

**CITY OF WINTER PARK
CITY COMMISSION
WORK SESSION MINUTES
December 6, 2007**

The meeting of the Winter Park City Commission was called to order by Mayor David Strong at 9:00 a.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Commission Members present:

Mayor David Strong

Commissioner John Eckbert
Commissioner Margie Bridges
Commissioner Karen Diebel
Commissioner Douglas Metcalf (arrived 11:05)

Also present:

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

Absent

Commissioner John Eckbert

There were four presentations given by consultants for planning, architectural and design services for commercial corridor form based codes. The consultants were Canin & Associates, Gladding Jackson, Land Design Innovations and Torti Gallas and Partners. Each gave a brief introduction about their firms and the qualifications and experience of their team. They spoke about form based codes/design standards, redevelopment and infill, master plans, design based incentives, transportation planning, certified staff/experts, green design experience, urban landscape/environmentally friendly growth, the land development code process, the comprehensive plan, zoning, the project approach, village character, public design process, workshops, building consensus, community visioning charrette, drafting and refining architectural/design guidelines/code, façade variety, quality control, and the project schedule.

The consultants answered questions from the Commission and the task force on form based codes and design guidelines, successful projects they have worked on regarding form based codes; protecting the unique character of Winter Park, urbanism principals and Winter Park, how they view their role with the commuter rail stop, if they rely on the form based code institute guidelines, and urban redevelopment infill areas.

Mayor Strong suggested that the task force reconvene and reconsider the ranking based on what they heard today. Building Director George Wiggins commented that the benefits of form based codes are increasing the long term economic vitality of the City. Commissioner Diebel advocated that when they complete this process they should attach a financial forecast. She suggested that City Manager Knight think about parsing out the tax base, based on the comprehensive plan and put together the financials that go with each community as a first step which can be the leading indicators for these firms to work with.

Mayor Strong encouraged the task force to continue their discussion. He closed the discussion among the Commissioners.

The meeting adjourned at 12:03 p.m.

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

City Clerk Cynthia Bonham