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 Building Director George Wiggins, 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
Debbie Wilkerson (for City Clerk Bonham)
City Attorney Kurt Ardaman

Approval of the agenda

Motion made by Commissioner Seidel to approve the agenda; seconded by Commissioner Weldon and carried with a 4-0 vote (Commissioner Sprinkel was absent for the vote).

Mayor’s Report

No report.

City Manager’s Report

No report.

City Attorney’s Report

Attorney Ardaman and Randy Knight responded to questions from Commissioner Cooper and Commissioner Seidel regarding the new Foundation being considered by the City and the Memory Care facility mediation scheduled for June 29.

Commissioner Sprinkel arrived at 3:39 p.m.

Non-Action Item


Finance Director Wes Hamil summarized the report and answered questions of the Commission.
Consent Agenda

a. Approve the minutes of May 8, 2017.
b. Approve the following purchase and contracts:
   1. PR162066 to Wesco Distribution, Inc. for three-phase transformers for City undergrounding projects; $95,819.79.
   2. Piggyback contract (State of Florida Contract #DMS-10/11-008C) with Verizon Wireless for Mobile Communication Services; and authorize the Mayor to execute the contract.
   3. Piggyback contract (Orange County Contract Y16-1066 for Class III Landfill for Disposal of Construction Demolition & Vegetative Yard Waste Materials) with Hubbard Construction Company; and authorize the Mayor to execute the contract.

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

Action Items Requiring Discussion

a. Sale of 301 W. Comstock Avenue

City Manager Knight addressed the direction from the last meeting to have CBRE remarket the Blake Yard property. He stated the recommendation is to award the contract for the sale to Winter Park Redevelopment, Ltd. for $481,000 as the highest and best offer. An ordinance and contract will come back to the Commission for approval.

Motion made by Commissioner Sprinkel to approve the proposal of Winter Park Redevelopment, Ltd. for $481,000; seconded by Commissioner Weldon. Commissioner Seidel expressed his preference not to sell the property. Commissioner Cooper spoke about the need to receive a public benefit when selling property and to not only look at the highest dollar.

Lee Ann Inman, 327 W. Comstock Avenue, asked about the process for the sale of the property and hoped to gain information as to the parking, the access on the cul-de-sac, etc. Mr. Knight and Planning Director Stone summarized the public hearing process and what is being proposed for the property. Ms. Stone will meet with Ms. Inman to explain what will take place next.

Upon a roll call vote, Mayor Leary and Commissioners Sprinkel and Weldon voted yes. Commissioners Seidel and Cooper voted no. The motion carried with a 3-2 vote.
Public Hearings:

a. Request of Kim Neitzel: - Postponed until June 12.

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING REGULATIONS" SECTION 58-72 "OFFICE (O-1) DISTRICT" AND SECTION 58-73 "OFFICE (O-2) DISTRICT" SO AS TO ALLOW VETERINARY CLINICS AS A PERMITTED USE SUBJECT TO LIMITATIONS ON A SINGLE TENANT BUILDING AND SEPARATION FROM RESIDENTIAL; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE   First Reading

b. RESOLUTION NO. 2185-17: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, EXTENDING CERTAIN DEADLINES IN ORDINANCE NO. 2965-14; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

Attorney Ardaman read the resolution by title. Public Works Director Troy Attaway explained the request to extend the deadline within ordinance 2965-14 that vacated a portion of Loren Avenue. He answered questions of the Commission.

Commissioner Cooper addressed the need to complete the road by December 31, 2017 which is consistent with the condition put on the development project and gives the businesses assurance that by this date they will have a road that connects to Bennett because of her concerns with access. Discussion ensued regarding the current access to the businesses, the signalized intersection at Executive Drive, the realignment of the road, and the need to make sure the roads are presentable and easy to travel on during construction.

Motion made by Mayor Leary to adopt the resolution and that the existing roads (southern aspect of Loren Avenue and east/west of Kindel connected to Bennett) be reviewed by staff to make sure it is navigable and passable and up to standards without a full re-pave (and that the applicant repairs any holes); seconded by Commissioner Sprinkel.

Motion amended by Commissioner Cooper that consistent with the DRC that this new roadway connecting Bennett to Loren be complete by December 31, 2017. Motion failed for lack of a second.

Dan Bellows, representing Benjamin Partners, 411 W. New England Avenue, stated he agrees with the DRC about moving forward with constructing the Loren Avenue extension and to be completed by December 31, 2017. He asked after the extension is built that the reverter goes away.

Rebecca Wilson, Lowndes Drosdick Kantor and Reed law firm, representing Bainbridge, explained why is came before the Commission as a resolution.
Claramargaret Groover, attorney for Carol and Richard Bond, owners of the parcel located at 1501 Lee Road, addressed being pleased with Mr. Bellows request to extend their time because of their intent to build the connector between Loren and Bennett sooner that cancels out other concerns they have.

Motion amended by Commissioner Sprinkel to have the connection from Loren to Bennett completed by December 31, 2017; seconded by Commissioner Weldon.

Upon discussion, Mr. Bellows agreed to post a sign on the concrete barrier at Kindel Avenue that the road is closed but that the businesses are open with an arrow directing to the businesses.

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

c. RESOLUTION NO. 2186-17: A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA ASKING GOVERNOR RICK SCOTT TO VETO CS/CS/HB 687 AND SUPPORT THE HOME RULE AUTHORITY GRANTED AND GUARANTEED LOCAL MUNICIPALITIES BY THE FLORIDA CONSTITUTION

Attorney Ardaman read the resolution by title.

Motion made by Mayor Leary 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.

City Commission Reports:

a. Commissioner Seidel – Spoke about the letter received from Mr. Bendick regarding greenspace and asked to consider what Mr. Bendick provided. After discussion, a work session will be scheduled.

b. Commissioner Sprinkel – Asked about the status of the Foundation for the City and the status of Cady Way and the crossing (City Manager will provide her the date of completion). She also addressed being uncomfortable with receiving emails via the City Manager about a commissioner’s position before a Commission meeting. Sending out position papers was discussed. Attorney Ardaman clarified this issue and when Commissioners can take a position. Although not prohibited, he cautioned the Commission not to send out emails and advisory positions to other commissioners whether directly or through the City Manager or him.
c. Commissioner Cooper – Addressed case law that you can send out a position paper and the importance to have all information you need. She asked if they are interested in pursuing adaptive signalization on Lakemont, Phelps and St. Andrews per the conversation with FDOT. There was a consensus for the Transportation Advisory Board to have this discussion. She also spoke about the alignment of Executive and Bennett and when Lewis will be opened because of the current development. Planning Director Stone stated the DRC will be discussing Bennett and Executive in a work session about Ravaudage with the master developer.

d. Commissioner Weldon – Spoke about sending out emails and agreeing to have more meetings with Commissioners to discuss issues.

e. Mayor Leary – Reported that he spoke at the Support Our Scholars luncheon and the Winter Park High School for the 12 individuals who were recognized for videos by CSpan.

Public comments (items not on the agenda)

Shawn Shaffer, Winter Park Library Executive Director, announced that Polly Seymour recently was honored by the Florida Library Association with their Friend of the Year Award. She also spoke about the 32 valedictorians that were honored at their luncheon.

The meeting adjourned at 5:10 p.m.

ATTEST:

Mayor Steve Leary

City Clerk Cynthia S. Bonham, MMC