Present: Chairman John Stevens, Patrick Doyle, Rick Swisher, Sara Whiting and Michael Dick.  Staff: Planning Director Jeffrey Briggs, Sr. Planner Stacey Scowden, Planning Technician and Recording Secretary Lisa M. Clark.  Absent:  Drew Krecicki

Chairman John Stevens called the meeting to order at 7:00 p.m. in the Commission Chambers of City Hall, 401 Park Avenue South, Winter Park, Florida.

At that point, the meeting was turned over to staff.  Planning Director Jeffrey Briggs and Senior Planner Stacey Scowden gave a power point presentation that provided an overview of the history of the comprehensive plan and progress that staff has made to date concerning the comprehensive plan.  He stated that the purpose of the meeting tonight is to consider whether or not to transmit the comprehensive plan in its current state to the Department of Community Affairs for adoption.  Mr. Briggs stated that for the past 2 ½ years, the city staff, the planning commission, the comprehensive plan task force and other advisory boards of the city have been working along with citizens gathering input to update and assemble an entirely new comprehensive plan which reflects the current philosophy on growth and development in the city.  He said that numerous public hearings and work sessions have been held in order to get as good a comprehensive plan document as possible.  He addressed some citizen concerns in this regard.

Mr. Briggs stated that staff feels that this comp plan is a balance of pro/slow growth by including the following: height map, limiting density of C-3/O-1 to R-3, limit intensity to the central business district; encourages growth on west Fairbanks, the home acres annexation and the addition of a proposed mixed use forum.  The reviewed proposed policy clarifications/modifications; philosophical issues for mixed use designation, the CBD floor area ratio, and residential uses in commercial/office zoning.

Staff recommended that the Board adopt the Comprehensive Plan subject to:

1. Incorporation of modification prepared by staff necessary to meet the “Objections, Recommendations and Comments” (ORC) report by Florida Department of Community Affairs (already incorporated into the Comprehensive Plan).
2. Incorporation of the policy classifications made based upon comments from the community forum (non-substantial modifications).
3. Incorporation of the policy clarifications suggested by the Parks and Recreation Board (non-substantial modifications)
4. Addition of substantial policy modifications related to:
a. Incorporation of a mixed-use future land use designation with maximum intensities of use as outlined in the “maximum density/intensity table”.

b. Reduction in the future land use density/intensity for residential projects from R-4 (high density residential) to R-3 (medium density residential) equivalent standards.

c. Elimination of residential uses from the commercial and office future land use designations.

d. Modifications of the maximum floor area ratio permitted in the central business district future land use designation from 200% to 260%.

Staff recommended to Board member questions and concerns.

The Board opened the floor for public comment. The following people addressed the Board: Vickie Kreuger, 200 Carolina Avenue, #201; Eugene Moxley, 1755 Carollee Lane 2-5.1; Becky Furman, 1355 Pelham Road; Fae Moxley, 1755 Carollee Lane; Martha McHenry, 530 Clarendon Avenue; Andrea Evans, 460 Fairfax Avenue; Ann Saurman, 1041 Osceola Avenue; Mimi Dickinson, 730 Pinetree Road; Ned Cooper, 1047 McKean Circle; Kathy Kiley, 1800 Oneco Avenue; Jacqueline Becker, 300 Fountain Lane; Linda Kulmann, 257 East Canton Avenue; Joan Cason, 1915 Woodcrest Drive; Antoinette Foley, 1270 Lakeview Drive; Bee Epley, 151 North Orlando Avenue, #209; Frank Hamner, 1011 North Wymore Road; Daniel Butts, 120 West Reading Way; Barry Greenstein, 2348 Summerfield Road; Pat McDonald, 2348 Summerfield Road; Sandy Wamble, 940 Old England Avenue; Jeffrey Byldenburgh, 204 Genius Drive; Patty Heidrich, 1112 Schultz; Kimberle Allen, 271 Virginia Avenue; Carolyn Cooper, 1047 McKean Circle; Beth Dillaha, 1801 Forrest Road; and Kenneth Murrah, 1601 Legion Drive. (Speaker comments submitted into the public record are attached as part of these minutes)

Chairman Stevens closed the public hearing.

Mr. Briggs clarified the issues raised concerning population estimates. He reiterated that the document will be amended twice per year. He said that capacity exists to support the population projections (i.e., sewer, water, landfill and storm water capacity). He acknowledged that there should be better controls; however, he said that there is no way for staff to predict the number of properties that will become mixed use. He addressed the issue of traffic control. He stated that staff feels that level “d” is a better scenario because it is stricter. He also addressed the issue of “proportion of fair share”; lakefront subdivision (changes to the R-1AAA zoning code); and the transportation element. He added that comments received from the Parks and Recreation Board has been incorporated into the comp plan.

The Chairman called a recess at 9:25 p.m., and reconvened the meeting at 9:30 p.m.

Mr. Doyle stated that he basically supports the document minus the mixed use category.

Mr. Dick stated that he feels that the option of residential should be totally eliminated from the office and commercial zoning districts. Mr. Doyle stated that he feels that it should remain in the code as a conditional use. Mr. Swisher stated that he agrees with the comments made by Mr. Doyle and does not feel that totally eliminating it is a good idea. Mr. Dick made a motion to eliminate the residential option from the office and commercial zoning districts; however, it was withdrawn to allow for further discussion.

The Board members discussed the document as presented by staff at the public hearing.

Mrs. Whiting stated that she feels that if it does not go on to City Commission at this point, then adoption may not happen. She stated that she does not agree with everything in the document, but feels that it is a step in the right direction. Mr. Doyle stated that he agrees with Mrs. Whiting’s comments. Mr. Swisher stated that he supports controlled growth, does not feel that we will never have the perfect document. He stated that he supports adoption. Mr. Stevens said that he does not share
the same opinion. He explained that he spent countless hours pouring over the transmittal document, but has not had the same opportunity to review the adoption document with the same level of scrutiny to ensure that the revisions from DCA has been made. He said that he feels that the burden of proof is on the city to ensure that. He said that he feels that the item should be tabled.

Mr. Doyle stated that he does not support tabling the request.

Residential Uses in Commercial/Office Zoning

Motion made by Mr. Dick, seconded by Mrs. Whiting to remove residential uses from commercial/office zoning districts. Motion carried with a 3-2 vote. (In Favor: John Stevens, Sara Whiting, Michael Dick; Opposed: Patrick Doyle and Rick Swisher)

CBD floor area ratio

Motion made by Mrs. Whiting, seconded by Mr. Swisher to change the CBD floor area ratio to 260%. Motion failed with a 3-2 vote. (In Favor: Sara Whiting, Rick Swisher; Opposed: Patrick Doyle, John Stevens and Michael Dick)

Mixed Use Category

Motion made by Mr. Dick, seconded by Mr. Swisher to accept the numbers presented in the mixed use zoning category. Motion carried unanimously with a 5-0 vote.

Overall support of the comp plan

Mr. Stevens asked the Board to express their feelings whether they felt comfortable with moving for adoption at this time.

Mr. Dick stated that he feels that the new plan has improved greatly over the transmittal. He stated that he is still concerned with the time issue. He still feels that the numbers need to be clarified to ensure that it does not have a negative impact on the city at a later date. He expressed that he feels that it should be tabled for at least another two weeks in order to allow some additional time for work sessions for the commission to further review some of the specific questions that were raised about individual policies.

Mr. Doyle stated that he wants to move forward. He stated that is opposed to tabling. He expressed that he has worked on this comprehensive plan over two years and that it is as close to a completed document as we are likely to get. He said that there will continue to be questions about specific policies but at this time he feels we need to move forward and adopt the comprehensive plan.

Mrs. Whiting expressed that she is a new member to the Board and has faced a big learning on this comprehensive plan. She stated that she understands that questions remain, but understands that this comprehensive plan will always be a work in progress as the commission can amend the plan two times per year. As a living and breathing document subject to future modification, she felt content at this time to move forward based on the completeness of the document and the need to move forward on the code changes that will result from adoption.

Mr. Swisher expressed that he was on the planning commission in 1991 when we felt we had a perfect comprehensive plan only to learn later that it permitted buildings that have not been well received by the citizens. He said that he feels that the comprehensive plan will never be a perfect document because we would need to anticipate future development potential for every property in every scenario in order to accurately include every possible policy to avoid any future problem. He stated that he
desires to adopt the comprehensive plan and move forward recognizing as stated earlier that can be amended and improved twice per year as we see the need to do so.

Chairman Stevens expressed concern about moving forward at this time given the extent of the changes and the public comment that he has received. He indicated that after 5 ½ hours of public comment, the commission has heard from the public to the extent necessary. However, he felt some more time with the planning commissioners by themselves could help him achieve a better comfort level on the comp plan in order to move forward at this time.

Motion made by Mr. Dick, seconded by Mr. Stevens to table the document as currently written. The motion failed due to not receiving the required number of votes. (In Favor: Michael Dick and John Stevens; Opposed: Patrick Doyle, Rick Swisher, and Sara Whiting). Messrs. Dick and Stevens votes were based upon desiring more time for review of the comprehensive plan prior to action to adopt.

Interest was expressed in bringing this matter to a conclusion.

Motion made by Mr. Swisher, seconded by Mr. Doyle recommending adoption of the comprehensive plan. Motion carried with a 3-2 vote. (In Favor: Rick Swisher, Patrick Doyle and Sara Whiting; Opposed: Michael Dick and John Stevens).

There was no further business. The meeting adjourned at 10:50 p.m.

Respectfully submitted,

Lisa M. Clark
Recording Secretary