



Orange Avenue Overlay Steering Committee Minutes

August 7, 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 5:33 p.m. in the Commission Chambers of City Hall. Steering Committee Members Present: Bill Segal, Sheila DeCiccio, Laura Turner, Michael Dick, Lambrine Macejewski, Ben Ellis and Bill Sullivan. Absent: Phil Kean, Sally Flynn, Lamont Garber and Jill Hamilton-Buss. Staff Present: Planning Director Bronce Stephenson; Senior Planner Allison McGillis; Planning Intern Nicholas Lewis; and Recording Secretary/Clerk Kim Breland.

Minutes Approval for July 24th Meeting:

Motion to approve minutes made by Sheila DeCiccio, seconded by Ben Ellis. The motion carried unanimously with a 7-0 vote.

Discussion Items:

A. Upcoming Walk-Shop

Mr. Stephenson began the discussion by reminding the Committee of the upcoming Orange Avenue walk-shop on Tuesday, August 20th, 4pm -7pm. He provided a brief outline of the walk-shop and reiterated the importance of adhering to the Sunshine Law during the walk.

Mr. Stephenson informed the Committee that the Planning Dept. is creating planning videos on placemaking, overlay districts and mixed-use. He stated that the staff is preparing for the filming of the mixed-use video and will be reaching out to Committee members to participate.

B. Continue Discussion about Current Zoning Entitlements

Mr. Stephenson continued reviewing the list of allowed uses. He reminded the Committee that there are a number of allowed uses that are repeated in the different zoning districts, so all repeats had been deleted. The previous meeting also contained discussion of breaking down some uses into their own categories, modifying the language that covered music and dance instruction, and the creation of a use category for health and wellness facilities. The following were the changes presented to the committee:

- Fine arts museum, fine arts instruction, dance instruction and instrument instruction were placed in to the category of music and dance.
- Health and wellness, which could include yoga studios, fitness facilities and health clubs were broken down by square footage and were categorized as such:
- Health and wellness studios (up to 3,000 square feet).
- Fitness Facility, exercise or health club (up to 3,000 square feet)

The committee discussed concerns related to square footage of existing health and wellness facilities in the corridor and what processes would be in place should those businesses wanted to expand. Mr. Stephenson explained that existing health and wellness studios would remain in perpetuity and businesses in the corridor would still be allowed up to 3,000 square feet, but any request to build greater than 3,000 square feet and up to 10,000 square feet would only be allowed by conditional use. Facilities over 10,000 will not be allowed due to parking concerns.

Retail uses were another area that combined a number of uses under the same category. Staff broke the allowed uses into individual categories per the recommendation of the Committee. Staff also added the following language after discussion from the previous meeting.

- Antique Stores
- Corner market, bodega, corner store (up to 3,000 square feet).
- Grocer (not including convenience store), up to 10,000 square feet.

Mr. Stephenson stated that antique stores were added as a type of retail shop use for the corridor as they promote walkability. He reminded the board that gas stations, but convenience stores would be acceptable. Gas stations would not be an allowed use as they create a gap in walkability, are not aesthetically pleasing and are auto-oriented. The Committee discussed the existing dry-cleaning business and gas station on Orange Avenue. Mr. Stephenson reminded the Committee that businesses like the existing gas station and dry cleaner could remain, but new businesses of that use would not be allowed, nor would existing ones be allowed to expand. The Committee reviewed corner markets and grocery store uses, specifically what square footages should be allowed by-right. In depth discussion surrounded the processes for determining what square footage should be allowed as the maximum for certain types of businesses and possibly allowing higher square footages for some uses as a Conditional Use. In addition, the Committee discussed the idea of adding a "food hall" to the language or other types of shared spaces such as arts centers and asked staff to research these types of uses as options for the overlay.

Discussion of uses currently allowed within the zoning code, and what should be allowed in the overlay language continued:

- Conditional Use: Retail sale of motorized scooters
- Spas, barbershops and hair salons, nail salon, massage/cosmetic treatment centers have been put in the category of personal services.
- Hotel.
- Theater.
- Restaurants, Bars, Distilleries, Breweries, Taverns, cocktail lounges.

Mr. Stephenson informed the Committee that based on the previous meeting discussion, that staff removed the distance requirement language from the code related to the proximity of restaurants serving alcoholic beverages to residential zoning.

- Pet supply shop, pet grooming and pet day care, providing that there be no outside kennels, pens or runs, overnight or weekend boarding of animals.
- Business, financial, governmental, medical and professional offices, agencies and clinics.
- Permanent recreational facilities within enclosed soundproof buildings; i.e. bowling alley or laser tag. Conditional Use based on size.
- Blueprinting, photocopying and printing offices.
- Basic repair shops; i.e. jewelry/watch repair, shoe repair etc.
- Public utility substations or sub-installations.

Prohibited Uses:

- Funeral homes, mortuaries without incinerators.
- Adult video arcades and including both publicly and privately owned including lodges.
- Cemetery monument sales, but excluding outdoor display.

The committee moved on to discuss Industrial Zoning - (I-1), results were as follows:

Allowed:

- Administrative or executive offices of a business or industrial establishment.

Prohibited:

- Warehouses and wholesale distribution of goods, wares, merchandise, articles, or substances, except those which are combustible, inflammable, explosive or likely to create fire, radiation or explosive hazards to surrounding property.
- Assembly of electronic instruments or devices, precision instruments and similar industries.
- Light and clean manufacturing operations, which meet all the requirements of this article and are operated only within completely enclosed building.
- Research offices and laboratories.
- Adult entertainment establishments if otherwise complying with the applicable Winter Park or Orange County adult entertainment code.
- All accessory uses, which are customarily incidental to such industrial uses.

Prohibited Conditional Uses:

- Pain management clinics
- Lumberyard, building material storage yard or contractor's storage yard.
- Public utility facility such as storage yard, substation and the like.
- Welding shop, automobile body shop, or metal working shop.

Mr. Stephenson briefly reviewed the prohibited uses that came out of the July 24 the meeting discussion:

- Tattoo Parlors
- Automotive-Related Businesses (Auto Sales, Auto Repair, Auto Rental, Body Shops, Auto Wash, Auto Parts Sales)
- Gas Stations/Convenience Stores
- Liquor Stores
- Dry-Cleaning (including drop-off only)
- Vape/Smoke Shops
- Adult-Oriented Businesses
- Pawn Shops/Check Cashing

C. Solutions To Area Wide Issues

Mr. Stephenson began the discussion by listing current issues in the corridor: parking, stormwater and draining, lighting, safety at night (people do not feel comfortable walking on Orange Avenue at night), no safe bicycle routes or facilities, poor pedestrian experience, blighted properties, cut-thru traffic, lack of safe neighborhood connectivity and Orange Avenue intersection design. Mr. Stephenson explained that many of the residents in the area find that the corridor has no life after dark, and consider it a “pass-thru” to reach other destinations.

Mr. Stephenson went on to discuss entitlement flexibility to key larger properties to create solutions to area-wide issues. He stated that the underutilized properties are places where meaningful stormwater treatment and structured parking can be built. He discussed issues with the current FAR regulations in the City related to parking garages, noting that currently the City counts parking garage toward FAR calculations. The Committee conversed about how incentivized parking could be accomplished including leasing of parking spaces to small business owners (shared parking). The Committee discussed removing parking garages from the FAR calculations, and talked about properties that could be impacted by removing the requirement.

The Committee briefly discussed encouraging non-profit art centers such as the Enzian and Winter Park Playhouse. There was discussion regarding potentially offering additional entitlements to large property owners who would build affordable white box space for art nonprofits.

The Committee then continued an extensive discussion regarding parking solutions including building FAR, building heights, density (residential entitlements), transfer of development rights, parking calculations and shared parking.

D. Potential Overlay Entitlements

Mr. Stephenson began discussion by explaining that many of the small businesses are at or over allowable FAR, do not meet parking requirements, and do not meet impervious or stormwater requirements. He stated that there is no incentive to improve properties because they are all non-conforming, and if they wanted to remodel they would have to bring the entire site into conformance with today’s land development codes, which in almost every case is impossible. It was stated that one of the solutions mentioned in previous meetings was to have the larger properties in the corridor address issues related to parking and stormwater retention as an overall solution.

Mr. Stephenson presented a FAR map that outlined properties in the corridor that are at or over the existing allowable 45% FAR. He drew attention to the “Designer’s Row” area of the map stating that most of the properties in the area are over FAR, and the only parcels on the FAR map that were not close to or over FAR were parking lots. He reminded the Committee that a majority of the properties do not have adequate parking, greenspace or stormwater retention. Mr. Stephenson noted that only a few properties along Orange Avenue have been recently renovated and meet current code requirements.

The Committee asked if staff could provide a map of the areas and properties that are having issues with the lack stormwater retention. Mr. Stephenson went on discuss properties on the map outlined in green and yellow, which represent properties that are under the maximum FAR currently allowed, and stated that those areas have the ability to fix some of the issues within the corridor, which include Progress Point, Holler properties, and Demetree properties.

E. Public Comment

Mr. Stephenson opened the floor for public comment. Nobody from the public wished to speak, and the public comment period was closed.

F. Preliminary Transportation Report

Mr. Stephenson explained that staff had received the first draft from Kimely-Horn traffic study. A map of the last five years of crashes along Orange Avenue was provided to the Committee in their agenda packets. Mr. Stephenson stated that he wanted to emphasize a portion of the report regarding safety: “In the last five years, nearly 500 crashes have occurred along Orange Avenue or at its major intersections. Crashes are predominately ‘rear-end’ collisions that result in only property damage. However, between July 2014 and July 2019, eight of nine crashes involving a pedestrian or bicyclist resulted in an injury. Additionally, nearly 27% of crashes were noted as ‘sideswipe same direction’, or ‘collision with a parked vehicle’.”

The Committee discussed the issue of Orange Avenue’s current design, and how its’s current state is likely a contributing factor in the number of accidents that have occurred. They discussed traffic calming solutions including a potential road diet or modifications to the existing parallel parking, and improvements to the pedestrian environment.

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

The meeting was adjourned at 7:38 p.m.

The next Orange Avenue Overlay Steering Committee will be held, Wednesday, August 21, 2019 at 5:30 p.m.

Respectfully submitted,

Kim Breland, Recording Secretary