



Planning & Zoning Board Work Session

Agenda

June 24, 2025 @ 12:00 PM

Chapman Room

401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

1. Meeting Called to Order**2. Discussion Item (s)**

a.

- Overview of West Fairbanks Policies (attached)
- Discuss pickleball regulations and general updates to Sec. 58-71 and Sec. 58-84

3. Adjournment



Planning & Zoning Board

agenda item 2.a

item type

Discussion Item (s)

meeting date

June 24, 2025

prepared by**approved by**

Allison McGillis, Director of Planning and Zoning

subject

- Overview of West Fairbanks Policies (attached)
- Discuss pickleball regulations and general updates to Sec. 58-71 and Sec. 58-84

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Ord._SOFA District LDC - 2025

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA
AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE",
ARTICLE III, "ZONING REGULATIONS" SUBSECTION 58-
76 "COMMERCIAL (C-3) DISTRICT" SO AS TO ADD
PROVISIONS RELATING TO THE SOUTH OF FAIRBANKS
AVENUE (SOFA) DISTRICT AS OUTLINED IN THE
COMPREHENSIVE PLAN PROVIDING FOR CONFLICTS,
CODIFICATION, SEVERABILITY, AND AN EFFECTIVE
DATE.**

WHEREAS, the Florida Legislature has adopted Chapter 163, Florida Statutes which requires all local communities to adopt amendments to their Land Development Codes to implement the growth and development policies of Comprehensive Plans adopted pursuant to Chapter 163, Florida Statutes and Florida Administrative Rules in order to provide appropriate policy guidance for growth and development: and

WHEREAS, the Winter Park City Commission adopted a new Comprehensive Plan on February 14, 2024 via Ordinance 3291-24; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Zoning Regulations portion of the Land Development Code having held an advertised public hearing on May 6, 2025, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed amendments to the Zoning Regulations portion of the Land Development Code and held advertised public hearings on May 28, 2025, and on June 11, 2025; and

WHEREAS, the portions of Chapter 58, Land Development Code, Article III, Zoning Regulations that are to be amended and modified as described in each section and amended to read as shown herein where words with single underlined type shall constitute additions to the original text and ~~strike through~~ shall constitute deletions to the original text.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK:

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-76 "Commercial (C-3) district", Subsection (j) in the "Zoning" Article of the Land Development Code to read as follows:

(j) South of Fairbanks Avenue (SOFA) District

- (1) The Sofa District is defined as the area south of Fairbanks Avenue, east of Interstate 4, north of Minnesota Avenue and Oglesby Avenue, and west of Nicolet Avenue as shown on Future Land Use Map FLUP 1-23a.
- (2) *Density*. Properties within the SOFA District shall be allowed to redevelop at a maximum of seventeen (17) dwelling units per acre without the requirement to provide vertically-integrated commercial uses. Density bonus pool units may be used to exceed seventeen (17) dwelling units per acre through the provision of offsite infrastructure improvements.
- (3) *Density Bonus Pool*. The density bonus pool shall allow for consideration of up to twenty-five (25) dwelling units per acre and a 1.0 floor area ratio (FAR) for the SOFA District. An additional bonus of up to five (5) dwelling units per acre per project may be achieved if those units are utilized specifically for certified workforce housing to serve households with incomes of up to 120% of the Area Median Income. Properties within the SOFA District shall be eligible for the density bonus pool through the provision of offsite infrastructure improvements delineated by subarea. Eligible infrastructure improvements by subarea include:
 - a. Triangle Subarea: Road improvements for Formosa Avenue, wastewater infrastructure, shared stormwater ponds, and public parks at least half an acre in size that provide active or passive recreational opportunities such as playgrounds, trails, seating areas, sports fields, natural green spaces with public art, or other community amenities designed for public use and enjoyment.
 - b. Center Subarea: Road improvements for Kentucky Avenue, Oglesby Avenue, Formosa Avenue, and Clay Street, wastewater infrastructure, shared stormwater ponds, and public parks at least half an acre in size that provide active or passive recreational opportunities such as playgrounds, trails, seating areas, sports fields, natural green spaces with public art, or other community amenities designed for public use and enjoyment.
 - c. Industrial Subarea: Road improvements for Clay Street, Cherry Street, Harold Avenue, Jackson Avenue, and Nicolet Avenue, wastewater infrastructure, shared stormwater ponds, and public parks at least half an acre in size that provide active or passive recreational opportunities such as playgrounds, trails, seating areas, sports fields, natural green spaces with public art, or other community amenities designed for public use and enjoyment.
- (4) *Maximum withdrawal from density bonus pool*. Each project may request a maximum withdrawal of up to 50% of the currently remaining available units based on the level of public benefit provided by the project.

(5) Future Annexations. As properties currently located outside the city, but located within the SOFA District boundary, are annexed into the city, the density bonus pool shall increase at the same rate as it was established, 25 units per acre and 1.0 FAR.

(6) Height. The height allowed under the Maximum Height Map in the Comprehensive Plan may not always be achievable, as Conditional Use review may impose additional height limitations based on compatibility standards.

SECTION 2. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance, Section 1, shall become and be made a part of the Code of Ordinances of the City of Winter Park, Florida, and not Sections 2-5;

SECTION 4. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2025.

Sheila DeCiccio, Mayor

ATTEST:

City Clerk