



Planning & Zoning Board Work Session Minutes

August 22, 2023 at 12:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present: David Bornstein, Melissa Vickers, Alex Stringfellow, and Vashon Sarkisian. Absent: Jim Fitch, Warren Lindsey, and Michael Spencer. Staff: Director of Planning and Zoning Jeff Briggs, Assistant Director of Planning and Zoning Allison McGillis, Senior Planner and Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman David Bornstein called the meeting to order at 12:02 p.m.

(2) Discussion Items

Mr. Briggs briefly discussed the agenda for the next Planning & Zoning Board meeting scheduled for September 5, 2023. He noted that the continuation of the Metro Winter Park, LLC item that was tabled at the last Planning & Zoning meeting is intended to be on the agenda as well as the Comprehensive Plan update that was noticed citywide.

A. Comprehensive Plan update discussion on the following elements: Public Facilities, Conservation, Recreation and Open Space, Capital Improvements, Public Schools Facilities, Intergovernmental Coordination, and Private Property Rights.

Mr. Briggs briefly discussed the first set of Comprehensive Plan updates that would be covered at the September 5th Planning & Zoning Board meeting. He explained that the updates were with regard to the public facilities element, conservation, recreation and open space, capital improvements, public school facilities, intergovernmental coordination, and private property rights.

He spoke on the city's water and sewer utility area that spans 13 square miles outside of the city's limits, noting that it provides the city leverage when it comes to obtaining areas outside of the city limits to annex into the city. He then discussed in detail the various updates for the Comprehensive Plan including added language regarding extending reuse lines under the city's water reclamation program, extending the completion date for the city's electric undergrounding program, reducing carbon emissions and promoting electric vehicles, implementing regular educational outreach for the protection and enhancement of water quality. He also spoke on an update involving the Lakes and Waterways Board and/or the Lake Killarney Board replacing the Planning and Zoning Board for approving conditional use permits for all construction within lake, canal and stream floodplain areas, new habitable construction to locate outside all lakefront and stream floodplain areas.

Brief discussion with the Board ensued regarding a green policy for the Comprehensive Plan, a stormwater master plan for the city, and the Comprehensive Plan language regarding installation of native plants being changed to Florida friendly plants.

B. Discussion on West Fairbanks Area: Existing Conditions, Surrounding Area Entitlements, and Best Practices for Redevelopment.

Mrs. McGillis introduced Eric Raasch with Inspired Placemaking Collective consulting firm who gave a presentation on the firm's study of new policies to spur redevelopment in the West Fairbanks area. She noted that the firm has been working on an analysis of more in depth existing conditions within the city as well as best practices in other jurisdictions that have a similar area to West Fairbanks to come up with new policies for the city.

Mr. Raasch provided the Board with a detailed presentation. He noted that regarding jurisdictions, 37 acres of land are in Winter Park and 22 acres are in unincorporated Orange County. He then went on to discuss existing land uses, future land use, zoning, vacant parcels, wastewater infrastructure, streets and drainage, and the fragmented ownership of properties. Mr. Raasch noted that the limited gravity system in the study area, the mixed service areas for utilities, and the substandard infrastructure throughout the city needs to be considered with this effort.

Mr. Raasch went on to review and discuss the Orange County Vision 2050 and the City of Orlando's future land use maps with the Board along with scenarios of their potential impacts to the city. He then briefly discussed the Live Local Act specifically regarding affordable housing requirements. He went on to note that his firm was tasked with finding three peer jurisdictions that preferably include a bucket system of entitlements similar to that of the Ravada area. He then discussed details of the three jurisdictions which are the Bayshore Triangle CRA in Collier County, St. Pete Beach in Pinellas County, and the City of Gainesville's Power District. He then explained the next steps of the study, which includes a City Commission work session on September 14, 2023 to draft the policies and then the draft policies will go back to the Planning and Zoning Board on October 3, 2023 for approval with the goal of transmitting everything to the State on October 25, 2023.

Mr. Briggs addressed the Board and noted that the updated policies for the Comprehensive Plan will come before the Board at the October 3, 2023 meeting in order to be placed in the code.

Discussion with the Board then ensued regarding the policies and policy areas of adjacent jurisdictions, the Orange County Vision 2050 submittal, entitlement tradeoffs with the bucket system, maximum density of residential areas, the Live Local Act, and building coverage and height. The Board also inquired about if the City of Winter Park will meet with the City of Orlando and Orange County to discuss matters relating to the Comprehensive Plan updates, and how aggressive the city intends to be when it comes to annexation.

(3) Adjournment

Meeting adjourned at 12:58 p.m.

/s/ Recording Secretary Mary Bush