

**REGULAR MEETING OF THE CITY COMMISSION
JUNE 11, 2018**

Mayor Steve Leary called the meeting of the Winter Park City Commission to order at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida. The invocation was provided by Reverend Craig Blocher, First United Methodist Church of Winter Park, followed by the Pledge of Allegiance. Mayor Leary asked for a moment of silence for the second anniversary of the Pulse tragedy.

Members present:

Mayor Steve Leary
Commissioner Pete Weldon
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper

Also Present:

City Manager Randy Knight
City Attorney Dan Langley
Debbie Wilkerson (for City Clerk)

Approval of agenda

Motion made by Commissioner Cooper to approve the agenda; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.

Mayor's Report

a. Presentation – Best of Show – 2018 Sidewalk Art Festival

Monte Livermore and Amy Thrasher, Co-Presidents of the Winter Park Sidewalk Festival presented the Best of Show for 2018 by artist Richard Currier.

Other issues

Mayor Leary stated he received three public notices in the mail for various projects within the City and that one project includes a parking garage with Rolling College. He asked if Rollins would consider discussing opportunities for additional parking within that structure with the City. There was a consensus to have this discussion with Rollins.

Mayor Leary commented about the size of murals and did not know why they would limit the size of murals on buildings. He stated he would like to reconsider the size they put on these and bring this back to the Commission.

City Manager's Report

City Manager Knight stated they met with the architects for the Library and Events Center today and they plan to bring in plans this fall for Commission approval.

City Manager Knight provided an update on the Fairbanks Avenue transmission. An update will be provided to individual Commissioners.

Commissioner Seidel mentioned the email that the sale of the bowling alley property on Fairbanks Avenue closed. He asked if parking and setbacks were being looked at. City Manager Knight stated they have been working with the developer.

Commissioner Weldon commented about the benefit to the public of being informed of the I-4 Ultimate project and any responsibilities for Winter Park.

Commissioner Cooper commented about previous discussions regarding cross access easements any time a property is up-zoned if they are along our major corridors. She asked that this be put on an agenda for further discussion.

City Attorney's Report

No report.

Non-Action Items

a. Discussion of Mixed Use Future Land Use

Planning Director Dori Stone presented the last part of the comprehensive plan they need to address. She asked whether the current land use and zoning categories are sufficient to promote the best development in Winter Park or does the City want a specific mixed use development option for properties that are located along the gateway corridors of the City. She summarized how they have defined successful mixed uses in the past and moving forward including Park Avenue, Hannibal Square, and the Winter Park Village. She addressed C-2 zoning only being allowed in the downtown area, parking challenges as well as other challenges and potential benefits of mixed use.

Ms. Stone spoke about the need to look at more open space and green space, to make the community walkable for projects moving forward, and to look at improved traffic circulation and shared parking needs. She further elaborated on what they need to take into consideration when looking at mixed use developments. Ms. Stone spoke about mixed use districts only working if there is transparency in the planning process and recommended adding two steps to the process including having at least one public meeting with citywide notice with the property owner and to expand the City's Development Review Committee to have a public meeting prior to P&Z.

Ms. Stone concluded that the City already has the ability to provide low-intensity mixed-use development along gateway corridors. She stated staff is wanting direction on the Commission's desire to provide property owners the opportunity to build outside the traditional land use and zoning patterns in return for more community input and assets. She asked if the current land uses and zoning categories are sufficient to promote the best development or if the City wants a specified mixed-use development option for properties located along gateway corridors within the City. She asked for direction on this.

Mayor Leary asked how long the process would take to investigate this to meet the comprehensive plan requirements. Ms. Stone stated they need to work with the consulting team to bring the community together, look at corridors (recommended Orange Avenue), and talk to the property owners. Ms. Stone believed it would be a six-month process.

Commissioner Sprinkel commented that she looks at this as a mechanism in which you can create another type of Park Avenue and was in support of mixed-use development.

Commissioner Seidel asked if you can have mixed-use development without increasing the densities of the current zoning along the corridors or to have successful mixed-use if they have to increase the densities. Ms. Stone stated that would be part of the discussions and further addressed this.

Commissioner Cooper spoke about agreeing with staff that our existing codes allow low density mixed-use. She addressed the C-1 code that addresses developments along major corridors. She asked what the public amenities are that they feel they do not have now and that our current codes do not give them the authority to request. She stated they need to discuss these.

Commissioner Weldon stated he did not believe we need our consultants to review this but wanted to go through it with staff, the public, and Commission. He spoke about Hannibal Square that has had great results and that those type of pursuits are worthwhile in the absence of doing nothing.

Mayor Leary stated they need to look at Orange Avenue as a corridor and that they would be doing a disservice to the community to allow each property owner to do what they are currently allowed to do under code. He stated they have a consensus to move forward with the next discussion. Ms. Stone commented a work session with the Commission would be most helpful.

Winter Park Garden Club members

The Commission thanked the members for the flowers on the dais.

Emily Bader, Garden Club, spoke about the cheer mugs they take to club members friends or to a facility in town to add cheer to someone each month. She stated it is National Garden Club Month and is why the Commission is receiving them today and for thanking the Commission for what they do.

Peggy Bohl, Garden Club, spoke about Winter Park and that the Garden Club will be 100 years old in three years that she will be working hard on. She stated the City's arts and culture is exemplary in the United States and as part of their anniversary they want to include everyone in Winter Park and would value the Commission's help.

Consent Agenda

- a. Approve the minutes of May 14, 2018.
- b. Approve the following purchase and authorize the execution of subsequent purchase orders:
 1. Traffic Control Devices, Inc. - Continued citywide signal maintenance, as well as upgrades of the traffic signals at 17-92 & Morse Blvd; \$200,000
- c. Approve the following piggyback agreements and authorize the Mayor to execute:
 1. Stuart C. Irby Co. - Renewal of existing piggyback of OUC contract #3601-2 OQ for the provision of Padmount Switchgears; \$200,000
 2. DataProse, LLC - Piggyback of City of Boca Raton contract #2016-023 for Utility Bill Printing & Distribution Services; \$200,000
 3. T.V. Diversified, Inc. - Renewal of existing piggyback of City of West Palm Beach contract #ITB-13-14-129 for Lift Station Repairs & Rehabilitation Services; \$200,000
- d. Approve the following contract amendment and authorize the Mayor to execute:
 1. HDD of Florida, LLC - Amendment 4 to IFB-8- 2014 - Underground Utility Services to allow for the boring of 30" stormwater HDPE; \$175,000
- e. Approve the FY18 budget amendment for the Golf Course.

Motion made by Commissioner Sprinkel to approve the Consent Agenda; seconded by Commissioner Cooper and carried unanimously with a 5-0 vote.
No public comments were made.

Action Items Requiring Discussion

No action items.

Public Hearings:

- a. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, GRANTING TO PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE NATURAL GAS FRANCHISE AGREEMENT TO USE THE PUBLIC RIGHTS OF WAY OF THE CITY OF WINTER PARK, AND PRESCRIBING THE TERMS AND CONDITIONS UNDER WHICH SAID FRANCHISE MAY BE EXERCISED; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE; AND REPEALING AND REPLACING THE PRIOR ORDINANCE AND FRANCHISE AGREEMENT First Reading

Attorney Langley read the ordinance by title. City Manager Knight spoke about the franchise with Peoples Gas needing renewal for another 10 years.

Motion made by Commissioner Sprinkel to accept the ordinance on first reading; seconded by Commissioner Weldon. There were no public comments. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

- b. ORDINANCE NO. 3110-18: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO ADOPT NEW ZONING REGULATIONS CHANGING THE PERMITTED, CONDITIONAL PROHIBITED USES AND DEVELOPMENT STANDARDS WITHIN THE OF THE CITY BY ADOPTING A NEW MEDICAL ARTS ZONING DISTRICT AND AMENDING THE MULTI-FAMILY (R-3) DISTRICT AND PARKING LOT (PL) DISTRICT AS NECESSARY TO IMPLEMENT THE CITY OF WINTER PARK, COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT, DATED APRIL 24, 2017; PROVIDING FOR CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE Second Reading

Attorney Langley read the ordinance by title. Planning Director Dori Stone spoke about speaking with the City Attorney after the last hearing and all the amendments made who offered simple changes to the ordinance. She asked for support. The changes are as follows: Under the first paragraph under 'Purpose', to clarify where Medical Arts Districts are only permitted; and under (b)(1) 'Application', to change Figure 1-14a to Figure 1-14a of the Future Land Use element of the comprehensive plan. She asked if they wanted to consider a change to the O-1 zoning standard for Medical Arts Districts under (f)(1) Development Standards regarding setbacks. No consensus was reached on this change.

Motion made by Mayor Leary to adopt the ordinance as presented with the first two changes recommended by staff; seconded by Commissioner Sprinkel.

Motion amended by Commissioner Cooper for the high density Medical Arts Districts that we require a perimeter setback of not less than 20'. Motion failed for lack of a second.

Commissioner Seidel stated he needed more discussion and insight on the amendment as to what they are actually talking about before considering this.

Motion made by Commissioner Cooper to table this until they have an opportunity to discuss. Motion failed for lack of a second.

There were no public comments made.

Upon a roll call vote on the main motion with the two recommended staff changes, Mayor Leary and Commissioners Seidel, Sprinkel and Weldon voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.

City Commission Reports:

Commissioner Seidel – Addressed the Medical Arts District amendment by Commissioner Cooper that failed and that he would be happy to discuss this again. He was reminded that as part of the prevailing side he or another member would have to bring this up for reconsideration.

Commissioner Seidel asked about the golf course revenue and if the numbers have been reviewed. City Manager Knight stated the budget adjustment made this evening only provided a budget adjustment that balanced and did not budget the extra profit from selling merchandise.

Commissioner Seidel spoke about wanting reasonable people to sort out reasonable regulations for gun control.

Commissioner Sprinkel – No report.

Commissioner Cooper – Asked if the Medical Arts District for the hospital goes all the way to Aloma Avenue.

Commissioner Weldon – Spoke about meeting and participating as a guest at the Blue Bamboo Center for the Arts on Kentucky Avenue and encouraged everyone to attend the free shows this week.

Commissioner Weldon addressed the traffic concerns of Commissioner Seidel and his interest in meeting to discuss tangible investments and traffic items Commissioner Seidel is convinced would make a meaningful difference. Commissioner Sprinkel

expressed her disagreement with two Commissioners designing a meeting without the remainder of the Commission being included. Commissioner Cooper agreed with Commissioner Sprinkel. Commissioner Weldon stated all Commissioners are welcome to attend any meeting. Public Works Director Attaway addressed the upcoming FDOT meeting where the FDOT offered the ability for staff to go and see the control room that is running the 17-92 corridor and other corridors. He stated Commissioner Seidel expressed interest in attending as well as Commissioner Weldon. Mayor Leary stated they need to make sure there are no problems with two Commissioners attending. Commissioner Seidel stated after the 17-92 job is under contract they should have a joint session with the Transportation Advisory Board.

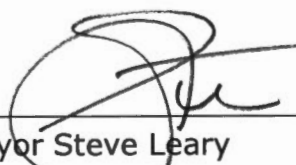
Commissioner Weldon addressed speaking with the City Manager about Planning Director Stone's departure of the City and about what they want for the City in terms of a planning director. He voiced his preference of having an experienced planning manager or director from a similar city in terms of an urban environment with a population of at least 25,000-40,000 with successful experience to finding and implementing zoning that is proven to be strategically successful. Mayor Leary stated everyone should voice their preferences to the City Manager.

Mayor Leary - No report.

Public comments (items not on the agenda):


There were no comments made.

The meeting adjourned at 5:00 p.m.



Mayor Steve Leary

ATTEST:



City Clerk Cynthia S. Bonham, MMC