

**CITY OF WINTER PARK  
ECONOMIC DEVELOPMENT ADVISORY BOARD**

Regular Meeting  
Commission Chambers

April 2, 2008  
8:15 a.m.

**MINUTES**

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**PRESENT:** James Barnes, Jane Hames, William Dingman, Michael Harbison, Agatha Frances, Steven Snively, George Herbst and Sam Starke; **STAFF:** Cultural & Economic Development Director Chip Weston, Economic Development Financial Analyst/CRA Assistant Director Peter Moore and Recording Secretary Marva Fortson; **GUEST SPEAKERS:** Brian Canin of Canin & Associates, Rick Mellin and Myra Monreal of ZHA, Inc.

Vice-Chair James Barnes called the meeting to order at 8:20 a.m.

**APPROVAL OF MINUTES**

The February minutes were unanimously approved as submitted (no meeting was held in March).

**EXPIRATION OF BOARD TERMS**

Board members Carl Bitler, Blair Culpepper and Michael Gay's terms will be expiring May 2008. Board members were asked if they want to continue on the board, and if so, to re-submit an application.

Mr. Herbst submitted his resignation as member of the Economic Development Advisory Board. The Board thanked Mr. Herbst for his expertise as a member of the Board.

**CANIN AND ASSOCIATES - COMMON GROUND INITIATIVE**

Mr. Brian Canin of Canin & Associates gave an overview of the Common Ground Initiatives which include: the corridors of Fairbanks Avenue; Orlando Avenues; Morse Blvd.; Park Avenue (CBD); and Orange Avenue. A visual preference survey was mailed out to residents for their participation and twelve meetings were held to determine the overall vision for these areas of Winter Park.

Mr. Canin discussed traffic regional impacts and noted that MetroPlan Board Chair, Harry Barley, is working on a five-year streetcar study (that includes Winter Park) as an alternative transportation mode that would connect to Commuter Rail station. Mr. Canin answered questions from the Board.

The Board presented their concerns and ideas:

- Commercial development/redevelopment of existing areas/improving what Winter Park has
- Emphasis of universal support for the redevelopment of Orange Avenue, Fairbanks Avenue from I-4 to Orlando Avenue, and the I-4 corridor
- Mix-use development/Common Ground Phase II
- Invest & focus on economic development/visitors/marketing/signage/special events
- More density and service areas/focus on key areas
- Building thoughtful & friendly environment/inviting quality developers
- Having overall strategy/being opportunistic/Fairbanks focus
- Faculty housing development/real estate initiative
- Creating surety for what can be built and fostering consensus
- Housing opportunities at Fairbanks Avenue/planning decisions

Mr. Barnes commented on the transitional area between the City and County along the north side of Fairbanks Avenue and challenges with aggregating sufficient depth for efficient commercial use over one or two stories.

Mr. Anderson stated he attended the Strategic Planning Session on economic development and the items discussed included the Fairbanks corridor and the Killarney area. He stated that resources had been spent on public safety buildings and the purchase of the electric utility company and that a top priority for enhancing the revenue base was the redevelopment of Fairbanks Avenue. He discussed the opportunity that could be created in this corridor for private banking, wealth management, etc.

Mr. Terranova discussed the proposed Fairbanks I-4 ramps and the annexation of residential around Lake Killarney. He suggested that if the street behind Fairbanks were annexed into Winter Park the lots would be deep enough to sustain more efficient redevelopment. The project would be consistent with Morse Boulevard when the CRA was initially established; this is a project that should be focused on.

The Board thanked Canin & Associates for the summary of the Common Ground initiatives.

#### ZHA, INC. - PLANNING THE POSSIBILITIES & DISPOSITION OF MUNICIPAL PROPERTIES

Rick Mellin of ZHA, Inc. gave an overview of Planning the Possibilities and the disposition of municipal properties. He stated a workshop was held with staff and City Commission that discussed the assets and needs of the City that should be considered in the scope. The next objective will be to obtain additional information, clarify options, and articulate alternatives. The properties considered in their scope include: (1) State Office Building; (2) Post Office & adjacent property; (3) Winter Park Library; (4) Parking spaces along the Westside of Central Park; and (5) Swoope Water Plant property. The Library and City Hall expansion, based on programmatic projections from the past, were discussed. The next workshop will discuss the first level of alternatives; from there a meeting with the public will be scheduled with all options considered. Mr. Mellin answered questions from the Board.

The Board thanked Mr. Mellin and Myra Monreal for the overview of the project.

#### COMMUNTER RAIL UPDATE

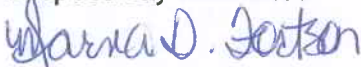
There was no updated information on the Commuter Rail.

#### OLD / NEW BUSINESS

Mr. Frances questioned the language of the green initiative (not to include the compliance with the green standards). Mr. Weston stated that the Board decided that it does not have expertise in the area; the EDAB decided that it would not make comment on the economics of green initiatives.

Meeting adjourned at 9:30 a.m.

Respectfully Submitted



Marva D. Fortson,  
Recording Secretary