

REGULAR MEETING OF THE CITY COMMISSION
February 8, 2016

The meeting of the Winter Park City Commission was called to order by Mayor Steve Leary, at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida. The invocation was provided by Pastor Jeff Arp, Calvary Assembly of God, followed by the Pledge of Allegiance.

Members present:

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Tom McMacken
Commissioner Carolyn Cooper

Also present:

Assistant City Manager Michelle Neuner
City Attorney Kurt Ardaman
City Clerk Cynthia Bonham

Approval of the agenda

Motion made by Commissioner McMacken to approve the agenda; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.

Mayor's Report

a. Visioning Game Night and Game Box Update

Planning Director Dori Stone introduced Liam and Claire Goodowens, 1722 N. Park Avenue (Founders of the Game Exchange) who spoke about the success of Game Night at the Community Center in January and their efforts to provide game boxes throughout the community filled with games in an effort to promote bringing people and families together.

City Manager's Report

Commissioner McMacken spoke about the Winter Park Day Nursery who provided a thank you card from the children in appreciation for the City's support.

Assistant City Manager Neuner provided an updated work schedule for the railroad crossing work and New York and Lyman Avenues (February 20).

City Attorney's Report – No report.

Non-Action Item

a. Visioning update

Planning Director Dori Stone provided an update on the visioning efforts. After providing the background with meetings with the Visioning Steering Committee over the last six months, the two major community events, and the numerous small group and individual sessions with residents and stakeholders, she addressed the next steps in the process. Ms. Stone spoke about the community being further

engaged by asking them their thoughts on the themes provided by the steering committee, through focus groups and neighborhood meetings, allowing the community to offer suggestions and strategies about the themes that will be scheduled to begin in mid to late March.

The themes will include the following: 1) To retain our extraordinary village to live, work and play; 2) To plan our future growth based on a mix of neighborhood, village and urban character; 3) To improve our means to get around; 4) To connect to nature; 5) To increase our generational appeal; 6) To enhance learning through collaboration and social interactions; 7) To embrace wellness for all ages; 8) To invest for our future; and 9) To promote, expand and continually improve community engagement.

Visioning Steering Committee members Chairman and Vice-Chairman John Gill and Jeffrey Blydenburgh spoke about their past and future efforts. Mayor Leary thanked the committee members for their hard work.

In conclusion, Ms. Stone addressed the establishment of neighborhood meetings in April, the complementary focus group meetings with stakeholders, and that they anticipate review of the themes and strategies in late April/May. Ms. Stone spoke about the visioning final document that will come forward that should be the Commission's step into the next comprehensive plan update which is beginning this year. She added that the document should be guiding the Commission into the 15 and 20 year comprehensive planning process so the vision should be broad enough that you work the vision themes into the comprehensive plan so the vision is implemented.

b) Progress Point property update

Planning Manager Jeff Briggs provided an update on the Progress Point property. He summarized what has taken place since the September 2015 Commission meeting and with the Planning and Zoning Board meeting in November and joint work session held with the Economic Development Advisory Board (EDAB) and the Planning and Zoning (P&Z) Board. Mr. Briggs addressed the public notice provided for the P&Z meeting on November 3, the details of the property site (frontages on Orange Avenue, Denning Drive, Palmetto Avenue and Cypress Avenue; is about 3.73 acres in size; and is appraised at about \$5.7 million (\$35 per square feet)). He spoke about the current zoning and the future land use of the Orange Avenue corridor, and the zoning possibilities for the site. Mr. Briggs provided proposed options for the site (Option #1: Multi-family/office; Option #2: Memory care/assisted living/office and retail; and Option #3: Office/retail).

Mr. Briggs addressed the November 2015 Planning and Zoning Board meeting whereby the ROC Seniors assisted living/memory care proposal was presented. He stated that people preferred to have a continuation of the current character along Orange Avenue and that a number of people came to discuss the parking problem in the area. He spoke about the large number of vehicles utilizing the Progress

Point City parking lot. He stated that Jewett Clinic asked the P&Z Board to include them in trying to work out a public/private parking partnership when the property is redeveloped. P&Z's recommendation at the November meeting was to continue the retail/restaurant/designer row on Orange Avenue frontages, two stories on Orange Avenue and three stories on Palmetto Avenue, would be acceptable to have either office/senior assistant living or apartments in the back but encouraged the City to try and work with the other surrounding owners to determine if there is a scenario to help with the parking deficit that exists in the area.

Mr. Briggs commented that subsequent to the P&Z meeting they received a letter from ROC Seniors who told the P&Z that they should step back from their proposal because they need to decide what is going to be done with parking before a site plan can be done; received an unsolicited letter from Jewett Clinic who is looking at their current and growth parking needs who submitted an offer to buy the property between Palmetto and the railroad for \$25 per square foot to improve the property as a parking lot (would give the City back an easement so the City can use the property on nights and weekends to help other businesses in the area). He stated the City cannot act on that offer because the ROC Seniors proposal is still on the table and we need to decide where we are going with that.

Mr. Briggs also spoke about the joint work session with EDAB/P&Z on January 19, 2016 who provided the following recommendations: 1) that the City should pursue a public/private parking scenario (outreach to property owners along Orange Avenue, to find out their need and commitment; Jewett parking partnership; and options of a parking garage at Palmetto/cypress corner which is costly); 2) that a broker should assist in the sale versus staff using a notice of disposal; and 3) that the City prepare desired development options to enable the broker to market development options and that the City prepare traffic impact analysis on the desired development options.

Ms. Stone reminded the Commission that they have a proposal on the table at this time that they need to decide what to do with before working through other scenarios. Mayor Leary asked what happens now because the application has been modified since they last saw it in September and is completely different. Attorney Ardaman stated the Commission needs to decide how to proceed and what the Commission wants to see on that property and if certain criteria will be part of a deal. He stated the Commission does not have to accept the ROC Seniors proposal but they need to proceed in whatever action the Commission decides to pursue. He advised the Commission to provide their priorities or preferences to staff who can come back and advise the Commission how they can achieve their objectives.

Upon further discussion, Mayor Leary summarized that the P&Z/EDAB has asked for some type of traffic study to help them determine the impact of whatever zoning they are going to consider. Ms. Stone stated the bidder has already provided traffic numbers but if the Commission wants other numbers outside of that, staff will work with our traffic consultant and see what we can come up with. Mayor Leary stated we need to deliver that to the EDAB/P&Z per their request.

After discussion, there was a consensus for the City Attorney to review the RFP and bring back a recommendation to the next meeting as to where we stand, what the Commission can expect, what the applicant has already submitted and that staff recall the EDAB/P&Z group to see where they stand based on traffic numbers that staff provides them. After the two boards meet again, staff will come back to the Commission with a recommendation, they will maintain the current applicant's application unless they decide to pull it, and the City Attorney will make sure that if we continue with the current applicant without opening it up to others that we are within our rights; or if the City approves the sale and then pulls it back because it does not get rezoned, to determine if we are in jeopardy.

Commissioner Seidel asked that a concrete number of parking spaces be provided for the existing development on Orange Avenue when providing the traffic study analysis to include how many spaces the developer would need to add to accommodate the other businesses. There was a consensus that staff provides this.

Public Comments (items not on the agenda):

Mary Daniels, 650 Canton Avenue, asked that the City's videos show more of a diversity of Winter Park residents.

Lurline Fletcher, 811 English Court, asked that the Pineywood Cemetery be better maintained.

Lamont Garber, 1280 Orange Avenue (1071 Lakeview Drive), asked about the ingress/egress out to Cypress Avenue. Mayor Leary stated this will be addressed when discussing the Progress Point property.

Martha Hall McHenry, 331 W. Lyman Avenue, spoke about concerns with destroying the Westside with commercial development and the rezoning of residential property.

Consent Agenda

- a. Approve the minutes of January 25, 2016.
- b. Approve the following purchase and contracts:
 1. Task Order 2015-02 for the Water Distribution System Model Update and Water Quality Evaluation to CH2M Hill and approval of all subsequent purchase orders related to project; \$128,002
 2. Contract renewal for RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (Architectural Services) with Associated Consulting International (ACi) and authorize the Mayor to execute Amendment 4.
 3. Contract renewal for RFQ-2-2012 Continuing Contracts for Professional, Architectural & Engineering Services (Architectural Services) with Helman

Hurley Charvat Peacock, Inc. (HHCP), and authorize the Mayor to execute Amendment 4.

Motion made by Commissioner McMacken to approve the Consent Agenda; seconded by Commissioner Sprinkel. No public comments were made. **The motion carried unanimously with a 5-0 vote.**

Action Items Requiring Discussion

a. "Support our Scholars" proposal

Susan Johnson, Founder of Support our Scholars, spoke about the need to help needy students in our community and asked that the City and Support our Scholars partner together so the entire community can think about how we can ensure that our children graduate from high school and college. She proposed that the month of May 2016 be "Support our Scholars Winter Park Graduation Month." She asked for the City's partnership and approval to place signs from May 1-31 in front of Central Park and City Hall, to allow signs in residential yards for the entire month, that a proclamation be provided to make May 'Education Month', and to allow a kickoff event in Central Park where colleges will be present to talk to students and application fees will be waived.

There was Commission consensus to support a proclamation, and to allow signs in residential yards and at City Hall regardless of the number of signs. The signs in Central Park and the fee waiver will go to the Parks Board for approval. There was a consensus for staff to provide a recommendation for future requests to include criteria for these types of requests.

b. Solid Waste RFP

No discussion or action.

Public Hearings:

- a. ORDINANCE NO. 3030-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE, ARTICLE III, "ZONING" AMENDING SECTION 58-65 & 58-66 "RESIDENTIAL DISTRICTS "R-1AAA, R-1AA & R-1A," TO REMOVE AN UNNECESSARY DEED RESTRICTION REQUIREMENT TO STREAMLINE THE PERMITTING PROCESS, AMENDING SECTION 58-71 GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS SO AS TO ESTABLISH REAR SETBACKS FOR SINGLE FAMILY RESIDENTIAL PROPERTIES WITH SHORT LOT DEPTHS, AMENDING SECTION 58-67 "LOW DENSITY RESIDENTIAL (R-2) DISTRICT" TO CORRECT A SINGLE FAMILY DWELLING COVERAGE ERROR AND MODIFY CERTAIN MISCELLANEOUS RESIDENTIAL PROVISIONS IN SECTIONS 58-65, 58-66 & 58-71; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. Second Reading

City Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Cooper to approve option 2 (to delete the 105' lots and leave the 75' lots). Motion failed for lack of a second.

Motion made by Mayor Leary to adopt the ordinance; seconded by Commissioner Sprinkel. No public comments were made. Commissioner Cooper summarized her opposition to the ordinance (she believed it encourages street facing garages, it infringes upon our privacy, and that it does not allow enough contiguous green space for trees). **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and McMacken voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.**

City Commission Reports:

a. Commissioner Seidel – Asked if information can be posted on the website concerning the location of the library and a link to take you to the library website. Communications Director Clarissa Howard stated there is information on the site under Elections regarding the location, size, cost, etc. and will add the link to the agenda item where this was proposed.

Commissioner Seidel spoke about the need to add traffic engineers to the Bicycle/Pedestrian Board to oversee transportation and traffic. Mayor Leary stated he hopes to address this at the time of board appointments.

b. Commissioner Sprinkel – Reported attending the ribbon cutting of the new surgery center and the Chili for Charity event. She spoke about the two City zip cars at the train station, and Lacrosse at Rollins starting again.

c. Commissioner Cooper - No report.

d. Commissioner McMacken – Spoke about the open house at the Winter Park Day Nursery that he attended.

e. Mayor Leary – Spoke about the 'Side by Side' celebration at the Knowles Chapel. He thanked staff for their work to help put this together.

The meeting adjourned at 5:34 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham, MMC