



City Commission Work Session Minutes

December 13, 2019 at 10:00 a.m.

City Hall, Commissioner Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Commissioner Carolyn Cooper
Commissioner Todd Weaver

City Clerk Rene Cranis

Also present

Planning and Community Development Bronce Stephenson
Planner Allison McGillis

Meeting called to order

Commissioner Cooper called the meeting to order at 10:05.

Orange Avenue Overlay District

Commissioner Weaver expressed his concern about traffic and feels it is irresponsible to move forward without a traffic plan. Commissioner Cooper agreed. Mr. Stephenson stated that the city's traffic consultant, Kimley Horn, has studied current traffic situations and issues.

Commissioner Weaver suggested establishing only the Orange Avenue Overlay District, not additional overlay districts.

Commissioner Cooper suggested that the list of incentives be provided to developers prior to preliminary conditional use approval and that any agreement come to the Commission before final approval so a contractual obligation is not created. Commissioner Weaver agreed.

Commissioner Weaver suggested clarifying that the maximum achievable floor area ratio (FAR) is with enhancements. Discussion followed on each of the subareas as follows:

Subarea A:

Commissioner Cooper said that she believes the overlay should not include residential properties. Mr. Stephenson showed the location of R-3 properties and after discussion, she suggested that both ordinances include language ensuring protection of residential properties.

Subarea B:

Commissioner Cooper stated this subarea includes two R-1A vacant lots in the Hannibal Square planning area and suggested adding language protecting residential areas but allow for use for public municipal purposes such as open space or intersection improvements.

Subarea C:

Mr. Stephenson explained the intent of the proposed setbacks, stories and maximum height is to maximize open space on the property but provide enough leasable space to allow for a parking garage. The following changes were proposed: maximum FAR of 60%, maximum of

three stories along the rail trail and two stories on Orange Avenue, zero residential units per acre, and exclusion of parking garages from the FAR.

Sub Area D:

Commissioner Cooper stated that she could support the height but only with increased setbacks. Discussion followed on the setbacks and height of the TD Bank and Commerce National Bank and ratio of setback to height.

Commissioner Cooper suggested a maximum residential density with density transfers of 25 units per acre with a defined minimum unit size. She also suggested a different FAR for hotels. After discussion, she asked that staff provide an analysis of the setback to height ratio for TD Bank and Commerce National Bank and the effect on the available footprint for development.

Commissioner Cooper called for a recess from 12:07 - 12:20.

Subarea E:

Commissioner Cooper asked the basis for including this area on 17-92 north of Orange Avenue. Mr. Stephenson stated that these properties provide an opportunity for shared parking and for mixed use projects.

Discussion followed on the reasons for including these properties and existing uses of property fronting on 17-92. Mr. Stephenson stated there are several properties for sale with more value in the land than the building which allows for redevelopment of the properties. Commissioner Cooper suggested removing properties on 17-92 north of Harmon Avenue.

Subarea F - No discussion.

Subarea G - Commissioner Cooper suggested changing the maximum height to two stories.

Subarea H - No comments.

Subarea I - Mr. Stephenson showed conceptual plans with different FARs and provided alternatives to create walkways and for a bike path. Commissioner Cooper suggested a maximum achievable FAR of 100%. Discussion followed on existing parking needs, use of vacant properties for parking, placemaking and the need to set standards for future development.

Subarea K

Mr. Stephenson reviewed the current Jewett Orthopedic site and potential for changes due to recent legislation that allows overnight stays. Mr. Stephenson responded to questions stating the incentives in this area would allow for the improvement of the façade along Orange Avenue. Discussion followed on incentives for shared parking and the maximum achievable FAR including and excluding a parking garage.

Topics for the next work session include Subarea J, vacation of rights-of-way, transfer of residential units, administrative items, open space requirements, parking structures, public hearings and protection of residential properties.

The work session adjourned 2:05 p.m.