



# Orange Avenue Overlay Steering Committee Minutes

July 24, 2019 at 5:30 p.m.

City of Winter Park Commission Chambers  
401 S. Park Avenue | Winter Park, Florida

## Call to Order:

Planning Director and Committee Lead Bronce Stephenson called the meeting to order at 5:36 p.m. in the Commission Chambers of City Hall. Steering Committee Members Present: Bill Segal, Sheila DeCiccio, Laura Turner, Michael Dick, Jill Hamilton Buss, Sally Flynn, Lambrine Macejewski and Ben Ellis. Absent: Bill Sullivan, Phil Kean and Lamont Garber. Also Present: Planning Director Bronce Stephenson; Senior Planner Allison McGillis; CRA Manager Kyle Dudgeon; Planning Intern Nicholas Lewis; and Recording Secretary/Clerk Kim Breland.

## Minutes Approval for July 10<sup>th</sup> Meeting:

Motion to approve minutes made by Sally Flynn, seconded by Sheila DeCiccio. The motion carried unanimously with an 8-0 vote.

## Discussion Items:

### A. Staff Activity

Mr. Stephenson began the meeting with discussion about Mead Gardens. Discussion ensued about Mead Gardens and the desire to include them in the vision and connection of the Orange Avenue Overlay District.

Mr. Stephenson informed the committee about him and Mrs. McGillis' meeting on Thursday, June 25, with the Winter Park Gardens Condominiums. He further informed the committee about continued conversations with the Winter Park Land Trust as well as with the Winter Park Playhouse and the Enzian Theatre.

### B. Discussion about Current Zoning Entitlements

Mr. Stephenson then began to discuss the current zoning entitlements for residential zoning in the Orange Avenue Overlay District. He stated that the total square footage of land with residential entitlements is 5,498,082 square feet, which has 17 units per acre of entitlements. This equates to 2,142 units that are entitled by right to the Orange Avenue Overlay District.

The committee then discussed updating the parking standards to meet the high number of entitled units that exist within the district. The committee agreed that the current code requirements of two and a half parking spaces per unit, regardless of the number of bedrooms must be addressed. There was further discussion about the pros and cons of structure versus surface parking. Mr. Stephenson stated that parking is the biggest issue the committee faces, and that it will be an essential part of the overlay district code language.

Committee member Sheila DeCiccio then asked about height restrictions in the district, and for other areas throughout the city. Mrs. McGillis presented a height map for the city showing that the height restrictions for Orange Avenue is two-three stories. Further, buildings along Denning Drive are also two-three stories, buildings along Fairbanks Avenue can be anywhere from two-eight stories and along Orlando Avenue buildings can be up to four stories.

Committee member Lambrine Macejewski asked about office parking standards. Mr. Stephenson responded that parking standards for office buildings is either three or four per every 1,000 square footage of office space depending on the size of the building and its location in the city.

Discussion then ensued about parking in Winter Park Village. Committee member Sally Flynn asked why a parking structure was not originally constructed for the development. Committee member Laura Turner replied that the initial parking demand did not require the need for structured parking. Mr. Stephenson then stated the importance of structured parking and the impacts it could have on space and impervious coverage. Every surface parking space paved creates impervious land that must divert stormwater runoff somewhere else.

C. Discussion about Allowable and Prohibited Uses within the Orange Avenue Overlay District

Mr. Stephenson then began discussion about potential allowable and prohibited uses within the Orange Avenue Overlay District and informed the committee that if a use is listed as prohibited, this does not mean that any business already located within the district that conforms to that use will be forced out. He clarified that existing non-conforming uses will be allowed to stay and that only new non-conforming uses would be prohibited.

Mr. Stephenson then began going through the existing zoning categories located within the Orange Avenue Overlay District. He began by going through the list of permitted and conditional uses of R-3 Zoning and the committee decided the following would be allowed, allowed as a conditional use, or prohibited. The following are the results:

Allowed: Multiple-family homes (Two+ units) with incentives for affordable housing

Conditional Use: Kindergartens, day nurseries and other child or adult day care facilities; Bed and breakfast inns

Prohibited: Single-family residences; Duplexes; Adult congregate living facilities; Nursing homes, retirement homes or villages, and assisted living facilities for retirees; Tennis courts

The committee then moved on to discuss Office Zoning (O-1/O-2). The following are the results:

Allowed: Professional offices; Financial institutions, including banks, savings, and loan associations and credit unions; Professional services of photographic studios and photographic production; Fine arts museums and fine arts instruction including art, dance, and music instruction; Health and wellness if under to be determined size limit; Nonprofit organizations; Fitness facility if under to be determined size limit

Conditional Use: Health and wellness if at or above to be determined size limit; Veterinary clinics; Drive-in components of any business; Fitness facility if at or above to be determined size limit

Prohibited: Hospitals; Medical and dental laboratories; Off-street parking lots; Churches; Schools of less than 5,000 square feet in size

Mr. Stephenson opened the floor for public comment. No one wished to speak. The public comment period was closed and discussion returned to allowable and prohibited uses.

The committee then moved on to discuss Commercial Zoning (Only C-3 zoning is currently present in the area). The following are the results:

Allowed: Retail businesses; Convenient stores (unless in conjunction with fuel sales); Barber shops; Beauty and nail salons; Spas; Cosmetic treatments; Hotels (possibly conditional use); Retail post offices; Theatres; Travel agencies; Restaurants; Bars, taverns, and cocktail lounges

Conditional Use: Retail sale of motorized scooters

Prohibited: Resale establishments; Pawn shops; Vapor lounges; Smoke shops; Liquor stores; Car rental agencies; Dry cleaning establishments; Motels; Laundries; Non-retail post offices; Tattoo shops; Body art shops; Fortune telling businesses; Check cashing establishments

The committee did not have time to get to the remaining zoning districts within the Orange Avenue overlay area.

D. Presentation on CRA Involvement by CRA Manager Kyle Dudgeon.

Mr. Dudgeon began his presentation with discussion about CRA districts. He defined them as financial tools to invest in a community. He then discussed CRA boundaries and creation of a CRA plan. Mr. Dudgeon described the CRA plan as the key component of success to keep the economic standard of a CRA district. Mr. Dudgeon then began discussion on the previous CRA plan for the Orange Avenue Overlay District. He stated that the previous CRA plan for the district was to focus on streetscape of the area. He also stated that support for the district during the previous CRA plan went towards smaller programs to support local businesses.

Mr. Stephenson opened the floor for Committee comments. No members wished to speak.

The meeting was adjourned at 7:30 p.m.

The next Orange Avenue Overlay Steering Committee will be held, Wednesday, August 7, 2019 at 5:30 p.m.

Respectfully submitted,

Nicholas Lewis, Planning Intern