



city commission agenda

August 27, 2020
1:00 PM
Virtual meeting

mayor & commissioners

seat 1
Marty Sullivan

seat 2
Sheila DeCiccio

Mayor
Steve Leary

seat 3
Carolyn Cooper

seat 4
Todd Weaver

1. Meeting called to order

2. Discussion of Orange Avenue Overlay

a. Property Owner Discussion & Setbacks Discussion

90 minutes

Appeals and Assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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)

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



city commission agenda item

item type	Discussion of Orange Avenue Overlay	meeting date	8/27/2020
prepared by	Planning	approved by	
board approval	final vote		
strategic objective	Exceptional Quality of Life, Intelligent Growth and Development, Investment in Public Assets and Infrastructure		

subject

Property Owner Discussion & Setbacks Discussion

motion / recommendation

background

As a part of the ongoing efforts to complete a new Orange Avenue Overlay, the City Commission is requesting the opportunity to meet with business and property owners in the OAO. Staff was able to set up an opportunity for the Commission to meet with key members of the development team from Bank of the Ozarks, a major property at the most strategically important intersection of the OAO (Orange Ave, Minnesota Ave, Denning Drive). Though this is a key property, there has been no public discussion with the property owner. Staff has kept the property owner up to date during the OAO process, but the property owners have not indicated any preferable development program of the site. During the consideration of the original OAO, the Commission appeared to be comfortable with the potential entitlements for this property:

(9) Subarea I.

(a) Subarea I Development Standards:

1. Base Floor Area Ratio: 60%
2. Maximum Achievable Floor Area Ratio: 125%
3. Maximum Height: 3 Stories
4. Maximum Impervious Coverage: 75%
5. Setbacks: 0 front setback, except front setbacks must allow for at least a 17-foot wide sidewalk. Where the building requires an additional setback to achieve a 17-foot sidewalk, the area shall be dedicated as a public access easement. Additionally, all building setbacks shall be measured from the property line and shall meet the requirements as depicted in Section 3.1.i.2
6. Maximum Residential Density: 17 units per acre

(b) *Required Development Enhancements.* In order to be eligible for any Development Enhancement Bonuses, any future development of the property within Subarea I shall include the following item(s) from the Development Enhancement Menu: CT.7. The City of Winter Park shall determine the area required to be dedicated for intersection improvements.

(c) *Intersection and Open Space Viewshed.* Due to the unique shape of the property and proximity to a unique intersection, this additional requirement creating a viewshed shall apply. The viewshed area is bounded by the lines described as follows: start where the property lines of Subarea I meet at the intersection of Denning Drive and Minnesota Avenue; then travel 50 feet east along Minnesota Avenue's southern right of way line; thence south westerly to the point on the east boundary of S. Denning Drive that is 30 feet south of the starting point; then north to the starting point ("viewshed"). This viewshed shall be an open space area not available for the construction of structures or storage or placement of equipment, material or items otherwise allowed in the OAO. This viewshed is in addition to other setback requirements for Subarea I.

CT.7	<i>Land Donation for Transportation Improvements</i>	Each 100 square feet of land dedicated to the City of Winter Park or FDOT as right-of-way for needed transportation improvements, shall earn a 1% Entitlement Bonus	Max 25%	25%
-------------	--	---	---------	-----

The property is located where the Denning Drive multi-use path would continue south to eventually end at Mead Garden, where regional connection to the Orlando Urban Trail System would be created. The property is also located adjacent to the potential park area located on the Progress Point property. Additionally, the City will need to work with the property owner to acquire Right-Of-Way that is key to safety and intersection improvements. As shown above, a required Development Enhancement was CT.7, which would require the dedication of the right-of-way needed for intersection improvements. Staff anticipates the Commission having in-depth conversations and the ability to ask questions of a key property owner.

Additionally, Commissioner Sullivan had questions about setbacks and stepbacks in the OAO, so this worksession will provide an opportunity to discuss the setbacks.

[alternatives / other considerations](#)

fiscal impact

ATTACHMENTS:

Description	Upload Date	Type
QAO Subarea Map	8/20/2020	Backup Material



	Overlay Boundary		Subarea F
	Subarea A		Subarea G
	Subarea B		Subarea H
	Subarea C		Subarea I
	Subarea D		Subarea J
	Subarea E		Subarea K

