

CITY OF WINTER PARK
ECONOMIC DEVELOPMENT ADVISORY BOARD

Regular Meeting
8:15 a.m.

September 25, 2018
Chapman Room

MINUTES

Meeting was called to order at 8:15 a.m. in the Chapman Room of City Hall.

BOARD MEMBERS PRESENT: John Caron, Russ Bruguier, Betsy Gardner-Eckbert, Tara Tedrow and Bill Segal

BOARD MEMBERS ABSENT: Joel Roberts, Wes Naylor

STAFF MEMBERS PRESENT: Kyle Dudgeon, Jeff Briggs and Kim Breland

ADMINISTRATIVE ITEMS:

A. Approve minutes from 6-19-18

Motion made by Betsy Gardner-Eckbert, seconded by Bill Segal, to approve the April 17, 2018 minutes. Motion passes 5-0.

ACTION ITEMS:

A. **Parking Code Modernization**

Assistant Planning/CRA Director, Kyle Dudgeon began the meeting by explaining the expectation of EDAB as a result of the Parking Code Modernization discussion. He stated the topic for the meeting was centered around a discussion that started back in 2017 as a part of the City's parking strategies. He explained that the parking code modernization was something that came out of the parking strategies and for the better part of the past year; Staff has been working with Planning and Zoning on this topic. He stated that this subject had been presented to the City Commission as a non-action item at the end of August in order to bring awareness to the City Commission before any vote were to take place.

Mr. Dudgeon stated that one of the City Commission's directives back to staff was to get the recommendation and counsel of EDAB on what Staff has proposed. He summarized by stating that EDAB is being asked at this time for an endorsement of Staff's proposal and whether those recommendations should move forward as presented or with any changes to any of the items being presented by Staff and Planning and Zoning Manager, Jeff Briggs.

Planning Manager, Jeff Briggs, gave the Parking Code Modernization presentation. He explained that the Planning Dept. is recommending adoption of an Ordinance to update and modernize the City's parking regulations pursuant to the Kimley-Horn studies and recommendations. Their work involved research on six "peer" communities, similar to Winter Park, by analyzing their parking codes and requirements and also by bringing the consultant's knowledge of parking regulation nation-wide. The primary focus of their work was on the parking codes for the Central Business District (CBD), the New England Avenue corridor portion of the Hannibal Square Neighborhood Commercial District (HSNCD) and the Orange Avenue corridor. Mr. Briggs indicated the series of P&Z work sessions, agenda items for City Commission review and public meetings that have occurred.

Mr. Briggs then reviewed the proposed changes:

1. Retail to Restaurant Conversions: Removes the ability to convert retail stores within the CBD and HSNCD without providing the parking required for the greater parking needs of the restaurant.

Mr. Briggs explained that this Ordinance removes the ability to convert retail/office spaces within the CBD and the New England Avenue portion of the Hannibal Square District without providing the parking required for the greater parking needs of the restaurant. As the data at the end of this staff report indicates, within the CBD, there have been 17 retail to restaurant conversions since 2003 that have added a parking demand of 207 spaces. The City is continuing to grow the parking deficit in the CBD with every such conversion.

Staff answered questions related to pier cities in the Kimley-Horn study and their conclusion as well as how those conclusions mirror the parking "perception" in the City of Winter Park. There was further discussion surrounding the City's vision is regarding retail to restaurant conversion in the City going forward. In-depth discussion ensued.

2. Updates to the Parking Requirements within the CBD, a portion of the HSNCD and along the Orange Avenue corridor: Change for retail and office floor spaces from one space per 250 square feet to one space for each 350 square feet.

Mr. Briggs explained that this Ordinance changes the parking requirements for new retail and general office floor space within the CBD, the New England Avenue portion of the HSNCD and along the Orange Avenue corridor from one space per 250 square feet to one space for each 350 square feet or from 4 per 1,000 square feet to 3 per 1,000 square feet. He stated that the rationale is that trips to these locations are multi-destination trips. One comes to shop at more than one store. One combines a visit to an office with shopping or dining. The current code of one space per 250 adequately addresses the parking need for suburban locations.

3. Large Office Building Change: Avoid over-parking by using the current one space for 250 square feet on the first 20,000 sq. ft.; then transitioning to one space for each 350 square feet above 20,000 square feet.

Mr. Briggs explained that this Ordinance change request largely comes from Staff and not Kimley-Horne. He explained that the parking requirements for large office buildings by providing for the current one space for 250 square feet (4 per 1,000 sf) on the first 20,000 square feet and then transitioning to one space for each 350 square feet (3 per 1,000 sf) for the floor area above 20,000 square feet. When one looks at the larger office buildings in the City, such as Heritage Park (91,000 sf), Commerce National Bank (66,000 sf), Seacoast Bank (48,000 sf), and the TD Bank Building on Orange Avenue (108,000 sf), you see many unused parking spaces every day. Staff answered questions from the Board, discussion ensued.

4. Shared Parking Reference: Adopts the Urban Land Institute's (ULI) Shared Parking analysis as a reference for determining when shared parking scenarios are applicable.

Mr. Briggs explained that this Ordinance provides for the use of the Urban Land Institute's (ULI) Shared Parking analysis as a reference for determining when shared parking scenarios are applicable. He stated that the ULI Shared Parking analysis confirms the type of shared parking usage that we would expect and have seen occur.

5. Off-site Parking: Changes the distance permitted for off-site parking from 300 feet to 450 feet.

Mr. Briggs explained that the Ordinance proposes to change the distance permitted for off-site parking from 300 feet to 450 feet. The "peer" communities surveyed by Kimley-Horn allow off-site parking ranging from 600 to 1,300 feet. Mr. Briggs presented maps showing locations where city parking exists or where parking garages might be built and the walking area of 300 and 450 feet.

The Board and staff discussed concerns related to the perception of walking distance vs. actual distance, as it related to the walking area maps presented. After in-depth discussion, the Board felt that it was reasonable to increase the walking distance for shared parking to 750 feet.

6. Fee-in-lieu of Programs: Provides for the potential future creation of a fee-in-lieu of parking program. Enables the adoption of a future program but does not create one.

Mr. Briggs explained that the Ordinance provides for the potential future creation of a fee-in-lieu of parking programs where property owners would purchase or fund the needed parking within a city owned parking facility. He provided examples for different fee-in-lieu options for the three districts. Mr. Dudgeon further stated that this ordinance allows staff to explore what is acceptable for the community as well as way to generate alternative sources of revenue for the City. The Board made a strong recommendation for Staff to consider a fee-in-lieu option. Further in-depth discussion ensued.

The Board was in support of Staff's recommendations with the amendment to item 5 to increase the walking distance for shared parking to 750 feet or a minimum of no less than 600 feet.

The Board heard public comment from Todd Weaver, 1051 Lake Bell Drive, Winter Park, FL. Mr. Weaver stated that he would like Staff to investigate the option of using the City Hall parking lot and/or the post office parking lot as alternatives to assist in aiding with the City's parking deficit.

Motion made by Betsy Gardner-Eckbert, seconded by Bill Segal to approve the parking code modernization ordinances, with the amendment to the Off-Site Parking Ordinance to increase the walking distance for shared parking to 750 feet or a minimum of no less than 600 feet. Motion carries with a 5-0 vote.

NEW BUSINESS:

A. Upcoming EDAB topics

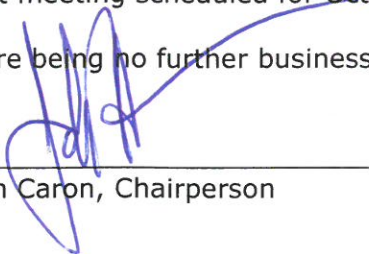
Mr. Dudgeon stated that the new Planning & Community Development Director Bronce Stephenson would be attending the next EDAB meeting to discuss priorities of the Board.

In addition, the City Commission has requested that EDAB review the incentive programs previously and currently offered to determine if any changes need to be made.


There will also be a discussion related to Class A office space in the City.

Next meeting scheduled for October 16, 2018

There being no further business, the meeting adjourned at 9:27 a.m.



John Caron, Chairperson



Kim Breland, Board Liaison