



City Commission Work Session Minutes

September 14, 2023 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; Assistant City Manager Michelle del Valle 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. Comprehensive Plan Update

Director of Planning and Zoning Jeff Briggs explained the process for updating the city's Comprehensive Plan (Plan). Notices were mailed to city property owners and households, allowing for community input on the amendments. He said the Plan is being separated into two sections, the first including less impactful elements and the second will include more substantial elements such as zoning, transportation and housing.

Mr. Briggs spoke about accessory dwelling units (ADUs). The city may consider a financial incentive for building accessory dwelling units as rental units if the CRA is expanded. In depth discussion followed on affordability, neighborhood compatibility, critical need for architectural review to maintain character and compatibility, size, public/private financing options and current rules allowing ADUs on historic sites.

Commissioner Weaver feels ADUs should start as a pilot in CRA with a cap on rent to keep the units affordable. Mayor Anderson said he does not see ADUs exclusive to affordable housing and cited homes in Baldwin Park with ADUs over garages being leased at a premium. Those ADUs are not affordable, but are an additional supply and do not meet income requirements that usually go with defining affordable.

Discussion continued on parameters for ADUs in and outside of the CRA. Commissioner Sullivan suggested incentivizing ADUs in the CRA. Mayor Anderson agreed and feels strongly that an architectural control process should be considered.

Mr. Briggs reviewed the minor changes to the Plan regarding city facilities and conservation. Mayor Anderson suggested an amendment to Policy 5-1.1.2 adding "carbon reduction" to the end of the sentence to clearly state there are other goals to be

met in addition to carbon reduction. In addition, he feels Policy 5-1.1.9 should not mandate purchase of electric vehicles. Commissioner Weaver disagreed.

Discussion followed on mandating electric vehicles versus hybrid and gas-powered vehicles. Commissioner DeCiccio feels the city cannot mandate moving solely to electric vehicles, especially relating to fire trucks, but could include it as a goal. Commissioner Sullivan feels there should be general language about exceptions to electric vehicles other than life, safety or maintenance vehicles. Mr. Briggs said staff could provide a list of which vehicles should be electric.

Commissioner Weaver expressed concern about the policy being in place for the next seven years because every major automotive company is switching over to electric vehicles. Mr. Knight said the policy doesn't prohibit the commission, as part the budget policy every year, from establishing which vehicles are going to be electric or hybrid and spoke about cost benefit. Discussion continued on cost-benefit and advantages/disadvantages of electric vehicles. Mayor Anderson said is concerned with setting policy that includes mandates for one path. Commissioner Cruzada said language in 5.1.1.1 maintains flexibility as long as there is a cost benefit.

Mr. Briggs continued review of changes and the addition of sustainability policy for educational outreach, flood plain protection, and recreation and open space setbacks.

Commissioner Sullivan suggested the language on fertilizer should be stronger and the city should be proactive in its educational outreach. He spoke about algae growth on lawns that enter the lakes versus lawns that have a natural area 20-30 feet from the lake. Discussion followed on solutions to educate residents on fertilizer use, regulating contractors to require certification or registration if they want to fertilize within 100 feet of a lake. Commissioner Sullivan asked staff to develop and present recommendations on fertilizer regulations.

b. Annexation Strategy

Mr. Briggs said the commission decided to focus primarily on the "SoFA (South of Fairbanks Avenue) District since there is a greater chance for increased revenue to offset costs. The area includes the Formosa triangle, Kentucky/Oglesby and Lawndale/SoFA District north of Minnesota. He showed proposed annexation areas and explained uniqueness of each area, resident views and reluctance to voluntarily annex without knowing the entitlements. He said the commission can set a goal to annex the area but staff cannot move forward until a project has been proposed. He spoke about de-annexation and discussion followed on requirements for re-annexation. Mayor Anderson suggested a policy that prohibits de-annexation without a re-annexation agreement.

Mr. Briggs spoke said the city's priority is to annex the commercial properties along Kentucky Avenue. Staff's intent is to reach out to individual owners to see if 51% of residents support annexation before moving forward.

Regarding the Lawndale/SoFA area, Mr. Briggs said if the residents to the south vote for annexation, the city can annex the commercial properties to the north without consent. He spoke about challenges of the requirements for city-wide referendum and said the strategy would be to have two referendums. He noted Lawndale area residents are not enthusiastic about annexation and feels the city will need to communicate through an unbiased party to be successful in gaining resident support.

Mayor Anderson asked if the city's strategy should be to incentivize commercial and industrial properties to annex versus starting with residential. Mr. Briggs said staff is being proactive with the SoFA district bringing forward new entitlements to incentivize existing owners to upgrade the area. Staff will provide maps separating the areas to move forward with separate referendums and the city will need an agent to go into community to gain support for annexation before going to through time and expense of referendum. Mr. Knight noted there is a very short time frame to determine support to place a referendum on the March ballot and discussion followed.

Mr. Briggs spoke about stormwater issues and increasing retention for the area. Mayor Anderson suggested pausing the annexation discussion on this area until after CRA discussions and look at incentives for commercial property annexation. Agreed by consensus.

Discussion was held on resident comments on the stormwater fees policy in the previous night's commission meeting including gravel driveways, building code mandates, percolation and water run-off into systems and current code language on calculation of fees which are based on percentage of pervious/impervious coverage.

Mayor Anderson asked for the purpose of stormwater, if the definitions are the same for approvals on pervious and semi-pervious driveways (like library parking area). Director of Public Works Charles Ramdatt said staff will research and provide guidance. Mr. Knight said adjustments can be made to the policy going forward and said there is an inconsistency between planning and stormwater calculations.

Additional Items brought forward and discussed:

- Stormwater Fees - Policy for single users on multiple parcels. (Will be a topic on the next commission meeting agenda).
- Assistance for residents on Kilshore Lane with gaining ownership of the street from previous owners who are now deceased. Mr. Knight said there is a process and is best addressed by the city attorney. Discussion followed on options due to needed road maintenance such as assessments and needed easements.
- Resident support to increase park acreage from 10 to 12 acres per 1,000 population.

- Parks Master Plan is outdated. Mr. Knight said the 5-year capital plan includes creation of a new Parks Master Plan. Ms. del Valle said funds have been allocated to update the plan externally in the next 2-3 years.

Mayor Anderson asked for an update on Kilshore lane at the next meeting. Mr. Knight will look at options and suggested city wait until expansion of the CRA is determined for improvements. Commissioner Weaver suggested fixing the potholes for public safety (FD access). Discussion followed on improvements on private roads in the city and status of CRA expansion/extension.

3) Adjournment

The meeting adjourned at 3:12 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis