

CITY PLAN 2030 FUTURE LAND USE CONSOLIDATION

The City of Altamonte Springs Comprehensive Plan, City Plan 2030, has streamlined the City's Future Land Use (FLU) program by consolidating the previous 20 FLU categories into 13, of which seven categories are completely new. Before the consolidation, each FLU category was "consistent" with one or two zoning districts; now each FLU category has several "consistent" zoning districts. The FLU density/intensity allowances now represent the range of permitted density/intensity for a particular FLU category. The corresponding zoning district narrows that range to minimum and maximum densities/intensities appropriate for that particular zoning. Therefore, in order to determine the density or intensity requirements which govern a particular situation, both the FLU category requirements and the zoning district regulations have to be checked. The applicable density/intensity requirements will be the more restrictive of the two except for properties within 1/4-mile of the SunRail station site, which are to follow the density/intensity requirements of Comprehensive Plan Policy 1-1.2.15.

- Residential density is expressed as Dwelling Units Per Acre (DU/AC)
- Non-residential intensity is expressed as the Floor-Area Ratio (FAR)

Floor-area ratio calculation methodology is contained within the definition for "Floor area" and "Floor area ratio" in Land Development Code section 1.2.1.

RESOURCES

The resources described below are available to assist you in determining FLU, zoning, and applicable densities/intensities.

Resources Provided With This Document

- FLU-Zoning Density/Intensity Worksheet
- Summary Table – City Plan 2030 Future Land Use Density and Intensity Ranges
- Summary Table – Zoning District Density and Intensity Ranges
- City Plan 2030 Table 1.1, Future Land Use – Zoning Consistency (presents the implementing zoning districts for each of the future land use categories)
- Comprehensive Plan Policy 1-1.2.15 and Map of SunRail Station ¼-mile Radius (to determine densities/intensities for the East Town Center FLU category).

External Resources

- City Plan 2030
 - Future Land Use Element, which describes the FLU categories and their density/intensity ranges
 - 2030 Future Land Use Map, Figure I-1.1
- Altamonte Springs Zoning Map
- Altamonte Springs Land Development Code
 - Article I, Section 1.2.1, Definitions
 - Article III, Zoning Regulations

City Plan 2030, the Future Land Use Map, and the Zoning Map are available at www.altamonte.org in the Growth Management Department, Planning and Development page.

The Land Development Code is available at www.municode.com in the Municode Library section.

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FLU-ZONING DENSITY/INTENSITY WORKSHEET

To determine what density or intensity requirements apply in a particular situation, fill in the table below with minimums and maximums allowed by the Future Land Use category and the Zoning District category. Once the worksheet has been completed, it is helpful to circle the applicable requirement. (In this example, the applicable requirements are also indicated by **bold text**.)

	Category or District	Minimum	Maximum	Max. with DB
FUTURE LAND USE:	Example: West Town Center	0.15	0.35	0.5
ZONING DISTRICT:	Example: C-G	0	0.25 0.35 in AC	0.5

Exception: Properties within 1/4-mile of the SunRail station site are to follow the density/intensity requirements of Comprehensive Plan Policy 1-1.2.15 regardless of the zoning district intensities/densities

The minimum density/intensity required is the **higher** number

The maximum density/intensity allowed is the **lower** number

The maximum density/intensity allowed with development bonuses is the **lower** number

ADDITIONAL WORKSHEET TABLES

	Category or District	Minimum	Maximum	Max. with DB
FUTURE LAND USE:				
ZONING DISTRICT:				

	Category or District	Minimum	Maximum	Max. with DB
FUTURE LAND USE:				
ZONING DISTRICT:				

	Category or District	Minimum	Maximum	Max. with DB
FUTURE LAND USE:				
ZONING DISTRICT:				

	Category or District	Minimum	Maximum	Max. with DB
FUTURE LAND USE:				
ZONING DISTRICT:				

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**City Plan 2030
Future Land Use Density and Intensity Ranges**

Future Land Use	Floor-Area Ratio (FAR)			Dwelling Units Per Acre (DU/AC)		
	Minimum	Maximum	Maximum with Development Bonuses	Minimum	Maximum	Maximum with Development Bonuses
Non-Activity Center FLU Designations:						
Low Density Residential	---	---	---	---	5	---
Medium Density Residential	---	---	---	5.1	10	---
Office/Residential	---	0.30	---	5.1	18	---
Commercial/Office	---	0.35	---	---	---	---
Industrial	---	0.30	---	---	---	---
Institutional	---	0.35	---	---	---	---
Conservation District	---	0.10	---	---	---	---
Activity Center FLU Designations:						
Regional Business Center	0.25	0.50	1.0	10	25	35
Regional Business Center - Core East	0.4	1.0	3.5	25	35	80
Regional Business Center - Core West	0.4	1.0	3.5	10	25	35
East Town Center	0.15 (0.25 w/in 1/4 mile of SunRail station)	0.35 (1.0 w/in 1/4 mile of SunRail station)	0.5	10 (15 w/in 1/4 mile of SunRail station)	18 (50 w/in 1/4 mile of SunRail station)	25
West Town Center	0.15	0.35	0.5	10	18	25
Gateway Center	0.25	0.5	0.75	10	18	25

FAR and residential density are each calculated separately on a parcel of land; they are not accumulative.

See also the intensities and densities for the parcel's zoning. The more restrictive of requirements of the zoning and FLU apply except for properties within 1/4-mile of the SunRail station site, which are to follow the density/intensity requirements of Comprehensive Plan Policy 1-1.2.15.

If FLU and zoning densities/intensities are in conflict, discuss situation with City Planning and Development staff.

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Zoning District Density and Intensity Ranges

Zoning	Floor-Area Ratio (FAR)			Dwelling Units Per Acre (DU/AC)			Notes
	Minimum	Maximum	Maximum with Development Bonuses	Minimum	Maximum	Maximum with Development Bonuses	
R-1AAA, R-1AA, R-1A	--	--	--	--	5	--	
R-1	--	--	--	--	5	--	
R-2	--	--	--	-- (7 in AC)	10	--	
R-3	--	--	--	5	10	--	
R-4	--	--	--	10	18	25 by DB in AC 35 by DB in RBC & Cores	
R-M	--	--	--	5	10	--	
PUD-RES	--	--	--	--	7	--	
PUD-COM	--	0.25	--	--	--	--	Max. project size: 50,000 sf
PUD-M/O	--	0.30 (0.5 in AC)	0.75 by DB in AC	5 (10 in AC)	13	25 by DB in AC	
G-O	--	0.35	0.5 by DB in AC	--	--	--	
C-L	--	0.25	--	--	--	--	
C-G	--	0.25 (0.35 in AC)	0.5 by DB	--	--	--	
I-L	--	0.30	--	--	--	--	
IN	--	0.35	--	--	--	--	
CD	--	0.10	--	--	--	--	
MUD	--	0.30	0.7 by DB	5	13	15 by DB	
MOR-1	--	0.25	--	--	5	--	
MOR-2	--	0.30 (0.5 in AC)	0.75 by DB in AC	10	18	25 by DB in AC	
MOR-3 (N)	0.40	0.50	2.5 by DB in RBC & Cores	10	25	35 by DB in RBC & Cores	
MOR-3 (S)	0.40	1.00	3.5 by DB in RBC & Cores	25	35	80 by DB in RBC & Cores	
MOC-1	--	0.35	0.5 by DB in AC	5	10	--	Support residential only
MOC-2	--	0.50	1.0 by DB in RBC & Cores	10	18	25 by DB	Support residential only
MOC-3	0.40	1.00	3.5 by DB in RBC & Cores	25	35	80 by DB in RBC & Cores	Support residential only
MOI-1	--	0.35	--	--	--	--	
MOI-2	--	0.35	0.5 by in RBC & Cores	--	--	--	

MOR-3(N) = North of Central Pkwy MOR-3(S) = South of Central Pkwy

AC = Activity Center Cores = FLU Designations of RBC-Core East and RBC-Core West DB = Development Bonus FLU - Future Land Use RBC = Regional Business Center

FAR and residential density are each calculated separately on a parcel of land; they are not accumulative. Refer to the Land Development Code for requirements and calculation methodologies for FAR and density.

Refer also the densities and intensities for the parcel's FLU designation. The more restrictive requirements of the zoning and FLU apply except for properties within 1/4-mile of the SunRail station site, which are to follow the density/intensity requirements of Comprehensive Plan Policy 1-1.2.15.

If FLU and zoning densities/intensities are in conflict, discuss situation with City Planning and Development staff.

Zoning Implementation of Future Land Uses

OBJECTIVE 1-1.3: FUTURE LAND USE AND IMPLEMENTING ZONING. The City shall implement the Future Land Uses through the Zoning Code and Land Development Regulations pursuant to the following policies. The FAR, density, and uses shall be regulated by the specific designated zoning classification within ranges of the respective underlying land use.

Policy 1-1.3.1: Future Land Use and Implementing Zoning Matrix. Table 1.1 presents the implementing zoning districts for each of the respective future land use categories.

**Table 1.1
Future Land Use – Zoning Consistency**

Future Land Use		Zoning
Low Density Residential		CD, R-1 (A-AAA), PUD-RES
Medium Density Residential		CD, R-2, R-3, IN, PUD-MO, PUD-RES
Commercial/Office		CD, C-G, C-L, G-O, IN, MOC-1, PUD-COM, PUD-MO
Office/Residential		CD, IN, MOR-1, MOR-2, PUD-COM, PUD-MO, PUD-RES
Industrial		IL, IN, MOI-1, PUD-COM, PUD-MO
Institutional		IN, PUD-COM, PUD-MO
Conservation		CD
Activity Centers	Regional Business Center	CD, R-4, C-L, C-G, G-O, IN, MOC-1, MOC-2, MOI-1, MOI-2, MOR-1, MOR-2, PUD-MO
	RBC – Core East	CD, R-4, MOC-3, MOR-3
	RBC – Core West	CD, R-4, C-L, C-G, G-O, IN, MOC-1, MOC-2, MOC-3, MOR-1, MOR-2, MOR-3, MOI-1, MOI-2, PUD-MO
	East Town Center	CD, R-4, C-L, C-G, IN, MOC-1, MOC-2, MOI-2, MOR-2, PUD-MO
	West Town Center	CD, R-4, C-L, C-G, IN, MOC-1, MOC-2, MOI-1, MOR-2, PUD-MO
	Gateway Center	CD, R-4, C-L, C-G, G-O, IN, MOC-2, MOR-2, MUD, PUD-MO

Policy 1-1.2.15: Density/Intensity within East Town Center. The East Town Center shall require a minimum residential density of 10 dwelling units per acre up to 18 dwelling units per acre. A maximum of 25 dwelling units per acre may be permitted by development bonus. Non-residential development is required to be a minimum of 0.15 up to 0.35 FAR or up to 0.5 FAR with a development bonus. Generally within a ¼-mile of the proposed commuter rail station a minimum of 15 dwelling units per acre and an FAR of 0.25 is required with the potential increase in the development bonus up to a maximum 50 dwelling units per acre or a maximum of 1.0 FAR for site designs which significantly contribute to the area’s transit-oriented development pattern.

The approximate ¼-mile radius from the SunRail station site is indicated on the following map:

