



City Commission Work Session Minutes

September 11, 2025 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners James Sullivan, Kris Cruzada, and Warren Lindsey, City Manager Randy Knight, and City Clerk Rene Cranis. Absent: Commissioner Russell.

Also Present

Office of Management and Budget Division Manager Peter Moore, Director of Planning and Zoning Allison McGillis, and Assistant Division Director of Economic Development/CRA Kyle Dudgeon.

1. Meeting Called to Order

Mayor DeCiccio called the meeting to order at 3:30 p.m.

2. Discussion Item (s)

a. W. Fairbanks Avenue Update & Discussion

Staff gave a presentation outlining current conditions of the Fairbanks Avenue corridor (composition, ownership, development, and infrastructure/improvements), stakeholder feedback, and development perception. Mrs. McGillis reviewed regulations for the SOFA (South of Fairbanks Avenue) District and outlined Joint Planning Areas. Mr. Dudgeon presented the Florida Statute relating to enhancement districts (Greenfield). Mr. Moore outlined potential considerations: take no action, reinforce infrastructure, influence direction (establish policy and/or incentives), play an active role (land acquisition or act as a catalyst), and reviewed existing incentives and examples.

Mrs. McGillis explained the multi-modal transportation impact fee comparison between Orange County, Orlando, and Winter Park based on land use, noting that Orange County rates decreased in some areas while Winter Park's remained the same.

Mr. Moore said the key questions are determining the future role of West Fairbanks, the preferred types of development, and the city's level of involvement. In-depth discussion followed on development scenarios, i.e., office, multi-family, mixed-use, and adaptive reuse. Mr. Moore summarized the discussion to support quality, mixed-use development with a multi-family, workforce housing component, and to develop a comprehensive approach with the Planning and Zoning Board and Economic Development Advisory Board.

Mayor DeCiccio addressed the upcoming Orange County Redistricting meeting and encouraged attendance to speak in support of the city.

Commissioner Lindsey would like to invite Full Sail to address the commission on its goals at an upcoming meeting. Agreed to by consensus.

3. Adjournment

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis