

CITY OF WINTER PARK
ECONOMIC DEVELOPMENT ADVISORY BOARD
FAIRBANKS WORKSHOP

Regular Meeting
Commission Chambers

January 17, 2007

8:15 a.m.

MINUTES

BOARD MEMBERS PRESENT: Chairman Jim Barnes, Mike Harbison, Jane Hames, Bill Traylor, Ruth Prather, Agatha Frances, George Herbst, Sam Stark.

STAFF PRESENT: Planning Director Jeff Briggs, Cultural & Economic Development Director Chip Weston, Assistant City Planner Stacey Scowden, Economic Development Financial Analyst Peter Moore, Architect Maria Perez, Planner Caleena Shirley, Traffic Engineer Butch Margraf, Public Works Director Troy Attaway, Economic Assistant Dan Shuck, Building Director George Wiggins and Recording Secretary Marva Fortson.

GUEST SPEAKER: Don Martin of Martin & Vargas and Dick Harkey of Congressman Mica's office.

Chairman Jim Barnes called the meeting to order at 8:20 a.m.

Mr. Weston gave an overview of the alternatives, opportunities and decision making for the Commuter Rail stating construction for I-4 will begin in 2009 and Lee Road & Fairbanks ramps by 2014. He stated there are four counties involved and the rail line will make a good alternative during I-4 construction. Mr. Weston thanked the Commuter Rail Task Force for their diligent work and recommendations.

Mr. Harkey gave a summary of incentives of why a stop for the Commuter Rail should be located in Winter Park and why people (visitors) would stop for shopping, walking in the park and eating at the restaurants; stating this will revitalize Park Avenue.

Mr. Herbst stated the Executive Summary of the Task Force There were fourteen members as of June, 2006 and twelve members voted on the Commuter Rail recommendation. They made Joe Terranova the spokesperson; there were eleven sub-committee meetings, nine regular meetings with full reports to the Board (online/public) of recommendations and they addressed the main question "if there will be a stop in Winter Park" and detailed issues such as location, funds, and participation of Winter Park in this project. They voted 10-2 in favor of a stop in the CBD.

Mr. Kenneth Murrah stated concerns about the freight trains passing through Central Park and operating & maintenance costs. Other counties are covering the costs for their cities but Orange is not covering all costs for Winter Park and Maitland. He suggested that a cap should have been implemented for the future financing. He also suggested that the stop be on Blake Ave. rather near the existing Amtrak Station.

The Task Force members addressed the importance of the CBD site location. The members recommended moving forward and supporting the finding a sustainable funding source. Orange County has so far agreed on a 30% reduction of Winter Park's operating cost but the EDAB recommends trying to find a dedicated funding source for the entire Commuter Rail system.

Mr. Herbst asked the EDAB to endorse the recommendation of the Commuter Rail task force. He stated the Board should stay on track and not find obstacles in delaying the decision and the alternate stop location on Blake should be explored but should not become an obstacle for the stop in Winter Park.

Motion (Mr. Herbst) for recommendations voted in by Ms. Frances, seconded by Mr. Harbison. Motion carried unanimously with a 9-0 vote.

9:15 a.m. - BREAK (MR. BARNES DEPARTS MEETING)

9:30 a.m. - MEETING RESUMED

Mr. Moore gave a presentation on Fairbanks Avenue including a discussion of FAR, parking structures, effects of changes, and a general ten year analysis of potential redevelopment). Mr. Moore answered questions from the Board.

Mr. Briggs gave an overview of the history of the Fairbanks and asserted that the city would control the ultimate development/redevelopment of this corridor. He said that Winter Park will not realize the vision in redevelopment and the rise in the tax base without sanitary sewer (\$2.5 million). He stated that building the sanitary sewer was the main selling point to the property owners for passing the annexation because it was in their long-term best interest. Mr. Briggs answered questions from the Board.

Mr. Attaway, Director of Public Works, gave an overview of the condition of Fairbanks Avenue, which is a State Road, and any projects would have to meet with Department of Transportation (DOT) approval. Fairbanks is five lanes (two in each direction with center turning lane), 40,000 cars daily, no parking, and right of way extends to the back side of sidewalk. Mr. Attaway answered questions from the Board.

David Zusi gave an overview of the sewer proposal on Fairbanks stating that studies were done on revitalizing the gateway: I-4 to 17-92 onto Orange Avenue breaking into several different zones with different densities, building heights, setbacks, recommendations of code, zoning, right-of-way guideline changes. We are still in the negotiating process but hope to complete the system by the end of 2009. He stated existing funding for Fairbanks corridor will be only for the sewer. Funds for any other improvements (road, lighting, landscape, beautification, etc) are not included in the existing budget. Mr. Zusi answered questions from the Board and public.

The Board discussed planning, funds from CRA, DOT funding, landscape projects in other cities, focus on road plan and comprehensive budgeting.

10:10 a.m. (MR. HARBISON DEPARTS FROM MEETING)

Mr. Margraf gave an overview regarding traffic control: replacing the existing traffic signals, making a full pedestrian crossing on Clay and Formosa Avenue. He stated that funds are approved through the Department of Transportation.

Mr. Briggs and Ms. Scowden gave a power point presentation on the Comprehensive and Land Use Plans stating that the Comprehensive Plan is in the middle phase. Ms. Scowden stated there will be height limits in certain areas. Mr. Briggs and Ms. Scowden answered questions from the Board.

10:30 a.m. - BREAK

10:45 a.m. - MEETING RESUMED

Mrs. Perez gave an overview of the Fairbanks corridor study of 17-92 to Orange Avenue stating there are three phases on this project: 1) I-4 to Clay Street, 2) Formosa Avenue and 3) 17-92. Mrs. Perez answered questions from the Board.

Mr. Martin gave a power point presentation on: the entranceway features, corridors, I-4 bridge appearance, cost summary (areas/levels), location, primary site, billboards and an initial concept for the bridge. Mr. Martin answered questions from the Board.

Mr. Moore gave a presentation of Fairbanks Avenue regarding the ten-year property tax return on office properties, cost per square feet, tax revenue and FAR/land use. Mr. Moore answered questions from the Board.

The Board expressed concerns with funding, an assessment for property owners, focusing on highest paybacks, and funds for consultants . they expressed the desire to move forward with recommendations.

Mr. Wiggins stated this project should be a vision for best use of incentives, to create a residential/neighborhood buffer for landscaping and demonstrate the City's zoning policies.

The Board's recommendations to the Commission are 1) to determine and cost out master plan for the corridor, 2) design and cost out street improvements (sewer/landscape), 3) schedule a timeline from start to finish, 4) request that P&Z apply RC-3 Winter Park zoning to a portion of Fairbanks and 5) that P&Z create mixed use zoning or an overlay district in the area that does not have a prohibitive FAR.

Meeting adjourned at 12:45 p.m.

Next meeting will be held Wednesday, March 7th, 8:15 a.m. in the Commission Chambers.

Respectfully Submitted

Marva D. Fortson,
Recording Secretary