

**CITY OF WINTER PARK
JOINT CITY COMMISSION/PLANNING AND ZONING COMMISSION
WORK SESSION MINUTES
October 22, 2007**

The joint meeting of the Winter Park City Commission and the Planning and Zoning Commission was called to order by Mayor David Strong at 1:07 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Commission Members present:

Mayor David Strong
Commissioner Douglas Metcalf
Commissioner John Eckbert
Commissioner Margie Bridges
Commissioner Karen Diebel (arrived at 3:15)

Also present:

City Attorney Trippe Cheek
Interim City Manager Randy Knight
Deputy City Clerk Nancy McLean

Planning & Zoning Members present:

Rick Swisher
Patrick Doyle
John Stevens
Sarah Whiting
Michael Dick

Director of Planning Jeff Briggs explained that this is a joint work session to take a look at the Progress Energy properties (Progress Point) and to have an opportunity outside of the public hearing setting to ask questions and be updated on the project. He stated they are also working to implement the new directions of the comprehensive plan which was placing the Urban Use District into the zoning code. He addressed staff being in the process of drafting that new addition to the zoning code and this would be first on the P&Z Commission agenda and then the Progress Point project. Mr. Briggs stated from a staff perspective it was helpful, educational and illustrative of what they are getting into in terms of the zoning district and there has been a lot of discussion about what they should put into that zoning district. He spoke about Brian Canin at the Holler Progress Energy Task Force meeting talking about the design guidelines being placed into the district or that they could adopt a zoning district like all the others in the code book right now. He stated that both of these have been advertised for November 6 with P&Z and November 26 with the City Commission. Mr. Briggs answered questions posed by the Commission.

Allan Keen explained that the board and the Commission were given a booklet at the Holler Progress Energy meeting that explained the project and gives them an idea of their status. He introduced the team members Paul Bryan, John Cunningham, Scott Webber, Rebecca Furman and Richard Harem. He explained that they have tried to engage the community and they held a number of meetings, including the three publicized and well attended community neighborhood meetings. He stated they have a website that is under development and they are hopeful it will provide a lot of information about the project. He expressed that the community engagement has been important and it is something that needed to happen to get them to this point.

Mr. Bryan gave a presentation on the Progress Energy redevelopment and spoke about the property today, their timeline, development guidelines, current zoning, transmitted comprehensive plan guidelines and the existing example of Urban Use in Winter Park; neighborhood input and visioning workshops. He showed a workshop video and talked about neighborhood workshop goals, neighborhood updates and community outreach; property use, design, landscaping and architectural plans, neighborhood goals for the project plan (place making, open spaces, public spaces, landscaping and increasing the tree canopy); economic and fiscal analysis, and revenues to other government entities. He concluded with a 3D animation of the project.

Mr. Keen made a few comments about the project. He stated that 1) the parks are large with 2 acres of space that is not covered by buildings; 2) in terms of the economic feasibility and responsibility, the City government has a responsibility to its citizens to diversify the tax base. The report that was issued showed a \$28 million evaluation but their current budget says the project will cost \$60 million to build; the economic impact will be significantly more than that; 3) they thought the process they have gone through with community engagement set a standard for what other developers will have to do to get through a process like this, particularly for a significant project; 4) there were areas along the rail scape that will be pleasing to the eye; 5) there will be one, two and three story buildings; 6) they will provide sufficient parking; and 7) they will pay 50% of the entire cost of the Orange Avenue improvements. The team answered questions posed by the Commission.

Mayor Strong asked if they needed a comprehensive plan change. Rebecca Furman stated they needed a comprehensive plan amendment, they applied for one and it was noticed for the P&Z and City Commission November meetings. She explained the comprehensive plan that was adopted and sent to the DCA set forth the requirements for the urban use comprehensive plan designation and it says where the urban uses can go along the commercial corridors and this site fits those requirements. She also commented that the comprehensive plan requires that urban use zoning be adopted and they have gone forward as the test case and have been working with staff on what mixed use will look like and what would be desirable on Orange Avenue. She believed that in some of the comprehensive plan discussions there would be a mixed use category for Fairbanks Avenue that may have higher heights and standards and a mixed use for Orange Avenue where they would set three story height limits. She stated a lot of things within the comprehensive plan which are very specific needs to be in this zoning ordinance.

Mayor Strong stated what they have presented has a lot of merit to it but made them aware that there is a lot of process they need to go through. Ms. Furman agreed. There was further discussion regarding urban use.

Attorney Cheek commented that this is a complicated legal issue and he believed that everyone on both sides should be sure about what is being sought and what is being considered. He stated that needs to be formally articulated and it has not happened at this point. He commented that it also depends on what they are asking for and from what he heard today it sounds more like a conceptual approval like what they used to do under the prior version of the PD ordinance. Mr. Keen responded that was not what they submitted, not what they noticed and that was not the case. Attorney Cheek expressed

that he has not seen it and he believed that this was an issue that they needed to try and resolve by November 6. Commissioner Bridges asked Attorney Cheek if he could attend the P&Z meeting and be there during the process to give his insight and legal direction. Attorney Cheek responded that he could be there but he thought before he attends the meeting that the applicant's lawyer or others could give their input on this. Mr. Keen commented that they would be more than happy to do that and there was no reason why they could not move forward under some constructive basis.

Mr. Bryan explained that their philosophy has always been collaborative with working with the City, the Planning and Zoning Commission, the community and the Commission and they will continue to do that. He ensured that their counsel would contact Attorney Cheek and they would have this resolved before it comes before the Planning and Zoning Commission.

The meeting adjourned at 3:25 p.m.

ATTEST:



City Clerk Cynthia Bonham