

REGULAR MEETING OF THE CITY COMMISSION
December 12, 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 Wes Hamil, Finance Director, followed by the Pledge of Allegiance.

Members present:

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Pete Weldon

Also present:

City Manager Randy Knight
City Clerk Cynthia Bonham
City Attorney Kurt Ardaman

Approval of the agenda

Motion made by Commissioner Sprinkel to approve the agenda with the deletion of public hearing 'a'; seconded by Commissioner Weldon and carried unanimously with a 5-0 vote.

Mayor's Report

- a. Recognition – "Winter in the Park" Holiday window contest winners

Planning Director Dori Stone presented along with Mayor Leary, the winners of the 2016 "Winter in the Park" holiday window contest as follows: Tuni - Design Excellence Award; and Charyli - People's Choice Award. Tuni was present to accept their award.

City Manager's Report

No report.

City Attorney's Report

Attorney Ardaman addressed the ongoing drone regulation and ordinance. He expected to have an ordinance for Commission consideration in the near future that will be submitted to the FAA to receive their comments and come back for adoption.

Attorney Ardaman addressed the ongoing litigation regarding the library where the final judgment was issued by Judge Schreiber in the City's bond validation case. Judge Schreiber upheld validating the bonds and ordinance and the confirmation of the location voted upon by the voters to be in Martin Luther King, Jr. Park. He stated there is still ongoing litigation that he will keep the Commission updated on and hoped that will be within 90 days.

Consent Agenda

- a. Approve the minutes of November 28, 2016. **PULLED FROM AGENDA FOR DISCUSSION. SEE BELOW.**
- b. Approve the following purchases:
 1. Blanket purchase order to Layne Inliner for sanitary sewer & lining manhole rehabilitation; and authorize the Mayor to execute piggyback contract with City of Orlando; \$408,225.
 2. PR161223 to Environmental Products of Florida for 2016 Ford Envirosight Rovver X Sewer Line Inspection Truck with CCTV camera; \$153,388.85.
- c. Approve the labor agreement with Winter Park Professional Firefighters Local 1598.
- d. Approve the 2017-2021 Interlocal Mutual Aid Agreement with Seminole County law enforcement agencies.
- e. Approve the Mutual Aid Agreement with FDLE to participate on a Central Florida Child Abduction Response Team (CART).
- f. Approve the 2017-2021 Interlocal Voluntary Cooperation Operation Assistance Agreement with Seminole County for a K-9 Unit.
- g. Approve the Municipal Interlocal Voluntary Cooperation Mutual Aid Agreement (Orange County municipalities).

Motion made by Commissioner Sprinkel to approve Consent Agenda items b-g; seconded by Commissioner Weldon and carried unanimously with a 5-0 vote. No public comments were made.

Consent Agenda item 'a' – Minutes of November 29, 2016

Commissioner Seidel pulled this item from the consent agenda. He asked to add a line under state legislative priorities clarifying it that "the widening is used to represent intersection improvements".

Motion made by Commissioner Seidel to approve the minutes as amended; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.

Action Items Requiring Discussion

- a. Historic preservation incentive for electric tie-in to individually designated historic properties along streets with underground power lines.

Planning Director Dori Stone spoke about the incentives brought before the Commission in September for consideration which included allowing electric tie-in for homes and for the City to cover the cost. She stated this went back before the Historic Preservation Board for reconsideration as individually designated properties. She read what the City's electric utility provided for consideration: approving the incentive to underground electric service wiring to individually designated properties that are on the Winter Park Historic Register. She stated they discussed this with

electric utilities that you do not have to have undergrounding in front of their home to get this incentive but are willing to go from the pole into the house or from the street into the house that the City pays for. She stated the cost is about \$3,000 per unit for individually designated homes. She asked for adoption of this within the \$50,000 budget provided to them and clarified this would only apply to newly designated homes and will not be retroactive for homes already designated.

Motion made by Commissioner Cooper to approve the incentive; seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote. No public comments were made.

b. Cady Way pool heater

Assistant City Manager Neuner addressed this item. In 2015, the City funded and completed the task of resurfacing and repairing the infrastructure in accordance with the plan. The next step in the plan calls for the City and the YMCA to cost share in installing a geothermal heater to heat the pool. Both the City and the Y have funded this portion of the improvements and a vendor has been selected. Before beginning this project, the City and the YMCA held a meeting to discuss programming, anticipated usage, and the YMCA's future obligation to purchase pool cover, which is approximately \$40K. In the meeting it was determined that the YMCA would not be able to program the pool during the 2016-2017 winter season, or provide the cover until their next budget season.

This conversation resulted in further discussions about future programming and operational costs associated with the pool. It was determined that the results of this discussion should be brought to the Commission to confirm the decision to heat the pool. The YMCA is firm in their commitment to continue to operate and grow the summer program. Additionally, if required, they will peruse funding to program the pool during the winter months.

Discussion ensued as to operating times and hours during the winter and if people are utilizing the pool in the winter.

Jody Alexander, YMCA Central Florida, spoke about opening the pool around April depending on the weather and closing down toward the end of October because of the lack of participation during those months. She addressed the difficulty of fundraising for a pool cover because people prefer to fund other things such as swim lessons and drowning prevention programs. She summarized the programs they provide and the monies raised for those programs. She stated the YMCA would like to see the expansion to full capacity April-October and then see where that goes. She spoke about other pools in the area that are heated and do not open in the winter.

Mayor Leary asked Ms. Alexander if they would commit to helping the City rebuild that facility and allocate those dollars to bettering that facility using pool heater dollars that they have already provided and maintaining that to make it a better

experience for those the YMCA will be handling in the non-winter months. Ms. Alexander stated she would have to consult with their CEO. Ms. Alexander responded to Commission questions.

Commissioner Sprinkel spoke about the YMCA helping the City with operating Cady Way pool and that the Commission needs to decide what they want to do because the pool is City owned. She stressed the need to heat the pool. Commissioner Weldon spoke about the small number of people utilizing the pool in the winter and expressed concerns with expending dollars if it is not being used. Discussion ensued regarding the dollars lost by operating the pool in the winter. Mayor Leary stated he would rather update the facilities at this time because of the large amount of time the facility is used; and ask the YMCA to discuss with whoever is necessary to see about the reallocation of dollars to improve the facility.

Motion made by Mayor Leary to reallocate dollars from the initial heating to the facility (anything outside of the pool heater that needs improvement); seconded by Commissioner Cooper.

Commissioner Weldon expressed the need to work with the YMCA on the renovation of the locker rooms and the rest of the facility. He wanted to identify the cost for hot water and to agree to split that cost and then come back to the Commission for final approval after the YMCA makes the judgment as to whether or not they are willing to proceed with that course of action.

Motion restated by Mayor Leary that for now the City is not willing to relinquish the responsibility of those dollars but the City will work to come up with a cost estimate to improve those facilities to get the hot water, to make sure that everything is operating in there, to use our in-house architect to try to make that facility look like whatever it can be outside of the pool heater and to work with the YMCA on this. Seconder (Commissioner Cooper) agreed.

Motion amended by Commissioner Sprinkel that our own Parks and Recreation Department come back to the Commission with a plan on how they can make sure this becomes a viable swimming pool for the community of Winter Park (will come back to the Commission the second meeting in January); seconded by Commissioner Weldon.

No public comments were made.

Upon a roll call vote on the amendment, Mayor Leary and Commissioner Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Upon a roll call vote on the main motion, Mayor Leary and Commissioner Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Public Hearings:

- a. Ordinance – Amending Chapter 74, Personnel, Article V, Retirement and Pension Plans, Division 3, Firefighters

This hearing was pulled from agenda at the beginning of the meeting.

- b. Request of the City of Winter Park:

ORDINANCE NO. 3057-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF INSTITUTIONAL TO LOW DENSITY RESIDENTIAL DESIGNATION ON THE PROPERTY AT 301 WEST COMSTOCK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE Second Reading

ORDINANCE NO. 3058-16: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE PUBLIC QUASI-PUBLIC (PQP) DISTRICT ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTY AT 301 WEST COMSTOCK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE Second Reading

This was a simultaneous public hearing. Attorney Ardaman read both ordinances by title.

Motion made by Commissioner Sprinkel to adopt the first ordinance, seconded by Commissioner Weldon.

Motion made by Commissioner Sprinkel to adopt the second ordinance, seconded by Commissioner Weldon.

Dan Bellows, 425 W. New England Avenue, spoke about the process for the NOD and his family that owns the adjacent property. He asked what the City intends to do with the property so they know and can turn in the appropriate plan.

Forest Michael, 358 W. Comstock, asked not to rezone the property to R-2.

Lurline Fletcher, 811 English Court, opposed the ordinances because of the zoning change.

Planning Manager Jeff Briggs explained the direction the City is giving by re-zoning this to R-2. City Manager Knight clarified the purpose to put it in a zoning category that makes it marketable and that the NOD will be put out once it is zoned. Mayor Leary clarified that if they want to go through the NOD process, it should be put out with the broker recommendation for the highest and best use. He stated it can always be rezoned later if it is determined that another zoning is the best for that

property. Commissioner Seidel expressed the need to up-zone the property to maximize the value of it to put on the market and then determine whether the City will sell the property. Mayor Leary stated decisions will be made by the Commission when proposals are submitted.

Upon a roll call vote on the first ordinance, Mayor Leary and Commissioners Seidel, Sprinkel and Weldon voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.

Upon a roll call vote on the second ordinance, Mayor Leary and Commissioners Seidel, Sprinkel and Weldon voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.

Commissioner Cooper voted no because of her preference that the property become greenspace.

c. Request of W F G Ltd.:

ORDINANCE NO. 3059-16: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL TO COMMERCIAL ON THE EAST HALF OF LOT 2, BLOCK H OF CAPEN'S ADDITION TO WINTER PARK SUBDIVISION ON SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE Second Reading

ORDINANCE NO. 3060-16: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING TO COMMERCIAL (C-3) DISTRICT ZONING ON THE EAST HALF OF LOT 2, BLOCK H, OF CAPEN'S ADDITION TO WINTER PARK SUBDIVISION ON SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE Second Reading

Attorney Ardaman read both ordinances by title. Commissioner Cooper expressed her preference that a developer's agreement be created to address the requirement that the third story be residential and whatever the resolution is relative to the number of parking garage levels. Planning Manager Jeff Briggs spoke about the final conditional use that will come back to them and will address her concerns.

Motion made by Commissioner Sprinkel to adopt the first ordinance, seconded by Commissioner Weldon.

Motion made by Commissioner Sprinkel to adopt the second ordinance, seconded by Commissioner Weldon.

Attorney Becky Wilson stated she has submitted an amended development agreement amendment that addresses all these items and that there are a lot of things in the old development agreement from 1999 that is no longer applicable.

Lurline Fletcher, 811 English Court, opposed the project because of the closeness to residential.

Frank Baker, Jr. 660 Northwood Circle, spoke about the Central Business District Future Land Use that stops at their property at Israel Simpson. He requested that this be extended out to Canton Avenue in case they wish to redevelop their property later on N. Pennsylvania Avenue (311). He stated they are working on getting their property rezoned. Mayor Leary suggested he speak with the Planning Department about rezoning their property.

Ms. Wilson clarified what is being requested for the rezone was decreased significantly and only the portion being rezoned is a commercial surface parking lot; no one is being displaced from a home by building a hotel on top of the parking lot.

Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

- d. Request of CDS Contractor, Inc.: Subdivision approval to re-orient and re-plat the properties at 1300 and 1324 Miller Avenue.

Planning Manager Jeff Briggs provided the zoning and request where they are allowed to put a duplex/two unit townhouse on each lot. He stated they want to re-orient the lots so they are facing east/west and that there is no change in the square footage of the buildings because they are the same FAR. He stated they want to front the units onto Shultz and have the driveway serving them come off of Miller Avenue. He stated the City sees this as a positive because there is more traffic on Shultz so it would be nicer to see the fronts of the buildings and is safer.

Applicant George Filiano, CDS Contractor, 7436 Narcosse, Orlando, stated the property owner owns the property next door on Shultz (1051 and 1053) and also faces Shultz so the owner wants a similar view and because of the land use would have worked out better to be a little wider than the Miller Avenue properties.

Motion made by Commissioner Weldon to approve the request; seconded by Mayor Leary.

The following spoke in opposition to the subdivision request:

Douglas Knight, 1331 Miller Avenue, expressed concerns with removal of old trees on the property, traffic coming out of that property, and that the removal of the two homes would take away low income housing.

Enrique Perez, 1331 Miller Avenue, opposed the request because of removal of trees and the homes being removed.

Discussion ensued regarding the trees in question and the process for any removal or saving of trees during development. It was clarified that the Forestry Division is aware of this request and the trees. Commissioners Cooper and Seidel spoke about the need to table this item until they are clear about the type of trees on this property and if they are worth saving.

Motion made by Commissioner Cooper to table this item for more information from our Urban Forestry Department until the January 9, 2017 meeting; seconded by Commissioner Seidel. Upon a roll call vote, Commissioners Seidel, Sprinkel, and Cooper voted yes. Mayor Leary and Commissioner Weldon voted no. The motion carried with a 3-2 vote.

- e. RESOLUTION NO. 2178-16: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1124 AZALEA LANE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

Attorney Ardaman read the resolution by title. City Architect Brooks Weiss stated the owners Mitt and Kristi Fulmer requested to designate this property as historic. He addressed their wish to renovate the existing home and return their family to Winter Park and that they also submitted a certificate of review for a carriage house in the rear of the property. He stated that the City agrees with the request.

Motion made by Commissioner Sprinkel to adopt the resolution; seconded by Commissioner Weldon. No public comments were made. **Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.**

Recess

A recess was taken from 5:04-5:17 p.m.

Public Comments (items not on the agenda)

No public comments were made.

- f. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE COMPREHENSIVE PLAN AND CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO ADOPT A NEW CITY OF WINTER PARK, COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT, SUBSTITUTING FOR THE CURRENT 2009 COMPREHENSIVE PLAN ADOPTED ON FEBRUARY 23, 2009 TOGETHER WITH ALL SUBSEQUENT AMENDMENTS THERETO; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE. First Reading

Attorney Ardaman read the ordinance by title. This hearing was held after 5:01 p.m. Planning Director Dori Stone summarized why we need this update, what the update does, the nine elements included in the update, the public notice process, the information provided on the website, the City's advisory board reviews and the several meetings held, the comprehensive plan adoption process after transmittal to Tallahassee, and that comments after received back from the DEO will hopefully be back before the Commission in April 2017 for adoption of the plan.

Upon discussion, changes were recommended by the Commission to be incorporated into the comprehensive plan by the Planning Department for submittal. Present to discuss the transportation element was Clif Tate of Kimley Horn and Andrew Dolkart of the Miami Economic Association, to discuss the housing element. Commission questions were answered by Mr. Tate, Mr. Dolkart, and the other elements were presented by Planning Director Ms. Dori Stone.

Ms. Stone summarized five amendments; most in the Future Land Use Element and one staff amendment to the Public Utilities Element that Public Works, after further review, had some wordsmithing on.

The following public comments were made:

Donna Colado, 327 Beloit Avenue, asked to be cautious when incentivizing workforce housing for developers because she believed the City is in good shape with workforce housing.

Mary Daniels, 650 W. Canton Avenue, addressed the need to preserve single family residential neighborhoods, including Hannibal Square, and concerns with people not being able to afford to live in Winter Park.

Ann Higbie, 190 Ward Drive, spoke about traffic concerns because of development.

Ron Cambridge, 1116 Washington Avenue, expressed concerns with balconies overlooking the sidewalks on Morse Boulevard, that larger homes are consuming a lot of the property, and development on 17-92 causing a strain with traffic and causing safety concerns with people crossing 17-92.

Forest Michael, 358 W. Comstock Avenue, spoke in favor of the comprehensive plan with minor changes to the Housing Element concerning the Hannibal Square community.

Maria Bryant, 450 S. Virginia Avenue, expressed concerns with re-zoning in the Hannibal Square community and asked the Commission to listen to their residents.

John Beck, 457 N. Interlachen Avenue, expressed concerns with transportation, cut through traffic and increased redevelopment density that has affected Hannibal Square.

Martha Bryant-Hall, 331 W. Lyman Avenue, spoke about concerns with increased traffic and speeders and the Hannibal Square neighborhood being re-zoned.

Sally Flynn, 1400 Highland Road, expressed concerns with the increase in traffic because of development (lower density and heights) that is affecting their quality of life.

Mayor Leary commented that the increase in traffic in the City is not because of growth in the City; it is because of the growth of the region and county.

The Future Land Use element was then discussed and comments made regarding Denning Drive and that currently there is no project that is entitled to four stories that hasn't been constructed yet. After further comments, there was a consensus not to make a change to four stories on Denning. Ms. Stone recommended the deletion of Policy 1.J.15 whereby there was a consensus.

Issues concerning the transportation element, and the new hierarchy of modes (walking, bicycling, transit (bus and rail)) and private vehicles was discussed. The new hierarchy would make walking the top mode of transportation.

Commissioner Weldon addressed his workforce/affordable housing recommendation and before committing to expand, he wanted to understand and study it more so he was comfortable leaving it in. **Motion made by Commissioner Cooper that it be removed. Motion failed for lack of a second.**

Commissioner Seidel asked questions regarding certain portions of the Housing element whereby Ms. Stone clarified.

Public comments were again opened up:

John Reker, 1660 Joeline Court, spoke about the City's limited supply of residential and commercial opportunities in property but there is a large demand for homes and businesses. He asked to hold the line on any changes that increase the allowed height and density for the same site, aggravate traffic and parking problems, are architecturally incompatible with small village feel, erode the designated residential areas, or deteriorate the citizen's crowded life.

John Kern, 1615 Roundelay Lane, addressed concerns with traffic, increased density, and the need to retain the small town character of Winter Park.

Dan Bellows, 425 W. New England Avenue, proposed three new policies that were discussed at the P&Z meeting. Ms. Stone addressed the policies that were provided to the P&Z Board who said they will look at the Hannibal Square area and consider all three policies at one time within six months of the updated Comp Plan adoption date, but did not take individual action on them because of the need to further review the proposed policies.

Maria Bryant, 450 S. Virginia Avenue, asked about Policy 1-H-6, 'Protect the Residential Character of certain segments of Lyman Avenue and Carolina Avenue by prohibiting non-residential or mixed-use development and related accessory uses' and asked if Comstock could be included. Upon discussion, Comstock Avenue will be added to the policy. She also addressed Policy 1-H-10, 'Rezoning Single Family'.

Donna Colado, 327 Beloit Avenue, shared her concerns with Policy 1-C-3, 'Shared FAR'; and Policy 1-2-12, 'Prospect of Extending the CBD along Orange Avenue'.

Forest Michael, 358 W. Comstock Avenue, spoke about Policy 1-4.H-6 and recommended that a larger area of the Hannibal community be considered instead of street by street. He also addressed Policy 1-H-7 where specific streets are indicated and wanted to see a more cohesive comprehensive perspective in the language to address this area of the Hannibal community where the homes are better protected.

Carol Rosenfelt, 1400 N. New York Avenue, expressed concerns with deleting Policies 1-1.1.3, 6-2.4.1, and language about expanding the CBD (objected to that).

Becky Wilson, spoke on behalf of TGG LLC (properties at 313, 309 and 301 W. New England); and Garmet LTD (property at 298 W. New England Avenue) who wants to develop the vacant land. She addressed the CBD (amended in 2009 to change 25 units per acre to 17 units per acre) and asked that it be moved back to 25 units per acre.

Recess:

A recess was taken from 7:53-8:06 p.m.

Staff recapped what had already been discussed and where they are with regards to any consensus reached to make changes as suggested by staff, by a certain specific commissioner or citizens. Mayor Leary commented that the Housing and Transportation Elements have been discussed and moved forward with.

Planning Manager Jeff Briggs stated at this point there is concurrence on all elements and things that were decided to change were the five items that Ms. Stone presented in the beginning of the meeting: to keep Table 3; make policy changes to Policy 1-F-6 (preserve the single family homes within College Quarter historic

district, the City shall encourage), Policy 1-H-1 (Discourage non-residential encroachment into residential sections; delete the perquisite of comprehensive plan amendments to be reviewed by the CRA Advisory Board), Policy 1-L-5 (area around south of Fairbanks Avenue and west of Formosa taking out the 8 story height limit), Public Facilities wordsmithing that came from Public Works; the addition of Comstock Avenue to Policy 1-H-6; deleting Policy 1-J-15 (four stories on Denning); and no change to the P&Z recommendations to look at C-2 zoning policies and the policies suggested by Mr. Bellows.

Motion made by Mayor Leary to accept on first reading the ordinance including the goals, objectives and policies document of the comprehensive plan for transmittal as presented from P&Z and discussed, incorporating all the changes just discussed (above) (and below regarding Policy 1-3.8.12.7 regarding Orange Avenue); seconded by Commissioner Sprinkel.

Each Commissioner then addressed other changes or concerns they had that had not been previously discussed. Commissioner Sprinkel spoke about the timeline for reviewing the goals and objectives where they are to review mixed-use and that they have to retain that timeline. She also spoke about a member of the Sustainability Board who provided some recommendations from the advisory board that they wanted submitted but that most of their recommendations do not fit in the comprehensive plan. Mayor Leary stated these should be brought up from the advisory board and addressed with the staff liaison. Ms. Stone stated that these recommendations have been included within the commission packets.

Commissioner Seidel asked about the deletion of Policy 1-3.1.3, Compatibility between adjacent land uses, Ms. Stone replied that this policy was incorporated into the Land Development Code.

Motion amended by Commissioner Cooper that on line 18 (Policy 1-2.12.6), leave the last sentence that clearly gives us the authority to restrict FAR. Motion failed for lack of a second.

Motion amended by Commissioner Seidel to remove the word 'quantitative' on line 19 (Policy 1-2.12.7); seconded by Commissioner Cooper. AMENDMENT 1

Motion amended by Commissioner Seidel to add a definition for 'traditional scale'; seconded by Commissioner Cooper. AMENDMENT 2

Motion amended by Commissioner Cooper that on Policy 1-1.1.2 (line 8 on matrix) that we leave the language 'the overall low density village character of Winter Park'. Motion failed for lack of a second.

Motion amended by Commissioner Seidel (Policy 1-2.4.4, Expansion of the CBD); consideration of an Orange Avenue Development District. Within six months after the adoption of the comprehensive plan the City will evaluate

the Orange Avenue corridor; seconded by Mayor Leary. Upon discussion, motion was withdrawn as Orange Avenue will be made part of another section.

Motion made by Commissioner Seidel to delete line 30 (Policy 1-2.4.4) and adding Orange Avenue to line 169 (Policy 1-3.8.12.7); seconded by Commissioner Cooper. AMENDMENT 3

Commissioner Cooper expressed her preference to adopt all the definitions into the comprehensive plan. Attorney Ardaman stated the definitions are incorporated by reference and if the Commission agrees, they could add a clarifying sentence to reference the definitions to confirm that those definitions are part of the plan. Planning Manager Briggs explained that the definitions status can be clarified at the second reading of the ordinance.

Motion made by Commissioner Cooper to keep Policy 1-1.1.3 (require public notice prior to creation or expansion of CRA or CDD) with a minor change that instead of sending notices to households, to send notices to the property owners; seconded by Commissioner Seidel. Planning Director Stone clarified that the notice requirement is in the LDC process. She stated if they want to leave the notice requirements in for the expansion of the CRA she asked that you take out the CDD notice requirements because it has no impact on the remainder of the community. **Added to the motion was to take out the CDD notice requirements; seconder agreed. AMENDMENT 4**

Motion amended by Commissioner Cooper (Policy 1-2.12.8) to delete the entire policy regarding workforce and affordable housing; seconded by Commissioner Weldon. AMENDMENT 5

Motion amended by Commissioner Cooper (Policy 1-2.4.6 – Preserve the pedestrian scale and orientation of the CBD) to strike ‘zoning locations east of Virginia Avenue’ and allow that policy to apply to any C-2 zoning within the CBD; seconded by Commissioner Seidel. AMENDMENT 6

Motion amended by Commissioner Cooper (Policy 1-2.4.12 (Evaluation of Hannibal Square Neighborhood Commercial District) to add ‘with participation of the affected stakeholders, including residents’. Motion failed for lack of a second. It was clarified that when this occurs, they will be public meetings for anyone to attend.

Motion amended by Commissioner Cooper (Policy 1-2.4.12 (Medical Arts District) to delete all the exceptions to the no residential within the hospital arts district (special medical arts district does not allow residential). Motion failed for lack of a second.

Motion amended by Commissioner Cooper (Policy 102.4.14, Mixed Use Overlay District) to add back into the sentence ‘the city shall explore, etc.’ (replace ‘create’ with ‘shall explore’). Motion failed for lack of a second.

Motion amended by Commissioner Cooper (Policy 1-2.4.20, Redevelopment of Rollins College) to add: 'any loss to municipal tax revenue is mitigated'. Motion failed for lack of a second.

Motion amended by Commissioner Cooper (Policy 1-3.8.12.7, Gateway Plan for Development or Redevelopment of Properties) to cover the entire distance of Orlando Avenue from the city limits on the south to the city limits on the north. Mayor Leary stated this is incorporated into his main motion.

Discussion ensued regarding Policy 1-G-7, Enforce Land Development Code Parking Requirements.

Motion amended by Commissioner Cooper (Policy 1-G-21, Redevelopment of the City's Water Plant Property on New York Avenue), to change three stories on the golf course to two stories. Motion failed for lack of a second.

Motion amended by Commissioner Cooper (Policy 1-H-11, Density for Workforce/Affordable Housing) to delete the entire policy; seconded by Commissioner Weldon. AMENDMENT 7

Motion amended by Commissioner Cooper (Policy 1-H-15, Special Circumstances for the north side of W. Lyman Avenue between New York and Hannibal Square, W. Capen and Pennsylvania Avenues) that any action on this particular policy be delayed until after Policy 1-2.4.12 takes place (the evaluation of the Planning Area and public meetings where they will discuss Hannibal Square Planning and densities, boundaries, and permitted future land use designations. Upon comments, motion failed for lack of a second.

Motion amended by Commissioner Cooper to add a policy addressing sustainability and to introduce more food uses into zoning districts and within six months study that initiative and decide whether it warranted action by the Commission. Upon comments, motion failed for lack of a second.

Recess

A recess was taken from 9:39 - 9:57 p.m.

Discussion ensued regarding R-4 zoning. **Motion amended by Commissioner Weldon to remove the High Density Residential policy from the comprehensive plan and to make appropriate adjustments for those properties already receiving the benefit of High Density Residential under the existing comprehensive plan; seconded by Commissioner Sprinkel. AMENDMENT 8**

Motion amended by Commissioner Weldon to amend Policy 1-3.8.12.7 (line 169) to read: 'the city shall create gateway plans and design studies for

the potential redevelopment of the major transportation corridors leading into Winter Park to include the Orange Avenue corridor, Fairbanks from 17-92 to I-4, the entire length of 17-92 through the city limits, and Lee Road from I-4 to 17-92; seconded by Mayor Leary. AMENDMENT 9

Upon a roll call vote on Amendment #1 to remove the word 'quantitative' on line 19, Policy 1-2.12.7, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Upon a roll call vote on Amendment #2 to add a definition for 'traditional scale', Commissioners Seidel and Cooper voted yes. Mayor Leary and Commissioners Sprinkel and Weldon voted no. The motion failed with a 3-2 vote.

Upon a roll call vote on Amendment #3 to delete Policy 1-2.4.4 and adding Orange Avenue to line 169 (Policy 1-3.8.12.7), Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Upon a roll call vote on Amendment #4 to keep Policy 1-1.1.3 (require public notice prior to creation or expansion of CRA or CDD) with a minor change that instead of sending notices to households, to send notices to the property owners and to take out the CDD notice requirements, Commissioners Seidel and Cooper voted yes. Mayor Leary and Commissioners Sprinkel and Weldon voted no. The motion failed with a 3-2 vote.

Upon a roll call vote on Amendment #5 to delete Policy 1-2.12.8 (housing incentives for workforce and affordable housing), Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. Mayor Leary voted no. The motion carried with a 4-1 vote.

Upon a roll call vote on Amendment #6 to strike 'zoning locations east of Virginia Avenue' and allow that policy to apply to any C-2 zoning within the CBD on Policy 1-2.4.6 (Preserve the pedestrian scale and orientation of the CBD), Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Upon a roll call vote on Amendment #7 to delete the entire policy (Policy 1-H-11, Density for Workforce/Affordable Housing), Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. Mayor Leary voted no. The motion carried with a 4-1 vote.

Upon a roll call vote on Amendment #8 to remove the High Density Residential policy from the comprehensive plan and to make appropriate adjustments for those properties already receiving the benefit of High

Density Residential under the existing comprehensive plan, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Upon a roll call vote on Amendment #9 to amend Policy 1-3.8.12.7 (line 169) to read: 'the city shall create gateway plans and design studies for the potential redevelopment of the major transportation corridors leading into Winter Park to include the Orange Avenue corridor, Fairbanks from 17-92 to I-4, the entire length of 17-92 through the city limits, and Lee Road from I-4 to 17-92, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

Upon a roll call vote on the main motion to include all elements (including the goals, objectives and policies document of the comprehensive plan for transmittal as presented from P&Z and discussed, incorporating all the changes discussed (above) and Policy 1-3.8.12.7 regarding Orange Avenue (to clarify: includes Housing, Transportation, table provided, stormwater issues, removing the eight stories from the recommendation and 250 FAR on Fairbanks, taking CRA Advisory Board out of review process for any changes within the Hannibal Square neighborhood, adding Comstock Avenue to Policy 1-H-6, Policy 1-F-6 change to say 'encourage' instead of 'preserve', change on Policy 1-L-5, 1-J-15 removal, table 1-3 insert, and change to Policies 4-4.16 and 4-4.15, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

City Commission Reports:

a. Commissioner Seidel – Reported that he has been meeting with staff, the property owners, and others involved regarding Champion Circle to see if there is a way to sort this out.

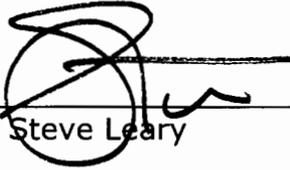
b. Commissioner Sprinkel – Spoke about the Winter Park High School Foundation asking for contributions for the band that she provided to the Commission. Addressed her frustration with people saying they are encouraging density and development because she did not believe they do that. She stated we need to counterbalance that because we are having issues with traffic but that they are not always responsible for that. Further comments were made regarding them listening to the residents.

c. Commissioner Cooper – No report.

d. Commissioner Weldon – No report.

e. Mayor Leary – Thanked Police Chief Deal concerning the Roger Trindade investigation and how thorough it was. Thanked Attorney Ardaman for the continued attention paid to the library bond validation issue.

The meeting adjourned at 10:31 p.m.



Mayor Steve Leary

ATTEST:



City Clerk Cynthia S. Bonham, MMC