Mayor Steve Leary called the meeting of the Winter Park City Commission to order at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida. The invocation was provided by Police Chief Michael Deal, 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 Attorney Kurt Ardaman  
City Clerk Cynthia Bonham

Mayor Leary asked Police Chief Deal about the beards on officers. Chief Deal commented the officers are allowed to have beards or have festive nail polish for the month of December to help raise funds for one of their officers receiving cancer treatment. Mayor Leary asked if he and others can also contribute to help.

Approval of agenda

City Manager Knight announced that item 10-a has been removed from the agenda per the request of the applicant. Motion made by Commissioner Cooper to approve the agenda as amended; seconded by Commissioner Sprinkel and carried with a 5-0 vote.

Mayor’s Report

No report.

City Manager’s Report

City Manager Knight reminded the Commission that the second meeting in December is cancelled. Commissioner Cooper asked about the FDOT meeting. Mr. Knight spoke about the planning meetings for the 17-92 project that is several years away from being funded. He stated there is a scheduled public meeting on January 22 that provides the public with the concepts they are beginning to present, including drainage and aesthetic improvements.

City Attorney’s Report

No report.
Non-Action Items

a. Financial Report for September 30, 2018

Finance Director Wes Hamil summarized how they finished FY18. He commented that a final CAFR will be provided in March so this evening provides preliminary highlights of how the year ended. Mr. Hamil answered questions of the Commission.

Consent Agenda

a. Approve the November 26, 2018 Commission minutes.

b. Approve the following piggyback agreement:
   1. Atlas Concrete Products, Inc. - City of Sanford contract #IFB-17/18-03 - Cemetery Opening & Closing of Graves Services; Not to exceed $50,000.

c. Approve the following formal solicitation and authorize contract award:

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

Action Items Requiring Discussion

a. Request of Jim Veigle, owner of 2234, 2286, and 2250 West Fairbanks Avenue to extend the car sales agreement

This item was taken off the agenda at the beginning of the meeting.

b. Parking along Comstock Avenue

Public Works Director Troy Attaway explained with the popularity of the MLK Park, City staff has explored possibilities of adding parking to serve park patrons. A potential plan is to install parking along Comstock Avenue within the City right-of-way to correspond to the existing parking lot on the north side of Comstock adjacent to the Rollins softball stadium and to the proposed parking lot of the approved Verax medical site currently under development. Two different concepts have been studied and can potentially be implemented for approximately $150,000 dollars.

Prior to performing the detailed design and costing of these plans, Staff wanted to discuss the acceptableness of such concepts as a means to add parking adjacent to the MLK Park. The two concepts yield 65 parking spots for 90 degree perpendicular orientation and 59 parking spots for the 60 degree angled parking orientation. The costs to implement the two designs is roughly the same, the operational differences are that it is slower and a little more difficult to park in the 90 degree orientation versus the angled parking, however, it provides the most parking spaces.
Also, to construct this concept, Comstock Avenue is proposed to be raised up to 2 feet in order to soften the slopes to the north and the south since the existing parking lot to the north and the proposed grade of the Verax parking lot are substantially higher than the existing road. This necessitates modifying the drainage inlet locations and the cost for this work is included in the estimate. Additionally, an agreement with Verax would be needed for encroachment of the parking onto the southern 2 or 3 feet of their property within their setback.

Mr. Attaway stated he wanted to explore this more to see if the Commission wanted to go forward with a final design. Commissioner Weldon stated he is in favor of a design as recommended by staff but wanted to consider this being discussed at a CRA Agency meeting where it can be funded by more flexible dollars.

After further comments, motion made by Commissioner Seidel to deny and move this issue to the CRA Agency, 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.

c. Request to a Commission workshop – Henderson Hotel, use of City right-of-ways

City Manager Knight stated there is an applicant, who is considering a Hotel project south of the Hillstone Restaurant on 17-92 and the project involves use of two City streets. Because their plans calls for use of City right-of-ways, they have requested a work session with the Commission in order to ascertain if there is any interest in the City allowing use of the city streets before they spend money to further design the project. Attorney Ardaman addressed a letter from Ms. Wilson stating they understand that a discussion in a work session is nonbinding on the City and City Commission. They agreed that all discussions are preliminary in nature and they can only rely on final effective approvals.

Attorney Becky Wilson, representing the applicant, showed the applicant’s parcels currently under contract and as part of the development would like to consider use of portions of Killarney Drive and Beachview Avenue being included in their application request.

Commissioners Seidel, Sprinkel, Cooper and Weldon stated they have met with the applicant. Planning Director Bronce Stephenson stated there will be a number of planning issues including Comprehensive Plan and Zoning Code changes associated with this project that the staff would appreciate early Commission direction on.

The Commission briefly discussed the content of the work session and asked staff to outline the list of Code requests or approvals that would be needed along with some general pro’s and con’s of each. After further discussion and comments, there was a
consensus to schedule a work session before one of the January regular Commission meetings.

Public Hearings:

a. RESOLUTION NO. 2213-18: A RESOLUTION OF THE WINTER PARK, FLORIDA RECOMMENDING RAVAGO AMERICAS INC. BE APPROVED AS A QUALIFIED TARGET INDUSTRY BUSINESS PURSUANT TO SECTION 288.106, FLORIDA STATUTES AND PROVIDING AN EFFECTIVE DATE

Attorney Ardaman read the resolution by title. CRA Director Kyle Dudgeon explained the intent of the resolution and the correction made to the one before them. He spoke about the criteria met by the applicant.

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

Commissioner Cooper asked if this is a corporate headquarters. She addressed the importance to make sure the land they are developing is zoned office and not industrial. She stated she is not interested in incentivizing a manufacturing firm that is in the polymer and thermal plastic business. She stated if it is a corporate headquarters she needs to see a document that ensures that. Mr. Dudgeon explained this is about office jobs and is part of the partnership with DEO to make sure the jobs are created as presented in their application. She needed assurance that these are office jobs and corporate headquarters. Mr. Briggs explained the zoning of the property purchased by the applicant that is a commercial and office and residential zoning and does not to his understanding allow manufacturing.

No public comments were made. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel and Weldon voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.

b. Request for an extension of the Conditional Use approval at 345 Carolina Avenue

Motion made by Commissioner Cooper to approve the extension, seconded by Commissioner Weldon. 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.

c. ORDINANCE NO. 3131-18: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION TO OPEN SPACE AND RECREATION WITH A CONSERVATION OVERLAY FUTURE LAND USE DESIGNATION ON THE 3.12 ACRES OF PROPERTY LOCATED AT 2899 TEMPLE TRAIL, ON THE EAST SIDE OF
TEMPLE TRAIL ADJACENT TO HOWELL CREEK, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE  Second Reading

ORDINANCE NO. 3132-18: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ZONING ON THE 3.12 ACRES OF PROPERTY LOCATED AT 2899 TEMPLE TRAIL, ON THE EAST SIDE OF TEMPLE TRAIL ADJACENT TO HOWELL CREEK, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE  Second Reading

Attorney Ardaman read both ordinances by title.

Motion made by Commissioner Sprinkel to adopt the first ordinance; seconded by Commissioner Cooper. 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.

Motion made by Commissioner Sprinkel to adopt the second ordinance; seconded by Commissioner Cooper. 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. ORDINANCE NO. 3133-18: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE III, “ZONING REGULATIONS”, SECTION 58-87 “LAKEFRONT LOTS, CANALFRONT LOTS, STREAMFRONT LOTS, WETLANDS, BOATHOUSES AND DOCKS” SO AS TO MODIFY THE REQUIREMENTS FOR BOATHOUSE AND DOCK APPROVALS BY THE LAKES AND WATERWAYS BOARD; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE  Second Reading

Attorney Ardaman read the ordinance by title.

As addressed at the last meeting, Commissioner Cooper spoke about Section 58-87 that requirements are tailored to consider the context in which the dock is being constructed. The standards clearly require consideration be given to views of the water from adjoining properties, tree preservation and the natural shoreline. The code specifically states the standards are a minimum and the Lakes and Waterways Board may impose more restrictive requirements when necessary to meet the purpose of the code. She commented about if they approve this ordinance these provisions will not be discussed in an open meeting and adjoining property owners will not be notified. No public comments were made.
Motion made by Commissioner Sprinkel to adopt the ordinance; seconded by Commissioner Weldon. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, and Weldon voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.

e. ORDINANCE NO. 3130-18: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF CERTAIN LANDS OWNED BY THE CITY OF WINTER PARK GENERALLY DESCRIBED AS APPROXIMATELY 8.85 +/- ACRES LOCATED NORTH OF HOWELL BRANCH ROAD AND WEST OF TEMPLE TRAIL AND HAVING ORANGE COUNTY TAX PARCEL IDENTIFICATION NUMBER 29-21-30-0000-00-002 INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE Second Reading

Attorney Ardaman read the ordinance by title. No public comments were made.

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

f. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, APPROVING THE DONATION AND CONVEYANCE TO THE CITY OF MAITLAND OF CITY OF WINTER PARK OWNED LAND DESCRIBED AS APPROXIMATELY 3.38 +/- ACRES HAVING ORANGE COUNTY TAX IDENTIFICATION NUMBER 29-21-30-0000-00-003 LOCATED NORTH OF HOWELL BRANCH ROAD WITHIN THE JURISDICTIONAL LIMITS OF THE CITY OF MAITLAND; PROVIDING FOR AN EFFECTIVE DATE First Reading

Attorney Ardaman read the ordinance by title. City Manager Knight explained when the City acquired the 55 acres the two properties were not in our City limits; the one just annexed was adjacent to the City and this property is not adjacent to the City so it is not subject to annexation into the City. As part of the de-annexation discussions with Maitland, they offered to give them this property and as part of the overall preserve this will be managed by the two cities in the future.

Commissioner Cooper asked that the words “in perpetuity” be added. She wanted it clear that this land will be used for open space and outdoor recreational use in perpetuity. Attorney Ardaman believed the ordinance did not need adjustment. The Commission was reminded that Maitland has already approved the current language.

Motion made by Commissioner Cooper to accept the ordinance on first reading as presented with the minor change to add the word perpetuity. Motion failed for lack of a second.
Motion made by Mayor Leary to accept the ordinance on first reading as constructed, seconded by Commissioner Sprinkel. There were no public comments 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.

**g. ORDINANCES – FIRE AND POLICE PENSION**

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 74, PERSONNEL, ARTICLE V, RETIREMENT AND PENSION PLANS, DIVISION 3, FIREFIGHTERS, OF THE CODE OF ORDINANCES OF THE CITY OF WINTER PARK; AMENDING SECTION 74-158, DISABILITY; AMENDING SECTION 74-167, MISCELLANEOUS PROVISIONS; AMENDING SECTION 74-176, DEFERRED RETIREMENT OPTION PLAN; AMENDING SECTION 74-179, REEMPLOYMENT AFTER RETIREMENT; AMENDING SECTION 74-180, SUPPLEMENTAL BENEFIT COMPONENT FOR SPECIAL BENEFITS; CHAPTER 175 SHARE ACCOUNTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE First Reading

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 74, PERSONNEL, ARTICLE V, RETIREMENT AND PENSION PLANS, DIVISION 4, POLICE OFFICERS, OF THE CODE OF ORDINANCES OF THE CITY OF WINTER PARK; AMENDING SECTION 74-205, CONTRIBUTIONS; AMENDING SECTION 74-208, DISABILITY; AMENDING SECTION 74-217, MISCELLANEOUS PROVISIONS; AMENDING SECTION 74-226, DEFERRED RETIREMENT OPTION PLAN; AMENDING SECTION 74-229, REEMPLOYMENT AFTER RETIREMENT; AMENDING SECTION 74-230, SUPPLEMENTAL BENEFIT COMPONENT FOR SPECIAL BENEFITS; CHAPTER 185 SHARE ACCOUNTS PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE First Reading

Attorney Ardaman read both ordinances by title.

**Motion made by Commissioner Sprinkel to accept the Fire Pension ordinance on first reading, seconded by Commissioner Seidel.** There were no public comments 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.

**Motion made by Commissioner Sprinkel to accept the Police Pension ordinance on first reading, seconded by Commissioner Seidel.** There were no public comments 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:

Commissioner Seidel – He commented about the City’s desire for connectivity to greenspace and the opportunity to help create a greenspace corridor between two areas while developing properties. He stated he met with staff and believed that Planning Director Stephenson should spearhead this because it includes all City disciplines. Mayor Leary addressed the direction from the work session that each Commission member provide their ideas regarding their meaning of connectivity and then staff will bring this back to the Commission.

Commissioner Sprinkel – Attended the CSPAN event at Winter Park High School that was an uplifting experience. She stated she would like the students to come to a meeting. She spoke about the great holiday activities.

Commissioner Cooper – Spoke about the holiday events taking place. Commented about being invited to OIA by the FAA who hosted a NextGen Florida Metroplex who addressed the transition from ground-based guidance for our planes to become satellite based that will cause changes to the corridors. There will be a public forum in January here in Winter Park. She also spoke about the round table discussion with Representative David Smith newly appointed to the Florida House who seemed very receptive to discuss home rule and other issues important to our region. It was clarified that he does not cover Winter Park.

Commissioner Weldon – Reiterated going to the CSPAN bus and the need to bring the students here.

Mayor Leary – Attended the swearing in of the new Orange County Commission members and the Mayor and is looking forward to working with them.

PUBLIC COMMENTS (ITEMS NOT THE AGENDA)

Stefania McGrath, 655 Palmer Avenue, addressed the large increase of traffic on Palmer Avenue at the Temple and Alabama intersections. She asked that this issue be looked at and made suggestions how to remedy the situation. She was reassured that staff is looking into the problem.

The meeting adjourned at 4:42 p.m.

Mayor Steve Leary

ATTEST:

City Clerk Cynthia S. Bonham, MMC