



City Commission Work Session Minutes

March 9, 2023 at 1:30 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 (arrived at 1:20 p.m.); City Manager Randy Knight; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

1) Call to Order

Mayor Anderson called the meeting to order at 1:03 p.m.

2) Discussion Item(s)

a. Discussion on Comprehensive Plan Updates

Assistant Director of Planning and Community Development Allison McGillis gave a presentation on the purpose for updating the Comprehensive Plan. She reviewed the ten elements of the Plan including the recently added Property Rights Element and other components. She reviewed the adoption process which must be completed by February 1, 2024. The only new policy relates to the West Fairbanks area south of Fairbanks between I-4 and Nicolet. She reviewed the results of the analysis of existing conditions, challenges and proposed policies needed to guide the redevelopment of the area. She stressed the need to partner with redevelopment to improve infrastructure and outlined the next steps in formulating policy. She summarized existing development and entitlement scenarios.

Commissioner Weaver arrived at 1:20 p.m.

In response to Commissioner Sullivan, Mr. Knight stated the consultant is looking at this area as well as Orange Avenue and Monroe to be included in the CRA expansion.

Commissioner DeCiccio said the city may have to consider higher entitlements to encourage affordable housing. Mayor Anderson suggested adding something about neighborhoods to the vision plan. He spoke about the West Fairbank area and reasons for pursuing redevelopment in the city to gain property tax revenue and have some control of redevelopment. He would like to work with Mrs. McGillis to develop a spreadsheet of entitlements in preparation for a joint work session with Planning and Zoning Board.

Commissioner Sullivan supported the inclusion of the West Fairbanks area in the vision plan and it is in the City's best interest to control the area. He feels annexation would be a partial solution toward more affordable and workforce housing. He said the city's

workforce should be able to reside in the city and feels urban village does not preclude a higher residential density if done properly. He questioned how the city can maintain an urban village, increase density and maintain existing residential value. He suggested reaching out to citizens for consideration on adding these topics to the visioning plan. He addressed the transportation plan and feels the city needs to reinforce transportation priorities and have a steering plan toward a transportation system that enhances quality of life.

Commissioner DeCiccio said the city will need to provide more incentive for developers to build affordable housing and provide green space for this area that may not have been done before.

Commissioner Cruzada asked about Orange County's visioning plan in progress. Mrs. McGillis showed the density of properties in Orlando as compared to Paseo and Ravaudage in Winter Park. Discussion followed on the need to incentivize developers to provide affordable and workforce housing.

Commissioner Weaver said he feels one reason not much has happened with the OAO is that affordable housing was not made compulsory. He favored the city's affordable housing being more compulsory than just an incentive.

Mayor Anderson referenced state law that prohibits mandating developers to build workforce housing. He spoke about attainable housing and possibly incentivizing differently from affordable and workforce housing in that it would be under ownership rather than rental in the West Fairbanks area. Discussion followed on options to provide attainable/affordable or workforce housing in other areas of the city including planned development and auxiliary dwelling units on existing properties. Commissioner Sullivan suggested creating mixed use development in a residential neighborhood. Mayor Anderson agreed and suggested looking at density on New England Avenue in Hannibal Square area as a potential mixed-use model.

Commissioner Sullivan asked for a status of the CRA expansion CRA RFP. Mr. Knight said a preliminary report from the consult is expected in approximately two months.

3) Adjournment

The meeting was adjourned 1:59 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis