



Planning and Zoning Board Work Session Minutes

February 22, 2022 at 12:00 p.m.

Virtual | Winter Park, Florida

1. Present

Chairman Richard James called the meeting to order at 12:02 p.m. Present: Jim Fitch, Michael Spencer, Alex Stringfellow, Melissa Vickers, Richard James, Vashon Sarkisian, and David Bornstein. Staff: Director of Planning and Transportation Bronce Stephenson, Principal Planner Jeff Briggs, Senior Planner John Harbilas, Planner I Nicholas Lewis, Planning Technician Aaron Hull, and Recording Secretary Mary Bush.

2. Discussion Items:

A. Discussion on upcoming Planning and Zoning Board agenda items for the March 1, 2022 Regular Meeting.

Mr. Briggs noted that the City Commission would be revisiting the Winter Park Christian Church request at their regular meeting on February 23, 2022. The City Commission previously had reservations about the project being truly single-family conforming and therefore tabled the item at their last regular meeting. Since then the applicant found a way to resolve the conformity issue and will present their revisions at the City Commission meeting. Mr. Briggs noted that at the next regular Planning and Zoning Board meeting two lakefront and two lot split requests will be presented. He provided details on the requests and brief discussion ensued.

B. Continued discussion on the anticipated redevelopment of the West Fairbanks Avenue Corridor.

Mr. Stephenson led discussion on the anticipated redevelopment of the West Fairbanks Avenue Corridor. He briefly summarized what was discussed at the last Planning and Zoning Board work session on January 25, 2022. He noted that he has spoken to some of the land owners in the area and they all gave positive feedback on the proposed changes. He then initiated discussion on Board input regarding how the City could make the area more appealing.

Discussion ensued regarding which properties are located in Orange County, the areas that need to be annexed, clarification on the areas where owner feedback has been received, clarification on zoning that is currently allowed in the area, and the impact of possibly closing down businesses in the area.

Mr. Stephenson expressed that there are options to entice development in the area a little bit more, which include modifying the Florida Land Use (FLU) map to state that C-2 zoning is allowed in the area, or outlining an area and stating C-2 zoning could be appropriate in the area after meeting certain criteria.

Mr. Stringfellow asked if someone would be required to improve or expand the street facilities into their property to meet the C-2 zoning standards if nothing changed with the roads and lots as they currently are and they had C-2 zoning adjacent to Cherry Street or Harold Avenue with substandard right-of-way (ROW). Mr. Stephenson noted that if it was a new type of development the City would typically require a new sidewalk to be built if none existed and the road infrastructure would be negotiable and situation specific. Brief discussion ensued and Mr. Stringfellow expressed that sidewalks and on street parking codes should be kept the same as much as possible.

Discussion continued regarding why the City of Orlando is willing to give up the lots they zone in the area, what the Board should do next, and if the South Fairbanks Redevelopment Area is already defined in the Comprehensive Plan.

Mr. Stringfellow noted that most of the Cherry Street area will not have to do any stormwater because they are completely paved and, thus so, are primed for redevelopment. Discussion ensued regarding

the next steps and having a charette with staff, the Board, and a consultant. Mr. Stephenson stated that the consultant would most likely be engineering design firm, Canin Associates. The Board expressed favor for having an in-person charette and creating consistent standards of development and zoning.

Mr. Stephenson ended discussion by informing the Board that it was the City's Transportation Manager, Sarah Walter's last day working with the City and she was leaving to go back to work with Disney.

Adjourn

Meeting adjourned at 12:51 p.m.

/s/ Mary Bush

Recording Secretary