

Winter Haven  
Planning Commission

March 8, 2011  
Meeting

# **Case Number P-11-03**

**Administrative request to review and  
recommend approval of EAR-based  
amendments to the Comprehensive Plan**

# Future Land Use Element

- New Future Land Use Element contains 2 primary goals: Creating a high quality living, working and leisure environment and the elimination and prevention of blight
- Number of Future Land Use classifications are reduced from 14 to 12
- Future Land Use classifications now designed for a more generalized map- increases local control and flexibility
- Places more emphasis on mixed uses and redevelopment
- Continues to utilize land development regulations for implementation (Chapter 21 of the WH Code of Ordinances)
- More focus on neighborhood planning and the City's CRAs

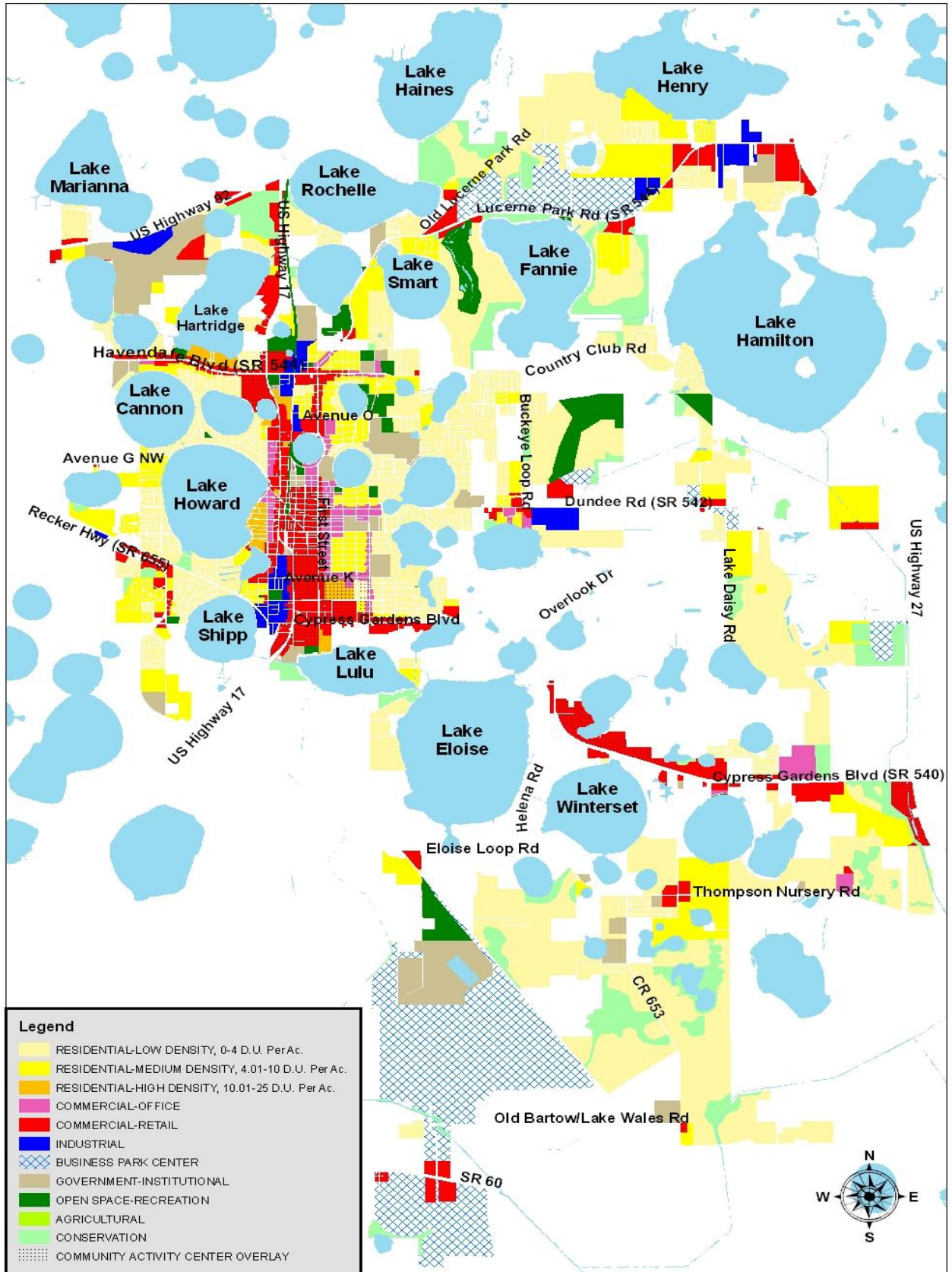
# Future Land Use Classifications

- Overall Future Land Use is based on two general tiers: Central Urban Core and Urbanizing Area
- Central Urban Core Tier contains two exclusive classifications:
  - Primary Activity Center
  - Traditional Neighborhood Areas
- Urbanizing Area Tier contains six exclusive classifications:
  - Residential Estate
  - Residential Low
  - Residential High
  - Regional Activity Center
  - Neighborhood Activity Center
  - Industrial
- The Commercial, Institutional, Recreation, and Conservation classifications can be assigned anywhere within the City
- Existing Residential-Medium, Community Activity Center Overlay (CAC), Business Park Center Overlay (BPC), Residential Preservation, Residential-Office, and Residential-Commercial Transition FLUs have been eliminated

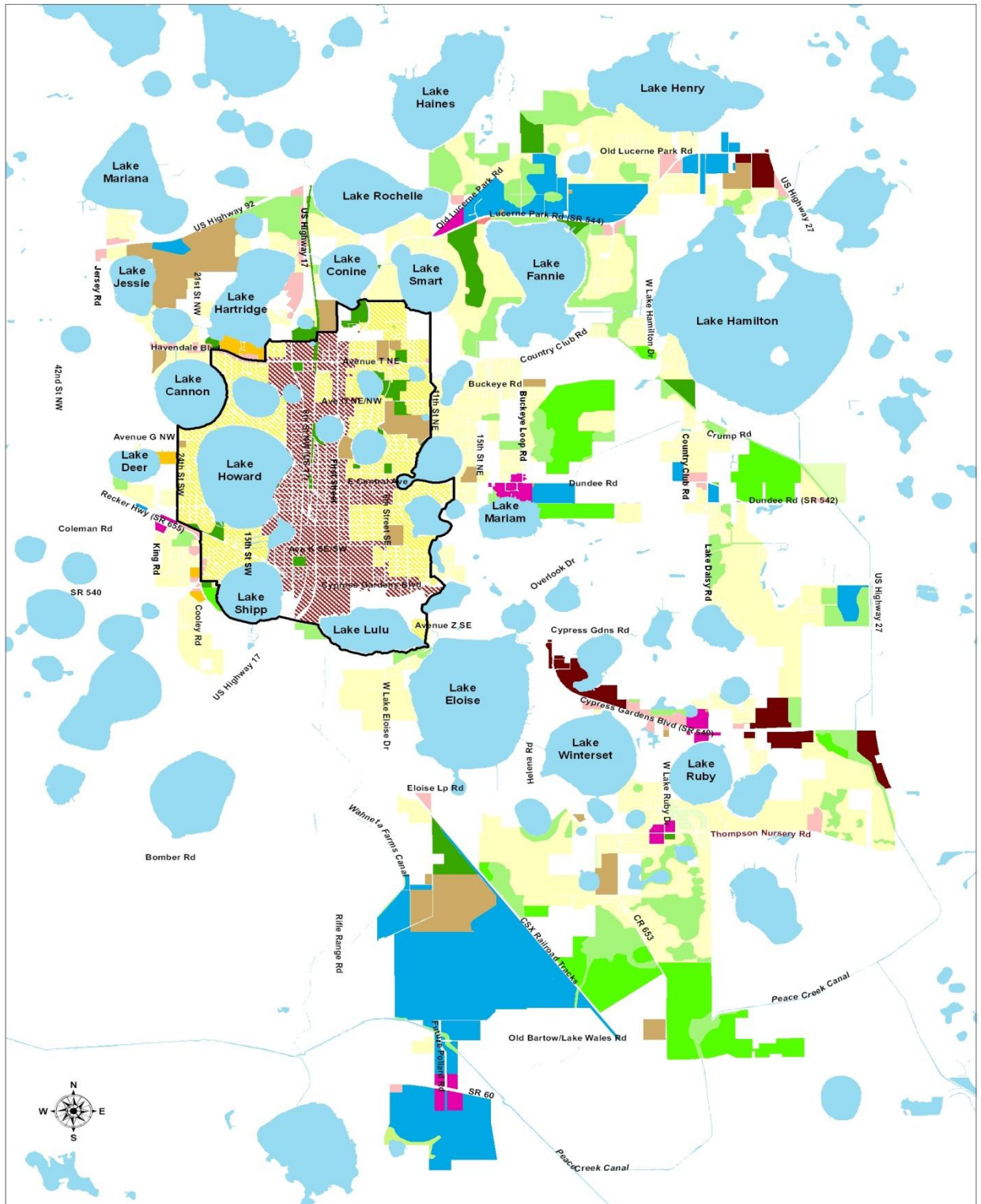
# Future Land Use Classifications

<u>Future Land Use</u>	<u>Residential</u>	<u>Commercial</u>
Primary Activity Center	4-35 du/acre	FAR of 3.0-6.0
Traditional Neighborhood Area	3-15 du/acre	NA
Residential Estate	1 du/2 acres	NA
Residential Low	0-12 du/acre	NA
Residential High	12-25 du/acre	NA
Regional Activity Center	7-20 du/acre	FAR of 0.5-2.0
Neighborhood Activity Center	5-17 du/acre	FAR of 0.5-1.0
Commercial	7 du/acre	FAR of 0.25-0.4
Industrial	NA	FAR of 0.3-0.5

# Existing Adopted Future Land Use Map



Concept Future Land Use Map  
March 2011



**Central Urban Core Boundary**

- Central Urban Core Boundary

**Central Urban Core Future Land Uses**

- Primary Activity Center
- Traditional Neighborhood Area

**Urbanizing Area Future Land Uses**

- Residential Estate 0 to 0.25 Dulac
- Residential Low 0 to 12.0 Dulac
- Residential High 12.01 to 25.0 Dulac
- Regional Activity Center
- Neighborhood Activity Center
- Industrial

**Citywide Future Land Uses**

- Conservation
- Recreation and Open Space
- Institutional
- Commercial

# Transportation Element

- Two primary goals:

Provision of a multi-modal transportation system

Provision of an environmentally friendly transportation system

- Establishes a Transportation Concurrency Exception Area (TCEA) which will:

Established for the purpose of promoting infill development and redevelopment of the downtown

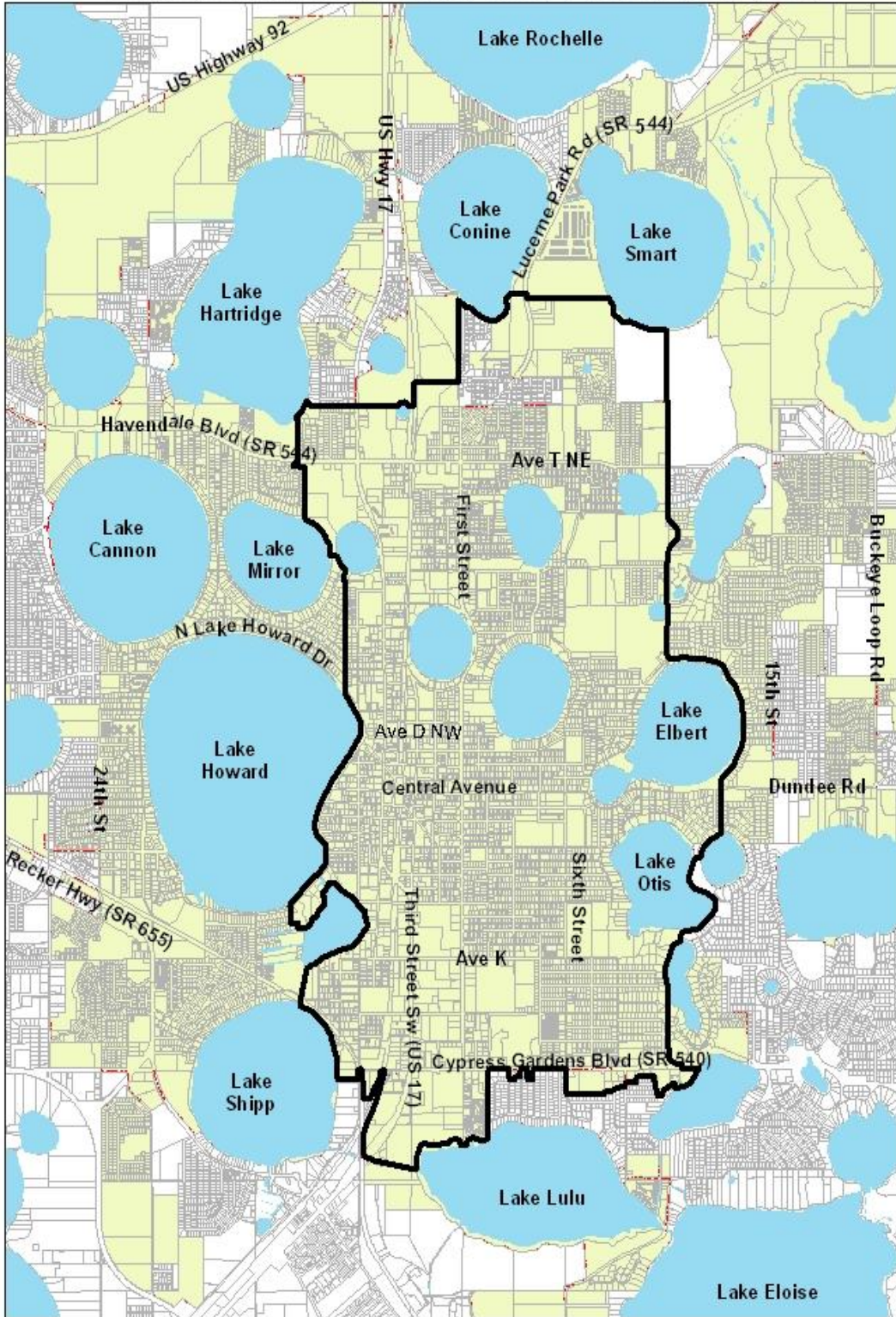
Waive transportation concurrency within the exception area

Require traffic studies for major projects within the TCEA

Provides for mitigation of those projects found to adversely impact the flow of traffic

- Maintains existing LOS standards for remainder of City

# Transportation Concurrency Exception Area

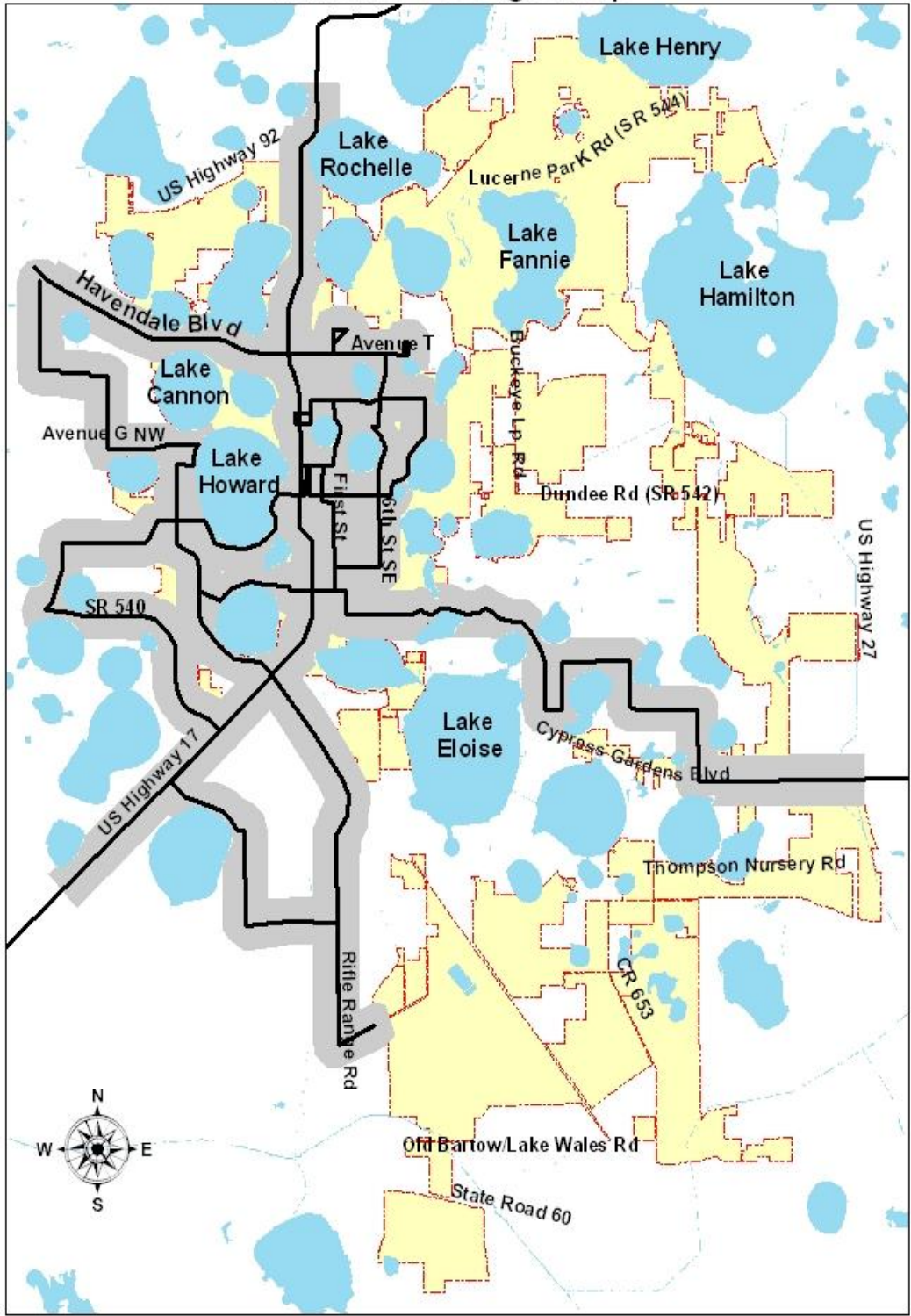


 City Limits

 TCEA Boundary



# Transit Coverage Map



— Transit Route  
■ 1/4 Mile Walking Distance  
- - - City Limits

# Transportation Element

- Incorporates concepts from the *Sidewalk Pedestrian and Multi-modal Infrastructure Access Plan* including:

Policy to support funding of projects contained in the *Sidewalk Pedestrian and Multi-modal Infrastructure Access Plan*

Directives to create land development regulations to implement strategies contained in the *Sidewalk Pedestrian and Multi-modal Infrastructure Access Plan*

- Includes policies to coordinate with the Polk Transit Authority (PTA) to add new transit routes in under served areas of the City
- Includes policies to work with the PTA to make transit more user friendly and promote use with premium transit riders
- Coordinates with the Future Land Use Element to promote more mixed uses which in turn aids in the use of alternative transportation and reducing vehicle trip lengths and times

# Capital Improvements Element

- The Capital Improvements Element contains all of the adopted infrastructure Level of Service Standards (LOS), funding strategies, and the Capital Improvements Schedule
- Changes limited to:
  - Updates to LOS standards to reflect changes made in other elements
  - Addition of criteria defining a capital project
  - Addition of strategies to fund capital projects
- 5-Year Schedule of Capital Improvements will be updated later this year as part of the City's budgeting process

# Public School Facilities Element

The Public School Facilities Element will not be amended as part of this Plan update. Update of this Element requires participation from the County, School Board, and other municipalities

## Recreation Element Changes

**Policy 1.1.5:** When selecting new park sites, consideration should be given to locate parks in areas so as to prevent urban sprawl. Work towards locating parks ~~within 1/3 mile of~~ near residents to increase walkability and the quality of life in Winter Haven.

**Policy 1.6.5:** By 2014, establish Land Development Regulations requiring all new commercial, industrial, and multi-family residential construction and significant reconstruction to provide designated facilities for bicycle parking.

**Policy 1.6.7:** Bicycle parking ~~shall~~ should be provided at all park access points; prioritize development of parks that connect to sidepaths, multi-use trails, or greenway trails.

## Potable Water Element Changes

**Policy 1.1.3:** Water distribution mains, which serve a fire hydrant, shall be a minimum of six (6) inches in diameter.

**Policy 1.1.4:** For increased system-wide reliability, all water service distribution mains shall be looped.

## Drainage and Aquifer Recharge Changes

**Policy 1.3.4:** Assign “Conservation” Future Land Use along existing natural drainage features and floodways to prevent encroachment from development. For minor natural drainage features and floodways, such as unnamed creeks and streams, the buffer shall be 50 feet from the edge of the feature, and for major drainage features and floodways, ~~including~~ such as the Peace Creek and the Wahneta Farms Drainage Canals, the buffer shall be 100 feet from the edge