

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

**Regular Meeting  
8:00 a.m.**

**December 17, 2013  
Chapman Room**

**MINUTES**

---

Meeting was called to order at 8:10 a.m. in the Commission Chambers of City Hall.

**BOARD MEMBERS PRESENT:** Marc Reicher, Stephen Flanagan, John Caron, Kelly Olinger, and Owen Beitsch

**BOARD MEMBERS ABSENT:** Maura Weiner, John Gill

**STAFF MEMBERS PRESENT:** Dori Stone, Laura Neudorffer

**ADMINISTRATIVE ITEMS:**

**ACTION ITEMS:**

**INFORMATION ITEMS:**

Commissioner Cooper addressed the Board regarding Corridors, Visioning, Concerns, Suggestions, etc.

- Expects sustainability and quality
- Stresses that we maintain our brand
- Rules should be concise and consistently applied
- Views Winter Park as a very desirable community
- Values the small town feel and the ambience of the area
- Would like to see different architectural ideas brought to the table
- We want participating feet on the street not just feet on the street
- Focus on managing mass transit
- Maintain the character that has been built on the West side
- Density is very important but as far as the downtown area, we need to grow in a manner that celebrates what we already have. There is an issue with overall density
- Would like to see City employees and merchants off of the lots in the area
- City owned properties should house public entities and small businesses
- Would like to see facilities that house arts and home grown businesses
- Winter Park has a stable population
- Does not feel the complex built behind the Winter Park Village benefits the Village. Apartment complexes in a high density area do not bring us where we need to be
- Property values need to be considered and maintained which means our codes need to be modified to demand quality
- Would like to see a very nice hotel out near I-4 that would help absorb the traffic and help Winter Park
- Do our codes have something in place that makes redevelopment as painless as possible to the people that are going to have live with the negative side of our decisions?
- Shared Parking, shared drainage, mixed use...all great ideas but it all hinges on, is it developed in a manner that is respectful of the existing residential that does not harm the Winter Park brand?
- It's all about getting the right businesses in here that will value what we have
- Fairbanks study showed a huge mistrust between the merchants and the City. They are horrified by the sewer and impact fees as they feel we as the City promised them that
- Government's job is to provide the infrastructure to support development
- Prefers industrial against residential instead of commercial against residential
- If we are going to entertain parking garages we need to decide where they belong and where they do not
- Fairbanks has a lot of character and a lot of potential
- Does not consider growth just for the sake of growth as progress

Dori Stone, CRA/Planning Director, addressed the Board about the upcoming ED Plan update. It's very important to hear what each of the invitees has to say and the point of inviting the Mayor and Commissioners to speak at the meetings was to gain an idea of what's important to each of them and where they would like to steer the ED Plan. The meetings will be used to set the priorities for the Board as they move forward through the process.

**NEW BUSINESS**

Motion to adjourn made by John Caron, seconded by Kelly Olinger. There being no further business, the meeting adjourned at 9:45 a.m.

---

Marc Reicher, Chairperson

---

Laura Neudorffer, Board Liaison