



city commission agenda

April 30, 2020
5:00 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. Orange Avenue Overlay

a. Discussion of data related to Orange Avenue Overlay 2 hours

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	Orange Avenue Overlay	meeting date	4/30/2020
prepared by	City Clerk	approved by	
board approval	final vote		
strategic objective			

subject

Discussion of data related to Orange Avenue Overlay

motion / recommendation

background

The compilation of all correspondence we have received from the Commission regarding the OAO Data & Analysis is provided as an attachment.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

Description

Data Analysis

Upload Date

4/29/2020

Type

Backup Material

OA0 Data & Analysis Requests from Commissioners:

The following is all of the input/questions/comments that staff has received up to this point. The template used is the original document from Commissioner Cooper that was distributed to the Commission prior to the previous worksession. Thus, some edits were proposed by other Commissioners. The language herein was left in the format in which it was received, thus it is not formatted in a professional memorandum manner.

- All language in black is from C.Cooper
- All language/edits in red are from M.Sullivan
- Language in blue is from S.DeCiccio

Next Steps

Ordinance 3172-20:

WHEREAS, the City Commission directs City staff to **provide necessary data and analysis**, as delineated by the City Commission, within **30 days following the expiration of any state or federal Executive Orders (EO)** allowing public meeting by communications media technology; and **within 30 days following the presentation to and acceptance by the City Commission of such data and analysis, re-initiate the process and schedule public hearings** to consider amendments to the Comprehensive Plan and the Zoning Code to create the Orange Avenue Overlay District in accordance with F.S. Chapter 163, pt. II and Land Development Code Section 58-6; and

WHEREAS, it is the intention of the City Commission to further study and potentially amend proposed Orange Avenue Overlay policies and regulations; specifically, to examine the value to the City from the **transfer of residential development rights; intensities of land use; the regulations pertaining to parking garages; the use of existing public right of ways; the economic value of incentives**, and

WHEREAS, Ordinance 3166-20 was not to become effective until April 16, 2020. By repealing Ordinance 3166-20 and Ordinance 3167-20 before April 16, 2020, the City Commission is providing ample notice to the property owners in the Orange Avenue Overlay that they should make no investment backed decisions based on Ordinances 3166-20 or 3167-20. Further that a **copy of this Ordinance shall be mailed to all property owners within the geographic area referred to as Orange Avenue Overlay** to ensure all owners are aware of this repeal of the Orange Avenue Overlay.

Assume expiration of EO on May 1

Commission Define D&A Required:	Apr 23-30
Staff to provide data in workshops:	Jun 1
Staff to present data for acceptance public meeting	Jun 8
Public workshops and discussions:	Jun 8 – Jul 7
P&Z	Jul 7
CC	Jul 27/ Aug 10 <u>Sep 14 (after DEO review)</u>

Consider objection due to summer travel and decide whether to extend.

Next steps: (Tentative Schedule)

1. Staff to **mail** repeal ordinance to all property owners in OAO. **(Apr 27 – May 1)**
2. Define tentative schedule. **(Apr 23)**
3. Commission to agree upon **starting place** for our discussions. ~~OAO as proposed,~~ OAO after 1st reading (1/16/20) or OAO as adopted/repealed? (Apr 23)
4. Commission to **define data and analysis** needed for consideration before moving forward. (If staff is to provide data 30 days from EO expiration, CC needs to define D&A this next week.) **(Apr 23- Apr 30). See below for expanded discussion.**
5. Public Input **(Apr 23 – May 29)**
Discussion with property owners, steering committee and residents.
6. Commission to make policy decisions to include: **(Apr 23 – May 29)**
Treatment of Progress Point. (In/Out, FAR, Parking, Height, Own/Sell/Lease, Park, Use)
Treatment of parking garages relative to FAR calculations and impact on parking provision.
Use of existing public ROWs.
Parallel road facility.
Base FARs
Maximum FARs*
Consideration of Density Transfers, how they will be calculated and set maximum density with transfers. *
Building heights.
Which incentives/enhancements to keep, adjust or delete. *
Transportation initiatives priorities and potential infrastructure enhancements*

7. Staff to provide City Commission D&A in public workshops. **(Jun 1/Jun 8)**
8. Schedule public forums for presentation and consideration and public input. **(Jun 8 -Jul 7)**
9. Schedule P&Z **(Jul 7)** and Commission hearings **(Jul 27/Aug 10)** to reconsider OAO.

*After D&A reviewed.

4. Expanded Data and Analysis:

1. How many cars really park on progress point during the day. How many spots does each business need and are they willing to pay to lease them. For example, Dr. Lemieux said he would pay for 8 spots.

Could this # include with and without Jewett parking since they are moving?

2.Can we find out what Jewett is doing? Are they moving. Will they be selling that property, keeping a smaller office?

3.Can we schedule work sessions where we discuss 1 issue per session, for ex., PP, traffic, FAR etc. Like to get those done as soon as possible so we can get OAO done. Is it possible to meet in person but sit 6 feet apart as I think we could get a lot more done? This last one is not data & analysis but want to move forward so open to suggestions.

4. It is my understanding that traffic modeling is forthcoming.

5. Can we get some renderings from Holler and Demetre?

Transfer of Residential Density (Staff to provide this research)

What other Florida cities permit Transfer of Residential Density (TRD)?

For what purposes are TRDs used in these other cities?

What is the process and calculations used to determine when/how many units of density can be transferred? (property ownership “reset”?)

What are the lessons learned as identified by other cities that have used TRDs?

What will be the result of allowing TRDs in the OAO?

What will be the result if TRDs are not allowed in the OAO?

What is maximum density to be allowed (old R4 – 25/acre?)

How about TRDs for other areas (A, B, C, G, I, K)

Intensities of Land Use (Staff/Consultant to provide the following.)

Visuals: Select 4 points along a continuum of Intensity with the current maximum allowable FAR, as the base and the maximum proposed OAO FAR as the ceiling and two additional mid points for consideration.

Select a uniform lot size of approximately 4 acres.

Prepare 3-dimensional drawings depicting the achievable mass based on the 4 levels of intensity selected on 4 acre lots.

Open space (and arrangement of that space) and setbacks to be consistent with OAO proposed requirements.

Height to be agreed to by staff and commission.

Garage treatment (in or out of FAR)

Visuals to be presented using the same view angle and shown in context of surrounding buildings.

On-site Visits:

Identify 4-acre developments in Central Florida that embody the elements of the OAO as proposed including the lot size, heights and proposed FAR.

Identify 4-acre developments in Central Florida that reflect the other intensity points identified above.

Independently visit sites and then discuss pros and cons as a group.

Enhancements/Incentives:

Presentation of a third party professional economic assessment of comparative values of incentives and corresponding enhancements.

Equalize FAR increases. Enhancements should be in terms of specific square footage, not "percentages."

Example: 1% increase for base FAR of 100% is twice the value of 1% increase for 50% base FAR. For a 1-acre parcel, 1% increase for 100% base FAR is +4,356 sq. ft.; 1% increase for 50% base FAR is +2,178 sq. ft.

Comparative Traffic Impact Analysis

Traffic impact analysis to assess operational efficiency (and appropriate mitigation strategies) and residential neighborhood impacts for all affected intersections and corridors in general within one mile of the edge of the OAO.

Build on the information, data and conclusions provided (or to be provided) by KH in the:

Orange Avenue Corridor Design Assessment of current conditions, dated 12.2019

Orange Avenue Technical Memo #3, dated 12.4.19

Orange Avenue Overlay (OAO) District Analysis operational performance of Orlando Avenue, dated 2.07.20

[Progress report on Kimley Horn scope dated 2/23/20](#)

[Kimley Horn Tech Memo #4](#)

and additions to that scope as defined below:

Historical record of traffic counts

Model the vehicular traffic at the 34 levels of intensity identified as part of Intensity of Land Use analysis above. (as built, maximum OAO proposed FAR and 12 mid-points)

Add projections for future conditions for the years 2025, and 2030 using anticipated population growth, anticipated increase in travel demand, and anticipated development along Orange Ave from Fairbanks to 17/92. (consider Max FAR in D, I and J and a reasonable % of growth in other subareas of OAO)

Evaluate "complete streets" feasibility with regard for Comprehensive Plan transportation hierarchy.

Include analysis of existing and future impacts on neighborhood roads given anticipated changes in the area. Add the following intersections and road segments to evaluate impact to neighborhood streets:

Orange Ave & Pennsylvania including the RR crossing and Holt.

Orange Ave & Minnesota

~~S Orlando Ave & Garden Dr~~

~~S Orlando Ave & Camellia Ave~~

~~S Orlando Ave & Grover Ave.~~

~~S Denning from Orange Ave to Grover Ave.~~

S Denning at Barnum Ave (funnel of above 3)

KH report says a portion of peak hour traffic will be absorbed by alternate travel routes. Identify those alternate routes and the impact on those alternate routes.

KH report says there are geometric challenges with the recommended roundabout at Denning and Minnesota. What are those challenges and the cost to mitigate them.

Recommend infrastructure to mitigate traffic, model improvements based on that mitigation and provide order of magnitude costs for implementation of mitigation improvements.

Recommend most efficient alignment of Palmetto (Denning to Orlando) to provide parallel roadway to Orange Avenue.

Commission and staff should refine scope and consider adjustments to scope to enable the data collected to serve as a basis for development of the "OAO Transportation Proportionate Fair Share".

Define the rail-trail envelope including end-point connections to other bike-ped routes

Recommend transit enhancements, to include:

Sunrail schedule and stops

Lynx

Circulator trolley

Traffic Improvement Cost/Cost-Share

I heard the Mayor's concern regarding the cost of getting the traffic data and analysis I have requested.

In the OAO the City has already committed to pursuing a Transportation Prorate Share. To accomplish that it will be necessary to establish a sharing formula and collect certain data baseline and projected data.

It would be helpful if we understood the data and cost necessary to implement that requirement. I would imagine there will be overlap with the data I am requesting and if we structure our additional scope carefully, we could find that we can use the data we collect when we develop the prorate share. This might reduce the budget concern.

Do either of you have a contact in a different City who could share their ordinance and backup for establishing their prorate share? If you could get something that would be informative. I will also reach out to some of my colleagues. Let me know if you have something.

Kurt, has your office been involved in setting up a prorate cost sharing like we are anticipating. I would like to see what you have done and also understand the difference

between a prorated share, multimodal fee and an impact fee. While our comprehensive plan has contained language on prorated share I am not familiar with how it is calculated. I would appreciate benefiting from your experience and knowledge.