

CITY OF WINTER PARK
HOLLER AND PROGRESS ENERGY PROPERTIES DESIGN STUDY
JOINT WORK SESSION
March 22, 2006

The Holler and Progress Energy properties Design Study Joint Work Session was called to order by Mayor Kenneth Marchman at 8:30 a.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Representatives from the following boards were in attendance:

City Commission, Planning and Zoning Commission, Parks and Recreation Commission, Economic Development Advisory Board, CRA Advisory Board, Comprehensive Plan Task Force, and the Holler and Progress Energy properties Design Study Committee.

Mayor Marchman provided introductory comments and thanked all the board members in attendance for the invaluable service they provide to the City.

City Planner Jeffrey Briggs elaborated on the promises that were made to the public that resulted from the 2005 town meetings that involved improving public notices, reviewing City codes in terms of intensity and scale of development, and creating codes that are compatible with future development. He discussed the current situation facing the City concerning existing codes that are suburban in nature and only allow for a building and surface parking lot, and the other alternative with the downtown Central Business District zoning. Mr. Briggs noted that although future development is likely and beyond control, the City is striving to achieve a compatible code with appropriate scale and character. He continued that this is the most opportune time to review the code because shortly following this study, the City will be proposing to update and adopt the City's Comprehensive Plan. He noted that the consulting team will only present the first half of the entire study that will illustrate what can be developed at this point in time under existing codes. Mr. Briggs reported that a subsequent meeting will be scheduled in a month to present what has been developed. Lastly, Mr. Briggs introduced Rich Younger and David Perry from the consulting team of Miller-Sellen (MSCW) to present the study.

MSCW representative Rich Younger introduced members of the consulting team. He elaborated on the growth pressures that are facing the City that are occurring nationwide and not unique to the City of Winter Park.

Mr. Younger provided a powerpoint presentation on the following topics: objectives of the study, existing zoning/land uses, site circulation and analysis, and site data information on the Holler and Progress Energy properties.

(MSCW) representative David Perry continued the presentation on the following topics: existing right-of-way section, road cross sections, and alternative site designs and development scenarios.

Board member comments were provided. General discussion ensued regarding the appearance and layout of the Progress Energy site, accepted national development

trends, the purpose of the meeting to discuss possible development scenarios allowable under the current zoning requirements, what is acceptable to the community, and pedestrian activity throughout the City.

Planner Briggs restated the purpose of the meeting and that the presentation is the first half of the assignment for the consultants consisting of what can be done under current codes. He thanked all board members for their attendance and invited everyone to a subsequent meeting to be held in four to five weeks for further updates and recommendations on what the codes should be.

The Design Study Joint Work Session adjourned at 9:45 a.m.

City Clerk Cynthia Bonham