



City Commission Work Session Minutes

January 8, 2020 at 5:00 p.m.

City Hall, Commissioner Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Vice-Mayor Greg Seidel
Commissioner Carolyn Cooper
Commissioner Todd Weaver

City Clerk Rene Cranis

Meeting called to order

Commissioner Cooper called the work session to order at 5:07 p.m.

Orange Avenue Overlay District

Commissioner Cooper stated public comment will not be taken at this meeting and encouraged attendees to discuss concerns individually with commissioners.

Commissioner Cooper read an e-mail from former commissioner Philip Anderson and discussion took place on the issues raised in the e-mail regarding building height in the subareas.

The following topics were discussed:

- Transportation fees and transportation plan and need for corridor modeling.
- Parallel road along rail road, traffic study and intersection improvements and parallel access.
- Bike and pedestrian crossings. Director of Planning Bronce Stephenson gave a presentation on the rail trail and design of Palmetto, Harmon Avenues, functionality and opportunities for connections in and outside Winter Park. Staff is working with FDOT on a plan to create multi-functional paths on 17-92 between the city limits which may require narrowing of lanes. Discussion followed on the contribution of right-of-way which would be required if entitlements are requested and impacts on adjacent subareas with roadway re-design.
- Building height.
- Parking requirements/calculations which may result in insufficient parking and require use of a portion of Progress Point property to meet area parking needs.
- Shared parking and designating 10% of additional parking to benefit small businesses and cost of parking based on current market value.
- Progress Point, retaining property and establishing criteria for an RFP to develop the property with a portion being parkland, stormwater treatment (underground filtration). Commissioners Cooper and Seidel disclosed that they have met separately with a developer interested in the Progress Point property.
- Setbacks and setbacks.
- Density and intensity including transfer of density.
- Infrastructure, cost and cost-sharing.

- Floor Area Ratio, basic FAR, inclusion of parking garages in the calculation of FAR, allowable buildings using FAR.
- Value of square footage and land value.
- Zoning and removal of some residentially zoned properties from district.
- Enhancements and entitlements, removal of some options, economic incentives versus entitlements, effect on FAR in different subareas.
- Intersection challenges.
- Conditional use requests requiring city-wide notice and two public hearings before the Commission.
- Need for visuals that reflect the intensity of basic, current and potential FAR.

Mr. Stephenson stated that motions/amendments will need to be made based on the ordinances that will be in the January 13th. Separate documents will be sent to all members of the commission with changes discussed during these work sessions.

Commissioner Cooper summarized the motions she will consider making on the Comp Plan ordinance including density transfers, residential protection, building height, requirement of two public hearings, maximum achievable FAR, and maintaining rights-of-way.

The meeting was adjourned at 8:00 p.m.