



Planning and Zoning Board Work Session Minutes

January 25, 2022 at 12:00 p.m.

Virtual | Winter Park, Florida

1. Present

Chairman Richard James called the meeting to order at 12:03 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, Transportation Manager Sarah Walter, Senior Planner John Harbilas, Planner I Nicholas Lewis, Planning Technician Aaron Hull, and Recording Secretary Mary Bush.

2. Discussion Items:

A. 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 noted that the developer who had been initially involved in the redevelopment was no longer a part of it. He then gave a presentation on the West Fairbanks Area. He discussed various aspects of the Comprehensive Plan, planning area L, which is the major gateway entrance to Winter Park. The aspects included the City's investment of \$20 million dollars in public infrastructure improvements that included a new sanitary sewer system, decorative street and traffic lights, undergrounding of the major electric transmission lines and overhead service lines, and the removal of billboards. Mr. Stephenson added that the return on the investment would be redevelopment to enhance the aesthetic of the corridor and increase taxable values.

Mr. Stephenson then briefly discussed Policy 1-L-4: Annexation, rezoning, & redevelopment of certain residential properties south of Fairbanks Avenue. The policy encourages and permits the amending of the future land use (FLU) map for properties located along Kentucky and Oglesby Avenues, south of Fairbanks Avenue from US Highway 17-92 to Interstate 4. He then went on to discuss Policy 1-L-5: Annexation, rezoning, & redevelopment of certain properties south of Fairbanks Avenue and west of Formosa Avenue. The policy permits the amending of the future land use (FLU) map and encourages the annexation and redevelopment of properties in the area south of Fairbanks Avenue and west of Formosa Avenue along Fairbanks, Kentucky, Oglesby, and Crandon Avenues.

Mr. Stephenson handed the discussion over to Mr. Briggs who spoke on the I-4 and Formosa Triangle aspect of the 1-L-5 policy. This particular area is made up of seven acres of property on Kentucky, Oglesby and Crandon Avenues between Interstate 4 and Formosa Avenue. Mr. Briggs noted that the City of Orlando has an interlocal agreement with Orange County indicating their desire to annex the entire area but the sanitary sewer and water that is necessary for development is more accessible from the City of Winter Park. He continued discussion on what the policy meant for the area, mainly enabling the City to keep an open mind as to what would happen to the area in the future. Discussion ensued regarding conversations with the previous developer that indicated a certain level of density must be reached to make the project work for the price that the property would go for. Mr. Briggs elaborated on the need to consider density, assemblages, scale and character for future redevelopment in the area.

Further discussion ensued regarding the type of development that is currently economically viable and data on the properties south of Fairbanks. Mr. Stephenson continued the discussion on to Policy 1-L-6: Community Redevelopment Area (CRA) in the west Fairbanks planning area and Policy 1-L-8: Support efficient land use development along the south side of Fairbanks Avenue. He then presented and discussed two zoning maps showing the West Fairbanks Corridor zoning. Discussion ensued regarding the lack of a central business district between Clay Street to the east and north of Minnesota Avenue

running over to Nicolet Avenue, creating more walkable areas, alternative visions for the area, and C-2 zoning.

Mr. Stephenson replied to the Board regarding the next steps, noting that the City Commission may be focused more on the I-4 and Formosa Triangle while the Planning and Zoning Board will research into areas a little bit further to be proactive and then bring the Board's ideas to the City Commission to be further considered possibly at another joint work session. Brief discussion ensued regarding redevelopment in the area around Formosa Avenue and Clay Street.

Prior to leaving the meeting, Mr. Stringfellow noted that he had gathered information on how to cap density on a gross acreage basis with an example done in Naples that could be disbursed to the Board for their review after the meeting.

Discussion ensued regarding possibly annexing the Lawndale residential neighborhood that is to the south in unincorporated Orange County, annexing Clay Street down to Minnesota Avenue, and the kind of development that would be appropriate for the Formosa Triangle area.

Staff will map out the areas that would be good for C-2 zoning and the density of the highlighted properties that were displayed on the zoning map that was presented. The Board agreed that Clay Street to Nicolet Avenue with Minnesota Avenue representing the southern border and Kentucky Avenue as the northern border would be a good area to start considering future redevelopment with C-2 zoning.

Adjourn

Meeting adjourned at 1:17 p.m.

/s/ Mary Bush

Recording Secretary