



City Commission Work Session

Agenda

March 9, 2023 @ 1:00 pm

City Hall - Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Discussion Item(s)**
 - a. [Discussion on Comprehensive Plan Updates](#) 2 hours
 3. **Adjournment**



City Commission **agenda item**

| | |
|-------------------------------------|---|
| item type Discussion Item(s) | meeting date March 9, 2023 |
| prepared by Allison McGillis | approved by Jeffrey Briggs, Michelle del Valle, Randy Knight |
| board approval Completed | |
| strategic objective | |

subject

Discussion on Comprehensive Plan Updates

motion / recommendation

background

See attached PowerPoint presentation.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

March 9 WS - Comp Plan.pptx

City Commission

Work Session



March 9, 2023

Comprehensive Plan Update

Why does the city need to update?

- Under the requirements of Chapter 163, Florida Statutes
- Plan must be updated every seven years
- February 1, 2024 deadline for submittal to Department of Economic Opportunity (DEO)



Comprehensive Plan Update



What will the Update do?

- Brings the entire Comp Plan into conformance with changes since the adoption of the 2017 plan
- Updates all the data and analysis that direct the policies in the plan
- Addresses concerns/issues over the past seven years



What's in the Comprehensive Plan?

Ten Elements to the Comprehensive Plan

1. Future Land Use
 - Goals, objectives and policies to maintain character, scale, and quality development while creating an environment that balances business creation and growth.
2. Transportation
 - Goals, objectives and policies to maintain a balanced transportation system that places a hierarchy of modes: 1) walking 2) bicycling 3) transit (bus and rail) 4) private vehicles.
3. Housing
 - Goals, objectives and policies to create a quality residential environment that is diverse, supports and protects affordable housing, aims at eliminating substandard housing conditions, and preserves residential historic or architectural resources.
4. Public Facilities
 - Goals, objectives and policies to promote public health and safety while ensuring an environmentally safe, efficient and cost effective system for sanitary sewer, waste, drainage, potable water, and electric utilities.

What's in the Comprehensive Plan?



Ten Elements to the Comprehensive Plan

5. Conservation

- Goals, objectives and polices to provide for the preservation, conservation and appropriate management of the city's natural resources.

6. Recreation and Open Space

- Goals, objectives and polices to preserve, maintain and enhance a quality system of parks, open space and recreational facilities which satisfies the needs of the current and future residents of Winter Park.

7. Capital Improvement

- Goals, objectives and polices to coordinate land use, public facilities and fiscal management decisions.

8. Intergovernmental Coordination

- Goals, objectives and polices to provide for improved intergovernmental coordination of public and private entities in involved in development activities, resource conservation, transportation and growth management.

What's in the Comprehensive Plan?



Ten Elements to the Comprehensive Plan

9. Schools

- Goals, objectives and policies to maintain a high-quality educational system for the current and future residents of the City of Winter Park through coordinated efforts between the city, Orange County and Orange County Public Schools.

10. Property Rights

- Goals, objectives and policies to signify respect for judicially acknowledged and constitutionally protected private property rights, signify respect to people's rights to participate in the decisions that affect their lives and property, and to ensure that those rights are considered in the City of Winter Park's decision-making.

Other Components of the Comprehensive Plan:



Data Inventory & Analysis

1. Future Land Use
2. Transportation
3. Housing
4. Public Facilities
5. Conservation
6. Recreation and Open Space
7. Capital Improvement
8. Intergovernmental Coordination
9. Schools
10. Property Rights



VISION
WINTER PARK

ACCEPTED - JULY 11, 2016

A COMMUNITY-DEVELOPED VISION

In response to city leadership's desire to fully engage our residents and businesses in the visioning process, the process focused intensely on public involvement. Building this Vision has been directed by our community: community-wide direct mailings to every household; online outreach; 3 questionnaires; newspaper, magazine and journal ads; over 60 events, community sponsored activities, family events, educational forums, neighborhood park meetings, interviews, and focus group meetings. Our 21-person Steering Committee and over 100 Co-Creators served as our sounding board for the future. In recognition of their vital role in the process, our Co-Creators were invited to personalized workshops. Our Steering Committee assisted in getting word out to the community - outlining a program that continually engaged our citizens, identifying additional opportunities to reach out and listen to neighbors, business owners, visitors, family, and friends. Our Steering Committee spent time with these groups, created a common understanding, and educated each other throughout the process.

60
COMMUNITY EVENTS

823
REGISTERED WEBSITE USERS

856
SURVEY RESPONDENTS*

11,935
EVENT PARTICIPANTS*

25,000
WEBSITE AND SOCIAL MEDIA VIEWS

29,000
MULTIPLE DIRECT MAILINGS



THOUGHTS FROM THE STEERING COMMITTEE



GUIDING VISION & THEMES

OUR VALUES

active/healthy lifestyles
safety/ security
parks/ recreation
landscape setting/ wildlife
diversity
cultural assets
family-oriented
stewardship/ sustainability
uniqueness
proactive growth/ future
thriving commercial areas
village ambiance/ small town feel
collaboration/ involvement
transportation/ transit
friendly/ welcoming
quality of life
excellence/ high-quality/ world-class
tranquility/ calmness
appeal/ destination
character
education
history/heritage
vibrancy
progressive
inclusiveness
generational appeal
walkability/ bikability
aesthetics



OUR VISION

WINTER PARK IS THE CITY OF ARTS AND CULTURE, CHERISHING ITS TRADITIONAL SCALE AND CHARM WHILE BUILDING A HEALTHY AND SUSTAINABLE FUTURE FOR ALL GENERATIONS.

VISION THEMES

- 1 Cherish and sustain Winter Park's extraordinary quality of life.
- 2 Plan our growth through a collaborative process that protects our city's timeless scale and character.
- 3 Enhance the Winter Park brand through a flourishing community of arts and culture.
- 4 Build and embrace our local institutions for lifelong learning and future generations.

FUTURE LAND USE ELEMENT



- CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE
- PLAN OUR GROWTH THROUGH A COLLABORATIVE PROCESS THAT PROTECTS OUR CITY'S TIMELESS SCALE AND CHARACTER
- ENHANCE THE WINTER PARK BRAND THROUGH A FLOURISHING COMMUNITY OF ARTS AND CULTURE
- BUILD AND EMBRACE OUR LOCAL INSTITUTIONS FOR LIFELONG LEARNING AND FUTURE GENERATIONS

GOAL 1-1: MAINTAIN THE CITY'S CHARACTER Ensure the City of Winter Park its traditional scale and low density residential character while at the same time p

TRANSPORTATION ELEMENT



- CHERISH AND SUSTAIN WINTER PARK'S EXTRAORDINARY QUALITY OF LIFE
- PLAN OUR GROWTH THROUGH A COLLABORATIVE PROCESS THAT PROTECTS OUR CITY'S TIMELESS SCALE AND CHARACTER
- ENHANCE THE WINTER PARK BRAND THROUGH A FLOURISHING COMMUNITY OF ARTS AND CULTURE
- BUILD AND EMBRACE OUR LOCAL INSTITUTIONS FOR LIFELONG LEARNING AND FUTURE GENERATIONS

GOAL 2-1: BALANCED TRANSPORTATION SYSTEM
The City of Winter Park desires to ensure a balanced and safe transportation system that

RECREATION & OPEN SPACE ELEMENT

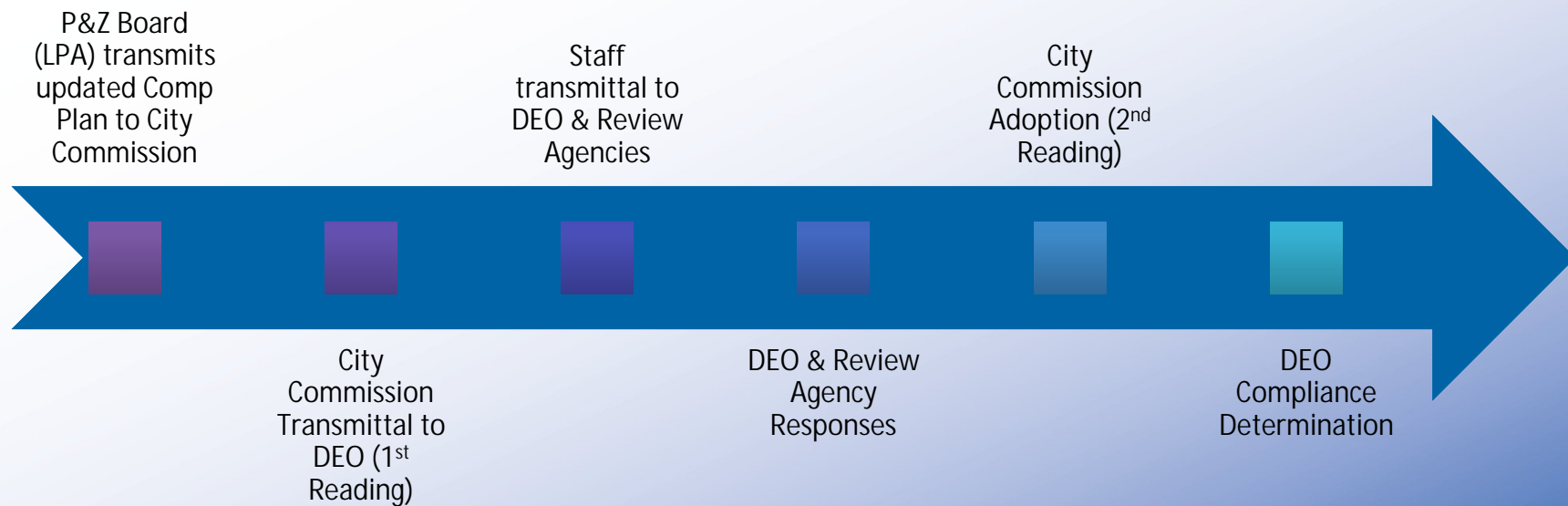


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- PLAN OUR GROWTH THROUGH A COLLABORATIVE PROCESS THAT PROTECTS OUR CITY'S TIMELESS SCALE AND CHARACTER
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GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE

By preserving, maintaining and enhancing a quality system of parks, open space and

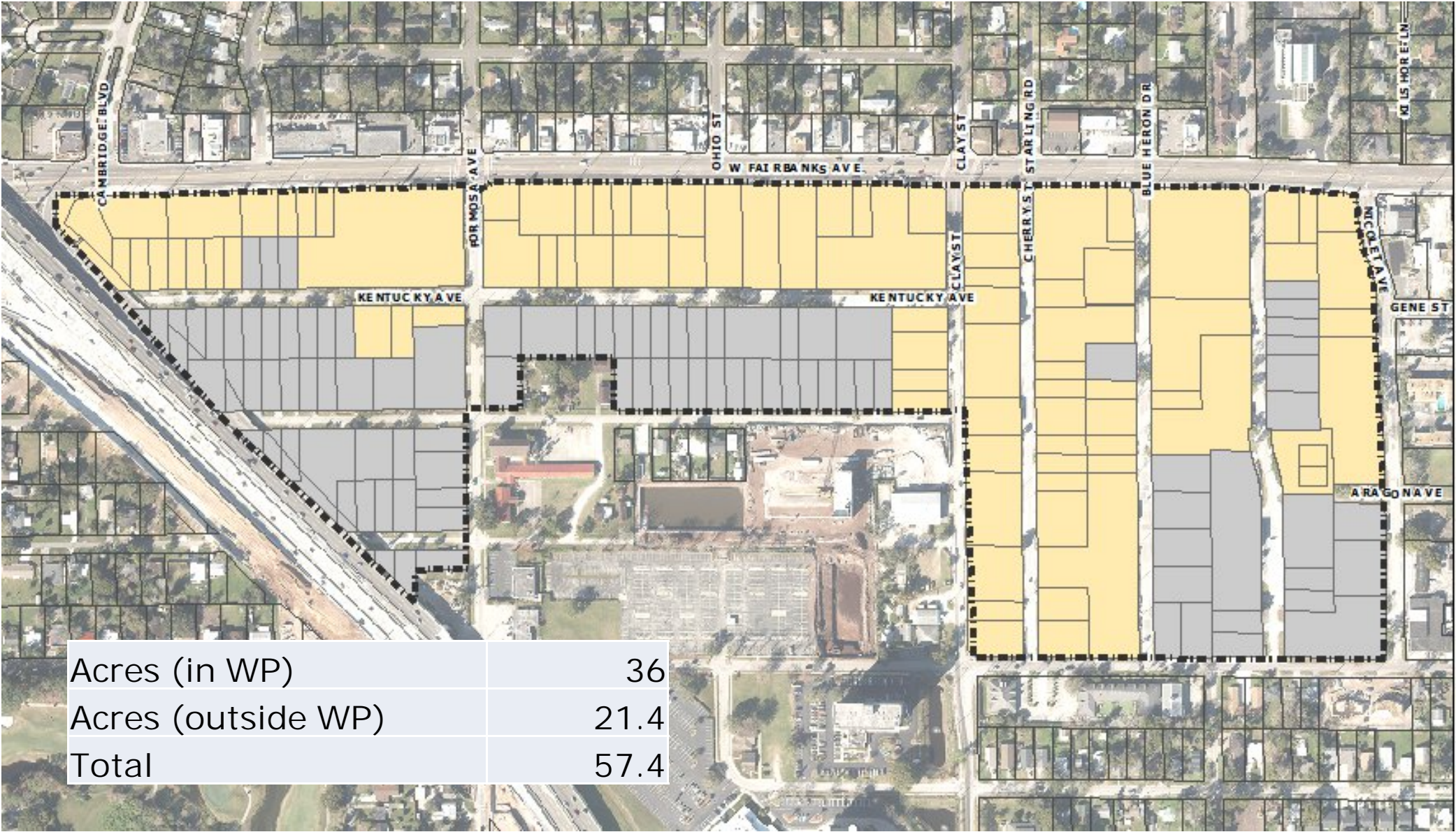
Comprehensive Plan Adoption Process



New Future Land Use Policy



Proposed West Fairbanks Area Policy to be added into the Future Land Use element.



Formosa Ave



Oglesby Ave



Kentucky Ave



Nicolet Ave



Street Conditions - Site Visit
W Fairbanks Ave Redevelopment Area



0 200 400 800
feet

CMIN ASSOCIATES
urban planning • landscape architecture • architectural design
500 delaney avenue suite 404 orlando, florida 32801-3859
September 6, 2022 CA Job No: 221036-10



Existing Conditions/Challenges

- Most of the area was developed in Orange County jurisdiction prior to city annexation in the 1990's/some still in Orange County.
- First wave of development from the original 1920's plats was residential homes.
- Commercial/Industrial redevelopment replaced the homes during the 1950's-1970's.
- Development was based on 'rural' standards.



Existing Conditions/Challenges

- City added a sanitary sewer line along the West Fairbanks corridor, but most properties have not connected and have septic systems.
- Properties off Fairbanks frontage will need lift stations to connect to the sanitary sewer line.
- There is no storm water retention provided on the individual properties.
- Many properties function via parking in the street, in the grass, or back-out into the street.
- Most streets do not have curbs or sidewalks.



Proposed W. Fairbanks Policy

- Allow for the redevelopment of the 'aged-out' industrial sector based on market needs.
- Establish a Future Land Use policy with entitlements that allow for such redevelopment.
- Policy will also provide a method for the upgrade of needed infrastructure.
- Lastly, adopt zoning codes to enable market to proceed.



Proposed Template

- The Planned Development for Ravaudage provides overall mutually exclusive entitlements of 14.76 units per acre and 100% floor area ratio.
- One can have an apartment complex of 100 units per acre on a site as long as the 14.76 units/acre is not exceeded within the entire development.
- City needs to partner with redevelopment to earn entitlements with off-site infrastructure upgrades.



Next Steps

- Formulate the policy/Future Land Use category for this area to create additional entitlements (would also apply to properties as they are annexed).
- Set-up buckets of entitlements and limit square footage by use – commercial, office, residential.
- First-come, first-serve to the bucket of entitlements.
- Would need to ensure that the infrastructure in the area is also improved during redevelopment, potentially based on project size.



Entitlements Analysis

| Existing Development | |
|--------------------------------------|--------|
| Single-Family Lots | 22 |
| Medium/High Density Residential Lots | 29 |
| Commercial/Industrial Square-Footage | 63,994 |

| Potential Entitlements | |
|------------------------------|-----------|
| Residential @ 14.76 du/ac | 847 |
| Residential @ 17 du/ac | 976 |
| Residential @ 25 du/ac | 1,435 |
| Office/Commercial @ 100% FAR | 2,500,344 |



Questions?