



City Commission Work Session Minutes

January 6, 2020 at 5:00 p.m.

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

Present

Commissioner 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 5:05 p.m.

Orange Avenue Overlay District

Planning and Community Development Director Bonce Stephenson provided an updated version of the ordinances and reviewed the changes as a result of previous work sessions.

The following items were discussed:

- Residential units. If there more than 4 units, the minimum size of each unit shall be 750 square feet.
- Single-use retail use shall be a maximum of 10,000 square feet or more than 10,000 square feet with conditional use.
- Protection of residential properties and diminished property rights of R-3 zoned properties. Discussion followed on options for establishing protections for residential properties.
- Setbacks and size for shade trees, adequacy of line of sight.
- Facade as it relates to horizontal length maximum.
- Streets and road relating to access, street width, off-street parking and shared parking.
- Open space. Removal of publicly owned property from the calculation of open space. Discussion ensued on calculation of open space and whether open space includes impervious area.
- FAR. Existing use and square footage and the requirements for renovations or remodels of buildings that exceed the FAR. Discussion was held on requirements for FAR, building height, parking, setbacks and stormwater retention.
- Setbacks for property adjacent to Fairbanks and Orlando Avenues.
- Progress Point property. Discussion on future use of property and standards to be identified when inviting proposals to include 1.5-acre park, maximum building height, parking garage and setbacks.

Commissioner Cooper stated she would like a maximum of two stories along Orange Avenue, three stories along the CSX, 20-foot setbacks; to delete language regarding closing or vacating Palmetto Avenue, language on a driveway in lieu of a road, and language on entitlements for vacated roads; add language on a parallel facility; include

1.5 acre park, stormwater treatment easement, rear access to Subarea A; limit building frontage on Orange Avenue to 100 feet and building depth to 70 feet; and reserve 200 feet of area behind Subarea A for future parking.

- Required development enhancement for Subarea J. Revise to provide that dedicated land for the additional lane may be property under common ownership located off site to provide additional property needed for turn lanes at Denning and Fairbanks.

Mr. Stephenson stated it is recommended that the applicant bring in documentation showing ownership at time of adoption for review by the city attorney. Commissioner Cooper suggested ownership should be as of first reading.

- Transfer of entitlements and diminishment of development rights if the building is at its maximum FAR. Discussion ensued on scenarios for transferring residential development rights as it relates to FAR and square footage, diminishment of development rights and effect of increased density.
- Vacation of right-of-way of Palmetto and Harmon Avenues.
- Maximum density unit per acre. Establish density at maximum units per acre leaving the remaining units at the property from which density would be transferred. Discussion ensued on calculations of maximum units based on lot size and minimum square footage.
- Development enhancements. Sustainability, infrastructure and stormwater, arts and culture, parking, workforce housing, open space, and transportation, Discussion was held on value of FAR, determining which enhancements are most important (parking, transportation, open space and how to determine value of open space, quality of life, etc.)

Commissioner Cooper suggested that the commissioners review the list of enhancements and return with recommendations for maximum FAR in order to draft motions.

The next work session is scheduled for Wednesday, January 8th.

The meeting was adjourned at 7:25 p.m.