



Planning and Zoning Board Work Session Minutes

March 22, 2022 at 11:00 a.m.

401 S. Park Avenue | In-Person and Virtual | Winter Park, Florida

1. Present

Vice Chair David Bornstein called the meeting to order at 11:01 a.m. Present: Jim Fitch, Michael Spencer, and David Bornstein. Absent: Alex Stringfellow, Richard James, Melissa Vickers, and Vashon Sarkisian. Staff: Acting Director of Planning and Transportation Jeff Briggs, Senior Planner John Harbilas, Planner I Nicholas Lewis, Planning Technician Aaron Hull, and Recording Secretary Mary Bush.

2. Discussion Items:

A. Discussion of re-development opportunities for the West Fairbanks area.

Mr. Briggs led discussion on re-development opportunities for the West Fairbanks area. He noted that the Board had previously recommended being proactive in planning what the future could bring to the area of West Fairbanks. He provided a brief background of the area from when it was in unincorporated Orange County. He explained why the city limits seem to look like a congressional district, due to annexation requirements regarding property owner votes. He also detailed what the City has done for the area over the years including an eight million dollar project to install sanitary sewer, new mast arm signals, street lights, road re-paving, and various billboard deals to have them removed. The City also completed a \$12 million project to underground the electric power.

Mr. Briggs then spoke on the Formosa I-4 Triangle, which is owned in large part by Veigle Properties and the majority of is located in unincorporated Orange County. He noted that although the City has its sanitary sewer infrastructure as a key selling point to any developer of the area, the development code for the area was created with vague language. This was due to the City not being able to foresee the kind of zoning district and future land use that would match what any developer would need for whatever kind of project they would want to do. So, the City will create future land use and zoning to meet the development needs as they arise, thus, negotiations will be needed whenever a developer plans a project for the area. Mr. Briggs noted that the development of this area will reflect on the development decisions and vision for the South Fairbanks area. He also noted that the development for the City of Orlando owned area needs to be considered as well.

Mr. Briggs continued discussion on the vision for the South Fairbanks area noting that there are multiple long time owners of the area. He explained that the architect design firm, Canin and Associates had been brought on to assist staff with creating visuals, prospective codes, and analysis for the vision of the area. He noted that the purpose of the meeting was to try and brainstorm the basics of the vision so that Canin and Associates could have an idea of a scope of work to bring back to the Board at a future meeting.

Mr. Spencer noted that he lives in Orwin Manor which is located along the South Fairbanks area. He expressed that it is important for the Board to understand the scale, massing, and general idea of what can be re-developed in the area. He also noted that what will be and how to encourage the re-development of the corridor between I-4 and Fairbanks is important to consider as well since it is the main drive into the City.

Mr. Briggs suggested utilizing an ownership map to define and understand the assemblages that could be challenging or possible. Mr. Bornstein suggested creating an arts district where there is space for all kinds of art that encourages people to visit. He expressed that he wanted to know what can be done to get consistency of zoning that would encourage re-development and if there are incentives that can be given to owners or developers to encourage re-development. Mr. Briggs noted that branding could be an option as with a design district. Mr. Fitch suggested coming up with a catchy name for the

district so people can relate to it. He also inquired about clarification on the areas that are in the City of Winter Park, the properties on Fairbanks that are not connected to the sewer system and the cost for them to hook up to the system, and if there would be a uniform code.

Further discussion ensued with the attending representatives from Canin and Associates, led by the firm's President, Mr. Brian Canin. He spoke on his firm's process and the design team's ideas for the re-development of the area. He explained that the first steps to his firm's process is to understand the regional context and decide what sort of character the area should have. He noted his keenness to small town character and walkable and bikeable places. Mr. Canin then discussed the details of the process including considerations for the control and management of the area, the infrastructure, the current and future market forces, and the masterplan for open spaces. He expressed that the planning boundary or study area should include the north and south side and everything in between that gets ultimately annexed into the City and take it over to Orlando Avenue.

Brief discussion ensued regarding the Skycraft property. Mr. Canin suggested that the Skycraft area should be studied more in detail. He also noted that there are three potential walkable districts south of Fairbanks that the firm would want to study. Discussion then ensued regarding identifying opportunities and constraints, working with staff and the community to confirm values, when to explore alternatives and review quick sketches, interconnecting parking lots, form based coding once a clear direction is confirmed, creating a timeline for the Board to reference, and creating walkable neighborhoods. Mr. Canin suggested going with native plants that don't require as much pesticide, fertilizer, and water for the corridor landscape. He also noted that unified larger scale systems such as a master stormwater system will be looked into during the study as well.

Mr. Briggs noted that themes and a neighborhood hub should be considered for the study as well. He recommended the focus not include the area around Orlando Avenue. Brief discussion ensued regarding design and art districts, creating realistic site plans, challenges with form based code, residential versus commercial use, and density and scale concerns.

Mr. Briggs explained that Canin and Associates is expected to bring back a draft scope that staff will work with them on for the Board to review and further discuss topics to include deliverables and expectations. The contract with Canin and Associates is expected to exceed \$25,000, which is the threshold for City Commission approval, and thus will become a future agenda item for the City Commission. Mr. Briggs noted that he expected to be at a point where implementation of the plans could start in the next two months.

Adjourn

Meeting adjourned at 12:07 p.m.

/s/ Mary Bush

Recording Secretary