

**CITY OF WINTER PARK
CITY COMMISSION WORK SESSION MINUTES
JUNE 18, 2007**

The meeting of the Winter Park City Commission was called to order by Vice Mayor John Eckbert at 1:07 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Mayor David Strong (arrived at 1:15)
Commissioner John Eckbert
Commissioner Douglas Metcalf
Commissioner Margie Bridges

Also present:

City Manager James Williams
City Clerk Cynthia Bonham

Member Absent:

Commissioner Karen Diebel

1. Architectural Standards Task Force recommendations

Task Force members Patty Heidrich, Rebecca Furman, and Steve Feller spoke about their recommendations as presented to the Commission concerning the establishment of a historic district downtown, changes to residential recommendations in the code, and non-residential recommendations to authorize the task force to prepare an RFQ/RFP to engage a consultant to perform a visioning process and complete a design code.

There was a lengthy discussion regarding the above issues and actions that the task force and staff (Planning Director Jeff Briggs and Building Director George Wiggins) requested that the Commission provide a consensus on.

Commissioner Eckbert commented that some buildings are more architecturally significant than others in the Central Business District and they should be preserved. He addressed certain buildings that are very important to the scale, architecture and feel of downtown Winter Park. Ms. Furman explained that the Commission could adopt an ordinance to include an inventory on what they believe are the contributing factors to whether they are historic or not.

Planner Lindsey Hayes explained that creating the historic data is an objective process based on age/date, style, if it is a contributing building to the neighborhood, and how much the building has been altered. She stated that the National Register District contributes to cultural tourism and it also enables property owners that are renovating historic buildings to qualify for a 20% federal tax cut or have a 10% tax cut from older buildings that are slightly flawed. She suggested that she return to the Commission with a rough consideration along with what could be a potential historic district and a potential process to take to the State and the property owners to begin informing them on what kind of benefits they may have and engage their interests. Commissioner Bridges suggested that Ms. Hayes provide them graphics that shows what parts of the downtown district would qualify as historic and to give them a better visual.

Ms. Heidrich explained that they were trying to receive a recommendation to establish an area that describes or designates historic Winter Park. She stated that once that has

been identified, properties within that area are either contributing or non-contributing to the district which means they either have or do not have historic value. She commented that structures not having historic value but are within the historic district are allowed more freedom for changes but they still need to comply with certain restrictions in this area.

Commissioner Eckbert stated that there was a consensus to understanding more and knowing the specifics about historic preservation which has the support from the Commission. Mayor Strong agreed and commented that the age, mass and color of these buildings need to be a subjective decision. There was further discussion on establishing a downtown historic district and the architecture of buildings.

Mayor Strong commented that they need clarification of the historical implications and the form based code. Building Director George Wiggins explained he would provide further information on the implications of the form based code. The Commission agreed that they supported the concept of the non-residential multi-family recommendations. Commissioner Eckbert commented that he would like to create the opportunity for great architecture and fabulous buildings that are not necessarily constrained by what is written in our code. Commissioner Metcalf and Mayor Strong agreed.

Mr. Wiggins asked if they would like the task force to move forward with preparing an RFQ or looking at potential consultants. Commissioner Eckert commented that they should have that budgeted for next year. Mr. Wiggins explained that the task force could accomplish this now without a budget. Mr. Wiggins also spoke about residential recommendations going through a process of public participation by having a workshop, inviting citizens to express concerns and identify problems of mass and scale then address this through code changes by P&Z and the City Commission. Steve Feller with the Single Family Residential Sub Committee expressed that in the public process they would like to hear from citizens, builders and real estate agents on the perceived problems such as bulk, scale, mass, floor area ratio and the context of the houses. He stated that the Design and Architectural Review Board may need to address these concerns that were found and look at existing codes and perhaps tweak them.

Mayor Strong stated that these recommendations need to go before the Commission for action. He stated he was not certain if every single recommendation needed to be adopted but he was comfortable with the majority of them. Commissioner Eckbert stated he would like to hear more about the historic preservation, the geography, what the program looks like and what is the specific recommendation. He stated he would be in favor of proceeding with an RFQ for the scale definition, visioning, identifying the corridors that need to be focused on and the form based code. Mayor Strong stated that this could be considered at the next Commission meeting on July 9, 2007 and Ms. Hayes will provide an updated list of historical buildings and give the Commission guidelines.

2. Strategic Planning

Commissioner Bridges explained that along with the road map she would like to have priorities in place and look at how the objectives are accomplished. She commented that she would start with everything that engages Planning for the economic overview of the City such as the Architectural Review, the Comprehensive Plan, the acquisition of

the City park and commuter rail. She expressed that these areas will need outside consultants or they will need funding to further goals in order to move ahead. Commissioner Metcalf stated that they need to have planners to create the correct kind of infrastructure in our environment and they need to ensure a long term vision for right-of-ways, more green space, wide set backs, and clean lakes.

Commissioner Eckbert expressed concerns that they did not have the correct process to get through these issues and that there must be a better way to resolve things. Commissioner Metcalf stated he would like to come up with ideas, figure out the plan and ask where the money will be coming from. He believed they need to start thinking about Strategic Planning for what they must have to sustain the City 50 years from now and look at what they can eliminate now that may absorb the resources and revenue in the future. Commissioner Bridges believed they should also seek out other sources of revenue.

Mayor Strong stated they will eventually need to decide what to do with the post office in the near future and perhaps when this happens other issues will fall into place. He suggested that it might be possible to have City Hall/post office combination at the Morse/Denning site but they have to start thinking about this. Commissioner Metcalf commented that the Denning site may not be the optimum opportunity for the City and he would still like to consider splitting the distribution and to find another alternatives. He stated he would speak to the postmaster and see if they can make any progress but he would like to have everyone's commitment and try to enlist Congressman Mica for assistance to make things happen in Washington. Commissioner Eckbert suggested an architect to assist with the public facilities aspect and spoke about the importance of having the correct plans for the City as a top priority.

Mayor Strong suggested they individually prioritize the list and make additions to the list if necessary. There was a consensus to have the next meeting on July 2, 2007 from 1:00 – 5:00 p.m.

The meeting adjourned at 5:03 p.m.

A handwritten signature in cursive script, reading "Cynthia S. Bonham". The signature is written in dark ink and is positioned above a horizontal line.

Cynthia S. Bonham, City Clerk