



City Commission Work Session Minutes

October 12, 2023 at 1:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Phil Anderson, Commissioner James Sullivan, Commissioner Sheila DeCiccio, Commissioner Kris Cruzada, Commissioner Todd Weaver, City Manager Randy Knight; Assistant City Manager Michelle De Valle and City Clerk Rene Cranis.

1. Meeting Called to Order

Mayor Anderson called the meeting to order at 1:00 p.m.

2. Discussion Item (s)

- a. Discussion of Future Land Use, Transportation, Housing and Open Space/Recreation Elements of the new Comprehensive Plan

Director of Planning and Transportation Jeff Briggs reviewed topics for discussion: 1) parks element; 2) South of Fairbanks Avenue (SOFA) district; and 3) red-line document showing proposed changes to the comp plan. He explained the goal to provide adequate recreation and open space and the policy that sets the minimum level of service of 10 acres of parkland per 1,000 residents, and stressed the importance of maintaining this ratio as the population increases. He outlined the types of park land included in the calculation: certain lakes that are part of a city park, triangular medians at Kings Way and Reading Way because they are dedicated parks on the subdivision plat. He equated the golf courses to the tennis center and pool where fees are also charged for use and should be included in the calculation. He noted that portions of the golf course have been designated as parks and are part of the golf course (Morse Park). He explained that Howell Branch Preserve is not included because it is wetland and a conservation area that is sometimes not accessible.

Parks and Recreation Director Jason Seeley reviewed the acreage of all city parks, recreation facilities, lakes and cemeteries; however, using the comp plan's definition of park land, the ratio of parkland is approximately 14 acres per 1,000 residents. Mayor Anderson said it is important to keep the ratio in mind as the population increases from annexations. Mr. Briggs pointed out the difference in park land as defined in the comp plan and in the Parks Master Plan which will be updated by FY 25.

Parks and Recreation Advisory Board Chair Michael Perelman referred to the comp plan which includes parkland and conservation land in the ratio and defines open space as "...land left in its natural state for conservation purposes." He reviewed a chart showing green space acreage by classification. He said consideration should be given to

the elements that make up green space and suggested the comp plan use the term green space. He spoke about mini-parks and what these parks should have and suggested considering minimum standards for parks (benches, playground, restrooms), new parks versus activating existing parks, and sustainability goals (walking distance less than 1/2 mile to a park). After discussion on defining parkland and what should be included in the comp plan versus a parks master plan, consensus was to move forward with the comp plan and to place discussion of path going forward on an upcoming commission agenda.

Mr. Briggs provided the background of the SOFA district and the need for an enabling policy as the area is redeveloped. Eric Raasch, Inspire Placemaking Collective, presented results of a study of the SOFA district to encourage redevelopment and address the need for infrastructure improvements. He reviewed the six proposed policies specific to this area. Mr. Raasch and Mr. Briggs responded to questions and discussion was held on density, improvements, incentives and entitlements for affordable/attainable housing, and current density under Orange County regulations. There was support for residential density similar to OAO.

The red-line changes were reviewed. Commissioner Sullivan addressed Goal 1-1, Maintain the City's Character, and the language "Ensure the City of Winter Park maintains its traditional scale and low density residential character..." and suggested deleting "low density." Mr. Briggs said that is a general aspirational goal and lower density equals lower density/smaller development, higher density residential, i.e, townhouses, must be acknowledged in some areas. Discussion followed on maintaining low density residential in contrast to allowing higher density in certain areas. Mr. Briggs offered language and it was agreed to consider language on first reading.

Mr. Briggs continued his review of policy changes and responded to additional questions including subdivision of lots, increasing FAR to 100% for Rollins College to improve residential offerings. Mayor Anderson suggested increasing the FAR to only 60% as opposed to 100% for Rollins College. Mr. Briggs spoke about plans to convert the city's tree farm into a park site and whether the city should consider looking at conceptual plans for redevelopment of the tree farm property. Commissioner Weaver showed a conceptual plan for residential development and a park.

Mayor Anderson left the meeting at 2:24 and Vice Mayor DeCiccio chaired the meeting.

Mr. Briggs said this could be placed as an aspirational goal. Commissioner Weaver expressed concern that the language suggests that the city would not consider a park. He presented a conceptual drawing with residential lots and a small park, which would place a park on the west side of 17-92, and spoke about sewer connection and electric undergrounding. Discussion followed with agreement to revise the language to allow for residential and park development and general support for the concept.

Commissioner Sullivan addressed business and quality of life objectives and suggested adding a policy that the city shall encourage local entrepreneurial businesses and growth and local ownership under the goal of maintaining economic vitality. Discussion followed on whether this is addressed under other policies, i.e., arts and culture and CRA. Consensus was that staff develop language.

Commissioner Sullivan referred to Policy 1-5.4.7, Gateway Plan for Development or Redevelopment of Properties, and suggested extending the area on Aloma past Lakemont east to the city limits.

Engineer Hong Lim reviewed the recommended changes to the transportation chapter: Level of Service Standards, a goal to pursue technology and innovation, and continued participation in regional planning efforts.

Mr. Briggs explained the changes and additions to housing policies due to recently adopted legislation regarding providing affordable housing within the city and the addition of criteria to comply with the new Live Local Act.

In response to questions by Vice-Mayor DeCiccio, Mr. Briggs said staff will bring back options for park land options moving forward.. Commissioner Sullivan will work with staff.

3. Adjournment

The meeting adjourned at 2:52 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis