



City Commission Work Session Minutes

November 30, 2022 at 1:00 p.m.

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

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada, and Todd Weaver; City Manager Randy Knight; and City Clerk Rene Cranis.

1) Call to Order

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

2) Discussion Item(s)

a. Annexation Options

Director of Planning and Zoning Jeff Briggs explained types of annexation - voluntary, annexation of enclaves, voter referendum, or agreement by property owners – and rules which relate to property size, cost/benefit study, contiguity to city boundaries, and public hearings. He provided additional details on city referendum requirements and reviewed the five areas identified in the comp plan as potential annexation areas:

- Stonehurst Drive – 5.6 acres, 13 homes, city provides water/sewer service, would require interlocal agreement with Orange County.
- Lake Killarney Annexation Reserve Area – 198 acres, 508 homes, five office buildings, and Killarney Elementary school. The annexation referendum 15 years ago failed; however, a change in demographics and neighborhood efforts give staff an indication that there is support for annexation.

Mr. Knight explained that the city looked at this area and Ravaudage together as it relates to fire and police services. During the cost/benefit analysis, the city will need to factor in future development at Ravaudage that could potentially assist with costs to provided needed services.

Commissioner Sullivan asked about millage rates and impact to owners. Mr. Briggs stated that the rate is fractionally different due to different city and county millage categories. For a typical owner, annual taxes will increase between \$100 and \$120. Staff responded to questions regarding cost of election, utility and police and fire services.

Mayor Anderson spoke about Stonehurst and said he does not anticipate support for annexation. Commissioner DeCiccio noted the reluctance of owners to annex because of city dwelling size restrictions and fees.

Discussion was held on septic versus sewer in the Lake Killarney area and the need/cost for a lift station to convert to sewer. Commissioner Weaver voiced his objection due to lack of sewer services and the cost to convert from septic to sewer. Commissioner Sullivan supported annexation and feels the likelihood of conversion to sewer is better. After discussion, consensus was to direct staff to prepare a cost/benefit study.

- Lawndale – 50 acres, 132 homes, 25 commercial properties, one private school and one church; city provides water service. Residential and commercial could be included without commercial owner consent because of the larger residential area. There are drainage issues that would need to be addressed. There is an advantage of tax base from the commercial properties. The population is just under 1% and would require a referendum of only property owners in the area, not city-wide. Assistant Director of Water and Wastewater Utility Jason Riegler and Mr. Briggs responded to questions on existing sewer facilities, capacity and retention facilities.

Commissioner Weaver asked if federal grants are available for infrastructure improvements. Ms. del Valle said that staff has found the city is ineligible for grants thus far. Mr. Knight said staff continues to track grants and the city is typically not eligible for federal grants because of the city's population.

Discussion returned to sewer facilities, capacity for Orlando and Winter Park, and how those facilities would impact the future use of any areas being annexed, specifically the Fairbanks sewage line. Commissioner Sullivan expressed concern regarding development intensity for areas if annexed into Orlando and feels it is in the best interest of the city to be in control of development in those areas by annexation.

- Kentucky/Oglesby – 8 acres, 20 homes and 15 commercial buildings; city provides water service. There is limited potential for redevelopment for the area and very few houses among the non-residential use.
- I-4/Formosa Triangle – Developers have expressed interest for higher density on properties under separate ownership. Mr. Briggs noted the city's desire to control the quality of development for the area and feels the area should be a candidate for annexation into Winter Park. He said the policy for this area states the city will rely on the market to determine future use.

Mayor Anderson questioned why the city can't establish density of the triangle and discussion followed on FAR, density limitations and potential development.

Commissioner Sullivan supported moving forward with contacting owners to determine interest in annexation. Commissioner Cruzada supported a cost/benefit analysis.

Mr. Briggs summarized discussion and consensus as follows:

Staff to pursue an agreement with Orange County for Stonehurst through an interlocal agreement; update cost analysis for the Lake Killarney area; conduct a separate analysis for Lawndale and for commercial properties on the south side of Kentucky. In addition,

the commission has expressed interest in a cost/benefit study for the Formosa area using PD2 zoning, Orange County, and Orlando entitlements; amending the code to require annexation and determine consensus during the comp plan review.

Mr. Briggs spoke about areas not identified in the comp plan for potential annexation:

- Winter Park Estates – 101.5 acres, 386 homes, two office buildings, city provides water and sewer service, would require a cost/benefit analysis.
- Winter Park Pines – 206 acres, 899 homes, city provides water and sewer services. Significant in size and could be included with Winter Park Estates which would result in a 10% increase in size and population. Both would require an area referendum and city-wide referendum.
- Multi-family and commercial – 175 acres with seven multifamily complexes, 224 assisted living/nursing home beds and two shopping centers; city provides water and sewer services; large gain in population which would increase the city's benefit when considering the annexation of residential areas. Mr. Briggs responded to questions stating the neighborhoods could be divided and annexed separately. From a cost/benefit standpoint the tax base for residential may not be sufficient to support the cost to provide police and fire service. Discussion followed on the feasibility of doing separate analyses of smaller areas.

Mayor Anderson feels positive about annexing areas of potential redevelopment. He supported Lake Killarney and a smaller portion of Winter Park Pines, south of the Cady Way bike path. Commissioner DeCiccio noted neighborhood support from Winter Park Pines owners. After discussion, consensus was to conduct a cost/benefit analysis for Winter Park Pines single-family residential and Winter Park Estates south of Aloma - one with and without commercial. Discussion followed on timeline for annexation and referendums with the consensus that Fairbanks area west of 17-92 is a higher priority.

3) Adjournment

The meeting adjourned at 2:38 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis