

INFORMAL MEETING CALLED BY COMMISSIONER COOPER

December 6, 2017

The informal discussion began at 2:00 p.m. in the Commission Chamber, 401 Park Avenue South, Winter Park, Florida. This meeting was requested by Commissioner Cooper.

Present:

Mayor Steve Leary
Commissioner Greg Seidel (arrived at 2:09)
Commissioner Carolyn Cooper
Commissioner Sarah Sprinkel
Commissioner Pete Weldon

Commissioner Cooper asked that this meeting be held to discuss the Medical Arts District issue coming before the Commission as part of the comprehensive plan public hearing on Monday evening. Commissioner Cooper stated as she reviewed the document she tried to separate the things she believed as a City, the Commission and staff had discussed and agreed to and reached a consensus about. She commented that she then found other things she considered radical changes to the way we process land use changes that were embedded in the document that she did not think they had discussed. She wanted to make sure she was clear on the issues.

She stated that she met with the Planning Department and that staff has appreciated some of the changes and put them into the agenda packet which is not what she is talking about today but is talking about what they voted on as a Commission and what was presented to them in their agenda packet.

Commissioner Cooper provided a list of her understanding of things that had either been agreed to, put into staff reports, or put into the comprehensive plan (attached). She provided a list of the staff proposed code changes regarding the Medical Arts District (attached). She also summarized the approval process. Planning Director Dori Stone addressed the 2009 comprehensive plan having a broad sentence regarding having a master plan for Florida Hospital and Rollins College that was never forthcoming. She spoke about adding the language for the Medical Arts District and other locations in the City that staff could see a Medical Arts District being in play outside of Florida Hospital. She clarified this is a comprehensive plan amendment.

Discussion ensued regarding the only restriction on the potential location of future Medical Arts District designation and the associated 100% FAR that the parcel must be at least two acres and that the Commission believed the entire discussion was

only for the hospital. After further comments, there was a consensus that this portion of the ordinance for Monday's hearing be extracted to be heard at a later time. Ms. Stone spoke about the master plan process.

After discussion, Commissioner Cooper stated she wanted to continue to see any individual projects over 10,000 square feet that come forward. She will provide her list of the proposed changes she would like to implement. She concluded that she would like the Commission involved, their authority preserved and the public notified.

The meeting ended at 2:52 p.m.



Cynthia S. Bonham, City Clerk

Medical Arts District – Approved Comprehensive Plans

- 1. WP Hospital Campus Serves a Paramount Public Purpose.**
- 2. The City will establish a Medical Arts District Future Land Use Designation and Zoning District.**
- 3. The Medical Arts District includes the hospital campus and Wellness Center and specific properties adjoining the hospital.**
- 4. Future consideration may be given to adding adjacent residential/office properties east of the hospital to the Medical Arts District.**
- 5. Any expansion of the Medical Arts District would require a Comp Plan Amendment.**
- 6. The Medical Arts District differs from other designations in the Comp Plan in that:**
 - a. The City will allow 100% FAR on properties in the new Medical Arts District. Currently those office properties are limited to a 45% FAR.**
 - b. Measurement of Floor Area Ratio may spread across the campus on property in common ownership (across public streets).**
- 7. The Medical Arts land use does not permit residential use except nursing homes, rehab beds, assisted living and memory care.**
- 8. WP Hospital campus development will move forward in accordance with the conceptual Master Plan approved 04-25-2005.**

Medical Arts District – Staff Proposed Code Changes (Not Discussed)

LOCATION:

The Medical Arts District Designation and associated 100% FAR is not restricted to WP Hospital Campus and adjoining properties to the east.

The changes encourage use of this Medical Arts Designation in other areas of town. (Specific reference to Orange Avenue site standards.)

The only restriction on the potential location of future Medical Arts District Designation and the associated 100% FAR is:

The parcel must be at least 2 acres,

The parcel must have 100ft on a public ROW

Not allowed in Central Business District or Hannibal Square

APPLICATION:

The properties included in the 2 acres are not required to be in common ownership.

The Medical Arts Districts permit “single use properties” in addition to Hospital Campus.

“PERMITTED” SINGLE USES:

Employee Housing

Daycare Facilities

Fitness Facility

Medical Doctors Office

Physical Therapist Office

Massage Therapist Office

Dentist Office

Wellness Facility

Medical/Dental Labs

Nursing Homes

Health Rehab Centers

APPROVAL PROCESS

CURRENT CODE REQUIREMENTS: A new Master Plan (>25Ksf, >1 acre today, in the absence of changes to the code we are currently considering.

- Notice printed in newspaper 30 days in advance.
- Notice posted on property 30 days in advance.
- Public Notice mailed to property owners within 1,500ft and residents citywide 30 days in advance.
- 1 Public Hearing before Planning and Zoning
- 2 Public Hearings before City Commission (only 1 meeting if no Zoning or Future Land Use amendment is needed)
- Individual building projects (within the masterplan) would require the same level of public notice and PZ/Commission meetings.
- CU approval expires in 1 year if project has not moved forward.

CODES AS PROPOSED BY STAFF AND VOTED ON BY COMMISSION AT FIRST READING: A Master Plan (>25Ksf, >1 acre) under the codes the commission voted to approve at first reading.

- Notice printed in newspaper 30 days in advance.
- Notice posted on property 30 days in advance.
- Public Notice mailed to property owners within 1,500ft and residents citywide 30 days in advance.
- 1 Public Hearing before Planning and Zoning
- 2 Public Hearings before City Commission (only 1 meeting if no Zoning or Future Land Use amendment is needed)

For Individual buildings included in masterplan these changes permit:
Notice of staff review included on city website's list of public meetings
No Public Notice requirements addressed in code changes proposed.
Future Land Use and Zoning change approved with masterplan.

Conditional Use Reviews

Conditional Use reviews on individual projects >10ksf allow the P&Z and Commission to review and make decisions regarding compatibility (with character of surrounding areas and allows exceptions regarding:

(Sec 58-90(c)(2) 58-90(a)(1)) :

- Size and height of accessory structures,
- Walls fences and signs,
- Number of parking spaces
- Location of stormwater retention
- Building setbacks,
- Building lot cover and
- Building height (exceptions to 5ft)

Are we prepared to delegate this authority to City Staff for buildings covered by an approved Masterplan?

KEY ISSUES

- 1. Where in the City are we willing to encourage Medical Arts zoning at 100% floor area ratio?**
- 2. Should the Medical Arts District be used to permit single use facilities (not campuses) the privilege of 100% floor area ratio (not 45%) with special calculation across public roads?**
- 3. Are our constituents willing to adopt a new way of processing land use changes that is a radical departure from current procedures and reduces involvement of the City Commission and the public?**
- 4. Is this Commission ready to delegate our authority to review future building development plans for buildings within an approved Master Plan to City staff?**
- 5. To what degree should Staff be held responsible to highlight changes that represent radical departure from our long-standing land use change process prior to presentation for Commission approval?**