



**CITY OF WINTER PARK
Planning & Zoning Board**

**Comprehensive Plan Public Hearing
Commission Chambers**

**November 8, 2016
6:00 p.m.**

The meeting was called to order by Vice-Chair Peter Gottfried at 6:00 p.m. in the Commission Chambers of the Winter Park City Hall.

Present: Vice-Chair Peter Gottfried, Tom Sacha, Shelia De Ciccio, Randall Slocum, Bob Hahn, Raymond Waugh and Ross Johnston. Absent: James Johnston. City Attorney: Dan Langley. Staff: Planning and Community Development Director Dori Stone, Planning Manager Jeffrey Briggs, Planner Allison McGillis, and Recording Secretary Lisa M. Smith.

Other City Staff present: Public Works Director Troy Attaway, Traffic Engineer Wayne "Butch" Margraf, Utilities Director, David Zusi and CRA Manager Kyle Dudgeon.

Planning & Community Development Director Dori Stone explained that the purpose of tonight's meeting is for the Planning and Zoning Board to consider a recommendation and transmittal to the City Commission of the following Comprehensive Plan Element Updates to the Florida Department of Economic Opportunity:

- A. Chapter 7 – Capital Improvement Element
- B. Chapter 3 – Housing Element
- C. Chapter 2 – Transportation Element
- D. Chapter 1 – Future Land Use Element

She used a Power Point Presentation to highlight the major updates and changes in each of those elements. She explained that the new Comprehensive Plan takes into consideration changes that have happened in the City and also Growth Management legislation since the 2009 Comprehensive Plan. She added that each of the elements have been reviewed by the prospective city advisory boards and staff.

Chapter 7 – Capital Improvement Element

Planning Manager, Jeffrey Briggs explained that the revised element removed old statutory references and has been updated based on adopted City budget. There are no projects necessary in the CIP in order to meet levels of service with respect to concurrency. The Five Year CIP is updated annually in the Comprehensive plan as part of the adoption of the Budget ordinance. No one wished to speak in favor of or in opposition to this element. Public Hearing closed.

Motion made by Mr. Sacha, seconded by Mr. Slocum to transmit the Data, Inventory and Analysis document and the Goals, Objectives and Policies of the Capital Improvement Element to the City Commission and onto the Florida Department of Economic Opportunity. Motion carried unanimously with a 7-0 vote.

Chapter 3 – Housing Element

Director Stone highlighted the revisions to the Housing Element:

- DIA revisions show adequate moderate to workforce housing in Winter Park
- Goals, objectives and policies revised to reflect statutory changes
- Add workforce housing opportunities to programs

No one wished to speak in favor or opposition to the element. Public Hearing closed.

Motion made by Mr. Sacha, seconded by Mrs. De Ciccio to transmit the Data, Inventory and Analyses documents and the Goals, Objectives and Policies of the of the Housing Element to the City Commission and onto the Florida Department of Economic Opportunity. Motion carried unanimously with a 7-0 vote.

Chapter 2 – Transportation Element

Director Stone explained that the Transportation Element is the element that has changed the most and had the most complete re-write since the last Comprehensive Plan. She introduced Consultant Cliff Tate with Kimley Horn. She explained that Kimley Horn is the consultant that assisted staff in the re-write of the City's Transportation Element. Mr. Tate used a power point presentation to walk the Board members and audience through the changes in the Transportation Element. He entertained questions and comments from Board members and the public.

Traffic Engineer Wayne "Butch" Margraf and CRA Manager Kyle Dudgeon responded to questions regarding new technologies used in transit and parking management in the Central Business District.

Pat McDonald, 2348 Summerfield Road, spoke concerning the element, timing of traffic lights and the mobility fee. No one else wished to speak. Public Hearing closed.

Mr. Gottfried requested that the word "strive" be replaced with the word shall as consistent with the first round of elements that were previously transmitted.

Motion made by Mr. Sacha, seconded by Mr. R. Johnston to transmit the Data, Inventory and Analyses documents and the Goals, Objectives and Policies and to eliminate the word "strive" and replace with the word "shall" of the Transportation Element to the City Commission and onto the Florida Department of Economic Opportunity. Motion carried unanimously with a 7-0 vote.

Chapter 1 – Future Land Use Element

Director Stone highlighted the revisions to the Future Land Use Element:

- Update Element to meet requirements of Chapter 163, Florida Statutes
- Include goal statements that express city's vision
- Remove policies that are in the Land Development Code

- Remove redundancies throughout Element
- Delete PD-1 and PD-2 Future Land Use categories
- Propose Mixed Use Overlay within 12 months of adoption
- Add Medical Arts District around Winter Park Hospital
- Create Gateway plans with recommended design guidelines
- Add Economic Development Goal to include Arts and Culture to Element

She added that these are the City Advisory Boards that have reviewed and provided input for the Future Land Use Element:

- Economic Development Advisory Board – 4 reviews
- Keep Winter Park Beautiful – 3 reviews
- CRA Advisory Board – 1 review
- Transportation Advisory Board – 5 reviews
- Comp Plan Task Force – 5 reviews
- P&Z Workshops – 4 meetings

In addition, she noted that all draft materials have been available on the city's website and all meetings have been open to the public and encouraged citizen input into the review process.

Planning Manager Jeffrey Briggs discussed the changes to the Future Land Use Element Planning Areas. He said that the number of Planning Areas have increased to 13 with the addition of Ravaudage. Amongst the highlights, he mentioned new policies have also been incorporated addressing the YMCA expansion, the Winter Park Pines Golf Course, and redevelopment on West Fairbanks Avenue. He responded to Board member questions and concerns.

The following people addressed the Board regarding the Future Land Use Element:

Sally Flynn, 1400 Highland Road, requested that that staff provide clarification regarding the language that has been added regarding the Winter Park Pines Golf Course.

Pat McDonald, 2348 Summerfield Road, expressed concern that the process is rushed. Director Stone addressed the concern raised by Mrs. McDonald. She reiterated that the element has been reviewed multiple times by pertinent City advisory boards. She showed the slide that provided the amount of meetings that have been held to address this element. She also noted that the elements have been on the City's website through-out the process.

Dan Bellows, 411 West New England Avenue, presented a letter requesting three changes. With respect to the first item regarding expansion of the Hannibal Square parking exclusion area, that was determined to be a Land Development Code matter. With respect to the request for a change in the CBD future land use category density from 17 units per acre to 25 units, the staff expressed agreement and the P&Z indicated that they would consider the action. With respect to the third request for future land use map changes on specific properties, the P&Z Board indicated that additional discussion was needed before they would be comfortable with such a request.

Attorney Rebecca Wilson, 215 North Eola Drive, also asked for consideration of a change in the CBD future land use category density from 17 units per acre to 25 units. She also discussed the policy indicating which areas are candidates for CBD future land Use and asked for clarification on that policy.

Lamont Garber, State Auto Body, 1280 Orange Avenue, requested that consideration be given to Orange Avenue as an Central Business District, especially if that meant that the City would provide more parking so that businesses along Orange Avenue could expand become more like the downtown.

Bobby Palta, CBRE Real Estate, broker for the City, explained that he is the City's new real estate advisor and was in agreement with the staff that a new mixed use future land use category was needed in order to attract the type of development desired for the City and especially on properties such as the Progress Point site.

No one else wished to speak. Public Hearing closed.

The P&Z Board discussed the City's parking policies and code provisions with respect to mixed use, shared parking and enforcement. Ms. Stone indicated that these were all important matters but they were topics to address in the Land Development Code and not as policies in the Comprehensive Plan.

The P&Z Board indicated that they were receptive to the change in the CBD density to 25 units to the acre as Ms. Stone had clarified that the size of the buildings (FAR) are not being increased and the effect may only be to allow smaller units.

The P&Z Board asked for further discussion at a later time on the areas within the Hannibal square planning area that are candidates for CBD future land use so that they could better understand the limitations and the logic for them.

The P&Z Board expressed consensus that they would like the addition of a policy requiring within six months after adoption of the Comprehensive Plan that both these matters discussed as future policy amendments.

Subject to that consensus, a Motion was made by Mr. Gottfried, seconded Mrs. De Ciccio to transmit the Data, Inventory and Analyses documents and to recommend approval of the Goals, Objectives and Policies of the Future Land Use Element to the City Commission and onto the Florida Department of Economic Opportunity. The motion carried unanimously, 7-0.

There was no further business. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Lisa Smith, C.A.P., C.M.C.
Recording Secretary