City Commission
Regular Meeting Minutes

September 22, 2021 at 3:30 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Phil Anderson
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Commissioner Todd Weaver

City Manager Randy Knight
City Attorney Kurt Ardaman
City Clerk Rene Cranis

1) Meeting Called to Order

Mayor Anderson called the meeting to order at 3:32 p.m.

2) Invocation

Imam Abdurrahman Sykes, Rollins College, provided the invocation followed by the Pledge of Allegiance.

3) Approval of Agenda

4) Citizen Budget Comments

5) Mayor Report

- Thanked Winter Park High School for their gifts in honor of WPHS homecoming week.
- Thanked the Police and Fire Departments for their recognition of the 20th anniversary of the 9-11 attack and the Bach Festival Choir and Orchestra for their performance.
- Spoke on the core values resulting from a resident survey in 2016 with the top three values of history/heritage, village ambience and proactive growth/future.

6) City Manager Report

c. Report: Voluntary Vaccination Program

Mr. Knight reported on the vaccination incentive program where employee vaccinations exceeded the 65% goal. He noted that mandatory testing began this week and is going well. At the request of Commissioner Sullivan, Mr. Knight stated he will provide the program costs.

7) City Attorney Report

6) City Manager Report (continued)

a. Meet Your Department: Building and Permitting Services

Director of Building and Permitting Services George Wiggins showed a video highlighting the department's responsibilities and gave a presentation on permit, plans review and inspection activity.

b. Recognition: George Wiggins' Retirement

Mr. Wiggins introduced his family members and his staff who are present to recognize him on his retirement after 47 years. Mr. Knight provided highlights of Mr. Wiggins' career and accomplishments and presented him with a Key to the City. Members of the Commission thanked him for his dedication and service and wished him well in his retirement.

8) Non-Action Items

9) Public Comments | 5 p.m. or soon thereafter (Heard after budget public hearing)

10) Consent Agenda

a. Approve the minutes of the regular meeting of September 8, 2021 (Removed by Commissioner Cooper)
b. Approve the minutes of the work session of September 9, 2021
c. Approve cancellation of regular meetings on November 24 and December 22 due to their close proximity to Thanksgiving and Christmas, respectively.
d. Approve the following HIDTA Pass-through Purchases
   1. Purchase Orders for specialized, confidential investigative services and facility expenses; $82,000, $87,000, $184,000, $80,000, $142,000, $76,000 and an additional purchase order for $198,000 for facility expenses of HIDTA.
e. Approve the following piggyback contract
   2. Central Florida Environmental Corp. - Seminole County Contract #CC-3563-21/RTB - Continuous Contract for Public Works Minor Construction Projects less than $2,000,000; For services on an as-needed basis during the term of the Agreement, contract term through August 10, 2024; Amount: $850,000.
f. Approve the following contracts
   1. Hanson Professional Services, Inc. - RFQ16-17B - Professional Green Planning Services; Amount: $75,000 for services on an as needed basis during the term of the Agreement.
   2. A Budget Tree Service Inc - ITN23-18A – Vegetation Management Services; Amount: $100,000.00 for services on an as needed basis during the term of the Agreement.
g. Budget Amendment for Legal and Litigation Costs

Motion made by Commissioner Cooper to approve Consent Agenda Items b-g; seconded by Commissioner Weaver. There were no public comments. **Motion carried unanimously with a 5 - 0 vote.**

Motion made by Commissioner Cooper to amend the September 8th minutes by adding a sentence under the second item under her report that states that this commission has not said the building will be demolished and right now is focused on acquiring the property and is aware of its historical significance; seconded by Commissioner Weaver. Motion carried unanimously with a 5 - 0 vote.

11) Action Items Requiring Discussion

12) Millage and Budget Public Hearings (held after Item 13a)

13) Public Hearings

a. ORDINANCE 3217-21 AN ORDINANCE AMENDING CHAPTER 58, LAND DEVELOPMENT CODE, ARTICLE VIII, HISTORIC PRESERVATION SO AS TO REVISE THE PROCEDURES REGARDING DEMOLITIONS, PROVIDING FOR CLARIFICATIONS OF THE QUALIFICATIONS, TERMS, VACANCIES AND PROCEDURES FOR THE HISTORIC PRESERVATION BOARD, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. (2nd Reading)

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Weaver to adopt the ordinance; seconded by Commissioner Cooper. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 - 0 vote.**

b. Ordinance proposing Charter Amendments for March 2022 ballot (1st reading - Tabled September 8, 2021)

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Cooper to approve the ordinance on first reading; seconded by Commissioner Sullivan.

Motion made by Commissioner Sullivan to revise Question 4 to amend Section 2.11(c)(i), Voting, changing the supermajority requirement for density or intensity increases from 50% to 25%; seconded by Commissioner Weaver.

Commissioner Cooper presented alternate language to the code for Question #2 expressing concern that this applies to comp plan map amendments and rezoning but not change in use, and only applies to city-owned property. She suggested adding change of use in order to protect of all parkland/greenspace on all currently zoned park land. She noted properties where this would apply - WP Pines Golf Course, Rollins baseball field and the Post Office. Discussion followed in the applicability and impact.

Motion made by Commissioner Cooper to revise Question 2 to amend Section 2.08(c), Voting, to read "(i) comprehensive future land use map amendment or rezoning or change in use of park land to a use that is not a recreational or park use; and (ii) comprehensive plan future land use map amendment or rezoning or change in use of land currently zoned…"; seconded by Commissioner Sullivan.

Commissioner Cooper presented revised language to Section 2.08 and Question 3 changing "multi-family use" to "a higher density residential use" and also proposed deleting "except that this subsection does not apply to changes from residential use to public, quasi-public or recreational use" in Section 2.08(c)(ii)

Motion made by Commissioner Cooper to amend Question 3 to amend Section 2.08(c), Voting to read "(i) … of lakefront property from a residential use to a commercial use, mixed-use or to a higher density residential use"; seconded by Commissioner Weaver. (Motion was amended prior to vote.)

Paul St. Pierre, 1718 Demetree Drive, questioned whether there is a conflict if the city is negotiating the purchase of the property and using the supermajority vote to influence the land use.

Attorney Ardaman advised that requiring a majority or supermajority vote is not relevant.

Upon a roll call vote on the amendment to Question 4, Commissioners Sullivan, Cooper and Weaver voted yes. Commissioner DeCiccio and Mayor Anderson voted no. Motion carried with a 3 - 2 vote.

Upon a roll call vote on the amendment to Question 2, Commissioners Sullivan, Cooper and Weaver and Mayor Anderson voted yes. Commissioner DeCiccio voted no. Motion carried with a 4 - 1 vote.

Attorney Ardaman asked for clarification on Commissioner Cooper's second motion. Commissioner Cooper confirmed that the motion included both of her proposed changes to Question 3.

In-depth discussion followed on Commissioner Cooper's motion to change the language from "multi-family residential" to "a higher density residential use" including scenarios and impact and Director of Planning and Transportation Bronce Stephenson responded to questions. Mayor Anderson suggested there may be a better path to define multi-family residential.

Attorney Ardaman advised that it would be clearer to add medium or high-density since both are defined in the Code. **Commissioner Cooper revised her motion to state**

"medium-density or high-density residential use" and after discussion amendment was accepted by Commissioner Weaver who seconded the original motion.

Commissioner Cooper explained her reason for deleting the language removing the applicability to changes from residential use to a public, quasi-public or recreational use. Discussion followed on scenarios where supermajority vote could be required under this language.

Motion made by Commissioner Cooper to change "multi-family" to "a medium-density residential use or high-density residential use;" seconded by Commissioner Weaver. Upon a roll call vote, Commissioners Sullivan, Cooper and Weaver and Mayor Anderson voted yes. Commissioner DeCiccio voted no. Motion carried with a 4 – 1 vote

Motion made by Mayor Anderson to strike in Section 2.08(c)(ii) "except that this subsection does not apply to changes from residential use to public, quasi-public or recreational use"; seconded by Commissioner Cooper. Upon a roll call vote, Commissioners Cooper and Weaver voted yes. Commissioners Sullivan and DeCiccio and Mayor Anderson voted no. Motion failed with a 2 - 3 vote.

Upon a roll call vote on the main motion as amended, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 - 0 vote.

Mayor Anderson declared a recess at 4:50 p.m. and reconvened the meeting at 5:00 p.m.

12) Millage and Budget Public Hearings (held after 5:00 p.m.)

a. ORDINANCE 3215-21 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING A 4.0923 MILL AD VALOREM TAX LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE GENERAL OPERATING EXPENSES OF THE CITY, AND A 0.2891 MILL VOTED DEBT SERVICE LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE CITY OF WINTER PARK, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2017 & 2020. (2nd Reading)
b. ORDINANCE 32-16-21 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022 AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN; APPROPRIATING FUNDS FOR THE GENERAL FUND, DESIGNATIONS TRUST FUND, STORMWATER UTILITY FUND, COMMUNITY REDEVELOPMENT FUND, AFFORDABLE HOUSING TRUST FUND, FEDERAL FORFEITURE FUND, POLICE GRANT FUND, DEBT SERVICE FUND, WATER AND SEWER FUND, ELECTRIC UTILITY FUND, FLEET MAINTENANCE FUND, EQUIPMENT REPLACEMENT FUND, EMPLOYEE INSURANCE FUND, GENERAL INSURANCE

FUND, CEMETERY TRUST FUND, GENERAL CAPITAL PROJECTS FUND AND STORMWATER CAPITAL PROJECTS FUND; PROVIDING FOR MODIFICATIONS; PROVIDING FOR AMENDMENTS TO SAID ANNUAL BUDGET TO CARRY FORWARD THE FUNDING OF PURCHASE ORDERS OUTSTANDING AND UNSPENT PROJECT BUDGETS AS OF SEPTEMBER 30, 2021; AND AUTHORIZING TRANSFER OF FUNDS HEREIN APPROPRIATED BETWEEN DEPARTMENTS SO LONG AS THE TOTAL FUND APPROPRIATIONS SHALL NOT BE INCREASED THEREBY. (2nd Reading)

Mayor Anderson stated the millage rate needed in FY 22 to generate the same tax revenue as in FY 21 is 3.9604 mills. The proposed budget is based on 4.0923 mills, which will result in an increase in property taxes due to increases in assessed property values. In addition, a 0.291 mill voted debt service is levied for bonds issued. A simultaneous public hearing will be held on these ordinances.

Attorney Ardaman read the ordinances by title. There were no public comments.

Motion made by Commissioner DeCiccio to adopt the ordinances; seconded by Commissioner Cooper.

Upon a roll call vote to adopt the millage rate ordinance, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 - 0 vote.

Upon a roll call vote to adopt the budget ordinance, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 - 0 vote.

9) Public Comments | 5 p.m. or soon thereafter

Justin Harvey, 103 S. Osceola, Orlando, presented historical data on diseases, vaccinations and eradication and stated he feels that people's skepticism on vaccination is due to the potential risk.

13) Public Hearings (continued)

c. ORDINANCE 3218-21 - AN ORDINANCE OF THE CITY OF WINTER PARK FLORIDA, AMENDING ARTICLE III OF CHAPTER 2 OF THE WINTER PARK CODE OF ORDINANCES REGARDING SUBSIDIARY CITY BOARDS TO REESTABLISH THE LAKE KILLARNEY ADVISORY BOARD AND AMENDING ARTICLE III OF CHAPTER 114 REGARDING THE LAKE KILLARNEY ADVISORY BOARD TO MAKE SUCH PROVISIONS CONSISTENT WITH THE CITY CHARTER; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. (2nd reading)

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Weaver to adopt the ordinance; seconded by Commissioner Sullivan. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.**

Appointments will be made at the next meeting.

d. Ordinance approving amendment to Line of Credit with Truist for Electric (1st Reading)

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Cooper to approve the ordinance on first reading; seconded by Commissioner DeCiccio. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.**

e. Request of City of Winter Park: Ordinance amending the Comprehensive Plan to create the Orange Avenue Overlay (OAO) District. (1st Reading)

Mayor Anderson noted that this will be a page by page review of the ordinance as recommended by the Planning and Zoning Board and with subsequent staff recommendations led by Director of Planning and Transportation Bronce Stephenson.

Attorney Ardaman read the ordinance by title.

Motion made by Mayor Anderson to approve the ordinance on first reading; seconded by Commissioner DeCiccio.

Mr. Stephenson gave a presentation on the purpose and background of the OAO. He noted a scrivener's error at the bottom of Page 1 – Goal 1-8 should be Goal 1-9.

Amendment #1 - Motion made by Mayor Anderson to amend the ordinance (top of Page 2) inserting "block structure" between "site design" and "landscaping;" seconded by Commissioner Cooper.

Mr. Stephenson referred to the OAO boundary map showing an area added back into Subarea A bounded by Balch, Minnesota and Kelly at the recommendation of Planning and Zoning Board.

<u>Amendment #</u>2 - Motion made by Commissioner Cooper to amend the ordinance (top of page 3) inserting "block structure" after "maximum height;" seconded by Commissioner Sullivan.

Mr. Stephenson explained the Planning and Zoning Board's change to the maximum achievable FAR from 100% to 125% and the addition of language "up to a 20% residential density increase for workforce housing shall be permitted" in Subareas D, I and J.

Amendment #3 - Motion made by Commissioner Cooper to amend the ordinance (pages 5 and 6) under Subareas D, I and J, changing the word "shall" to "may" (in reference to residential density increase for workforce housing); seconded by Commissioner DeCiccio.

Amendment #4 - Motion made by Commissioner Cooper to amend the ordinance (top of Page 5, Subarea C) changing Maximum Height of Parking Structure from "2 levels, plus open top level" to "three stories"; seconded by Commissioner Weaver. (Modified below)

Discussion followed on defining the height by levels or stories. Mayor Anderson recalled it was three-levels: the first floor, a second level and a third level, which is essentially two stories.

Amendment #4 (modification) - Commissioner Cooper modified her motion changing the language to "two stories, plus an open top level"; seconded by Commissioner Sullivan.

Amendment #5 - Motion made by Mayor Anderson to amend the ordinance (Page 4, Subarea C) changing the Maximum Floor Area Ratio from 20% to 9%; seconded by Commissioner Weaver. (Motion substituted at vote to change the FAR to 10%)

Amendment #6 - Motion made by Commissioner Cooper to amend the ordinance (Pages 5-6, Subareas D, I and J) reinstating the 20-year descriptor for work force housing; seconded by Commissioner Weaver.

Amendment #7 - Motion made by Mayor Anderson to amend the ordinance (pages 5-6, Subareas D, I and J) reducing the Maximum Achievable FAR to 100%; seconded by Commissioner Weaver.

Commissioner Sullivan questioned reducing the FAR as he feels 100% is not equitable. Mayor Anderson asked if changing back to 125% at second reading would be deemed a significant change and require a second, first reading. Attorney Ardaman opined that the safer course is to move from 100% now and to a higher FAR at second reading as it would not reduce a property owner's right to a higher FAR. Discussion followed on moving between 100% and 125%. Commissioner Sullivan said he would like to see an economic case for 125% versus 100% FAR.

Mr. Stephenson addressed meaningful open space requirements and said that leaving the property size at 2 acres would exempt Subarea I and other key properties (Jewett) from this requirement. He recommended reducing the size to 1.5 acres.

Amendment #8 - Motion made by Commissioner Weaver to amend the ordinance (Page 6, Meaningful Open space Requirements) changing "2 acres" to "1.5 acres;" seconded by Commissioner Cooper.

Commissioner Cooper spoke on the Parallel Orange Avenue Access policy that was deleted and proposed alternate language which reads: "Where Palmetto Drive, Vivian Drive and Harmon Drive provide secondary and primary access to properties within the OAO area, protection of on-street parking, maximizing ease of traffic flow and maintaining the existing 50-foot public right-of-way shall be matter of priority should realignment or vacation be requested." Discussion followed on the proposed language.

Amendment #9 - Motion made by Mayor Anderson to amend the ordinance to reinstate the Parallel Orange Avenue Access policy as modified by Commissioner Cooper; seconded by Commissioner Cooper.

Commissioner Cooper presented the following which has been reviewed by the City Attorney:

> Policy 1-xxx: Multi-Modal Transportation Impact Fee. It is the intent of the City to establish a multi-modal transportation impact fee requiring development projects to make a contribution towards the costs of design, engineering, permitting and construction of transportation and mobility projects. Development and redevelopment within the OAO will be required to pay multi-modal transportation impact fee(s) in accordance with the ordinance to be adopted by the City. In the event such multi-modal transportation impact fee is not effective at the time that a development project within the OAO is requesting a conditional use approval, the owner and developer of such project shall enter into an agreement with the City addressing the project's contribution to transportation and mobility infrastructure impacted by such project as one of the conditions for conditional use approval, if approved. Any such agreement will provide credits for any multi-modal transportation impact fees that are ultimately paid by the development project.

Amendment #10 - Motion made by Commissioner Cooper to amend the ordinance to add the language provided by Commissioner Cooper. (Replaced with motion below.)

Commissioner Weaver suggested amending the first sentence to read "The City shall establish…" combined with Weaver change; seconded by Commissioner Weaver.

Amendment #10 (modified) Motion made by Commissioner Cooper to amend the ordinance to revise the multi-modal policy using the language provided by Commissioner Cooper and vetted by legal and changing the first sentence to read "The City shall establish …" as suggested by Commissioner Weaver; seconded by Commissioner Weaver.

Amendment #11 - Motion made by Commissioner Cooper to amend the ordinance to keep the Appearance Review policy; seconded by Commissioner Weaver.

Mr. Stephenson presented staff's recommendation on the policy for public hearings for conditional uses that all conditional uses have two public hearings before the Commission and requires city-wide notice on large projects. After discussion on the language proposed by Planning and Zoning Board, no amendments were proposed.

Commissioner Cooper addressed the policy on FAR for parking structures and expressed concern that the FAR exemption applies to "any" units that meet workforce housing criteria. Mayor Anderson said the intent is if workforce housing is provided as a bonus to housing project, those parking spaces are exempt but if the entire project is workforce housing then the garage is not exempt.

Amendment #12 - Motion made by Mayor Anderson to amend the ordinance (Page 7, Floor Area Ratio for Parking Structures) revising the last sentence to read "For any units qualifying for the workforce housing exemption, not to exceed 20% of the total project, the required parking spaces shall be exempt." Seconded by Commissioner Weaver.

Commissioner DeCiccio addressed and discussion was held on the Block Structure policy.

Amendment #13 - Motion made by Commissioner DeCiccio to amend the ordinance (Page 7, Block Structure) deleting "and vehicular circulation" from the last sentence; seconded by Commissioner Weaver. (Amended after public comments.)

Members of the commission commented on vesting, addressing claims of an inordinate burden and risks of litigation. Attorney Ardaman explained the provisions of the ordinance and process when a property owner files a claim of an inordinate burden. He pointed out that there is no automatic right to opt out and property owners must file a claim and prove their case. He responded to questions regarding evaluation of claim of inordinate burden. Discussion followed on scenarios, rights, potential outcomes and risks.

Mayor Anderson declared a recess at 7:21 and reconvened the meeting at 7:28 p.m.

Commissioner DeCiccio expressed her concern about lowering the FAR to 9% in Subarea C as it may prohibit restrooms.

Allison Turnbull Jones, attorney representing Demetree Global, said they have significant concerns about FAR and its calculation, max height, open space calculation and other provisions. She requested a meeting between first reading and adoption of the ordinance to discuss those concerns because they are project specific. Mayor Anderson suggested deferring discussion until Commission reports.

Frank Hamner, attorney representing Holler properties, expressed his concern about the changes that have been made and feels that the ordinance has gotten worse over the past year with disregard to public input and process.

Beth Hall, 517 Sylvan Drive, supported the proposed amendments adopting a maximum FAR of 100% in Subareas D, I and J and reducing the 2-acre size in the meaningful open space policy. She suggested changing the language in the block structure to "or vehicular circulation" rather than deleting it.

Amendment #13 (modification) Commissioner Cooper amended her motion changing the language (Page 7, Block Structure) to "or vehicular circulation" in the last sentence. Accepted by maker of the motion.

Amendment #1 (adding "block structure" to (renumbered) Goal 1-9) – Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 - 0 vote.

Amendment #2 (adding "block structure to first policy at top of Page 3) - Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 - 0 vote.

Amendment #3 (changing the word "shall" to "may" in Subareas D, I and J) - Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 - 0 vote.

Amendment #4 – (Revising maximum height of parking structure) - Discussion was held on the defining height and intent for a surface level and two parking decks. Commissioner Cooper clarified her motion was for two stories.

Motion made by Mayor Anderson to amend the ordinance changing the maximum height of parking structure to 2 stories with a maximum height of 30 feet; seconded by Commissioner Weaver. Upon a roll call vote Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.

No vote was taken on Amendment #4 due to passing of previous motion.

Amendment #5 (Reducing FAR to 9% in Subarea C) – Mayor Anderson responded to Commissioner DeCiccio's prior comments about the FAR to allow a public restroom. Commissioner Weaver suggested increasing the FAR to 10% which will allow additional square footage. **(Mayor Anderson substituted the original motion with the motion below.)**

Motion made by Mayor Anderson to reduce the FAR in Subarea C to 10%; seconded by Commissioner Weaver. Upon a roll call vote Commissioners Sullivan, Cooper and Weaver and Mayor Anderson voted yes. Commissioner DeCiccio voted no. Motion with a 4 - 1 vote.

Amendment #6 (Reinstating 20-year descriptor for workforce housing) - Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.

Amendment #7 (Reducing maximum achievable FAR to 100% in Subareas D, I and J) - Upon a roll call vote Commissioners Sullivan, Cooper and Weaver and Mayor Anderson voted yes. Commissioner DeCiccio voted no. Motion carried with a 4 – 1 vote.

Amendment #8 (changing "2 acres" to "1.5 acres" in Meaningful Open Space Requirement policy) - Upon a roll call vote Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.

Amendment #9 (reinstate and modify Parallel Orange Avenue Access policy) - Upon a roll call vote Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.

Amendment #10 (multi-modal policy using the language provided by Commissioner Cooper and changing the first sentence to read "The City shall establish…" Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.

Amendment #11 (Reinstate Appearance Review Committee) – Commissioner DeCiccio said she feels this is onerous to small business owners and recalled the intent was that this apply to businesses over 10,000 square feet. Mayor Anderson said he believes the land development code will set forth the ability to modify the appearance review requirements and regulations. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.**

Amendment #12 (revising language relating to workforce housing and exemption of parking spaces from FAR) – Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.

Amendment #13 as modified (changing Block Structure policy to read "or vehicular circulation") - Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.

Mayor Anderson noted that the Block Structure policy needs to be revised changing 2 acres to 1.5 acres (scrivener's error) based on the approved amendment.

Upon a roll call vote on the main motion as amended, Commissioners Sullivan, DeCiccio, Cooper and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5 – 0 vote.

14) City Commission Reports

Commissioner Sullivan

- Suggested the Commission act to secure grants for the parks. Winter Park Land Trust is interested in partnering with the city on this effort and has arranged for a grant writer to work with the city, sharing the cost. In an effort to secure grants, direction is needed from Parks and Recreation Department to manage the parks development process. He asked the city to provide assistance to the department so the department director can focus on this effort to help define grant-eligible needs for the parks. He cited greenway connectors between parks as an example.

  Commissioner DeCiccio said she feels underlying studies are needed to prepare grant applications and should identify what we have, what we need and don't need and then create a long-term strategic plan and then pursue grants.

  Commissioner Cooper supported the use of the $750k that has been allocated to make projects shovel-ready to pursue grants but staffing issues need to be coordinated by management. She agreed this is needed but the question is the process.

  Mayor Anderson spoke on funding and the long-term strategic plan, timing and direction.

  Commissioner Weaver expressed his support including having a dedicated person to do grant writing.

  Discussion was held on the process to identify parks inventory, need for a parks strategic plan, funding, and identifying available grants to be pursued. Parks and Recreation Director Jason Seeley provided information on the cost to develop a parks strategic plan which can exceed $300k depending on the depth of the study.

  Consensus was for staff to develop an agenda item with a plan, proposed action items and source of funding.

Commissioner DeCiccio

- Spoke on the MLK Unity Corner which she feels needs more work and the city needs to honor the promise to do something at that corner and move forward now. She brought forward a request for a memorial in Shady Park to honor founders. Parks and Recreation Director Jason Seeley provided the background of plans for Unity Corner and cost projections, but neither the plans or budget was approved.

  Lengthy discussion followed on plans and budgets for these projects. Mr. Seeley noted that $250k is budgeted for Shady Park and $100k for MLK Unity Corner and that proposals need to be vetted by the CRA Advisory Board and Public Art Advisory Board before coming back to Commission.

Commissioner Cooper said the budget needs to be defined so the projects can be designed to fit within that budget.

Mayor Anderson said that $350k is budgeted for both projects but there may be a need to change the scope or increase the budget to complete the projects.

- Said she would like the commission to have the opportunity to review and vet the proposals for the post office property before making any officers/counter-offers on the property. Mr. Knight said proposals would be presented to the commission before making a binding offer. He recommended that he be allowed to make non-binding tentative offers pending commission approval, as has been past practice. He advised that the deadline for submitting proposals is October 26th.

Commissioner Cooper

- Thanked staff on success of vaccination program.
- Suggested that the group who made the presentation on Exchange concept for the old Library be invited to the October 14th work session on reuse of the old Library.
- Urged the Commission to speak with Mr. Knight about considering funding the cost to maintain the landscaping at the Post Office which, until recently, was being maintained by a resident.
- Asked whether the process has been established to identify what projects/studies are funded from the $750k ARPA allocation to prepare advanced plans to apply for grants because it could include parks projects. Mr. Knight confirmed that a prioritized list will be presented to the commission.

Commissioner Weaver

- Addressed his previous comments on partnering with Maitland and Eatonville to develop parkland at the old Hungerford Elementary property. An RFP was issued with a development proposal accepted by the school board.
- Noted that the leaf blower survey is on front page of website and encouraged people to respond. Commissioner Sullivan urged the Commission to share on their social media.

Mayor Anderson

- Spoke about commission interaction with city boards. He stated the EDAB has adopted a strategy plan and asked that the commission consider some of the suggestions in the plan when it is presented to the commission. He asked that any suggestions or comments be sent to the City Manager who will share with the commission and appropriate board members.
- Thanked commission for their work on OAO.

15) Summary of Meeting Actions

- Approved the Consent Agenda.
- Adopted the ordinance amending the historic preservation code.
- Approved charter amendment ordinance on first reading with amendments.
- Adopted the ordinance establishing the Lake Killarney Advisory Board. Appointments will be made in the 10/13 meeting.
- Approved the ordinance amending the Line of Credit on first reading.
- Approved the OAO ordinance on first reading with amendments.
- Adopted the millage rate and budget ordinances.
- Bring back discussion of parks and grants and $750k allocation
- Bring back discussion of MLK Unity Corner and Shady Park projects.

16) Adjournment

The meeting was adjourned at 9:20 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis