

**CITY COMMISSION WORK SESSION**  
**July 10, 2018**

The work session was called to order by Mayor Steve Leary at 8:00 a.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor Steve Leary  
Commissioner Greg Seidel  
Commissioner Sarah Sprinkel  
Commissioner Carolyn Cooper  
Commissioner Pete Weldon

Also present:

City Manager Randy Knight  
City Clerk Cynthia Bonham  
City Attorney Dan Langley

Mixed use discussion

The purpose of the work session was to discuss in more detail the potential development of a mixed use Future Land Use category and a companion zoning district. Planning Director Dori Stone addressed the Commission as to the work staff has done on the Orange Avenue corridor, the request for staff to look at other mixed use projects around Winter Park and to provide information about them. She provided the data collected, the FAR analysis of projects in and around Winter Park that staff has worked out the FAR and square footage of both the land and the building. She provided documents highlighting mixed use projects that qualify as mixed use where some are constructed and others are proposed. She spoke about Hannibal Square being one of the most significant mixed use projects in Central Florida.

After further comments, she spoke that this work session should be the first step in discussing mixed use for Winter Park and recommended consideration to engage and support an outside urban design team to lead communitywide discussions on this and to require them to write the draft Future Land Use and Zoning code. She believed that engaging the community, including property owners and residents, may lead to a more satisfactory outcome than asking staff to draft an ordinance that has not been tested. Seeing how a mixed use district would work on a property like Progress Point would allow the Commission to decide what it likes or does not like prior to adoption.

Commissioner Weldon expressed his position that there is long term opportunity for Winter Park to support private development that seeks to build upon the success of Hannibal Square and the tradition of Park Avenue.

Attorney Langley explained that adopting a comprehensive plan amendment, land development code amendment and zoning overlay are legislative policy decisions of the Commission. He generally summarized the land development process and that the applying a legislatively created zoning overlay to a particular applicant or property upon a request for development approval is a quasi-judicial decision. Applicants seeking development approval within a zoning overlay will have to show

that they meet the land development code criteria of any zoning overlay that the Commission adopts. If the Commission determines that the applicant meets the established zoning overlay criteria and other applicable code provisions, then the application is granted. If the Commission determines that the criteria are not met, the application is denied.

Mayor Leary addressed the need to think strategically and to take advantage of this opportunity. Commissioner Sprinkel hoped that someone will develop an overlay where they could see their first planned mixed use development and to move the process forward so they can create another community. Commissioner Seidel spoke about people's concerns with the increase in traffic, loss of greenspace, and height of structures. He stated if they can identify the main concerns and focus on them, they should then leave the rest to the urban planners. Planning Director Stone stated that should be part of the master plan. Mayor Leary stated he wanted to begin from the bigger, broader opportunistic perspective and then factor in the negatives.

Commissioner Cooper commented that shared parking, stormwater and drainage issues makes sense. She spoke about the report by Planning moving beyond the 60% FAR, increasing height beyond the three stories and centralized parking and spoke about from the Commission's perspective what staff was hoping to see. She spoke about the success of Park Avenue and Hannibal Square that comes from significant open space. She addressed that she would be interested in seeing significant parcels being broken down to human scale buildable lots, service alleys and significant greenspace. She wanted this to be a pilot program in one area to see how the community reacts. She expressed concerns with needing to protect the small scale intensity and wanted lots of greenspace and to not destroy the character of the City.

Planning Director Stone stated they would like to take the concerns and prepare a scope of work for the Commission to use to look for an urban designer. She suggested next bringing in their own person (there are several on contract). Mayor Leary asked to include the expenses, how the process moves forward and the scope for what they want that urban designer to do. Ms. Stone addressed the importance of the timing and that they need to pay attention to the vision and bring back the options. She stated the Commission should represent themselves as property owners as well as the Commission and that the scope should include a public process involving the community.

The meeting adjourned at 9:00 a.m.



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City Clerk Cynthia S. Bonham, MMC