

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

**Regular Meeting
1:00 pm**

**October 27, 2016
Chapman Room**

MINUTES

Chairman Daniel Butts called the meeting to order at 1:03 pm

BOARD MEMBERS PRESENT: Daniel Butts, Tom Hiles, Woody Woodall, Alex Trauger

BOARD MEMBERS ABSENT: David Moorehead, Javier Omara, Lance Decuir, Jeff Stephens

STAFF MEMBERS PRESENT: Kyle Dudgeon, Laura Neudorffer, Lindsey Hayes, Jeff Briggs, Allison McGillis

ADMINISTRATIVE ITEMS:

Item A: Approval of the 06-23-2016 Meeting minutes

Motion made by Alex Trauger, seconded by Tom Hiles, to approve the 09-22-2016 minutes. Motion passed 4-0.

ACTION ITEMS:

Item A: City Comprehensive Plan – Future Land Use

Staff gave a brief recap of the discussion held at the Work Session. Staff also informed the Board that there have been mixed reviews from other City Boards on the Comp Plan only to express that there is room for flexibility as the plan moves forward. Board members clarified that the vote would be for the Future Land Use Element and the areas within the CRA area only. Board also expressed hopes for better density in the area while keeping in mind the height restrictions.

The volume of material is a challenge. For the district they would like the comp plan to be managed in such a way that the zoning that falls at the City level encourage the area and maintains its brand. Development is inherent to this. If you relax some of the restrictions on the policies you allow for more growth that will be easier to maintain. Concern was voiced regarding the level of specificity going into the Comp Plan. Thoughts on updating the Fairbanks area to change it from being only Commerce. Perhaps increasing the height restrictions, etc.

1G3- The Board had concerns approving the statement limiting the number of restaurants to ensure proper amount of retail and believes the market should determine the need. Consensus is to provide a good mix in the area overall and to prevent the area from becoming too food driven or too retail driven.

Motion made by Tom Hiles, seconded by Daniel Butts, recommending the area from the railroad tracks on Fairbanks to Denning Dr. on South side be updated to allow up to four story buildings to further incentivize redevelopment in the area. Motion passes 3-1.

INFORMATIONAL ITEMS:

Item A: CRA Agency meeting review – October 24

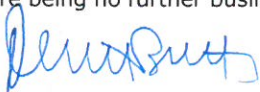
Staff provided an update on the CRA Project discussion list that took place at the October 24, 2016 meeting. CRA Agency will hold their own Strategic Planning session in January to discuss the criteria for prioritizing the project list.

New Business:

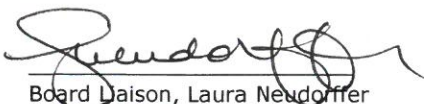
Item A: Rescheduling of next meeting date – November 24

Due to the Thanksgiving holiday the meeting will be moved up by one week to November 17th, 2016 and the Board shall prioritize the list. All Board members present today are available to attend on the 17th to have a focused discussion on the Denning Dr. project.

There being no further business to discuss, the meeting adjourned at 1:53 p.m.



Chairperson, Daniel Butts



Board Liaison, Laura Neudorffer