



City Commission Strategic Planning Session Minutes

June 27, 2024 at 8:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Marty Sullivan, Craig Russell, Kris Cruzada, and Todd Weaver, City Manager Randy Knight, Assistant City Manager Michelle del Valle, and City Clerk Rene Cranis.

Also Present

Director of Communications Clarissa Howard, Director of Finance Wes Hamil, Director of Natural Resources and Sustainability Gloria Eby, Director of Building and Permitting Gary Hiatt, Director of Planning and Zoning Allison McGillis, Director of IT Parsram Rajaram, Director of Human Resources Pam Russell, Director of Parks and Recreation Jason Seeley, Director of Water and Wastewater Utility David Zusi, Acting Director of Electric Utility Mourad Belfakih, Assistant Director of Economic Development/CRA Kyle Dudgeon, Police Chief Tim Volkerson, Fire Chief Dan Hagedorn, Transportation Engineer Hong Lim

1. Meeting Called to Order

City Manager Knight called the meeting to order at 8:13 a.m.

2. Discussion Item (s)

Discussion was held on the following:

- Resident survey results, conducting a statistically valid survey, challenges and developing unbiased questions.
- Vision statement, relevant and accurate description of the city's values. Mayor DeCiccio suggested another visioning committee.
- Pennsylvania Avenue – current condition and options to rebrick entirely or repave with brick (at intersections). It was agreed that this is a high-priority item with need for community involvement. Staff to look at design options and cost. Currently no funding exists and staff will have to get creative without grant funding.
- Transportation Projects - road conditions and rating, bike paths, Lakemont Avenue, curbs (challenge with trees/curbs/sidewalks/bike paths), funding, grants. Consideration of new sidewalk location requirements for new construction.
- Stormwater Basin study and resulting projects, funding/grants.
- Parking garage over Harper. Electric undergrounding along Harper to Morse to allow for parking garage and meet distance requirements from transmission lines.

- Electric – Connection of Interlachen and Canton/17-92 substations. Will not need Duke cooperation since the transmission lines would be the city's.
- Connection between Mead Garden-Seven Oak Park-MLK and Central Park. Elements missing are from MLK to Central Park to Mead Garden. St. Andrews Trail.
- Parks - potential improvements, personnel and cost for expansion/addition of parks, acquisition of S.R. 436 property adjacent to WP18 (designated as high priority), addition of park west 17-92. Conversion of tree farm (public/private partnerships)
- Parks Maintenance – Look at parks that are underutilized and need for additional personnel to maintain existing parks and potential additional parks.
- MLK parking lot – Consider more temporary solution (gravel) to allow for longer-term goals. Look at options for parking garage (underground power lines along Harper, redesign parking garage to extend over Harper).
- Aloma Avenue revitalization from Lakemont east to the city limits - compatibility/transition to Winter Park. Start with owners' meeting to develop vision.
- Aligning Transportation Master Plan with MPO - closely monitor and coordinate projects with MPO. State funding for projects.
- Denning/Fairbanks - Property west of Denning is under contract but new owner may sell a portion of property to provide for turn lane on Fairbanks and property around Lake Rose. Staff is negotiating with property owner east of Denning as part of redevelopment project. Designated as high priority.
- West Fairbanks at I-4 triangle: lack of incentives to building inside the city with lower FAR, conversion from septic to sewer. Next steps: updates to LDC to comply with new comp plan policy. Possibility of abandoning portions of roads (Kentucky). Waiting on decision on expansion/extension of CRA. Hold a community meeting following CRA expansion/extension.
- Enhance electric service to non-Winter Park customers - Work with Public Safety Commission to buy additional areas. Poll customers on Duke and/or OUC. Staff to look at reliability measurements.
- Statistically valid citizen survey - questions (work with consultant to develop questions – level of service and expectations). Staff to bring back options and cost in future work session.
- Strategic land acquisition list:
 - Post Office property.
 - 250 N. Interlachen.
 - St. Andrews Church (end of St. Andrews/parking lot)- for park expansion.
 - 501 N. Virginia - potential parking garage and/or shuttle parking.
 - 1425-1431 Howell Branch Road (in front of compound)
 - New England – Parking lot behind Pottery Barn (Remove from list.)
 - 158 E. New England – parking lot.

- First Baptist Church, New York Avenue - cemetery, golf course, pro shop, parking.
 - 520 N. Monroe at Eatonville/WP boundary for stormwater outfall to Lake Bell. (former Otey property)
 - FDOT property off Wymore and swapping with some Eatonville property to help with stormwater that flows into Lake Ball and Lake Wilderness.
 - Part of gas station site near on Solano. Bike path connector
 - 436 Property adjacent to WP18. (High Priority)
 - Denning/Fairbanks (High Priority)
- Work Session on parking (7/25) – Major refresh of Park Avenue that includes a one-way north with angled parking. Full analysis of tree wells, sidewalks, wiring.
 - Resident incentive programs – promote and track participation. Eliminate barriers on forms and improve visibility and access on website.

Future Challenges

- Alternative transportation modes, location of bike racks, parking. shuttle from WP Village to Park Avenue, unmanned shuttle, parking leases with downtown churches.
- Robotic Surveillance, Artificial Intelligence (developing policy)
- Employee recruitment and retention – flex schedules, competitive pay and benefits.

3. Adjournment

The session adjourned at 4:14 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis