



Planning & Zoning Board Work Session

Agenda

February 22, 2022 @ 12:00 pm

Virtual Meeting

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order**2. Discussion Item(s)**

- a. Discussion on upcoming Planning and Zoning Board agenda items for the March 1, 2022 Regular Meeting and continued discussion on the anticipated redevelopment of the West Fairbanks Avenue Corridor. 45 minutes

3. Adjournment



Planning & Zoning Board

agenda item

item type Discussion Item(s)	meeting date February 22, 2022
prepared by Nicholas Lewis	approved by Bronce Stephenson
board approval Completed	
strategic objective	

subject

Discussion on upcoming Planning and Zoning Board agenda items for the March 1, 2022 Regular Meeting and continued discussion on the anticipated redevelopment of the West Fairbanks Avenue Corridor.

motion / recommendation

background

Planning Area L in the City's Comprehensive Plan pertains to the City's vision of the West Fairbanks Avenue Corridor. The Policies provided under Planning Area L that relate solely to the South side of Fairbanks are as follows:

Policy 1-L-4: Annexation, Rezoning, & Redevelopment of Certain Residential Properties South of Fairbanks Avenue

At such time that annexation occurs, the City shall encourage and permit amending the future land use map and redeveloping the isolated pockets of residential properties located along Kentucky and Ogelsby Avenues, south of Fairbanks Avenue from US Highway 17-92 to Interstate 4 to ensure compatible development and to enhance the appearance of the Fairbanks gateway corridor.

Policy 1-L-5: Annexation, Rezoning & Redevelopment of Certain Properties, South of Fairbanks Avenue and West of Formosa Avenue

The City shall encourage the annexation and redevelopment of properties in the area south of Fairbanks Avenue and west of Formosa Avenue along Fairbanks, Kentucky, Ogelsby and Crandon Avenue. Prior to or at the time annexation of such properties within this area occurs, the City shall consider amendment to the Future Land Use element to create a future land use designation and a corresponding zoning designation and land development code standards that may permit for this area either mixed use development or mixed use projects with urban scale with parking garage components and notwithstanding other limitations within the Future Land Use element, permitted floor area ratios consistent with the appropriate future land use designations. Such density and scale of development is deemed compatible given the location on Fairbanks Avenue

adjacent to Interstate 4 and to enhance the appearance of the Fairbanks gateway corridor. Roadway abandonments or vacations necessary for assemblage of properties within this area are also encouraged.

Policy 1-L-6: Community Redevelopment Area (CRA) in the West Fairbanks Planning Area

The City shall analyze and evaluate the creation of a Community Redevelopment Area (CRA) for all or portions of this West Fairbanks Planning Area.

Policy 1-L-8: Support Efficient Land Use Development Along the South Side of Fairbanks Avenue

Given the City's desire for the aggregation and assemblage of properties along the south side of Fairbanks Avenue for more comprehensive redevelopment along that south side of Fairbanks Avenue, as an important gateway corridor into the City, versus isolated single purpose developments, the City shall only permit via conditional use any drive-in component of business when that business is part of a larger building development program such as via an end-cap use on a larger project.

Policy 1-L-10: Accommodations for the Warehouse & Industrial Land Uses in the Area South of Fairbanks Avenue and north of Minnesota Avenue

The City recognizes that previous and future annexations south of Fairbanks Avenue and north of Minnesota Avenue contain existing warehouses and light manufacturing buildings and land uses that were legally developed under the previous Orange County C-3 zoning regulations. As such, while the long term goal of the City is for that area to transition, the City has made and will continue to make accommodations that allow those existing warehouse and light manufacturing businesses to continue to operate and to provide for tenant transitions.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[West Fairbanks Corridor - Aerial.pdf](#)

ATTACHMENTS:

[West Fairbanks Corridor - Zoning.pdf](#)

ATTACHMENTS:

[WP Potential Redevelopment Areas.pdf](#)

ATTACHMENTS:

[WP Potential Annexation Area.pdf](#)

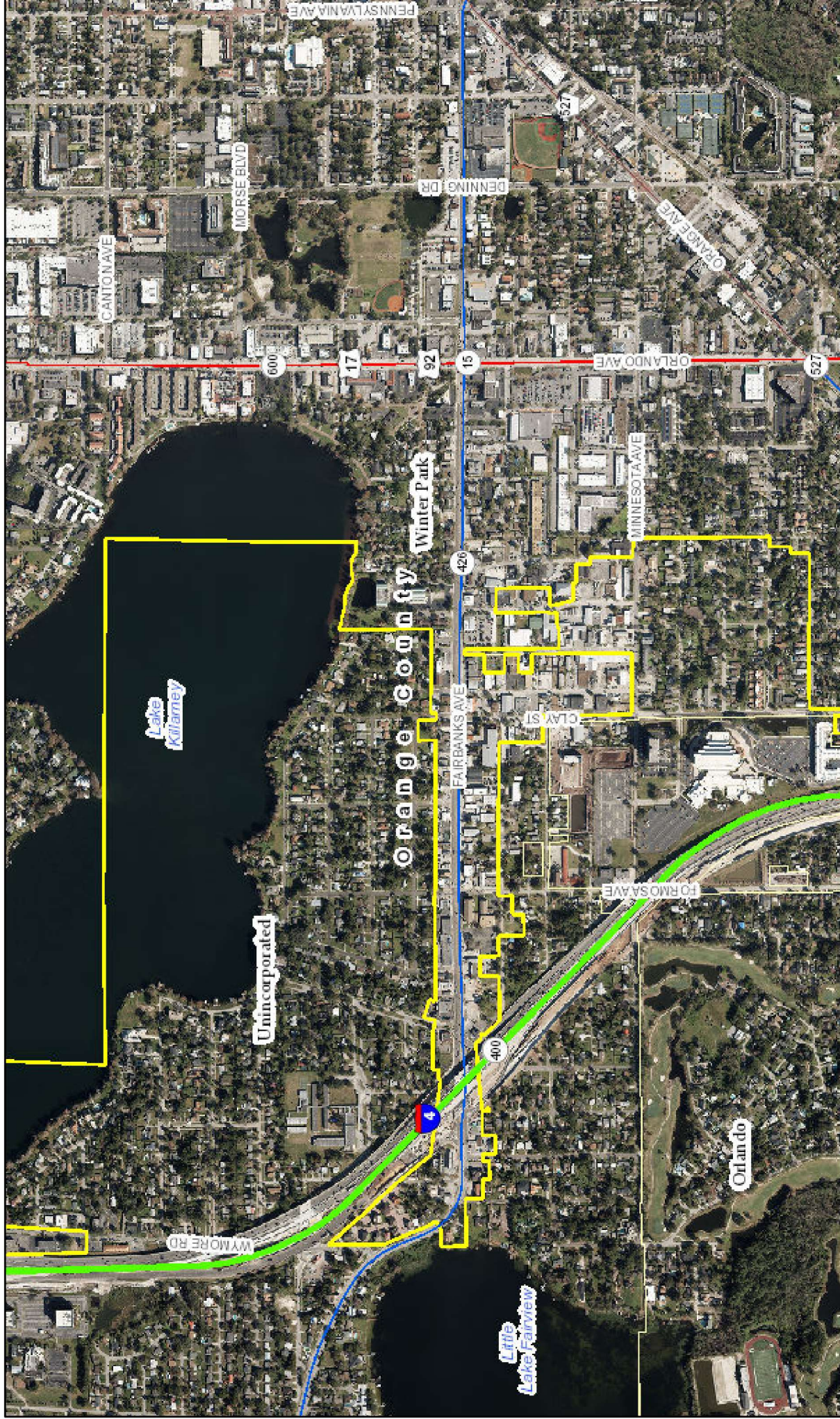
ATTACHMENTS:

[Comp Plan Annexation Reserve Area #2 - Kentucky-Ogelsby.pdf](#)

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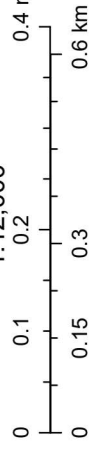
[Comp Plan Annexation Reserve Area #3 - Lawndale.pdf](#)

West Fairbanks Corridor - Aerial

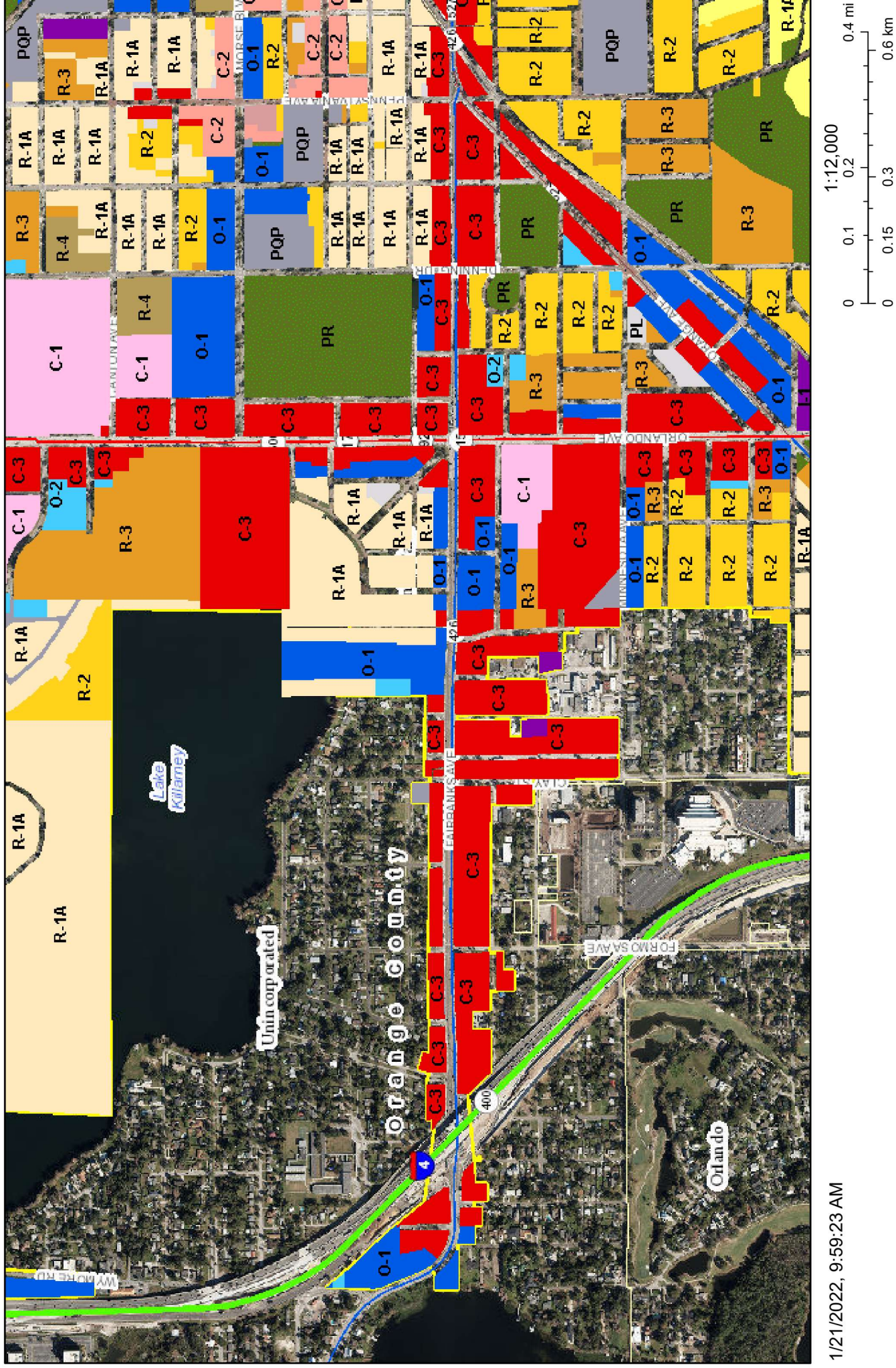


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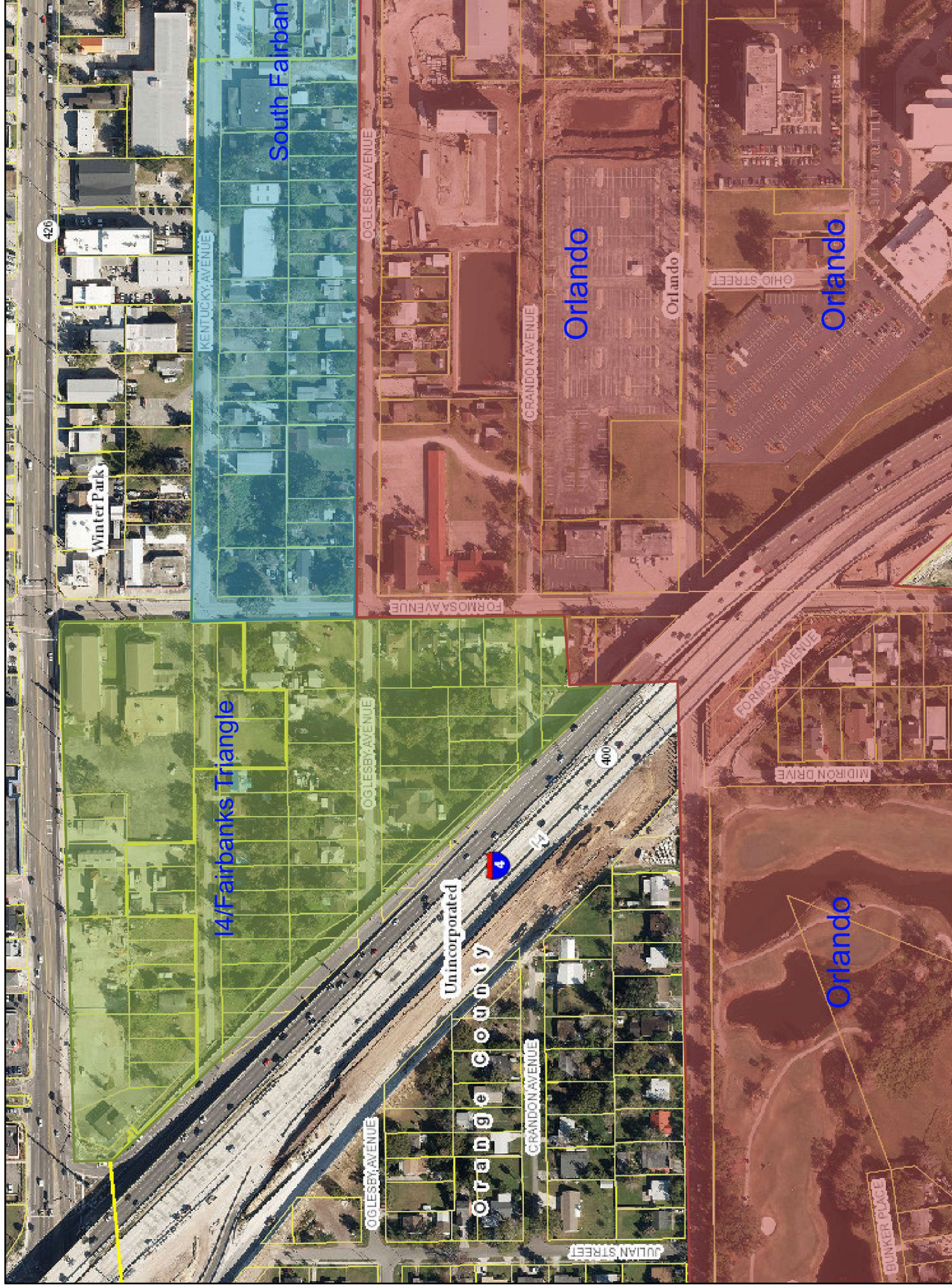
West Fairbanks Corridor - Zoning



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Winter Park Potential Redevelopment Area



Winter Park Potential Annexation Area

