



Planning & Zoning Board Work Session Minutes

June 27, 2023 at 12:00 p.m.

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

Present

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

(1) Call to Order

Chairman David Bornstein called the meeting to order at 12:05 p.m.

(2) Discussion Items

Mr. Briggs briefly discussed some updates with the Board. He spoke about the Community Redevelopment Area (CRA) funding that will expire in 2027 and there being a strong desire by the City Commission to see if Orange County, which controls funding for the CRA, will extend it for some additional time period as well as expand it to some additional areas. He noted that if an extension was approved then a recommendation by the Planning & Zoning Board would have to be provided to the City Commission before the CRA plan could be re-adopted.

Mr. Briggs then went on to briefly discuss the agenda for the next Planning & Zoning Board meeting scheduled for July 6, 2023. He noted that there would be two lakefront items presented that are on Howell Branch Road involving the construction of two two-story single-family homes and he did not know if there would be neighbors wanting to speak on the agenda item. He added that there would also be one public hearing item that involves subdividing a City-owned property called the "Tree Farm" to create six single-family lots to sell at the end of Durham Avenue. He explained that all of the proceeds from the home sales would go into the City's Parks Acquisition Trust Fund. He noted that there could be some opposition from the neighbors that live in the area. Brief discussion ensued with the Board regarding the City's ownership of the property, the current use of the property, and the possible uses for the rest of the property outside of the single-family lots.

A. Presentation by Peter Moore, Division Director, Office of Management & Budget, on the West Fairbanks Annexation Cost-Benefit Study Results

Mr. Moore provided the Board with a detailed update on the West Fairbanks Annexation Cost-Benefit Study. He noted that the cost benefit analysis was presented to the City Commission at one of their work sessions in early May of this year and was done in house by the Office of Management & Budget staff. He provided the Board a breakdown of the parcel areas by zoning, size, and actual values. He then discussed the three proposed annexation areas which include an area around Lake Killarney, an unincorporated Orange County area south of Fairbanks Avenue being referred to as the Kentucky-Oglesby area, and another unincorporated Orange County area referred to as Lawndale. Mr. Moore went on to discuss the cost benefit analysis details which included information on inflation, data sources, cost estimates, population growth on revenues, property tax estimates, and service levels and future development. He also noted that Public safety has expressed the need for additional positions for Fire Fighters, EMTs, and Officers regardless of any action on annexation, so it should be considered as to whether or not annexation should bear any of the cost. He then discussed special issues regarding stormwater, sub-dividing the Lake Killarney area, and future development growth. He concluded his presentation with a summary opinion. He expressed that hiring of additional public safety positions solves current concerns but creates excess capacity that could be leveraged through annexation. He recommended that the City pursue the southern Fairbanks annexations to preserve clear jurisdictional boundaries and ability to control and encourage development along the corridor, noting that the incremental costs of these areas is

small and the potential future growth could be significant. He added that the City should consider evaluating the Lake Killarney area in phases to determine responsibility for stormwater improvement needs and delay the addition of more costly items such as adding a new school and fire station until development along the corridor can bring in additional funding support.

During Mr. Moore's presentation brief discussion with the Board ensued regarding why the Lake Killarney area's taxable value is more on a higher parcel value, whether or not the annexation areas were on septic tanks and on Winter Park utilities, the Planning & Zoning Board's role in the annexation, how the neighborhood residents feel about the proposed annexation, and the CRA boundaries.

(3) Adjournment

Meeting adjourned at 12:59 p.m.

/s/ Recording Secretary Mary Bush