



# Economic Development Advisory Board Regular Meeting

May 21, 2019 at 8:15 a.m.

City Hall | Chapman Room  
401 S. Park Ave. | Winter Park, Florida

## Agenda Items

1. Opening comments
2. Approval
  - A. Minutes for April 21, 2019
3. New business
  - A. Discussion with Commissioner Weaver
  - B. 631 N New York Avenue Review
  - C. Chamber Update
4. Adjourn

### appeals & assistance

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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).

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

# Economic Development Advisory Board



meeting date 5-21-19

approved by

item type  Administrative  
 Action  
 Information

City Manager  
 City Attorney  
 N/A

**agenda  
item**

## Subject 1a

Approve minutes for April 16, 2019.

## motion | recommendation

Motion to approve minutes from April 16, 2019.

## Background

N/A

**CITY OF WINTER PARK  
ECONOMIC DEVELOPMENT ADVISORY BOARD**

**Regular Meeting  
8:15 a.m.**

**April 16, 2019  
Chapman Room**

**MINUTES**

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Meeting was called to order at 8:17 a.m. in the Chapman Room of City Hall.

**BOARD MEMBERS PRESENT:** John Caron, Russ Bruguier, Wes Naylor, Tara Tedrow, Joel Roberts, Bill Segal

**BOARD MEMBERS ABSENT:** Betsy Gardner-Eckbert

**STAFF MEMBERS PRESENT:** Kyle Dudgeon, Lindsey Hayes, Bronce Stephenson, Peter Moore, Allison McGillis, Kris Stenger, Vanessa Balta-Cook and Kim Breland

**ADMINISTRATIVE ITEMS:**

- A. Approve minutes from 2-26-19

**Motion made by Wes Naylor, seconded by Russ Bruguier, to approve the February 26, 2019 minutes. Motion passes 6-0.**

**ACTION ITEMS:**

- A. **631 N. New York Avenue Review**

Assistant Division Director, Kyle Dudgeon began the discussion by reiterating the backstory to the acquisition of the property and current use. The property acts as a lay down site to store large equipment and materials for city projects. Staff discussed options for future consideration. Conversation was held on additional elements including the existing quanncet hut on the golf course and current use of cemetery property.

Staff provided a map showing entitlement restrictions on the golf course. Staff additionally met with the Golf Course Advisory Board to determine priorities. Discussion ensued.

**INFORMATIONAL ITEMS:**

- A. **Electric Vehicle Ordinance Discussion**

Kris Stenger, Assistant Director Building/Permitting and Sustainability began the discussion. He explained that the sustainability team attends a number of the boards to look at sustainability angles within the City. Sustainability has been installing electric vehicle charging stations throughout City facilities. There are currently nine free charging stations and Sustainability has been studying the usage of those stations. They are also hearing ideas of where the City stands in regard to electric vehicle readiness. Currently anyone can pull their vehicle up to any of those nine stations in the City and charge their vehicle at no cost. For reference, Mr. Stenger provided information on other cities around the country that have already implemented electric vehicle (EV) readiness plans. The Sustainability and Planning departments have worked together to create an EV ready ordinance for the City and are looking for feedback from the boards before presenting to the commission for approval. Mr. Stenger explained that the ordinance is important to Winter Park for a number of reasons. He reviewed the number of electric vehicles presently owned in Florida and discussed emergency preparedness for electric vehicles, electric utility usage, its relationship to building efficiency, and the Sustainability action plan and goals. Mr. Stenger provided a presentation that showed costs for installing infrastructure to residential, multi-family, commercial structures as well as criteria and costs parking lot installations. Discussion ensued regarding the ordinance.

**B. Orange Avenue Overlay Update**

Director of Planning and Community Development, Bronce Stephenson gave the update. He informed the Board that Staff is working with the different departments at the City and two consultants to develop the scenarios/criteria for the redevelopment of Orange Avenue to show what different levels of development could look like i.e. building heights, landscaping, setbacks, etc. There will also be an analysis of the existing traffic conditions (including vehicle speed and parking concerns), biking, pedestrian, and ADA conditions. Mr. Stephenson noted that Staff would be holding educational campaigns for the community. He informed the Board that Staff has already held input meetings one for the community and one for stakeholder/property owners where Staff received and listened to opinions, suggestions and other input from the community. He stated that some of the major concerns surrounded traffic and parking.

**NEW BUSINESS:**

**A. Chamber Update**

There was no Chamber update.

Next meeting is to be determined.

There being no further business, the meeting adjourned at 9:21 a.m.

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John Caron, Chairperson

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Laura Neudorffer, Board Liaison

# Economic Development Advisory Board



meeting date 5-21-19

approved by

item type  Administrative  
 Action  
 Information

City Manager  
 City Attorney  
 N/A

**agenda  
item**

## Subject 2a

Discussion with Commissioner Weaver

## motion | recommendation

N/A

## Background

The board has typically had a history of inviting newly elected commissioners to speak with the board at a regularly scheduled EDAB meeting to discuss economic development related issues in the city.

The following are considerations for discussion topics with Commissioner Weaver. These include, but are not limited to:

- Current projects
- Past ventures
- EDAB's role
- Overall economic development trends
- Priority projects

# Economic Development Advisory Board



meeting date 5-21-19

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item type  Administrative  
 Action  
 Information

City Manager  
 City Attorney  
 N/A

**agenda  
item**

## Subject 2b

631 N New York Avenue Discussion

## **motion | recommendation**

N/A

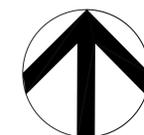
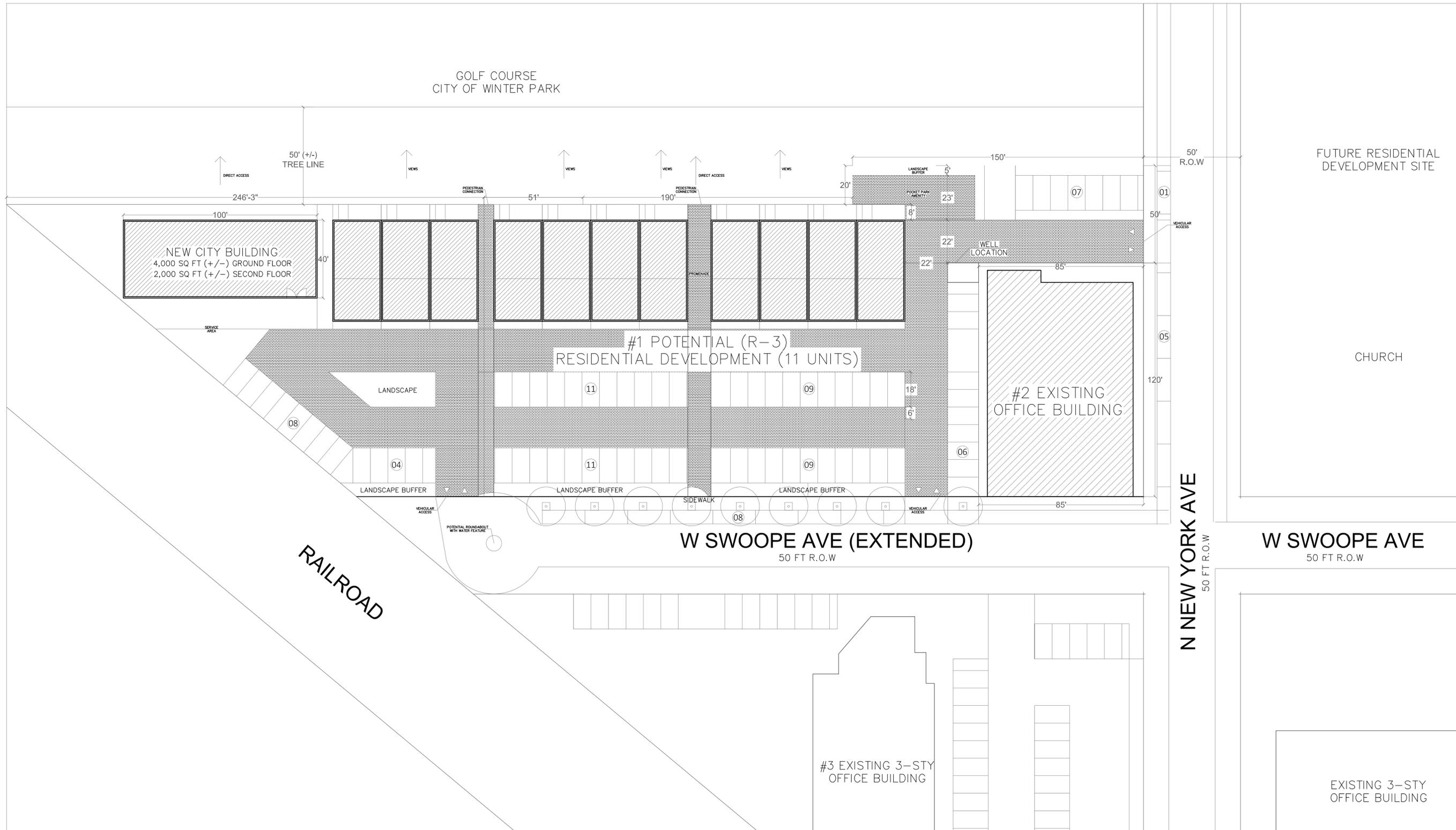
## **Background**

Economic Development staff has been working with several departments including Parks in its evaluation of existing city real estate assets. This includes the city's former Swoope Avenue water plant site located at 631 N New York Avenue.

Current use for the site includes vehicle storage, equipment lay down yard, housing of refuse and storage bins, and fuel tanks. The property also abuts the city's quanncet hut providing storage for golf course operations and maintenance.

Staff enlisted Redevelopment Management Associates (RMA) to conduct a site analysis, market review, and provide potential alternatives to its existing use. Staff included as part of the February 26, 2019 agenda packet a copy of the report provided by RMA. Since that time, staff has reviewed the analysis with the golf course advisory board. Staff has reviewed with EDAB and the Golf Course Advisory Board.

Based on previous discussion, Staff is providing an additional development alternative for discussion.



ALTERNATIVE 1.2.1

SCALE T.B.D