

**CITY OF WINTER PARK  
TOWN MEETING OF THE CITY COMMISSION  
September 29, 2005**

The meeting of the Winter Park City Commission was called to order by Mayor Kenneth "Kip" Marchman at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida.

Members present:

Commissioner John Eckbert  
Commissioner Barbara DeVane  
Commissioner Douglas Storer  
Mayor Kenneth Marchman

Also present:

City Manager James Williams  
City Clerk Cynthia Bonham  
Facilitator Herbert Marlowe

Members absent:

Commissioner Douglas Metcalf

Welcome remarks:

Mayor Kenneth Marchman explained the purpose of the meeting and notified attendants of a similar meeting scheduled for October 6, 2005, at the Winter Park High School at 7:00 p.m. He said that it is imperative that citizens, property owners, staff, and elected officials work together to plan the future for the City. Mayor Marchman elaborated that the Commission decided to begin a strategic long range planning process because of the tremendous growth in the Central Florida area. He stated that the town meetings are a part of this process.

Mayor Marchman explained the selection process that resulted in engaging Herbert Marlow as the City's facilitator who will handle the strategic planning process. He elaborated on the qualifications of the facilitator selected. Mayor Marchman stated that redevelopment in Winter Park is the main item that needs to be dealt with during the strategic planning process. He explained the various avenues of communication available to residents to receive information and to provide information through. Lastly, Mayor Marchman explained the format that will be used for both of the town meetings.

Opening Video Segment

Moderator comments:

Facilitator Herb Marlowe explained the format for the town meeting. He explained that no decision was being made at this meeting and that the meeting was a part of the strategic planning process. Mr. Marlowe explained the purpose of the videos is to present the same basic facts during both meetings (present meeting and October 6). Questions were asked after each presentation and public comments were accepted for each question.

Downtown Winter Park Video Presentation

Question:

What do you feel the appropriate density, scale, and the amount of green space is needed in Downtown Winter Park?

Speakers:

1. Carolyn Cooper, 1047 McKean Circle, expressed that the question proposed is very technical and one that requires statistical information from select communities. She said the current amount of greenspace within the City today is appropriate.
2. Mike Schwartz, 216 Park Avenue, co-owner of Pannulo's restaurant, spoke about the technicality of the question. He spoke of the redeveloped greenspace that has benefited the City. He questioned the definition of greenspace.
3. Sandy Womble, 940 Old England, expressed her idea of ideal and important greenspace that needs to be protected.
4. Diedre Macnab, 1860 Summerland Avenue, expressed that she did not believe there will ever be sufficient greenspace in the City. She spoke of what she believed was the disappearance of lake views because of the homes that are being developed. She asked that officials preserve public access points to the lakes.
5. David Strong, 300 Virginia Drive, commented that he believed the question posed is disingenuous. He said the real question is are we going to take the scale of Park Avenue as it is, and increase it to a greater intensity?
6. Forest Michael, 130 N. Center Street, expressed the importance of a master plan. He provided a summary of the completed projects in the Downtown Business District. He elaborated on the importance of preserving public gathering spaces. He asked that the Commission discuss the issue of current capacity with no future capacity.

#### Fairbanks Avenue Video Presentation

##### Question:

Should Fairbanks Avenue be treated as a gateway to the Winter Park or as a thoroughfare?

##### Speakers:

1. Kenneth Murrah, 1601 Legion Drive, spoke of the building code that currently exists on the Holler property. He asked the Commission to immediately take full action before arriving at the building process and change the code which permits an applicant to construct one-third land mass with two-thirds parking lot. He asked for a revision of the code to permit a building that occupies up to two-thirds of the land with inside or underground parking, with the remaining two-thirds of the property to be used for greenspace. He suggested the same code changes to the Progress Energy property.
2. James Ruth, 939 Mead Avenue, expressed his preference of this area as a gateway that will tie in the beauty of Central Park and be ADA compliant.
3. Tom McMacken, 1821 Shiloh Lane, agreeable as Fairbanks Avenue as a gateway to the City, expressed his concern as the area as a gateway to a new urbanist downtown Winter Park. He said high intensity development should be located on Fairbanks Avenue and Park Avenue should be less density. He said the density should not be in downtown Winter Park.

4. Woody Woodall, 411 Shepherd Avenue, expressed difficulty of choosing whether a high traffic area should be a gateway or a thoroughfare. He expressed his opposition of changing private property rights.

#### Orange Avenue Video Presentation

##### Question:

Would you like to see Orange Avenue improved as a gateway street with enhancement to the streetscape?

What type and scale development would be appropriate for the five acres of the Progress Energy site?

##### Speakers:

1. James Ruth, 939 Mead Avenue, spoke of the need to review a renaissance type community or a pedestrian friendly community with mixed use.
2. Carol Card, 180 South Knowles Avenue, expressed her concern with the Enzian Theater proposal to relocate on Knowles Avenue because of the limited parking. She suggested relocating the Enzian Theater to the Progress Energy site.
3. David Strong, 300 Virginia Drive, expressed his opposition that the City take the position that the Progress Energy site is exceptional and permit a building that is too large.
4. Nancy Shutts, 2010 Brandywine Drive, expressed her preference of individual stores on Orange Avenue and that the current building scale is maintained.

#### Denning Drive Video Presentation

##### Question:

Encroachment into residential districts – Given that there are several large parcels that are coming up for redevelopment including the State Office Building and Division of Motor Vehicles property, and given that Denning is a major four lane north/south road in the City, what should be the City's position on new development for Denning Drive?

##### Speakers:

1. Tom McMacken, 1821 Shiloh Lane, spoke of the public input that was expressed at charettes which were a part of the public process.
2. Darryl Donkel, 1019 West Fairbanks Avenue, spoke of the changes that occurred in the City. He suggested that the City develop Comstock Avenue as a thoroughfare into the park.
3. Lurline Fletcher, 790 Lyman Avenue, expressed her preference of protecting the area from over development.
4. Nancy Shutts, 2010 Brandywine Drive, commented that residents clearly expressed their preferences for this area at the charettes.

5. William Pardue 1065 Aragon Avenue, expressed his concern for the need for commercial development for Denning Drive and to maintain it is an arterial roadway.
6. Barbara Dow, 650 Williams Drive, asked if the changes in development need to occur within the next three years. She inquired into the development plan for Denning Drive.

Break

Open discussion:

Speakers:

1. Eleanor Fisher, 1620 Mayflower Court, read a newspaper editorial that was referring to the development occurring in Winter Park.
2. Margaret Moran, 2500 Lee Road, commented on how much the City has changed over the years.
3. Kenneth Murrah, 1601 Legion Drive, commented on the use of CRA funds for the construction of the Winter Park Chamber of Commerce Welcome Center. He asked for the Commission to set aside income from the CRA fund to maintain the public spaces for the residents to enjoy that live in an area that was once considered blighted.
4. Jack Rogers, 1002 Temple Grove, presented a powerpoint that summarized the development that is occurring in the City.
5. Ann Higbie, 190 Ward Drive, expressed her concern with the change in scale that is occurring on Park Avenue.
6. Sandy Womble, 940 Old England Avenue, elaborated on the projects that are under construction in the City. She spoke of the need to have a citizen approved master plan and improving notification to residents of projects over 10,000 square feet.
7. Brian Fury, 868 Golfview Terrace, said this is the chance to reflect and appreciate the comments expressed about maintaining the character of Winter Park.
8. Bedilia Campbell, 715 Douglas Avenue, spoke of the devastation that has occurred from recent hurricanes and the importance of affordable housing.
9. Dave Johnston, 636 Darcey Drive, expressed his opposition of the magnitude of development that is occurring and proposed for the City.
10. Terry Banks, 615 Via Lugano, asked that more information on the pending projects be included on the City's website. He said we need a moratorium to put a hold on pending development until a comprehensive plan is developed and approved by residents.
11. Pat Harris, 1701 Lockberry Road, spoke of the importance of maintaining the peaceful village atmosphere in Winter Park.

12. Woody Woodall, 411 Shepherd Avenue, spoke about the need for additional population to support the City's shopping district.
13. Martin Prague, 321 Beloit Avenue, spoke about keeping the rents on Park Avenue affordable.
14. Jean Cumming, 902 Golfview Terrace, expressed her concern of over development.
15. Lurline Fletcher, 790 Lyman Avenue, expressed her support for designating certain properties in the Westside community as historical; specifically English Court.
16. Mark Van Valkenburgh, 319 Raintree Court, commented on the planned use for the State Office Building and the consideration of utilizing it as a public library.
17. Sally Flynn, 1400 Highland Road, expressed her concern with what she believed is overdevelopment in the City.
18. Damien Madsen, 1025 Wilkinson, spoke in support of the change and development that is occurring in the City.
19. Donald Jung, 713 Granville Drive, expressed his concern with the need to plan appropriate development and for commuter rail.
20. Martha Bryant Hall, 331 West Lyman Avenue, spoke of what she believed is the loss of single family residences in the Westside community.
21. Rick Frazee, 1921 Englewood Road, unsupportive of the forum for this meeting commented on the disappointment from the community with the changes occurring in the City.
22. Forest Michael, 130 N. Center Street, spoke about the need to establish a Winter Park character and to have ordinances reflect that character. He spoke of the need to maintain focus on Central Park and to reexamine the development that is occurring around the park.
23. Sharon Strong, 155 Stovin Avenue, expressed her concern with the philosophical changes that are occurring with the City's elected officials.
24. Margie Wagner, 181 W. Stovin Avenue, expressed her concern with what she believed was the lack of development information that was provided during the meeting. She commented on what she believed was rampant development and the need to plan appropriately for change.
25. Myrt Rhoads, 1094 Azalea Lane, expressed her opposition with over development and its impact on traffic.
26. Carolyn Cooper, 1047 McKean Circle, commented that development is inevitable, but that it needs to be planned in a village scale. She asked that reasonable setbacks, low

height buildings and village scale responsible development is planned for the City. She urged that the Commission establish a building moratorium for the City.

27. Peggy Strong, 916 Palmer Avenue, challenged the Commission to immediately establish a moratorium.
28. Sandy Womble, 940 Old England, expressed her concern with the feet on the street justification for development.
29. Becky Furmen, 1355 Pelham Road, spoke in support of the new development that is occurring and how many of the merchants on Park Avenue are supportive as well.

Mayor Marchman thanked everyone for attending the meeting. He said we need to work together as we develop our comprehensive growth plan, and as we look at our land planning ordinances. He said everything will be reviewed and information on the status of projects will be made available for the public.

Mayor Marchman adjourned the meeting at 6:40 p.m.

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City Clerk Cynthia Bonham