



## City Commission Work Session Minutes

December 16, 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

### Orange Avenue Overlay District

Commissioner Cooper called the meeting to order at 10:34.

Commissioner Cooper expressed her concern about traffic based on the proposed attainable FAR and square footage. Mr. Stephenson said that an analysis will be provided by the city's traffic engineer in the December 17<sup>th</sup> work session. Discussion followed on current conditions and potential traffic increase, particularly at the intersection of Orange, Denning and Minnesota Avenues.

Commissioner Cooper addressed on-street parking, boutique hotels and block sizes and expressed her concern about mass and walkability. She feels it is best to set a maximum FAR with and without parking garages. Commissioner Weaver said he feels extra parking provided by an owner's garage should be excluded from FAR but there should be a formula for the rest.

Commissioner Cooper suggested that the base FAR in the OAO reflect the current FAR in the Comprehensive Plan and the maximum achievable FAR could be what is needed to get the parking garage where it needs to be.

Commissioner Weaver supported two public hearings before the commission, city-wide notice, pro-rata sharing of transportation improvements and possibly stormwater treatment. He opposed density transfers.

Commissioner Cooper said she is opposed to density transfers as well. She commented on the residential properties and suggested removing them from the Overlay or that language be included that protects these properties. Commissioner Weaver agreed.

Commissioner Cooper addressed enhancements stating she feels it is unfair to the developers to advance their project without giving preliminary approval with the enhancements. Mr. Stephenson explained the first review will be by staff and offered the option to create an initial committee to review large projects. Discussion followed on the review process.

Commissioner Weaver asked why there are different FARs. Mr. Stephenson stated it is determined by the need for parking while providing sufficient leasable space. Commissioner Weaver said he believes increased FAR should be an incentive. Discussion followed on the base FAR, site limitations and enhancements to achieve additional FAR.

Commissioner Cooper commented on establishing development standards for the Progress Point property. Commissioner Weaver said he understood the eastern 1.5 acres would be parkland and suggested dedicating the central part for regional stormwater treatment and the western-most area would be for a future parking garage and train station.

Commissioner Cooper suggested that the city work with the property owners to create alleys behind buildings for parking. She shared her ideas for providing parking for businesses, green space and a pedestrian promenade. Discussion followed on options for this area including shifting Palmetto Avenue and a shared service alley.

Commissioner Weaver commented on Subarea A and the need to provide for a future rail station. After discussion, he suggested that the need for easement should be addressed now.

Discussion ensued on the Progress Point property including the intent of use, site layout, parking, stormwater retention and realignment of Palmetto Avenue. Commissioner Weaver opposed abandonment of Palmetto or Harmon Avenues until a road plan is developed.

Upon questioning, Mr. Stephenson stated that property owners were notified and he will provide a list of those property owners.

Commissioners Cooper and Weaver spoke in support of removing Subarea E on east side of Orlando Avenue. Mr. Stephenson explained the opportunities for redevelopment and improve the gateway to the city.

Commissioner Cooper commented on Subarea J and said she would like the height reduced moving toward Park Avenue to avoid the appearance of being boxed in. She suggested a maximum height of three stories along Fairbanks and four stories with a 100-foot stepback. Discussion was held on layout and block length as it impacts walkability and outdoor seating. Ms. McGillis reviewed the code requirements for seating and serving alcoholic beverages.

Commissioner Weaver expressed his concern that additional restaurants will create more traffic since employees of those restaurants travel from outside the city. He suggested workforce housing with smaller housing units. Discussion followed on code provisions on workforce housing and making units affordable and available for those with low to middle income.

Commissioner Cooper suggested adding language stating the city's intent to work with private developers to contribute their pro rata share of the cost for transportation and stormwater improvements needed to support anticipated redevelopment and address existing challenges. Transportation challenges were discussed including traffic flow, turn lanes, bicycle lanes, and emergency vehicle access.

Mr. Stephenson provided information requested in previous work sessions regarding setbacks, rail trail, properties abutting residential zoning, parking requirements for mixed use and parking garage locations and requirements.

Mr. Stephenson stated in addition to these work sessions, public information meetings are scheduled and extended an offer to meet with individuals or small groups

The Work Session was adjourned at 1:15.