

CITY COMMISSION MEETING MINUTES
December 13, 2004

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.

PRESENT: Mayor Kenneth "Kip" Marchman; Commissioners Douglas Storer, Douglas Metcalf and Barbara DeVane; Assistant City Manager Randy Knight; City Attorney Brent McCaghren and City Clerk Cynthia Bonham. Commissioner John Eckbert was absent.

The invocation was offered by Assistant City Manager Randy Knight, followed by the Pledge of Allegiance.

MAYOR'S REPORT:

- a) Mayor Marchman recognized Hylton Williamson, Parks and Recreation Department, as the December 2004 Outstanding Employee of the Month.
- b) Mayor Marchman recognized Rollins College athletes and coaches for their many awards and accomplishments this past school year and for winning the Men's and Women's Mayor's Cup Awards for the 2003/2004 school year making it the second consecutive year. He also recognized the athletes for a 3.13 grade point average for the entire school year. Mike Marcel, Commissioner of the Sunshine State Conference, presented Rollins the 2003/04 Women's and Men's Mayor Cups. Rollins College President Dr. Duncan commented about being proud of the student athletes and for Dr. Roach being the first winner of the Spirit of Rollins Award.

Dr. Phil Roach, Rollins College Athletic Program Director, was awarded a proclamation from the City proclaiming December 14, 2004, as Dr. Phil Roach Day within the City of Winter Park in recognition of his contributions to the City and to Rollins College.

- c) Mayor Marchman made nominations to the following boards: Civil Service Board - Beth Provancha and Gary Brewer and to reappoint Carina Graham for another term; seconded by Commissioner DeVane and carried unanimously. Economic Development Advisory Board - David Jasmund, seconded by Commissioner Storer and carried unanimously. Public Art Advisory Board - Corrine Dodd, seconded by Commissioner DeVane and carried unanimously.

CITY ATTORNEY'S REPORT:

- a) Winter Park Welcome Center term sheet

Attorney McCaghren provided a term sheet outlining the proposed agreement between the City and the Chamber of Commerce to construct the new Winter Park Welcome Center on City property at 151 West Lyman Avenue. He summarized the details needing final resolution and asked for general approval of the Commission to be sure they are heading in the right direction. He stated the Chamber has asked for a lease hold interest so the City is not giving up its ownership of the building or ground.

George Herbst, 1742 Temple Drive, addressed the general overview of the project including location,

building improvements, and the two or three story office building to be constructed to house the Chamber of Commerce, the Welcome Center and museum. He addressed the project budget and that the City is providing the land but retaining ownership. He explained the charitable giving donor(s) solicitation, the substantial endorsement of the project, partnership benefits, and the need to develop and agree on a lease between the City and Chamber which he asked to be completed by the end of January 2005. He addressed the need for a resolution to the existing thrift shop and their relocation, the relocation of the Parks Department, and to select an architect and contractor to move the project forward. He asked the Commission to approve the term sheet in general and to provide direction but move immediately to developing the lease.

Numerous persons raised their hands in support of the project. No one spoke in opposition. Commissioner DeVane spoke in favor of the project and expediting the lease agreement. Mayor Marchman expressed his concerns about the Chamber being allowed to sub-let or assign its interest in the lease agreement. Attorney McCaghren stated they are continuing to negotiate this language within the agreement. Mayor Marchman addressed concerns with the Chamber no longer being called the Winter Park Chamber which he believed had been addressed.

Attorney Bill Diamond, Lowndes Drosdick Doster Kantor and Reed, past Chamber President, board member, and Winter Park citizen spoke about the need to protect the interest of the donors and the economic interest they have in the building. He stated the term length is important to them as well. He clarified that they would not be interested in sub-letting the welcome center or museum but only the office space in case they outgrow or under utilize the space.

There was discussion regarding what the length of the lease should be and concerns with the City's financial involvement with the project. There was a consensus to move forward with the term sheet and to address the issues of concern within the agreement.

CONSENT AGENDA:

- a) Approve minutes of 11/22/04.
- b) Approve bids and purchases as follows:
 - 1) Extension of WP-2-2003 to Consolidated Resource Recovery, Inc. for tree debris disposal, \$33.45/ton (Budget: Forestry)
 - 2) PR 114211 to Brick America, Inc. for the purchase of 200,640 bricks for the Via Tuscany Bricking Project; \$98,313.60 (Budget: Public Works, Project PW012).
 - 3) After-the-fact PO's 112518 and 112519 to Alan Jay Chevrolet for the purchase or replacement vehicles for Utilities Maintenance from Florida Sheriff's Contract 03-11-0825; PO 112518, \$24,253.00; PO 112519, \$20,404.00 (Budget Vehicle Replacement)
- c) For your information - Special Event - Winter Park Boat Parade Holiday Festival.

No public comments were provided.

Motion made by Commissioner DeVane to approve the Consent Agenda, seconded by Commissioner Storer. The motion carried unanimously.

PUBLIC HEARINGS:

a) Request of Landmark LLC for property at 140 E. Morse Boulevard:

ORDINANCE NO. 2610-04: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO AMEND SECTION 58-91 "DEFINITIONS" Second Reading

Attorney McCaghren read the ordinance by title. No public or staff comments were made.

Motion made by Commissioner DeVane to adopt the ordinance, seconded by Commissioner Metcalf. Upon a roll call vote, Mayor Marchman and Commissioners Storer, Metcalf and DeVane voted yes. The motion carried unanimously with a 4-0 vote.

b) Request of the City of Winter Park for the 175' x 311' to the north of the Progress Energy substation for construction of a Winter Park Utilities electric substation:

ORDINANCE NO. 2611-04: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 LAND DEVELOPMENT CODE, ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO GOVERNMENTAL AND COMMUNITY SERVICES ON THE PARCEL LOCATED DIRECTLY NORTH OF THE PROGRESS ENERGY SUBSTATION AT 2531 BALFOUR COURT, MORE PARTICULARLY DESCRIBED HEREIN. Second Reading

ORDINANCE NO. 2612-04: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 LAND DEVELOPMENT CODE, ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE THE ZONING DESIGNATION OF SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT TO PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ON THE PARCEL LOCATED DIRECTLY NORTH OF THE PROGRESS ENERGY SUBSTATION AT 2531 BALFOUR COURT, MORE PARTICULARLY DESCRIBED HEREIN. Second Reading

City Attorney McCaghren read both ordinances by title. He clarified the ordinance was changed to reflect 175' x 311' at the first reading.

Motion made by Commissioner Metcalf to adopt the comprehensive plan ordinance, with the conditions imposed by the Planning and Zoning Commission; seconded by Commissioner DeVane. Upon a roll call vote, Mayor Marchman and Commissioners Storer, Metcalf and DeVane voted yes. The motion carried unanimously with a 4-0 vote.

Motion made by Commissioner DeVane to adopt the zoning ordinance, seconded by Commissioner Metcalf. Upon a roll call vote, Mayor Marchman and Commissioners Storer, Metcalf and DeVane voted yes. The motion carried unanimously with a 4-0 vote.

c) ORDINANCE NO. 2613-04: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA RELATING TO BUILDINGS; AMENDING CHAPTER 22 TO REQUIRE UNDERGROUNDING ELECTRICAL SERVICES TO SIGNS AND ANCILLARY STRUCTURES; PROVIDING AN EFFECTIVE DATE. Second Reading

City Attorney McCaghren read the ordinance by title. No public comments were provided.

Motion made by Commissioner DeVane to adopt the ordinance, seconded by Commissioner Metcalf. Upon a roll call vote, Mayor Marchman and Commissioners Storer, Metcalf and DeVane voted yes. The motion carried unanimously with a 4-0 vote.

- d) AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING AND RESTATING THE CITY OF WINTER PARK FIREFIGHTERS' PENSION PLAN, ADOPTED PURSUANT TO ORDINANCE NO. 2477-02, AS SUBSEQUENTLY AMENDED; PROVIDING FOR DEFINITIONS; PROVIDING FOR MEMBERSHIP; PROVIDING FOR A BOARD OF TRUSTEES; PROVIDING FOR FINANCES AND FUND MANAGEMENT; PROVIDING FOR CONTRIBUTIONS; PROVIDING FOR BENEFIT AMOUNTS AND ELIGIBILITY; PROVIDING FOR PRE-RETIREMENT DEATH BENEFITS; PROVIDING FOR DISABILITY BENEFITS; PROVIDING FOR VESTING OF BENEFITS; PROVIDING OPTIONAL FORMS OF BENEFITS; PROVIDING FOR BENEFICIARIES; PROVIDING CLAIMS PROCEDURES; PROVIDING FOR REPORTS TO THE DIVISION OF RETIREMENT; PROVIDING FOR A ROSTER OF RETIREES; PROVIDING FOR A MAXIMUM PENSION LIMITATION; PROVIDING FOR DISTRIBUTION OF BENEFITS; PROVIDING MISCELLANEOUS PROVISIONS; PROVIDING FOR REPEAL OR TERMINATION OF THE SYSTEM; PROVIDING FOR DOMESTIC RELATIONS ORDERS; RETIREE DIRECTED PAYMENTS; EXEMPTION FROM EXECUTION AND NON-ASSIGNABILITY; PROVIDING FOR PENSION VALIDITY; PROVIDING FOR FORFEITURE OF PENSION UNDER CERTAIN CIRCUMSTANCES; PROVIDING FOR CONVICTION AND FORFEITURE, FALSE, MISLEADING OR FRAUDULENT STATEMENTS; PROVIDING FOR INDEMNIFICATION AND DEFENSE OF CLAIMS; PROVIDING FOR DIRECT TRANSFERS OF ELIGIBLE ROLLOVER DISTRIBUTIONS; PROVIDING FOR THE PURCHASE OF CREDITED SERVICE FOR ABSENCES PURSUANT TO THE FAMILY AND MEDICAL LEAVE ACT; PROVIDING FOR A DEFERRED RETIREMENT OPTION PLAN; PROVIDING FOR PURCHASE OF CREDIT FOR MILITARY SERVICE PRIOR TO EMPLOYMENT; PROVIDING FOR THE PURCHASE OF CREDITED SERVICE FOR PRIOR FIRE SERVICE; PROVIDING FOR REEMPLOYMENT AFTER RETIREMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE. Second Reading

City Attorney McCaghren read the ordinance by title. City Manager Williams explained they are delaying the adoption of this ordinance until January 10, 2005.

- e) Subdivision request of Habitat for Humanity of Winter Park/Maitland, Incorporated to split the property at 600 N. Pennsylvania Avenue, into two single family lots.

Planner Jeff Briggs explained the location of the property and turned the issue over to Ricardo Soto-Lopez to provide the staff report since he serves as treasurer of the Habitat board. Mr. Lopez addressed the request to split the property. He stated the Planning and Zoning Commission approved the request with conditions that the exterior architectural style and materials be approved by the CRA Manager. He added that the approval is only to be granted to Habitat for Humanity in consideration of the provisions of affordable housing and that Habitat, prior to issuance of a building permit, receive approval from the City Attorney as to the mortgage and deed restriction necessary to ensure future affordability. He provided background information about the property. He spoke about the past concerns with Habitat homes having low prices which hold down appreciation of

value of surrounding properties. He commented this has not been the case in the Westside neighborhood and provided examples of property sales not affected by nearby Habitat homes. He explained the architectural style of these homes have been improved on within the last 5 years. He stated staff recommends approval with the listed conditions.

Several people in the audience raised their hand in support of the project. There was no opposition. Commissioner Metcalf expressed concerns with splitting the lots to this size and how future requests of this type will be handled. Commissioner Storer spoke about the need to add additional housing on the westside and that he will support this request because of the location. Attorney McCaghren addressed the City's subdivision code and that the subdivision of this property would not set a precedence because it is site specific to this application. He continued that if the lot split is approved with the conditions as proposed, the use is being limited to affordable housing. Commissioner DeVane spoke about the back yard being eliminated and they are not reducing the width on the street.

Motion made by Commissioner Metcalf to approve the request per the attached plans with setbacks as shown and with the P&Z conditions included. Motion amended by Commissioner Metcalf to include specific findings that the requirements for the variance set out in the code and subdivision regulations have been met and the reasons set forth and presented justify the granting of the variance and that the granting of the variance is in harmony with the general purpose and intent of our regulations, not injurious to the surrounding territory or otherwise detrimental to the public welfare. Seconded by Commissioner Storer and carried unanimously.

- f) Conditional use request of St. Margaret Mary Catholic Church to construct a two story detached garage building on the rear of their property at 500 N. Knowles Avenue.

Planner Jeff Briggs addressed the request to rebuild the existing garage behind their rectory building. He displayed the current layout of the property. He explained this item is before the Commission because all church property requests require a conditional use and the Commission can grant these variances. He summarized their previous request before the Planning and Zoning Commission which caused concerns and that they changed the plans to have the building roughly in the same location but reduced it to 1½ stories. He stated that the Planning and Zoning Commission recommended approval. No public comments were made.

Motion made by Commissioner Metcalf to approve the conditional use request with the Planning and Zoning Commission conditions included, seconded by Commissioner Storer and carried unanimously.

- g) Request of Sydgan Corporation for Planned Development Approval in the Central Business District to permit a two story, 3,500 sq. ft., building at 511 W. New England Avenue.

Planner Jeff Briggs explained the request for a new 2-story building on the vacant lot on the corner of New England and Hannibal Square East. He explained that the Chez Vincent restaurant is adjacent to the proposed building and that they want to expand into the new building and add 30

internal seats and additional patio dining on the New England frontage. He stated the Sydgan offices are located on the second floor of the adjacent building who will expand into the second floor of the new building. He stated this completes the CRA redevelopment vision the City has for this block from Pennsylvania to Hannibal Square East.

Mr. Briggs commented about the disagreement between City staff and applicant Mr. Bellows as to whether one of the other existing buildings is totally grandfathered in or if he owes the City five parking spaces. Mr. Briggs stated that the previous property owner agreed to the five parking spaces in question and that P&Z determined that Mr. Bellows should also provide these five spaces. He also stated the P&Z recommended approval, understanding that the mixed uses in this block with the office space using the parking lot behind during the day and Chez Vincent and the martini bar using the parking at night, makes the existing parking satisfactory to approve the new building. He stated there were also other conditions imposed by the P&Z.

Commissioner DeVane inquired about the dumpster. Mr. Briggs stated they will consolidate the Chez Vincent dumpster with the Hot Olives dumpster so a parking space will be freed up which will eliminate the need for another dumpster.

Applicant Dan Bellows stated he agrees with everything in the staff report except for the need for an additional five parking spaces. He spoke about his recent purchase of ten additional parking spaces and the purchase of the bakery building. He asked why other businesses in the area are exempt from parking 100% and his new building is not. He spoke about staff's position that the bakery building is only 50% exempt because the second story years ago was changed to a restaurant and because of that change, it now requires five additional parking spaces. He stated he is willing to restrict the deed that he will never put a restaurant there and that he should not have to share parking with the 535 W. New England building. He asked for approval of the building and to not require the allocation of five shared parking spaces to 535 W. New England.

Linda Walker, 794 Comstock Avenue, spoke against the request. She addressed the companies owned by Mr. Bellows. She commented he does not follow the rules and regulations and comes before the Commission asking for something extra. She spoke against parking garages and parking spaces on the westside.

Lurline Fletcher, 790 Lyman Avenue, spoke against Mr. Bellows and building more parking spaces and garages. She also stated the westside is no longer clean.

Joe Terranova, 700 Melrose Avenue, spoke in favor of the building there and on the need to eliminate the five parking space problem.

Commissioner Storer stated he likes the project but that the issue of the parking spaces should be worked out between staff and the Planning and Zoning Commission. Commissioner Metcalf addressed the need to treat everyone equally and that he believed it seems like the grandfathering goes way back for a building that is there for 75 years. Commissioner DeVane stated the project is a nice addition to the neighborhood and that the parking issue can be resolved. She asked about the original property owner providing five additional parking spaces. Mr. Briggs addressed the parking exclusion in the 1980's in this area and when the CRA began to redevelop, they waived

parking to encourage businesses in this area. He summarized the history of the bakery building and the five parking spaces. Attorney McCaghren suggested to move forward with the application with the P&Z conditions, and that Mr. Bellows can request an official decision from the Planning Department as to whether he needs the five spaces or not which he can appeal if it is not to his liking.

Motion made by Commissioner Metcalf to approve staff's recommendation with the Planning and Zoning Commission conditions included, seconded by Commissioner Storer and carried unanimously.

CITY MANAGER'S REPORT:

- a) Winter Park Chamber of Commerce request to move the Autumn Art Festival to Central Park

City Manager Williams presented the request from the Chamber to permanently relocate the Winter Park Autumn Art Festival to Central Park. Kevin Coulthart, Director of Events for the Chamber, thanked the City for their work with the smooth transition to Central Park. He presented the City with a framed poster from the festival. Mayor Marchman stated he wants to restrict the size so Park Avenue is not blocked off. Mike Schwartz, Pannullo's Restaurant, spoke in favor of the move to Central Park. Commission members expressed their opinion regarding the relocation.

There was a consensus to approve the relocation of the Autumn Art Festival to Central Park on a permanent basis.

- b) Alcalde & Fay Federal lobbyist progress report.

City Manager Williams asked for consideration to continue the contract with the Federal lobbyist. He stated that Alcalde & Fay was able to secure the City additional funds, i.e., \$500,000 for intersection enhancements at the Orange Avenue and Fairbanks intersection, i.e., working on issues related to the post office boxes, traffic, monies for trees, and CSX train issues. He stated we have paid them \$10,000 out of \$60,000 and are recommending to extend the contract for the year to work on these and other issues. He stated that Mr. Hartnett has also requested the City consider the work he is doing and if the Commission wishes to retain Mr. Hartnett to work at the state level, the funding will have to come from the Contingency Fund.

Mayor Marchman stated the City needs lobbying assistance. Commissioner Metcalf agreed and suggested to provide Alcalde & Fay a list of items that the City wants. He suggested to involve the appropriate Congressmen and Mr. Hartnett to help obtain funding for the community center and other areas within the City needing support. Mr. Williams commented that the City has not received a proposal from Mr. Hartnett regarding payment for his services. Mr. Hartnett, 401 Lakewood Drive, stated he will provide a proposal. He stated he has not been under contract since June 2004 but has continued to move the state office building project along which is going to need further pushing from the City and others to accomplish.

Commissioner DeVane expressed concerns with spending the Contingency Fund too quickly. She

asked what the total bill for FEMA was and if we could negotiate with Alcalde & Fay to try and lower the remaining balance of \$50,000. Mr. Williams stated he would try and negotiate with them.

c) Legislative policy for matters before the State Legislature.

Building Official George Wiggins addressed the legislature impacting local government. He provided legislative policy statements from the Florida League of Cities who identified six major areas where they have legislative advocacy. Mr. Wiggins stated this is an effort to be pro-active with matters being considered by the Florida Legislature and the general strategy used on legislation including identifying and refining legislative policies which advance the goals of the City. He addressed the legislative policy of the City that can augment those legislative advocacy positions reflected by the Florida League of Cities by considering matters that may also have a specific impact on the City from a fiscal basis, employee management, planning and growth management, municipal utilities, building codes, parks management, public works and transportation, police and fire protection, community redevelopment agencies, emergency preparedness and economic development. He added that having a strategy for action and policy statements in place and continuing to update or amend it as needed will assist staff and our legislators in advancing or defeating legislation that best represents our citizens and the City's goals. Mr. Wiggins asked that the Commission let him know if there are areas they wish to change.

Mr. Bob Hartnett, stated it would be well served to have a list made up with what is needed in reimbursement funds and go before the delegation to solicit input.

Commissioner DeVane expressed concerns with the legislature public utilities group and what they are putting forth that will have a dramatic negative impact on the City's ownership and operation of the utility. She stated they were discussing taxing municipalities on purchases. She addressed the need to speak with Mr. Peebles who is a lobbyist for utilities in general, including electric. She also addressed concerns because taxes are levied for an entire year, and taxes are not increased until the following year if the property has a new building added during the year (May). She stated this is a state-wide issue and that the suggestion is to prorate the taxes for that portion of the year (May-December). No public comments were made.

There was a consensus for the Mayor to sign a letter with concurrence of the Commission in support of the legislative policy and for the City Attorney to provide a resolution for adoption.

There was discussion regarding legislation that schools cannot be built until the school population warrants it. Commissioner DeVane will investigate this and report to Mr. Wiggins with her findings.

Recess

A recess was taken from 5:48 - 5:55 p.m.

d) Christmas Eve holiday.

City Manager Williams addressed this item and asked consideration for staff to have the entire day off on December 23 at a cost of \$12,500. Commissioner DeVane stated she asked the City Manager to determine the cost for this as another way to thank staff for their many efforts during the hurricanes. She stated this is only for this year. No public comments were made.

There was a consensus to close City Hall the entire day on December 23.

e) Agreement with IAFF Local 1598 A and B units.

City Manager Williams provided the terms and changes offered by the City for the firefighters and union. He also addressed the 2% COLA for all employees effective January 3, 2005. No public comments were made.

Motion made by Commissioner Metcalf to approve the contract terms as outlined with the IAFF Local 1598 A and B Units and to approve the 2% COLA increase effective January 3, 2005, for all other employees as well. Seconded by Commissioner Storer and carried unanimously.

f) Electric distribution services contract.

Assistant City Manager Randy Knight provided the electric distribution services contract term sheet with ENCO Utility Services to provide electric distribution operation and maintenance services for the City. Mr. Knight summarized the significant terms of the contract. He stated that the numbers are in line with what was projected back to the original cost estimate provided by Black and Veatch for operation and maintenance services. He summarized the changes from the term sheet provided in the package. Commissioner DeVane expressed concerns with the vegetation management services within the contract where the City maintains the trees. Mr. Knight stated this is to be contracted out. No public comments were made.

There was a consensus for conceptual approval with the contract terms as outlined with the final contract to be brought to the Commission in January and to authorize ENCO to proceed with ordering the rolling stock with a lease assignable to the City.

There was discussion to schedule a joint meeting with the Utilities Advisory Board (possibly at their normally scheduled meeting of January 26) to receive input regarding governance issues and an electric utility and water/sewer utility transfer ordinance to come before the Commission in January.

g) West Hannibal Square redevelopment proposal.

CRA Manager Alberto Vargas addressed the proposal from Mr. Dan Bellows for the redevelopment of property on the westside (Lot 16 and 17 of Block 50), where the City owns Lot 16 and Mr. Bellows owns Lot 17. This project will help facilitate the City's desire to create a Heritage Collection Museum in Hannibal Square that will also help westside children in need of financial support and provide a unique Bed and Breakfast opportunity in the community. He stated they have been exploring potential redevelopment options at this location in West Hannibal Square. He summarized the composition of the three lots that face the parking piazza, inclusive of this proposal, including the corner 53' x 75' lot that was approved for the Heritage Center, City owned property in the center (75' x 50') and the lot owned by Mr. Bellows (35' x 75'). He summarized what has recently been approved and what has happened concerning the redevelopment. Mr. Vargas explained the proposal to try and save Grant Chapel as part of this redevelopment proposal. He also addressed the cost associated with each lot if the City sold 7' on Lot 1 (\$9,450.00) and the entire Lot 16 (\$67,500.00) to Traditional Neighborhoods, Inc, a not for profit corporation with the sale of these properties to go toward the construction of the Heritage Collection Museum.

Commissioner DeVane expressed concerns with not following the process with the project first going through the CRA Advisory Board and then return to the CRA Agency. Commissioner Metcalf commented about the need to attract visitors to this area on a continual basis. Commissioner Storer agreed that a decision this evening is premature.

Mr. Dan Bellows, 533 W. New England Avenue, spoke about the proposal not slowing down the museum and addressed the ongoing maintenance of the Grant Chapel Church. He addressed his accomplishments over the past 14 years in the City. He spoke about the many lots he has sold the City and the easement granted and projects he has built that he did not make a profit on that the City has benefitted from. He stated this is a wonderful opportunity to help the children on the westside, help support traditional neighborhoods, save the church, build a Bed and Breakfast, and with no out of pocket expense from the City. He stated it is an appropriate project for Hannibal Square and addressed his frustration with bringing his projects to the Commission and having difficulty with receiving approval.

Linda Walker, 794 Comstock Avenue, spoke against a bed and breakfast in westside Winter Park. She asked that no decision be made tonight but to go through the proper channels first.

Medelia Campbell, 715 Douglas Avenue, stated that the Hannibal Square Community Land Trust has officially been incorporated. She urged the Commission not to accept this proposal at this time because they would like to also present the City a proposal.

Mayor Marchman and Commissioner Storer disclosed conversations with Mr. Bellows prior to the meeting. Mayor Marchman spoke about the lack of public input, that staff has not come before them with a strong enough proposal to make a determination this evening, but that he was intrigued with the possibilities. Commissioner Metcalf expressed his concern with not being able to break ground in January for the Heritage Center and also with the extra monies required by the City for the building. Commissioner DeVane stated she did not believe a postponement of a decision this evening would impact the Heritage Center project beginning in January. Commissioner Storer addressed the opportunity before them to finish off the street edge that appealed to him.

Motion made by Commissioner DeVane to postpone a decision this evening, take the project to the CRA Advisory Board and come back to the Commission in January; seconded by Commissioner Metcalf and carried unanimously.

NEW BUSINESS:

- 1) Keith and Debra Gardner, 2230 Cady Way, requested that no further debris remain at the Ward Park site after December 31 due to rodents and the length of the cleanup that has affected their way of living. Mr. Williams stated that the permit expires for the contractor on January 15 and that they wanted to know by December 31 if the City was going to extend it. He spoke about the contractor bringing in a different type of grinder to help expedite the process. He spoke about the City working very hard to finalize this and that the grinder has been relocated 80' away from the homes.

- 2) Commissioner DeVane asked that there be discussion in January regarding the use of generators.
- 3) Commissioner Metcalf spoke about Park Avenue restaurants having outside tables blocking the sidewalks. He stated that code enforcement needs to be more active in controlling this. He also addressed the Brazilian Pavilion building being unsightly. He also addressed the County Commissioner no longer serving on the CRA Agency board with the City. He asked to determine who the designated county representative is.
- 4) Commissioner Storer asked that the Winter Park High School athletes be recognized in a future meeting.

Mayor Marchman adjourned the meeting at 7:08 p.m.

Mayor Kenneth R. Marchman

ATTEST:

PCity Clerk Cynthia Bonham