

**CITY OF WINTER PARK JOINT MEETING  
CITY COMMISSION AND PLANNING AND ZONING COMMISSION  
January 29, 2008**

The meeting of the Winter Park City Commission and Planning and Zoning Commission was called to order by Mayor David Strong at 12:00 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor David Strong  
Commissioner Margie Bridges  
Commissioner Karen Diebel (arrived 12:07)

Also present:

City Attorney Trippe Cheek  
City Manager Randy Knight  
Deputy City Clerk Nancy McLean

Member absent:

Commissioner John Eckbert  
Commissioner Doug Metcalf

Planning & Zoning Members present:

Rick Swisher                      Drew Krecicki  
John Stevens                      Sarah Whiting  
Michael Dick

**Review of the proposed Urban Use Zoning Code District:**

Mayor Strong commented that he requested this meeting to see where they are, where they are going, look at what their differences are with staff, what their differences are in the Urban Use Zoning District, and possibly outline a schedule of when they will be ready to present this to the Commission.

Planning Director Jeff Briggs spoke about their work on a new Urban Use Zoning District to put in the zoning code. He stated that this will permit larger buildings with parking garages (either attached or separated) and will allow it outside of the Central Business District prospectively, if approved. He stated right now the only place the current zoning code allows a building with a parking garage is on properties designated Central Business District because the CBD is supposed to have the greatest intensity and density, this being the urban core. As you go in the more suburban areas, the codes are now set up only to allow a building with a surface parking lot which is controlled through the 45% floor area ratio. He addressed not being able to build anything with a parking garage and a building attached on Orange Avenue, Fairbanks Avenue or 17/92. He stated that this new zoning would allow them to do case by case if they liked a project. Mr. Briggs commented that the form based code process will provide the building height, location and appearance. He stated when they have that, most of the difficult decisions should be made in terms of intensity, density, size and scale.

He stated this will not happen for another 9 months to a year so they will need an interim code to use in the meantime because there are developers and property owners that are anxious to move forward. He explained this is intended to be an interim code and the decision was made that it be like the other zoning districts that have permitted uses and conditional uses and list the development rules, setbacks, building heights and lot coverage. He stated it will be a regular, formulaic, numbers driven code and they have been working with the P&Z on the text and numbers. Mr. Briggs stated they are starting with a base potential permitted height of 55 feet but they were getting lower buildings that were allowing

bigger square footage. He also spoke briefly about the review of the prospective schedule moving toward adoption.

### **Review of the Urban Use Zoning Code District Issues:**

Drew Krecicki addressed the four variables they have been discussing regarding their first interim plan; timing; it will be an interim urban use code and it may be tweaked once they see what the form based code committee decides; they hoped the comprehensive plan would be ready by April because he did not believe they could have the urban use without the new comprehensive plan; lot coverage was presently 47% with 10% more but could go to 57% and in most cases it would be 57%; open space would be 53% and the percentage may be high because some of the space does not benefit the public and they were struggling with height being 42 and 44 feet for the 3 story maximum height.

Michael Dick explained that the P&Z has received some input from the development community on the proposed plans. He commented that the P&Z could use some extra help and hoped the Commission would support them on this.

Mr. Swisher stated that he agreed with the other members and believed what they were proposing was somewhat conservative. He expressed that the formed based code committee was working very hard but if they had the form base code right now it would not be an issue. He commented that once the form based code is complete they will go back and modify the Urban Use District. He also had concerns about the single family homes that were adjacent to these properties that can be urban use.

Sarah Whiting was in agreement and stated they had been asking for some input from a consultant. She addressed the proposed urban use being a step in the right direction and was comfortable with what they have. She hoped the Commission looked at what they proposed and wanted to move forward.

Mayor Strong stated that the Commission could adopt an urban use ordinance on April 14 which could be effective the day the agreement is reached with the State. Mr. Briggs agreed. He suggested the Commission try to have a first reading by the end of March at the Commission and a second reading on April 14. There was a consensus that this was reasonable. He expressed that they could have a building taller than 44' which fits in great if there is something else that compensates for that but he was not sure that they should restrict themselves to figures. Mr. Briggs explained that the next step would be to have the ordinance allow the additional height but that would come later.

Commissioner Bridges voiced her concerns that by setting the streets with this Urban Use District they will end up with a product that becomes uniform 3 story buildings. She was hoping to see a graduated triangle where the heights go up and the way this was designed the district goes all the way out to I-4. She stated that she does not see where they allow/promote/permit/encourage varying heights and sizes and was also concerned about the 2 acres in terms of the minimum but did not see a maximum. She commented that 2 acres might be too large and maybe they could set it at 1-1.5 acres instead and cap it. Mr. Briggs explained that there is generally a transition; the further you get from Park Avenue the taller the buildings can be. He stated the lot coverage is the limiting factor that is going to control the square footage of every project. He explained that the comprehensive plan

was based on the 55% lot coverage but the P&Z wanted to be a little more conservative and they tweaked it back to 47% and with achievable bonuses it can get to 57%. He stated they are not far off in terms of consensus on what will separate lot coverage and that is the most important number in the whole district. Mr. Briggs answered questions.

Commissioner Diebel asked what the P&Z was not agreeing on. Mr. Swisher explained that they pretty much have a consensus and there were compromises made on everyone's part for them to be comfortable with what was presented to the Commission. Mr. Briggs explained that there was not necessarily a consensus from the development community because they believed the numbers were too conservative both from an economic and a practical building standpoint.

Michael Dick expressed concerns that they had received input but some of the numbers render a mixed use property to be impossible which was not their goal/intent and that was why he wanted an independent review as opposed to an interested party. He hoped that the Commission would grant a last review by an unbiased independent professional. The P&Z Commission answered further questions posed by Commissioner Diebel. Mr. Krecicki expressed that the Commission needs to challenge the P&Z to work with the form based code committee and ensure they have workshops and open communication. Ms. Whiting agreed that they have consensus and is very comfortable with this. Mr. Dick expressed that he was more comfortable with this than he was in the past two sessions but would like another P&Z workshop and was sure there would be a consensus.

Commissioner Diebel was concerned that anything that comes before the Commission that asks for an endorsement or vote that they are in agreement on what criteria they have considered. She wanted specificity on this and believed it was good to have that latitude in the plan but did not want those decisions to be made at the Commission level but at the P&Z level.

Mayor Strong stated that they should stay with the timeframe they outlined today and had no objections proceeding with spending \$7,500 to have an independent review this. Commissioner Diebel stated she agreed with that because they need ratification/verification by having the correct expertise so everyone is comfortable. Commissioner Bridges also agreed.

The meeting adjourned at 1:20 p.m.



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City Clerk Cynthia Bonham