



City Commission Work Session Minutes

December 17, 2019 at 5:30 p.m.

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

Present

Mayor Steve Leary

Commissioner Greg Seidel

Commissioner Sarah Sprinkel

Commissioner Carolyn Cooper

Commissioner Todd Weaver

City Manager Randy Knight

City Attorney Kurt Ardaman

City Clerk Rene Cranis

Orange Avenue Overlay District

Mayor Leary called the meeting to order at 5:32 p.m.

Planning and Community Development Director Bronce Stephenson continued the presentation from the December 9th work session. He reviewed diagrams of Orange Avenue showing pedestrian walkways with a minimum 15-foot width which will provide sufficient room for tree growth and stepbacks from the building line with the addition of each floor. He reviewed the architectural standards. He pointed out that existing buildings will be grandfathered in.

Mr. Stephenson explained that during public meetings, there was wide support to add a requirement of 25% to provide meaningful open space to promote social interaction as is seen with the sidewalks on Park Avenue. The open space requirement applies to parcels over 1.5 acres and only private property can be used to meet the minimum requirement. Discussion followed on opportunities for creating open space.

Mr. Stephenson stated the city included parking structures in the calculation of floor area ratio. There is a significant parking deficit that hurts small businesses although current vacant properties can provide a temporary solution. To address the parking shortage, parking structures in this overlay district shall not count toward the floor area ratio provided certain requirements are met regarding shared parking, electric vehicle charging stations, excess parking, free parking for general public, and screening on visible sides. Lengthy discussion followed on the application of these conditions.

Mr. Stephenson responded to questions regarding parking. He stated it will be difficult to determine future needs without knowing what can and will be built. He identified three under-utilized properties for parking opportunities with connection to walkshed areas.

Mr. Stephenson advised that a public information meeting is scheduled December 18th at Commerce National Bank building for which notice was sent to all property owners within the overlay boundary and staff will be at the Farmer's Market on December 21st to accept public comment and questions. The first public hearing on the ordinances will be January 13, 2020.

Commissioner Sprinkel commended staff on their work and coordination of public meetings and input and feels this will help to address the concerns of the property and business owners in the district. She expressed her support of the plan and is ready to move forward.

Commissioner Seidel stated his goal is to put forth the best product and although he is supportive of the overlay concept, he is concerned about the details where the costs tend to increase. He commented on opportunities to develop the Progress Point property by demolishing the building, designating a portion for a park and allowing the use of the remaining property for parking now. He expressed his concern about the traffic flow within the area and in and out of neighborhoods.

Mr. Stephenson spoke on the need for Palmetto to serve properties and for easements to allow for access to utilities. He said that it could be private street to be maintained by adjacent property owners.

Commissioner Weaver expressed his concern about through traffic and servicing businesses. He supported Progress Point being developed for public benefit and said it is a good opportunity to provide underground stormwater treatment. He supported addressing problem intersections concurrently with this plan.

Commissioner Sprinkel asked for clarification on Palmetto Avenue. Commissioner Weaver stated the intent is to extend Palmetto Avenue to Orlando Avenue. Mr. Stephenson stated that the committee did not discuss traffic improvements because the impact cannot be determined without knowing what is going to be developed. Discussion followed the potential extension of Palmetto Avenue to Orlando Avenue.

Commissioner Weaver provided an alternate design for Orange Avenue which retains on-street parking on both sides of the street, maintains flow and allows for bike paths. He commended staff and committee on this and feels it is the commission's responsibility to ensure its success including how to pay for transportation and stormwater improvements with developers paying their pro rata share.

Attorney Ardaman explained options for establishing traffic impact fees or an assessment with the overlay district with guidelines by creating traffic zones to connect the assessment to the improvements for infrastructure. Lengthy discussion ensued on improvements needed and the options for funding.

Mayor Leary commented on Progress Point and suggested soliciting proposals for the entire site with guidance on what is important and let the planners design and create strategies for development based on the city's objectives for this site. Discussion followed on developing an RFP and establishing parameters for a public space with open space, parking, retail and restaurants.

Commissioner Cooper gave a presentation on the current property and traffic conditions on Orange Avenue. Mike Woodward, Kimley-Horn, stated that they have received historical traffic counts which will provide the opportunity to look traffic changes based on population and growth rate over a longer period. He stated that a roundabout would improve current conditions at the six-point intersection and operate more efficiently. A one-way roundabout would operate under capacity and although two-way roundabout would be better, it would have to be much larger and require more right-of-way. He responded to questions on growth rate and traffic increase.

Commissioner Cooper commented on strategies to reduce congestion on Orange Avenue included in the Kimley Horn report. Mr. Woodward explained trip generation, peak and non-peak traffic and capacity of Orange Avenue which could require drivers to use other routes. Discussion followed on the traffic challenges on Orange Avenue and options for improving traffic on Orange Avenue which will impact other area roads.

Commissioner Cooper spoke in favor of starting with the existing approved based floor area ratio and adding parking garage regulations and entitlements in a conservative and cautious manner. She commented on the current developed square footage on Orange Avenue and expressed her concern about the potential square footage which she believes could exceed two million square feet with entitlements. Mr. Stephenson clarified that that square footage would be reached if every single property is developed to the maximum square footage. Discussion followed on the achievable FAR for different properties.

Commissioner Cooper invited everyone to additional work sessions on the Overlay.

Commissioner Weaver stated that he would support the establishment of only the Orange Avenue Overlay District, not others.

Mayor Leary adjourned the meeting at 7:30 p.m.