



Planning and Zoning Board and City Commission Joint Work Session

Agenda

November 17, 2021 @ 6:00 pm

WP Community Center
721 W New England Ave

welcome

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assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

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1. **Call to Order**
 2. **Discussion Item(s)**
 - a. Winter Park City Commission and Planning & Zoning Board Joint Worksession to discuss the potential development opportunities on the West Fairbanks Corridor. 120 minutes
 3. **Adjournment**



City Commission **agenda item**

item type Discussion Item(s)	meeting date November 17, 2021
prepared by Bronce Stephenson	approved by Bronce Stephenson, Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Winter Park City Commission and Planning & Zoning Board Joint Worksession to discuss the potential development opportunities on the West Fairbanks Corridor.

motion / recommendation

background

The City Commission has requested to hold a Joint Worksession with the Planning & Zoning Board to discuss the anticipated development and redevelopment of the West Fairbanks corridor. More specifically, the area south of Fairbanks Avenue adjacent to I-4 has been anticipated to redevelop for many years, based on development and real estate trends in the surrounding areas. This area consists primarily of single-family homes, but owner occupation of the homes are few and far between as individual homes have slowly been purchased and assembled into large ownership blocks investors over the past 10+ years.

Additionally, this area is primarily located in Orange County, and we have seen large-scale redevelopment over the past few years that has not allowed for City of Winter Park concerns to be strongly considered.

The City of Winter Park has known that this area would develop and known that the owners of the majority of the Commercial properties fronting Fairbanks Ave, which is already in City limits, are the same group who have been purchasing the large blocks of older homes adjacent to their property in City Limits. Those properties would then be annexed into Winter Park and developed with preferable City of Winter Park codes. In anticipation for the eventual annexation and development requests that would come before the City, current and past leadership has made a concerted effort and considerable financial investment into the infrastructure that would serve this area (and others in the region).

What has remained unknown is what type of development may be in demand at the time

that all these aforementioned pieces of the puzzle began to come together. Therefore, early policy decisions in the Comprehensive Plan that applied to this area gave a great deal of flexibility and stated that changes to the Comp Plan and Land Development Code will likely be needed to at the time in which development interest comes forward. These policies are indicative of typical trends in Urban Planning, which would expect taller buildings, higher density residential developments, the need for structured parking and unique architecture due to the extremely high land prices of Fairbanks Ave frontage and I-4 visibility and frontage. 45% FAR and 5+ story building will certainly never be possible. The following Comp Plan policies are applicable to the discussions that will be had during this meeting. Additionally, staff will report on the infrastructure that has been installed in expectation of future development and staff looks forward to an open, educational and visionary discussion about this specific area of Winter Park.

Comp Plan Policies:

OBJECTIVE 4-1.2: LAND USE AND PUBLIC FACILITY COORDINATION. Achieve internal consistency in the Comprehensive Plan by managing land use so that new development and redevelopment are permitted only if the necessary public facilities are provided concurrently with the impacts of the development.

OBJECTIVE 4-2.1: Wastewater Collection & Treatment Provide users with economically and environmentally sound wastewater collection and treatment, which protects investments in existing facilities and promotes orderly, compact urban growth.

Policy 4-2.1.9: Elimination of Septic Tanks For development currently served by septic tanks, the City shall evaluate and consider solutions and programs that can be used to encourage connection to the City's utility wastewater system.

OBJECTIVE 3-1.1: Provide Adequate Sites for Residential Uses Winter Park shall develop programs and strategies to achieve adequate, and safe housing for current and future

populations and shall maintain a sufficient ratio of affordable housing.

Policy 3-1.1.1: Regulations to Support Housing Diversity The City's Future Land Use Map shall allocate land resources that shall accommodate a range of housing densities and structure types to accommodate current and future population needs.

Policy 1-3.1.2: Encouraging Infill Development The City will encourage quality, compatible infill. Actions including installation of sewer line expansions, reuse line expansion, and undergrounding of utilities will be evaluated as potential ways to encourage such infill.

Policy 1-4.1.3: Redevelopment Along Major Corridors The City will monitor

the redevelopment of its major commercial arterials including Orlando Avenue, Lee Road, Fairbanks Avenue, Aloma Avenue, and Orange Avenue to determine trends, employment activity, high areas of redevelopment activity and compatibility and work to create policies and implementation tools to ensure quality.

Policy 1-4.4.2 Purpose Each annexation shall include property adjacent to the City which will generate revenues in excess of the cost of providing services including reserves, or shall provide the City control over the quality and scale of future development necessary to foster enhanced appreciation in property values of adjacent City lands.

OBJECTIVE 1-5.4: Development/Redevelopment of Multi-Family Residential, Commercial, Office & Mixed-Use Areas The City shall provide for development and redevelopment of its commercial and office areas when compatible with the scale and character the surrounding area context.

Policy 1-5.4.7: Gateway Plan for Development or Redevelopment of Properties The City shall create Gateway Plans and design studies for the potential redevelopment of the major transportation corridors leading into Winter Park to include:

1. West Fairbanks Avenue from I-4 east to Orlando Avenue;

Policy 1-7.1.1: Review the Impact of Change Indicators on Land Use Policy Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The Policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use Codes shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 1-L-4: Annexation, Rezoning, & Redevelopment of Certain Residential Properties South of Fairbanks Avenue At such time that annexation occurs, the City shall encourage and permit amending the future land use map and redeveloping the isolated pockets of residential properties located along Kentucky and Ogelsby Avenues, south of Fairbanks Avenue from US Highway 17-92 to Interstate 4 to ensure compatible development and to enhance the appearance of the Fairbanks gateway corridor.

Policy 1-L-5: Annexation, Rezoning & Redevelopment of Certain Properties, South of Fairbanks Avenue and West of Formosa Avenue The City shall encourage the annexation and redevelopment of properties in the area south of Fairbanks Avenue and west of Formosa Avenue along Fairbanks, Kentucky, Ogelsby and Crandon Avenue. Prior to or at the time annexation of such properties within this area occurs, the

City shall consider amendment to the Future Land Use element to create a future land use designation and a corresponding zoning designation and land development code standards that may permit for this area either mixed use development or mixed use projects with urban scale with parking garage components and notwithstanding other limitations within the Future Land Use element, permitted floor area ratios consistent with the appropriate future land use designations. Such density and scale of development is deemed compatible given the location on Fairbanks Avenue adjacent to Interstate 4 and to enhance the appearance of the Fairbanks gateway corridor. Roadway abandonments or vacations necessary for assemblage of properties within this area are also encouraged.

Policy 1-L-8: Support Efficient Land Use Development Along the South Side of Fairbanks Avenue Given the City's desire for the aggregation and assemblage of properties along the south side of Fairbanks Avenue for more comprehensive redevelopment along that south side of Fairbanks Avenue, as an important gateway corridor into the City, versus isolated single purpose developments, the City shall only permit via conditional use any drive-in component of business when that business is part of a larger building development program such as via an end-cap use on a larger project.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[General Area Map](#)

