



# Community Redevelopment Advisory Board Minutes

August 22, 2019 at 12:00 pm.

Chapman Room  
401 S. Park Ave. | Winter Park, Florida

## Present

Board Members: Teri Gagliano, Javier Omana, Woody Woodall, Lambrine Macejewski, John Caron

Staff Members: Kyle Dudgeon, Laura Halsey, Lindsey Hayes, Peter Moore

## Absent

Jeff Stephens, Mike Emerson

## Meeting called to order

Chairman Javier Omana called the meeting to order at 12:03 pm.

## Approval of minutes

Motion made by John Caron, seconded by Lambrine Macejewski, to approve the July 25, 2019 minutes. Motion passes 5-0.

## New Business Items

### 1. Kimley-Horn 2017 Parking Strategy Review

Assistant Division Director, Kyle Dudgeon, provided a powerpoint presentation and a detailed review of the 2017 parking strategy study conducted by Kimley-Horn. He discussed strategies and updated the Board on what changes have taken effect since the study concluded. The Employee Parking Program was implemented and has seemed to alleviate some of the parking struggles for those commuting to Winter Park for work. The program was recently updated to take place bi-annually to assist with seasonal employee increases. This year we have issued about 1400 parking tags. Board suggested the possibility of running the parking tag dates to coincide with semesters for students attending school and working in the area over the summer.

Mr. Dudgeon also spoke to the next chapter of the parking strategy plan, which includes advanced technology and the License Plate Reader system, the possibility of upgrading the parking program to use license plate stickers, valet parking options, and wayfinding.

The LPR system has allowed the enforcement of parking violations to become easier and more efficient in the downtown area and has been a deterrent thus lowering the number of violations without significantly increasing the number of parking tickets issued. This technology is also capable of identifying repeat offenders and areas that experience a larger number of violations.

Valet Parking has been taking place for several years in the downtown area but Staff hasn't been able to conclude if it would be beneficial for the City to implement and manage an overall downtown valet program. Individual businesses have opted to use valet services for their customers. Those businesses include Luma, Prato, and Cocina 214.

Winter Park has several wayfinding designs in the downtown and Hannibal Square areas and conversation has taken place as to whether some of the signs in the area need to be updated and replaced to create uniformity in the area. Staff has received some feedback stating the wayfinding signs create clutter. Board stated they have received complaints that there are signs for public parking but some of the garages charge to park, which frustrates the customers.

The topic of Flexible Time Limits for parking was also discussed since employees and visitors use parking in very different manners. It was mentioned that the three-hour parking rule can inhibit visitor plans by not allowing enough time for them to dine, shop, and visit the museums, etc.

The final item was the possibility of a downtown circulator but ultimately the perceived need and predicted cost leave several points to be researched before proceeding. One of the goals would be to link the downtown area, Hannibal Square area, and the Winter Park Village together on the route. Board questioned if it would be feasible and if there is a need for it in the area.

Board inquired about a parking deck or parking garage in the area. Staff pointed out that the rate of return on the project was not feasible and how the ordinance reads pertaining to parking structures. It reads that anything over six feet in height must be taken to referendum for approval.

## **2. CRA Project Update**

Mr. Dudgeon provided feedback on the current CRA programs and projects. Two questions would be "How are we doing as a CRA?" and "Is there a CRA premium?" Mr. Dudgeon researched eighteen other CRA's across the region to compare with our own City of Winter Park CRA. In doing so, he found that as far as the TIF per acre rates, Winter Park is doing pretty well. The trend line is \$2000.00 per acre in most municipalities with the exception of Daytona which sits right above \$14,000.00 per acre while Winter Park sits right around \$8000.00 per acre.

Tree Grates - The installation process is underway and staff is hoping that several will be installed by the end of the month. The tree grates will help eliminate some of the trip hazards of raised sidewalks and also enhance the landscaping along Park Ave.

Parking Sensors The final design has been completed and they are being 3D printed at this time with the goal of mid-October for installation. Staff is also working on having real-time data available at the garage entrance in lieu of the current static signs at the garage.

Moonlight Garden II - The first phase was very successful, the second phase will extend all the way to North Park Ave. Staff has the full support of the Morse Genius Foundation on the project. Construction of phase II is scheduled to begin in mid-September 2019.

Board inquired on how to bring the parking structure back to the forefront and suggesting the City Hall location for doing so. Mr. Moore provided feedback and stated there is conversation of renovating the City Hall site, the possibility of closing Lyman Ave on Saturdays during the Farmer's Market hours, and building a parking structure on the City Hall lot. Board feels the vision is very compelling and stated City Hall is in desperate need of a facelift.

### Public Comment

Sheila DeCiccio, Planning and Zoning Board Member, inquired if the CRA would be willing to contribute to the Orange Ave project since part of the corridor is inside the CRA district. Staff was not opposed to assisting where it can but also has to stay in line with the CRA plan. Staff would need to work with Orange County regarding CRA boundaries in order to extend all the way down to Mead Gardens. Board requested that Staff invite Mr. Hal George, Orange County Representative, to discuss the possibility of extending to Mead Gardens and what it would entail to do so.

### ADJOURNMENT:

Next meeting scheduled for September 26, 2019 at 12:00 pm.

There being no further business to discuss, the meeting adjourned at 1:22 pm.

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Chairman, Javier Omana

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Board Liaison, Laura Halsey