



City Commission Work Session Minutes

January 2, 2020 at 10:00 a.m.

City Hall, Commissioner Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Commissioner Carolyn Cooper
Commissioner Greg Seidel
Commissioner Todd Weaver

Planning Director Bronce Stephenson
Senior Staff Assistant Kim Breland

Orange Avenue Overlay District

Commissioner Cooper called the meeting to order at 10:00 a.m. The meeting opened with a discussion on documentation of changes proposed during these work sessions. Mr. Stephenson stated that he has separate versions of the ordinances based on each discussion, including any agreed upon changes. Commissioner Seidel recommended a work session to review the documents prior to the public hearings. Approved by consensus.

The discussion turned to Progress Point issues including park space, rail and bike trail, Palmetto Avenue, stormwater retention and treatment and parking.

Commissioner Cooper asked for clarification on the exemptions for Sub Area A properties from certain requirements if they remodel existing structures while maintaining the existing use. After discussion, Mr. Stephenson offered language that would address concerns regarding base allowable FAR, parking and stormwater management.

In-depth discussion was held on the realignment of Palmetto Avenue in general and in relation to the bike and rail trail. Commissioner Cooper suggested removal of any language relating to pre-determined road abandonment and suggested that abandonments should go through the appropriate process. Commissioner Weaver stated he feels the roads should be publicly owned and maintained.

Discussion resumed on issues regarding the development of Progress Point property including FAR, parking and building(s) height, square footage and footprint. Commissioner Weaver said he is opposed to selling or developing the property for anything other than a park and parking.

Mr. Stephenson stated that establishing restrictive parameters prevents creative development of the property. Additional discussion ensued on the parameters with consensus on the following: 1.5-acre parkland along Denning, maximum of two stories on Orange Avenue and stormwater retention and treatment to be provided.

Commissioner Seidel requested a 3-D model showing the worst-case scenario at maximum density at permitted setbacks. Mr. Stephenson stated that models are being prepared with different scenarios and from different perspectives.

After review of topics discussed, Commissioner Cooper adjourned at 12:15 p.m.