



# City Commission Work Session Minutes

December 19, 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

Commissioners Weaver and Cooper stressed the need city for staff to develop 3-D mapping of with rectangular boxes that show massing, setbacks, stepbacks. Commissioner Weaver said he feels the OAO should be delayed pending more workshops and that he wants this to be successful but there are many issues to discuss.

Planning and Community Development Director Bronce Stephenson showed a 3-D visual of the corridor. Commissioner Cooper asked for screenshots at the street level.

The following matters were discussed:

- Base FAR should represent current existing entitlement.
- Maximum of three-stories on Fairbanks for the first 100 feet back and then four stories
- Palmetto Avenue realignment
- Demolition of building at Progress Point

The following changes to the Zoning ordinance were presented:

- Add a whereas paragraph to include Comprehensive Plan implementation policy 1-2.4.14
- Change any reference to overlay “districts” to Orange Avenue Overlay District
- Add language to encourage adaptive reuse under Section b(1), Purpose.
- Delete “within the majority of the district” under b(17)
- Delete “without” in Paragraph c(2) to require bars, taverns and cocktail lounges to serve food.
- Limit of educational uses due to traffic queuing.
- Define minimum size of residential units (600 or 750 square feet) and promote of affordable housing.
- Change dry cleaning businesses to allow drop-off/pick-up only as a permitted use and prohibit dry cleaning processing.
- Add pain clinics, pill mills, medical marijuana dispensaries and billboards as prohibited uses.
- In Section 3.1.g, Protection of existing residential units, change “may be implemented” to “shall be implemented.”
- Prohibit parking garages abutting residential uses.
- Add language to require that the city work with developers to pay their pro rata share of transportation infrastructure improvements based on a logical correlation of the

impact of their development. Discussion followed on the transportation study and inclusion of designs on areas under the city's control such as Denning and Fairbanks.

- Add a board for architectural review (3.1.1) with appropriate professional input. Mr. Stephenson suggested that the board include a landscape architect and civil engineer.
- In 3.1.1: Change "will not create more massing" to "will reduce massing." Delete "some degree of" in reference to terracing of multi-story buildings. Adding language prohibiting wood frame construction for first floors.
- Revise setback section for clarification on setbacks and the point from which setbacks are measured.
- Add language to require sufficient setbacks for shade trees along major roads (Fairbanks and 17-92).
- Clarify cross section of street, setback, landscaping and buildings to show existing, acceptable and unacceptable conditions. Commissioner Cooper clarified her Intent to have a 20-foot separation between cars and building.
- Add language to require require a 20-foot setback or road to allow for shade trees to flourish and for the bike path to be inviting.
- Add language requiring that landscaping promote pedestrian safety and vehicular line of site for corner treatments.
- Limit building length to a specific length and require space between buildings and provide opportunities for service alleys.

Discussion was held on the FAR for parking structures and calculation and selection of maximum FAR. Mr. Stephenson it was selected to match C-2 zoning on Park Avenue and Hannibal Square which includes large parking structures allowed the development of those areas. Commissioners Weaver and Cooper expressed concern about building mass with the exclusion of the FAR of parking structures from the overall maximum FAR.

Additional work sessions were scheduled for January 2<sup>nd</sup> and 3<sup>rd</sup> at 10:00 a.m.

Commissioner Cooper asked for more data on data including visualization basic, maximum, basic and existing FAR

Commissioner Cooper adjourned at 12:15 p.m.

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City Clerk Rene Cranis