area – the ongoing renovation and

remodeling of Lakeview Middle School. At this time, no additional school facility projects are proposed within the City.

FUTURE CONSIDERATIONS

The Capital Improvements Element serves as a foundational tool for implementing the City's Comprehensive Plan by aligning capital investment priorities with long-term planning goals. Its goals, objectives, and policies are closely coordinated with the City's Capital Improvement Program (CIP), ensuring that infrastructure investments address projected deficiencies and support planned growth.

Elements such as Transportation, Public Facilities, Recreation and Open Space, and Public School Facilities establish adopted levels of service (LOS) that guide the identification and timing of necessary improvements. However, the City's ability to implement these improvements may be limited by available financial resources. Strategic allocation of funding is therefore essential to maintaining LOS standards across the five-year CIP planning window and the 25-year planning horizon of the Comprehensive Plan.

To remain responsive to changing conditions, the City should continue to review and update the CIP annually as part of the budget process. This ensures that capital projects reflect current priorities, population trends, funding opportunities, and community needs. As part of this process, the City should also consider adopting a formal LOS standard for trails. A preliminary benchmark of 0.3 miles per 1,000 residents, recommended in the Recreation and Open Space and Multimodal Transportation Elements, may serve as a starting point.

Recognizing that Winter Garden will experience environmental, social, and economic changes over the coming decades, it is essential for leadership to monitor trends and regularly reassess priorities. The annual CIP process provides a flexible mechanism to ensure infrastructure investments continue to reflect the City's evolving needs and support a high quality of life.



9

DATA & ANALYSIS

COMPREHENSIVE PLAN

WINTER GARDEN 2050

Rooted in Tradition

Growing Strong Communities

PUBLIC SCHOOLS FACILITIES

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INTRODUCTION

The Public School Facilities Element is not a mandatory component of the Comprehensive Plan, as school concurrency is now optional. However, it plays a critical role in ensuring that the City of Winter Garden continues to coordinate with Orange County Public Schools to ensure quality public school facilities are in place for both current and future residents. The data and analysis of this Element is designed to inform future City decisions and policy adjustments related to the effective coordination in implementing school concurrency. This analysis includes an inventory and analysis of the City's public schools, outlines level of service standards, presents current and projected enrollment figures, and planned improvements to the public school system through 2050. Additionally, this section identifies potential opportunities for enhancing the coordination of school facilities and services in the City.

LEVEL OF SERVICE STANDARDS

As established in the goals, objectives, and policies portion of this Element, the adopted Level of Service (LOS) standards for school capacity for each school type are as follows: 110% of capacity for elementary and K-8 schools, and 100% for middle and high schools. The City works with Orange County Public Schools to support the implementation of these service levels.

EXISTING ENROLLMENT AND SCHOOL CAPACITY

Tables PSF-1 – PSF-3 include the current enrollment and permanent capacity for each school in Winter Garden for the 2024-2025 year. These numbers are used to determine the current percent capacity for each school. Several schools around Winter Garden are approaching or above their adopted LOS standards. However, the average capacities for each school type (elementary, middle, and high) are still below their respective LOS thresholds.

Elementary School Capacity

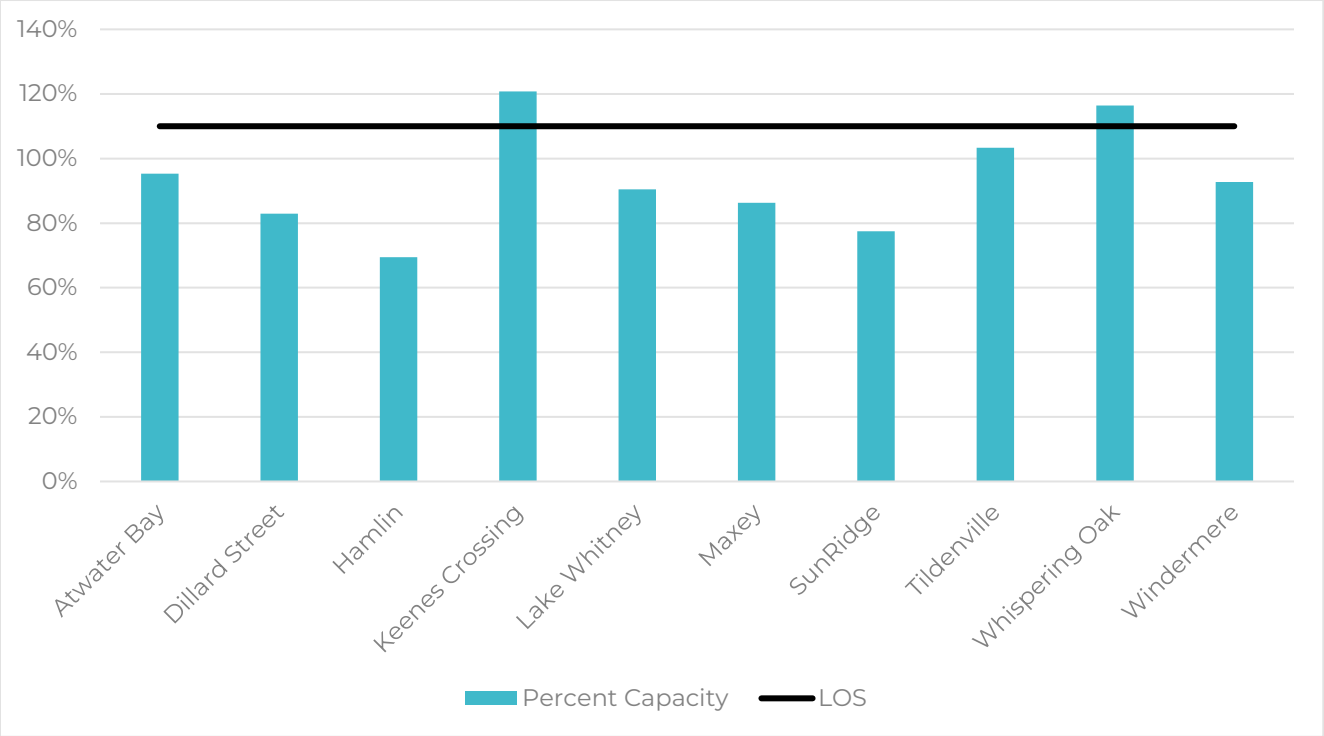
Several elementary schools serving Winter Garden residents are approaching, or above, the adopted level of service for capacity. On average, elementary schools educating City residents have reached 93% of their total capacity, which is below, but may soon be approaching the LOS standard of 110%. **Table PSF-1** and **Figure PSF-1** provide the current capacities of each elementary school in and around the City.

Table PSF - 1: Elementary School Capacity Levels

School Name	2024-2025 Enrollment	Permanent Capacity	Percent Capacity	LOS Status
Atwater Bay	750	787	95%	Below LOS
Dillard Street	466	562	83%	Below LOS
Hamlin	549	791	69%	Below LOS
Keenes Crossing	981	812	121%	Above LOS
Lake Whitney	550	608	90%	Below LOS
Maxey	523	606	86%	Below LOS
SunRidge	629	812	77%	Below LOS
Tildenville	738	714	103%	Nearing LOS
Whispering Oak	771	662	116%	Above LOS
Windermere	575	620	93%	Below LOS
Total	**6,532**	**6,974**	**93%**	Below LOS

Source: Orange County Public Schools

Figure PSF - 1: Elementary School Capacity Levels



Source: Orange County Public Schools

Middle School Capacity

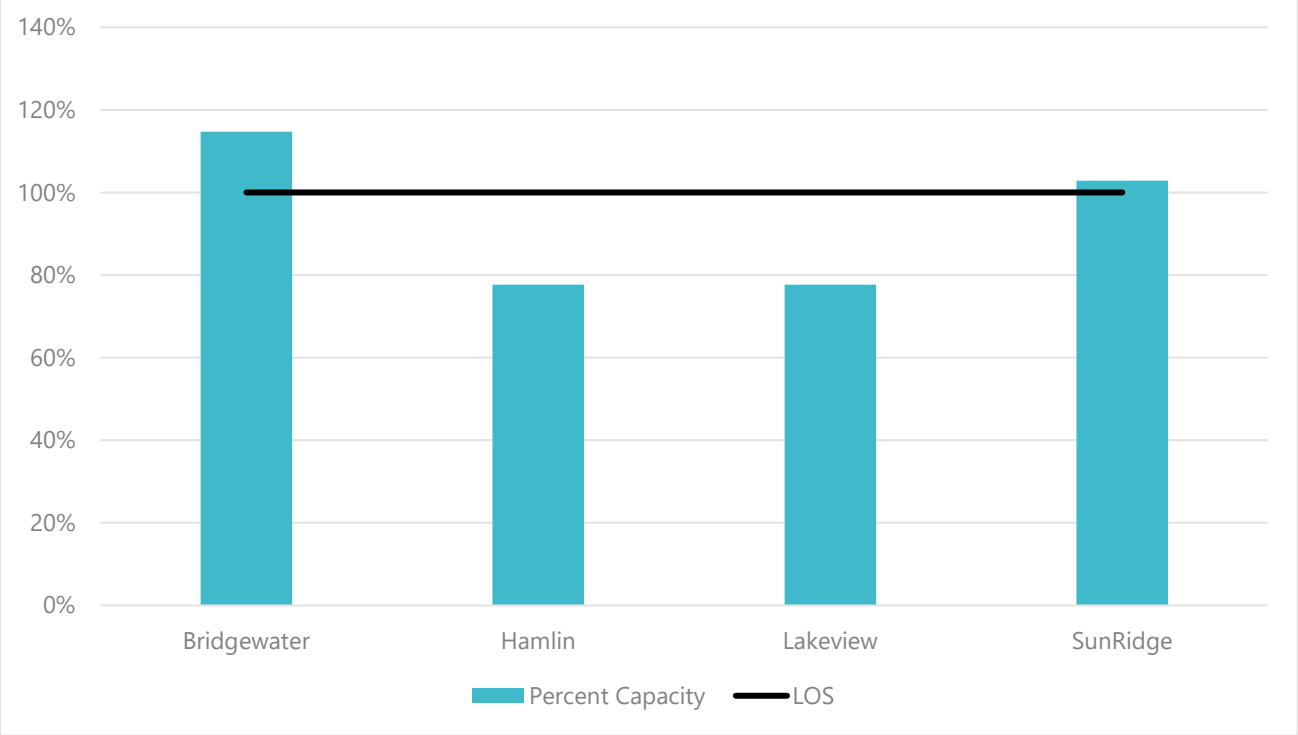
There are two middle schools in Winter Garden, Bridgewater Middle and SunRidge Middle, that exceed the adopted level of service standard. On average, middle schools in the City have reached 94% of their collective total capacity, approaching the 100% LOS standard, as shown in **Table PSF-2** and **Figure PSF-2**.

Table PSF - 2: Middle School Capacity Levels

School Name	2024-2025 Enrollment	Permanent Capacity	Percent Capacity	LOS Status
Bridgewater	1,179	1,028	115%	Above LOS
Hamlin	953	1,227	78%	Below LOS
Lakeview	788	1,015	78%	Below LOS
SunRidge	1,108	1,077	103%	Above LOS
Total	**4,028**	**4,347**	**94%**	Nearing LOS

Source: Orange County Public Schools

Figure PSF - 2: Middle School Capacity Levels



Source: Orange County Public Schools

High School Capacity

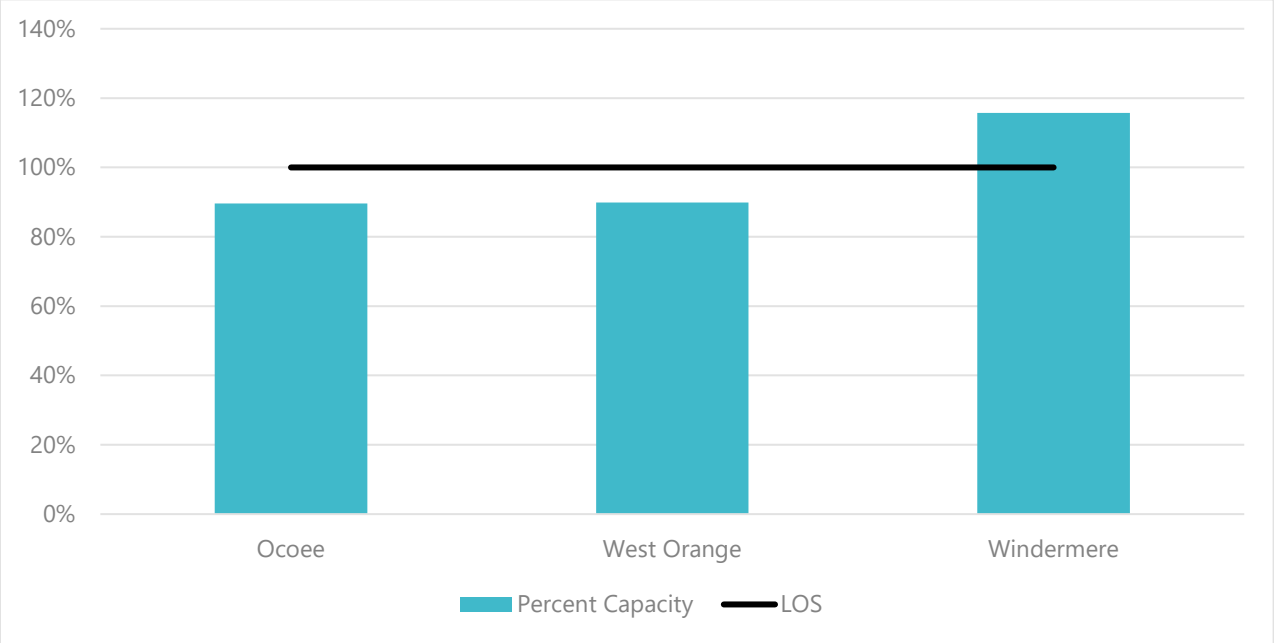
All three high schools in or serving City residents are nearing or exceed the adopted LOS standards for capacity, see **Table PSF-3** and **Figure PSF-3**.

Table PSF - 3: High School Capacity

School Name	2024-2025 Enrollment	Permanent Capacity	Percent Capacity	LOS Status
Ocoee	2,490	2,778	90%	Nearing LOS
West Orange	2,750	3,061	90%	Nearing LOS
Windermere	3,187	2,753	116%	Above LOS
Total	**8,427**	**8,592**	**99%**	Nearing LOS

Source: Orange County Public Schools

Figure PSF - 3: High School Capacity Levels



Source: Orange County Public Schools

Other School Types

In addition to the schools mentioned above, Winter Garden has non-traditional school options, charter and private schools, for local students. Enrollment at the charter and larger private schools are shown in **Table PSF-4**.

Table PSF - 4: Non-Traditional School Enrollment

School Name	2024-2025 Enrollment
Hope Charter/Legacy	414
Oakland Avenue	512
UCP West Orange Charter	302
Ese Transition	108
Esteem Academy	22
Foundation Academy	731
Hospital Homebound	129
Total	**2,218**

Source: Orange County Public Schools

ENROLLMENT PROJECTIONS

As Winter Garden continues to grow, new students will be enrolled in its local schools. **Table PSF-5** outlines the generation rates for various types of residential units as determined by Orange County Public Schools.

Table PSF - 5: Generation Rates

	Elementary School	Middle School	High School
Single-Family (Including Townhouses)	0.351	0.181	0.246
Multi-Family	0.146	0.068	0.084
Mobile Homes	0.217	0.107	0.116

Source: Orange County Public Schools

By 2050, Winter Garden is expected to have a total of 19,053 dwelling units, representing an increase of almost 3,000 units from today. For projecting purposes, the proportions of unit types are assumed to remain consistent through 2050, approximately 82% of these units will be single-family dwellings or townhouses (15,533 units); 14% will be multi-family dwellings (2,632 units); and 4% will be mobile homes (845). Using the generation rates from **Table PSF-5**, Winter Garden should expect an increase of 1,631 total students by 2050.

Table PSF - 6: New Students Projected by 2050

	Elementary School	Middle School	High School	Total
Single-Family (Including Townhouses)	671	346	471	**1,488**
Multi-Family	47	22	27	**97**
Mobile Homes	23	11	12	**46**
Total	**741**	**379**	**510**	**1,631**

SCHOOL IMPROVEMENTS

Over the past several years, Orange County Public Schools (OCPS) has made significant investments in school facilities within the City of Winter Garden and surrounding areas, responding to rapid growth and the evolving educational needs. Since 2020, the City and nearby areas has welcomed several new schools, including Hamlin Elementary, Hamlin Middle, and Atwater Bay Elementary. These additions reflect the School District's commitment to providing high-quality, accessible education in areas experiencing substantial residential development.

Looking ahead, OCPS has allocated several million dollars in its Fiscal Year 2025 capital improvement budget for major renovations to Lakeview Middle School. The planned improvements include comprehensive campus-wide remodeling and modernization, ensuring the school continues to meet the academic and facility standards expected by students, parents, and staff throughout the Winter Garden community.

OCPS also maintains ownership of the property at 1100 E Maple Street. While it is currently occupied by Special Hearts Farm, it may in the future be adapted into another educational facility.

FORMAL AGREEMENTS

The City of Winter Garden, along with Orange County and its other municipalities, coordinates with Orange County Public Schools for school facility planning and development within its jurisdiction. In 2008, the City entered into the *Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency*, which outlines the procedures for school facility development and concurrency requirements. A 2010 amendment to this interlocal agreement updated its Level of Service (LOS) and concurrency standards.

Furthermore, in 2019, the School Board of Orange County and the City of Winter Garden Police Department entered into an agreement to provide school resource officers (SRO) at City schools. In 2025, the City Commission approved an extension to the SRO agreement with Orange County Public Schools through the Safe Schools Allocation fund.

FUTURE CONSIDERATIONS

As Winter Garden continues to grow, ongoing coordination between the City and Orange County Public Schools (OCPS) is essential to ensure that school facility planning remains aligned with new development. During the development review process, the City should consistently share applications with OCPS and Orange County to assess whether existing and planned schools can adequately serve the

growing community. Schools should be strategically located near residential areas and supported by safe, multimodal transportation options to promote accessibility for all students.

Winter Garden and OCPS should also consider revising student generation rates to reflect shifting enrollment patterns influenced by the Family Empowerment Scholarship Program, which allows families to access private and alternative educational options. As more students choose non-public schools, public school enrollment may decrease, potentially impacting long-term facility and capacity planning.

DATE: July 24, 2026

TO: Kelly Carson, Planning Director

FROM: Inspire Placemaking Collective

RE: Public Engagement Summary

The Winter Garden 2050 Comprehensive Plan Update was driven by a robust, multi-faceted public engagement process that successfully culminated in a shared community vision for the City's future. Throughout 2025, the project team actively collaborated with residents, business owners, and City leadership to gather insights and ensure a wide range of voices were heard. This comprehensive outreach effort included a series of three interactive public workshops, targeted stakeholder interviews, interdepartmental director meetings, community pop-up events, and a dedicated project website featuring an online survey and interactive mapping. By synthesizing the extensive feedback gathered across these diverse platforms, the City was able to forge a unified, community-driven vision focused on preserving Winter Garden's cherished small-town charm while strategically prioritizing sustainable infrastructure, multimodal transportation, and diverse housing options. More detailed summaries of the workshops and website follow this introduction.

Key Engagement Events & Milestones

- **Directors Meeting (April 8, 2025):** The project team met with City department directors (including City Management, Planning, Engineering, Police, and Fire) to establish communication channels and share City data related to the Comprehensive Plan's Data and Analysis.
- **Stakeholder Interviews (April 15, 2025):** In-person meetings were held at City Hall with business owners, property owners, and community groups. Stakeholders identified the City's downtown, sense of community, and walkability as major strengths. Key challenges and weaknesses included peak-hour traffic congestion, limited housing diversity, and a lack of downtown parking and public restrooms.
- **Pop-Up Events & Continued Engagement:** Outreach included community Pop-Up events, notably on April 26, 2025, which capitalized on the popularity of local gatherings like the Winter Garden Farmers Market, a cornerstone of the City. On August 7, 2025, the project team participated in the One Winter Garden meeting with the purpose of introducing the update process, sharing insights, and engaging the East Winter Garden community.

- **Public Workshops (March 25 & April 30, 2025):** These workshops allowed residents to participate in visioning exercises, prioritizing initiatives like environmental conservation, historic preservation, and infrastructure improvements.
- **Open Houses (May 18, 2026):** Two open houses (one afternoon and one evening session) were conducted unveiling the changes to the Comprehensive Plan with community.

Core Community Priorities & Themes

1. Preserving "Sense of Place" & Small-Town Charm A resounding theme across all engagement platforms was the desire to protect Winter Garden's historic, family-friendly, and small-town identity. Residents deeply value community events, the brick streets, and the vibrant downtown. Website survey respondents suggested expanding the Farmers Market (potentially adding a night market), closing Plant Street to vehicular traffic on Saturdays, and promoting local arts and culture.

2. Transportation and Infrastructure Improvements Traffic flow and roadway safety are primary concerns for residents. Feedback highlighted the need for:

- Traffic calming measures and more roundabouts instead of stop signs.
- Safer pedestrian crossings, expanded sidewalks (especially in East Winter Garden and downtown), and more bike-friendly infrastructure.
- Expanded multi-use trails, including connections to the Coast-to-Coast Trail and the Lake Apopka Loop.
- Infrastructure upgrades, particularly regarding stormwater drainage in East Winter Garden and moving overhead power lines underground.

3. Housing Diversity and Redevelopment While residents appreciate low-density residential areas, there is a recognized need for diverse and affordable housing options to accommodate a growing population expected to increase by 26% to 44% by 2050.

- Support exists for mixed-use developments, townhomes, and Accessory Dwelling Units (ADUs) within established neighborhoods.
- Participants favored incentivizing infill development and the revitalization of specific corridors, such as Dillard Street and East Winter Garden, through specialized design guidelines and overlays.

4. Environmental Sustainability & Recreation The community strongly advocates for preserving natural habitats, wetlands, and tree canopies. Residents expressed a desire for enhanced sustainability programs, such as providing rain barrels, composting, and native planting initiatives. Expanding recreational spaces, specifically adding more playgrounds, a splash pad, pickleball courts, and activating the Lake Apopka waterfront, were also top priorities.

DATE: March 27, 2025

TO: Kelly Carson, Planning Director

FROM: Inspire Placemaking Collective

RE: Winter Garden – Public Workshop #1 Summary

Public Workshop #1

Introduction

The purpose of this memorandum is to provide a summary of the first Public Workshop for the Winter Garden Comprehensive Plan Update. This workshop was the first in a series of three public workshops held to understand the community's vision for the future of Winter Garden. The workshop took place on Tuesday, March 25, 2025 at City Hall (300 West Plant Street). A list of attendees is provided in Attachment A.

Presentation



The workshop kicked off with a presentation that introduced the project team, scope and timeline. A copy of the presentation is provided in Attachment B. The presentation outlined the plan update process and the preliminary existing conditions within the community. It also highlighted how public engagement insights will shape the plan. Inspire staff further informed attendees about the launch of a project website for Winter Garden's Comprehensive Plan designed to engage individuals who could not attend the workshop (https://www.inspire-engagement.com/winter-garden-comp-plan). The website offers community members access to project information, downloadable documents, and an opportunity to participate by completing an online survey and contributing to the community forum.

Engagement Activities

Attendees took part in a series of activities aimed at helping the project team assess the current conditions within the City by answering the question, "Where

are we now?" A summary of each activity, along with the responses given, is provided below.

Activity #1. Polling Exercise

Participants utilized the Poll Everywhere software to complete an eight-question survey, generating real-time results for the workshop attendees. The responses to each question are detailed in Attachment C, with a summary of the most popular answers outlined below. Physical handouts were available as well.

1. Question #1: Served as a warm-up and asked respondents to provide the ZIP Code of their home address. All participants reported ZIP Code 34787 – corresponding to Winter Garden.
2. Question #2: Asked participants to describe what makes Winter Garden special. The answers focused on community, people, history, and local businesses.
3. Question #3: Asked participants how far they live from a grocery store. All participants who live in Winter Garden responded that they live less than 10 minutes from a grocery store.
4. Question #4: Asked participants how long their commute to work is. 40% of participants who live in Winter Garden responded that they live less than 10 minutes from work. The responses varied from less than 10 minutes to more than 30 minutes.
5. Question #5: Asked attendees to rank their priorities for land use and development. The top three priorities identified were: 1) Protecting and expanding green spaces, parks, nature preserves and recreational areas; 2) Enhancing neighborhood safety and security; and 3) Upgrading and maintaining infrastructure (e.g., stormwater, drainage, roads, utilities).
6. Question #6: Asked attendees how important it is for the City of Winter Garden to facilitate the development of affordable and/or workforce housing. Half of the participants agreed that this is very important (17%) or somewhat important (33%). One third responded that it is not important at all, and the remainder were neutral.
7. Question #7: Asked attendees about their top environmental concern in Winter Garden. The two top concerns were 1) Protecting water resources (e.g. wetlands, lakes, groundwater) and 2) Increasing green spaces, parks, and tree canopy.
8. Question #8: Asked attendees what transportation improvements they would like to see in Winter Garden over the next 20 years. Over 60% of participants responded they would like to see improved roadways and traffic flow.





"What I Love" Exercise

In this activity, participants shared the reasons they love living, working, and playing in Winter Garden by writing their thoughts on a large banner. Responses centered around the friendly community, local events and businesses, and the City staff and board. The full list of responses can be found in Attachment D.

Issue Identification Exercise

In this activity, participants shared their opinions on Winter Garden's transportation, parks and conservation systems, infrastructure, housing market, and redevelopment, including what they liked, disliked, and hoped to change. Images of the boards and responses are provided in Attachment E.

Table 1. Community Assessment Exercise – Redevelopment Responses

What areas are primed for redevelopment?	What should redevelopment look like?	What economic industries should the city try and attract over the next 25 years?
✓ East Winter Garden – more development / places to eat on Plant St. ✓ Dillard St. redevelopment. ✓ Vineland improvements ✓ South story road area – single-family renovation grants ✓ Reclaiming & saving / preserving groves for educational & community events	✓ Parks ✓ Mixed-use developments ✓ Affordable single-family ✓ Connection to West Orange Trail ✓ Underground power & add streetlights on Vineland ✓ Focus on safety ✓ Union forming	✓ Education ✓ Land development tech (i.e. Riegl) ✓ Tech Space ✓ Coworking / shared space ✓ Agritourism ✓ Agricultural education / production

Table 2. Community Assessment Exercise – Mobility Responses

What do you like about Winter Garden's current infrastructure?	What do you dislike about Winter Garden's current infrastructure?	What do you want to change about Winter Garden's current infrastructure?
✓ Roundabouts ✓ West Orange Trail ✓ Fountain on trail	✓ Reactive to infrastructure rather than proactive ✓ Speed & safety for kids ✓ Dillard Street ✓ Golf Carts all over ✓ More wayfinding signage for businesses downtown	✓ Bike lane on Avalon Rd ✓ More roundabouts instead of stop signs or lights ✓ Signs on trail ✓ Safety speed of e-bikes ✓ Gathering on trail ✓ Crosswalks ✓ Bike trails and bike friendly development ✓ ADA access for disabilities ✓ More sidewalks Downtown

Table 3. Community Assessment Exercise – Recreation Responses

What do you like about Winter Garden's current recreation options?	What do you dislike about Winter Garden's current recreation options?	What do you want to change about Winter Garden's current recreation options?
✓ Downtown Winter Garden, family-oriented activities ✓ Tucker Oaks	✓ Insufficient & lacking parks, sports fields	✓ More playgrounds, neighborhood ✓ Splash pad ✓ Pickleball courts ✓ Tennis ✓ Shared garden area ✓ Small amphitheater

Table 4. Community Assessment Exercise – Housing Responses

What do you like about Winter Garden's current housing market?	What do you dislike about Winter Garden's current housing market?	What do you want to change about Winter Garden's current housing market?
✓ Current rate of growth ✓ Home values are up ✓ Single use zoning	✓ The fast-growing rate ✓ Multi-family Housing ✓ Lack of growth management ✓ HOA's	✓ Mixed-use (Vertical) ✓ More affordable housing especially for seniors ✓ Larger lot lines for more yard space ✓ More preservation of agriculture ✓ Housing variety

Table 5. Community Assessment Exercise – Infrastructure Responses

What do you like about Winter Garden's current infrastructure?	What do you dislike about Winter Garden's current infrastructure?	What do you want to change about Winter Garden's current infrastructure?
✓ Pedestrian infrastructure Downtown ✓ New WWTF ✓ Parking structure by the market	✓ Drainage in East Winter Garden ✓ Street lighting in East Winter Garden ✓ Lack of sidewalks in East Winter Garden ✓ Lack of parking in Downtown	✓ More complete streets ✓ More roundabouts (where appropriate Dillard Rd.) ✓ Need sidewalks in East Winter Garden ✓ Festival street (Plant St – from Park to Dillard) ✓ More parking in Downtown

Attachments

A. Attendance List
B. Workshop Presentation
C. Digital Survey Results
D. What I Love About Winter Garden Results
E. Community Assessment Boards Results

A. Attendance List

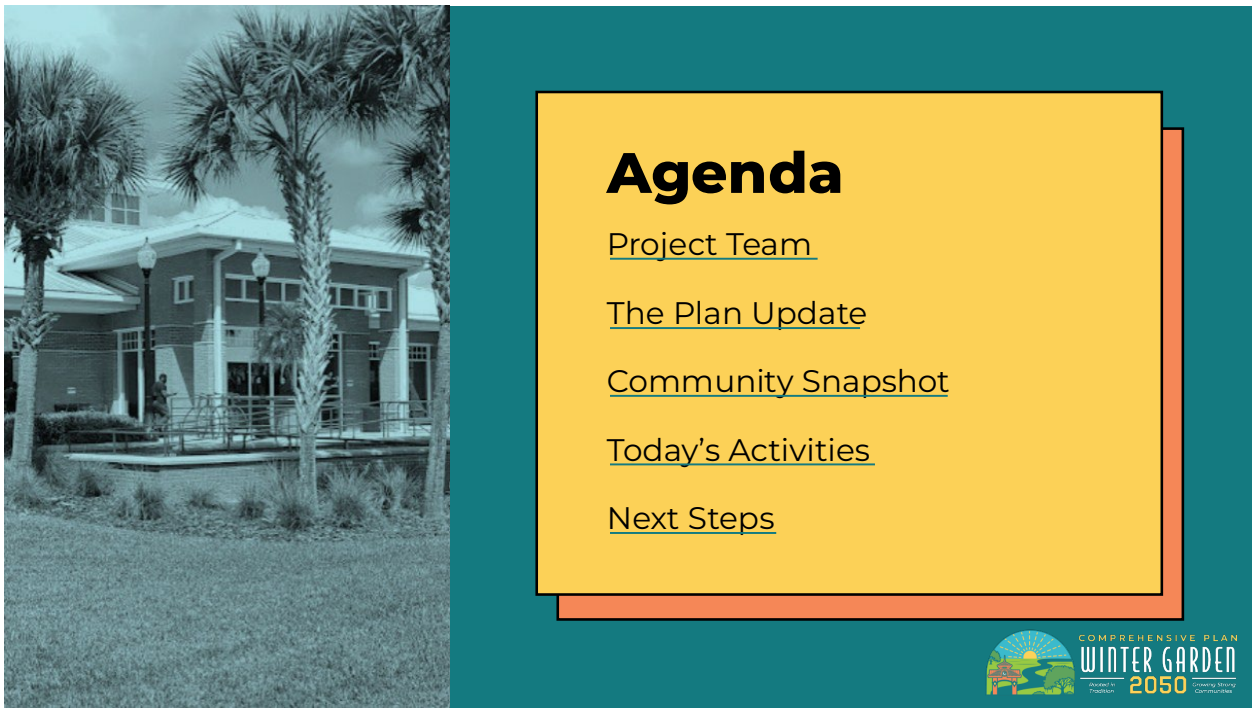
- Milly Appiah
- Chloe Johnson
- Susan Allmen
- Denise Gregorie
- Danykqua Faulk
- Chanell Joy Northern
- Linday Dyson-Smith
- Wanda Northern

F. Body

- Danny Culberson
- John Ried
- Austin Arthur
- Amy Paterson
- Benjamin Grossman
- Sharon Lambert
- Bernie Ileto
- Rose Ileto

B. Workshop Presentation





Project Team

Kelly Carson
Planning Director

Shane Friedman
Planning Supervisor

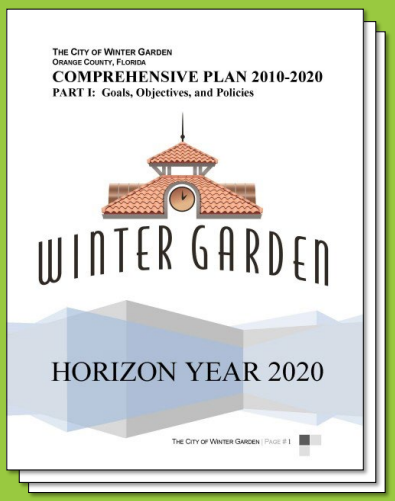
Eric Raasch, AICP
Project Manager

Chris Dougherty, AICP
Project Manager

Gabriela Castro, AICP
Planner

Haiden Lewis
Planner

The Plan Update



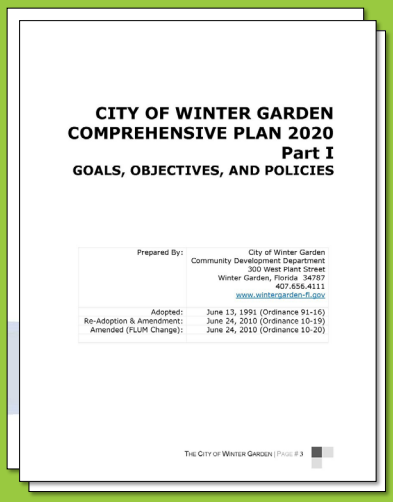
What is a Comprehensive Plan?

A document designed to guide the future actions of a jurisdiction. It presents a vision for a community's future through long range goals, objectives, and policies.

The Comprehensive Plan also serves to:

- Help residents identify their vision for the future of the community
- Coordinate local decision making
- Provide guidance to landowners and developers

The Plan Update



CITY OF WINTER GARDEN
COMPREHENSIVE PLAN 2020
Part I
GOALS, OBJECTIVES, AND POLICIES

Prepared By: City of Winter Garden
Community Development Department
300 West Plant Street
Winter Garden, Florida 34787
407.656.4111
www.wintergarden-fl.gov

Adopted: June 13, 1991 (Ordinance 91-16)
Re-Adoption & Amendment: June 24, 2010 (Ordinance 10-19)
Amended (FLUM Change): June 24, 2010 (Ordinance 10-20)

THE CITY OF WINTER GARDEN | PAGE # 3

Plan Elements

1. Future Land Use
2. Multimodal Transportation
3. Housing
4. Public Facilities
5. Conservation
6. Recreation and Open Space
7. Intergovernmental Coordination
8. Capital Improvements
9. Public School Facilities
10. (NEW) Property Rights

The Plan Update

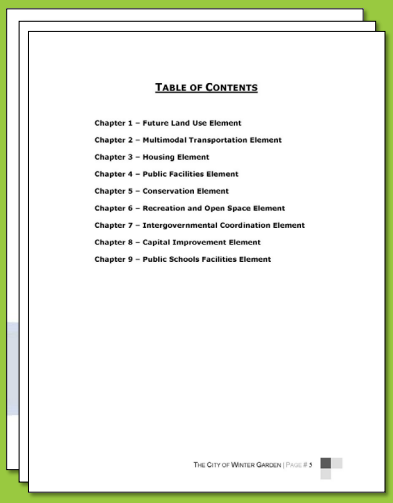


TABLE OF CONTENTS

Chapter 1 – Future Land Use Element
Chapter 2 – Multimodal Transportation Element
Chapter 3 – Housing Element
Chapter 4 – Public Facilities Element
Chapter 5 – Conservation Element
Chapter 6 – Recreation and Open Space Element
Chapter 7 – Intergovernmental Coordination Element
Chapter 8 – Capital Improvement Element
Chapter 9 – Public Schools Facilities Element

THE CITY OF WINTER GARDEN | PAGE # 3

Why Update?

- Required by Florida Statutes
- Current Plan Horizon Year was 2020
- Update the community's vision
- Plan rather than react to new development
- Re-evaluate current decision-making practices
- Evaluate levels of service standards for public facilities
- Identify and address existing and future opportunities

The Plan Update



SCAN ME!

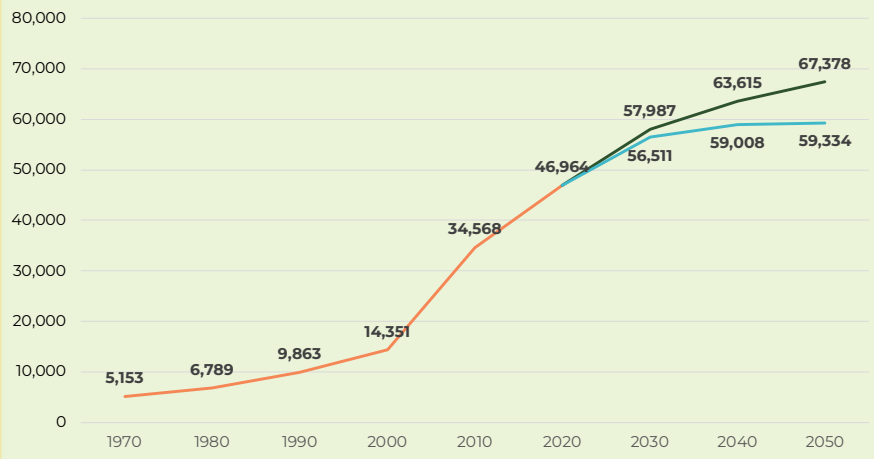
The Plan Update

January 2025	Kick-Off Meeting
January – March 2025	Initial Data Collection
March 25, 2025	Workshop #1
Spring 2025	Pop Up Event
April 2025	Stakeholder Interviews
TBD April 2025*	Workshop #2
TBD May 2025*	Workshop #3
March – June 2025	Update Data & Analysis
June – October 2025	Update Goals, Objectives & Policies
November 2025	Sharing Amendments
December 2025 – April 2026	Adoption Process

*Dates Tentative

Community Snapshot

Population Growth



City is roughly

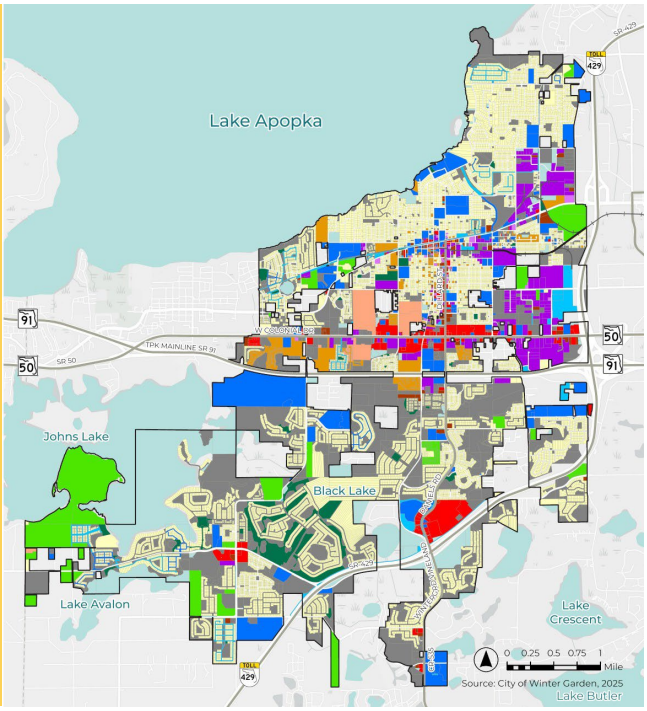
3.4%

of the County's population

26-44%

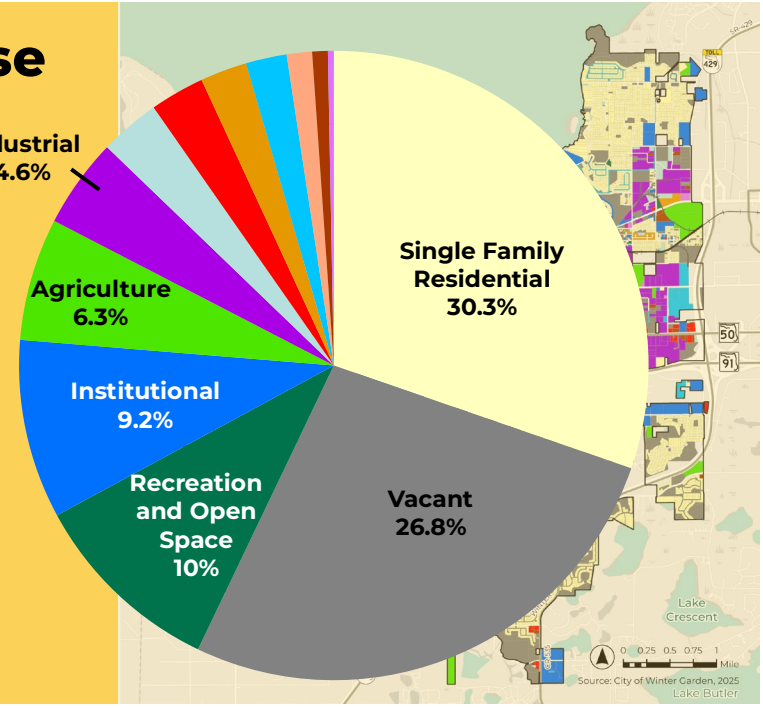
Expected Growth between 2023 & 2050

Existing Land Use



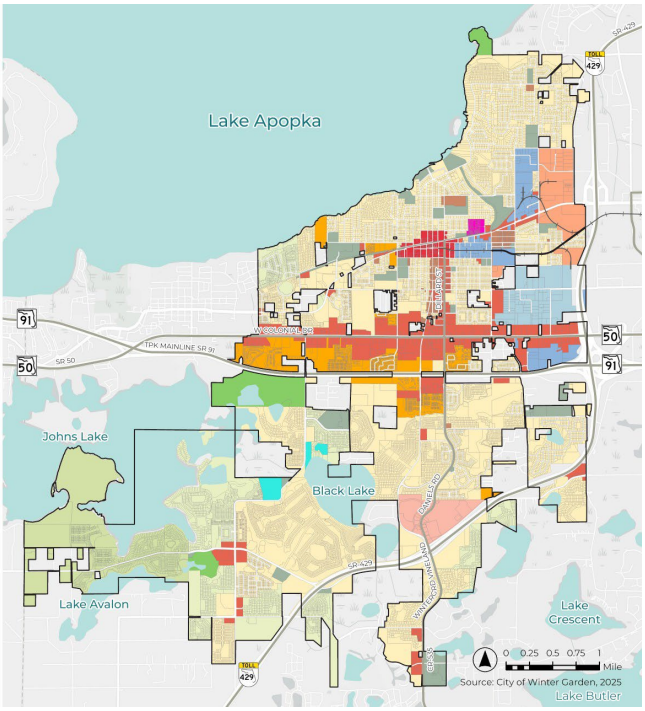
Existing Land Use

Existing Land Use	Percentage
Water	3.1%
Commercial	2.8%
Multi-Family Residential	2.4%
Infrastructure	2.1%
Manufactured Housing	1.3%
Office	0.8%
Mixed Use	0.3%



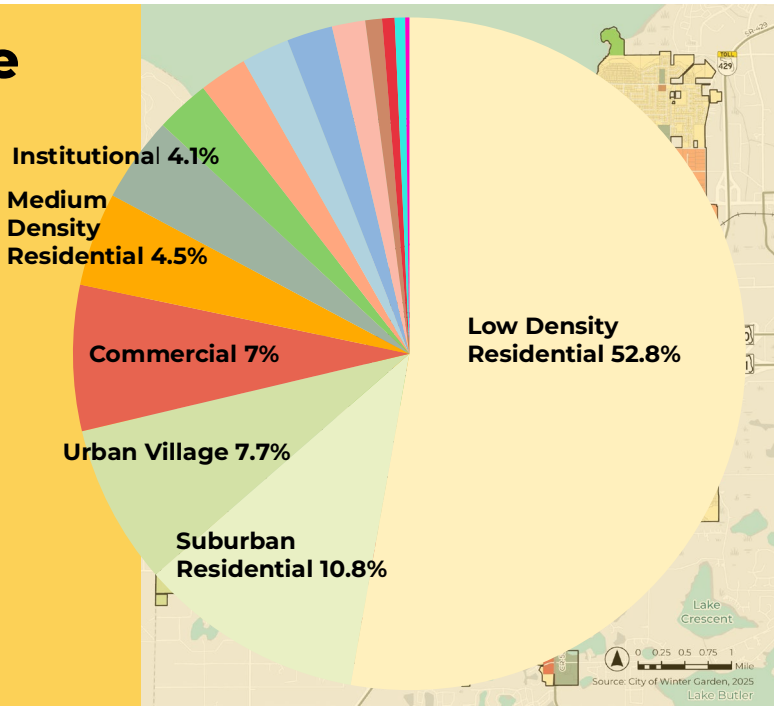
Future Land Use





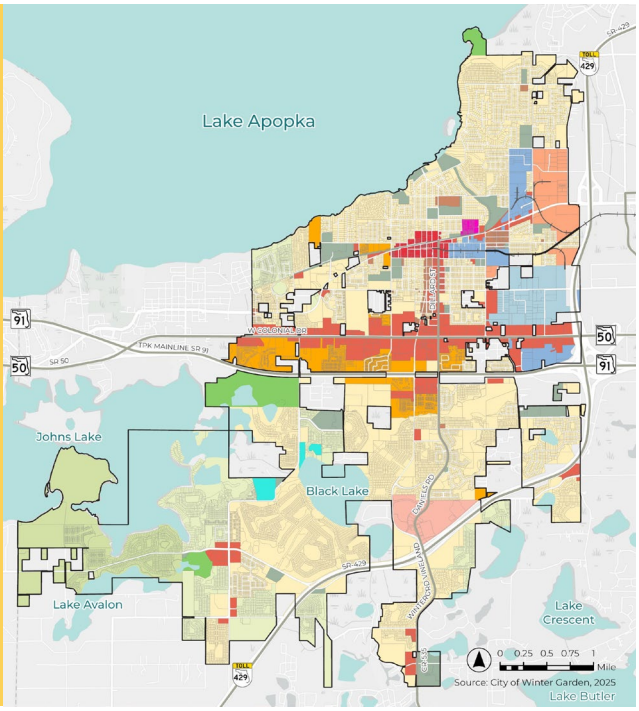
Future Land Use

Future Land Use	Percentage
Conservation	2.6%
Mixed Use Development	2.3%
Multi-Office Industrial	2.3%
Industrial	2.2%
South Beltway Center	1.6%
Neighborhood Commercial	0.8%
Traditional Downtown	0.6%
Orange County FLUM	0.5%
Downtown Transitional	0.2%

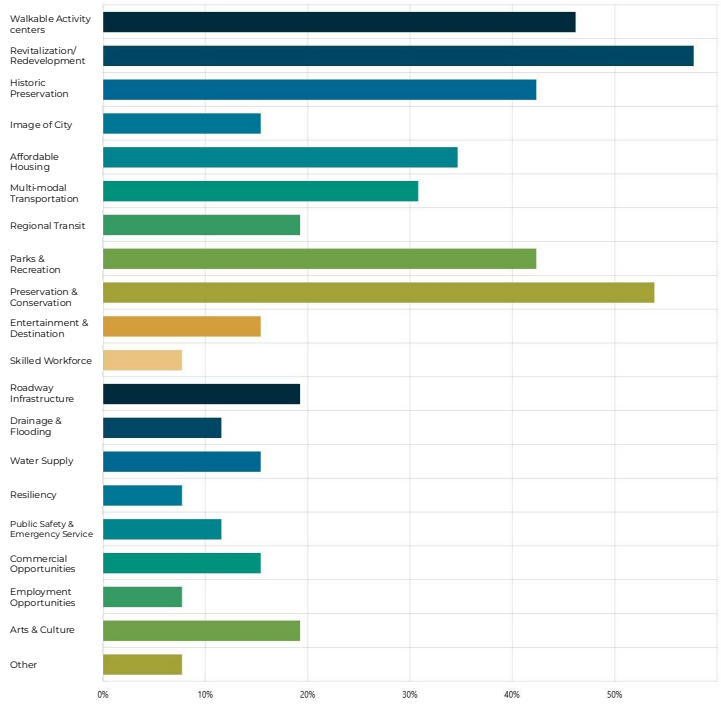


Future Land Use

- Residential Categories **63.6%**
- Mixed Residential and Non-Residential Categories **13.2%**
- Non-Residential Categories **15.6%**



Which of the following initiatives should be prioritized by the City over the next 25 years?



Which of the following initiatives should be prioritized by the City over the next 25 years?

TOP FIVE RESPONSES

1. Focus on revitalization and redevelopment of older underutilized areas
2. Preserve & conserve our natural environment and wildlife habitats
3. Support the development of walkable activity centers where you can live, work, and play
4. Expand our parks and rec options
5. Focus on historic preservation

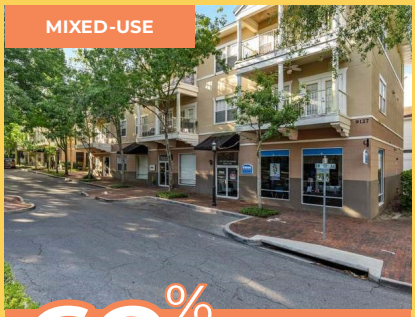
Community Snapshot

"What type(s) of housing do you think should be developed to accommodate Winter Garden's growing population?"

Participants could select as many options as they like.



77% OF PARTICIPANTS SELECTED THIS CHOICE



62% OF PARTICIPANTS SELECTED THIS CHOICE



46% OF PARTICIPANTS SELECTED THIS CHOICE

Today's Activities

1. Digital Survey
2. Community Assessment Exercise
3. What I love banner
4. Community Idea Wall

Digital Survey



VISIT

POLLEV.COM/INSPIRE2714

OR

SCAN

Next Steps



SCAN ME!

1. **Visit the Website (Survey & Map)**
   inspireengagement.com/wintergardencompplan

2. **Attend Workshop #2: TBD**

Thank you!


COMPREHENSIVE PLAN
WINTER GARDEN
Rooted in Tradition
2050
Growing Strong Communities

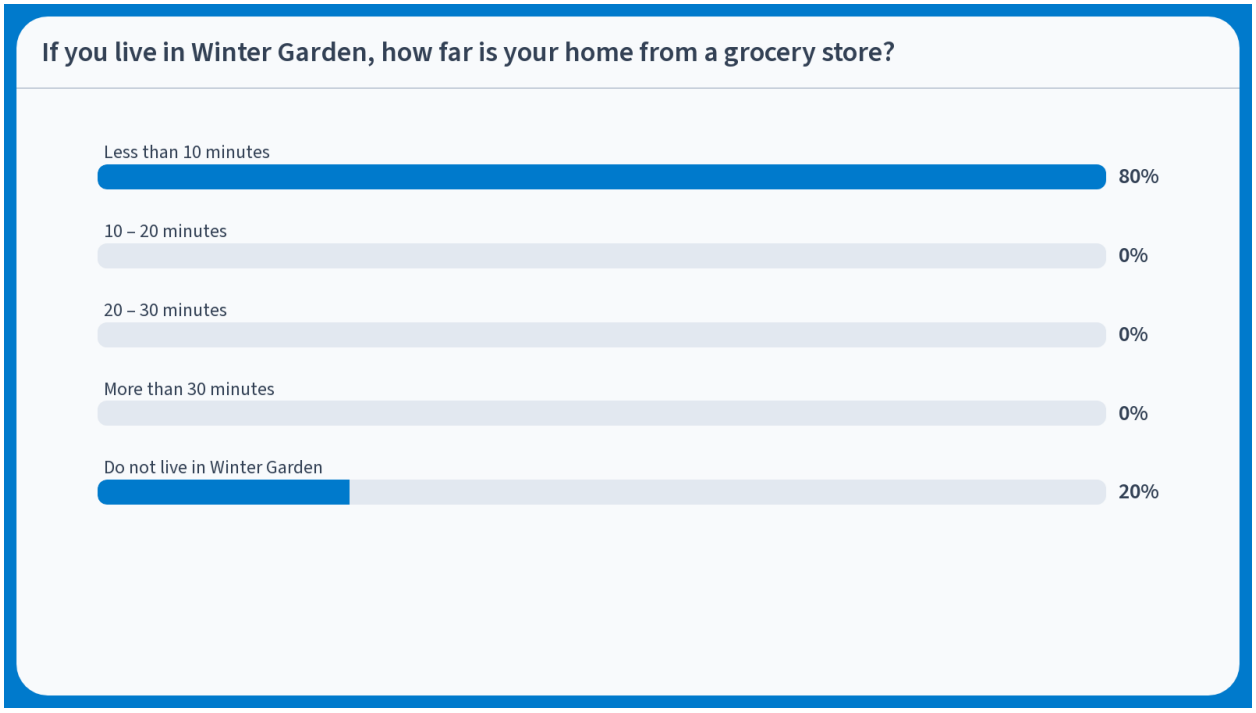
C. Digital Survey Results

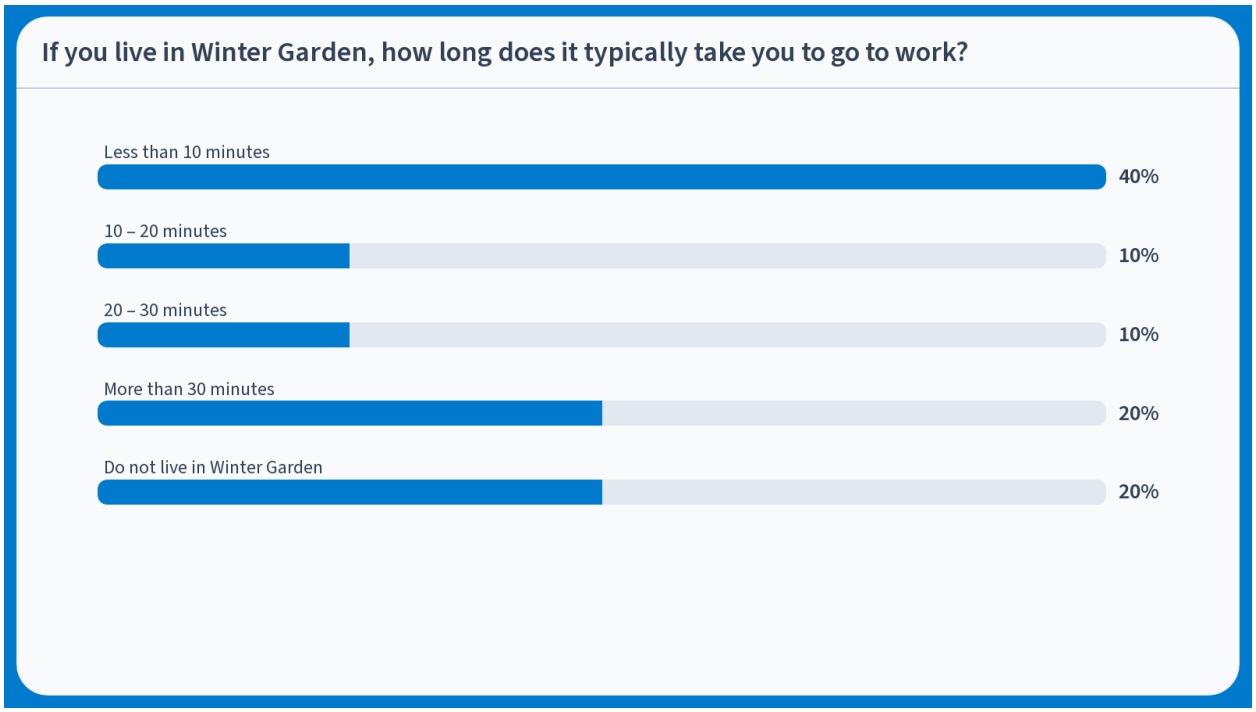
What is the zip code of your place of residence?

34787

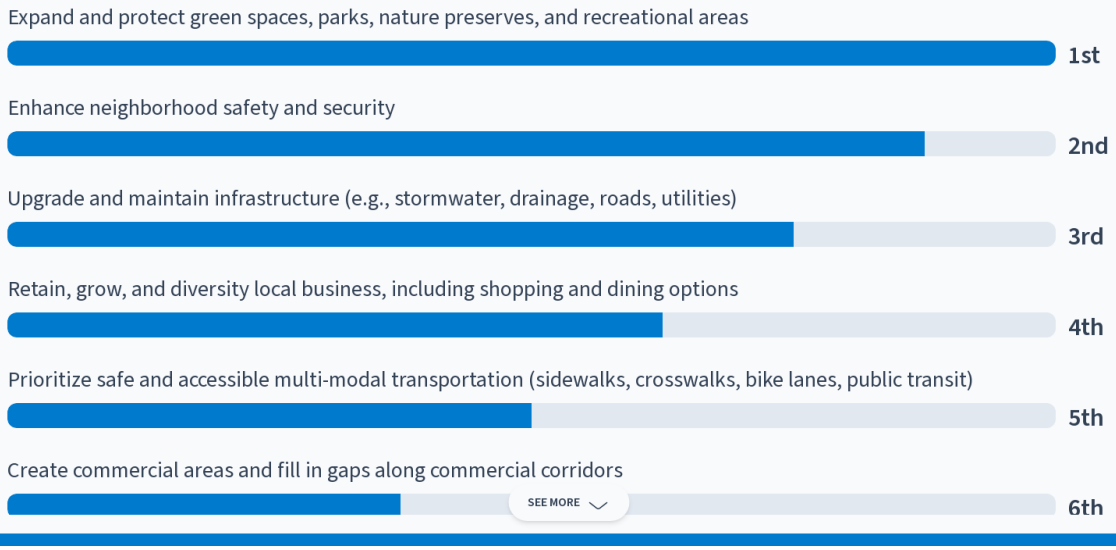
In three words or less, describe what makes Winter Garden special.



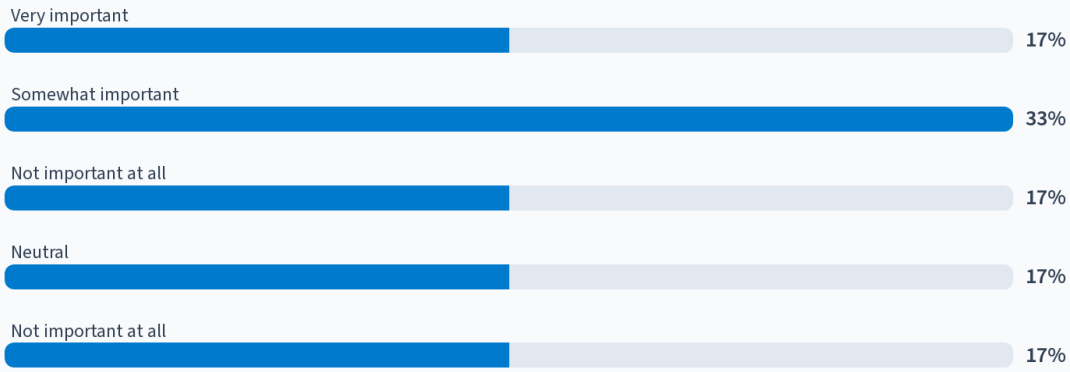

If you live in Winter Garden, how far is your home from a grocery store?
Less than 10 minutes
80%
10 – 20 minutes
0%
20 – 30 minutes
0%
More than 30 minutes
0%
Do not live in Winter Garden
20%


If you live in Winter Garden, how long does it typically take you to go to work?
Less than 10 minutes
40%
10 – 20 minutes
10%
20 – 30 minutes
10%
More than 30 minutes
20%
Do not live in Winter Garden
20%

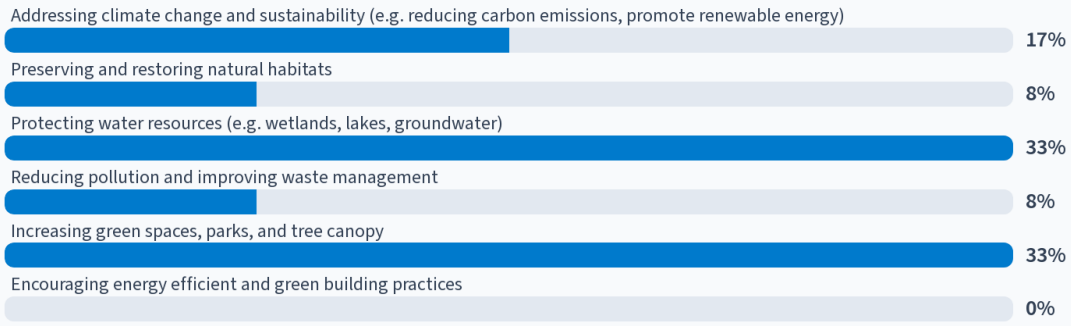
Rank your top priorities for land use and development in the future? Rank your selections from 1 (most important) to 8



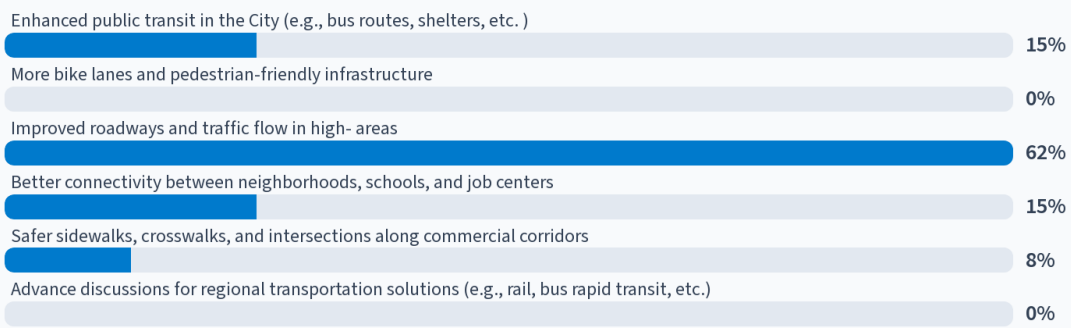
How important is it for the City of Winter Garden to facilitate the development of affordable and/or workforce housing within its boundaries?



What is the top environmental concern in Winter Garden that should be addressed in the Comprehensive Plan?



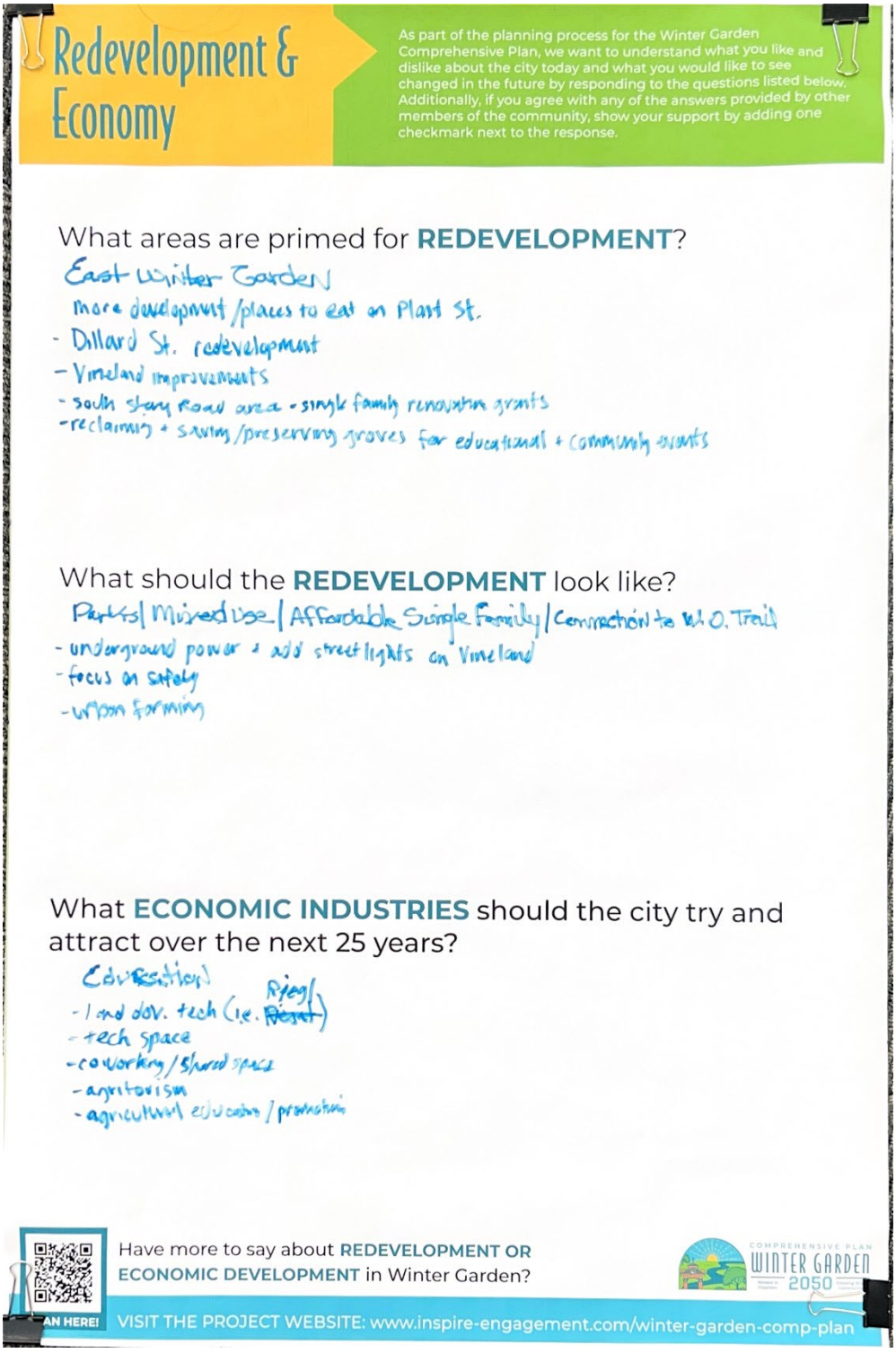
What are the top transportation improvements you would like to see in the City of Winter Garden over the next 20 years? Select up to three.



D. What I Love About Winter Garden Results



E. Community Assessment Boards Results



Redevelopment & Economy

As part of the planning process for the Winter Garden Comprehensive Plan, we want to understand what you like and dislike about the city today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, show your support by adding one checkmark next to the response.

What areas are primed for **REDEVELOPMENT**?

East Winter Garden
more development / places to eat on Plant St.
- Dillard St. redevelopment
- Vineland improvements
- south Story Road area - single family renovation grants
- reclaiming + saving / preserving groves for educational + community events

What should the **REDEVELOPMENT** look like?

Parks | Mixed Use | Affordable Single Family | Connection to W.O. Trail
- underground power + add street lights on Vineland
- focus on safety
- urban farming

What **ECONOMIC INDUSTRIES** should the city try and attract over the next 25 years?

Education
- I and dev. tech (i.e. Rieg/ ~~Regal~~)
- tech space
- co working / shared space
- agritourism
- agricultural education / production

Have more to say about **REDEVELOPMENT OR ECONOMIC DEVELOPMENT** in Winter Garden?

AN HERE!

VISIT THE PROJECT WEBSITE: www.inspire-engagement.com/winter-garden-comp-plan

Recreation

As part of the planning process for the Winter Garden Comprehensive Plan, we want to understand what you like and dislike about the city today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, show your support by adding one checkmark next to the response.

What do you like about Winter Garden's
CURRENT RECREATION OPTIONS?

Downtown Winter Garden, family oriented + activities
Tucker Oaks

What do you dislike about Winter Garden's
CURRENT RECREATION OPTIONS?

- insufficient & lacking parks, sports fields

What would you like to change about Winter Garden's
RECREATION OPTIONS IN THE FUTURE?

more playgrounds, neighborhood
- splash pad
- pickleball courts
- tennis
- shared garden area
- small amphitheature

Have more to say about **RECREATION** in Winter Garden?

VISIT THE PROJECT WEBSITE: www.inspire-engagement.com/winter-garden-comp-plan

Housing

As part of the planning process for the Winter Garden Comprehensive Plan, we want to understand what you like and dislike about the city today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, show your support by adding one checkmark next to the response.

What do you like about Winter Garden's CURRENT HOUSING MARKET?

Current rate of growth
Home values are up
√ Single use zoning

What do you dislike about Winter Garden's CURRENT HOUSING MARKET?

√√ The fast growth rate
Multi-family housing
Lack of growth management
HOAs

What would you like to change about Winter Garden's HOUSING MARKET IN THE FUTURE?

• Mixed use (Vertical)
√√ More affordable housing especially for seniors
√ Larger lot lines for more yard space
√ More preservation of agriculture
√ Housing variety

Have more to say about HOUSING in Winter Garden?

SCAN HERE

VISIT THE PROJECT WEBSITE: www.inspire-engagement.com/winter-garden-comp-plan

Infrastructure

As part of the planning process for the Winter Garden Comprehensive Plan, we want to understand what you like and dislike about the city today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, show your support by adding one checkmark next to the response.

What do you like about Winter Garden's
CURRENT INFRASTRUCTURE?

Pedestrian Inf. in D.T.
New WWTF
Parking Structure by the Market

What do you dislike about Winter Garden's
CURRENT INFRASTRUCTURE?

Drainage in East W.G.
Street Lighting in East W.G.
Lack of Sidewalks in East W.G.
Lack of parking in D.T.

What would you like to change about Winter Garden's
INFRASTRUCTURE IN THE FUTURE?

Move Complete Streets
Move Roundabouts (where appropriate) Dillard Rd
Need sidewalks in East W.G.
Festival Street (Plant Throw Park to Dillard)
More parking in D.T.

Have more to say about **INFRASTRUCTURE** in Winter Garden?

SCAN HERE VISIT THE PROJECT WEBSITE: www.inspire-engagement.com/winter-garden-comp-plan

Mobility

As part of the planning process for the Winter Garden Comprehensive Plan, we want to understand what you like and dislike about the city today and what you would like to see changed in the future by responding to the questions listed below. Additionally, if you agree with any of the answers provided by other members of the community, show your support by adding one checkmark next to the response.

What do you <u>like</u> about Winter Garden's
CURRENT MOBILITY OPTIONS?

roundabouts

West orange trail

fountain on trail

What do you <u>dislike</u> about Winter Garden's
CURRENT MOBILITY OPTIONS?

Reactive to infrastructure rather than proactive.

Speed + Safety for Kids.

Dillard-Stroad

Golf carts- all over

More wayfinding signage for bike stop downtown

What would you like to <u>change</u> about Winter Garden's
MOBILITY OPTIONS IN THE FUTURE?

bike lane on avalon

more roundabouts instead of stop signs or lights.

Signs on trail

Safety

Speed of e-bikes

crosswalks

Dock for boat traffic on lake apopka

bike trails + bike-friendly development

Gatherings on trail

ADA/easier access for disabilities

More sidewalks on DT

Have more to say about **MOBILITY** in Winter Garden?

SCAN HERE

VISIT THE PROJECT WEBSITE: www.inspire-engagement.com/winter-garden-comp-plan

DATE: May 2, 2025

TO: Kelly Carson, Planning Director

FROM: Inspire Placemaking Collective

RE: Second Public Workshop Summary

Public Workshop #2

Introduction

The purpose of this memorandum is to provide a summary of the second public workshop for the Winter Garden Comprehensive Plan Update. This workshop was the second in a series of three public workshops held to understand the community's vision for Winter Garden in 2050. The workshop took place on Wednesday, April 30, 2025, at City Hall (300 West Plant Street). A total of 33 people attended the workshop, and the relative locations of where the attendees live, work, and play within Winter Garden were collected on the Live, Work, Play Map which can be found in Attachment A.



Presentation

The workshop kicked off with a presentation that provided a brief overview of the 2050 Comprehensive Plan Update. A copy of the presentation is provided in Attachment B. The presentation outlined the project team, the Comprehensive Plan Update process, a brief snapshot of Winter Garden, previous public feedback, the workshop's activities and Next Steps.

Workshop Activities

Attendees took part in a series of six activities aimed at answering the question "Where do we want to go?" or what is the community's vision for Winter Garden in the year 2050. A summary of each activity, along with the activities results are provided below.

Activity #1 Visioning Initiatives Prioritization



In this activity attendees identified their top initiative or number one concern they felt should be prioritized during the update to the Winter Garden Comprehensive Plan. There was a total of seven priorities provided and attendees had the option of creating their own priority. The results of this activity are summarized below in Table 1 and the original board can be seen in Attachment C.

Table 1: Activity 1 Results

Initiative Priority	Choices
Support mixed use development	6
Increase affordable housing opportunities and housing diversity	6
Revitalization and redevelopment of older, underutilized areas	5
Preserve and conserve the natural environment and wildlife habitat	5
Enhance the transportation network to more effectively support walking and biking	3
Historic preservation	2
Address stormwater drainage and flooding concerns	1
Downtown Parking Garage	1

Activity #2 Roadway Mode Choices

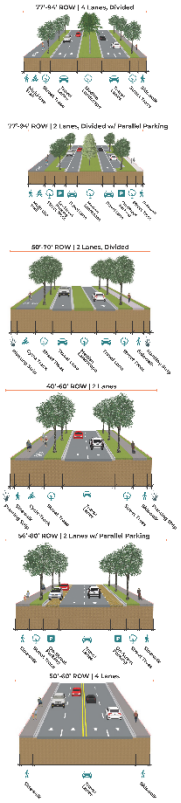


In this activity attendees identified a right of way alternative for four roads within Winter Garden. The four roadways included 9th Street, Lakeview Avenue, Avalon Road, and Park Avenue. The results of this activity are summarized below in Table 2 and the original board can be seen in Attachment D.

As shown below, the preferences are somewhat evenly distributed for 9th Street and Park Avenue. For 9th Street, the primary preference is for a two-lane road with a cycle track. The community preferred the two-lane cross-section with on street parking and sidewalks for Lakeview Avenue. Lastly, the community identified the same preference for Avalon Road and Park Avenue, which included a two-lane road divided by a wide median with a cycle track and sidewalk.

Table 2: Activity 2 Results





Roadway Types	Existing Roadway Conditions			
	N/A	N/A	3	N/A
	N/A	N/A	1	N/A
	7	1	9	8
	9	3	2	7
	4	13	2	5
	0	0	0	0

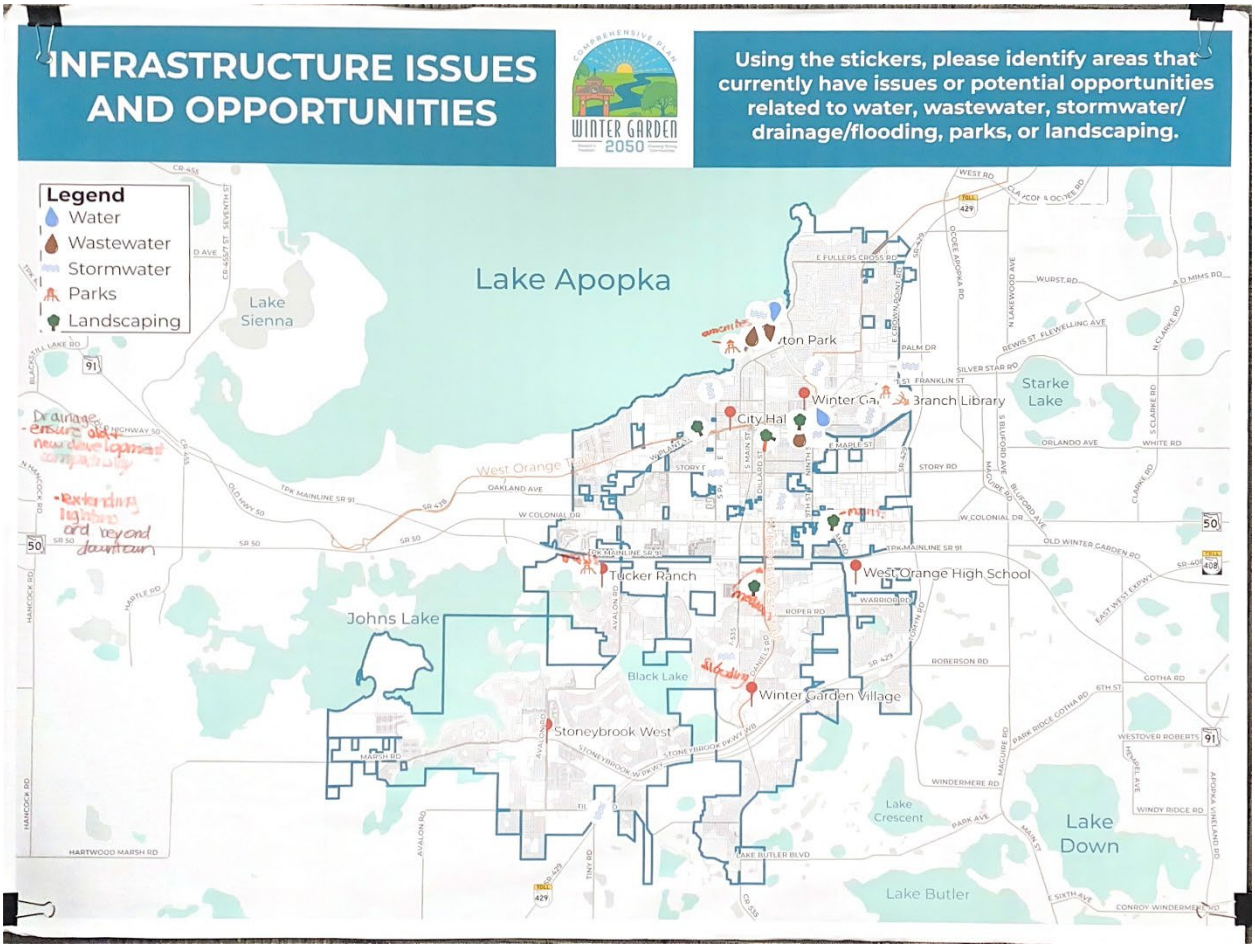


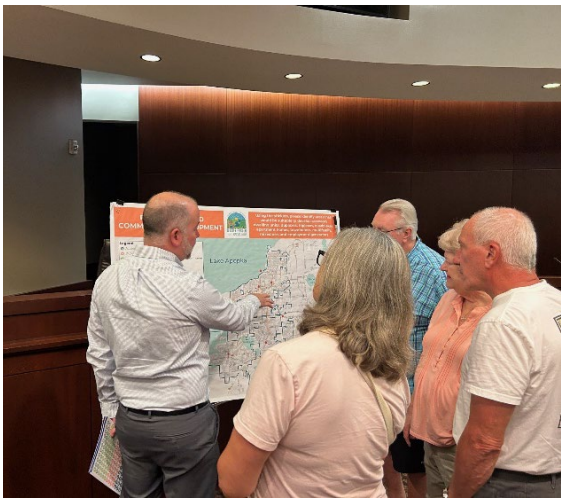
Activity #3 Infrastructure Issues and Opportunities

As part of this activity, attendees were asked to identify areas with existing issues or potential opportunities related to potable water, wastewater, stormwater management (including drainage and flooding), parks, and landscaping. The results of this exercise are illustrated in Figure 1 below.

Overall, most attendees expressed satisfaction with the City's current management of infrastructure. However, several community members highlighted areas for improvement particularly in landscaping, stormwater drainage, and park amenities. Key feedback included requests for increased tree canopy coverage along portions of the West Orange Trail and improved landscaping maintenance along State Road 50 and Daniels Road. Stormwater flooding concerns were reported in areas of East Winter Garden and along Winter Garden Vineland Road. With respect to parks, attendees voiced a desire for additional amenities at Newton Park and Tucker Ranch. There was also interest in the City acquiring a vacant parcel along the eastern edge of Plant Street for potential park development. Additionally, community members suggested extending lighting requirements beyond the downtown area and emphasized the importance of ensuring that new development does not cause drainage issues with existing development.

Figure 1: Activity 3 Results

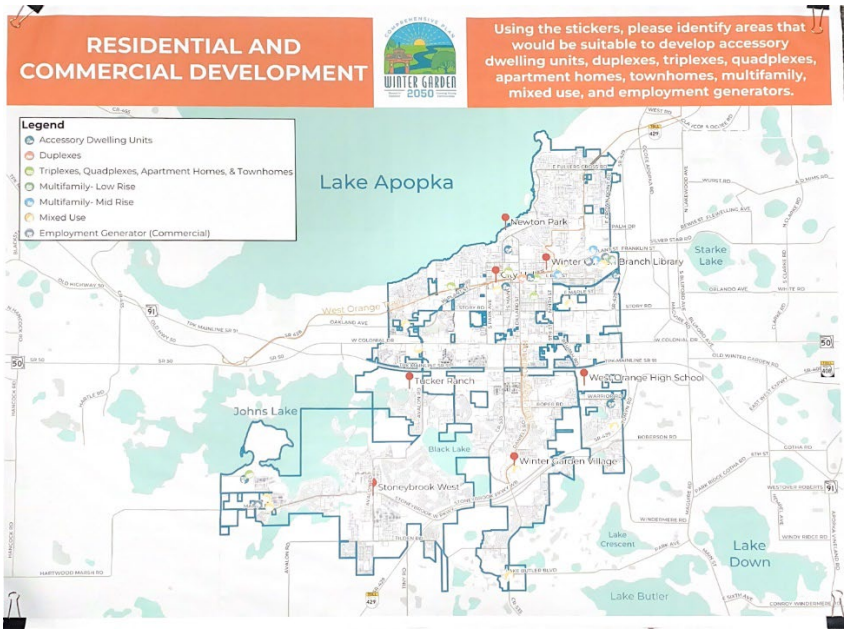




Activity #4: Residential and Commercial Development

This activity had attendees identify areas that would be suitable to develop accessory dwelling units, duplexes, triplexes, quadplexes, apartment homes, townhomes, multifamily, mixed uses, and employment generators. The results of this activity can be seen in Figure 2 below. Attendees expressed general support for accessory dwelling units (ADUs) within established neighborhoods. In terms of housing products, attendees felt that the provision of triplexes, quadraplexes, apartment homes, townhomes, and multifamily was most appropriate in the Plant Street corridor and in the southwest portion of the City near Marsh Road. For employment, attendees focused on the two largest undeveloped properties within the City, the Boyd property and the Strates property. Finally, mixed use products were preferred in numerous locations including Plant Street, Fowler Groves, Lake Butler Road and CR 535, and East Winter Garden.

Figure 2: Activity 4 Results



Activity #5 Vision Banner

This activity had attendees identify their vision for Winter Garden in 2050 by answering the prompt "IN 2050, WINTER GARDEN WILL BE...". The results of this activity are detailed below, and the original results can be found in Attachment E.

IN 2050, WINTER GARDEN WILL BE...

- A thriving community with a mix of families, singles, and active adults hopefully with better transportation options.
- Not over populated, keeping the small town charm w/brick streets, parks, and small local businesses. A bustling farmers market and community gardens.
- Filled with brick roads that are safe the best place to walk, considered + historic light packages, and has easy to identify and vibrant neighborhoods across the city.
- More affordable housing
- Small town charm, affordable housing, successful environment for all people & equal opportunity to be successful.
- A safe place for intergenerational living, activities & community supporting diverse interests.
- Full of happy, healthy kids & families who have transportation independence & options to where they need to go or want to go without being forced (for safety or economics) into single occupancy vehicle 😊 !! (This is what makes us healthy, happy, financially successful & ecologically conservative.)
- New Boutique hotel
- An art destination
- East Plant St. will be as prosperous as the rest of the community.
- Vibrant, multi-age (opportunities for all ages to live, work, play, thrive), charming, full of protected historic structures plus well designed how (Scale appropriate), Dillard Street on a road diet, safe to walk bike, drive, and a mix of housing types.
- Safe
- East WG will have cobblestone streets, multi use affordable house, great school system, top

10 affordable housing, great job opportunities, sidewalks, bike trails and high tech, #1 infrastructure.

Activity #6 Community Idea Wall

This activity provided attendees the opportunity to detail any issue, concern, idea, or comment related to the Comprehensive Plan Update that was not covered in any of the other workshop activities. The results of this activity are detailed below and the original results can be found in Attachment F.

COMMUNITY IDEA WALL

- By 2050, every elementary, middle, and high school child in Winter Garden can safely and comfortably walk or bike to school if they live close enough to walk.
- Homelessness will be solved in 2050 Winter Garden affordable housing.
- Lake Apopka clean + restaurants/Development
- New Boutique Hotel
- Shade along West Orange Trail / plant native trees etc.
- Lanes for golf carts and bike lanes
- Widen roads
- Allow accessory dwellings on lots that are large enough
- Regulate air BNB by registration with the City. These are not homes and are utilized similar to hotel so maybe tax as resort or temporary housing.
- Allow large homes on larger lots downtown
- Community Gardens for produce
- 429 South & Stoney Brook West Intersection / off ramp needs safer traffic transition (Traffic going to far right lane very hazardous)
- ADUs and more shade trees
- More speeding enforcement (S Lakeview Avenue)
- Stormwater infrastructure will be prioritized, and healthy wetlands will be preserved.
- Dillard street will be vibrant and safe to walk.
- Important Now: “Official” Signage on the W. Orange Trail that notifies/identifies that is a bike path. Must not be blocked with people & their animals clustered in groups across the trail blocking the flow of bike traffic.

Key Takeaways

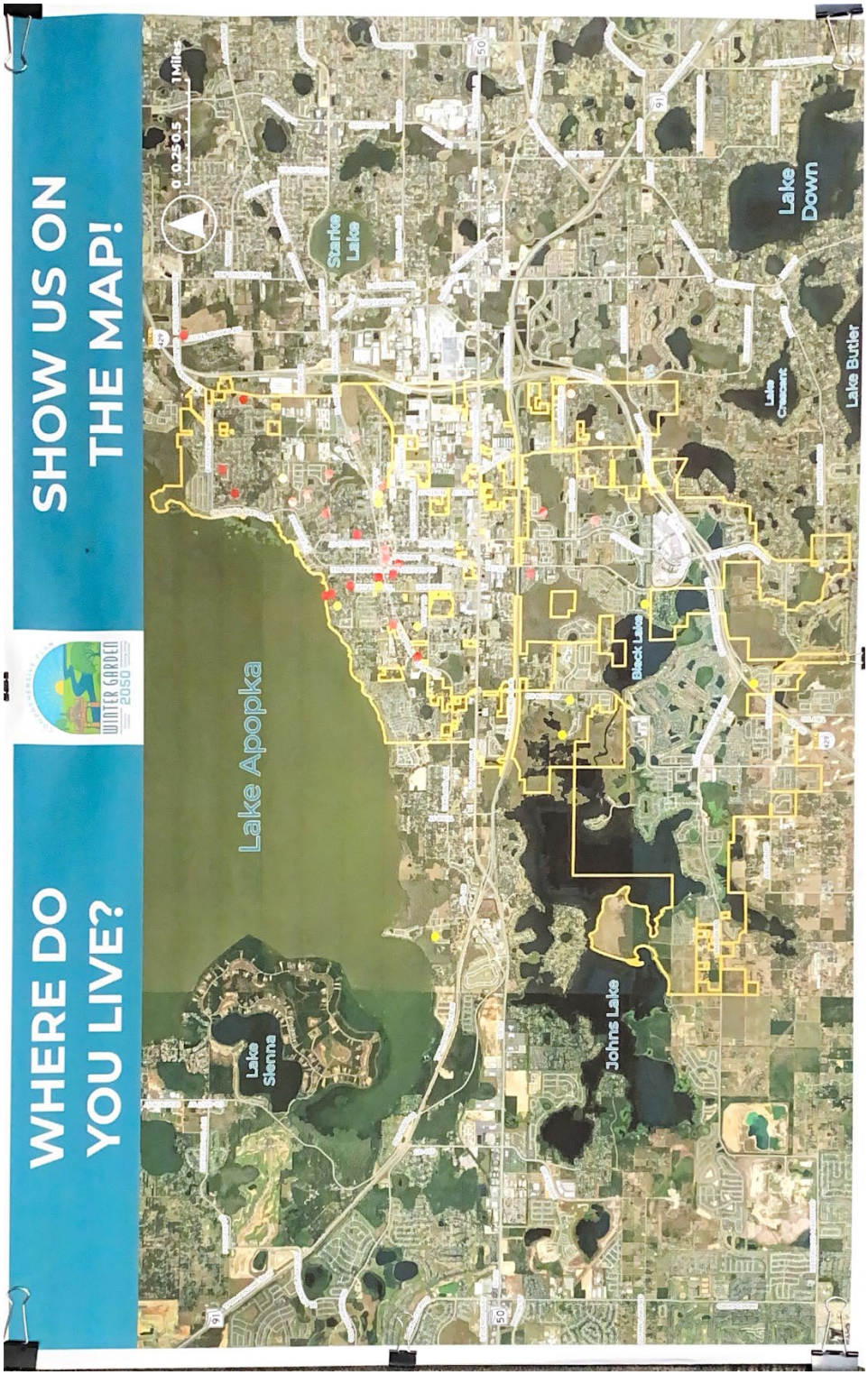
The second workshop for Winter Garden's Comprehensive Plan Update allowed for ample engagement between the residents of Winter Garden and the project team. A diverse set of comments, concerns, ideas, and opportunities for the Comprehensive Plan Update were identified. The three themes below were consistently brought up during the workshop:

1. Preserve and create more affordable housing opportunities for the current and future residents of Winter Garden.
2. Ensure multiple modes of transportation are safe, comfortable, and reliable.
3. Protect and enhance the smalltown charm and family friendliness of Winter Garden.

Attachments

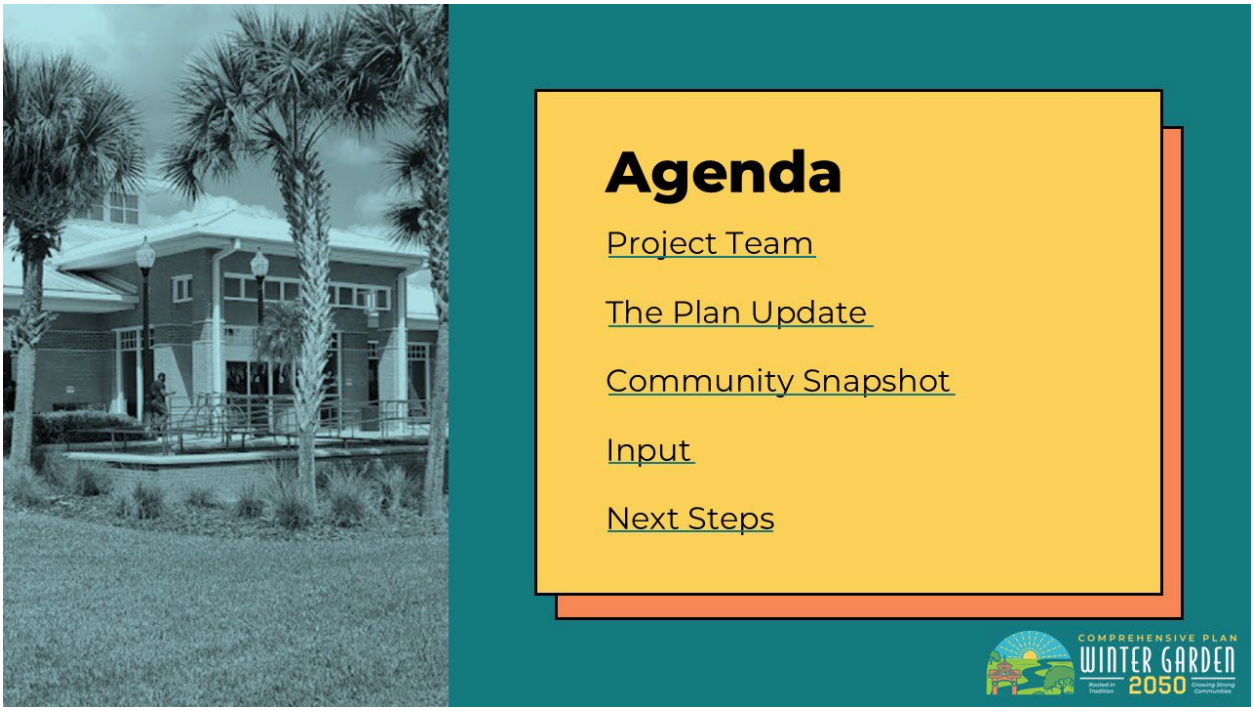
Attachment A: Live, Work, Play Map 11
Attachment B: Workshop #2 Presentation 12
Attachment C: Activity 1 Results 23
Attachment D: Activity 2 Results 24
Attachment E: Activity 5 Results 25
Attachment F: Activity 6 Results 26

Attachment A: Live, Work, Play Map



Attachment B: Workshop #2 Presentation





Project Team

Kelly Carson
Planning Director

Shane Friedman
Planning Supervisor

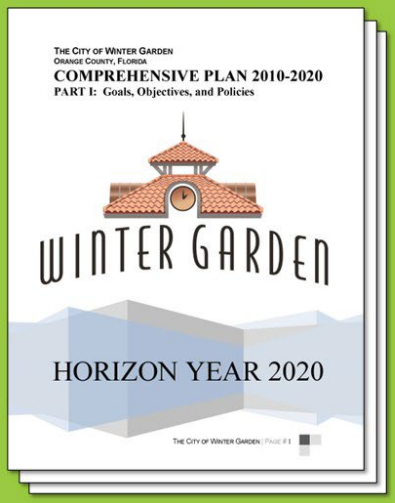
Eric Raasch, AICP
Project Manager

Chris Dougherty, AICP
Project Manager

Gabriela Castro, AICP
Planner

Haiden Lewis
Planner

The Plan Update



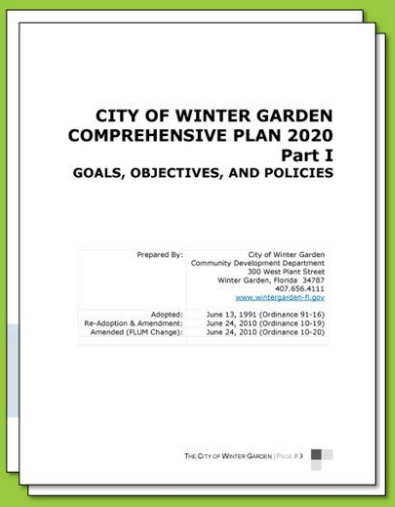
What is a Comprehensive Plan?

A document designed to guide the future actions of a jurisdiction. It presents a vision for a community's future through long range goals, objectives, and policies.

The Comprehensive Plan also serves to:

- Help residents identify their vision for the future of the community
- Coordinate local decision making
- Provide guidance to landowners and developers

The Plan Update



CITY OF WINTER GARDEN
COMPREHENSIVE PLAN 2020
Part I
GOALS, OBJECTIVES, AND POLICIES

Prepared By: City of Winter Garden
Community Development Department
300 West Plant Street
Winter Garden, Florida 34787
407.656.4111
www.wintergarden-fl.gov

Adopted: June 13, 1991 (Ordinance 91-16)
Re-Adoption & Amendment: June 24, 2010 (Ordinance 10-19)
Amended (FLUM Change): June 24, 2010 (Ordinance 10-20)

THE CITY OF WINTER GARDEN | PAGE # 1

Plan Elements

1. Future Land Use
2. Multimodal Transportation
3. Housing
4. Public Facilities
5. Conservation
6. Recreation and Open Space
7. Intergovernmental Coordination
8. Capital Improvements
9. Public School Facilities
10. (NEW) Property Rights

The Plan Update

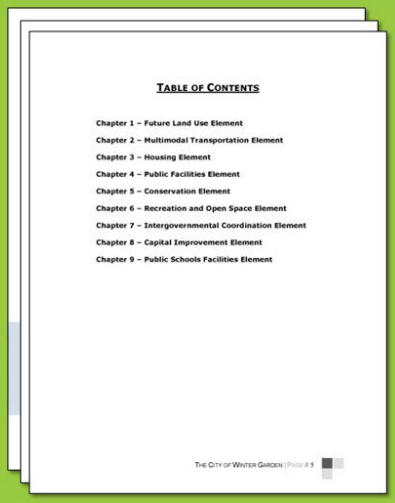


TABLE OF CONTENTS

Chapter 1 – Future Land Use Element
Chapter 2 – Multimodal Transportation Element
Chapter 3 – Housing Element
Chapter 4 – Public Facilities Element
Chapter 5 – Conservation Element
Chapter 6 – Recreation and Open Space Element
Chapter 7 – Intergovernmental Coordination Element
Chapter 8 – Capital Improvement Element
Chapter 9 – Public Schools Facilities Element

THE CITY OF WINTER GARDEN | PAGE # 5

Why Update?

- Required by Florida Statutes
- Current Plan Horizon Year was 2020
- Update the community's vision
- Plan rather than react to new development
- Re-evaluate current decision-making practices
- Evaluate levels of service standards for public facilities
- Identify and address existing and future opportunities

The Plan Update



Visit the Website

inspire-engagement.com/winter-garden-comp-plan

SCAN ME!

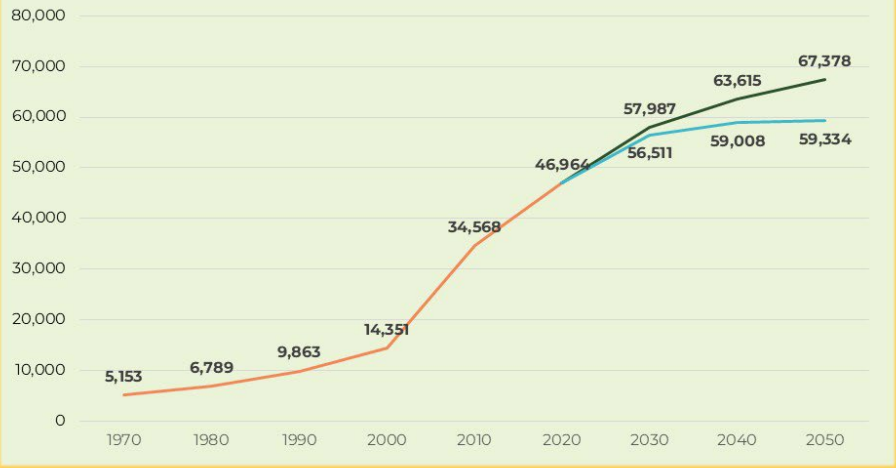
The Plan Update

January 2025	Kick-Off Meeting
January – March 2025	Initial Data Collection
March 25, 2025	Workshop #1
April 15 & 23, 2025	Stakeholder Interviews
April 26, 2025	Pop Up Event
April 30, 2025	Workshop #2
TBD May 2025*	Workshop #3
March – June 2025	Update Data & Analysis
June – October 2025	Update Goals, Objectives & Policies
November 2025	Sharing Amendments
December 2025 – April 2026	Adoption Process

*Dates Tentative

Community Snapshot

Population Growth



City is roughly

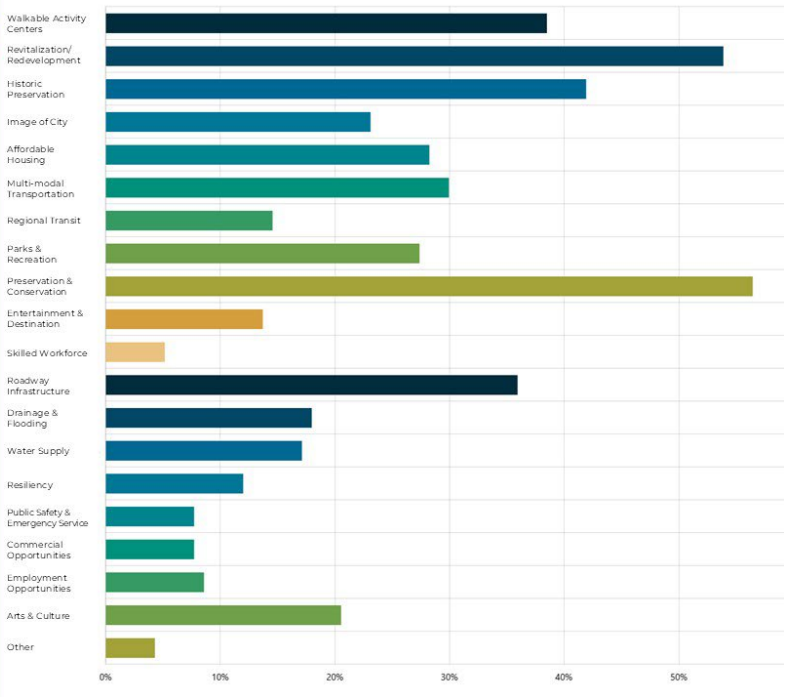
3.4%

of the County's population

26-44%

Expected Growth between 2023 & 2050

Which of the following initiatives should be prioritized by the City over the next 25 years?



Which of the following initiatives should be prioritized by the City over the next 25 years?

TOP FIVE RESPONSES

1. Preserve & conserve our natural environment and wildlife habitats
2. Focus on revitalization and redevelopment of older underutilized areas
3. Focus on historic preservation
4. Support the development of walkable activity centers where you can live, work, and play
5. Improve and expand roadway infrastructure

Community Snapshot

What do you think is special and unique about Winter Garden that you wish to see retained by the year 2050?



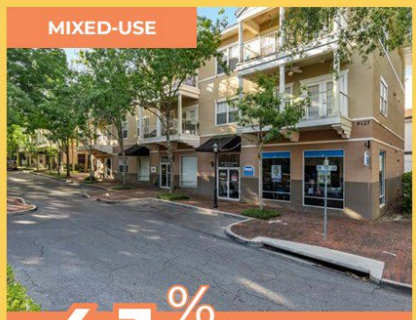
Community Snapshot

"What type(s) of housing do you think should be developed to accommodate Winter Garden's growing population?"

Participants could select as many options as they like.



83% OF PARTICIPANTS SELECTED THIS CHOICE



41% OF PARTICIPANTS SELECTED THIS CHOICE



39% OF PARTICIPANTS SELECTED THIS CHOICE

Input from Workshop #1

LIKES

- Sense of community
- Local businesses
- Community events
- Trails



DISLIKES

- Traffic
- Unsafe roads and pedestrian crossings
- Threats to water resources
- Drainage issues

Input from Workshop #1

IMPROVEMENTS & IDEAS

- Expand and improve greenspaces, parks, recreational areas, nature preserves, and outdoor community gathering spaces.
- Enhance safety and security, including roadway safety.
- Improve infrastructure
  - Roadways – Improve traffic flow, lighting, and crosswalks.
  - Sidewalks – Address gaps Downtown and in East Winter Garden.
  - Drainage – Improve drainage in East Winter Garden.
- Incorporate trails, bike lanes, green space and recreational amenities in new development.
- Greater housing variety, including affordable and senior housing.

Input from Interview Sessions

STRENGTHS

- **Place** - Community Events, Downtown, Plant Street, Farmers Market, Low Density Residential, Parks/Trails, Walkability
- **Community** - Sense of Community, Community Character, Small Town Feel, High Quality of Life, Historic Charm, Welcoming, Family Oriented, Safe
- **Organization** - Strong Leadership, Aesthetics & Maintenance, Capital Improvements



Input from Interview Sessions

WEAKNESSES

- Lack of **parking** for increasingly popular community events
- Limited affordable/workforce/attainable **housing units**
- **Traffic and congestion** at peak hours
- Lack of **traffic calming** particular along main thoroughfares
- No provisions for **accessory dwelling units** (ADU)
- Lack of **Transit** options in downtown
- **Unattractive gateways** into the City
- Limited **public restrooms** in downtown



Input from Interview Sessions

CHALLENGES

- Need **additional revenue streams** to fund needed improvements
- Redevelopment in areas of the City causing **gentrification** and **pushing business /residents out**
- How to solve the dilemma of providing **recycling**
- Attract more/nicer **grocers**
- Moving unsightly overhead **power lines underground**
- **Too popular** within the region – very desirable

Input from Interview Sessions

OPPORTUNITIES

- Enhance Walkability
- Increase Historic Preservation/Cultural Efforts
- Establish More Parking Options in Downtown
- Dillard Street & Complete Streets
- East Winter Garden
- Activating Lakefronts
- Parks & Trials
- Higher Residential Densities



Today's Activities

1. Transportation Activity
2. Housing & Economic Location Map
3. Infrastructure Identification
4. Initiative Priority
5. Vision Banner
6. Idea Wall

Next Steps

1

Visit the Website

inspire-engagement.com/winter-garden-comp-plan



SCAN ME!

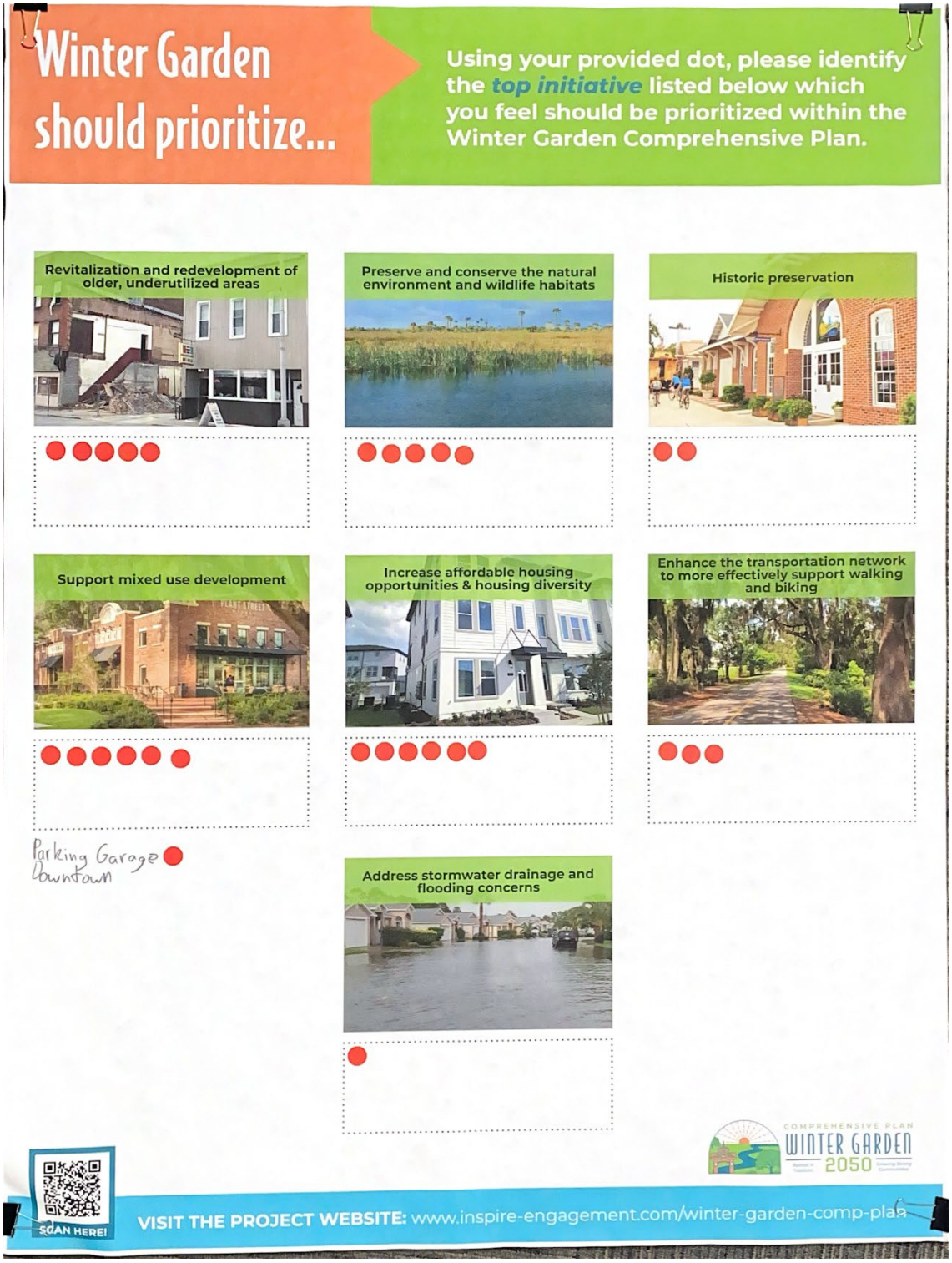
2

Attend the Next Workshop

Thank You!



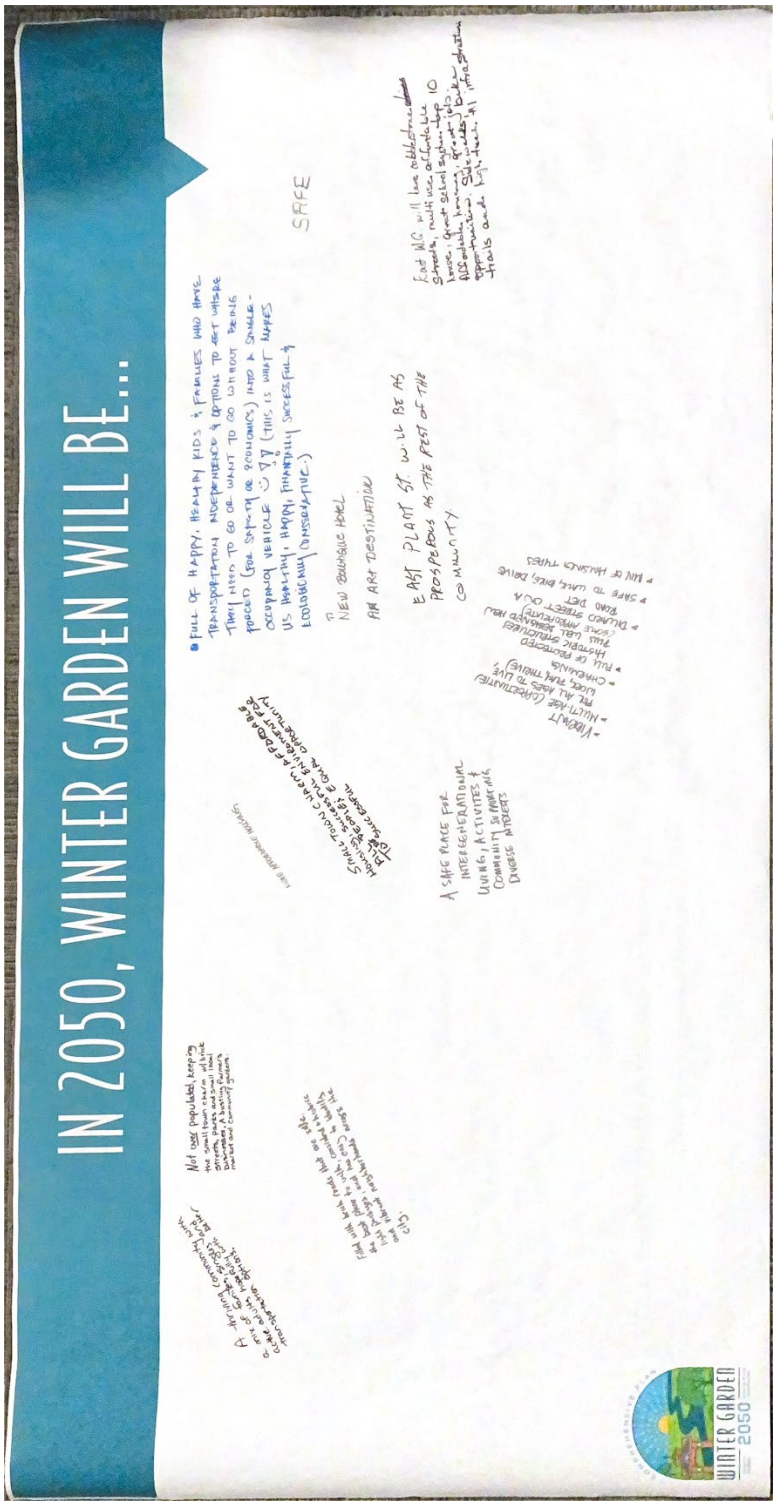
Attachment C: Activity 1 Results



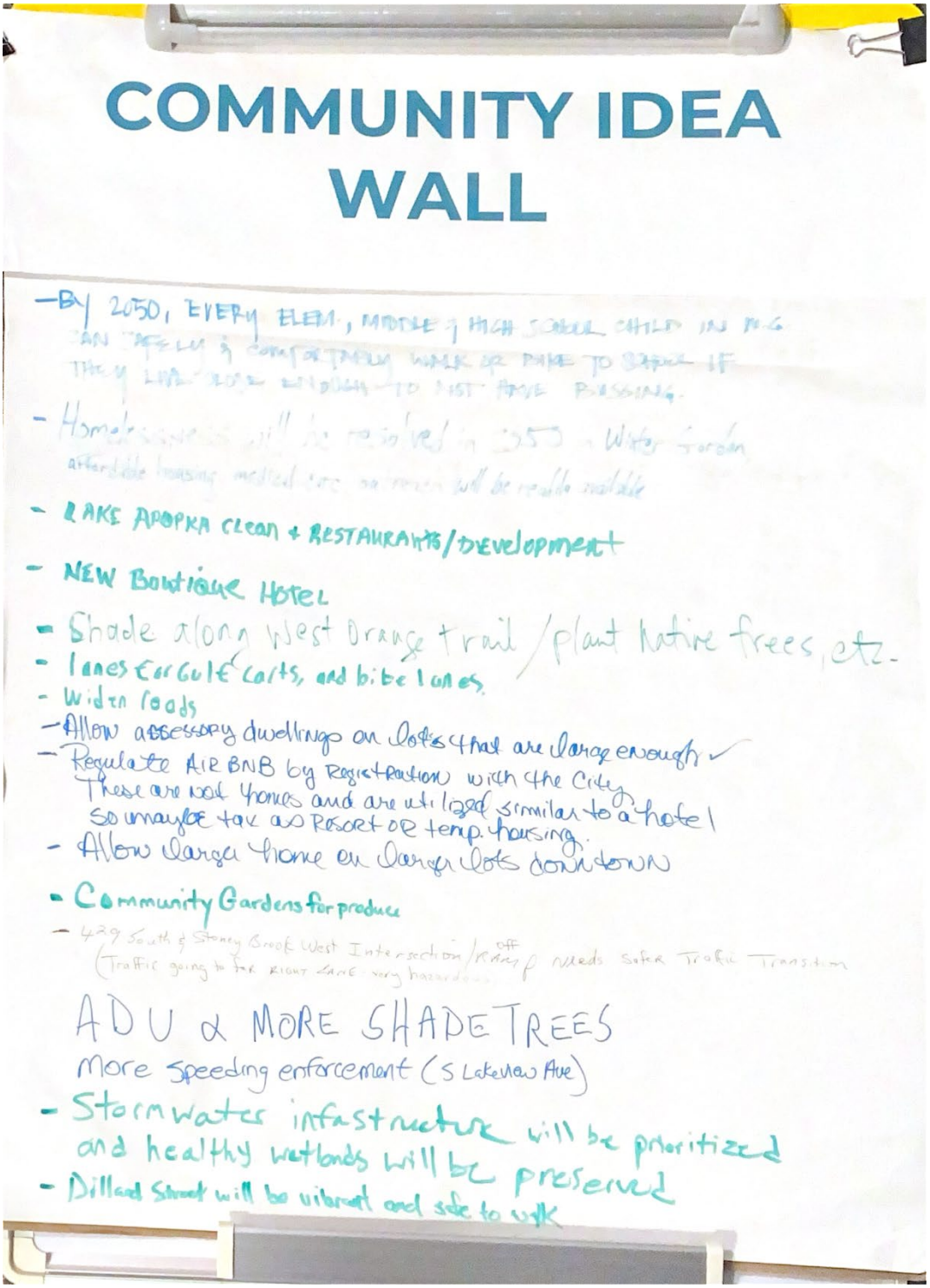
Attachment D: Activity 2 Results

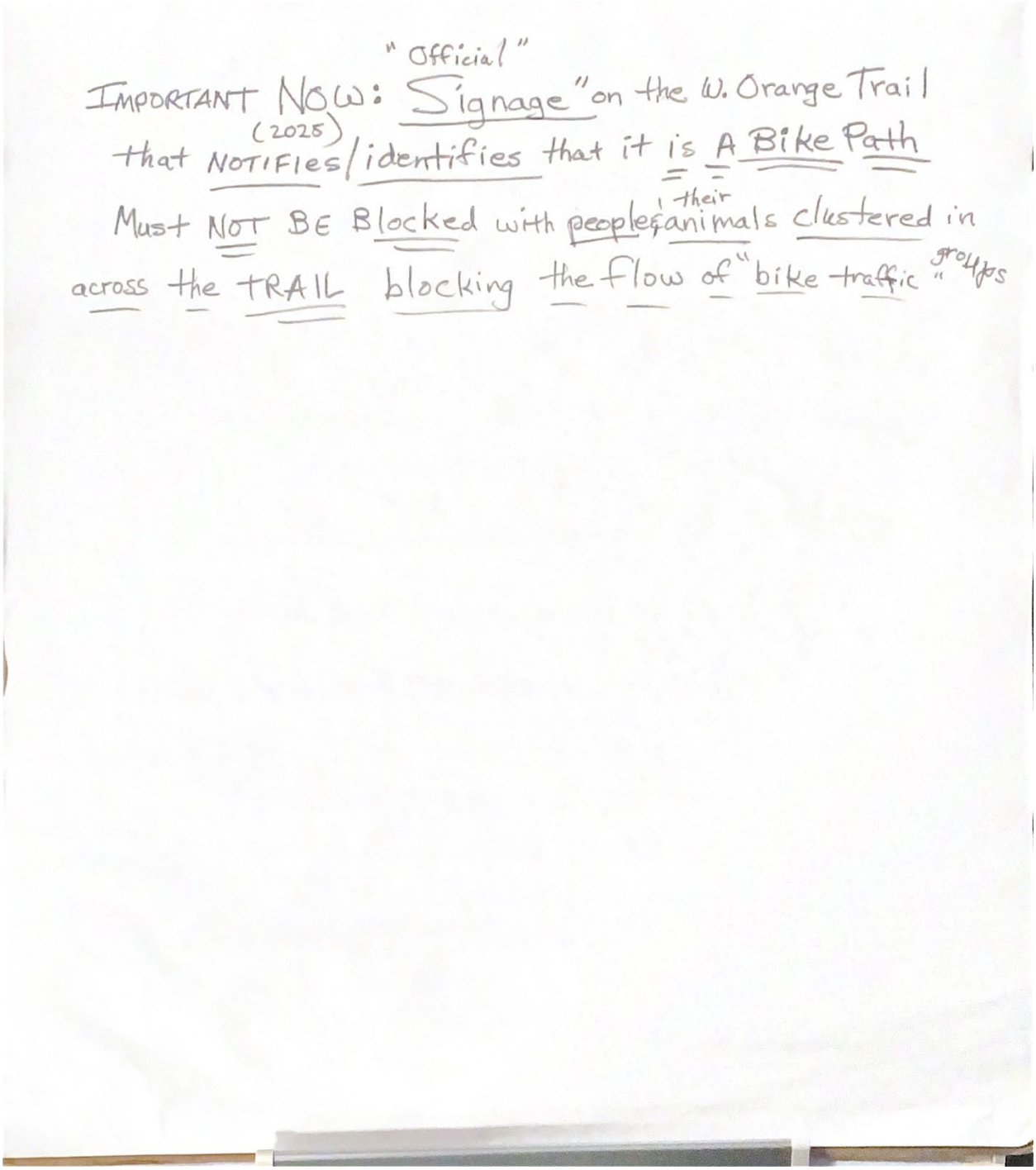


Attachment E: Activity 5 Results



Attachment F: Activity 6 Results




IMPORTANT NOW: "official" Signage" on the W. Orange Trail
that NOTIFIES (2025) / identifies that it is A Bike Path
Must NOT BE Blocked with people & their animals clustered in groups
across the TRAIL blocking the flow of "bike traffic"

DATE: June 13, 2025

TO: Kelly Carson, Planning Director

FROM: Inspire Placemaking Collective

RE: Third Public Workshop Summary

Public Workshop #3

Introduction

The purpose of this memorandum is to provide a summary of the third public workshop for the Winter Garden Comprehensive Plan Update. This workshop was the last in a series of three public workshops held to understand the community's vision for Winter Garden in 2050. The workshop took place on Thursday, June 5, 2025, at City Hall (300 West Plant Street). A total of 11 people attended the workshop, and the relative locations of where the attendees live, work, and play within Winter Garden were collected on the associated map, which can be found in **Attachment A.**



Presentation

The workshop kicked off with a presentation that provided a brief overview of the 2050 Comprehensive Plan Update. A copy of the presentation is provided in **Attachment B**. The presentation outlined the project team, the Comprehensive Plan Update process, a brief snapshot of Winter Garden, previous public feedback, the workshop's activities and next steps.

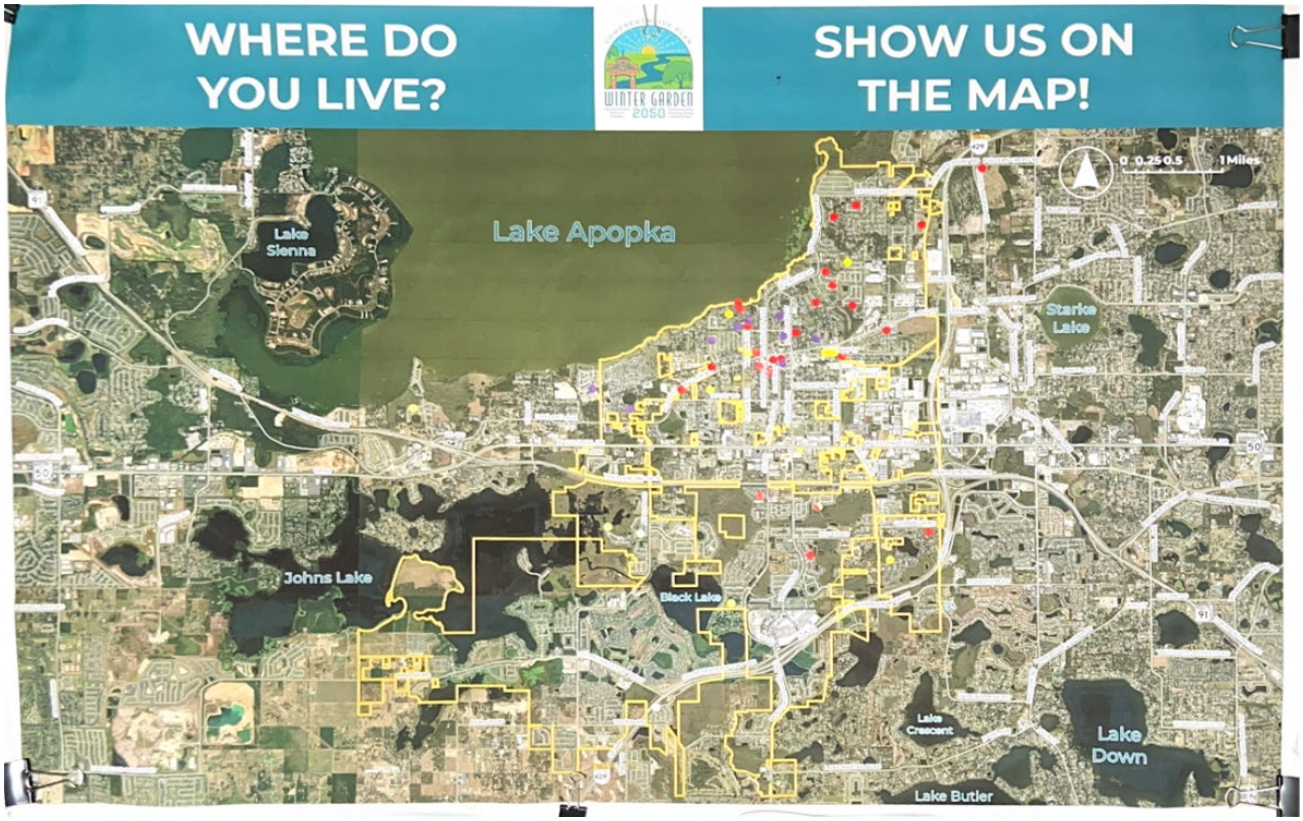
Workshop Activities

Attendees took part in a series of three activities aimed at identifying the community's vision for Winter Garden in the year 2050. A summary of each activity, along with the activities results are provided below.

Activity #1 Live Work Play Map

As attendees entered, they were asked to place a purple sticker on an area in Winter Garden where they live, work, or play. The activity built upon the previous two workshops with attendee responses from the previous two workshops also represented on the map in red and yellow. As the final iteration of the Live Work Play Map, the board shows areas of attendee prioritization from across the three workshops.

Figure 1: Activity 1 Results



Activity #2 Developing Vision Strategies

In this activity attendees were presented with boards representing four different vision categories each with a number of sample strategies for how the City can bring each vision to life. The vision categories were typical aspects of a comprehensive plan including Housing, Sense of Place, Transportation, and Infrastructure. Attendees were asked to create new strategies to meet each respective vision.

Table 1: Activity 2 Results – Housing

Strategy	
Streamline the process to approve accessory dwelling units	Sample Strategy
Encourage vertical mixed-use development	Sample Strategy
Incentivize the development of affordable housing opportunities for senior citizens	Sample Strategy
Require a mixture of housing types for large developments	Sample Strategy
Incentivize developers to designate a percentage of units in their development as affordable units	Sample Strategy
Create a program for volunteer opportunities for helping seniors maintain homes	Attendee Strategy
Community gardens in new developments	Attendee Strategy

Attendees created two additional strategies focused on improving housing up-keep for the aging population and community initiatives.

Table 2: Activity 2 Results – Sense of Place

Strategy	
Increase opportunities to learn about & promote historic resources/cultural programming (use schools)	Sample Strategy
Increase wayfinding signage throughout the City	Sample Strategy
Create a Dillard Street Overlay to promote a walkable mixed-use area	Sample Strategy
Implement design guidelines that encourage redevelopment and revitalization	Sample Strategy
Incentivize infill development	Sample Strategy
Expand events and programming as destination	Attendee Strategy
Embrace coast to coast trail	Attendee Strategy
Promote birding & Lake Apopka Loop/Oakland Preservation Ecotourism	Attendee Strategy
Consider multicultural events	Attendee Strategy
Add diversity of places for young families – not just eating & drinking	Attendee Strategy
Redevelop Lake Apopka Rec Facility & Trailer City	Attendee Strategy
Add trash receptacles	Attendee Strategy

Attendees created five additional strategies focused on capitalizing on existing community assets and marketing the city as a regional destination.

Table 3: Activity 2 Results – Transportation

Strategy	
Expand the multi-use trail system	Sample Strategy
Increase the amount of available parking in downtown	Sample Strategy
Expand the golf cart district	Sample Strategy
Improve bicycle and pedestrian safety around schools	Sample Strategy
Create a connection to Tucker Ranch with the trail system	Attendee Strategy
Prioritize areas for pedestrians (More infrastructure and safety concerns)	Attendee Strategy
Make Plant Street car free (test run on the weekends)	Attendee Strategy
Create a parking garage (another one) in Downtown	Attendee Strategy
Add additional transit services and micromobility alternatives	Attendee Strategy
Prevent loitering on the trails	Attendee Strategy
Increase pedestrian & Cycling safety and signalization	Attendee Strategy
Regulate the speed of e-bikes & scooters	Attendee Strategy

Attendees created eight additional strategies focused on pedestrian and cycling safety as well as non-automobile city connectivity.

Table 4: Activity 2 Results – Infrastructure

Strategy	
Apply best management practices for stormwater	Sample Strategy
Implement water conservation education programs	Sample Strategy
Incentivize the use of low impact development strategies	Sample Strategy
Increase public outreach for infrastructure projects	Sample Strategy
Incentivize native plantings	Attendee Strategy
Improve landscaping requirements	Attendee Strategy
Recycling	Attendee Strategy
Incentivize green building	Attendee Strategy
Composting & rain barrels	Attendee Strategy

Attendees created five additional strategies focused on increasing sustainable practices and green infrastructure opportunities for homeowners.

Activity #3 Visioning Initiatives Prioritization

Following strategy creation, attendees were given three stickers per vision category and asked to assign the stickers to their top strategies or number one strategy they felt should be prioritized during the update to the Winter Garden Comprehensive Plan. The results of this activity are summarized below in **Tables 5 - 8** and the original boards can be viewed in **Attachment C**.

Table 5: Activity 3 Results – Housing Prioritization

Strategy	Responses
Streamline the process to approve accessory dwelling units	4
Encourage vertical mixed-use development	5
Incentivize the development of affordable housing opportunities for senior citizens	4
Require a mixture of housing types for large developments	3
Incentivize developers to designate a percentage of units in their development as affordable units	4
Create a program for volunteer opportunities for helping seniors maintain homes	3
Community gardens in new developments	3

Table 6: Activity 3 Results – Sense of Place Prioritization

Strategy	Responses
Increase opportunities to learn about & promote historic resources/cultural programming (use schools)	1
Increase wayfinding signage throughout the City	0
Create a Dillard Street Overlay to promote a walkable mixed-use area	4
Implement design guidelines that encourage redevelopment and revitalization	2
Incentivize infill development	0
Expand events and programming as destination	1
Embrace the Coast to Coast Trail	4
Promote birding & Lake Apopka Loop/Oakland Preservation Ecotourism	3
Consider multicultural events	1
Add diversity of places for young families – not just eating & drinking	7
Redevelop Lake Apopka Rec Facility & Trailer City (Newton Park)	10
Add trash receptacles	0

Table 7: Activity 3 Results – Transportation Prioritization

Strategy	Responses
Expand the multi-use trail system	3
Increase the amount of available parking in downtown	1
Expand the golf cart district	2
Improve bicycle and pedestrian safety around schools	1
Create a connection to Tucker Ranch with the trail system	6
Prioritize areas for pedestrians (More infrastructure and safety concerns)	2
Make Plant Street car free (test run on the weekends)	5
Create a parking garage (another one) in Downtown	2
Add additional transit services and micromobility alternatives	1
Prevent loitering on the trails	0
Increase pedestrian & cycling safety and signalization	5
Regulate the speed of e-bikes & scooters	5

Table 8: Activity 3 Results – Infrastructure Prioritization

Strategy	Responses
Apply best management practices for stormwater	3
Implement water conservation education programs	1
Incentivize the use of low impact development strategies	2
Increase public outreach for infrastructure projects	1
Incentivize native plantings	6
Improve landscaping requirements	0
Recycling	2
Incentivize green building	5
Composting & rain barrels	8

Key Takeaways

The third workshop for Winter Garden's Comprehensive Plan Update allowed for ample engagement between the residents of Winter Garden and the project team. A diverse set of comments, concerns, ideas, and opportunities for the Comprehensive Plan Update were identified. The four themes below were consistently brought up during the workshop:

1. Preserve and create more diverse housing opportunities for the current and future residents of Winter Garden.
2. Prioritize safety along bike and pedestrian corridors and connectivity to environmental assets like Lake Apopka and Tucker Ranch.
3. Increase availability of City-led sustainability programs for homeowners.
4. Embrace Winter Garden as a destination for young families and nature lovers through targeted development and programming.

Attachments

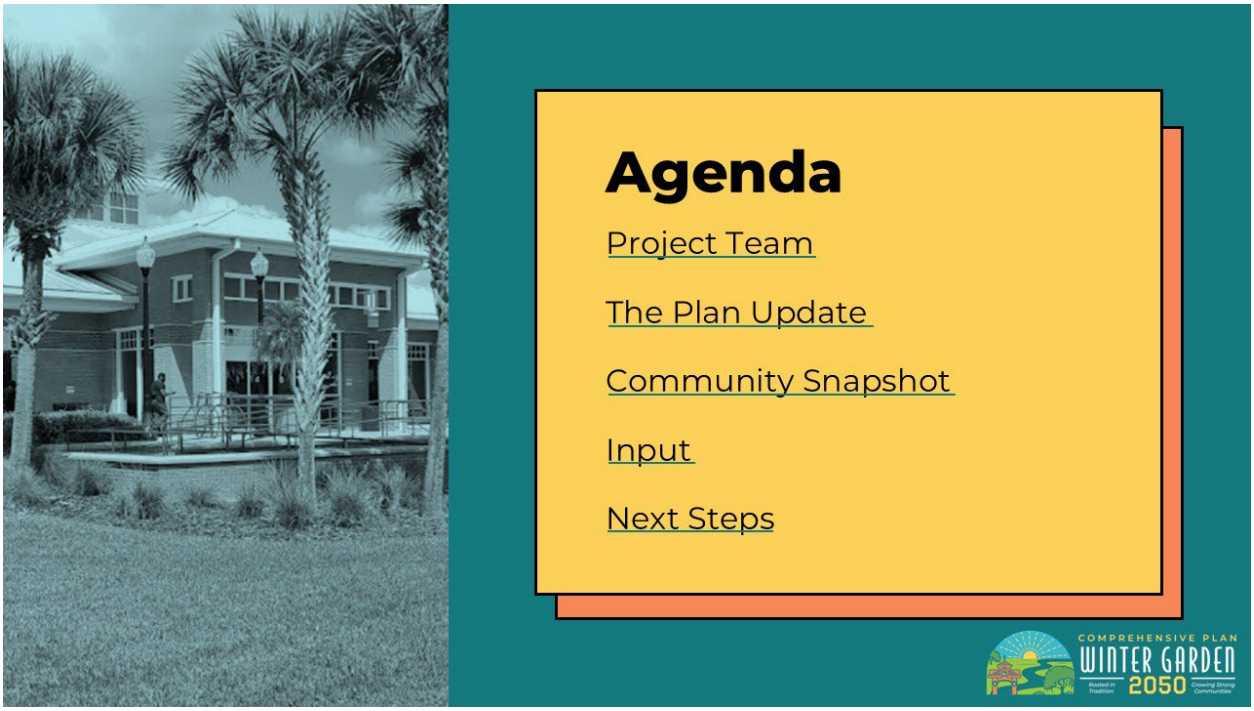
Attachment A: Live, Work, Play Map 11
Attachment B: Workshop #2 Presentation 12
Attachment C: Activity 1 Results 24

Attachment A: Live, Work, Play Map



Attachment B: Workshop #2 Presentation





Project Team

Kelly Carson
Planning Director

Shane Friedman
Planning Supervisor

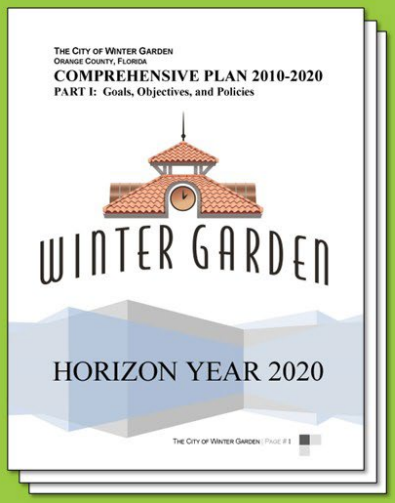
Eric Raasch, AICP
Project Manager

Chris Dougherty, AICP
Project Manager

Gabriela Castro, AICP
Planner

Haiden Lewis
Planner

The Plan Update



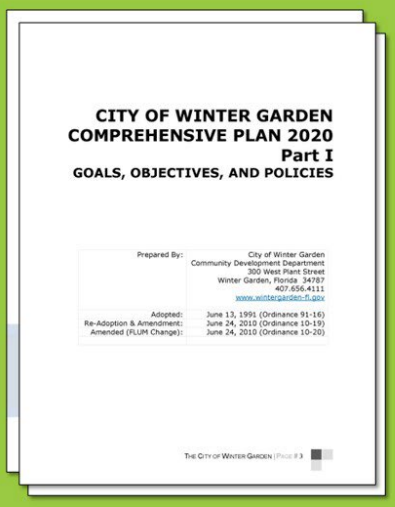
What is a Comprehensive Plan?

A document designed to guide the future actions of a jurisdiction. It presents a vision for a community's future through long range goals, objectives, and policies.

Why Update?

- Required by Florida Statutes
- Current Plan Horizon Year was 2020
- Update the community's vision
- Evaluate levels of service standards for public facilities
- Identify and address existing and future opportunities

The Plan Update



Plan Elements

1. Future Land Use
2. Multimodal Transportation
3. Housing
4. Public Facilities
5. Conservation
6. Recreation and Open Space
7. Intergovernmental Coordination
8. Capital Improvements
9. Public School Facilities
10. (NEW) Property Rights

The Plan Update



Visit the Website

inspire-engagement.com/winter-garden-comp-plan

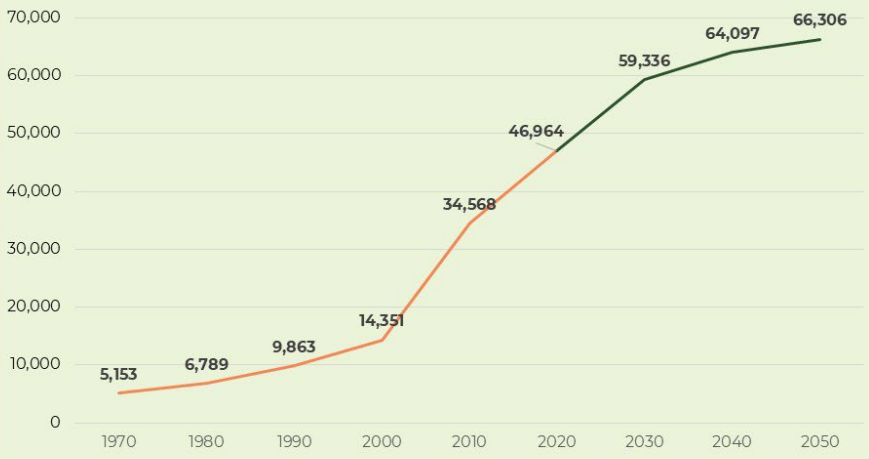
SCAN ME!

The Plan Update

January 2025	Kick-Off Meeting
January – March 2025	Initial Data Collection
March 25, 2025	Workshop #1
April 15 & 23, 2025	Stakeholder Interviews
April 26, 2025	Pop Up Event
April 30, 2025	Workshop #2
June 5, 2025	Workshop #3
March – June 2025	Update Data & Analysis
June – October 2025	Update Goals, Objectives & Policies
November 2025	Sharing Amendments
December 2025 – April 2026	Adoption Process

Community Snapshot

Population Growth



City is roughly

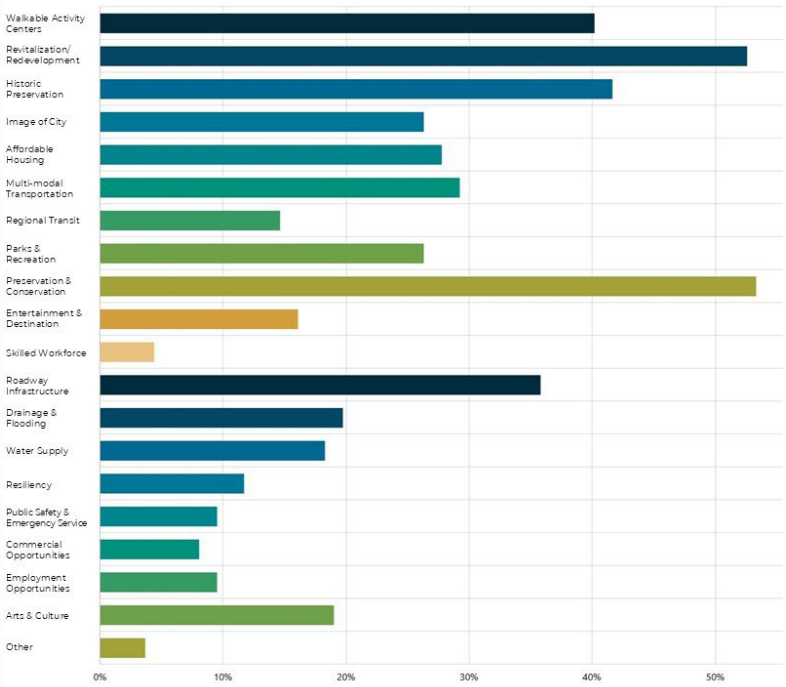
3.4%

of the County's population

26%

Expected Growth between 2023 & 2050

Which of the following initiatives should be prioritized by the City over the next 25 years?



Which of the following initiatives should be prioritized by the City over the next 25 years?

TOP FIVE RESPONSES

1. Preserve & conserve our natural environment and wildlife habitats
2. Focus on revitalization and redevelopment of older underutilized areas
3. Focus on historic preservation
4. Support the development of walkable activity centers where you can live, work, and play
5. Improve and expand roadway infrastructure

Community Snapshot

What do you think is special and unique about Winter Garden that you wish to see retained by the year 2050?



Community Snapshot

"What type(s) of housing do you think should be developed to accommodate Winter Garden's growing population?"

Participants could select as many options as they like.







Input from Workshop #1

LIKES

- Sense of community
- Local businesses
- Community events
- Trails



DISLIKES

- Traffic
- Unsafe roads and pedestrian crossings
- Threats to water resources
- Drainage issues

Input from Workshop #1

IMPROVEMENTS & IDEAS

- Expand and improve greenspaces, parks, recreational areas, nature preserves, and outdoor community gathering spaces.
- Enhance safety and security, including roadway safety.
- Improve infrastructure
  - Roadways – Improve traffic flow, lighting, and crosswalks.
  - Sidewalks – Address gaps in Downtown and in East Winter Garden.
  - Drainage – Improve drainage in East Winter Garden.
- Incorporate trails, bike lanes, green space and recreational amenities in new development.
- Greater housing variety, including affordable and senior housing.

Input from Interview Sessions

STRENGTHS

- **Place** - Community Events, Downtown, Low Density Residential, Parks/Trails, Walkability
- **Community** - Sense of Community, Community Character, High Quality of Life, Historic Charm, Family Oriented, Safe
- **Organization** - Strong Leadership, Aesthetics & Maintenance, Capital Improvements

WEAKNESSES

- Lack of **parking & public restrooms** in downtown
- Limited **housing diversity**
- **Traffic and congestion** at peak hours
- Lack of **traffic calming** particular along main thoroughfares
- Lack of **Transit** options in downtown
- **Unattractive gateways** into the City

Input from Interview Sessions

CHALLENGES

- **Additional revenue streams** to fund improvements
- Redevelopment causing **gentrification** and **pushing business /residents out**
- **Recycling**
- Attract more/nicer **grocers**
- Moving unsightly overhead **power lines underground**
- **Too popular** within the region

OPPORTUNITIES

- Enhance Walkability
- Increase Historic Preservation
- More Parking Options in Downtown
- Dillard Street & Complete Streets
- East Winter Garden
- Activating Lakefronts
- Parks & Trials
- Higher Residential Densities

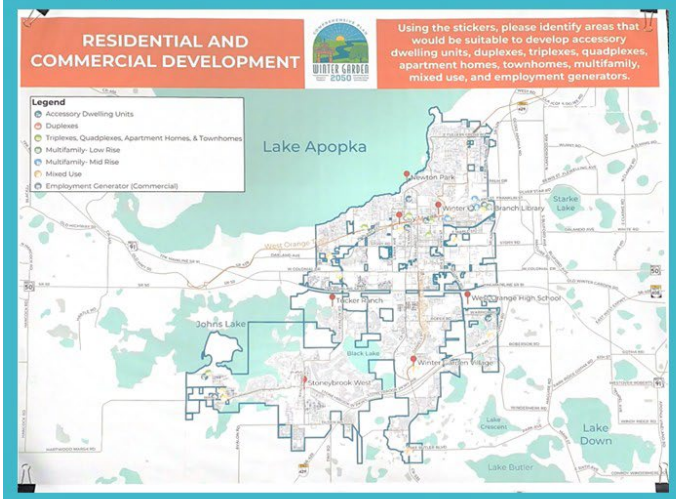
Input from Workshop #2

- Provide for multiple modes of transportation that are safe, comfortable, and reliable.
- Protect and enhance the small-town charm and family friendliness of Winter Garden.
- Infrastructure improvements needed around Lake Apopka
- Additional amenities wanted at existing park facilities
- Increased landscaping and tree canopy along streets and trails



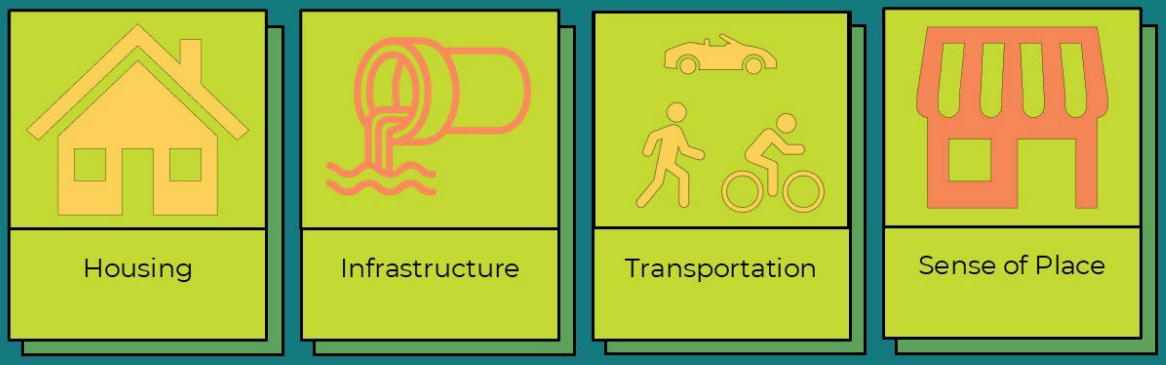


Input from Workshop #2



- Support for housing diversity throughout the city
  - ADUs within established neighborhoods
  - Mixed use throughout the city
  - Multi-family and townhomes on Plant Street and SW portion
- Employment generating uses on undeveloped property

Vision Categories



Today's Activity

Part 1. Develop Vision Strategies

Each of the **four vision categories** is displayed on a board and will be brought to your area.

Each group will write down strategies for how the City can bring each initiative to life.

To help get you started, we have included sample strategies. Add your own thoughts or build on these ideas.



Today's Activity

Part 2. Prioritize Vision Strategies

The strategy boards will be posted on easels.

Place **three dots** on the top strategies you feel are the most important for each topic.



Next Steps



SCAN ME!

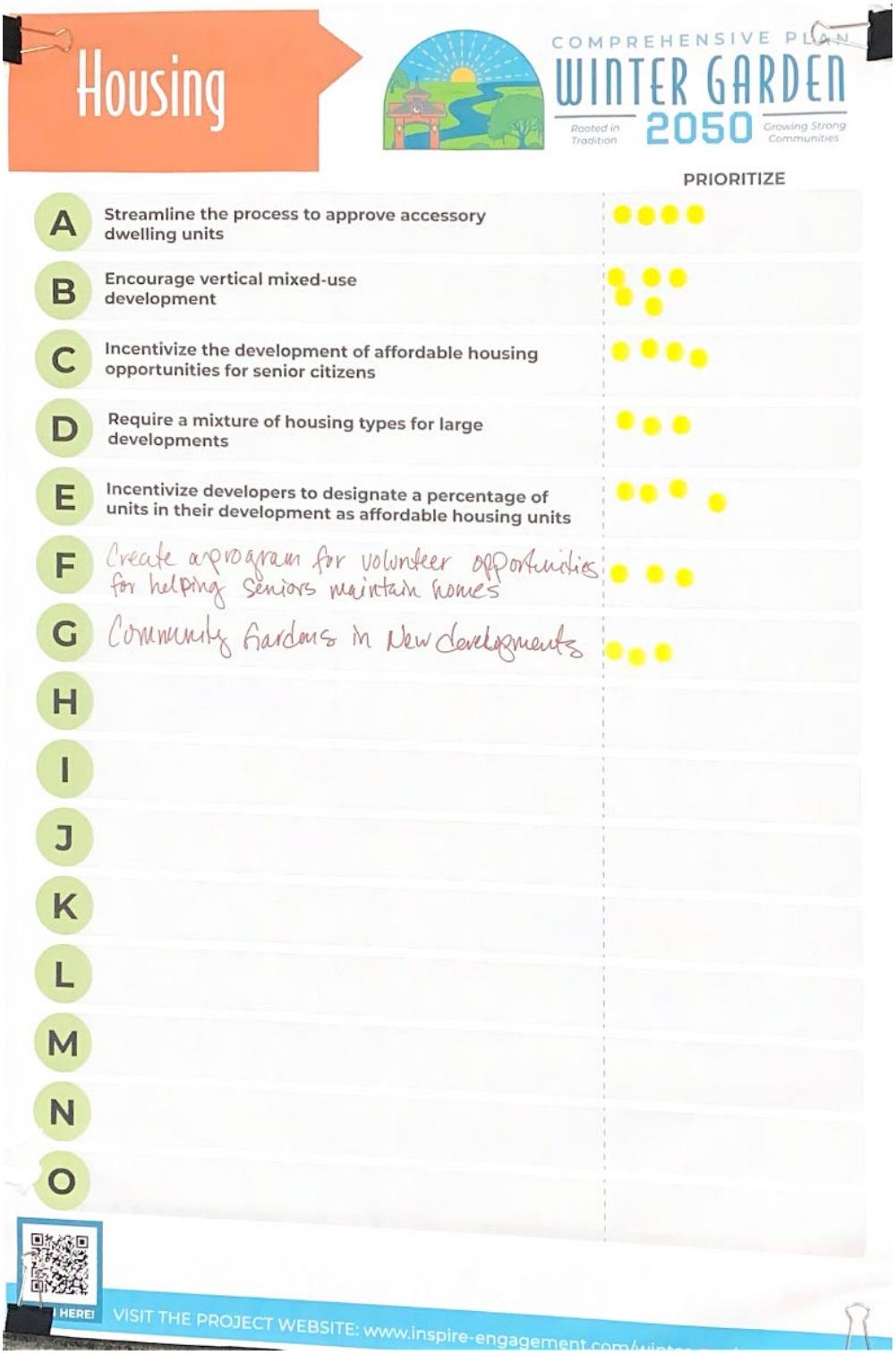
Visit the Website

inspire-engagement.com/winter-garden-comp-plan

Thank You!


COMPREHENSIVE PLAN
WINTER GARDEN
2050
Rooted in Tradition
Growing Strong Communities

Attachment C: Activity 3 Results




Sense of Place
MIXED-USE/REDEVELOPMENT/ HISTORIC STRUCTURES
COMPREHENSIVE PLAN
WINTER GARDEN
Rooted in Tradition
2050
Growing Strong Communities
PRIORITIZE
A Increase opportunities to learn about & promote historic resources/cultural programming (use schools)
B Increase wayfinding signage throughout the City
C Create a Dillard Street Overlay to promote a walkable mixed-use area
D Implement design guidelines that encourage redevelopment and revitalization
E Incentivize infill development
F Expand events and programming as destination
G Embrace coast to coast trail
H promote birding + Lake Apopka Loop / Oakland Pres. ecotourism
I Consider multicultural events
J Add Diversity of places for young families - not just eating + drinking
K Redevelop Lake Apopka Rec Facility + Trailer City
L Add trash receptacles
M
N
O
SCAN HERE!
VISIT THE PROJECT WEBSITE: www.inspire-engagement.com/winter-garden-comp-pl

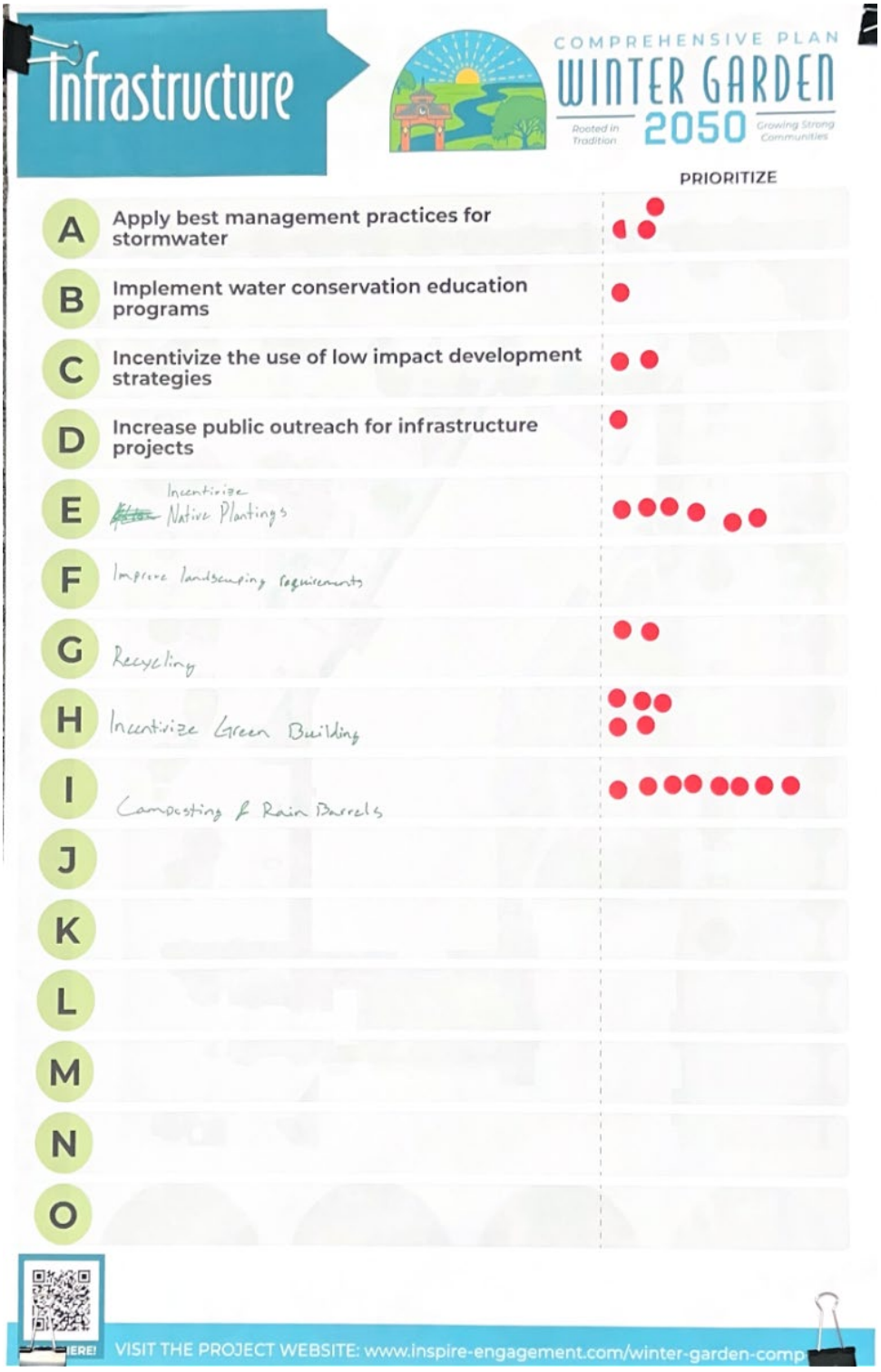
Transportation

COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

		PRIORITIZE
A	Expand the multi-use trail system	●●●
B	Increase the amount of available parking in downtown	●
C	Expand the golf cart district	●●
D	Improve bicycle and pedestrian safety around schools	●
E	Create a connection to Tucker Ranch with the trail system	●●●●●●
F	Prioritize areas for pedestrians (More infrastructure and safety concerns)	●●
G	Make Plant Street car free (just runs on the weekends)	●●●●●
H	Create a parking garage (another one) in Downtown	●●
I	Add additional transit services and micromobility alternatives	●
J	Prevent loitering on the trails	
K	Increase pedestrian safety and signalization + cycling	●●●●
L	Regulate the speed of e-bikes + scooters	●●●●
M		
N		
O		

SCAN HERE!

VISIT THE PROJECT WEBSITE: www.inspire-engagement.com/winter-garden-comp-plan


Infrastructure
COMPREHENSIVE PLAN
WINTER GARDEN
2050
Rooted in Tradition
Growing Strong Communities
PRIORITIZE
A Apply best management practices for stormwater
B Implement water conservation education programs
C Incentivize the use of low impact development strategies
D Increase public outreach for infrastructure projects
E Incentivize Native Plantings
F Improve landscaping requirements
G Recycling
H Incentivize Green Building
I Composting & Rain Barrels
J
K
L
M
N
O
VISIT THE PROJECT WEBSITE: www.inspire-engagement.com/winter-garden-comp

DATE: May 2, 2025

TO: Kelly Carson, Planning Director

FROM: Inspire Placemaking Collective

RE: Interview Sessions Summary

Overview

The purpose of this memorandum is to provide a summary of the interview sessions conducted for the City of Winter Garden 2050 Comprehensive Plan Update. These interview sessions were separated into six separate meetings: five stakeholder meetings and one meeting with City of Winter Garden department directors.

Stakeholder Meetings

This section of the memorandum provides a summary of the Stakeholder Meetings. The first four meetings were held in person at City Hall (300 West Plant Street, Winter Garden, FL 34787) on April 15th and the fifth meeting was conducted virtually through Microsoft Teams on April 23rd. The stakeholder meetings were held to discuss issues and opportunities facing Winter Garden within the 2050 planning horizon of the Comprehensive Plan. The list of attendees at the five meetings is detailed in Appendix A.

Discussion

All the stakeholder meetings followed the same format, each being separated into two segments a presentation and a discussion. The presentation (Appendix B) provided a brief overview of the Comprehensive Plan update, a snapshot of the community, and community feedback collected thus far. The discussion was based on 10 questions focused on identifying issues and opportunities for Winter Garden within the 2050 planning horizon. These 10 questions and their results are summarized below and in Appendix A.

1. ***Quick Introductions: Name; organization; live or work in the City; your specific area of interest.***

   See Appendix A.

2. *What do you believe are the best aspects of living (or working) in Winter Garden? What do you feel are some of the worst?*

Best

- Sense of community
- Things to do outside, reserve board In place HOA
- Historic charm & quaint feel
- Landscaping & well maintained – no dead plants
- Walkability factor
- Parks, trails
- Restaurants
- Small village
- Lifestyle & quality of life
- WG setting a vision and building to it
- Plant St
- Community, small business
- Real sense of community
- Trails and lakes
- Downtown winter garden
- Shows well to visitors
- Americana at its best
- West orange trail, Newton Park, plant street
- Safety and walkability
- Family aspect
- Intergenerational entertainment and attraction, things to do
- Visitors feel welcomed within WG
- Destination
- Downtown owners are invested in the community
- Downtown merchants group has group mentality
- Looking out for each other
- Predominately local businesses in downtown
- Tree character- tree ordinance needs to be updated
- Tree fund for mitigation
- Diversity
- Maintaining community character
- Easy access / Location
- Walkability
- Sense of community – People are invested
- Passion for inclusion
- Character of the built commitment
- Small town feel
- Golf cart friendly
- Southern charm / northern brick
- Music in Downtown
- Farmers market
- Dog friendly
- Community events – around holidays
- Really good government officials
- Maintenance of Aesthetics
- Trail accessibility
- Community pocket parks
- Focus on low density to maintain the character
- City effort to maintain/preserve the Downtown area
- Historic preservation

- Culture and art
- Heritage Museum
- Partnerships the City has with non-profit organizations
- West Orange trail connection
- Transformation of the City since the 90's is remarkable
- Small town feel, preserve the character

Worst

- SW part of WG-elementary & high school no one walks
- Bike lanes needed in Roberson area
- No one uses Stoneybrook walkway
- Would love SW WG to look like downtown
- Windemere crossing/ Cambridge crossing
- Connect neighborhoods together
- Drainage problems, flooding
- Joiner St flooding
- State road 50 traffic increase over the next 3 years
- Influx of traffic in and out of Winter Garden
- Traffic patterns & traffic flow
- Lack of public restrooms
- Really bad parking in general
- Parking study has been done with very little results
- Parking requirements on proposed future projects is a challenge
- Proposed trolley as a parking solution
- Dillard St. Improvements
- Gateways to downtown need improvement
- Rail station Downtown WG
- Traffic – more connectivity
- Dillard St – traffic calming
- Speed limit inconsistency
- Frustration – Road Rage
- Affordable Housing – tap incentives
- ADU's
- Homeless regulation
- Big soccer facility
- Parking in plant street, downtown parking, parking during events
- Event shuttle needed
- Infrastructure within market street

Improvement Ideas

- Plant Street - High density where it's walkable
- Mixed use community
- Redevelopment & revitalization
- Urban walkability
- Elementary school age to walk or bike to school
- Resist the pressure to widen lanes and move traffic
- Improve connections to East WG (to the middle school)
- More mixed use
- Bike Walk Central FL & OC & Healthy West Orange working together to connect Doctor Phillips to WG
- WG has identified connection to SunTrail

- Prioritize trails that get kids to school safely
- Implement vision timely manner
- Waterside & twin waters by the lake, large drainage problem
- Need additional east-west corridor besides 50, marsh road
- Clermont
- Marsh roads & lake county area new 700 homes
- Light up roundabouts
- Plan for the pressure of Lake County build
- Reduce vehicles per house
- Oakland & Ocoee coordination
- Increase communication with lake County
- Not motorized transportation facilities need to be prioritized
- Walkway over SR 50
- SR 50 creates a boundary, need to connect the community
- Better traffic enforcement
- Increase tree canopy in trails -West Orange Trail
- Underground power lines
- West Orange Trail entrance onto Plant is congested consider a bypass
- Establishing a main gateway at Dillard St and SR 50
- Side street lighting near downtown
- Embracing the diversity
- Embracing parking with Downtown
- Make East Plant Street as economically viable as West Plant Street
- Continuity of Plant Street corridor
- Challenge of not gentrifying the area
- Lack of public restrooms- only Chapin Station, City Hall
- Recycling Extend to Composting
- Attracting Nicer quality grocery store
- Revitalize East Winter Garden
- Assess Impact around Tucker Ranch area
- Plant St has overlay, Dillard St overlay needed if not done yet (mid-town)

Other

- Lake Avalon area is losing look and feel
- City is acquiring Avalon Rd from OC
- JPA area- annex in enclaves areas okay

3. What do you feel are the biggest opportunities facing Winter Garden in the next 25 years? What opportunities should be addressed immediately?

- Newton Park- crown jewel in WG
    - Expediting improvements
    - Showcase for the City
- Re-activate Lake Apopka

- Educational opportunities at the Lake
- South side of the Lake has muck
- Access to Black Lake of Avalon – need public access
- Cycling – bikes sharing lane
- Velodrome – oval track for cyclists
- Bike bypass on Plant Street

Immediately

- Historic district transition at city limits (buffer)
- Resident design standards
- Lack of affordable housing, East of Dillard St – Higher density
- Traffic
- Sidewalk and trails – lack of connectivity

Next 25 years

- Young families moving to WG
- Employment center
- Technology Opportunities

4. What do you think are the biggest challenges facing Winter Garden in the next 25 years? What challenges should be addressed immediately?

- Opportunities for additional revenue streams
    - How to turn an expense into a revenue stream
    - TDT funding
    - Sales Tax for winter garden
    - Tourism surcharge
    - Golf cart fee
- Development on East Plant St.
- Cultural Opportunities – Museums
- Tucker Ranch – Large Wellness Park – West Orange Country Club
- Connection to the Lake
- Activate/Engage the Lake like Clermont
- Public Park along the Lake
- Rezoning to increase density – Mixed use
- Incentivize Architecture character with density

5. Based on needs, what capital expenditures should Winter Garden focus on in the next 5 to 10 years?

- Evaluate recycling
- City does recycle cardboard
- In the future, recycling may be specialized or significantly limited
- Multi-lane & sidewalks
- Drainage/ flooding
- Dillard Street improvement

- Marsh Fire Station under construction
- Improvement needs to go in front of the development
- Need Police substations in developing areas
- New School off of Williams Road
- AASHTO level of service for sidewalks and multi-modal pathways
- Side streets along downtown
- Dillard Street & SR 50 improvements
- Connection in West Orange Trail toward Ocoee & East Plant Street
- Street Lighting
- Pedestrian bridge over SR 50

6. *How do you feel about the City's current development pattern?*

- Like the West plant street development
- Neglected over at east plant street
- Soccer stadium site
- Biggest vacant commercial area within WG
- East Plant Street limit large box chains
- Maintaining small local businesses over corporate chains
- Affordable housing needs
- City needs to be proactive on development and getting info out to the public
- Golf cart community
- Expand golf cart district
- Coordination within the other cities & County
- More Pickleball courts , currently in veteran park
- Local community inclusive
- Faster permitting process
- Preserve the look and feel of the community
- Dillard St complete street improvements
- Automated Vehicle opportunity
- Small shuttle service
- Widening of sidewalk – fill in the gaps
- Keep OCPS from building a bus depot in East WG
- Wastewater treatment facility-capacity, AWS, buffer or cap
- Acquiring land for future parks
- Bring recycling back
- Avalon Road-improvement, turn lanes, extending some turn lanes

7. ***Do you feel that public facilities and services have kept pace with new development in the last 10 years? If not, where are the lack of facilities and services most prevalent?***

No discussion on this topic.

8. ***Do you feel that there is a sufficient amount of housing and housing variety within the City to satisfy residential demand? If not, where should the new housing be located and what kind?***

- More housing options
- Mixed Use areas
- Have design standards – particularly in the historic district
- Encourage ADUs
- Increase height limit
- Homeless situation -complaints and fear
- Traffic footprint
- Townhomes

9. ***What market/employment sectors do you feel are underdeveloped within the City?***

- Children museum- non-profit - East Plant Street corridor
- Linear park
- Tucker Ranch Park to open next year
- Avalon Rd -taken over by the City
- Farmers market expansion
- Night farmers market
- 42 mile trail around lake Apopka, connect to coast to coast trail
- Hotel on Dillard Street
- Boutique Hotel
- East Winter Garden area
- Grocery Store along east side
- Professional space along SR 50
- Offering a WeWork, WFH space
- Hotels

10. ***What engagement methods and tools should be incorporated as part of this effort to ensure that all voices within the City are heard? Any particular efforts to engage a younger demographic?***

No discussion on this topic.

Directors Meeting

This section of the memorandum provides a summary of the Directors Meeting for the Comprehensive Plan Update that occurred on April 9, 2025, at City Hall (300 West Plant Street, Winter Garden, FL 34787). The meeting was held to establish a line of communication with the directors of various City departments and the project team. The meeting also provided an opportunity to share City data and plans related to the Data & Analysis of the Comprehensive Plan. Table 1 provides a list of attendees, their department and their title.

Table 1: Directors Meeting Attendees

Department	Attendee	Title
City Manager	Jon Williams	City Manager
Community Development	Kelly Carson	Planning Director
Economic Development	Marc Hutchinson	Economic Development Director
Engineering	Jim Monahan	City Engineer
Fire and Rescue	Jose Gainza	Fire Chief
Fiscal Management	Laura Zielonka	Finance Director
Information Technology	David Livingston	Director of Information Technology
Parks and Recreation	Laura Coar	Parks and Recreation Director
Police	Steve Graham	Police Chief
Public Services	Steve Pash	Assistant City Manager
Planning Consultant	Eric Raasch	Project Manager
Planning Consultant	Haiden Lewis	Planner

Discussion

The meeting included a short presentation (Appendix C) that provided a brief overview of the Comprehensive Plan update, and a discussion based on five questions. These questions were focused on identifying resources or projects that are related to the data and analysis portion of the Comprehensive Plan. The five questions and the results of the discussion are summarized below.

1. ***Are there any current or potential issues that we should be aware of as we evaluate and update the comprehensive plan?***

- State Pre-emption on City's ability to regulate development
    - Identify specific guardrails to these pre-emptions
- The City is evaluating a wayfinding initiative
- Working on the Septic to Sewer conversion required by state statutes
- Surrounding area outside of Winter Garden use urban services provided by the City

2. ***Is your department currently, or are about to be, working on any planning initiatives? If so what is it and when will it be completed?***

- Renovating the wastewater treatment plan
- The Strates Project
- The Boyd Project a Planned Development with residential and institutional use
- Tucker Ranch recreational project
- Waterfront redevelopment along lake Apopka
    - Includes two parks
        - Newton and Bradford
- City is currently renewing their consumptive use permit
- Garden Theater
- Police and Fire Impact Fees were updated in 2015
- The City is currently drafting a downtown parking impact fee update
- Utility Impact Fee Update is currently taking place
- The City is coordinating with Orange County to take over County maintained roads in Winter Garden
- Lake Apopka Restoration Initiative
    - City supports but does not wish to fund

3. ***Which types of facilities are currently in short supply or potentially at risk of being in short supply as the city grows (e.g., educational, recreational, employment, medical, infrastructure)?***

- Recreational Facilities
    - Challenging to find sites
- Public Safety
    - Staffing and facilities
- Large community events are a major challenge for staffing
- There are two temporary fire stations that need to be moved to their permanent locations, but the funding is not present
- The schools element will need to be updated to reflect support services around schools
- Transportation Element could examine micromobility options like transit in the form of shuttles or golf carts

4. ***Are there specific people or groups that you think we should meet with as part of the update process?***

- Duke Energy is currently putting power lines underground
- OCPS
- Healthy West Orange
- Lake Apopka Gas
- Orange Couty Trails
- Ocoee
- SunTrail Loops

5. ***Are their upcoming City sponsored events that would provide a good opportunity to engage the public and inform them of the comprehensive plan update?***

- Spring Fever was last weekend
- Farmers Market

Key Findings

The Interview Sessions provided a vast array of information, comments, and concerns related to the City's development into the Comprehensive Plan's 2050 planning horizon. Three major themes were present across all six interview sessions and are detailed below.

- The City of Winter Garden should continue to enhance the City's small town feel and sense of community.

- The City of Winter Garden should continue to ensure adequate infrastructure and transportation services to serve the mobility needs of current and future residents and visitors.
- The City currently has many projects that are underway or being planned that will impact the future of the City and will be imperative to continue coordinating with various departments to ensure the Comprehensive Plan update is consistent with these initiatives.

APPENDIX

Appendix A: Stakeholder Meeting Attendees 13
Appendix B: Stakeholder Meeting Presentation 15
Appendix C: Directors Meeting Presentation 25

Appendix A: Stakeholder Meeting Attendees

Organization	Attendee
Meeting 0	
Property Owner	Charles Roper
Traditions HOA	Karie Clearwater
King's Bay HOA	Larry Blair
Windermere (Cambridge) Crossing HOA	Rose Carter
Comm. Member	Kelly Morphy
business owner	David Buvkles
business owner	Toni Sims Masiero
Waterside on John's Lake - Phase 1 HOA	Jack Hillson
Fuller's Landing HOA	Gregory Snow
Meeting 1	
SOBO WG Art Association	Elizabeth McKinney
Duke Energy	Lisa Curran
Friends of Lake Apopka	Joe Dunn
Business Owner	Joe Alarie
Business Owner	Abby Lancaster
Large Property Owner	Michael Van Den Abbeel
Business Owner	Denise Mead
Property Owner	Becky Roper
Meeting 2	
business community	Sharon Williams
Oxford Chase, (The Residences at) HOA	Emma King
Business owner	Lauren Sutton
advisory committee	Ryan Hinricher
Large Property Owner	Kari Fleck
Oakland Hills	Tom Lee
Comm. Member	Larry Cappleman
	Debra Ushkowitz
advisory committee	Phil Baker
Comm. Member	Don Wingate
Meeting 3	
Carriage Pointe	Lisa Kelley
Finding the Lost Sheep Ministries/ comm member	Sharee Hodge
heakthy west orange	Krista Carter

Organization	Attendee
advisory committee	Will Hawthorne
business owner	Jason Anderson
business owner	Mike Forrester
advisory committee member	Jeffry Ewing
advisory committee member	Jimmy Dunn
east winter garden planning team	Austin Arthur
Meeting 4 - Virtual	
Market to Table Roper Garden Building	
Building Owner	Brett Claflin
HOA President	Kodi Terry
P&Z Board and CF Expressway Authority	Will Hawthorne
Board of Brandy Lake	Karen Montgomery

Appendix B: Stakeholder Meeting Presentation





Project Team

Kelly Carson
Planning Director

Shane Friedman
Planning Supervisor

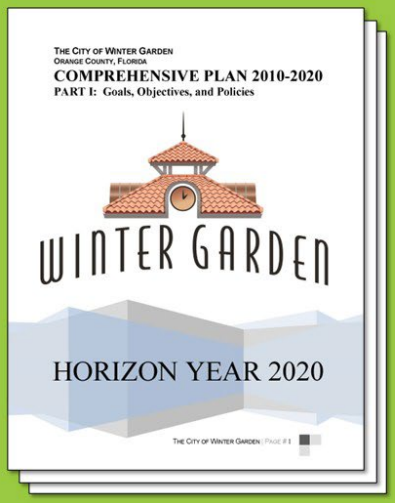
Eric Raasch, AICP
Project Manager

Chris Dougherty, AICP
Project Manager

Gabriela Castro, AICP
Planner

Haiden Lewis
Planner

The Plan Update



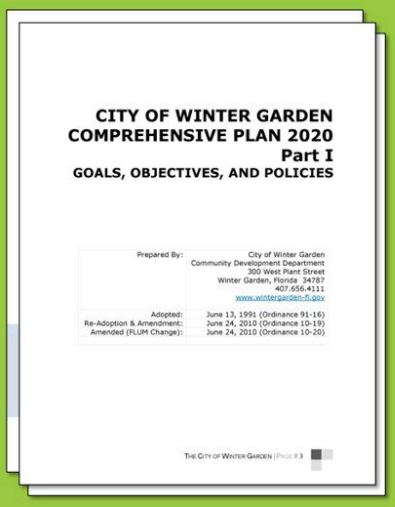
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- Coordinate local decision making
- Provide guidance to landowners and developers

The Plan Update



CITY OF WINTER GARDEN
COMPREHENSIVE PLAN 2020
Part I
GOALS, OBJECTIVES, AND POLICIES

Prepared By: City of Winter Garden
Community Development Department
300 West Plant Street
Winter Garden, Florida 34787
407.656.4111
www.wintergarden-fl.gov

Adopted: June 13, 1991 (Ordinance 91-16)
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Plan Elements

1. Future Land Use
2. Multimodal Transportation
3. Housing
4. Public Facilities
5. Conservation
6. Recreation and Open Space
7. Intergovernmental Coordination
8. Capital Improvements
9. Public School Facilities
10. (NEW) Property Rights

The Plan Update

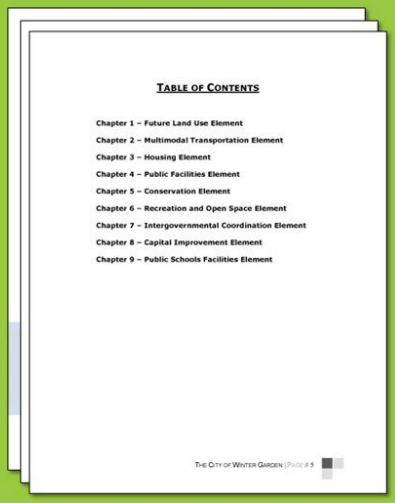


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Why Update?

- Required by Florida Statutes
- Current Plan Horizon Year was 2020
- Update the community's vision
- Plan rather than react to new development
- Re-evaluate current decision-making practices
- Evaluate levels of service standards for public facilities
- Identify and address existing and future opportunities

The Plan Update



Visit the Website

inspire-engagement.com/winter-garden-comp-plan

SCAN ME!

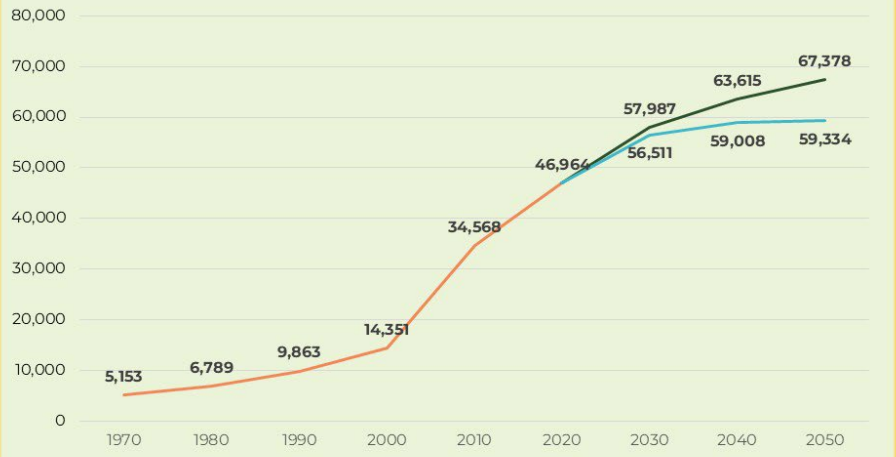
The Plan Update

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January – March 2025	Initial Data Collection
March 25, 2025	Workshop #1
April 23, 2025	Stakeholder Interviews
April 26, 2025	Pop Up Event
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*Dates Tentative

Community Snapshot

Population Growth



City is roughly

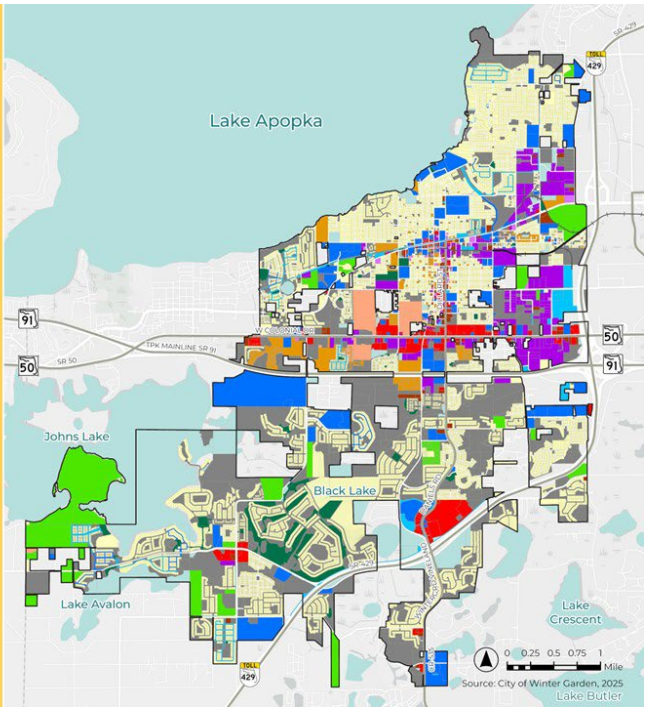
3.4%

of the County's population

26-44%

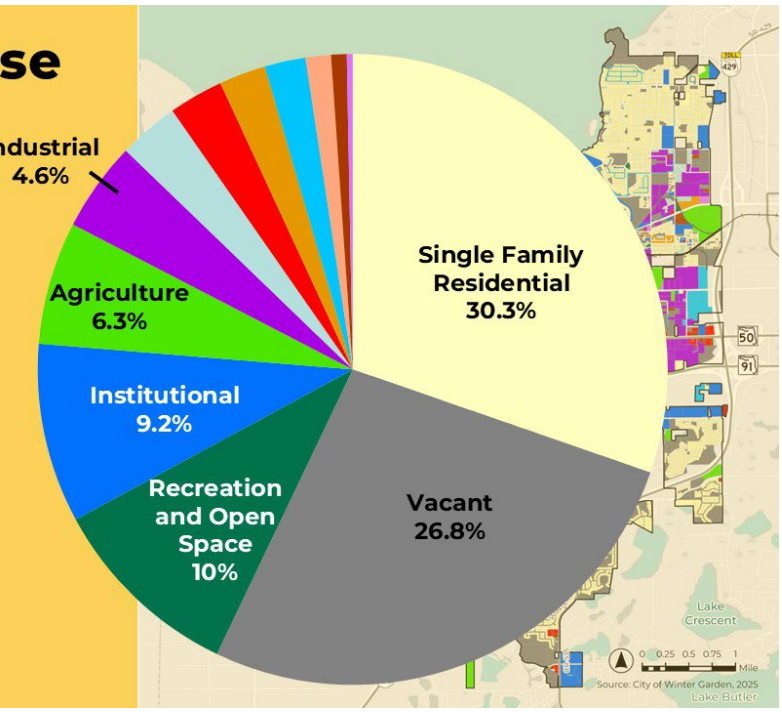
Expected Growth between 2023 & 2050

Existing Land Use

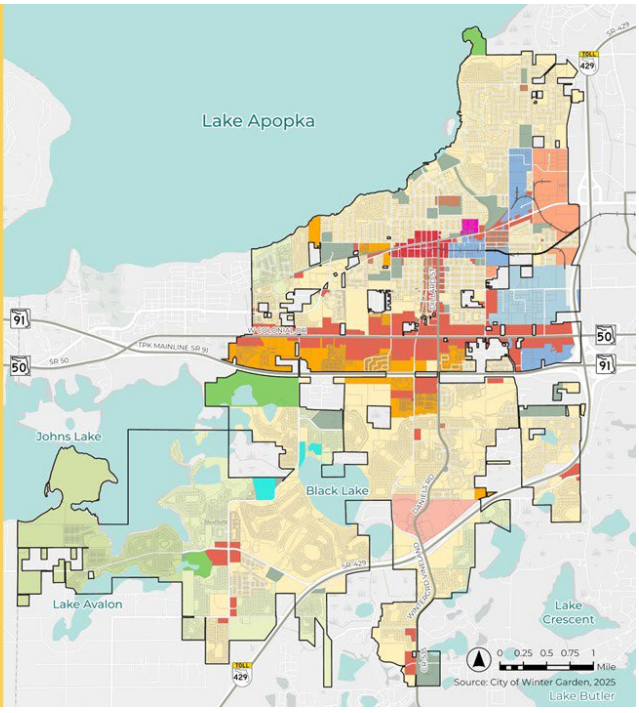


Existing Land Use

Existing Land Use	Percentage
Water	3.1%
Commercial	2.8%
Multi-Family Residential	2.4%
Infrastructure	2.1%
Manufactured Housing	1.3%
Office	0.8%
Mixed Use	0.3%

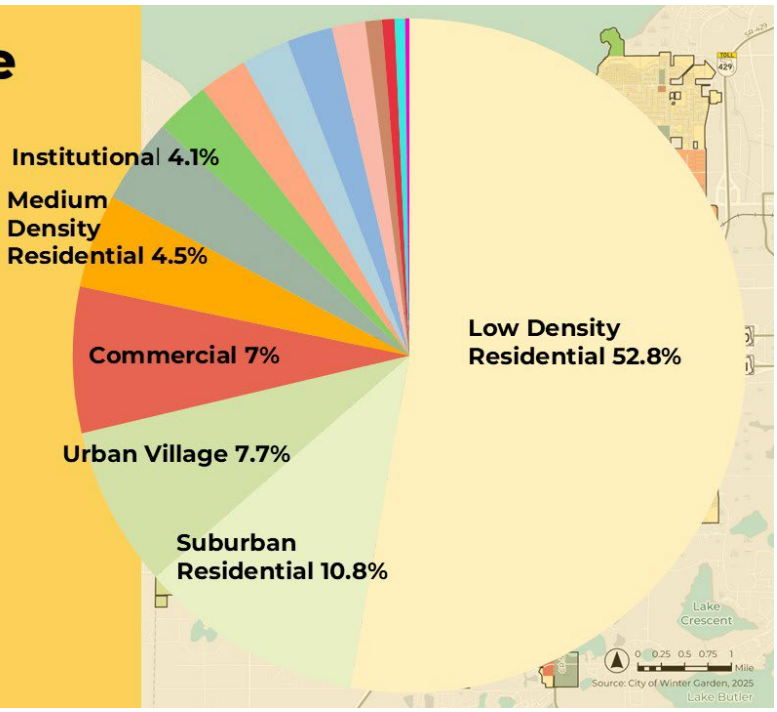


Future Land Use



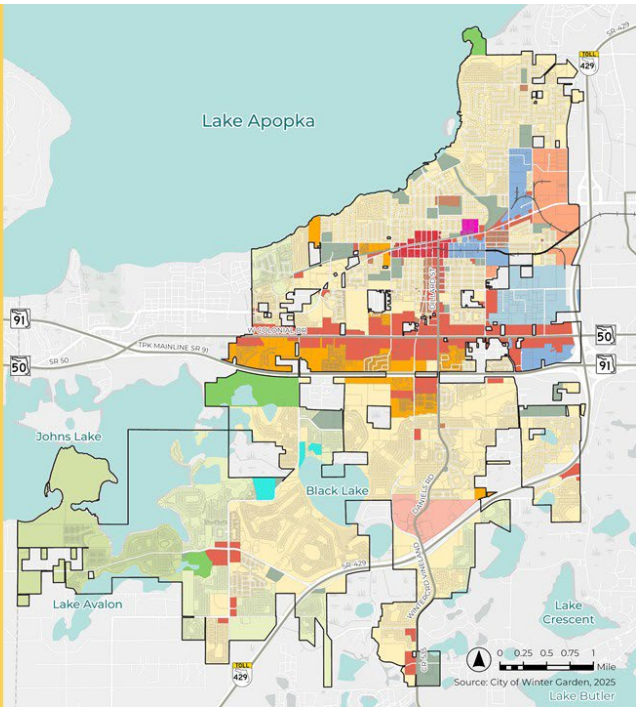
Future Land Use

Future Land Use	Percentage
Conservation	2.6%
Mixed Use Development	2.3%
Multi-Office Industrial	2.3%
Industrial	2.2%
South Beltway Center	1.6%
Neighborhood Commercial	0.8%
Traditional Downtown	0.6%
Orange County FLUM	0.5%
Downtown Transitional	0.2%

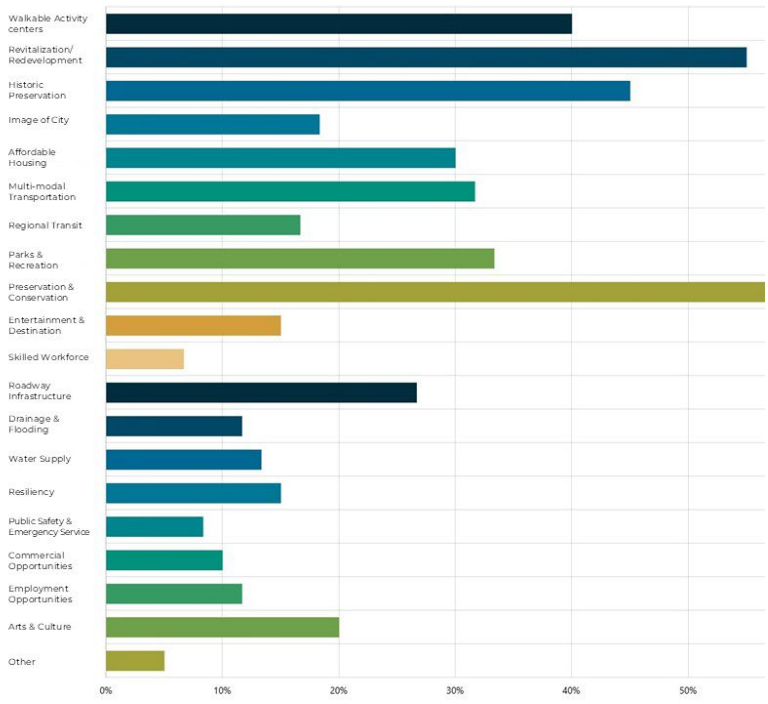


Future Land Use

- Residential Categories **63.6%**
- Mixed Residential and Non-Residential Categories **13.2%**
- Non-Residential Categories **15.6%**



Which of the following initiatives should be prioritized by the City over the next 25 years?



Which of the following initiatives should be prioritized by the City over the next 25 years?

TOP FIVE RESPONSES

1. Preserve & conserve our natural environment and wildlife habitats
2. Focus on revitalization and redevelopment of older underutilized areas
3. Focus on historic preservation
4. Support the development of walkable activity centers where you can live, work, and play
5. Expand our parks and rec options

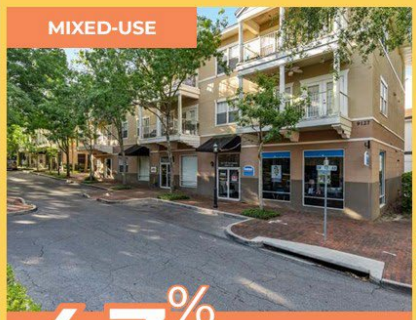
Community Snapshot

"What type(s) of housing do you think should be developed to accommodate Winter Garden's growing population?"

Participants could select as many options as they like.



83% OF PARTICIPANTS SELECTED THIS CHOICE



43% OF PARTICIPANTS SELECTED THIS CHOICE



37% OF PARTICIPANTS SELECTED THIS CHOICE

Input from Workshop #1

LIKES

- Sense of community
- Local businesses
- Community events
- Trails



DISLIKES

- Traffic
- Unsafe roads and pedestrian crossings
- Threats to water resources
- Drainage issues

Input from Workshop #1

IMPROVEMENTS & IDEAS

- Expand and improve greenspaces, parks, recreational areas, nature preserves, and outdoor community gathering spaces.
- Enhance safety and security, including roadway safety.
- Improve infrastructure
  - Roadways – Improve traffic flow, lighting, and crosswalks.
  - Sidewalks – Address gaps Downtown and in East Winter Garden.
  - Drainage – Improve drainage in East Winter Garden.
- Incorporate trails, bike lanes, green space and recreational amenities in new development.
- Greater housing variety, including affordable and senior housing.

Let's Discuss!



Appendix C: Directors Meeting Presentation





Project Team

Kelly Carson
Planning Director

Shane Friedman
Planning Supervisor

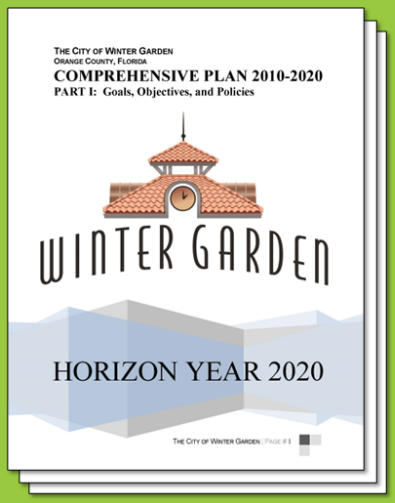
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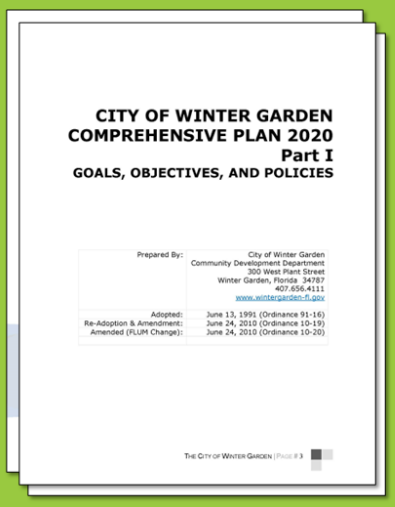
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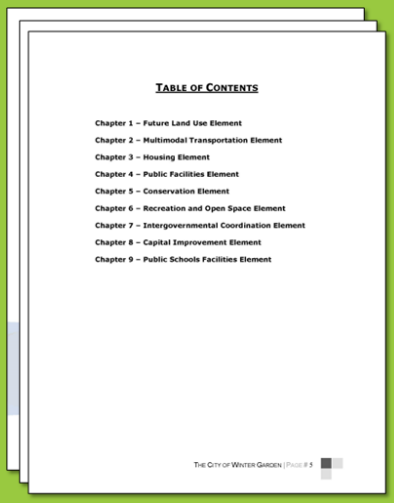


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The Plan Update



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SCAN ME!

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- Incorporate trails, bike lanes, green space and recreational amenities in new development.
- Greater housing variety, including affordable and senior housing.

Discussion

1. Are there any current or potential issues that we should be aware of as we evaluate and update the comprehensive plan?
2. Is your Department currently, or are about to be, working on any planning initiatives? If so...
   a. What is it?
   b. When will it be completed?
3. Which types of facilities are currently in short supply or potentially at risk of being in short supply as the city grows (e.g., educational, recreational, employment, medical, infrastructure)?

Discussion

4. Are there specific people or groups that you think we should meet with as part of the update process?
5. Are their upcoming City sponsored events that would provide a good opportunity to engage the public and inform them of the comprehensive plan update?


Thank you!
COMPREHENSIVE PLAN
WINTER GARDEN
Rooted in Tradition
2050
Growing Strong Communities

DATE: August 14, 2025

TO: Kelly Carson, Planning Director

FROM: Inspire Placemaking Collective, Inc.

RE: Website Summary

Website Survey Summary

Introduction

The purpose of this memorandum is to provide a summary of the responses to the Winter Garden 2050 Website Survey. On March 3, 2025 the Winter Garden 2050 website survey was launched. The survey gathered public input and the results highlight key areas of consideration for Winter Garden's future.

Respondents expressed a strong desire to preserve the community's identity and natural beauty. Community events like the Winter Garden Farmers Market and amenities like the West Orange Trail were frequently highlighted as cornerstones of the City. Additionally, participants emphasized the need for better sustainability practices, safer biking and walking infrastructure, traffic solutions, and redevelopment practices.

The following summary highlights key findings and trends from the online engagement portal, including the survey and mobility mapping, providing insights into community priorities and preferences for the future of Winter Garden.

Survey

The online survey provided valuable insights into the demographics, concerns, and preferences of Winter Garden residents as part of the ongoing 2050 Comprehensive Plan Update. Most survey respondents are long-term residents of the community and over the age of 45. Provided below are key takeaways from the survey. **Appendix A** provides the breakdown of the entire survey.

Total Contributions: 193

About the Contributions:

- 91.71% of respondents live within Winter Garden
- 71.50% attend special events within Winter Garden
- 49.74% have lived in Winter Garden for 10 or more years
- 46.63% are between the ages of 45 and 64 years old

What the Contributors Want:

HOUSING: Respondents think the following housing types should be developed to accommodate Winter Garden's growing population:

Single Family Homes (selected by 76.17% of respondents)

Mixed-Use Housing (selected by 39.38% of respondents)

Accessory Dwelling Units (selected by 38.86% of respondents)

PUBLIC FACILITIES AND SERVICES: Respondents expressed satisfaction with the public facilities and services in Winter Garden. Respondents expressed the following levels of satisfaction with public facilities and community services:

Least Satisfied: Respondents primarily expressed dissatisfaction with recycling and transit.

Most Satisfied: Over 50% of respondents expressed satisfaction with roadways, bike paths, Sidewalks, water, sewer, parks and recreation, drainage, garbage pickup, and public safety (Police & Fire).

FUTURE CITY INITIATIVES: Over 50% of respondents believe the City should prioritize the following initiatives over the next 25 years:

- Preserve/conserve our natural environment and wildlife habitats (52.85%)
- Focus on the revitalization and redevelopment of older, underutilized areas (50.78%)

TOP CONCERNS RELATED TO GROWTH: Over 50% of respondents shared the following concerns related to the growth of the City:

- Traffic congestion (89.58%)
- Infrastructure (roadways, utilities, etc.) (59.38%)
- Impact on the natural environment (52.60%)

MOBILITY ISSUES: Respondents expressed concerns with the following topics regarding mobility issues across the City:

Traffic Congestion: Respondents feel that an overreliance on cars combined with lack of road capacity has exacerbated traffic issues on major roadways, especially SR 50 and Avalon Road.

Lack of Public Transportation Options: Respondents stated that there are little to no transit options for people looking to travel within the City and connect to areas outside of Winter Garden.

Insufficient Pedestrian and Bike Infrastructure: Respondents stated that sidewalks and bike paths are inconsistent and insufficient across the City, leading to concerns about pedestrian and cyclist safety.

OTHER CONCERNS AND PRIORITIES: Respondents expressed concerns regarding the following topics:

Limit Overdevelopment: Respondents are concerned about overdevelopment impacting housing and traffic. They feel that the City should prioritize development that balances density with quality and style.

Preserve Small-Town Charm: Respondents want to prioritize maintaining Winter Garden's identity and community feel and would like more community-oriented development to support the existing identity.

Preserve Green Spaces and Environmental Sustainability: Respondents strongly support preserving and protecting existing green spaces, wetlands, and other natural areas. Respondents want to incorporate more sustainability practices and family-oriented recreation spaces to bolster existing preservation efforts.

Mapping Activity

Where Contributors have Mobility Issues:

Respondents mapped areas of mobility specific concerns across the City. Contributors were permitted to add as many locations of concern as they deemed necessary.

Driving Issues: Respondents identified traffic congestion and low speed limits as major driving issues in the City. Intersection design and lack of public parking in the downtown area were also highlighted in the responses.

Respondents identified Avalon Road and the intersection of Dillard Street and SR 50 as the top areas of driving-related concern.

Transit-Related Issues: Respondents identified the lack of transit options in the Downtown/Plant Street area as a top concern. Areas that do have bus service are seen as poorly marked and connected to local amenities.

Walking-Related Issues: Pedestrian safety due to lack of sidewalk or other points of conflict with cars was highlighted as a pedestrian issue.

Respondents identified Plant Street and the West Orange Trail as the top areas of walking-related concern.

Biking-Related Issues: Lack of bike paths and points of conflict between bikes and cars were highlighted as biking-related issues.

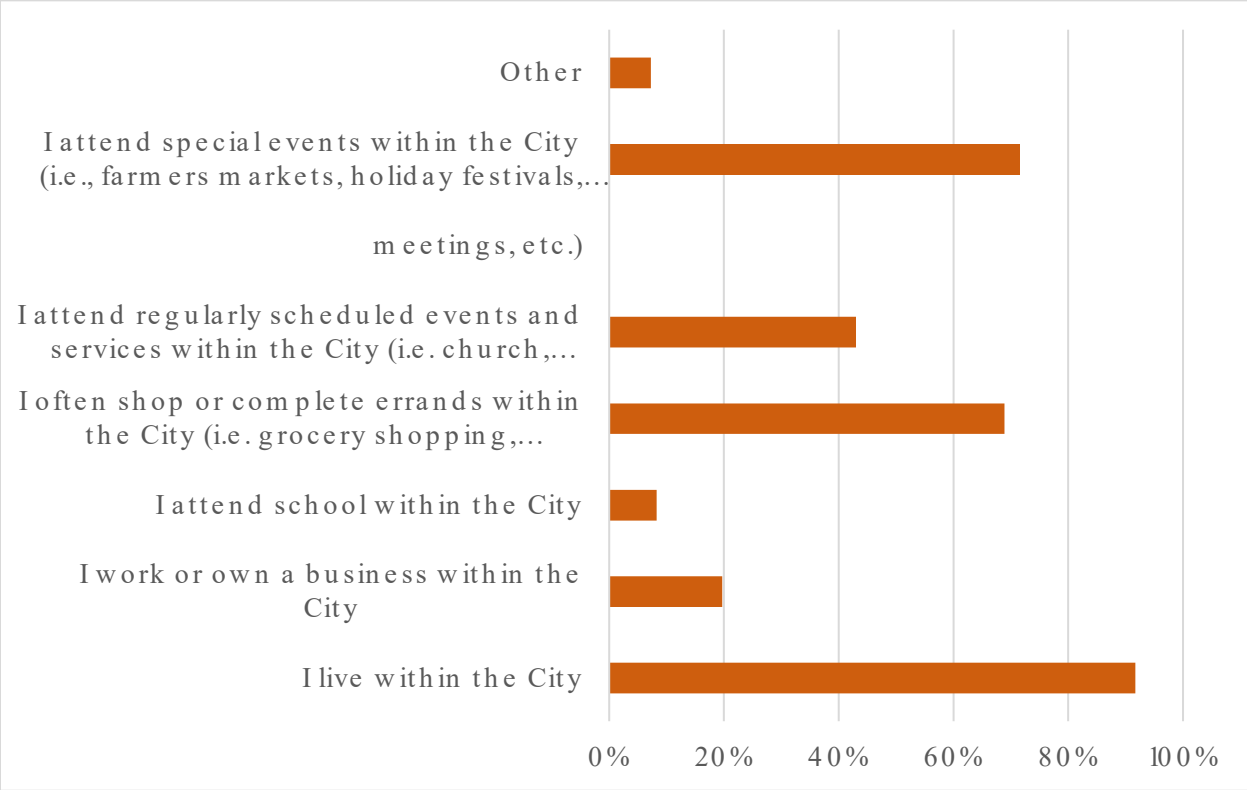
Respondents identified Plant Street, Avalon Road, and the West Orange Trail as the top areas of biking-related concern.

Appendix A: Survey Responses

Question 1: What is your ZIP Code?

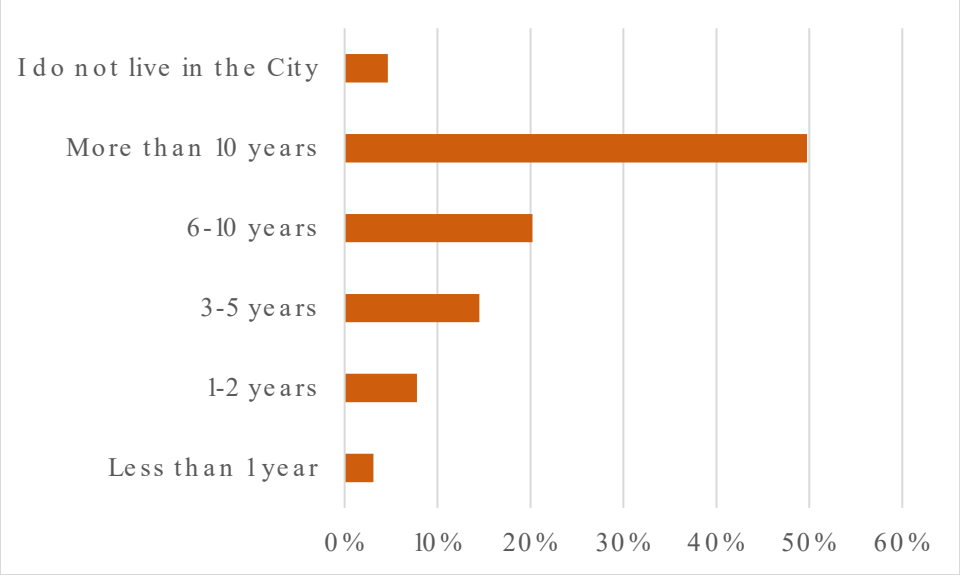
Zip Code	Number of Responses
32703	1
32789	1
32814	1
34760	1
34761	1
34786	1
34787	185
54313	1

Question 2: What is your relationship to the City of Winter Garden?



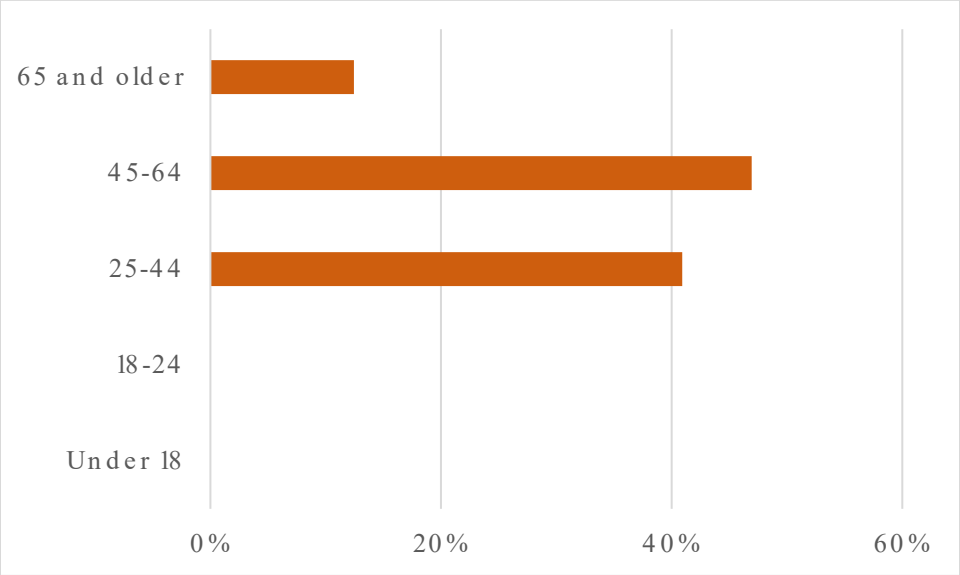
Answer choices	Percent	Count
I live within the City	91.71%	177
I work or own a business within the City	19.69%	38
I attend school within the City	8.29%	16
I often shop or complete errands within the City (i.e. grocery shopping, banking, etc.)	68.91%	133
I attend regularly scheduled events and services within the City (i.e. church, organizational meetings, etc.)	43.01%	83
I attend special events within the City (i.e., farmers markets, holiday festivals, etc.)	71.5%	138
Other	7.25%	14

Question 3: o ή x ĖήPſ Ẁ℃ϕ ь ή Ь ĖѬ ¡ ỲP ł ỲPΦ Ў g ℃ѿ ¡ P



Answer choices	Percent	Count
Less than 1 year	3.11%	6
1-2 years	7.77%	15
3-5 years	14.51%	28
6-10 years	20.21%	39
More than 10 years	49.74%	96
I do not live in the City	4.66%	9

Question 4: ł Ẁ℀ƑŸЖьή Ь Ў℅ſ ļ˚



Answer choices	Percent	Count
Under 18	0%	0
18-24	0%	0
25-44	40.93%	79
45-64	46.93%	90
65 and older	12.44%	24

Question 5: In 50 characters or less, what do you think is special and unique about Winter Garden that you wish you see retained by the year 2050?

- I like the downtown area.
- Small town feel. No high rises or big box stores.
- Walkability; support for family owned business
- Downtown Winter Garden
- to travel without stupid low speed limits
- "A variety of shops & restaurants
- Small town feel"
- Small town charm with horse farms (about to lose).

- The hometown atmosphere, festivals parades, parks
- Walkable area, small/non-commercial feel.
- small town family friendly environment
- It's small town feel.
- Authentic charm, community feel and pride
- The historical small town charm
- location, location, location
- the trail, trees, events, theater, library, shops
- It’s history and heritage. SLOW DOWN GROWTH!
- Small town feel/Nice pedestrian downtown/bike trl
- Walkable DT, small businesses, charm, culture
- I loved the small town feel.
- the integrity of a “small” community/town
- Walkable downtown area. Has something for everyone
- Downtown, residential, golf cart driving
- Small town feel that is quickly disappearing
- green space, small town charm, improved traffic
- The downtown area and the small town feels
- Smaller size/ not over housed or two many people
- Small town feel
- The friendly small town feel in Downtown.
- great number of shaded areas & small businesses
- An amazing place to raise a family
- Small downtown with shops and restaurants
- small town feel with amenities and things to do
- Small town feel with character
- The small town charm - we do not need to get big.
- West orange trail downtown
- Downtown
- Walkable!
- Small town charm, foodie location

- Trees, charm, small town community feel
- Bike trail tree lined linking to other communities
- Our historical towncenter and community activities
- It has character
- unique family charm-Stars Hallow, farmers market
- Small town charm and vibrancy of LGBTQ accptance
- The downtown, parades,WG Theater, Farmers Mkt
- I can’t do anything justice in 50 chars. I’ve trie
- Building needs to stop! Born here can't enjoy
- Modern safe cops visible variety growing changing
- I wish there was more open space no overcrowding.
- Small streets, hardly any traffic, very calming.
- The lower residential property taxes.
- Our fabulous historic walkable downtown.
- Small town charm
- "Quaint downtown area
- No large chain businesses"
- Small town feel with neighbors helping each other.
- Keep the small town feeling. Less is more!
- Cozy downtown feel that isnt prone to high traffic
- East WG keeping historical building intact
- A sense of community, citizen participation
- Special events and walkability.
- A connected, vibrant Main Street. Bikeability.
- The small town feel. Early 20th century charm.
- Maintain streets, lights, festivals, etc.
- Downtown area. Preserving wetlands/conservation
- The people.
- Clean, small-town feel, beautiful
- Small town feel.
- Need to keep and maintain swamp land!
- Demographics

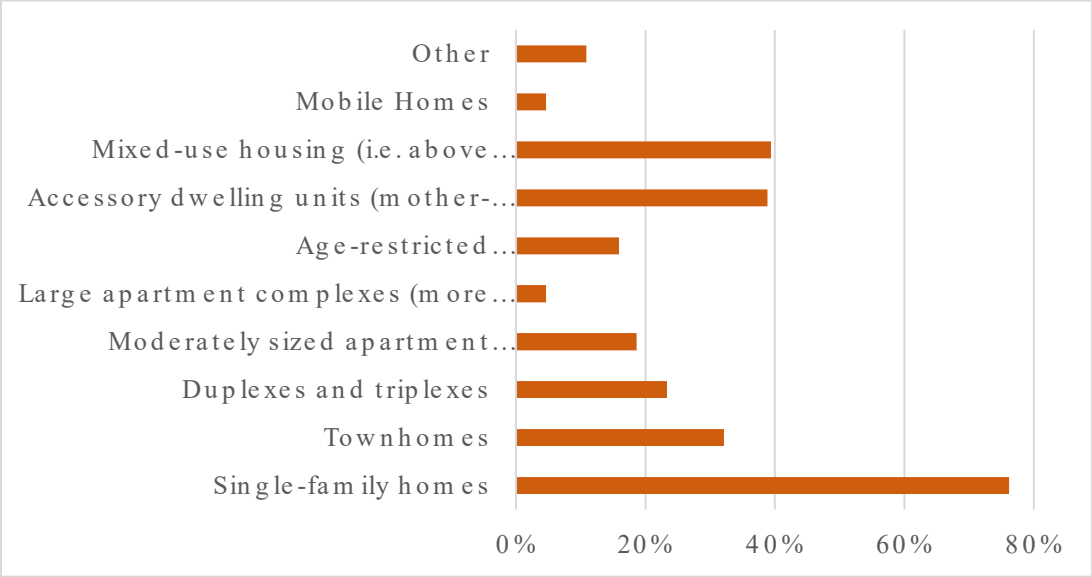
- Small town. Able to shop, work, socialize exercise
- Love the brick roads and old charm of downtown!
- Heritage of orange growers, small community feel
- I love the downtown nostalgic retro vibes.
- The charm of the downtown area without the crowds
- Small town vibe with appealing growth
- We liked the midsize feel
- Small shops but also big chain stores.Green space.
- Small town feel and lots of outdoor amenities
- Some of the natural habitats along the trail
- Tight knit community / Safe / Mayberry-ish
- The small town feel that is anchored by Plant St
- The eclectic atmosphere exists while growing
- It has a welcoming vibe and a small town charm.
- Love that DTWG is non-chain.
- Small town charm, convenience, family-friendly
- The small, hometown community. The green spaces.
- The beauty of the City.
- outdoor spaces, bike trails, quaint charm
- Downtown charm, golf cart district, park/playgroun
- I appreciate the new development around town
- Unique character and charm and history of WG.
- Lake Apopka and Newton Park, mature Oak trees,
- Historic downtown feel that preserves our roots
- I love the charm and character of Winter Garden.
- Small feel, intimate and safe.
- The quaintness of the downtown area.
- The small town feel.
- The small town feel, especially downtown.

- Small town feel with big town resources.
- Culture on Plant Street
- Great city
- A vibrant downtown commercial emphasis
- Farmers market, special events, dining,walkability
- Festivals and holiday celebrations
- Downtown should be kept as a walking area.
- Plant Street, West Orange Trail, Newton Park,trees
- small town feel, mom & pops alive and well.
- Blend of modern with classic charm and walkability
- It is quaint + clean w. garden caters to families
- Small town feel with big city amenities
- downtown, east side improvements, historic things
- Small town feel that is safe, diverse and clean
- Its aesthetic character and sense of community.
- The City is beautiful. I love the shops & rests.
- The downtown area and special events
- The mix of private and public realms in Downtown
- small town w/o chain stores and restaurants
- Small town atmosphere. Unique shops and dinning.
- The city is generally very well managed.
- I like the uniqueness of the downtown area.
- DT WG needs more dining & entertainment
- Farms, forest areas, downtown, historic buildings
- Downtown, Lake Apopka, Bike/run trail
- The small town charm.
- farmers market and associated downtown events.
- I love the focus on nature, community activities.
- The small town charm, the trees, and older homes

- Small/charming downtown, golf cart approved street
- Golf carts, enlarge and lower speed limits win win
- It feels like a community not a vacation place
- Downtown and the surrounding neighborhoods.
- The downtown area
- Charm, trees, small town feel, Old Homes, walkabil
- Quaint small-town with fun family-friendly places
- The small-town feeling
- The fun downtown activities
- Special and Unique: Nothing
- Small town feel, close to Orlando and Disney area.
- WG is family-friendly, and safe. Traditional.
- Small town feel with easy access to larger stuff
- Family oriented, not a tourist location.
- Small town feel; Inclusivity; Diversity; Safety.
- Rich in history, great community to live,
- The native floral and fawna, native animals.
- The family oriented culture and inclusion.
- Improve the quality of life for ALL residents.
- I love the upscale family friendly environment.
- Vibrant and prosperous downtown area.
- Retain and extend downtown walkability
- The charm of downtown. It's clean, vibrant & safe.
- Small town USA. close to attractions..cleanliness
- Its ease of life and beauty. Keep it simple.
- Small town charm, support small and local business
- Small town feel, would be nice if downtown is left
- The downtown area could be extended

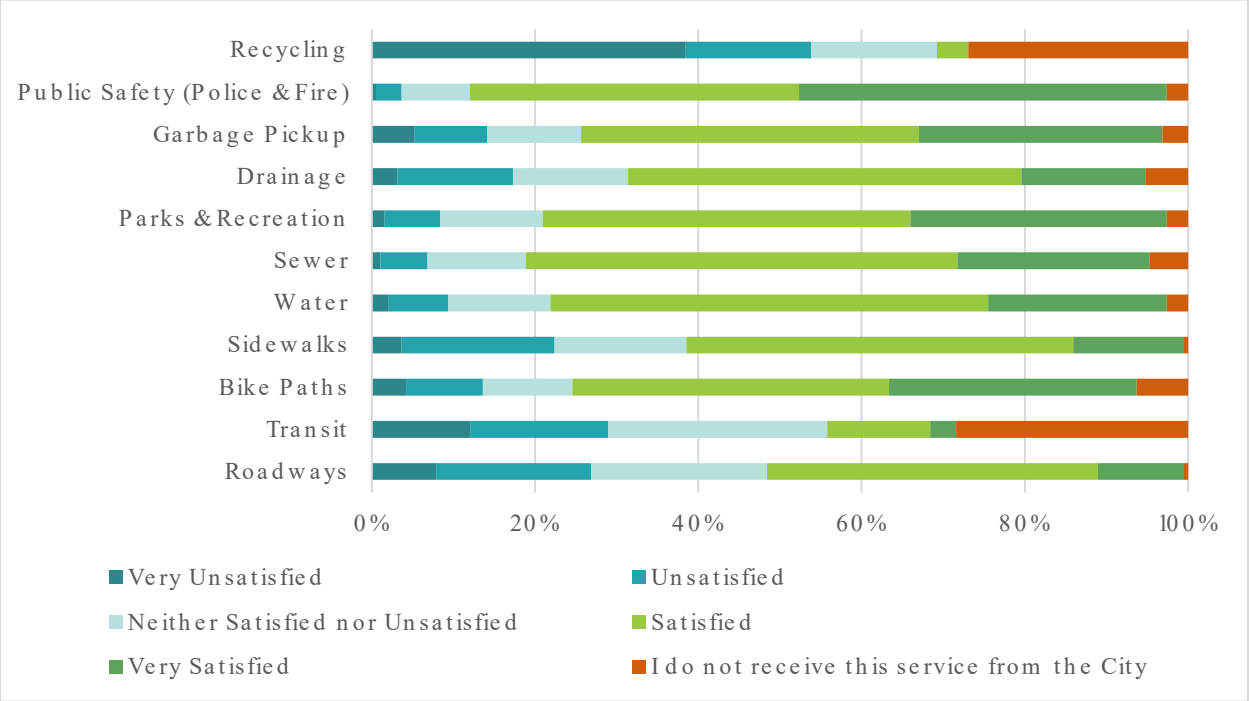
- The bike trail and vibrant downtown area
- having the small town feel while still a big city.
- Keeping a walkable downtown w/ a historic society
- Historic downtown and the West Orange trail.
- WG has a small town charm; hope it never loses
- A real community filled with people who care.
- Resisting overdevelopment, be smart, considerate
- Retain Downtown nostalgia and associated events.
- Great tightknight community feel
- The small town charm, the lush Florida green look.
- Historic architecture, brick streets, sidewalks
- The architecture and urban design choices
- Small town charm i.e. Plant Street & Plant Market
- The aspect of community. Stay Small & Manageable.
- Trail & Plant Street.

Question 6: What type(s) of housing do you think should be developed to accommodate Winter Garden's growing population?



Answer choices	Percent	Count
Single-family homes	76.17%	147
Townhomes	32.12%	62
Duplexes and triplexes	23.32%	45
Moderately sized apartment buildings (5-50 units)	18.65%	36
Large apartment complexes (more than 50 units	4.66%	9
Age-restricted communities/housing	15.91%	5
Accessory dwelling units (mother-in-law suites)	38.86%	75
Mixed-use housing (i.e. above retail/office spaces)	39.38%	76
Mobile Homes	4.66%	9
Other	10.88%	21

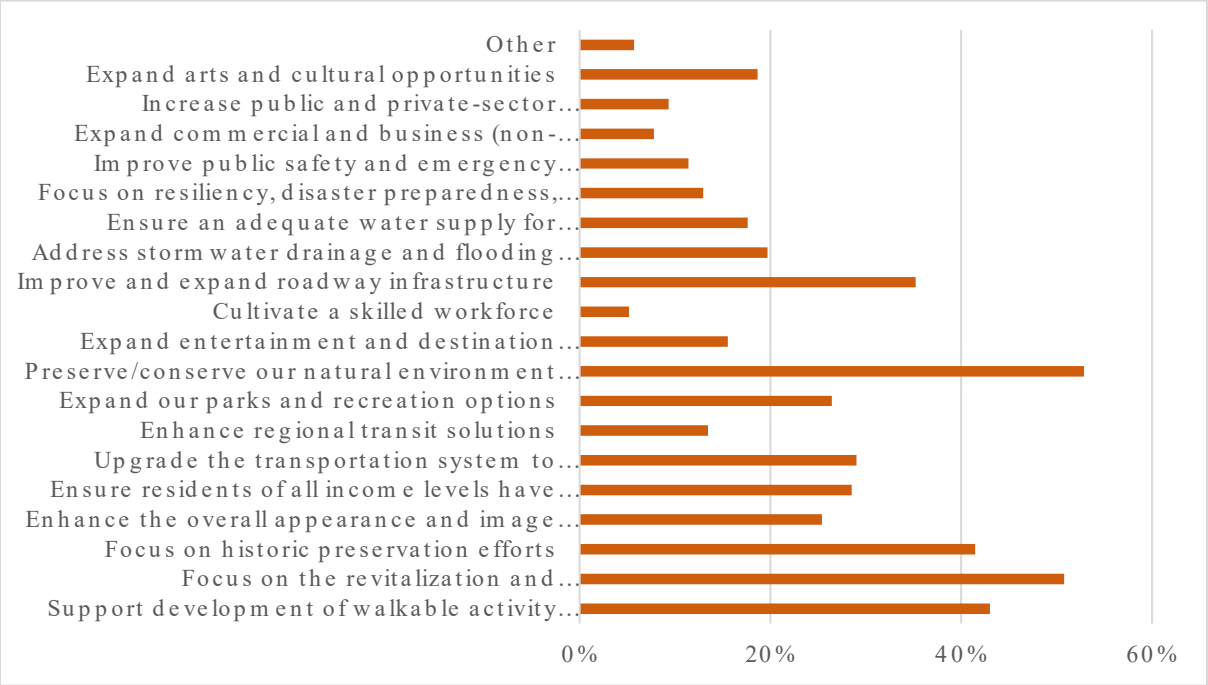
Question 7: How satisfied are you with the following public facilities and services?



	Very Unsatisfied	Unsatisfied	Neither Satisfied nor Unsatisfied	Satisfied	Very Satisfied	I do not receive this service from the City	Score
Roadways	7.89%	18.95%	21.58%	40.53%	10.53%	0.53%	3.28
Transit	12.11%	16.84%	26.84%	12.63%	3.16%	28.42%	3.63
Bike Paths	4.19%	9.42%	10.99%	38.74%	30.37%	6.28%	4.01
Sidewalks	3.65%	18.75%	16.15%	47.40%	13.54%	0.52%	3.50
Water	2.08%	7.29%	12.50%	53.65%	21.88%	2.60%	3.94
Sewer	1.05%	5.76%	12.04%	52.88%	23.56%	4.71%	4.06
Parks & Recreation	1.57%	6.81%	12.57%	45.03%	31.41%	2.62%	4.06
Drainage	3.14%	14.14%	14.14%	48.17%	15.18%	5.24%	3.74

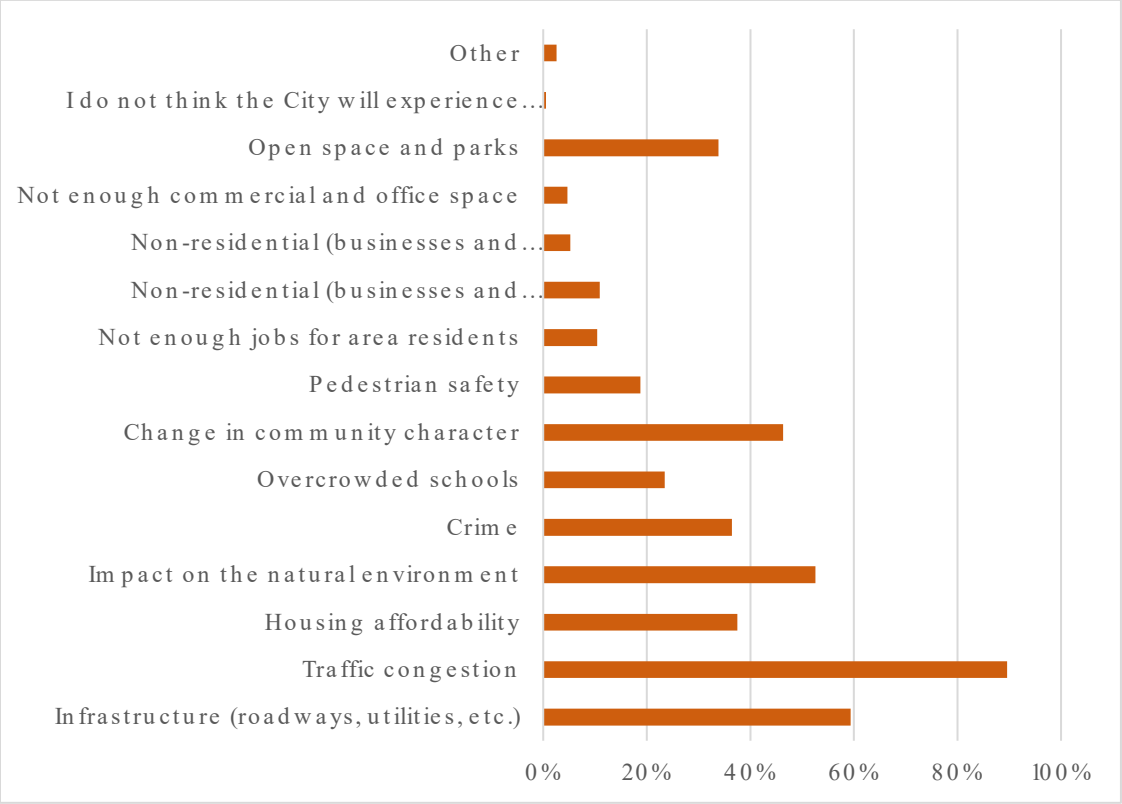
Garbage Pickup	5.24%	8.90%	11.52%	41.36%	29.84%	3.14%	3.91
Public Safety (Police & Fire)	0.52%	3.14%	8.38%	40.31%	45.03%	2.62%	4.34
Recycling	38.46%	15.38%	15.38%	3.85%	0%	26.92%	2.92

Question 8: Which of the following initiatives should be prioritized by the City over the next 25 years?



Answer choices	Percent	Count
Support development of walkable activity centers where you can live, work, and play	43.01%	83
Focus on the revitalization and redevelopment of older, underutilized areas	50.78%	98
Focus on historic preservation efforts	41.45%	80
Enhance the overall appearance and image of the City	25.39%	49
Ensure residents of all income levels have safe and affordable housing options	28.50%	55
Upgrade the transportation system to better accommodate walking and biking	29.02%	56
Enhance regional transit solutions	13.47%	226
Expand our parks and recreation options	26.42%	51
Preserve/conserve our natural environment and wildlife habitats	52.85%	102
Expand entertainment and destination options	15.54%	30
Cultivate a skilled workforce	5.18%	10
Improve and expand roadway infrastructure	35.23%	68
Address stormwater drainage and flooding concerns	19.69%	38
Ensure an adequate water supply for existing and future residents	17.62%	34
Focus on resiliency, disaster preparedness, and recovery	12.95%	25
Improve public safety and emergency service responses	11.40%	22
Expand commercial and business (non-residential) opportunities	7.77%	15
Increase public and private-sector employment opportunities	9.33%	18
Expand arts and cultural opportunities	18.65%	36
Other	5.70%	11

Question 9: What are the top concerns you have related to future growth potentially affecting the City?



Answer choices	Percent	Count
Infrastructure (roadways, utilities, etc.)	59.38%	114
Traffic congestion	89.58%	172
Housing affordability	37.50%	72
Impact on the natural environment	52.60%	101
Crime	36.46%	70
Overcrowded schools	23.44%	45
Change in community character	46.35%	89
Pedestrian safety	18.75%	36
Not enough jobs for area residents	10.42%	20
Non-residential (businesses and services) uses located too close to residential	10.94%	21
Non-residential (businesses and services) uses located too far from residential	5.21%	10
Not enough commercial and office space	4.69%	9
Open space and parks	33.85%	65
I do not think the City will experience any of these issues	0.52%	1
Other	2.60%	5

Question 10: Mobility is the efficient, safe, and equitable movement of people and goods within the City using diverse transportation modes, emphasizing accessibility, connectivity, and convenience across roadways, transit, rail, sidewalks, and bike paths. What are the greatest Mobility Issues in the City?

- I never see public transportation where I live.
- Difficulty getting to public transportation.
- No crosswalk access to busy library
- Safety of pedestrians in downtown WG from bikers
- No. Most people drive. Make it better for them.
- None
- Overdeveloped WG, hence traffic jam in everywhere.
- not enough sidewalks
- Pedestrian access / public transit to MCO
- Dillard Street.
- No cars on Plant St. on Saturdays

- need rules for motorized bikes + local public bus
- Traffic is horrific due to overcrowding
- Traffic and safety on 50.
- Sidewalks are an issue. missing or poor condition
- Driving. Too much traffic
- Pedestrian and bike, scooter traffic
- Drivers being respectful of the many cyclists
- Too much traffic on backroads
- Congestion is a major problem.
- Congestion during rush hour on the 429 & turnpike
- Too many cars. Need other options e-bike paths
- More sidewalks in the daniels/50 area
- One lane roads no longer work. Takes forever
- Traffic congestion, especially in pinch spots
- My subdivision needs the sidewalk finished.
- lol what accessibility?
- Traffic
- Too many cars not walkable
- Limited types of transportation as grows more cars
- No sunrail!
- inconsistent bikepaths and sidewalks
- Sewer issues that cause flooding in roadways
- No car = can't easily get around
- Transporation to stores from outlying areas
- Local golf cart travel inaccessible to Tuscany.
- The traffic on the roadways is bad
- We need more traffic routes Less lights more lanes
- Increased traffic; too much on street parking
- Bikes and getting hit by one.
- the congestion on Colonial drive and Avalon Rd.
- 1) Rural road congestion 2) Unsafe electric bikes.
- crossing busy streets. dillard needs to be redone
- Major roadways are currently too congested!
- road congestion due to too much growth / developm.
- Please connect East WG to DT WG for golf carts use
- Connecting all communities

- Motorist “entitlement” jeopardizing pedestrians
- Dangerous speeds of ebikes/escooters
- Unsafe for walking or biking. Also Need transit.
- Pedestrian, bike safety. Rail access to MCO & ORL.
- Sidewalks need repair to be handicap friendly.
- Traffic not constant bike lanes or sidewalks
- Traffic and non-contiguous bike paths.
- Not very bike friendly
- Not enough close by handicapped parking ie walker
- Not enough roads to accommodate the # of people
- People Speeding in residential areas.
- The constant back up of Avalon from 50 southward
- Traffic. It’s so congested. 1 mi=15 min by car
- Not enough bike paths and sidewalks
- Enforce existing traffic and pedestrian laws
- Congestion on Avalon and Colonial is awful
- Too many NEW res/comm. places, too many cars.
- Public transportation
- Congestion. Population outweighs construction
- Avalon road
- Too many cars and not enough walking/biking option
- Not enough roadway for continued house development
- Stop signs needed at bike crossing path on Hennis.
- Avalon Road - Round about needed John's Lake Point
- Crowding on 50
- Rapid development without adequate infrastructure
- None
- Avalon Rd needs widening, and a lower speed limit
- Trafffic. Decreased flow on Avalon 20+ min to 50
- sidewalks
- Lack of decent sidewalks and no bike paths
- Bikers on the main roads cause traffic issues.
- Lack of a sidewalks on Avalon rd and traffic
- Over population

- Crowded streets and highways
- Traffic congestion
- We don't have rail. I've never used the bus
- The traffic on north Avalon is terrible
- only one trail, gets over crowed, addmore options.
- Mobility in WG is sufficient
- I don’t ever see public transportation options
- Park needs improvement
- all traffic is driven to SR50. need secondary rds
- safety...bike paths and sidewalks
- Crossing 50-Need walkway over 50
- Lack of train, bus to locations in and out of city
- Traffic
- Too much traffic
- Traffic congestion due to housing increases
- Diff to exit from stone creek. Need traffic light.
- Traffic
- Lower income areas not having good mobility
- downtown area is dangerous to pedestrians/bikers
- Side street sidewalks
- Parking
- Rail option to downtown ORL and the airport =great
- Roadways do not support population size
- add bike lanes to Avalon & add more roundabouts
- Not enough bike lanes.
- Traffic
- Large highways and huge parking lots limiting walk
- Not enough sidewalks, and aging road ways
- Congestion due to volume
- Downtown bike path hazardous for peds vs bikers
- HWY 50 is over-crowded. Western Way is jam-packed
- Crowded roads and rude bikers.
- Traffic
- No public transportation, trucks that are too big
- More sidewalks with better connectivity
- None
- Do not really see many issues
- speed bumps
- Traffic congestion in residential area is an issue

- No comments
- Roads being able to handle the traffic. Expanding
- transit the bus do not run on sundays
- we need more multi-use trails
- Traffic congestion in main throughways
- City buses in the residential areas
- inadequate public transit, bike routes, sidewalks
- Parking is a major issue at hand.
- Public transportation
- More sidewalks and streets that allow golf carts
- Traffic congestion and lack of non car options
- Handicapped accessibility
- Need More sidewalks
- Lack of public transport options and roundabouts
- Need to add lanes and roads to improve efficiency
- Congestion. Need less cars on the road
- Satisfied with mobility in Winter Garden
- population density, traffic
- area attractions traffic flow congestion, parking.
- There is next to no public transportation
- Lack of stop lights or roundabouts in Horizon West
- Pedestrian safety along hwy 50. ORL commute times.
- Congestion on Colonial
- Highspeed roads instead of pedestrian-friendly
- Need more walkability around Dillard
- A lack of sidewalks in many areas
- Lack options taking residents to area outside city
- Everything is so car reliant
- sidewalk bike paths don't interconnect
- Public transit connectivity
- Outside Plant Street, there are no good sidewalks
- Congested roads to critical needs, 50 controls all
- Lack of sizable sidewalks
- Traffic.

Question 11: What DRIVING-related issues do you have in the City?

- Not enough public parking downtown
- Library uses this lot for early voting and summer overflow. A crosswalk would be a good safety addition
- Lots of congestion between the Winter Garden Village and 429
- 25 mph speed limit ridiculous
- 35 mph speed limit too low
- SBW Pkway near the Publix plaza intersection.
- Western Way takes forever to make it to 429 exit and the accidents are constant.
- Fiquette Rd AND Reams Rd intersection
- unsafe with traffic and bikes
- Stop sign is located where you can NOT see bikes coming on the trail and bikes usually do not stop and often do not look for cars
- Regular street parking makes it difficult to navigate this section of the road. Oftentimes there are vehicles blocking both sides of the road, and you have to slalom through past the stop at the intersection proceeding north.
- Trail users regularly ignore the pedestrian lights at this crossing and cause traffic issues.
- This shopping center needs better traffic flow at the entry/exit. Post a no left into the plaza to force drivers to enter off Colonial instead of across Park ave.
- SR 50 is a mess
- Plant Street is being close all the times for events that do not benefit the residences of Winter Garden. City should stop approving so many events downtown and closing the streets.
- Dangerous intersection
- Could beautify Daniels/Dillard from 50 to plant with improved infratructure
- Consider roundabout
- Consider roundabout
- terrible traffic flow. Roundabouts would work better, with a dedicated bike path.
- Traffic back up at the 4 way stop

- Plant St. needs to be closed to cars on Saturdays.
- Reduce congestion at this intersection. Also, Colonial Drive is always congested and needs some relief.
- Westbound toward clermont
- Egress from fowlers grove
- 429 exit so close to the westbound roberson/stoneybrook and Daniels/WG Vineland intersectionis HORRIBLE. 4+ light cycles are not uncommon and unacceptable for a city of this size.
- It would be nice to have a right turn lane coming from clermont turning onto Avalon Road.
- This area should be a round about!
- This should also be a round about!
- Parking is already an issue downtown. During events it's near impossible
- 429 backs up in all directions down the turnpike and extends to 408
- Constant traffic
- U turns should not be allowed
- Congestion
- Speeding
- Drivers not using 4 way properly. Pedestrians walking into road as traffic is going.
- Drivers not using 4 way stop properly or safely
- Long light cycles after emergency vehicles pass through, sometimes skipping at least 2 light cycles
- Light cycles too fast
- 535/Tilden Rd
- Horrible congestion during rush hour
- Bad congestion during rush hour, backs up at this intersection
- Heavy traffic
- Need a traffic light! It is hard to make the left turn to west bound 50
- Complete congestion during rush hour
- Takes forever to turn left by Aldi
- Intersection of Avalon and 50
- Intersection of marsh and avalon
- Intersection of at winter garden vilage
- Speeding. Even with the speed bump

- We need more parking downtown
- Traffic on Avalon waiting to turn on 50 is ridiculous. Ridiculous.
- Congested traffic
- Unsightly road signs that are supposed to be there for flooding but there hasn't been flooding since the signs were installed. Since when do parked cars cause flooding?
- Unsightly road signs that are supposed to be there for flooding but there hasn't been flooding since the signs were installed. Since when do parked cars cause flooding?
- Congestion from here to Avalon Road is terrible during rush hour
- This intersection is always terrible
- This intersection is terrible!
- This needs to be widened
- It can be very difficult to get out of our neighborhood here
- This intersection is very difficult, especially during rush hour.
- This area is always congested.
- We need another parking garage in downtown area.
- The exit for the turnpike from 429.
- The intersection 429 and Daniels Road is terrible. Daniels Road at The Village is horrible. Infact, 535 from the 429 to Reams Road is horrible.
- Lower speed limit more important and effectual than "Slow Down" signs
- Speed bumps are for parking lots, not city streets
- Lurking police try to intimidate drivers by jumping on road and tailgating them at night.
- always backed up
- West colonial drive is a standstill most of the afternoon and evening all ways backed up
- Winter garden Vineland road gets backed up especially after the turnpike til Windermere high school
- This road 2 miles forward and backward gets backed up bad and a lot of winter garden residents takes this road/area to and from.
- It is too congested right here when you pull out of the driveway from the townhomes of Winter Garden you can't even get out to make a right the traffic is backed all the way up to Story Road!

- traffic
- always congested
- Growing congestion. Too many people using electric bikes in the area too. Concerning because the bikes travel very fast, and the users are often under 15 and have unexpected travel patterns.
- Too many twists and turns along the road. Daily congestion. Especially traveling north to 50.
- This would be a great place to add a traffic circle. Traffic backs up fairly far back.
- This traffic light is very confusing. The flashing yellow on red is interpreted differently by many drivers. Takes getting used to. Left hand turns are nevre wracking in every direction.
- Excess noise from the 429 has steadily been increasing. Certain cars can be heard speeding. Sounds like a Formula 1 race track. Especially between the hours of 9 and 11pm.
- Daily traffic backups.
- Daniels Rd, WG Vienland Rd, Dillard Street, Plant Street
- "Parking the city created golf cart spaces and they aren't being used. Golf carts continue to use regular spaces when golf cart spaces are empty. Regular cars have to hunt it park far away due to golf carts. Either enforce golf carts parking in designated space or take away golf cart spaces and turn them back to regular parking spaces.
- Also no one adheres to the 2 hour or 10 min pick up parking signs/spaces"
- The main roads are too congested and there aren't enough parking spaces!
- 545 backs up all day now
- 429 westbound in this area backs up all the time due to lane narrowing
- improve traffic flow for left turn and straight
- Many near misses with entry/exit from Aldi/shopping center onto Park Ave. Need a better design. Too much traffic for this entrance and only increasing.
- Right turn on red is not a right of way but drivers treat it as such. Right turn on red should NOT be allowed when cross traffic can U-turn. Too many near collisions.

- Need a crosswalk on the east side of the intersection
- Afternoon traffic congestion
- Highway 50 from Winter Garden Border in Oakland to border in Ocoee
- At night, this light turns red for drivers on Colonial Dr for a very long time without any cars having been present on 9th St. I'm not sure why it turns red for drivers on Colonial when no cars are present on 9th and no cars are turning onto 9th. It adds unnecessary time to the drive.
- It would be very helpful to have longer right-turn and left-turn lanes to help the flow of traffic and prevent back up on Avalon.
- Avalon should be expanded to 2 lanes in each direction (at minimum, 2 lanes headed towards Colonial, keeping 1 lane headed south)
- This area of Avalon will need 2 lanes in each direction when the Wellness Park starts to operate.
- Traffic backup
- Traffic backup
- Traffic backup
- Traffic backup
- severe traffic backup
- severe traffic backup
- Traffic backup
- Always always congested
- It's getting too difficult to take a left out of John's lake pointe onto Avalon due to congestion and flow of traffic
- Needs a traffic light
- Major traffic back up
- Too many people get off at this exit because there is no other way to get to their home. Infrastructure down stream if this exit is poor
- Not enough parking downtown so the streets get crowded with cars
- Avalon is backed up every morning and evening. Avalon needs widening with a dedicated right turn lane towards the middle school. Most folks in the morning are trying to turn left from Avalon onto 50 to get o the turnpike. Please reconsider a turnpike exit at Avalon. Additionally, with zero shoulder on Avalon, I'm shocked there aren't more accidents/injuries with the constant bicycles.
- Lots of traffic at Avalon road

- Traffic at rush hour am and PM is from 50 to Stoneybrook.
- No sidewalk on either side of the roadway make this particular turn dangerous on bike or foot
- Drop off and pick up takes up one whole lane of this busy road leading to the highway
- Congestion at this exit and sometimes a dangerous 3 lane cross to make the right
- Difficulty getting out of neighborhood
- Difficulty leaving the neighborhood
- Left turn lane will back up traffic all the way to Tildenville for all lanes trying to leave Avalon Road
- Too much traffic here danger to pedestrians likes it better when it was closed during the holidays
- Horrible intersection
- Becoming impossible to get out of the neighborhood
- All of Avalon Should be wider
- too many cars travelling down Plant to go to the new houses on the Oakland side.
- General construction of highway. Dangerous on roads with debris. Delays. Keep the open fields by 429. Tons of noise from traffic that travels all the way to Division Street.
- busy
- awkward entrance to shopping center with Wawa on the corner. Too many cars speeding
- speeding
- It should not take 15 mins to leave Winter Garden to go to Clermont.
- Traffic congestion due to residential growth. Need to widen the road.
- Traffic vibrating, road widening required.
- Congestion
- Exit off 429 onto Stonybrooke is a nightmare during peak hours.
- 429 exit onto Turnpike is a mess during mornings. Too many cars cut off those in line for miles to get onto Turnpike southbound.
- This stop sign is inefficient during peak hours. Needs a light/roundabout

- This roadway (Tilden) is used by loud cars racing up and down at all hours of the night.
- This light backs up traffic heading east on Tilden to the point that it cuts off access to shops and those trying to leave neighborhoods (Windward Cay and Wintermere Pointe) are stuck until traffic moves.
- During morning/afternoon Avalon Rd is so congested because of the lack of space for the turn lanes. Road needs to be expanded and bike path moved further from street for safety of residents utilizing the sidewalk
- Daniel's Rd would benefit from a right turn only lane to keep the traffic moving that is trying to turn onto 50. This road gets very backed up.
- Add right turn lane for those trying to turn onto Avalon to keep traffic moving straight on 50
- Congestion
- Congestion
- Someone is going to get killed. So hard to exit the neighborhood during certain times. Need a round about if we can't have a light
- Exiting turnpike to get onto 429 is a nightmare
- Needs a signal or a roundabout..impossible to get out of our development onto Avalon
- 50 in general
- The traffic on Avalon is abysmal. It takes me on average 10 minutes to travel from sunridge to hwy 50.
- This construction and road closures at Tildenville and Oakland for months is horribly inconvenient
- Dangerous intersection due to increasing amount of traffic. Several accidents recently.
- Avalon Road needs widening. And needs a lower speed limit less than 45 (please work with county to lower speed limit!). Or install traffic calming like Hartford Marsh Rd
- Additional recreation/environmental facilities.
- Have county lower speed limit to less than 45. And put up "no Jake brake" signs for the numerous trucks using Avalon.
- Traffic backs up on Avalon, taking 20 minutes from John's Lake Pointe to Highway 50

- Constant congestion at busy times
- Avalon road
- Too much traffic, over congestion at school tomes
- Congestion
- Congestion
- Traffic light backed up most of the day. Need additional lane.
- This should be a round about
- You should not have a separate entrance for the new thing being built it is already congested should be using existing Tucker ranch entrance
- Road needs to be expanded past the turn pike with two lanes going north one heading south is fine
- need a yellow flashing arrow to turn Left on 9th from 50 when traffic is slower
- turning left from Daniels point dr to Daniels can be very difficult during high traffic times
- pulling out of fire station/Wells Fargo and turning left on Daniels is very difficult
- unsafe crossing for cyclists
- unsafe for cyclists and pedestrians
- on-street parking makes this a dangerous intersection
- Traffic heavy
- Traffic Light timing
- General Congestion
- Safety for Students vs Cars & Congestion in/out of WOHS
- Path to / from Tildenville Elementary School & General Congestion
- Congestion, roundabout possibly?
- 4 way stop causes congestion and accidents
- Too much traffic on 50 and Park Avenue especially by Aldi
- Too much Ocoee traffic
- Busy times of day this gets very congested
- speed limit on this road is far too restrictive
- speed limit on this road is too restrictive and low
- This curve is NOT steep enough to require the speed limit slow down.
- School start and end times, congestion here is 20+ minutes.

- Fog or other weather events cause issues with this stop light.
- Avalon. Can't turn at all with the traffic getting out of stone creek community. Lots of accidents due to it.
- Traffic outside the school is horrible. Cars block turning in. The light timing needs to change.
- Lack of sidewalk. It's unsafe for runners who keep going between sidewalks and sand. Please add connecting walkways.
- Left turns are almost impossible out of either community without a light or roundAbout
- Avalon entrance of stone creek needs a light. Most roads need to be widened
- Constant congestion and not enough traffic safety devices (i.e. signal timing, median dividers on 535 southbound after the intersection of 535/SR50)
- This section of 535 experiences heavy flooding during intense storm events
- backs up at light and no turn light
- This intersection is ridiculous. It's unsafe and sometimes requires several minutes to leave from either subdivision.
- I love the downtown area, but often will not go to events because of the issue of parking. I am handicapped and there are few parking spaces available.
- Traffic light or circle needed
- It is nearly impossible to make a left turn out of this development intersection
- It is extremely challenging and dangerous to attempt to make a left turn out of this shopping center. Cars are constantly darting into traffic and cutting people off because it's the only way they can turn left.
- This entire area of Daniels is always extremely congested
- We NEED a roundabout, badly! It takes too long and too much risk to turn left coming off the side roads (Carriage Point and Stonecreek subdivisions) on to Avalon
- This light is a "disastrophy" from all direction, especially driving north on

Avalon during either rush hour and when school is letting out.

- 4 Way Stop is no longer practical.
- Need a roundabout. Nobody can turn left onto Avalon from these subdivisions
- A mess at rush hour and when school lets out. Especially for those driving north on Avalon
- Close that exit from the shopping center. The exit right there at the Drycleaners. Make it an entrance-only.
- Too much traffic during school arrival hours and afternoon hours for residents in the community residents to exit onto Avalon.
- Need traffic lights or roundabout. Entrance of carriage pointe
- Unsafe options to exit neighborhood. Need roundabout or light.
- Unsafe conditions to exit neighborhood.
- Rush hour traffic on 429 has become brutal.
- Cars turning left from Dillard onto Plant Street have trouble accessing the turn lane, especially during Foundation Academy carline times. I often see cars drive in the oncoming traffic lane to access the turn lane or clocking oncoming traffic by trying to fit too many cars in the tiny turn lane. If you don't do either of these dangerous things you will often miss at least one or two left turn signals because you can't get to the turn lane.
- This fourway stop is awful and nobody knows how to use it properly.
- The school traffic causes this road to backup during the afternoon.
- Speed limit is too high for the curves. Scary for pedestrians in this area. Hardly any buffer between roadway and sidewalk in areas.
- Dangerous intersection very close to school
- Dangerous intersection - speed bumps have helped. Unfamiliar drivers believe this is a 4 way stop
- Commute traffic at Marsh/Avalon is too much.
- Commute traffic in the morning, traveling South on Avalon is too busy
- School traffic in the morning in addition to morning commute traffic

is too crowded with very few alternatives.

- Very poor traffic flow for residents of the SunRidge Blvd competing with parents trying to drop off and pick up students. There are no options to avoid to get through.
- This required stop sign on Avalon impedes the flow of traffic during busy commute and school start/end times. A roundabout or alternative for Stoneybrook residents would be better for the greater population.
- North bound on Avalon is backed up dramatically in the mornings.
- A Southbound 429 on ramp from Stoneybrook would be fantastic at moving commuter traffic away from Avalon and Tilden during busy times
- Traffic congestion at Avalon and 50
- Traffic!!!
- School related traffic from private schools.
- Can't turn off my street because of congestion.
- Roads are in desperate need of repaving.
- Northbound congestion
- East and westbound congestion
- Southbound congestion
- Left-hand turn congestion
- left-hand turn congestion
- Colonial Drive is a mess from 4-6 every day
- colonial drive is a mess from 4-6 every day
- colonial drive a mess from 4-6 every day
- traffic lights take too long to change
- traffic lights take too long to change
- traffic backs up so bad on Avalon road before 50 - I support widening that stretch and adding dedicated turn lanes that can accommodate the volume
- Need a round about here
- Traffic backs up here
- Dangerous left turn here and dangerous hills people drive too fast on
- Too many stop signs and access points clogging traffic
- bike path
- multi-use trails

- Road improvement
- Heavy traffic on Highway 50 / West Colonial Dr.
- speeding
- Congestion
- Plant Street and Colonial East and West is way too congested.
- During school hours the traffic is back up on Avalon
- Daniel and W Colonial
- Dangerous intersection
- No one knows what they're doing for some reason, even though it's a simple 4-way
- No one knows what they're doing for some reason, even though it's a simple 4-way
- No one knows what they're doing for some reason, even though it's a simple 4-way
- No thru traffic sign needed for alley
- Left turn lane needs to be added or a roundabout
- No left turn sign or perhaps a concrete median needs to be added for traffic coming from SR 50 trying to turn left into Aldi parking lot
- Major congestion during rush hour. Round about might be useful to move traffic
- always backed up
- Impossible to turn left on 545 during rush hour and school pickup
- This left turn is dangerous and backs up
- This area backs up during rush hour a lot
- going north this area backs up during rush hour a lot
- this road gets very congested in the work day evenings
- West colonial gets very congested in the evenings going toward Clermont
- turn going north on Dillard on to 50.
- exit from 429 you have to cross lanes to turn right onto Daniels
- No public transportation to the closest town
- Add a right turn lane to help pedestrian safety and traffic flow.
- The left turn lane is essential for traffic flow but very dangerous during rush hour.

- The traffic from the turnpike to get on the overpass to the 429 S. Is very dangerous and always a challenge to get to winter garden from Orlando.
- Colonial is congested, and frankly, just an ugly sequence of strip malls
- Backup and dangerous light pattern
- Private schools using public roads as their private driveways for pick ups and drop offs making them completely impassable and risking accidents
- That general area where Park Ave meets Plant Street, and around the sports fields. People get real impatient, confused about right of way and taking turns. On weekends when there's sports, farmer's market or special events it gets a bit Lord of the flies.
- Heavy traffic
- Heavy traffic
- Heavy traffic
- Need fueling options
- Speed limit too slow
- Speed limit too slow
- Need more parking downtown
- City needs more EV fueling options even if not free like the garage. Need commercial zones to add charging stations.
- Congestion
- Congestion
- unsafe, needs to be a roundabout. also needs bike path or sidewalk, very dangerous for peds and always congested from stop sign.
- extend left turn lane for south bound 545. it is not long enough, so people drive in yellow cross hatch area
- raise speed limit to 45. the police should not be paid to sit and write tickets in the same spot everyday because they know people will speed there. it's not a speeding issue, it's an issue of there be no reason a 4 lane Blvd should be 35mph.
- Very dangerous with the trail crossing. Tendency to back up in all directions
- Severely congested most times of the day but in particular 3pm-7pm
- This part of the street from Aldi to Colonial. Traffic is backed up most of the day and bc there is an entrance/egress to Aldi and mobile home park, you get cross traffic

trying to weave through and across, often times blindly. This is possibly the worst intersection in the city

- These 90deg turns are very narrow, the road is crumbling in some areas, and bc of all this there is little margin for error making it a very dangerous intersection if just one driver isn't paying attention or going to fast.
- The north and south bound sides of 535 here are a nightmare with congestion in mornings and evenings. With a slew of entrances and egresses for business and churches, cars end up blocking these to turning traffic causing further backup.
- This area is too congested.
- Not enough parking for City Hall

Question 12: What TRANSIT-related issues do you have in the City?

- There isn't any public transporation
- A big swing, but would love a Public Transit option to nearby attractions (train to MCO, connection to Brightline, etc.)
- Start a local, frequent bus that travels from the Colonial Drive Lynx bus stop to various Winter Garden locations.
- We have Busses?
- Bus access needed
- There aren't ANY bus systems in Winter Garden! We need to establish one to cut down on the amount of cars used in the city!
- Not enough bus stops, no bus shelters, buses not frequent enough
- Need transit.
- No bus stops to get here
- What the amount of precariously housed people living in the woods and using this service I don't feel safe about it. I used public transit in NYC
- No bus stop down very busy Avalon Road
- Complete lack of timely buses to areas of work/play and last mile connection to train and air
- add additional stop

- I do not use bus now but would be unable to anyway because of the distance to the bus stops.
- There is NO public transportation!
- no buses connecting gplant street and story road
- no busses connecting plant and story road
- lack of stops/ inconvenient route
- lack of stops/inconvenient routes
- Inconvenient route/ lack of stops
- Public bus stops should give citizens ease of access to our public parks, businesses, major neighborhoods, and places of government/utilities.
- Public bus stops should give citizens ease of access to our public parks, businesses, major neighborhoods, and places of government/utilities.
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- Public bus stops should give citizens ease of access to our public parks, businesses, major neighborhoods, and places of government/utilities.
- I've seen multiple crashes at the bus stop with cars not paying attention and running into the car in front of them when the bus stops.
- There are none that go to populated areas like Horizon West
- Add a right turn lane for traffic flow and pedestrian safety. Often the line turns green and the pedestrian walks into the crosswalk just as the car starts.
- Biggest bus-related issue is the buses have little to no room to get off the main lanes for drop-off/pick-

up, which adds to an already big congestion problem up and down 50.

- Colonial is not good here

Question 13: What WALKING-related issues do you have in the City?

- Need more shade on West Orange Trail and benches
- Library gets busy in the summer and runs out of parking! Big lot across the street but no crosswalk
- Safety balance between bikers and pedestrians. I believe there should be a separate part of the trail for bikers instead of riding through downtown Winter Garden. Pedestrians don't always pay attention and bikers sometimes speed and get impatient.
- Consider extending sidewalk on south-side of Plant street to connect downtown to nearby communities (Oak Park, Winter Oaks). There may be a way to weave around historic Oak trees, and safely connect our neighborhoods to downtown.
- sidewalks should be on both sides of the street. with crosswalks on Story Rd.
- Close Plant St. on Saturdays (no cars allowed)
- Colonial is terribly unsafe to walk along.
- When the bike lane ends here
- The side walks in the neighborhood do not connect. There are no crossways to cross streets. Making you have to walk around or in the grass. Doesn't work well with strollers
- There is no sidewalk here. People have to walk in the road to get to and from the park
- Pedestrians not crossing safely. A light and pedestrian signals would be safest here.
- Pedestrians not crossing safely. A light and crossing signals would be safest here
- Lack of shade
- difficult to navigate with a stroller
- missing sidewalk, drainage issues

- Missing sidewalk
- No side walk
- No sidwalk
- No sidwalk
- No sidwalk
- You should close this street permanently and make it walkable to entice more businesses and ease congestion on plant
- I like to roller blade. Why are there bricks between intersections? You can't roller blade over bricks.
- Sidewalk needed all the way to Fuller's Cross Rd.
- People walk out or ride their bikes in front of cars
- Lack of shade. A row of palms could help plus beautify this "entrance" from off the 429 to our City too. Could be a great place to add a bike trail.
- Addition of speed bumps a couple car lengths before the pedestrian walkways could help slow the traffic down. Some people race through this area.
- All up and down dillard street. too many cars hitting walking people and people on bikes.
- People always run the 4 way stop on Plant and Main. They do not yield to pedestrians or bikes. You can see in live cam people running the stop sign all the time.
- Not enough shade for walkers!
- Not enough sidewalks thoughout the city!
- Please widen this road for driving and add a sidewalk all the way down the road for walking. Parallel parking is an option too.
- Drivers ignote pedestrians in crosswalks, especially right turn on red. More enforcement of laws, fewer right turn on red intersections
- Need safe, secure walking access.
- No sidewalk On Smith near Highland.. Pedestrians forced to walk in high traffic roadway.
- There is no sidewalk here and there is heavy vehicle traffic along Smith Street between Plant St Market and points East. Pedestrians are forced to walk in the busy street.
- No walkway or bike path!!!

- No safe crossing here with all the traffic
- No sidewalk
- Sidewalk and bikelane restart here.
- Sidewalk and bikelane missing starting here
- Dangerous intersection
- Missing sidewalk
- If sidewalks continued down Avalon, kids may be able to walk/bike to schools like Sunridge Elementary and Middle.
- No sidewalk from Tilden to Avalon making walking to Publix, or shops nearby difficult.
- No sidewalk from Tilden to Tiny makes this intersection difficult when walking/biking.
- Unsafe crossing.
- Need sidewalk on west side of road to the park. It currently stops at the turn in to the schools so if going to park you have to cross street and then cross back again when you get to the park entrance
- Sidewalk on Tucker Ranch side?
- revamp the sidewalks that are buried in the alley
- This is a great county park with no sidewalks leading to it on the roads that tie into the entrance and should be added.
- revamp the sidewalks that are buried in the alley
- No side walks past John's Lake Pointe until after the turn by StoneyBrook community. Sidewalk should go that entire way
- no side walk close to crooked can on Story road
- Need a sidewalk on the south side of the street to connect Fullers Landing and Crown Point Springs
- should have paved sidewalks leading to West Orange High School
- Would like walkway
- None
- No sidewalks either side.
- No sidewalk
- The entire stretch of Story Rd from Daniels Rd to underneath the 429 overpass into Ocoee has terrible non-vehicular mobility (i.e. no sidewalks in areas, no streetlights in areas, etc)
- no real sidewalks

- no sidewalks
- When there is a special event, it is hard to walk with all the people. Otherwise, the sidewalks are well maintained for the most part.
- Raised sidewalk segment should be repaired
- No sidewalk, at all, around the turn by Knox Nursery. Eliminates safe or even practical walking or running to and from the new city parks on Avalon
- It would be great to get more green on Dillard street so it is more pleasant for walking and biking.
- Speed limit is too high here. Lots of curves and in some areas hardly any buffer between road and sidewalks
- there is not a safe sidewalk or bike lane in this area
- There is no side walk in this area or a bike lane
- Homeless people, busy and fast moving traffic, and poor lighting make this section of Avalon dangerous to ride a bike or walk.
- Riding a bike and walking from Sunridge Blvd to Plant Street on Avalon via sidewalk is dangerous. The neighborhood is run down, homeless people are around that area and traffic is so busy and moving quickly with not enough room for cars let alone bikes and pedestrians.
- Missing sidewalk
- Missing Sidewalk connectivity
- lack of sidewalks, dogs are sometimes loose
- unsafe crossing
- lack of sidewalks
- Lack of sidewalks
- Lack of sidewalks
- I would like to see a side walk on Tildenville Road from SR50 to Plant Street. It would make pedestrian access to the WO Trail easier.
- Unsafe crossing
- No sidewalk
- No sidewalk
- No Sidewalk
- Sidewalk doesn't connect
- Seen a lot of unsafe behavior at this intersection with the bike trail

- students riding bikes in the morning are hard to see in the dark. need an added light.
- Students cross in the morning dark are hard to see. need a light at the crosswalk.
- All pedestrian crossings at 50 are unsafe but this intersection seems particularly busy with pedestrian traffic. There should be lights added to warn drivers when the pedestrian walk signal is being used or a right turn lane added with an island for pedestrians to safety wait at.
- The West Orange Trail on Plant St. has heavy bike and pedestrian use. There should be an option for an alternate bike trail.
- Pedestrians and bikes disregard signage and cars disregard rights of way creating dangerous conditions.
- Need walkability around dillard to local shops
- The streets just a block off plant street often don't have sidewalks, people get creative with parking for events and it makes walking a bit dicey
- side walk doesn't connect, very dangerous
- all of Dillard Street needs a revamp. Better sidewalks, tree lined areas, benches.
- need treelined large sidewalks up and down Plant street outside main hub.
- Noted in earlier comment, but this ped crossing is super dangerous, even for the drivers accustomed to going through it due.
- Lack of sidewalks on the east side of Park.
- The north side of Tilden doesn't have sidewalks. This is a big walking area for kids coming off and to the school bus.
- Walking

Question 14: What BIKING-related issues do you have in the City?

- Bikes on this road are a menace
- Consider bike path to downtown Ocoee. There are barely sidewalks to safely visit.
- Keep maintaining the trail
- Road is rough and cut up prior to the new construction at the traffic circle where bike path exists (and ends) on Tomyn between Warrior and Roberson.
- Road quality between 50 and Palnt St on Daniels is rough/cut and dangerously close to autos while enroute to the trail
- This sidewalk is very rough. My son and several others have fallen on bikes scooters getting to school.
- Bicyclist running stop signs and not obeying traffic laws and then act like it is the person in the vehicles fault
- 535/Tilden Rd
- Avalon road needs a bike lane
- Too many people taking photos and not paying attention
- Too many people taking photos and not paying attention
- Too many people taking photos and not paying attention
- The corner is too congested with walking/tourists/cars
- The bike path at the turn is too narrow
- Bicyclists rarely adhere to stop signs on trail for them. How do you keep them from darting out into traffic?
- bikers create road hazards. they need there own bike lane.
- Addition of speed bumps a couple car lengths before the pedestrian walkways could help slow the traffic down. Some people race through this area.
- Electric bike safety is a concern.
- There are no designated bike paths
- Cars do not yield to bikers
- Not enough bike lines throughout the city, bikers are riding on the sidewalks!
- Biking is mostly treacherous aside from paved trails.
- Awkward bike trail intersections.
- No bike path!

- Sidewalk ends. No shoulder. Biking very dangerous
- No shoulder makes it incredibly dangerous for bicycles on Avalon
- Bikers using this one lane road slowing traffic and creating congestion
- Bikers using this one lane road during rush hours adding to the congestion
- No bikelane or sidewalk
- No bike lane or sidewalk
- Bikers don't stop here and hard to see them with the walls. Need something to improve safety
- Bikers do not always stop. So many of them fly through the stop and throw up a hand. Due to the sun, many times it is hard to see them coming out of shader area (that IS NOT a suggestion to cut down on shade). Leave the trees.
- Would like to be able to ride bikes easily from north of plant street all the way to the shopping centers on colonial.
- Bikers in the street is very dangerous
- None
- too much traffic for pedestrians and bikers downtown crossing in all areas
- bikers massively slow traffic and its dangerous
- A bike path connection from the West Orange Trail to the southern end of the City along Avalon Rd would be amazing
- We badly need bike lanes in both directions on Avalon from Hwy50 the entire way south. At least to Flamingo Crossing. It's been used by cyclist forever and they haven't stopped (nor, should they have to) , despite the increase in car traffic.
- Bikes need their own space on Avalon or they should not be there. It is not safe to pass the bikers with on-coming traffic so busy.
- There is no room for a sidewalk or bike lane on this part of Avalon. Serious bike riders are on the road, usually traveling in groups and the road is already busy with cars. There is very little room to pass the bikes as oncoming traffic is busy. It is not safe at all for bike riders.
- This intersection of Avalon and 50 is so busy and narrow there is no room for a sidewalk to bike lane/

- Tildenville road is very narrow, very busy and have no sidewalks or bike lane to try and get to the Bike Trail or downtown area.
- The bicycles take over the road and run over pedestrians on the trail.
- no bike trails
- constant biking accidents
- broken sidewalks, sidewalks too narrow
- Outside of the trail, there isn't too much in the way of protected biking lanes. This area would be one of many that would benefit greatly by exploring bike infrastructure options.
- bike lanes connecting to WOT
- bike lanes
- bike lanes
- bike lanes
- bike lanes
- bike lanes
- bike lanes
- this is a bad intersection for cars, it's confusing due to the stop sign being so far back from the actual intersection and other drivers get upset easily when people go out of turn.
- need more bike trails in this area.
- Riding a bike from the neighborhoods across 50 has limit crossing places.
- The Multi-Use Path (MUP) in Downtown Plant has too many MUPs - Many Unaware Pedestrians. This is a hazard for bikers
- Bikes disregard signage through downtown
- no sidewalk or shoulder
- bike path doesn't connect
- This transition from trail to sidewalk, requiring to street crossings, is just a bad way of doing this as it's not as well marked as the transition on the west side of the trail closer to Central and Highland Streets. Also, the combined sidewalk used for the trail from this intersection to Woodland Street is way to crowded for bikes and walking peds, combined with tourist peds for the Heritage Ctr and the giant plants that overhang that area. Less than ideal area for dumping through trail traffic into.
- Need bike lane

Question 15: What other items would you like the City to consider as it continues to draft the 2050 Comprehensive Plan?

- Preserving natural spaces. Winter Garden has "garden" in the name. It's important to cultivate that even in the face of growth.
- Traffic congestion, beautification projects, more green space
- Stop the unjustified and absurd cash grab that is the unnecessary speed enforcement
- Please, please recognize again Agricultural lands and stop displacing farms to continue developing townhomes and buildings. We have enough Publix and pharmacies in less than 3 miles from each other. Time to focus to bring the small town charm back!!!
- Do not make this California or New York
- Reducing property taxes.
- more parking areas for downtown winter garden
- Please stop doing events that do not benefits the residents of WG. The city is not big enough to to hold all these events for all of Central Florida. Please focus on your residents and especially the ones that have been living here for years
- Consider revitalization around Lake Apopka (restaurants). Please work to bring Garden Theatre back so we can have high quality arts and culture in our community. Ensure community remains inclusive to all. Invest in local economy with mixed-use development
- Expanding the golf cart district to include south of Story Rd. Also creating more store fronts to expand retail offerings for small local businesses. I would also love to see a revitalization of Dillard Street- more business, safer roadways, etc..
- Close Plant Street to vehicular traffic on Saturdays, especially during the Farmer's Market
- Sustanability--keep the small, historic homes, provide residents with rain barrels, compost barrels, and native plants, create organizations to help seniors maintain their homes and to bond with the younger residents
- Winter Garden has become the City equivalent of a busy soulless airport,

a society of strangers and foreigners who are not assimilated. Community and identity are dying. Slow down the growth before it's too late. Never rezone from AG to residential.

- Residential over business buildings are very interesting. Less "wedged in" retirement buildings (on Daniels, beulah/roberson new dev, etc) & more resort style housing communities (Arya, Esplanade, etc). Low crime focus. RV parks ok, not perm mobile homes
- Try to attract restaurants and stores that are new and upcoming for main roads. Get rid of the Maryland friend chicken that is abandoned and looks like a crack house. Fine the new owners each day until they do something with it.
- How growth impacts our already extreme traffic issues. Preserving land and what makes this town serene and beautiful.
- Stop building. We have enough of everything
- Stop building.
- Completely over crowded. There is no joy to fight the crowds at the Farmers Market & Fowler's Grove
- Improving traffic congestion. The Turnpike/429 interchange is so bad during rush hour that I have considered moving out of the city. I worry it will get exponentially worse at the population grows over the next 10 years. An east/west train would help.
- My family would love to see more indoor activities for families, like to proposed children's museum, as well as more casual dining options similar to 4rivers or sizzlin' greens
- Expand roadways so you can get from place to place easier
- Fix the traffic congestion and decrease housing development. Grow space and activities for families.
- Stop cutting down green spaces. Use the spaces that the abandoned homes downtown already in to refresh and utilize them. We need trees.
- Affordable commercial space for mom and pops
- Grow the sense of community for the residents of the city through the city events. Currently events are so crowded by those who don't reside in Winter Garden.
- Relocate Trailer City from the most valuable property

- Sustainability is our top priority: compost, solar, green building, green/Florida friendly yards
- allow tree houses
- Don't put a professional soccer field/team on plant and 429
- The library, though recently refurbished, is too small and insignificant, having insufficient class/learning opportunities.
- Think of the habits you are destroying and how crowded you are making out home town. I was born and raised here.
- Overhead walkways, more overpasses, more alternate routes, more roundabouts, less lights more lanes keeping everything fresh
- provide better restaurants and shopping venues.
- 1. Nice affordable office spaces (challenge to find). 2. Consider a beautification project for coming off the 429. A welcome to WG wall with palm trees along the retention pond at the southeast corner of Stoneybrook and WG Vineland.
- modernizing the police and fire departments. Give them staffing and facilities to do their jobs
- Metermaids or parking limit enforcement.
- Enable busing throughout the city & decrease cars!
- promote "green" buildings, environmental sustainability, preserve nature and wildlife, improve drinking water quality (too hard)
- Let's connect East WG with the DT area for golf carts please.
- Housing to accommodate different incomes now medium, make all communities comparable- no seen areas. Historic Conservation
- More lanes for more cars is not the answer. Jobs so that people work where they live, creative use of median space for public transportation that goes to and from and around where people want/need to go.
- Growing homelessness issues, more resources or better plan is needed.
- Please make accessory dwelling units viable. Our aging population, families, students and working class residents need them.
- Maintaining a transitional buffer between the downtown commercial district and surrounding residential neighborhood. Increased code enforcement to hold owners accountable for nuisance And

abandoned properties in the downtown residential district.

- Expansion of Plant Street buildings to allow for more business, restaurants, etc.
- Respect wetlands, improve roads and infastructure and don't overbuild
- Stop building on swamp land! Stop redesignation of swamp land! Building on swamp land encourages flooding damage, especially, to older established neighborhoods and prevents wetland recharge of ground water.
- Extend downtown winter garden!!!
- More parking in downtown. Do not consider any new land development. Instead redevelop existing developed areas. Consider additional city centers beyond the downtown city center
- Expand golf cart map area, slow down speeding cars in residential areas. Increase safety across all areas. Improve elementary school downtown.
- Get in front of the traffic problem. With all sides of Winter Garden growing exponentially, the transportation infrastructure must be dealt with now.
- Multi family homes for generational care.
- Speed limits by adding roundness abouts on Avalon Road
- Would to see more small venues for live music or art displays
- Mass transit access (train to go along I4 east/west) or along Colonial (like a sunrail)
- STOP the over building of WG. It is losing the hometown feel. Refurbish the old areas. Business or housing can move there if they wish. Focus on conservation. Look at the noise level. Downtown WG housing areas should be quiet. Work w/State on barriers.
- I would like the area to get an entertainment center with education behind it to encourage families to stay, and move here to keep the community vibrant. Children's museum, Interactive Science Center
- More pickleball courts.
- Less focus on chains and large apartments. Make WG unique and standout from all other towns in Central Florida by limiting what businesses come in.
- Instead of building more office spaces, we should fill the open "for lease" places first and keep the lease

rates low enough that businesses can actually afford to stay. If we don't utilize what's already been built we are wasting resources

- Please conserve our woods and natural areas. Please protect the eagles nest. This keeps us a neighborhood community where people want to stay
- Keep the recreational areas and bike paths
- I would love for you to consider roundabouts on Avalon to allow more access for people exiting neighborhoods. Specifically in front of Johns Lake Pointe near the intersection at Sunridge rd.
- Easier access to cities like Orlando
- Add more trees, like Oak to preserve. Cutting down too many in environment such as what is happening at Rucker ranch. Need more protected areas with green spaces as grow.
- We have found the right balance with respect to old town rejuvenation with modern conveniences and new trends. I would like to see the City switch to preserving what we have now and expand its focus to enhancing the parks and the corridors into downtown
- Too many new residents. Property taxes are pricing people out. Home values are rising so quickly that mortgages are increasing. The city could become unaffordable and lose its charm. Traffic is getting terrible.
- Consideration when letting developers add development without consideration of traffic. They add developments towards Clermont without building roads for people to get to 429 or the turnpike
- Please please please stop developers from taking any more green space. Let's leave our numbers the way the are and fix our roads, intersections, and infrastructure for right now!!!!!
- Stop overpopulation. Too many forests have been cut down for houses. Too much traffic
- reopen the theatre, huge positive impact to our city and a shame it isn't supported more. Brings in business for restaurants, bars and awareness of our city. closing down was embarrassing.
- Recycling!

- Do NOT put a major stadium near Plant St, go to Independence for more room
- stop annexing low density unincorporated orange county parcels as medium or high density
- Expansion of walkable Downtown Districts the mirror parts of Europe
- Fill all the holes in on the streets and make street signs bigger and trim branches by street name signs
- Work to get more affordable housing on the east side - more job opportunities.
- Please consider density and crime, annexation of Tildenville should be a priority. The small town feel is being degraded yearly, there are too many people for the space so entertainment is degraded by crowds, which is also harder to control crime.
- We need a side walk from the corner of Avalon and Tilden Rd across from the private school Foundation Academy. There is no side walk on either side on the top of the hill going down. It's very dangerous.
- Address traffic issues by schools and add sidewalks to connect the especially on Tilden and Tiny Rd.
- Providing for a mix of housing opportunities for low and moderate income households
- keep it quaint and a unique place people want to visit and live. don't make it like any other place with all big box stores and chains. that becomes cookie cutter and we dont' stand out. respect the history and keep green space!
- Special events (Bloom & Grow, Light UP WG, etc) tend to draw people away from local shops and dinning. too many street vendors. Our shop has lower sales during these events than a normal Friday or Saturday.
- I would like to see less building and more parking areas so that when I do participate in a special event I don't have to leave 2 hours before the event in order to get a convenient parking place.
- To keep attracting the right tax base in WG, we need to focus on creating a downtown that attracts professionals & their families. It needs to continue to grow, not be restrained by local officials. You can keep the quaintness & still add more dinning/ent

- Will Tucker Ranch have/be a music venue? Great place for an outdoor amphitheater
- I am highly concerned about making sure our community is sustainable for the future. Please focus on developing aggressively innovative policies to help us become an even greener, more sustainable city in the future.
- Maintaining the small town charm all while improving services and commitments to the community. I would also love for the the recycling program to come back. It's a shame to waste so many valuable resources.
- Flooding issues in the Teacup Springs area. Runoff has increased over the last 20 years as housing has increased.
- Downtown Parking is going to become a bigger issue with growth. We need a Whole Foods or Sprouts.
- Please do not let the City of Winter Garden turn into another Horizon West. Some green space can be preserved.
- Please do not overdevelop the downtown area and lose the quaint, small-town look, feel and reality. Please cleanup poorly-kept properties, esp on main roads where residents and visitors travel to and from our beautiful town. Thank you for this survey opp!
- Historic preservation
- Increase more moderate sized single family homes which aren't stacked right on top of each other. Figure out how to bring back recycling.
- to stop building so much
- Traffic by Tucker Ranch Recreation and Nature Complex
- Housing developments, being built before the infrastructure is ready. How do we build a plan to improve this issue?
- I would like the city to buy Divient Stocks so the Diviends can pay for things and not have to add more taxes
- traffic issues
- Diversity and inclusivity keeping WG safe for all races and genders.
- more frequent litter collection, fixing broken and narrow sidewalks, place guardrails on sidealks near drainage, making the city more walkable. Theres not many things within walking distance. Improve the flow and congestion of traffic after 3pm weekdays.

- Equality from the east to the west, north and south
- East and West Winter Garden should receive fair and equal treatment ie funding, less harassment from police, activities/events at ALL parks, beautification etc
- Concert venues and amphitheater
- Continue to educate the young and the old about the future of the city and how all citizens can be part of the future of the city - continue to ask for ideas, improvements, concerns, welfare, safety, health
- Reduce speed limits on roads allowing for the city to be even more golf cart friendly.
- There needs to be a grocer in downtown winter garden to make the community complete. Being able to get groceries in town instead of having to go onto SR 50 would be a great amenity. This would make the community much more walkable and bike friendly
- more cycling paths, city had a strong cycling culture. dillard revitalization
- Extend downtown area by at least a mile. No chain restaurants/businesses. Consider introducing a concept like Borough market in London. Many diverse food semi permanent food vendors (bigger than plant st. mkt), Welleby park in Sunrise FL (kids playground)
- Traffic
- I would like to see a focus on the 50/Dillard shopping center all the way to where the old K-mart was.
- Stop buying into the now and realize that we need to model ourselves off successful cities for the future. Focus on green energy and overdevelopment
- The city has done an amazing job of bringing people to the historic downtown area. There needs to be a lot of pressure placed on the expressway authority to alleviate highway congestion into and out of downtown Orlando from West Orange county.
- Avoid and minimize current congestion along Colonial and downtown Plant; encourage and expand the use of golf carts as an alternative to cars and trucks.
- Consider developing more office space and coworking spaces to accommodate the new economy
- Preservation, limiting density
- Get us a Trader Joe's! Please keep the 'small town' feel as much as you can. Multi unit properties is great

especially if they're at an affordable price but not massive apartment complexes.

- Need to provide real recycling options. High Speed Train options to Orlando, Tampa, Jacksonville. Attract more businesses to provide better jobs. Let's attack some more big chai restaurants
- We need a Fresh Market (or Sprouts, or Trader Joe's) here. We should not have to go to Dr. Phillips. The Amazon Fresh location should be forcibly converted to Fresh Market.
- More parks. That have trails to run/walk on.
- sidewalk connectivity, traffic calming, accessory dwelling units
- Expanding the urban design pattern of historic winter garden plant street up out further along plant street towards 9th and up and down Dillard street
- Clean up the entrance roads to our beautiful downtown. Dillard street from Plant to Colonial is just run down and doesn't give the appearance that you're about to run into a beautiful area like Plant St.
- Less reliance on cars, need more jobs

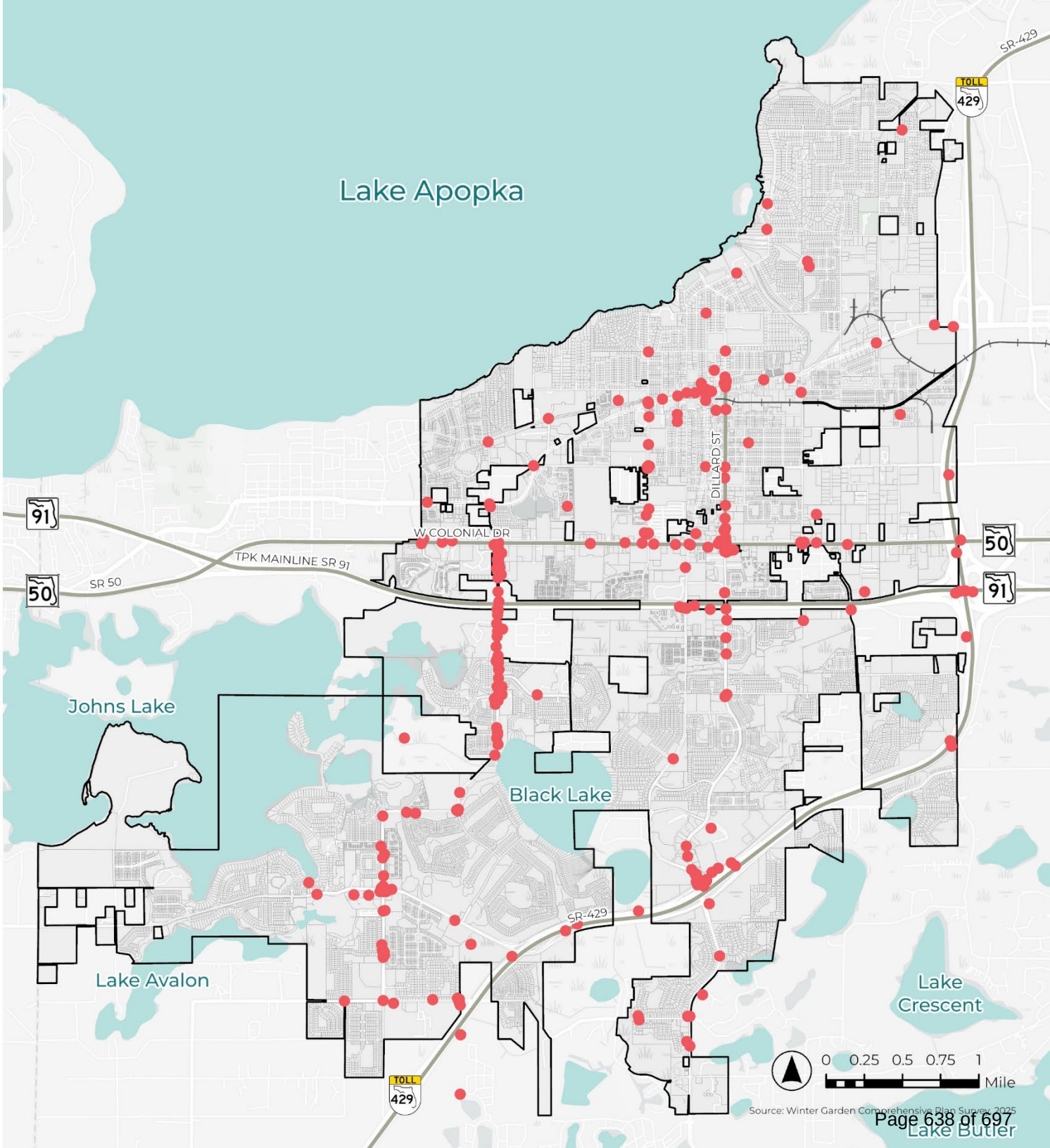
Appendix B: Mobility Issue Mapping

SURVEY RESPONSE: DRIVING RELATED ISSUES

MAP

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Survey Response Pin



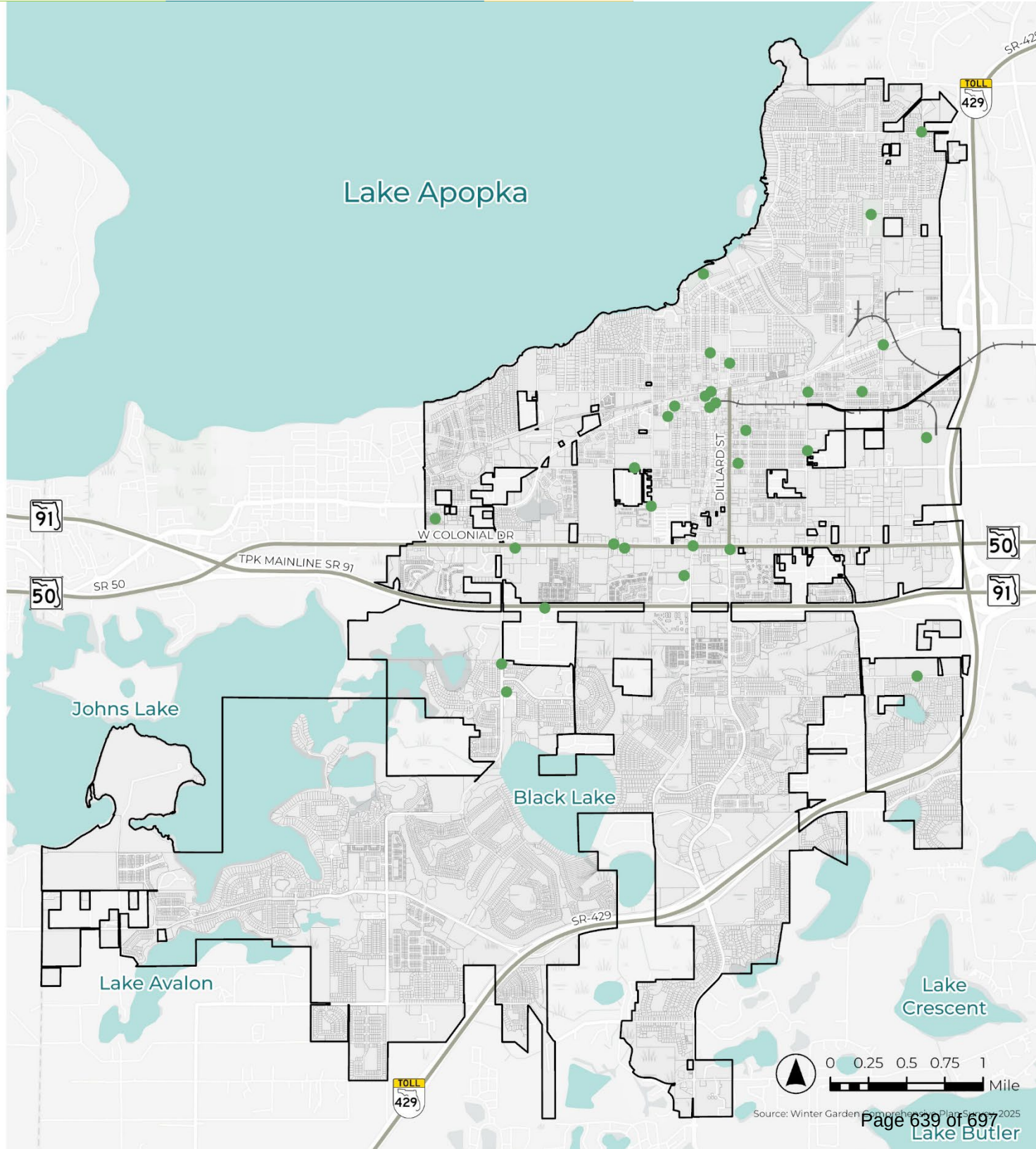
COMPREHENSIVE PLAN WINTER GARDEN 2050
Rooted in Tradition · Growing Strong Communities

SURVEY RESPONSE: TRANSIT RELATED ISSUES

MAP

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Survey Response Pin



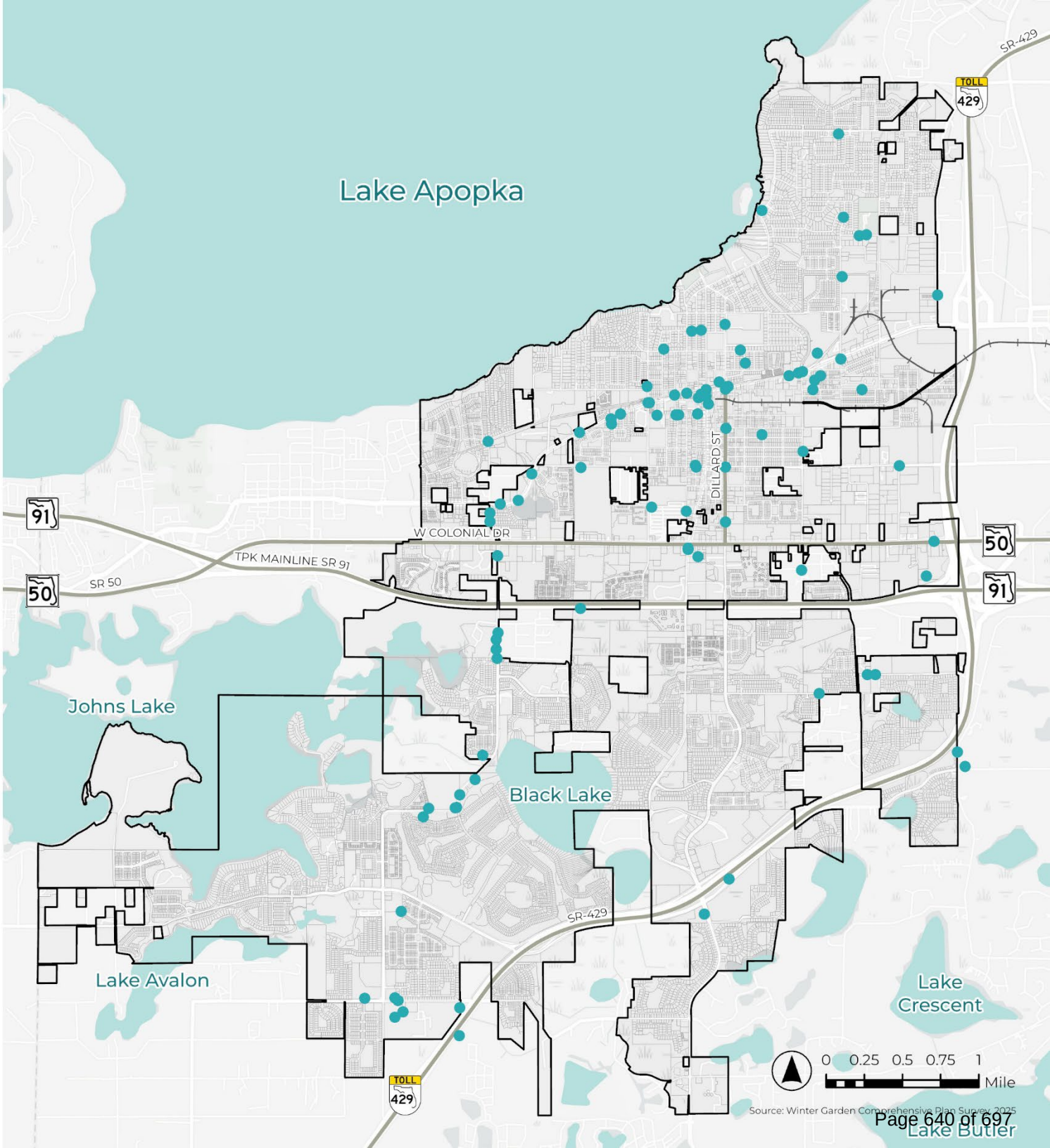
COMPREHENSIVE PLAN WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

SURVEY RESPONSE: WALKING RELATED ISSUES

MAP

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Survey Response Pin



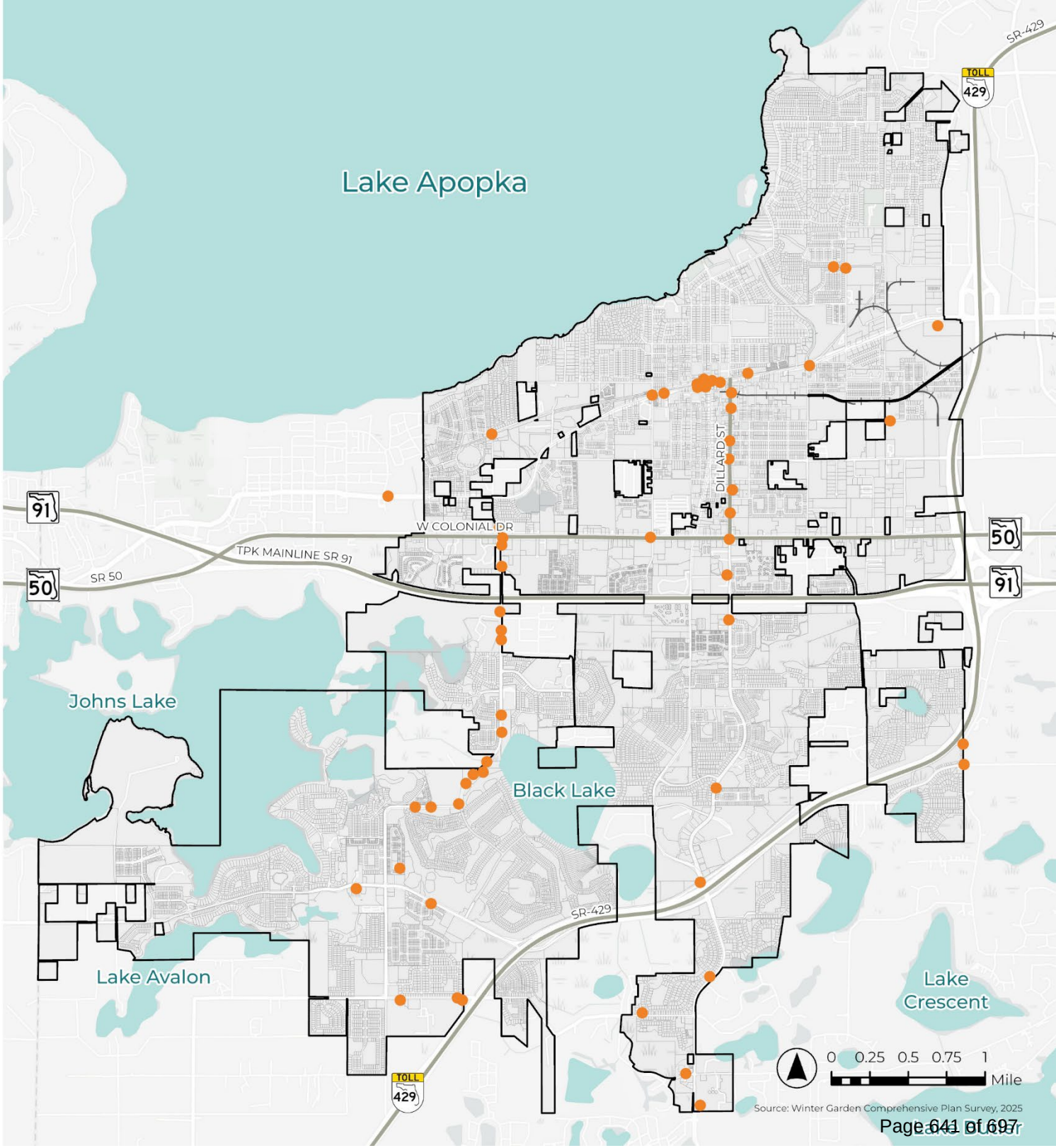
COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

SURVEY RESPONSE: BIKING RELATED ISSUES

MAP

Legend

- City of Winter Garden
- Waterbody
- Major Roadway
- Railroad
- Parcel
- Survey Response Pin



COMPREHENSIVE PLAN
WINTER GARDEN 2050
Rooted in Tradition
Growing Strong Communities

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, PLANNING DIRECTOR
DATE: JULY 24, 2026
SUBJECT: CITY OF WINTER GARDEN COMPREHENSIVE PLAN UPDATE
WINTER GARDEN 2050 – ORDINANCE 26-24

INTRODUCTION

Pursuant to Section 163.3177, Florida Statutes, all counties and municipalities in Florida are required to prepare and maintain a long-range Comprehensive Plan to guide future growth and development. As part of this responsibility, local governments must continually monitor a wide range of community characteristics, including population growth, land development, transportation systems, public facilities and services, and environmental resources. The Comprehensive Plan implements the community's long-term vision by setting forth goals, objectives, and policies that guide future land use decisions, capital investments, budgeting, and other governmental actions. Because communities and state laws evolve over time, the Comprehensive Plan must also be periodically updated through amendments, revisions to implementation strategies, and comprehensive evaluations.

Section 163.3191, Florida Statutes, requires each local government to periodically complete an Evaluation and Appraisal Review (EAR) of its Comprehensive Plan to ensure it remains relevant and consistent with current conditions and state requirements. The City last completed an EAR in 2009 and adopted a series of EAR-based amendments in 2010, establishing a planning horizon through the year 2020.

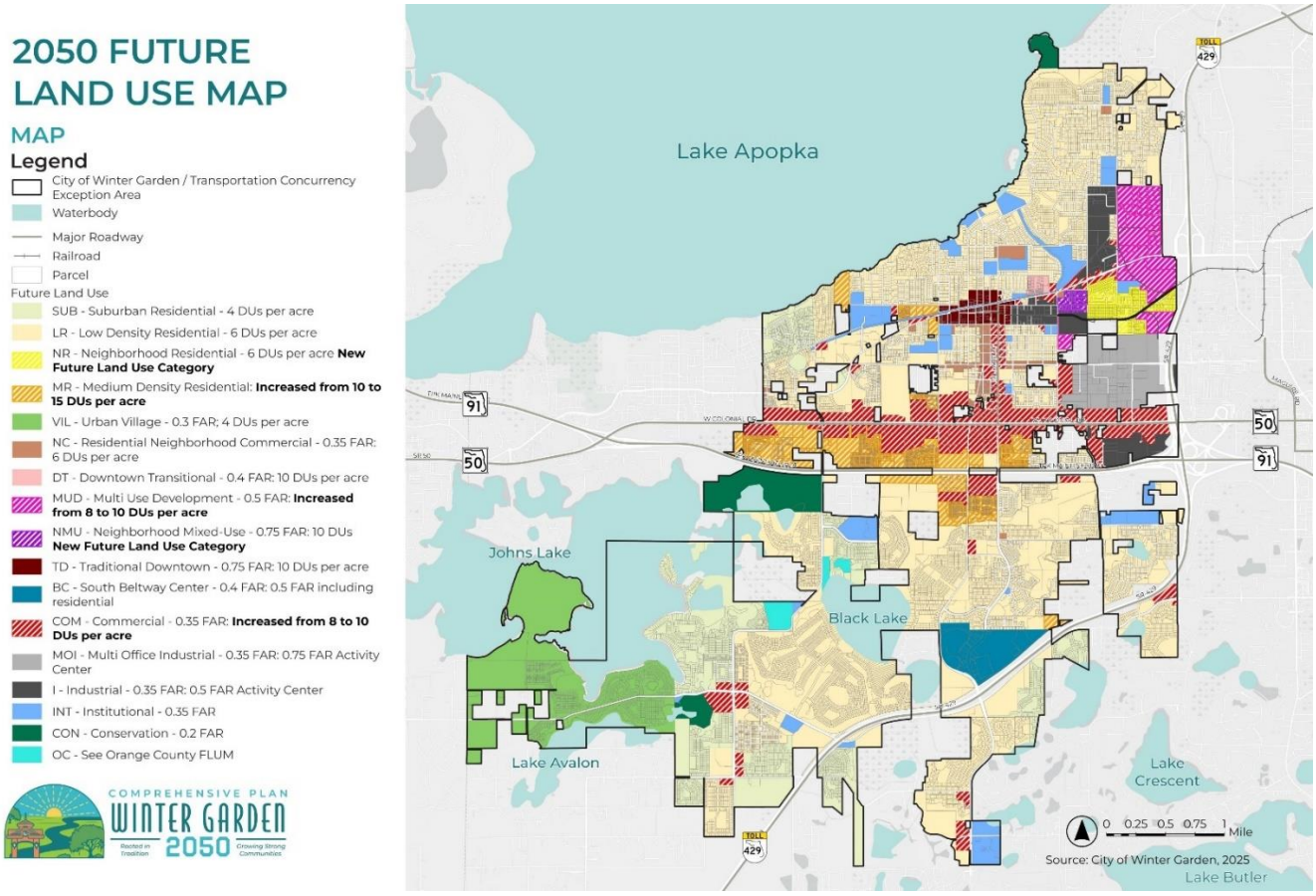
The proposed EAR-based amendments update the Comprehensive Plan to reflect changes in state law since the 2010 adoption, clarify existing policies, more accurately reflect current practices, procedures, local conditions, and revise outdated references and definitions. The amendments also extend the City's planning horizon to 2050, recalibrate the community vision, evaluate level of service standards for public facilities, and identify opportunities and strategies to address the City's current and future needs while supporting orderly, sustainable growth. The Future Land Use Map series was updated to include the current City boundary, changes to future land use categories, new and proposed public facilities, future transportation improvements, and updates to activity centers among other necessary updates.

MAJOR CHANGES

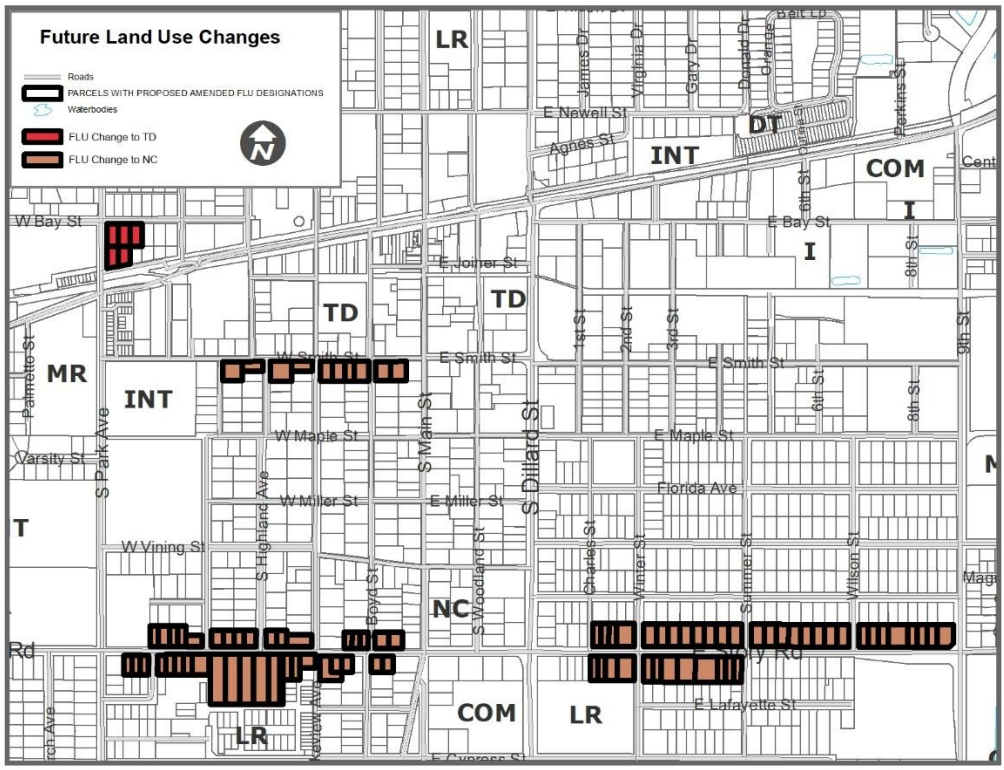
While a substantial number of edits were made throughout the document, the following section outlines the major updates to the Comprehensive Plan goals, objectives, and policies.

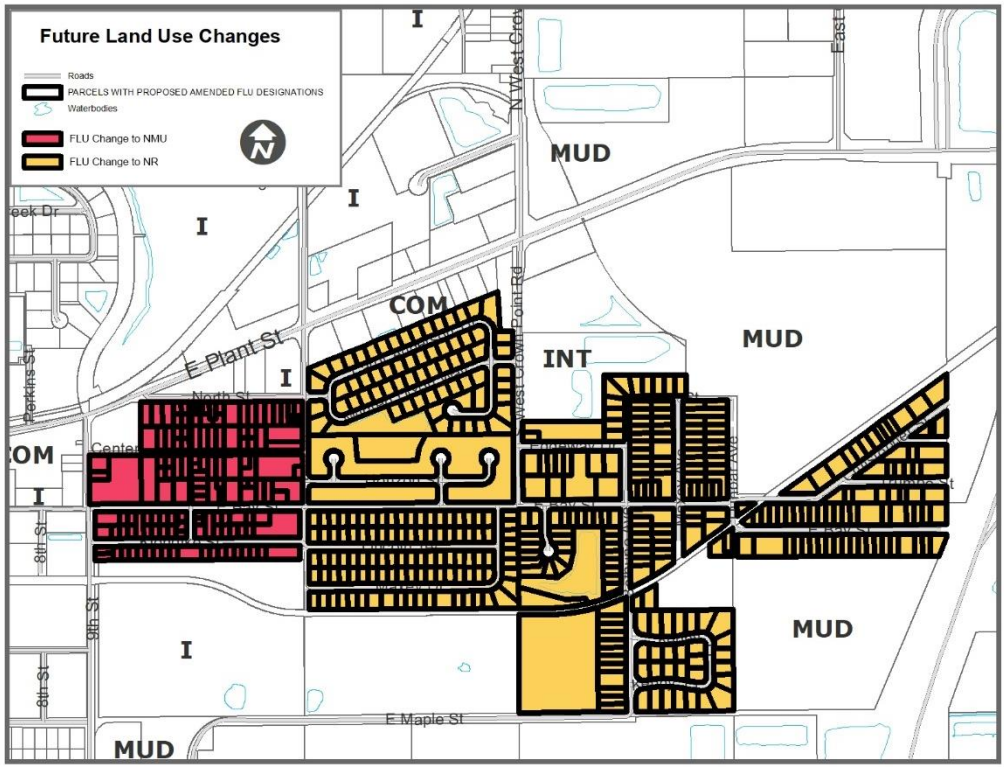
FUTURE LAND USE (CHAPTER 1):

- **Addressed the Historic East Winter Garden Neighborhood:**
  - Created two new land use categories for the Historic East Winter Garden Neighborhood:
    - **Neighborhood Residential** allows for a greater diversity of housing types on the east side of the Historic East Winter Garden Neighborhood while maintaining the character of the area. Civic, nonprofit, and other institutional uses will also be allowed.
    - **Neighborhood Mixed-Use** allows for residential and neighborhood oriented commercial uses on the west side of the Historic East Winter Garden Neighborhood while maintaining the character of the area. Development in this area will be in a traditional neighborhood form.
  - In the East Winter Garden area, development bonuses may be awarded for creating affordable / workforce housing, high quality / contextual design, as established by the Density Bonus Program.
  - Continue partnering with nonprofit organizations to provide affordable housing.
  - Implement the East Winter Garden Plan and adopt a new Overlay District.
- **Increased Density in four (4) future land use categories:**
  - The maximum permitted densities increased for Medium Density Residential (MR), Multi Use Development (MUD), Commercial (COM), and Medium/High Density Residential (M/H) to accommodate projected future population growth.

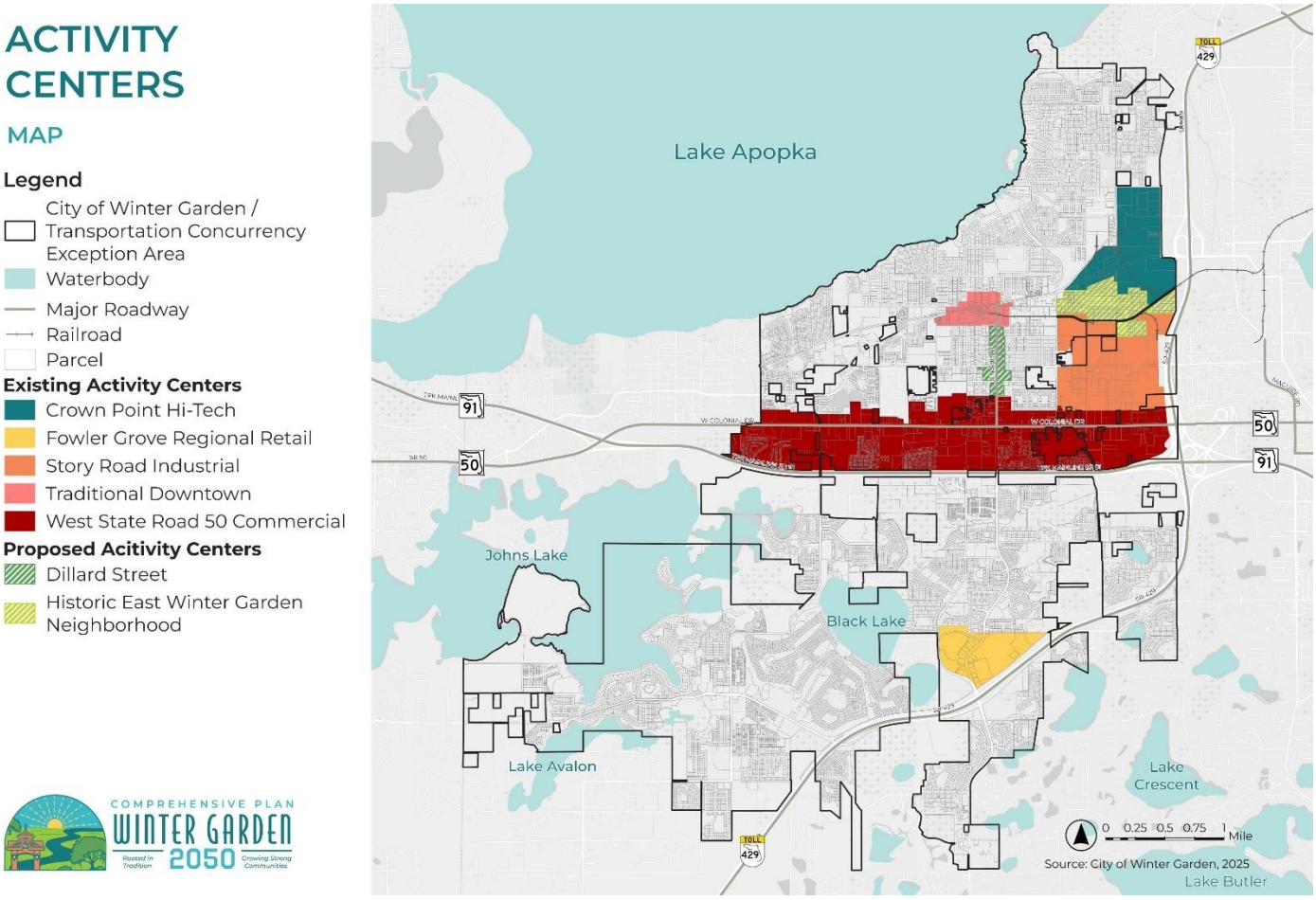


- **Amended Future Land Use Designations:**
    - The Future Land Use Designations for 644 parcels were amended to Traditional Downtown (TD), Residential Neighborhood Commercial (NC), Neighborhood Mixed-Use (NMU), or Neighborhood Residential (NR):





- **Added Two New Activity Centers:**
  - **Dillard Street** to encourage a mix of office, commercial, institutional, mixed-use and residential uses, designed to be pedestrian oriented and provide a gateway and transition area to downtown.
  - **Historic East Winter Garden Neighborhood** to retain neighborhood character while allowing flexible housing types and compatible commercial uses.



- **Addressed Historic Preservation:**
  - Pursue the designation for historic resources that may be nominated for inclusion on the National Register of Historic Places
  - Consider adopting incentive-based techniques for historic preservation.

- **Addressed Compatibility & Buffering:**
  - To ensure compatibility, additional screening and buffering between land uses may be required.
  - Provided factors for residential compatibility, including:
    - Maximum density & intensity
    - Building height

- Scale of building/development
- Buffering and screening
- Urban design

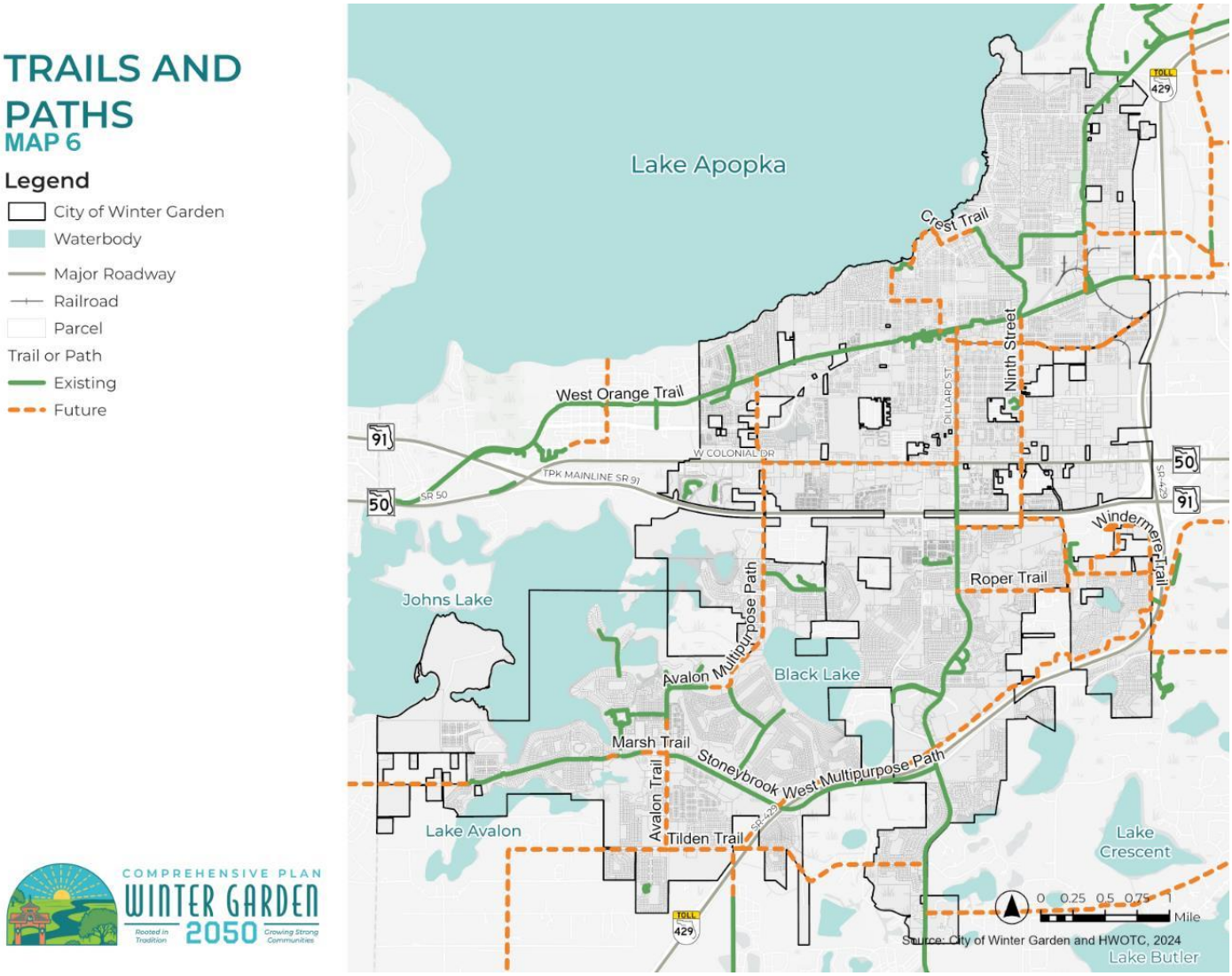
MULTIMODAL TRANSPORTATION (CHAPTER 2):

- **Incorporated the City's Vision Zero Safety Action Plan:**
  - Achieve zero traffic fatalities and a 50% reduction in serious injuries from 2025 – 2050.
  - Implement the City's Vision Zero Action Plan with support from Orange County and MetroPlan Orlando.
  - Develop a Safe Routes to School program and teach kids and teens safe transportation habits.

- **Added New Policies Promoting Complete Streets:**
  - Improve and expand transportation facilities for non-motorized methods (i.e. sidewalks, crosswalks, bicycle lanes, and trails systems).
  - Consider creating a Traffic Calming Toolkit and develop a process for implementing various traffic calming techniques to improve the safety of roadways.

- **Amended Mobility Plans & Strategies:**
  - Develop a Mobility Plan to guide the implementation of a multimodal transportation system.
  - Establish an interim Mobility Plan.
  - Establish a Mobility Fee Schedule in the Land Development Code to implement the City's Mobility Plan.
  - Require traffic impact studies on development generating 50 or more net new trips.

- **Included Additional Policies Regarding Trails:**
  - Continue to support Healthy West Orange Trails Initiative to create a regional trail system.
  - Support Healthy West Orange to develop activation facilities, (e.g. outdoor fitness areas, playgrounds, community gardens, etc.)
  - Ensure convenient pedestrian and bicyclist access to the City's larger system of trails.
  - Established a Trail Level of Service.



HOUSING (CHAPTER 3):

- **Accommodated Housing Variety and Affordability:**
  - Consider allowing additional housing types in appropriate zoning districts.
  - Consider expanding districts where Accessory Dwelling Units are allowed.
  - Develop an incentive program for affordable housing.

- **Provided For Housing for an Aging Population:**
  - Revise the LDC to limit barriers to developing retirement communities, elderly care facilities, and other elderly-friendly housing options.
  - Encourage the development of elderly-friendly housing options in residential neighborhoods in proximity to transit services, commercial centers, medical centers, and public facilities.
  - Consider expanding districts where Accessory Dwelling Units to encourage aging-in-place and multi-generational housing solutions.

- **Addressed Housing Resiliency:**
    - Identify existing housing units that are at a high risk of severe environmental impacts.
    - Guide at-risk homeowners and landlords to funding resources and programs to retrofit their homes to be more resilient.
    - Amend the LDC to encourage or require housing construction to implement resiliency best practices.

PUBLIC FACILITIES (CHAPTER 4):

- **Incorporated the Wastewater Plan:**
    - Incorporated the City's 2024 Wastewater Plan.
    - Incorporated Septic to Sewer conversions.
- **Included Provisions for Improving Water Quality:**
    - Monitor and take steps to remove and/or minimize the risks associated with PFAS and other "forever chemicals".
- **Added Options For Expanding Solid Waste Services:**
    - Evaluate all options for residents who want to recycle including potentially re-establishing the City's recycling program or promoting other private recycling providers.

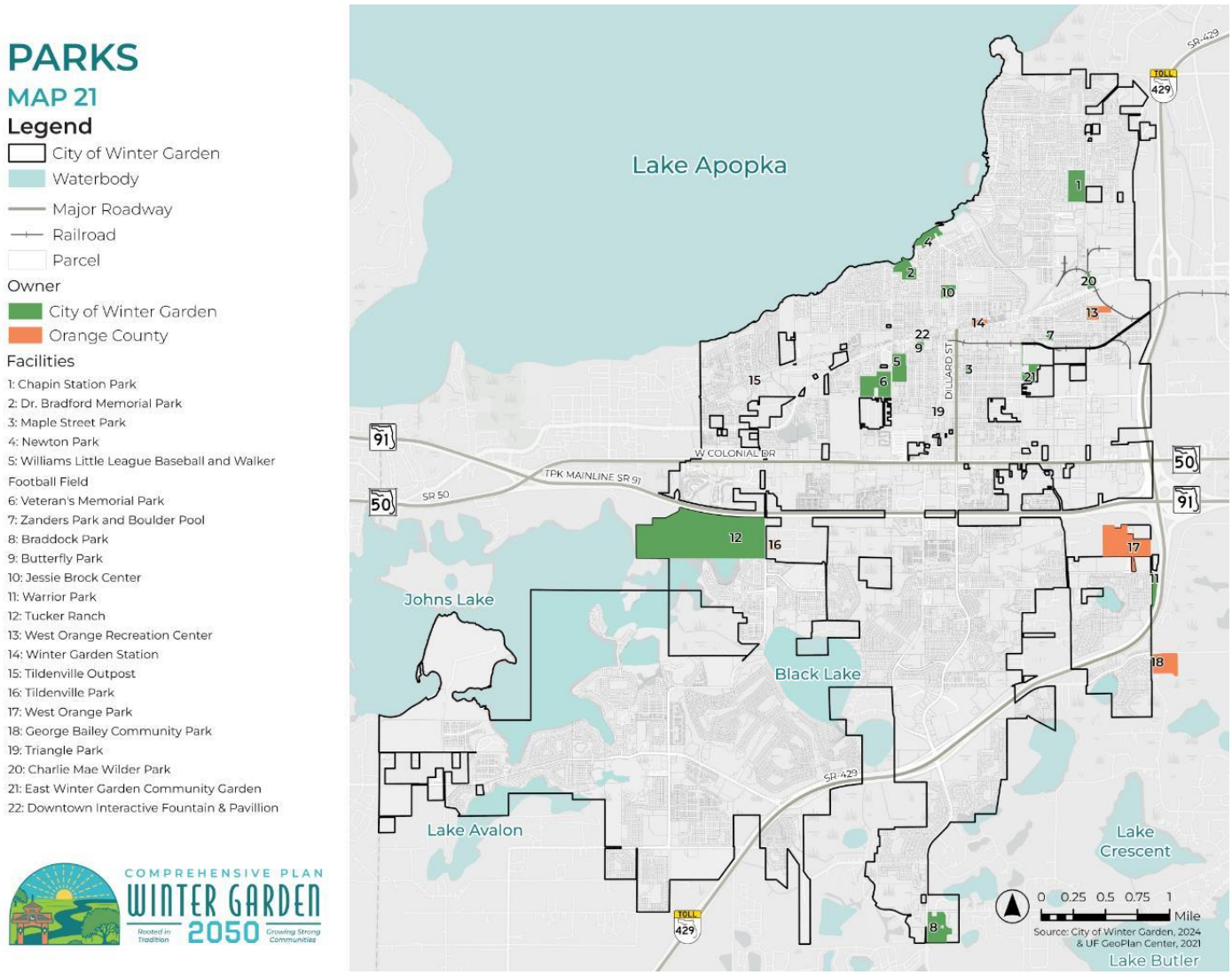
CONSERVATION (CHAPTER 5):

- **Promoted Protection of Natural Resources:**
    - Incentivize the preservation of existing live oaks and the planting of new ones.
    - Encourage the use of low impact and water efficient development.
    - Prioritize banking wetlands in areas near or within the City limits, if mitigation is required.
    - Update provisions regarding Lulu Creek.

RECREATION AND OPEN SPACE (CHAPTER 6):

- **Added Provisions to Expand Tree Canopy:**
    - Expand the City's tree canopy through the planting of shade trees in parks, trails, and urban open spaces.
- **Promoted Public Access to Park Facilities:**
    - Ensure all neighborhoods have adequate access to existing and proposed parks and open space sites.

- Promote waterbody access (i.e., Lake Apopka, Johns Lake, Black Lake, etc.) through the development and maintenance of public access points, boat ramps, and canoe/kayak launches
- Ensure all existing and future City-owned parks and playgrounds will meet or exceed the requirements of the Americans with Disabilities Act (ADA) and retrofit non-compliant parks and playgrounds, as feasible.



- **Implemented Best Management Practices in Parks and Open Spaces:**
  - Promote the use of native, Florida-Friendly, and/or drought-tolerant plants.
  - Promote Integrated Pest Management (IPM) practices
  - Support the use of low impact development methods (i.e., vegetated swales, rain gardens) for stormwater management.
- **Promoted Community Stewardship:**
  - Expand community garden programming and access.

- Design select areas with edible plants.
- Install educational and interpretive signage.
- Provide volunteer opportunities within City-owned parks.

- **Added Additional Trails Provisions:**
  - Incorporated the 2021 Healthy West Orange Trails (HWOTC) Initiative Report.

PUBLIC SCHOOL FACILITIES (CHAPTER 7):

- **Amended Chapter:**
  - Removed financial feasibility language.
  - Ensured continued compliance with OCPS interlocal agreements.

INTERGOVERNMENTAL COORDINATION (CHAPTER 8):

- **Amended Chapter:**
  - Reiterated continued efforts to eliminate enclaves within the City's JPA.
  - Confirmed the City's continued commitment to productive coordination efforts with neighboring jurisdictions including Orange County, Oakland, and Ocoee.

CAPITAL IMPROVEMENTS (CHAPTER 9):

- **Amended Chapter:**
  - Revised the City's mobility standards.
  - Introduced a new level of service standard for trails.

PROPERTY RIGHTS (CHAPTER 10):

- **Added a New Element:**
  - Property Rights is a new element required by State Statutes.
  - This new element is being re-transmitted to the State via the EAR process.

PUBLIC ENGAGEMENT

The Winter Garden 2050 Comprehensive Plan Update was shaped by an extensive public engagement process that included three public workshops, stakeholder interviews, community pop-up events, meetings with City department directors, an interactive project website, online surveys, and mapping activities. Across all engagement efforts, participants consistently expressed a desire to preserve Winter Garden's unique small-town character, historic downtown, and strong sense of community while planning thoughtfully for future growth. The most common priorities included improving transportation safety and connectivity for pedestrians, bicyclists, and golf carts; expanding housing options and affordability while maintaining

neighborhood character; investing in infrastructure such as stormwater management, sidewalks, trails, and parking; protecting natural resources and enhancing parks and recreational opportunities; and revitalizing key corridors, particularly East Winter Garden and the Dillard Street corridor. Overall, the engagement process demonstrated broad community support for balancing growth with preservation by enhancing quality of life, promoting sustainability, and ensuring Winter Garden remains a vibrant, family-oriented community for future generations.

SUMMARY & STAFF RECOMMENDATION

Staff recommends approval of Ordinance 26-24, which updates and amends the City's Comprehensive Plan, and authorization to transmit the Winter Garden 2050 Comprehensive Plan to the reviewing agencies as required pursuant to Section 163.3184(3)(b), Florida Statutes.

END OF STAFF REPORT

City of Winter Garden, FL

Florida Statutes, Chapter 163, Part II: Growth Policy; County and Municipal Planning; Land Development Regulation

Legend: Blue shading: Comprehensive Plan change needed; Green shading: No plan amendment needed, but recommend addressing in the LDR; Grey shading: No action needed.

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
General Comments	NA	Change of agency name	Change 'Department of Community Affairs' or 'Department of Economic Opportunity' to 'Florida Department of Commerce'	*No change to the Comprehensive Plan necessary. These terms are not present in the Comprehensive Plan.*		N/A
	NA	Statute & Florida Admin. Code References	Several Florida Statutes and Rules within the Florida Administration Code have been moved, consolidated, or deleted. As such, the City should update its Comp. Plan to reflect these changes.	*Ensure all Florida statutes are currently accurate. Remove/Update all references to 9J-5*		9J-5 references removed throughout the GOPs
	NA	Obsolete Timeframes and References	There are several outdated references to entities, projects, and reports that are discussed in the plan.	*Update planning horizons / timeframes to 2050.* *Objective 3-1* *Policy 3-1.1.4* *Update or remove project specific deadlines.* *Policy 2-1.8.4* *Policy 4-4.1.2* *Policy 8-1.6.10* *Policy 1-4.1.7*	Bus ridership to be amended to microtransit. Need to discuss 4-4.1.2 w/ Public Works. Need to discuss 8-1.6.10 regarding schools but timeframes okay to update. 1-4.1.7, okay but need to review section more broadly.	Planning horizon and completion dates updated throughout.
2026	Section 258.42 & 380.0938	Nature-based Solutions for Improving Coastal Resilience	Authorizes minimal dredging and filling in the Biscayne Bay Aquatic Preserve specifically for restoring and enhancing natural systems like mangroves, salt marshes, seagrasses, and oyster reefs. Prohibits dredging or filling of submerged lands in Terra Ceia Aquatic Preserve unless it is for public necessity or improves water quality and utility. Permits nature-based options such as living seawalls, wave attenuation devices, and green stormwater infrastructure in aquatic preserves to improve resilience. Directs the Department of Environmental Protection to develop, by 2027, design standards and a rule-based statewide permitting process for nature-based coastal resilience projects. Encourages local governments to promote and implement nature based solutions or coastal protection and public awareness.	*No change to the Comprehensive Plan is necessary.*		N/A
	Section 403.086	Perfluoroalkyl and Polyfluoroalkyl Substances	Requires public entities disposing of domestic wastewater biosolids and treated effluent to perform quarterly PFAS sampling and submit results to the department.	*No change to the Comprehensive Plan is necessary.*		N/A
	Section 112.231	Hyperscale Data Centers	Requires coordinated state review for large-scale data centers. Requires local governments to establish site standards with adequate public notices and hearings specific to siting the facilities.	*No change to the Comprehensive Plan is necessary however may want to amend LDC to establish site standards.*		N/A
	Section 377.24	Areas of Critical State Concern	Oil and gas drilling is now prohibited within 10 miles of national estuarine research reserves in rural areas of opportunity, expanding to a 30-mile buffer if the county also contains an area of critical state concern Allow local governments to grant ad valorem tax exemptions for newly constructed affordable multifamily housing, including in designated Areas of Critical State Concern. Exempts Habitat for Humanity projects on 99-year leased lands in such areas from standard construction bond requirements. Extends Florida Forever appropriations through 2035–36 for land acquisition in the Florida Keys Area of Critical State Concern.	*No change to the Comprehensive Plan is necessary however may need to amend LDC.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.2525	Infill Redevelopment Act	Establishes a streamlined process for developing environmentally impacted land for residential use in large counties while overriding conflicting local regulations. Defines applicable parcels, including those with environmental contamination and at least 5 acres adjacent to residential zoning. Requires local governments to permit residential uses that match the average of neighboring districts, and to approve subdivisions meeting legal requirements. Mandates a 20-foot buffer from existing single-family homes or townhouses and imposes double parks or recreational facilities impact fees if the parcel contains formerly operated recreational amenities. Grants adjacent property owners a 90-day option to purchase former recreational areas at a limited price to preserve them as open space for 30 years. Limited to properties in UGB- cannot be applied in ACSC, agricultural lands or lands owned or recently owned by utility companies or near military installations.	*No change to the Comprehensive Plan is necessary however may need to amend LDC.*		N/A
	Section 125.022	Local Land Planning and Development	Requires local governments to create preapplication consultation programs, with automatic approval if deadlines are not met. Authorizes qualified contractors or qualified contractor firms to assist with preapplication reviews and application processing. Establishes a mandatory registry of qualified contractors. Requires local governments to accept certain forms of financial assurance for infrastructure improvements and cannot condition building permits on completion. Expands expedited building permit review for subdivisions, allows up to 50% (or more) of building permits to be issued before a final plat is recorded. Adopts standardized refund schedules when local governments fail to meet application review deadlines. Provides a period of vested rights for approved preliminary plats under certain conditions, ensuring applicants can proceed in good faith with development.	*No change to the Comprehensive Plan is necessary however may need to amend LDC.*		N/A
	Section 163.3162	Agricultural Enclaves	Authorizes landowners to apply for certification as an agricultural enclave if adjacent parcels allow equal or higher density. Requires review and hearing and automatically certifies a parcel as an agricultural enclave if the local government fails to approve or deny within a certain timeframe. Requires development plans consistent with surrounding densities to be treated as conforming uses. Requires enclaves adjacent to urban service districts to be treated as if they are within those districts and obligates local governments and owners to agree in writing on a schedule for final plan approval. Exempts Areas of Critical State Concern and counties with populations greater than 1.75M. Encourages local governments to “incorporate site design measures that maintain habitat permeability….”	*No change to the Comprehensive Plan is necessary however may need to amend LDC.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.2525	Residential Redevelopment of Brownfields	Intended to make it easier to develop environmentally impacted, i.e. brownfield parcels in Broward, Miami-Dade, and Palm Beach counties (counties with populations greater than 1.47 million people). Requires the administrative approval of residential development on a "Qualifying parcel," preempting local law. Qualifying parcel: At least 5 acre parcel with at least a portion designated as brownfield that has a Phase II environmental site assessment; adjacent to parcel zoned for as-of-right residential use in the same jurisdiction. Excludes designated agricultural land, local government public park land, land outside an urban growth boundary, land within a quarter mile of a military installation, or land owned within the last 15 years by a public utility. Density may not exceed the average as-of-right residential zoning district density of adjacent parcels, or 25 units per acre, whichever is lower. The "intensity" of the proposed development on the qualifying parcel must comply with standards applicable to the adjacent parcel. Developer must provide at least a 20 foot buffer between the new development and any adjacent single-family homes or townhouses. Buffer must be maintained as open space or passive recreational facilities accessible to the community. If the qualifying property includes recreational facilities (i.e. golf course), unused for at least a year, the developer must pay double recreational impact fees and give notice of adjacent property owners' option to purchase the qualifying property to preserve it for open space.	*No change to the Comprehensive Plan is necessary. Orange County is not one the Counties mentioned.*		N/A
	Section 553.382 & Section 553.385	off-site manufactured single-family dwellings and proving for parity for on-site and off-site constructed dwellings	Pre-empts local zoning regulations by allowing residential manufactured buildings in RV and mobile home parks, RV lots, and mobile home condominium, cooperative or subdivision. Local government is prohibited from denying building permits for single family dwellings solely based on construction method, provided they comply with applicable codes. Local government cannot adopt or enforce law or policy that has the effect of excluding off-site constructed residential dwellings within its jurisdiction. Off -site constructed dwelling units must be permitted as of right in zoning districts where comparable on-site built housing is allowed, subject to general standards applied to single family dwellings Listed compatibility or design standards must apply equally to off-site and on-site built dwellings	*Remove Housing Element Policy 3-1.3.2 as it provides specific location criteria for mobile homes.*		Housing Element Policy 3-1.3.2 removed from plan.
	Section 163.3177	Schools ILA	Requires school interlocal agreements to allow reasonable access to public easements and rights of ways that are necessary for public school facilities	*No change to the Comprehensive Plan is necessary however ILA may need to be modified to ensure its in compliance.*		N/A
	Section 163.31803	Large Destination Resorts	Requires an administrative process for expansion of "large destination resorts" not to exceed 20 percent of parcel area. A large destination resort is defined as a lodging establishment with at least 5 acres, 500 rooms, and a 70% occupancy rate over the previous 3 years. Does not apply to parcels on the National Register of Historic Places. Process applies to special exceptions or variances needed for maintenance, modification or refurbishment. Changes must be consistent with the existing permitted or accessory uses in the FLUM or zoning district. Sunsets in 2030.	*No change to the Comprehensive Plan is necessary for procedural review changes for large destination resorts.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3194(7)(a)	Compatibility Standards and Findings for Residential Development	Local governments must adopt factors in Comprehensive Plans and Land Development Regulations for assessing compatibility of allowable residential uses within residential FLU category and zoning districts. LDRs must incorporate measures for mitigating or minimizing potential incompatibilities. Staff must specify each area of incompatibility and suggest ways to resolve the incompatibility before recommending denial of a development application. If a development application is denied, the government must provide written justification with specificity [see (7)(c)]; cannot rely on “community character” or “neighborhood feel.” Does not apply to “compatibility between uses in different FLU categories” (named categories are not residential) or in a PUD or master planned community, or within historic districts designated before Jan 1, 2026	*A new policy will need to be added to the Future Land Use Element addressing residential compatibility standards. The LDC will also need to be addressed.*		FLUE Policies 1-1.2.24 & 1-1.2.25 were added.
2025	Section 252.422	Restrictions on county or municipal regulations after a hurricane. (Chapter 2025-190)	Prevents an "impacted local government" from proposing or adopting the following for one year a hurricane makes land fall. (a) A moratorium on construction, reconstruction, or redevelopment of any property. (b) A more restrictive or burdensome amendment to its comprehensive plan or land development regulations. (c) A more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined in s. 163.3164.	*Consider adding an objective and policy regarding SB 180.*		FLUE Objective 1-1.1 and Policy 1-1.1.1 were added.
	Section 257.51	Preemption of Regulations of Presential Libraries (Chapter 2025-170)	Creates a new section to preempt local governments from regulation the establishment, maintenance, activities, and operations of any presidential library within its jurisdiction and defers regulation of such institutions to the Federal Government.	*No change to the Comprehensive Plan is necessary this is currently only applicable to the Trump Library being proposed in South Florida.*		N/A
	Section 177.071	Administrative Approval of plats by designated county or municipal official. (Chapter 2025-164)	Amends Section 177.071 to include more requirements for plat and replat submittals. The requirements include the designation of an "administrative authority, a written notice, and a limited timeframe for the approval process.	*No change necessary to the Comprehensive Plan is necessary, however this may require an update to the Land Development Code.*		N/A
	Section 125.01055	Affordable Housing (Chapter 2025-172)	Adds more restrictions on local regulations for high density residential proposed under the Live Local Act. Defines Commercial, Industrial, and Mixed Use. Expands the Act to all lands owned by a religious institution, and all "flexibly zoned area such as a planned unit development permitted for commercial, industrial, or mixed use".	*No change to the Comprehensive Plan is necessary essentially just an expansion of the Live Local Act.*		N/A
2024	Section 163.3164 (32) and (33)	Alternative Mobility Funding Systems and Impact Fees (Chapter 2024-266)	Adds "mobility fee" and "mobility plan" definitions	*No change to the Comprehensive Plan necessary. These terms are not currently defined.*		N/A
	Section 163.3180	Alternative Mobility Funding Systems and Impact Fees (Chapter 2024-266)	- Modifies the conditions for allowing an applicant for a DRI DO, rezoning, or other land use development permit to satisfy the transportation concurrency requirements. It clarifies that if an applicant makes its contribution or constructs its proportionate share pursuant to the requirements stated, the project shall be considered to have mitigated its transportation impacts and be allowed to proceed. - Changes the language from "encourage" to "may" when it comes to a government transitioning from concurrency to mobility or an alternate system. - If the government charges for transportation capacity, there must be an agreement to coordinate mitigation. Includes agreement requirements.	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		Impact fee to be reviewed in the future as proposed in GOPs with an emphasis on Mobility improvements.

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3180(5)c	Alternative Mobility Funding Systems and Impact Fees (Chapter 2024-266)	- Includes language to ensure an impact fee study uses recent data and is adopted within 12 months from initiation of the study if increasing fees; the holder of impact fee credits granted in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A
	Section 163.3164 (44)	Chapter 2024-6, Laws of Florida (SB 82)	Changed Department of Economic Opportunity to Department of Commerce	*No change to the Comprehensive Plan necessary. These terms are not present in the Comprehensive Plan.*		N/A
	Section 163.3221 (14)	Chapter 2024-6, Laws of Florida (SB 82)	Changed Department of Economic Opportunity to Department of Commerce	*No change to the Comprehensive Plan necessary. These terms are not present in the Comprehensive Plan.*		N/A
	Section 163.3251 (1)	Chapter 2024-6, Laws of Florida (SB 82)	Changed Department of Economic Opportunity to Department of Commerce	*No change to the Comprehensive Plan necessary. These terms are not present in the Comprehensive Plan.*		N/A
	Section 163.3175	Ch. 2024-22, Laws of Florida (SB 1720)	Changes to requiring local governments to cooperate with certain major military installations and ranges to encourage compatible land use in associated areas	*No change to the Comprehensive Plan necessary. These terms are not present in the Comprehensive Plan.*		N/A
	Section 163.3202(6)	Ch. 2024-2, Laws of Florida (SB 72)	Fixes cross-reference regarding Florida College System	*No change to the Comprehensive Plan necessary. These terms are not present in the Comprehensive Plan.*		N/A
	Section 163.32051(6)	Ch. 2024-2, Laws of Florida (SB 72)	Deletes the requirement for the Office of Energy to develop and provide recommendations to the legislature regarding a regulatory framework for private and public entities that implement solar floating facilities.	*No change to the Comprehensive Plan necessary. No mention of DOE being needed for the implementation of solar floating facilities.*		N/A
	Section 163.3210 (NEW)	Ch. 2024-186	Creates a new section to maintain, encourage, and ensure adequate and reliable fuel sources for public utilities. A resiliency facility is a permitted use in all commercial, industrial, and manufacturing land use categories in a local government comprehensive plan and all commercial, industrial, and manufacturing districts. A resiliency facility must comply with the setback and landscape criteria for other similar uses. A local government may adopt an ordinance specifying buffer and landscaping requirements for resiliency facilities, provided such requirements do not exceed the requirements for similar uses involving the construction of other facilities that are permitted uses in commercial, industrial, and manufacturing land use categories and zoning districts. After July 1, 2024, a local government may not amend its comprehensive plan, land use map, zoning districts, or land development regulations in a manner that would conflict with a resiliency facility's classification as a permitted and allowable use, including, but not limited to, an amendment that causes a resiliency facility to be a nonconforming use, structure, or development.	*Need to amend FLUE to include a policy permitting resiliency facilities consistent with F.S. 163.3210 to be permitted in all commercial, industrial, and manufacturing land use categories. Also add language for LDC buffer, landscaping, and setback language.*		FLUE Policy 1-2.7.4 added to address Resiliency Facilities.
	Section 163.3184	Ch. 2024-235	Clarifies process to amend a plan - if the local government fails to adopt the amendment within 180 days after receipt of agency comments, the amendment "shall" be deemed withdrawn; transmittal shall be within 10 days of "final adoption" not just 2nd public hearing.	*No change to the Comprehensive Plan necessary. Procedural change for Comprehensive Plan Amendments.*		N/A
2023	Section 163.3191	Evaluation and Appraisal of Comprehensive Plan (Chapter 2023-31)	Amends the requirements of the EAR process. Requires that when local governments notify the state land planning agency of a determination whether EAR-based plan amendments are needed, the notification must include a separate affidavit signed by the Chair or Mayor of the governing body, attesting that all elements of its comprehensive plan comply with section 163.3191, Florida Statutes. The affidavit must also certify that the adopted plan covers the minimum 10-year planning period and cite the source and date of the population projections used in establishing the 10-year planning period.	*No change to the Comprehensive Plan necessary. Procedural change for the EAR. The horizons and source and date for pop. projections will be covered in the update.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3177(6)(c)3	Required and optional elements of comprehensive plan; studies and surveys. (Chapter 2023-169)	"Septic to Sewer." Requires that for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the Infrastructure Element must consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system. An onsite sewage treatment and disposal system is presumed to exist on a parcel if sanitary sewer services are not available at or adjacent to the parcel boundary. Each comprehensive plan must be updated to include this requirement by July 1, 2024, and as needed thereafter to account for future applicable developments.	*Need to add data and policy addressing septic to sewer requirements.*		Public Faciliites Element Policy 4-2.1.15 added to address Septic to Sewer. Supporting Data and Analysis provided.
	Section 163.3208	Substation Approval Process (Chapter 2023-31)	Statute preempts local governments from adopting or enforcing land development regulations for new and existing electrical substations. New and existing electrical substations must be permitted in all land use categories and no size limitations can be enforced.	Need to create a new policy in the FLUE permitting electrical substations in all land use categories and direction to amend the LDR.		FLUE Policy 1-2.7.2 added to address preemption on Electrical Substations.
2019-2022	Section 163.3180	Amending Concurrency, (Chapter 2022-122, section 1, Laws of Florida)	Amends subsection (6)(h)2 to revise provisions specifying when school concurrency is deemed satisfied. Requires the district school board to notify the local government that capacity is available for development within 30 days after receipt of the developer's legally binding commitment. Specifies that any proportionate-share mitigation directed toward a school capacity improvement not identified in the 5-year school board educational facilities plan must be set aside and not spent until such an improvement has been identified.	*No change to the comprehensive plan is nessesary Comprehensive plan is already in complain with this section.*		N/A
	Section 163.32051	Floating Solar Facilities, (Chapter 2022-83, section 1, Laws of Florida).	Creates 163.32051, which provides legislative findings regarding floating solar facilities. Defines the term "floating solar facility." Requires a floating solar facility to be a permitted use in the appropriate land use categories and requires local governments to amend their land development regulations to promote expanded uses of floating solar facilities. Authorizes a county or municipality to specify buffer and landscaping requirements, which may not exceed the requirements for similar uses involving the construction of other solar facilities permitted in agricultural land use categories and zoning districts. Provides exceptions to the construction of floating solar facilities in an Everglades Agricultural Area reservoir project if it is determined to have negative impacts on the project	Need to create a policy permitting Floating Solar Facilities in some land use categories and to amend the LDR.		FLUE Policy 1-2.7.3 added to address Floating Solar Facilities.

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3187	Process for Adoption of Small-Scale Comprehensive Plan Amendment (Chapter 2021-206, section 3, Laws of Florida).	Amends subsection (1)(a) to increase the small-scale development amendment limit to 50 acres or fewer. Revises subsection (3) pertaining to small-scale development amendments for sites within a rural area of opportunity to allow a 100 percent increase to the 50-acre acreage limit now included in subsection (1)(a)	*No change to the Comprehensive Plan necessary. Procedural change for small-scale development amendments.*		N/A
	Section 163.3167	Scope of Act (Chapter 2021-206, section 1, Laws of Florida).	Revises subsection (5) to allow landowners with a development order approved before the municipality was incorporated to abandon said development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all existing concurrency obligations in the development order remain in effect	*No change to the Comprehensive Plan necessary. Procedural/clerical change for development orders.*		N/A
	Section 163.3202	Land Development Regulations (Chapter 2021-201, section 1, Laws of Florida). No longer applicable - see 2024-2	Adds new subsection (5) to specify that land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling except under certain listed conditions	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A
	Section 163.3237	Amendment or Cancellation of a Development Agreement (Chapter 2021-195, section 3, Laws of Florida)	Amends this section to allow a party to a development agreement and a local government to amend or cancel a development agreement without consent of other affected property owners unless the amendment or cancellation will modify the allowable uses or entitlements on such owner's property	*No change to the Comprehensive Plan necessary. Procedural/clerical change for development agreements.*		N/A
	Section 163.3177	Required and Optional Elements of Comprehensive Plan; Studies and Surveys (Chapter 2021-195, section 2, Laws of Florida).	Adds subsection (6)(i) which requires each local government to include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making. The statute also provides a statement of rights local governments may adopt in order to meet these requirements	*Need to incorporate new Property Rights Element.*		New Property Rights Element added.
	Section 163.3167	Scope of Act (Chapter 2021-195, section 1, Laws of Florida).	Amends subsection (3) to clarify that requirements pertaining to development orders and their incorporation and interaction with comprehensive plans are specifically related to plans for municipalities incorporated after January 1, 2016	*No change to the Comprehensive Plan necessary. Winter Garden incorporated prior to 2016.*		N/A
	Section 163.3205	Solar Facility Approval Process, (Chapter 2021-178, section 1, Laws of Florida)	Creates section 163.3205, F.S., which applies to sites that are subject to an application to construct a solar facility submitted to a local government on, or after, July 1, 2021, to encourage renewable solar electrical generation, define "solar facility", and set forth an allowance for solar facilities in all agricultural land use categories in a local government comprehensive plan and all agricultural zoning districts in an unincorporated area.	*No change necessary in the Comprehensive Plan as the City has no AG FLU categories, but may need to be addressed in the LDR if agriculture zoning exists.*		N/A
	Section 163.3168	Planning Innovations and Technical Assistance (Chapter 2021-161, section 1, Laws of Florida; and Chapter 2021-186, section 1, Laws of Florida)	Repeals existing subsection (4) that directed the state land planning agency to give preference when selecting applications for funding for technical assistance to counties with a population of 200,000 or less, and to municipalities within those counties, for assistance in determining whether the area in and around a proposed multiuse corridor interchange contains appropriate land uses and natural resource protections and amending a comprehensive plan to provide for such land uses and protections	*No change to the Comprehensive Plan necessary. Clerical/procedural change not relevant to Winter Garden.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.31801	Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges, (Chapter 2021-63, section 1, Laws of Florida).	Adds a new subsection (3) to define "Infrastructure" and "Public facilities." Renumbers existing subsections (3) through (11) and rewords existing subsections (3), (5), (6), (8), and (11) for clarity. Amends existing subsection (4) to provide additional regulations pertaining to impact fee credits. Adds a new subsection (6), which prescribes the circumstances under which impact fees may be increased, sets forth limitations on those fee increases, and notes that this section applies retroactively to January 1, 2021.	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A
	Section 163.3163	Applications for Development Permits; Disclosure and Acknowledgement of Contiguous Sustainable Agricultural Land, (Chapter 2021-7, section 7, Laws of Florida)	Reenacts subsection (3)(b) to provide a definition for "Farm operation."	*No change to the Comprehensive Plan necessary. Term does not exist in the Comp. Plan.*		N/A
	Section 163.3162	Agricultural Lands and Practices, (Chapter 2021-7, section 6, Laws of Florida)	Reenacts subsection (2)(b) to provide a definition for "Farm operation."	*No change to the Comprehensive Plan necessary. Term does not exist in the Comp. Plan.*		N/A
	Section 163.3180	Concurrency (Chapter 2020-150, section 28, Laws of Florida.	Amends subsection (2) to alter the governmental entity that approves onsite sewage treatment and disposal systems from the Department of Health to the Department of Environmental Protection	*No change to the Comprehensive Plan necessary. But may be good to modify 5-1.6.7 stating that approval from FDEP is required.*		N/A
	Section 163.3168	Planning Innovations and Technical Assistance (Chapter 2020-122, section 2, Laws of Florida)	Adds subsection (4) providing guidance to the state land planning agency when selecting applications for technical assistance funding to give preference to counties with a population of 200,000 or less, and to municipalities located within such counties, in determining whether the area in and around a proposed multiuse corridor interchange as described in section 338.2278, F.S., contains appropriate land uses and protections and aiding in amending a comprehensive plan to provide such appropriate land uses and protections	*No change to the Comprehensive Plan necessary. Clerical/procedural change not relevant to Winter Garden and later repealed.*		N/A
	Section 163.31801	Impact Fees; Short Title; Intent; Minimum Requirements; Audits, Challenges (Chapter 2020-58, section 1, Laws of Florida.	Amends subsection (3)(d) to specify that a new or increased impact fee may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such an impact fee unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant. Amends subsection (4) to clarify that a local government must provide credit against the collection of an impact fee of any contribution related to public education facilities regardless of any charter provision, comprehensive plan policy, ordinance, or resolution. Renumbers existing subsections (8) and (9) as subsections (9) and (10). Adds a new subsection (8) that sets forth the provisions by which impact fee credits are assignable and transferable and renumbers subsequent subsections.	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.31801	Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges (Chapter 2020-27, section 5, Laws of Florida.	Adds subsection (10) and supporting paragraphs (a) through (e) to address the data on impact fee charges that must be reported in an annual financial report by a county, municipality, or special district.	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A
	Section 163.31771	Accessory Dwelling Units (Chapter 2020-27, section 4, Laws of Florida.	Amends subsections (3) and (4) to allow a local government to adopt an ordinance allowing accessory dwelling units to be located in any area zoned for single family residential use and removes the requirement that the ordinance be conditioned upon a finding that there is a shortage of affordable rentals within the jurisdiction	*No change to the Comprehensive Plan necessary. Removes state regulations related to ADUs in Single Family Residential.*		ADUs included in the GOPs as one of the housing strategies.
	Section 163.3215	Standing to Enforce Local Comprehensive Plans Through Development Orders (Chapter 2019-165, section 7, Laws of Florida.	Amends subsection (8)(a) to provide that either party is entitled to a certain summary procedure in certain court proceedings. Adds subsection (8)(b) clarifying how a court may find a summary procedure does not apply. Adds subsection (8)(c), which provides that a prevailing party in a challenge to certain development orders can be entitled to recover certain fees and costs	*No change to the Comprehensive Plan necessary. Procedural change for court proceedings.*		N/A
	Section 163.3202	Land Development Regulations (Chapter 2019-165, section 6, Laws of Florida).	Adds paragraph (j) to subsection (2) to require preexisting development orders to be incorporated into local land development regulations.	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A
	Section 163.31801	Impact Fees; Short Title; Minimum Requirements: Audits; Challenges (Chapter 2019-165, section 5, Laws of Florida).	Amends subsection (3) to add minimum conditions that certain impact fees must satisfy. Renumbers existing subsections (4) and (5) as subsections (6) and (7) Adds a new subsection (4) to require local governments to credit against the collection of an impact fee any contribution related to public education facilities. Adds subsection (5) so that if a local government increases its impact fee rates then the holder of impact fee credits is entitled to the full benefit of the intensity or density of the credit balance as of the date it was established and renumbers subsequent subsections. Amends renumbered subsection (7) to provide that in certain actions, the local government has the burden of proving by a preponderance of the evidence that the imposition or amount of certain required dollar-for-dollar credits for the payment of impact fees meets certain requirements and prohibits the court from using a deferential standard for the benefit of the government. Adds subsection (8) to authorize a local government to provide an exception or waiver for an impact fee for the development or construction of affordable housing, and in doing such is not required to use any revenues to offset the impact. Adds subsection (9) to clarify that this section does not apply to water and sewer connection fees	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3180	Concurrency (Chapter 2019-165, section 4, Laws of Florida.	Amends subsection (5)(i) to clarify compliance requirements for a mobility fee-based funding system. Revises subsection (6)(h)2.b. to require a local government to credit certain contributions, constructions, expansions, or payments toward any other impact fee or exaction imposed by local ordinance for public educational facilities and provides the requirements for the basis of that credit	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A
	Section 163.3167	Scope of Act (Chapter 2019-165, section 3, Laws of Florida).	Amends subsection (3) to require local governments that have adopted comprehensive plans after January 1, 2019 to incorporate into their comprehensive plans development orders that existed before the comprehensive plan's effective date	*No change to the Comprehensive Plan is necessary the City incorporated prior to 2019*	No action required.	N/A
	Section 163.3187	Process for Adoption of Small-Scale Comprehensive Plan Amendment (Chapter 2019-157, section 1, Laws of Florida.	Removes subsection (1)(b), which specified the cumulative annual acreage maximum of adopted small-scale comprehensive plan amendments	*No change to the Comprehensive Plan necessary. Procedural change for small scale comprehensive plan amendments.*		N/A
	Section 163.3209	Electric Transmission and Distribution Line Right-of-way Maintenance (Chapter 2019-155, section 2, Laws of Florida	Removes language requiring local government approval of a property owner's request for electric utilities to perform certain right-of-way vegetation and tree maintenance	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A
	Section 163.31801	Impact Fees; Short Title; Intent; Minimum Requirements; Audits; Challenges (Chapter 2019-106, section 1, Laws of Florida.	Revises the section's title. Amends language of paragraphs (a) through (d) of subsection (3) to clarify the local government responsibilities related to impact fees. Adds new paragraphs (e) through (i) to subsection (3) to amend the minimum requirements for the adoption of impact fees by specified local governments and note restrictions to the allowable uses of those impact fees. Adds a new subsection (6), which exempts water and sewer connection fees from the Florida Impact Fee Act.	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A
	Section 163.3177	Required and Optional Elements of Comprehensive Plan; Studies and Surveys (Chapter 2019-3, section 31, Laws of Florida).	Updates statutory reference related to affordable workforce housing within subsection (6)(f)	*No change to Comprehensive Plan necessary. Cross reference change and Comp. Plan is compliant.* *Policy 1-1.2.3* *Policy 3-1.7.6*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
2016-2018	Section 163.3184	Process for Adoption of Comprehensive Plans or Plan Amendments (Chapter 2016-148, section 3, Laws of Florida).	Amends section 163.3184(2)(c) to modify the language pursuant to changes in section 380.06, F.S., to require state coordinated review of plan amendments that approve DRI-sized proposed developments; no substantive change *** Adds subsection 163.3184(5)(e)3 to provide that when an administrative law judge issues an order recommending that a plan amendment be found in compliance, the recommended order becomes the final order 90 days after issuance unless the state land planning agency issues a final order finding the amendment in compliance, refers the recommended order to the Administration Commission, or all parties consent in writing to an extension of the 90-day period. ***** Amends section 163.3184(7)(d), for plan amendment challenges that are subject to mediation or expeditious resolution, to provide that when an administrative law judge issues a recommended order finding an amendment in compliance, except where the parties agree or there are exceptional circumstances, the state land planning agency must issue a final order within 45 days after issuance of a recommended order; and if the final order is not issued in 45 days, the recommended order finding the amendment in compliance becomes the final order.	*No change to the Comprehensive Plan necessary. Procedural change for DRI sized proposed developments*		N/A
	Section 163.3245(1)	Sector Plans (Chapter 2016-148, section 4, Laws of Florida).	Modifies this section to reduce the minimum amount of total land area required for a sector plan from 15,000 acres to 5,000 acres.	*No change to the Comprehensive Plan necessary. Change to Sector Plans which Winter Garden does not have.*		N/A
	Sections 163.3221(4)(b)(2) and (4)(b)(8)	Florida Local Government Development Agreement Act; Definitions. .	Amends the definition of "development" to exclude work by electric utility providers on utility infrastructure on certain rights-of-way or corridors and the creation or termination of distribution and transmission corridors.	*No change to the Comprehensive Plan necessary. Clerical change.*		N/A
	Sections 163.3245(3)(e), (3)(e)6., and (3)(e)12	Chapter 2018-158	Sector Plans, updated statutory cross references.	*No change to the Comprehensive Plan necessary. Change to Sector Plans which Winter Garden does not have.*		N/A
	Sections 163.3246 (11), (12), and (14)	Chapter 2018-158	Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.	*Remove all references to DRIs except those that are already vested.* *Remove* *Policy 8-1.3.5* *Policy 2-2.2.6* *Keep* *Policy 1-1.2.9* *Policy 1-2.1.17* *Policy 9-1.3.3* *Policy 9-1.3.4* *Policy 2-2.2.6* *Policy 9-1.3.7*		Removed DRI references throughout.
	Section 163.3164	Chapter 2024-266	Definitions, added a new definition of "master development plan" or "master plan" as subsection (31) and renumbered subsequent sections.	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
2015	Section 163.3177 (6)(c)4	Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Chapter 2015-30, section 2, Laws of Florida).	· Provides that a local government that does not own, operate, or maintain its own water supply facilities and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or maintain a work plan if the local government's usage of water is less than 1 percent of the public water utility's total permitted allocation.· The local government must cooperate with any local government or utility provider that provides service within its jurisdiction. · The local government must keep the element up to date in accordance with section 163.3191 (evaluation and appraisal).	*No change to the Comprehensive Plan necessary. Not applicable to Winter Garden.*		N/A
	Section 163.3184(2)	Comprehensive Plan/Plan Amendment Procedures (Chapter 2015-30, section 3, Laws of Florida).	The list of plan amendments subject to the coordinated state review process is expanded to include plan amendments that propose an amendment to an adopted sector plan and plan amendments that propose a development that qualifies as a development of regional impact pursuant to section 380.06, Florida Statutes.	*No change to the Comprehensive Plan necessary. Clerical/procedural change to coordinated state review.*		N/A
	Section 163.3245	Sector Plans (Chapter 2015-30, section 4, Laws of Florida)	Amends the section as follows: · For both the long-term master plan and detailed specific area plans, provisions in the Community Planning Act that are inconsistent with or are superseded by the planning standards in sections 163.3245(3)(a) and (b) do not apply. · Conservation easements may be based on digital orthophotography that meets certain criteria. · A conservation easement may include a provision for the grantor to substitute other land that meets certain criteria by recording an amendment to the conservation easement; substitution requires the consent of the grantee, which consent shall not be unreasonably withheld (sections 163.3245(3)(b)7. and 9.). · An applicant for a detailed specific area plan must transmit a copy of the application to reviewing agencies, which must provide written comments to the local government within 30 days after the applicant transmits the application (section 163.3245(3)(f)). · Authorizes the Department of Environmental Protection, the Fish and Wildlife Conservation Commission, or the water management district to accept a conservation easement provided for a detailed specific area plan as mitigation under chapters 373 and 379 and section 373.414, Florida Statutes (section 163.3245(3)(h)). · Clarifies that adoption of a long-term master plan or a detailed specific area plan does not limit the right to establish new agricultural or silvicultural uses in the sector plan or detailed specific area plan area (section 163.3245(9)). · Provides that an applicant with an approved master development order may request that the water management district issue a consumptive use permit for the same time period as the approved master development order (section 163.3245(13)). · The more specific provisions of this section supersede the generally applicable provisions of this chapter which otherwise would apply. · This section does not preclude a local government from requiring data and analysis beyond the minimum criteria established by this section (section 163.3245(15)).	*No change to the Comprehensive Plan necessary. Sector Plans are irrelevant to Winter Garden.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3246(11) and (14)	Local Government Comprehensive Planning Certification Program – Connected-City Corridor Pilot Program [New] (Chapter 2015-30, section 5, Laws of Florida)	· Deletes requirements for notice to and coordination by regional planning councils in connection with developments of regional impact within a certified local government. · Creates a connected-city corridor plan amendment pilot program. · Expresses legislative intent to encourage growth of high-technology industry and innovation through a locally controlled comprehensive plan amendment process. · Establishes Pasco County as a pilot community for connected-city corridor plan amendments for a period of 10 years. · Requires the state land planning agency to issue a written notice of certification to Pasco County by July 15, 2015 that includes the geographic boundary of the connected-city corridor and a requirement for annual or biennial monitoring reports. · Provides that the notice of certification is subject to challenge under section 120.569. · Establishes criteria for connected-city corridor plan amendments. · Provides that except for site-specific access management requirements, development in the certification area is deemed to satisfy concurrency if the County adopts a long-term transportation network plan and financial feasibility plan. · Provides an exemption from development of regional impact review. · Requires that the Office of Program Policy Analysis and Government Accountability provide a report and recommendations for implementing a statewide program to the Governor, President of the Senate, and Speaker of the House by December 1, 2024.	*No change to the Comprehensive Plan necessary. Irrelevant to Winter Garden.*		N/A
	Section 163.3248(4)	Rural Land Stewardships (Chapter 2015-30, section 6, Laws of Florida)	Deletes regional planning councils as entities that provide assistance and participate in developing a plan for the rural land stewardship area.	*No change to the Comprehensive Plan necessary. Winter Garden does not have a rural lands stewardship program.*		N/A
2014	Section 163.3167(8)(b)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	*No change to the Comprehensive Plan necessary. Procedural/clerical change to comprehensive plan amendments.*		N/A
	Section 163.3167(8)(c)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	*No change to the Comprehensive Plan necessary. Procedural/clerical change to comprehensive plan amendments.*		N/A
	Section 163.3177(7)(a)2	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Changes “rural areas of critical economic concern” to “rural areas of opportunity.”	*No change to the Comprehensive Plan necessary. These terms do not exist in the Comprehensive Plan.*		N/A
	Section 163.3177(7)(a)3.b	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Changes “rural area of critical economic concern” to “rural area of opportunity.”	*No change to the Comprehensive Plan necessary. These terms do not exist in the Comprehensive Plan.*		N/A
	Section 163.3177(7)e	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides general re-wording and changes “rural area of critical economic concern” to “rural area of opportunity.”	*No change to the Comprehensive Plan necessary. These terms do not exist in the Comprehensive Plan.*		N/A
	Section 163.3187(3)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Changes “rural area of critical economic concern” to “rural area of opportunity.”	*No change to the Comprehensive Plan necessary. These terms do not exist in the Comprehensive Plan.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3202(1)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and implement the comprehensive plan within one year after submission of the comprehensive plan or amended comprehensive plan pursuant to section 163.3191, Florida Statutes (evaluation and appraisal process), instead of section 163.3167(2), Florida Statutes).	*No change to the comprehensive plan necessary Policy 1-1.2.18 is compliant*		N/A
	Section 163.3206(1) [New]	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides a definition of "fuel" with cross references	*No change to the Comprehensive Plan necessary. These terms do not exist in the Comprehensive Plan.*		N/A
	Section 163.3206(2)(b) [New]	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides a definition of "fuel terminal."	*No change to the Comprehensive Plan necessary. These terms do not exist in the Comprehensive Plan.*		N/A
	Section 163.3206(3) [New]	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides that after July 1, 2014, a local government may not amend its comprehensive plan, land use map, zoning districts, or land use regulations to conflict with a fuel terminal's classification as a permitted and allowable use, including an amendment that causes a fuel terminal to be a nonconforming use, structure, or development.	*No change to the Comprehensive Plan necessary. These terms do not exist in the Comprehensive Plan.*		N/A
	Section 163.3206(4) [New]	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides that if a fuel terminal is damaged or destroyed due to a natural disaster or other catastrophe, a local government must allow the timely repair of the fuel terminal to its capacity before the natural disaster or catastrophe.	*No change to the Comprehensive Plan necessary. These terms do not exist in the Comprehensive Plan.*		N/A
	Section 163.3206(5) [New]	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Provides that the section does not limit the authority of a local government to adopt, implement, modify, and enforce applicable state and federal requirements for fuel terminals, including safety and building standards. Local authority may not conflict with federal or state safety and security requirements.	*No change to the Comprehensive Plan necessary. These terms do not exist in the Comprehensive Plan.*		N/A
	Section 163.3246(10)	Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida	Changes "rural area of critical economic concern" to "rural area of opportunity."	*No change to the Comprehensive Plan necessary. These terms do not exist in the Comprehensive Plan.*		N/A
2013	Section 163.2136(3)(c)-(k) [re-numbered]. No longer applicable.	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Re-numbers section 163.3162(3)(b)-(j) as 163.3162(3)(c)-(k) in order to accommodate new section 163.3162(3)(b) - see Section 163.3162(3)(b) [New]	*No change to the Comprehensive Plan necessary. No longer applicable.*		N/A
	Section 163.3162(2)(d)	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Amends the definition of "governmental entity" in the provisions for agricultural lands and practices to provide that the term does not include a water management district (in addition to the term not including a water control district established under chapter 298 and a special district created by special act for water management purposes).	*No change to the Comprehensive Plan necessary. No longer applicable.*		N/A
	Section 163.3162(3)(a)	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Replaces "county" with "governmental entity.": (a) A governmental entity may not exercise any of its powers to adopt or enforce any ordinance, resolution, regulation, rule, or policy to prohibit, restrict, regulate, or otherwise limit an activity of a bona fide farm operation on land classified as agricultural land pursuant to s. 193.461, if such activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program; or if such activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.	*No change to the Comprehensive Plan necessary.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3162(3)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Prohibits a governmental entity from charging a fee on a specific agricultural activity of a bona fide farm operation on land classified as agricultural land pursuant to section 193.461, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.	*No change to the Comprehensive Plan necessary.*		N/A
	Section 163.3167(8)(a) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Provides that an initiative or referendum process in regard to any development order is prohibited. Removes language that allowed an initiative or referendum process by a local government charter in effect as of June 1, 2011 to be retained and implemented.	*No change to the Comprehensive Plan necessary. Procedural change to development orders.*		N/A
	Section 163.3167(8)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Provides that an initiative or referendum process in regard to any local comprehensive plan amendment or map amendment is prohibited, except for those amendments that affect more than five parcels of land if it is expressly authorized by specific language in a local government charter that was lawful and in effect on June 1, 2011. A general local government charter provision for an initiative or referendum process is not sufficient.	*No change to the Comprehensive Plan necessary. Procedural change to Comprehensive Plan Amendments.*		N/A
	Section 163.3167(8)(c) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	States the intent of the Legislature to prohibit any initiative and referendum in regard to any development order, and prohibit any initiative and referendum in regard to any local comprehensive plan or map amendment except as specifically and narrowly permitted in paragraph (b). States that these prohibitions are remedial in nature and apply retroactively to any initiative or referendum process commenced after June 1, 2011, and that any such initiative or referendum process commenced or completed thereafter is null and void and of no legal force and effect.	*No change to the Comprehensive Plan necessary. Procedural change to Comprehensive Plan Amendments and Development Orders.*		N/A
	Section 163.3180(5)(h)1 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Revises and adds requirements for local governments that continue to implement a transportation concurrency system, whether in the form adopted into the comprehensive plan before the effective date of the Community Planning Act, Chapter 2011-139, Laws of Florida, or as subsequently modified.	*No change to the Comprehensive Plan necessary. Procedural change to Comprehensive Plan Amendments and Development Orders.*		N/A
	Section 163.3180(5)(h)1.c [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Adds "development agreement" in the listed land use development permits for which an applicant may satisfy transportation concurrency requirements of the local comprehensive plan, the local government's concurrency management system and section 380.06 when applicable, if conditions in subsequent sections are met.	*No change to the Comprehensive Plan necessary. Not applicable to Winter Garden.*		N/A
	Section 163.3180(5)(h)1.c.II [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Adds language allowing a local government to accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose.	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A
	Section 163.3180(5)(h)1.d [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Modifies language to require local governments that continue to implement a transportation concurrency system to provide the basis upon which the landowners will be assessed a proportionate share of the cost addressing the transportation impacts resulting from a proposed development.	*No change to the Comprehensive Plan necessary. Not applicable to Winter Garden.*		N/A
	Section 163.3180(5)(h)3 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Clarifies that a local government is not required to approve a development that, for reasons other than transportation impacts, is not qualified for approval pursuant to the applicable local comprehensive plan and land development regulations.	*No change necessary in the Comprehensive Plan but may need to be addressed in the LDR.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3180(5)(i) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Sets forth new provisions for any local government that elects to repeal transportation concurrency. Encourages adoption of alternative mobility funding system that uses one or more of the tools and techniques identified in subsection (f). Provides that any alternative mobility funding system adopted may not be used to deny, time or phase an application for site plan approval, plat approval, final subdivision approval, building permits, or the functional equivalent of such approvals provided that the developer agrees to pay for the development's identified transportation impacts via the funding mechanism implemented by the local government. States that the revenue from the funding mechanism used in the alternative system must be used to implement the needs of the local government's plan which serves as the basis for the fee imposed. Requires a mobility fee-based funding system to comply with the dual rational nexus test applicable to impact fees. An alternative system that is not mobility fee-based shall not be applied in a manner that imposes upon new development any responsibility for funding an existing transportation deficiency as defined in subsection (h).	*No change to the Comprehensive Plan necessary. Winter Garden is already in compliance.*		N/A
	Section 163.3246(1),(4)-(7), (9)(a), (12) and (13)	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Changes numerous references in the provisions for the local government comprehensive planning certification program from "department" to "state land planning agency."	*No change to the Comprehensive Plan necessary. Clerical change.*		N/A
	Section 163.325 [New]B50:E52D52B5B50:E67	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Creates short title for sections 163.325-163.3253 as the "Manufacturing Competitiveness Act."	*No change to the Comprehensive Plan necessary. Clerical change.*		N/A
	Section 163.3251(1)–(6) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Creates six definitions as used in the provisions for manufacturing development in sections 163.3251-163.3253: (1) "Department" means Department of Economic Opportunity; (2) "Local government development approval" means a local land development permit, order, or other approval issued by a local government, or a modification of such permit, order, or approval, which is required for a manufacturer to physically locate or expand and includes, but is not limited to, the review and approval of a master development plan required under section 163.3252(2)(c). (3) "Local manufacturing development program" means a program enacted by a local government for approval of master development plans under section 163.3252. (4) "Manufacturer" means a business that is classified in Sectors 31-33 of the National American Industry Classification System (NAICS) and is located, or intends to locate, within the geographic boundaries of an area designated by a local government as provided under section 163.3252. (5) "Participating agency" means: (a) The Department of Environmental Protection, (b) The Department of Transportation, (c) The Fish and Wildlife Conservation Commission, when acting pursuant to statutory authority granted by the Legislature and (d) Water management districts. (6) "State development approval" means a state or regional permit or other approval issued by a participating agency, or a modification of such permit or approval, which must be obtained before the development or expansion of a manufacturer's site, and includes, but is not limited to, those specified in section163.3253(1).	*No change to the Comprehensive Plan necessary. These terms do not appear in the Comprehensive Plan.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3252 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Setting forth provisions for a local manufacturing development program and master development approval for manufacturers, allows a local government to adopt an ordinance establishing a local manufacturing development program through which the local government may grant master development approval for the development or expansion of sites that are, or are proposed to be, operated by manufacturers at specified locations within the local government's geographic boundaries.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(1)(a) and (b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Requires a local government that elects to establish a local manufacturing development program to submit a copy of the ordinance establishing the program to DEO within 20 days after the ordinance is enacted. Provides that a local government ordinance adopted before the effective date of this act establishes a local manufacturing development program if it satisfies the minimum criteria established in subsection (3) and if the local government submits a copy of the ordinance to DEO on or before September 1, 2013.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)[New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Requires that DEO develop a model ordinance by December 1, 2013, to guide local governments that intend to establish a local manufacturing development program. Requires the model ordinance, **which need not be adopted by a local government**, to include the elements set forth in sections 163.3252(2)(a)-(k).	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)(a) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Requires the model ordinance to include procedures for a manufacturer to apply for a master development plan and procedures for a local government to review and approve a master development plan.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	Requires the model ordinance to identify those areas within the local government's jurisdiction which are subject to the program.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)(c)1-4 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include the minimum elements for a master development plan, including but not limited to: · (1) A site map · (2) A list proposing the site's land uses · (3) The maximum square footage, floor area ratio, and building heights for future development on the site, specifying with particularity those features and facilities for which the local government will require the establishment of maximum dimensions, and · (4) Development conditions	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)(d)1-11 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a list of development impacts, if applicable to the proposed site, which the local government will require to be addressed in a master development plan, including but not limited to:· (1) Drainage · (2) Wastewater · (3) Potable water · (4) Solid waste · (5) Onsite and offsite natural resources · (6) Preservation of historic and archeological resources · (7) Offsite infrastructure · (8) Public services · (9) Compatibility with adjacent offsite land uses · (10) Vehicular and pedestrian entrance to and exit from the site, and · (11) Offsite transportation impacts	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3252(2)(e) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision vesting any existing development rights authorized by the local government before the approval of a master development plan, if requested by the manufacturer.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)(f) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include whether an expiration date is required for a master development plan and, if required, a provision stating that the expiration date may not be earlier than 10 years after the plan's adoption.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)(g)1 and 2 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision limiting the circumstances that require an amendment to an approved master development plan to: (1) Enactment of state law or local ordinance addressing an immediate and direct threat to the public safety that requires an amendment to the master development order, and (2) Any revision to the master development plan initiated by the manufacturer.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)(h) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision stating the scope of review for any amendment to a master development plan is limited to the amendment and does not subject any other provision of the approved master development plan to further review.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)(i) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision stating that, during the term of a master development plan, the local government may not require additional local development approvals for those development impacts listed in paragraph (d) that are addressed in the master development plan, other than approval of a building permit to ensure compliance with the state building code and any other applicable state-mandated life and safety code.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)(j) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision stating that, before commencing construction or site development work, the manufacturer must submit a certification, signed by a licensed architect, engineer, or landscape architect, attesting that such work complies with the master development plan.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(2)(k) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the model ordinance to include a provision establishing the form that will be used by the local government to certify that a manufacturer is eligible to participate in the local manufacturing development program adopted by that jurisdiction.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3252(3)(a)-(d) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires a local manufacturing development program ordinance to as a minimum be consistent with subsection (2) and establish procedures for (a) Reviewing an application from a manufacturer for approval of a master development plan, (b) Approving a master development plan, which may include conditions that address development impacts anticipated during the life of the development, (c) Developing the site in a manner consistent with the master development plan without requiring additional local development approvals other than building permits and (d) Certifying that a manufacturer is eligible to participate in the local manufacturing development program.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3252(4)(a) and (b)1 and 2 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Prohibits a local government that establishes a local manufacturing development program from abolishing the program until it has been in effect for at least 24 months. · Sets forth provisions for a local government's repealing its local manufacturing development program ordinance, stating that (1) Any application for a master development plan which is submitted to the local government before the effective date of the repeal is vested and remains subject to the local manufacturing development program ordinance in effect when the application was submitted; and (2) The manufacturer that submitted the application is entitled to participate in the manufacturing development coordinated approval process established in section 163.3253.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253 [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Creates provisions for a coordinated manufacturing development approval process, requiring DEO to coordinate the manufacturing development approval process with participating agencies, as set forth in this section, for manufacturers that are developing or expanding in a local government that has a local manufacturing development program.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(1)(a)-(i) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires the approval process to include collaboration and coordination among, and simultaneous review by, the participating agencies of applications for: (a) Wetland or environmental resource permits, (b) Surface water management permits, (c) Stormwater permits, (d) Consumptive water use permits (e) Wastewater permits, (f) Air emission permits, (g) Permits relating to listed species, (h) Highway or roadway access permits and (i) Any other state development approval within the scope of a participating agency's authority.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(2)(a) and (b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires a manufacturer to file its application for state development approval with DEO and each participating agency with proof that its development or expansion is located in a local government that has a local manufacturing development program. If a local government repeals its local manufacturing development program ordinance, a manufacturer developing or expanding in that jurisdiction remains entitled to participate in the process if the manufacturer submitted its application for a local government development approval before the effective date of repeal.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(3)(a) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires DEO to convene a meeting with one or more participating agencies if a manufacturer requests one at any time during the process and that the participating agencies attend. · Allows DEO to participate as necessary to accomplish the purposes set forth in section 20.60(4)(f), does not require the department to mediate between the participating agencies and the manufacturer.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(3)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Prohibits DEO from being a party to any proceeding initiated under sections 120.569 and 120.57 that relates to approval or disapproval of an application for state development approval processed under this section.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(3)(c) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Prohibits DEO's participation in a coordinated manufacturing development approval process under this section from having any effect on its approval or disapproval of any application for economic development incentives sought under section 288.061 or another incentive requiring DEO approval.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.3253(4)(a) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires that if a participating agency determines an application is incomplete, the participating agency must notify the applicant and DEO in writing of the additional information necessary to complete the application. · Requires that a participating agency provide a request for additional information to the manufacturer and DEO within 20 days after the date the application is filed with the participating agency unless the deadline is waived in writing by the manufacturer.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	163.3253(4)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Provides that if the participating agency does not request additional information within the 20-day period, the participating agency may not subsequently deny the application based on the manufacturer's failure to provide additional information.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(4)(c) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Within 10 days after the manufacturer's response to the request for additional information, a participating agency may make a second request for additional information for the sole purpose of obtaining clarification of the manufacturer's response.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(5)(a) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires each participating agency to take final agency action on a state development approval within its authority within 60 days after a complete application is filed, unless the deadline is waived in writing by the manufacturer. The 60-day period is tolled by the initiation of a proceeding under sections 120.569 and 120.57.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(5)(b) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Requires a participating agency to notify DEO if the agency intends to deny a manufacturers application and, unless waived in writing by the manufacturer, the department shall timely convene an informal meeting to facilitate a resolution.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(5)(c) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Unless waived in writing by the manufacturer, if a participating agency does not approve or deny an application within the 60-day period, within the time allowed by a federally delegated permitting program, or, if a proceeding is initiated under sections 120.569 and 120.57, within 45 days after a recommended order is submitted to the agency and the parties, the state development approval within the authority of the participating agency is deemed approved. A manufacturer seeking to claim approval by default under this subsection shall notify, in writing, the clerks of both the participating agency and DEO of that intent. A manufacturer may not take action based upon the default approval until such notice is received by both agency clerks.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(5)(d) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Allows the manufacturer at any time after a proceeding is initiated under sections 120.569 and 120.57 to demand expeditious resolution by serving notice on an administrative law judge and all other parties to the proceeding. The administrative law judge is required to set the matter for final hearing no more than 30 days after receipt of such notice. After the final hearing is set, a continuance may not be granted without the written agreement of all parties.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(6) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Provides that subsections (4) and (5) do not apply to permit applications governed by federally delegated or approved permitting programs to the extent that subsections (4) and (5) impose timeframes or other requirements that are prohibited by or inconsistent with such federally delegated or approved permitting programs.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A
	Section 163.3253(7) [New]	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Authorizes the state land planning agency to adopt rules to administer section 163.3253.	*No change to the Comprehensive Plan necessary. This program does not appear in the Comprehensive Plan.*		N/A

Years	Source	Title	Description	Recommended Action	City Response	Actions Taken
	Section 163.340(2)	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Updates a statutory reference in the definition of "public body" from section 165.031(5) to 163.031(7).	*No change to the Comprehensive Plan necessary. This term does not appear in the Comprehensive Plan.*		N/A
	Note to Section 163.3162 (2012 version of statute)	Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida	· Repeals section 4 of Chapter 2012-75, Laws of Florida, which had established an alternate method for certain landowners to apply to DEO for an agricultural enclave designation. The right to apply for agricultural enclave designation under the alternate method expired on January 1, 2013.	*No change to the Comprehensive Plan necessary. This term does not appear in the Comprehensive Plan.*		N/A

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **Ordinance 26-24** – Amending the Winter Garden Comprehensive Plan (Winter Garden 2050).

This Business Impact Estimate is provided in accordance with Section 166.041(4*), Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Pursuant to Section 163.3177, Florida Statutes, all counties and municipalities in Florida are required to prepare and maintain a long-range Comprehensive Plan to guide future growth and development. As part of this responsibility, local governments must continually monitor a wide range of community characteristics, including population growth, land development, public facilities and services, and environmental resources. The Comprehensive Plan establishes the community's long-term vision by setting forth goals, objectives, and policies that guide future land use decisions, capital investments, budgeting, and other governmental actions. Because communities and state laws evolve over time, the Comprehensive Plan must also be periodically updated through amendments, revisions to implementation strategies, and comprehensive evaluations.

Section 163.3191, Florida Statutes, requires each local government to periodically complete an Evaluation and Appraisal (EA) of its Comprehensive Plan to ensure it remains relevant and consistent with current conditions and state requirements. The City last completed an EA in 2009 and adopted a series of EA-based amendments in 2010, establishing a planning horizon through the year 2020.

The proposed EA-based amendments update the Comprehensive Plan to reflect changes in state law since the 2010 adoption, clarify existing policies, more accurately reflect current practices, procedures, and community conditions, and revise outdated references and definitions. The amendments also extend the City's planning horizon to 2050, update the community vision, evaluate level of service standards for public facilities, and identify opportunities and strategies to address the City's current and future needs while supporting orderly, sustainable growth.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

As stated above, the City's Comprehensive Plan is being updated to extend the City's Horizon Year to 2050, update the Community's vision, evaluate level of service standards for public facilities, and identify and address existing and future opportunities. This Ordinance will not have a cost impact (whether direct or imposed) on any existing businesses in the City of Winter Garden.

3. Estimate of direct compliance costs that businesses may reasonably incur:

No new charges or fees are proposed as a part of this Ordinance.

4. Any new charge or fee imposed by the proposed ordinance:

No new charges or fees are proposed as a part of this Ordinance.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

No new charges or fees are proposed as a part of this Ordinance.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The Ordinance will have no immediate/existing impact on any businesses within the City of Winter Garden.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

N/A

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 4.B.

Public Hearing

Date: July 24, 2026 **Meeting Date:** August 3, 2026

Subject: Ordinance 26-25
Project Name: N/A
Parcel ID: N/A

Issue: Ordinance **26-25** Amending City Code Section 114-38 governing artificial turf requirements.

Supplemental Material / Analysis:

Owner / Applicant: City of Winter Garden

Summary: Ordinance 26-25 amends Section 114-38 of the City Code to establish new standards for the installation, maintenance, and regulation of artificial turf within the City of Winter Garden. The ordinance is intended to clarify existing regulations and ensure compliance with Section 125.572, Florida Statutes. It creates permitting requirements for artificial turf installations and establishes standards related to appearance, material composition, permeability, stormwater management, maintenance, and location restrictions. The ordinance also prohibits artificial turf in certain areas, including front yards, public rights-of-way, drainage features, and areas that could negatively impact trees, water bodies, or stormwater infrastructure. Additionally, the ordinance requires property owners to maintain artificial turf in good condition and establishes environmental standards regarding PFAS content, infill materials, and disposal methods.

The public purpose of this ordinance is to promote and protect the public health, safety, and welfare by reducing potential environmental impacts associated with artificial turf installations, protecting water quality and stormwater systems, preserving trees and natural resources, preventing drainage and flooding issues on adjacent properties, and ensuring that artificial turf is installed and maintained in a safe and aesthetically appropriate manner.

Staff Recommendation(s):

Staff recommends approval of Ordinance 26-25.

Next Step(s): The first reading by City Commission is scheduled for August 13, 2026, with the second reading and adoption anticipated to be on August 27, 2026.

Attachment(s):

Ordinances 26-25
Business Impact Estimate

ORDINANCE 26-25

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 114, CITY OF WINTER GARDEN CODE OF ORDINANCES; AMENDING SECTION 114-38 GOVERNING ARTIFICIAL TURF REQUIREMENTS; PROVIDING REQUIREMENTS FOR INSTALLATION AND MAINTENANCE OF IMPERVIOUS AND PERVIOUS ARTIFICIAL TURF; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances currently governs the installation and maintenance of artificial turf; and

WHEREAS, the City wishes to clarify and enact regulations further governing the installation of artificial turf to comply with Section 125.572, Florida Statutes; and

WHEREAS, the City finds that this Ordinance advances the interest of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. Amendment of City Code. Section 114-38 of Chapter 114, Article II of the City Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; stars * * * * * indicate breaks between sections, subsections, or paragraphs and do not indicate changes to the City Code; provisions not included are not being amended):

Sec. 114-38. – Turf areas.

* * * * *

(g) The following requirements shall govern the installation of artificial turf.

(1) A permit shall be required to install artificial turf. At a minimum, artificial turf must be installed according to the manufacturer's specifications and may be subject to further city stormwater requirements.

(2) Appearance

a. Artificial turf must replicate common species of natural grass utilized in the Central Florida area such as St. Augustine, Bahia, or Bermuda grass in color and appearance.

(3) Material Type

a. Artificial turf, including backing materials and infill, must not contain heavy metals or intentionally added per- and polyfluoroalkyl substances (PFAS).

i. Single-family residential properties 1 acre or less may have limited amounts of PFAS material (no more than 50 parts per million of total

fluorine or total organic fluorine. Measurements exceeding this baseline are considered to be intentionally added toxic per- and polyfluoroalkyl substances (PFAS)).

ii. Property owner must be able to submit proof of PFAS testing from manufacturer (such as a nontargeted PFAS test, total fluorine test, etc.).

b. Artificial turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.

c. Infill material, if used, shall only be clean silica sand, rock, shell, or other natural material, except that coated silica sand may be used provided that any coating used is non-toxic and meets the requirements described in paragraphs (3)(a) and (3)(b). Rubber or any other synthetic infill material is allowed only within the footprint of playground equipment and must also meet the requirements described in paragraphs (3)(a) and (3)(b). Installation shall be designed to prevent washing away of any infill material off the property.

d. Subgrade shall be composed of natural materials, such as crushed rock, or crushed concrete that meets the permeability requirements of this rule. Subgrade materials shall be washed prior to installation to prevent fines from binding.

(4) Permeability

~~New total impervious area coverage to include the artificial turf shall be submitted with the permit application.~~

a. Artificial turf must be permeable and affixed to permeable backing with a pervious subgrade that is prepared for positive drainage and consists of evenly graded porous material.

i. Soil beneath installed subgrade shall not be compacted to the extent that it adversely impacts percolation through the soil.

~~(5) Installations are not permitted within five feet of any side or rear property line or within a drainage and/or utility easement.~~

~~(6) Installations are not permitted within front yards or within ten feet of any side street property line.~~

~~(7) Installation of artificial turf within public and private rights-of-way is prohibited.~~

(5) Stormwater Management

a. Installation of artificial turf must be designed and installed to prevent pooling or an increase in the stormwater runoff volume, direction, or rates to adjacent properties and, where possible, runoff shall be directed to on-site pervious areas.

i. The first inch of stormwater runoff from the artificial turf must be retained on site in accordance with Chapter 106-7 “stormwater management requirements.” This requirement may be waived if the property is included in a permit from the St. Johns River Water Management District (SJRWMD).

b. Installation of artificial turf must not alter the permitted stormwater management system as defined in Chapter 106 "stormwater management."

c. In-ground irrigation systems cannot be used to irrigate artificial turf areas.

(6) Location

a. Installations are not allowed under tree canopies, or within the drip line of any existing tree canopy, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.

i. Any installation of artificial turf cannot compromise the health of nearby trees, including damage to tree roots, other than those identified as a noxious weed as defined in Chapter 581, F.S.

b. Property owners are encouraged to keep artificial turf out of drainage easement and utility easement areas to prevent conflicts with drainage systems and utility operations, maintenance and repair. If artificial turf is installed in an easement area and the turf is damaged during drainage system or utility operations, repair or maintenance, the property owner is responsible for the expense of repairing/reinstalling the artificial turf or replacing it with natural sod. This provision does not alter any easement provision and depending on the circumstances, the installation of artificial turf within an easement area may be a violation of the terms of the easement.

c. Installation of artificial turf within public rights-of-way is prohibited.

d. Buffer zones around natural or man-made waterbodies may be established to protect against erosion and reduce pollution provided that such buffer for artificial turf is no greater or restrictive than what is applicable to natural turf. Where no buffer zone has been established, artificial turf must not be installed within 10 feet of any artificial turf or natural water body on single-family residential properties of 1 acre or less. The distance shall be measured from the applicable ordinary or mean high water line, except where there is a physical barrier between the artificial turf and the waterbody (such as, but not limited to, a seawall or bulkhead). ~~Artificial turf may not be installed within 50 feet of any artificial or natural water body.~~

i. For all other properties, including commercial, artificial turf must not be installed within 50 feet of any artificial or natural water body.

ii. Artificial turf is prohibited within drainage features (e.g., retention ponds, swales, etc.).

iii. Artificial turf shall not cause or contribute to violations of state water quality standards. Any violation of state water quality standards linked to a property owner's artificial turf shall constitute a violation of this subsection.

~~(11) For purposes of impervious surface ratio (ISR) calculations, artificial turf shall be considered an impervious surface.~~

(h) *Maintenance of artificial turf.* The property owner shall routinely maintain artificial turf, including cleaning, brushing, debris removal, repairing and replacement. Such maintenance activities shall ensure that artificial turf continues to function as designed and permitted. The aforesaid requirements of this subsection (h) apply to all artificial turf installed within the city limits whether such: (i) was installed prior or after the adoption of this subsection, or (ii) was not required to obtain a permit or enter into an agreement required by this section at the time of its installation. All artificial turf must be replaced if it falls into disrepair with fading, holes, or loose areas. Artificial turf must remain anchored at all edges and seams that, at a minimum, will withstand the effects of wind or flooding. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf. The property owner's failure to maintain, repair and/or replace artificial turf in compliance with the section or any agreement entered into with the city as required herein shall constitute a violation of this subsection.

(i) *Exemptions*. All city owned properties and public recreational facilities shall be exempt from this chapter.

SECTION 3. Codification. Section 2 of this Ordinance shall be codified into the Winter Garden City Code. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

SECTION 4. 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 5. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Garden, Florida (the "Effective Date"), and shall apply to all applications for permits received on or after the Effective Date.

ADOPTED this ____ day of _____, 2026, by the City Commission of the City of Winter Garden, Florida.

CITY COMMISSION
CITY OF WINTER GARDEN

_____
John Rees, Mayor

ATTEST:

_____
Ronisha Martin, City Clerk

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **Ordinance 26-25** – Amending City Code Section 114-38 governing artificial turf requirements.

This Business Impact Estimate is provided in accordance with Section 166.041(4*), Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Ordinance 26-25 amends Section 114-38 of the City Code to establish new standards for the installation, maintenance, and regulation of artificial turf within the City of Winter Garden. The ordinance is intended to clarify existing regulations and ensure compliance with Section 125.572, Florida Statutes. It creates permitting requirements for artificial turf installations and establishes standards related to appearance, material composition, permeability, stormwater management, maintenance, and location restrictions. The ordinance also prohibits artificial turf in certain areas, including front yards, public rights-of-way, drainage features, and areas that could negatively impact trees, water bodies, or stormwater infrastructure. Additionally, the ordinance requires property owners to maintain artificial turf in good condition and establishes environmental standards regarding PFAS content, infill materials, and disposal methods.

The public purpose of this ordinance is to promote and protect the public health, safety, and welfare by reducing potential environmental impacts associated with artificial turf installations, protecting water quality and stormwater systems, preserving trees and natural resources, preventing drainage and flooding issues on adjacent properties, and ensuring that artificial turf is installed and maintained in a safe and aesthetically appropriate manner. By establishing clear installation and maintenance standards, the ordinance seeks to minimize adverse impacts on the community while providing property owners with guidance for the responsible use of artificial turf.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

There should be no direct negative economic impact on the proposed ordinance on private, for-profit businesses in the City.

3. Estimate of direct compliance costs that businesses may reasonably incur:

No direct compliance costs should be incurred by businesses as a result of adopting this ordinance.

4. Any new charge or fee imposed by the proposed ordinance:

No new charges or fees will be imposed by this ordinance. A contractor or turf company may need to provide the City with additional documents to review to ensure compliance with the new regulations such as material and installation information, but no new direct charges or fees will be imposed by this ordinance.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

The estimated regulatory costs to the City will be minimal and will be largely due to additional Staff review time needed to ensure compliance with the new regulations.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The proposed ordinance will only have an impact on artificial turf related businesses insofar as they will be required to submit all the information required to ensure compliance with the new regulations.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

N/A

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 4.C.

Public Hearing

Date: July 27, 2026 **Meeting Date:** August 3, 2026

Subject: Ordinance 26-26
Project Name: N/A
Parcel ID: N/A

Issue: Ordinance **26-26** Amending City Code Chapter 118, Article II to create division 6, to be entitled "Zoning Compliance Review".

Supplemental Material / Analysis:

Owner / Applicant: City of Winter Garden

Summary: Ordinance 26-26 *creates a new Zoning Compliance Review process within Chapter 118 of the City Code to establish a uniform administrative review for certain development activities. The new process is intended to verify that proposed development complies with the City's Land Development Regulations, Comprehensive Plan, and other applicable laws before permits are issued and/or work begins. The ordinance identifies the types of development activities subject to review, establishes application and submittal requirements, defines objective review standards, outlines review procedures and timeframes, authorizes conditions of approval, establishes expiration and appeal procedures, authorizes the adoption of review fees by resolution, and provides enforcement provisions for violations. The ordinance also clarifies the relationship between Zoning Compliance Review, building permits, and other required development approvals, while preserving exemptions provided by state law.*

The public purpose of this ordinance is to promote the public health, safety, and welfare by creating a consistent, predictable, transparent, and efficient process for ensuring that development activities comply with the City's zoning regulations, Comprehensive Plan, and other applicable laws before construction or site work begins. By consolidating zoning and land development reviews into a single administrative process, establishing objective review standards, and providing clear enforcement mechanisms, the ordinance enhances regulatory consistency, protects the public interest, and helps ensure orderly growth and development while maintaining compliance with state law.

Staff Recommendation(s):

Staff recommends approval of Ordinance 26-26.

Next Step(s): The first reading by City Commission is scheduled for August 13, 2026, with the second reading and adoption anticipated to be on August 27, 2026.

Attachment(s):

Ordinances 26-26
Business Impact Estimate

ORDINANCE 26-26

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 118, "ZONING," ARTICLE II, "ADMINISTRATION," OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES TO CREATE DIVISION 6, TO BE ENTITLED "ZONING COMPLIANCE REVIEW,"; PROVIDING A PROCESS FOR VERIFYING THAT CERTAIN DEVELOPMENT ACTIVITIES COMPLY WITH OBJECTIVE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR PURPOSE AND INTENT; PROVIDING DEFINITIONS; PROVIDING FOR APPLICABILITY AND EXEMPTIONS; PROVIDING APPLICATION AND SUBMITTAL REQUIREMENTS; PROVIDING REVIEW STANDARDS; PROVIDING PROCEDURES AND TIMEFRAMES FOR ACTION ON APPLICATIONS; PROVIDING FOR CONDITIONS OF APPROVAL, EXPIRATION, EXTENSIONS, AND APPEALS; AUTHORIZING THE ESTABLISHMENT OF ZONING COMPLIANCE REVIEW FEES BY RESOLUTION; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Garden ("City") is a duly constituted municipality of the State of Florida with home rule authority under Article VIII, Section 2(b) of the Florida Constitution, Chapter 166, Florida Statutes, and other applicable law to exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, the City Commission desires to establish a uniform zoning compliance review process for certain development activities to determine compliance with the City's Code of Ordinances, adopted comprehensive plan, and other applicable laws before those activities commence; and

WHEREAS, the City Commission finds that a uniform zoning compliance review process will promote consistent, predictable, transparent, and efficient review of development activities and will consolidate related zoning and land development reviews into a single administrative process; and

WHEREAS, the City Commission desires to authorize zoning compliance review fees to defray the City's reasonable cost of administering the review process, establish the initial fee amounts by resolution, publish those fees in the City's fee schedule, and ensure that such fees reasonably relate to the cost of the review and constitute regulatory fees, consistent with Section 166.033, Florida Statutes; and

WHEREAS, the City Commission in good faith finds that this Ordinance serves a valid municipal purpose and promotes the public health, safety, and welfare of the City's residents.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Winter Garden, Florida, that:

SECTION 1. Recitals. The foregoing "Whereas" clauses are true and correct, are adopted and incorporated as the legislative findings and intent of the City Commission of the City of Winter Garden and are incorporated into this Ordinance as if fully set forth herein.

SECTION 2. Authority. The City of Winter Garden has authority to adopt this Ordinance pursuant to Article VIII of the Florida Constitution, Chapter 166, Florida Statutes, and other applicable law, including Chapters 162 and 163, Florida Statutes.

SECTION 3. City Code Amendment. Chapter 118, "Zoning," Article II, "Administration" of the City of Winter Garden Code of Ordinances is hereby amended to create Division 6, to be entitled "Zoning Compliance Review," consisting of Sections 118-167 through 118-180, to read as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; provisions not included are not amended):

DIVISION 6. ZONING COMPLIANCE REVIEW

Section 118-167. Purpose and intent.

The purpose of this Division is to establish a uniform administrative process for determining, before commencement, whether the development activities identified herein comply with this Chapter, other applicable provisions of this Code, the City's adopted comprehensive plan, and applicable law. This Division is intended to consolidate related zoning and land development reviews; promote consistency, predictability, transparency, and efficiency; authorize a review fee reasonably related to the City's administrative costs; and provide for uniform enforcement. Nothing in this Division shall be construed to require a building permit for any activity that does not otherwise require a building permit under this Code or other applicable regulations.

Section 118-168. Definitions.

For purposes of this Division, the following terms have the meanings set forth below. Terms used in this Division that are not defined in this Section have the meanings ascribed to them elsewhere in this Chapter or the City Code. Where a term is defined in Chapter 163 or Chapter 166, Florida Statutes, and is not defined in this Code, the statutory definition applies.

(a) *Commence* or *commencement* means to begin site preparation, clearing, grading, filling, excavation, construction, erection, installation, placement, alteration, or other physical work associated with a development activity, including the placement of materials or equipment on the site for that purpose.

(b) *Certificate of Approval* means the approval required under this Code for alteration, demolition, partial demolition, or new construction within the Historic Downtown District.

(c) *Development activity* means any activity subject to Zoning Compliance Review under Section 118-169.

(d) *Development order* means an order or other official action of the City granting, denying, or granting with conditions an application for a development permit, and has the meaning provided by applicable law.

(e) *Director* means the Community Development Director or Planning Director of the City of Winter Garden or the Director's designee, or such other officer or employee of the City as the City Manager may designate to administer this Division.

(f) *Zoning Compliance Review* means the administrative review conducted under this Division to determine whether a proposed development activity complies with the applicable objective standards identified in Section 118-172.

(g) *Zoning Compliance Review approval* means the written approval issued by the Director under this Division upon a determination that a proposed development activity complies, or will comply subject to stated conditions, with the applicable objective standards identified in Section 118-172. A Zoning Compliance Review approval constitutes a development order to the extent provided by applicable law.

Section 118-169. Zoning Compliance Review required; applicability.

(a) **Review required.** Except as provided in Section 118-170, no person shall commence any of the following development activities within the City, and the City shall not issue a building permit for any such activity, until a Zoning Compliance Review approval for the activity is obtained under this Division:

(1) New residential or commercial buildings, including modular and manufactured buildings, and additions to buildings;

(2) Accessory structures and buildings, including those under one hundred sixty (160) square feet in area;

(3) Swimming pools and spas;

(4) Signs regulated under Chapter 102 of this Code, including temporary banner signs;

(5) Docks, and shoreline or lakefront alterations;

(6) Temporary tents;

(7) Fuel systems, generators, and ground-mounted solar arrays;

(8) Communication towers and antennas;

(9) Demolition, re-roofing, and/or exterior door/window modifications of a building or structure located within the Historic Downtown District; provided that, for these activities, the Zoning Compliance Review is in addition to, and does not replace or satisfy, any Certificate of Approval or other historic preservation review required under this Code.

(10) Fences, including those six (6) feet in height and under, excluding barriers required by the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes;

(11) Retaining walls, including those under twenty-four (24) inches in height;

(12) Driveways, sidewalks, paver patios, and concrete patios;

(13) Sheds, including those under one hundred sixty (160) square feet in area;

(14) Gazebos and pergolas;

(15) Wood or composite decks, including those under one hundred twenty (120) square feet in area and less than eighteen (18) inches in height;

(16) The removal of trees or other vegetation regulated under Chapter 114 of this Code;

(17) The keeping of backyard hens or other animals to the extent regulated under this Code and all related required accessory structures;

(18) A change of use of any building;

(19) The interior buildout or tenant improvement of any commercial, industrial or nonresidential space if associated with a change of use.

(b) **Consistent application.** The activities listed in subsection (a) are subject to Zoning Compliance Review whether or not the activity also requires a building permit, and whether or not the activity is undertaken in connection with an application for a local business tax receipt. The Director may, by written administrative procedure consistent with this Division and applicable law, establish submittal checklists and identify the class of Zoning Compliance Review applicable to a particular activity.

(c) **Relationship to building permit.** For a development activity that also requires a building permit, the applicant or its agent shall obtain a Zoning Compliance Review approval before the application for the building permit, and the City shall not issue the building permit for the activity until the Director has issued the Zoning Compliance Review approval. For development activity that does not require a building permit, the Zoning Compliance Review approval constitutes the City's approval for the activity. A Zoning Compliance Review approval issued for a development activity that has received site plan approval under Division 2 of this article constitutes the certificate required by Section 118-71 for that activity, and a separate certificate is not required.

(d) **Not in lieu of other approvals.** A Zoning Compliance Review approval is in addition to, and not in lieu of, any other approval, permit, or authorization required by this Code or by law, including, without limitation, site plan approval, subdivision or plat approval, special exception approval, variance approval, historic preservation review, building permits, and any state or regional permit. Where a proposed development activity requires a variance, special exception, certificate of approval, rezoning, or other approval that involves the exercise of discretion or requires a public hearing, that approval shall be obtained under the procedures applicable to it, and this Division does not modify or replace those procedures or the standard of review applicable to that approval. A Zoning Compliance Review approval does not waive or satisfy concurrency, impact fee, or other applicable requirements. Where a development activity has previously received site plan approval or another development order that established its compliance with the applicable zoning standards, the Zoning Compliance Review shall be limited to confirming consistency with that prior approval.

Section 118-170. Activities not requiring review; preservation of building permit exemptions.

(a) **Exempt activities.** Unless otherwise required by this Code, the following do not require a Zoning Compliance Review: ordinary repair and maintenance that does not change the use, footprint, height, or location of a building or structure or increase the intensity of a use; interior work in a residential dwelling that does not change the use or occupancy; and activities expressly exempted by the fee schedule or by written administrative procedure of the Director consistent with this Division and applicable law.

(b) **Advisory land use determinations.** At the request of a prospective applicant, the Director may provide or require a preliminary or advisory determination regarding the general land use or zoning acceptability of a proposed activity, including in connection with a prospective application for a local business tax receipt. An advisory determination is nonbinding, does not constitute nor exempt an applicant from a required Zoning Compliance Review, development order, development permit, or other City approval, does not authorize the commencement of any development activity, and does not give rise to any right of reliance or estoppel claim. If established in the City's fee schedule, the City may charge a fee for an advisory determination, provided that the fee reasonably relates to the City's cost of providing the determination and is consistent with applicable law.

(c) **Preservation of building permit exemptions.** Nothing in this Division requires a building permit for any activity for which a building permit is not otherwise required by law. Work that is exempt from building permit requirements remains subject to all applicable zoning, drainage, easement, setback, and other land development standards of this Code. The City may determine compliance with those standards through a Zoning Compliance Review when required by this Division and not prohibited by applicable law.

Section 118-171. Application and submittal requirements.

An applicant shall submit an application for Zoning Compliance Review to the, Planning and Zoning Division, on a form provided by the City. The application must include the fee established under Section 118-177, the information reasonably necessary to determine compliance with the applicable standards, and an agreement by the applicant to allow the City access upon the subject property to conduct zoning compliance inspections. That information may include the property address or legal description; the name and contact information of the owner and applicant; a description of the proposed development activity; a boundary survey; a site plan, sketch, or drawing showing the location and dimensions of the proposed development activity in relation to property lines, easements, and existing improvements; and any other information the Director reasonably requires to determine compliance with the applicable standards. The Director may waive any submittal item that is not necessary to review a particular development activity.

Section 118-172. Review standards.

The Director shall review each application to determine whether the proposed development activity complies with the applicable objective standards identified below, to the extent applicable to the activity:

(a) the use regulations of this Chapter for the zoning district in which the property is located, including permitted use, accessory use, and special exception standards;

(b) the dimensional and locational standards of this Chapter, including lot area, lot coverage, setback, yard, height, buffer, and separation requirements;

(c) the supplementary and specially regulated use standards of this Chapter, including standards applicable to fences and walls, accessory structures, docks and shorelines, communication towers, and similar uses;

(d) the sign regulations of Chapter 102, the vegetation and tree regulations of Chapter 114, the regulations governing the keeping of animals, and any applicable overlay, corridor, or historic district standards;

(e) any other applicable provisions of the City's Code of Ordinances;

(f) applicable provisions of the City's adopted comprehensive plan; and

(g) the applicability of impact fees; provided that impact fees remain governed by the applicable impact fee ordinances, interlocal agreements, and Section 163.31801, Florida Statutes, and are separate from and in addition to the fee charged under this Division.

Section 118-173. Action on application; timeframes.

(a) The City shall confirm receipt of each application, review the application for completeness, and approve, approve with conditions, or deny the application within the timeframes and in accordance with the procedures required by applicable law. A decision to approve, approve with conditions, or deny an application must include written findings supporting the decision. The denial of an application does not prohibit a future application to be submitted.

(b) If the City fails to act within the timeframes required by applicable law, the applicant is entitled to any refund of the fee required by applicable law. The City's failure to act within any applicable timeframe does not constitute a deemed approval of the application except to the extent required by controlling state law.

(c) If the Director denies an application, the written notice of denial must cite the applicable portions of this Code and identify with reasonable particularity the specific standards with which the proposed development activity does not comply, consistent with applicable law.

(d) A Zoning Compliance Review approval authorizes only the specific development activity described in the application, as approved, and does not authorize any activity that does not comply with this Code or with the conditions of the approval.

(e) An applicant may satisfy the submittal and completeness requirements of this Division through any development preapplication consultation, qualified contractor review, precertification, or similar program the City establishes or recognizes under applicable law. Where applicable law requires the City to accept a precertification or similar determination, the City shall accept that determination for the purposes required by law and shall act on the application within the timeframes required by law.

Section 118-174. Conditions of approval.

The Director may impose reasonable conditions on a Zoning Compliance Review approval when necessary to ensure compliance with the applicable objective standards identified in Section 118-172 and with this Code. The Director shall not impose conditions unrelated to those standards. Each condition must be stated in writing. Failure to comply with any condition constitutes a violation of this Division and may be grounds for revocation or suspension of the approval by the Director upon written notice to the applicant.

Section 118-175. Expiration and extension.

A Zoning Compliance Review approval expires if the development activity authorized by the approval does not commence, and, where a building permit is required, if the City has not issued a building permit for the activity, within three hundred sixty-five (365) days after the date of the approval. Upon written request filed with the Director at least fourteen (14) days before expiration, and upon a showing of good cause, the Director may extend the approval one (1) time for a period not to exceed three hundred sixty-five (365) additional days. An expired approval requires a new application, review, and fee.

Section 118-176. Appeals.

For purposes of Division 5 of this article, the Director is the administrative official with respect to decisions made under this division. A person aggrieved by a decision of the Director under this division may appeal the decision to the Planning and Zoning Board in accordance with Division 5 of this article. Review of a final decision of the planning and zoning board shall be as provided in Section 118-166 of this Code.

Section 118-177. Fees.

(a) An applicant shall pay the applicable Zoning Compliance Review fee when submitting an application. The City Commission shall establish and may amend the fee by resolution, and the City shall publish the fee in the City's fee schedule.

(b) The fee must reasonably relate to the direct and reasonable indirect costs of reviewing, processing, and acting on the application and performing zoning compliance inspections, and must not be based on a percentage of construction costs, site costs, or project valuation. The fee schedule may establish different fees for different classes of Zoning Compliance Review to reflect differences in review costs. The fee schedule may also provide for reduced or waived fees, including for limited review, after-the-fact review, review of activities exempt from building permit requirements, or review of an activity for which a prior development order has established compliance.

(c) The Zoning Compliance Review fee is separate from, and in addition to, any building permit fee, impact fee, or other fee or charge imposed by this Code or by law. The Zoning Compliance Review is not a building code inspection service, and the fee is not a building permit fee or a fee for building-code plans review or building-code inspection services.

Section 118-178. Relationship to building permits, the Florida Building Code, and private provider review.

The Zoning Compliance Review is a zoning and land development review conducted to determine compliance with the applicable objective standards identified in Section 118-172. It is separate and distinct from building permit review, building-code plans review, construction permitting,

inspections, and any private-provider review authorized by law. Nothing in this Division limits, expands, or alters the requirements applicable to building permits, the Florida Building Code, or private-provider review, and nothing in this Division requires a building permit for any activity for which a building permit is not otherwise required by law.

Section 118-179. Violations; enforcement; fines and civil penalties.

(a) It is unlawful, and constitutes a violation of this Division, for any person to commence, perform, or cause any development activity for which this Division requires a Zoning Compliance Review without first obtaining a Zoning Compliance Review approval; to undertake any such activity in a manner that violates any condition stated in a Zoning Compliance Review approval; or to provide false or misleading information in an application under this Division.

(b) The City may enforce a violation of this Division through one or more cumulative remedies, including the City's code enforcement procedures, including proceedings before the City's code enforcement board or special magistrate pursuant to Chapter 162, Florida Statutes, and the applicable provisions of this Code; the issuance of a code enforcement citation; prosecution under the general penalty provisions of Section 1-15 of this Code; and any other remedy available at law or in equity, including injunctive relief, a stop-work order, and the withholding or denial of building permits, certificates of occupancy or completion, and other City permits and approvals to the extent authorized by law.

(c) The amount of any fine or civil penalty imposed for a violation of this Division must not exceed the amount established in the City's schedule of fines and civil penalties adopted, and amended from time to time, by resolution of the City Commission, and must not exceed the maximum amounts authorized by Chapter 162, Florida Statutes, and other applicable law. Each day that a violation continues constitutes a separate violation.

(d) After-the-fact review. If a development activity requiring a Zoning Compliance Review has commenced or has been completed without a Zoning Compliance Review approval, the responsible person must, within fifteen (15) days after notice from the City, submit an application for after-the-fact review and pay the applicable fee established in the fee schedule. The availability of after-the-fact review does not limit the City's enforcement remedies, excuse the violation, or authorize the continuation of any activity that does not comply with this Code.

Section 118-180. Compliance with controlling state law; conflict.

This Division must be applied and administered in a manner consistent with controlling state law. Nothing in this Division may be construed or applied to require any approval, impose any standard or condition, charge any fee, or cause any delay that is prohibited by, or inconsistent with, applicable state law. To the extent a development activity is entitled to administrative approval, or is exempt from a permit, approval, fee, condition, standard, or other requirement under state law, this Division does not defeat, limit, or delay that entitlement or exemption. In the event of a conflict between this Division and controlling state law, the controlling state law governs.

SECTION 4. City Code Amendment. Chapter 118, "Zoning," of the City of Winter Garden Code of Ordinances is hereby amended by revising the reserved section designation as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; provisions not included are not amended):

Secs. ~~118-167--118-195~~ 118-181—118-195

SECTION 5. Conflicts. In the event of a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict and as permitted by law.

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. Codification. This Ordinance shall be codified and incorporated into the City of Winter Garden Code of Ordinances. Any section, paragraph number, subsection number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance or City Code may be freely made.

SECTION 8. Effective date. This Ordinance shall become effective thirty (30) days after adoption by the City Commission of the City of Winter Garden, Florida.

FIRST READING: _____.

SECOND READING: _____.

ADOPTED this ____ day of _____, 2026, by the City Commission of the City of Winter Garden, Florida.

CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA

_____
John Rees, Mayor

_____
Ronisha Martin, City Clerk

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **Ordinance 26-26** – Amending City Code Chapter 118, Article II to create division 6, to be entitled "Zoning Compliance Review".

This Business Impact Estimate is provided in accordance with Section 166.041(4*), Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
    b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
    c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
    d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Ordinance 26-26 creates a new Zoning Compliance Review process within Chapter 118 of the City Code to establish a uniform administrative review for certain development activities. The new process is intended to verify that proposed development complies with the City's Land Development Regulations, Comprehensive Plan, and other applicable laws before permits are issued and/or work begins. The ordinance identifies the types of development activities subject to review, establishes application and submittal requirements, defines objective review standards, outlines review procedures and timeframes, authorizes conditions of approval, establishes expiration and appeal procedures, authorizes the adoption of review fees by resolution, and provides enforcement provisions for violations. The ordinance also clarifies the relationship between Zoning Compliance Review, building permits, and other required development approvals, while preserving exemptions provided by state law.

The public purpose of this ordinance is to promote the public health, safety, and welfare by creating a consistent, predictable, transparent, and efficient process for ensuring that development activities comply with the City's zoning regulations, Comprehensive Plan, and other applicable laws before construction or site work begins. By consolidating zoning and land development reviews into a single administrative process, establishing objective review standards, and providing clear enforcement mechanisms, the ordinance enhances regulatory consistency, protects the public interest, and helps ensure orderly growth and development while maintaining compliance with state law.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

Private, for-profit businesses in the City would only be economically impacted by the new fees associated with the Zoning Compliance Review. The fee schedule will be adopted separately via Resolution. The fees will be based on the time and Staff resources required to process, review, and inspect the proposed development activity. Other than the fees the impacts should be minimal.

3. Estimate of direct compliance costs that businesses may reasonably incur:

As noted above, the only direct compliance costs will be the new fees associated with the Zoning Compliance Review, for which businesses will be responsible for paying.

4. Any new charge or fee imposed by the proposed ordinance:

As noted above, a new fee schedule will be adopted for the Zoning Compliance Review process. The fee schedule will be adopted separately via a Resolution.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

The regulatory costs will be assessed and used to establish the fee schedule for the Zoning Compliance Review. The fee schedule will be based on the time and Staff resources required to process, review, and inspect the proposed development activity.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The proposed ordinance will only have an impact on contractors and other construction professionals insofar as they will be required to submit everything required to ensure compliance with the new regulations and pay the new fees. This new application will take the place of several existing applications and review processes, so the administrative and review processing time for a contractor or construction professional should not change significantly.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

N/A