

**CITY COMMISSION WORK SESSION**  
**November 17, 2010**

The joint work session with the P&Z Commission was called to order by Vice Mayor Beth Dillaha at 12:05 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida to discuss form based code for Fairbanks Avenue.

Members present:

Mayor Kenneth Bradley (arrived at 12:30)  
Commissioner Tom McMacken  
Commissioner Beth Dillaha  
Commissioner Carolyn Cooper

Also present:

City Manager Randy Knight  
Assistant City Manager Michelle del Valle  
City Clerk Cynthia Bonham  
Department Heads

Absent:

Commissioner Anderson

P&Z Members present:

Sara Whiting  
Wendell Hayes  
Michael Dick  
George Livingston

Planning Director Jeff Briggs spoke about the many years that the Fairbanks Avenue corridor has been addressed to bring sanitary sewer to West Fairbanks to promote a redevelopment of this corridor. He addressed the huge capital investment to be made by the City and that the City will never get back those dollars because this is an investment to promote the redevelopment of that corridor which will begin in June 2011. He stated when that is in place we will have set the groundwork to redefine an entrance into the City. He stated that Placemakers is going to assist the City with how this entrance will look like and with the vision for how we want the redevelopment to happen and will address the process for the next three days. He introduced Jeff Dyer from Placemakers.

Placemakers Urban Designer Jeff Dyer explained the meaning of form based code and provided a PowerPoint presentation that included form-based code examples of other cities.

Susan Henderson, Placemakers, addressed the priorities and processes of this project. She elaborated on the Land Development Code use, management and form; preliminary zone analysis; the need to provide illustrative plans as they move forward which will translate into regulating plans; and end up with first draft of metrics to include all information for along the corridor. She provided the timeline of the process.

Ms. Henderson asked the two Commissions for their views of what they want for the corridor. She asked that they provide input regarding their greatest fear for the corridor and their greatest hopes. Sara Whiting stated her greatest fear is that the west portion of Fairbanks would become an entrance to Winter Park with the buildings tight up against the sidewalk and not provide the character of Winter Park. She also liked the idea of having a park there.

Vice Mayor Dillaha introduced the P&Z and Commission members present. Mayor Bradley arrived at this time. Commissioner Cooper stated her desire for W. Fairbanks is that it is developed with tax generating properties only; continue to see trees and open space and to contain intermediate areas where there are courtyards or gardens. Her fear was that we cannot find a way to encourage lot consolidations and we end up with \$9 million invested in a road that we cannot encourage development on.

Michael Dick addressed portions of the comprehensive plan to be the blueprint for this project, fewer PQP's or non-profits would be best so we can build a tax base, and to get rid of the overhead transmission lines.

George Livingston addressed the need to address the feasible use at this location before the planning. Commissioner McMacken addressed the significant challenges on the north side because of shallow lot depth and that there are more opportunities on the south side because of more depth there. His fear is what we will end up with similar businesses like we have on the corner with the Popeye's and Walgreen's on the other side.

Wendell Hayes spoke about the need to be aesthetically pleasing and does not want it to be costly. He addressed the need to find a balance between green space and trees and what is built because of the need to generate tax revenue. His fear was that we could price smaller businesses out of this area.

Vice Mayor Dillaha did not want to see buildings too close to the sidewalk or roadway and hoped for creativity and diversity. She asked about increasing the width of the sidewalks on Fairbanks if they are looking for it to be pedestrian friendly. She agreed with having a tree lined corridor and courtyards if those are feasible.

Mayor Bradley addressed the opportunity to do something great with Fairbanks and agreed with the need to get rid of the power lines. He hoped that Fairbanks resembles the types of eclectic businesses as well as people living and eating there and to contain offices. He addressed the need to be flexible with building heights and the ability to handle the transportation needs. He hoped that we come up with a collective vision through the wisdom of many people throughout our city and region.

Ms. Henderson answered questions posed by the Commission. She spoke about meeting with the property owners and encouraged the Commission to visit with them at City Hall during the process.

The meeting was adjourned at 1:38 p.m.



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City Clerk Cynthia Bonham