



CITY COMMISSION

SPECIAL MEETING

MINUTES

MONDAY, MAY 20, 2019 AT 6:30 PM

CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

The Special Meeting of Monday, May 20, 2019 of the City Commission was called to Order by Deputy Mayor Kevin Cannon at 6:45 p.m. in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

Roll Call:

Mayor Charles Lacey, absent
Deputy Mayor Kevin Cannon, present
Commissioner Jean Hovey, present
Commissioner Ted Johnson, present
Commissioner TiAnna Hale, present
Commissioner Geoff Kendrick, present
Interim City Manager Shawn Boyle, present
City Attorney Anthony A. Garganese, present
City Clerk Andrea Lorenzo-Luaces, present

A moment of silence was held, followed by the Pledge of Allegiance.

In terms of the Agenda, Deputy Mayor Cannon said that per the City Manager and City Attorney, Regular Agenda Item "500" would not be discussed.

Commissioner Geoff Kendrick stated, "No problem." Commissioner TiAnna Hale said, "No objection." Deputy Mayor Cannon summarized that there were, "No objections from anyone."

PUBLIC INPUT

Deputy Mayor Cannon opened "Public Input".

Mr. Jeff Crandall, 1239 Stone Harbour Road, Winter Springs, Florida: mentioned that the Parkstone community bordered some C-2 zoned property as well as the Seminole County Transportation Depot, and as there had been some recent tree trimming along the Parkstone border, Mr. Crandall noted concerns from some of the residents. Mr. Crandall then suggested that for future compatibility discussions, could the City consider such Land Use issues and buffers; and also asked if the City could do something to assist with some of the bussing concerns.

Deputy Mayor Cannon noted that he had received an email on this matter and would forward it on; then asked Mr. Crandall to speak with Captain Matt Tracht, Support Services Bureau, Police Department, as perhaps Captain Tracht could speak with some of the residents whose properties back up to the Seminole County Transportation Depot to see if issues could be resolved.

Deputy Mayor Cannon closed "Public Input".

REGULAR AGENDA

500. Utilities Operations, Maintenance, and Management Services Agreement with Veolia Water North America - South, LLC

As noted earlier, this Agenda Item was not discussed during this meeting.

501. Round-Table Visioning Session with City Residents

This Visioning Session was held to hear feedback from residents regarding their likes and dislikes as the City moves forward with other Visioning efforts.

Seventeen (17) residents took part in this discussion and included: Ms. Vicki Anderson-Ferrin, Mr. Patrick Beers, Mr. Matt Benton, Ms. Cindy Campbell, Ms. Susie Coffman, Mr. James Evans, Mr. Ken Greenberg, Mr. Bob Henderson, Mr. Richard Jerman, Ms. Joanne Krebs, Mr. Kevin McCann, Mr. Bob Miller, Mr. James Rodic, Mr. Christian Sarno, Ms. Gina Shafer, Mr. Ken Spalthoff, and Ms. Laura Leigh-Wood.

Deputy Mayor Cannon reviewed procedural guidelines for this Visioning Session.

Interim City Manager Shawn Boyle and City Attorney Anthony A. Garganese addressed the Elements of the Comprehensive Plan which was in the process of being reviewed.

Further remarks.

Deputy Mayor Cannon then asked the residents around the roundtable to briefly share their highest priority issues.

Mr. Robert Miller: noted he had lived in the City for thirty (30) years on the west side of Winter Springs, served as a Winter Springs Commissioner for twelve (12) years, and thought the City should strive to look like the best cities in Seminole County and adopt the best standards we can.

Ms. Vicki Anderson-Ferrin: as a resident of the Tusawilla community, said that she had run for a Winter Springs Commission Seat and while speaking with residents, many said they wanted to be able to live and work in the City so bringing in businesses to the City would be helpful, and for families - more events, parks, and restaurants (not fast food). Ms. Anderson-Ferrin also thought the effects of greenspaces and setbacks should be considered.

Mr. Christian Sarno: as a resident of Winter Springs Village for six (6) years, he moved here for lighter traffic, because Winter Springs was touted as being an affluent suburb, and he thought responsible growth as well as infrastructure was important.

Mr. Ken Greenberg: mentioned he had been a Winter Springs Commissioner, was the President of a local Association, and during his recent campaigning, residents advised him of their interest in a local hotel and meeting space. Mr. Greenberg then pointed out that Red Bug Lake Road and portions of State Road 434 were actually in Seminole County, said he was concerned with the high rates for businesses, the lack of visibility at the Winter Springs Town Center, and the current tax base of approximately ninety-one percent (91%) residential.

Mr. Patrick Beers: as the newly elected Commander of the Winter Springs' VFW (Veterans of Foreign Wars of the United States) 5405, Mr. Beers said he would bring ideas from Veterans, commented that they would like to be more involved, and referencing the apartments in town, Mr. Beers hoped that in the future, apartments would not be on the main thoroughfare.

Commissioner Jean Hovey: deferred her time to others.

Mr. Kevin McCann: noted that he was the President of the Tusawilla Homeowners Association (THOA), agreed with Ms. Anderson-Ferrin that setbacks and greenspaces should be prioritized, would like more emphasis placed on the west side of the City, perhaps through the City's Comprehensive Plan; and in consideration of this document, pointed out that the Winter Springs Town Center looks different, especially in light of the apartments.

Mr. James Evans: commented that he was a Realtor, has been a resident for thirty (30) years, that schools were a big priority to him and hoped this would be a priority for the City; spoke of his concern with infrastructure and water quality and inquired how they play into a ten (10) year plan; and as a resident of the west side, Mr. Evans thought that a unified building aesthetic was needed and referenced uniformity in the City of Oviedo.

Commissioner TiAnna Hale: thanked everyone for participating, agreed that redevelopment was needed on the west side of town, was concerned with the ninety-one percent (91%) of taxpayers, hoped that the area near U.S. Highway 17/92 could be rounded out so that the City could possibly annex some of that area, and was supportive of community involvement.

Mr. Bob Henderson: remarked that he also was a thirty (30) year resident, hoped that in twenty (20) years, we would not have a ninety-one percent (91%) residential tax base, thought that the City needed to develop the State Road 417 corridor, and Town Center Zoning needed to be changed. Mr. Henderson added that he agreed with Mr. McCann in that the Comprehensive Plan had not been followed and suggested that the City follow it going forward.

Ms. Cindy Campbell: liked greenspaces, hoped Winter Springs would have more development like the City of Lake Mary, suggested a Farmer's Market would be a nice addition, and was supportive of responsible growth.

Ms. Joanne M. Krebs: noted she was a former City Commissioner, had served on other committees, referenced the City's Strategic Plan which she had distributed with information from previous Visioning Sessions, hoped to see the GreeneWay Interchange District built out, and favored low taxes.

Deputy Mayor Cannon commented briefly on the GreeneWay Interchange District (GID).

Mr. James Rodic: was a resident of the Winding Hollow community and he spoke of wanting the City to prosper, however he did not want to lose the trees along State Road 434. Mr. Rodic added that he thought that a hotel was a good idea, especially as there were a lot of tournaments held in the area.

Mr. Richard Jerman: pointed out that he lived in the Tuscawilla community, acknowledged that everyone here wanted responsible growth and development, and thought that while the Comprehensive Plan was reviewed, what remained in the City should be carefully considered, so that the best development plans were considered, especially keeping in mind, the area west along State Road 434.

Ms. Laura-Leigh Wood: remarked that she had served on the Code Enforcement Board, loves the City, wanted to be able to see eagles, and as a Realtor, some clients have said they do not want more apartments, and for older clients, they would like luxury 55+ condominiums, as well as more restaurants/businesses.

Commissioner Ted Johnson: thanked everyone for attending and thought these processes were going forward on the right track.

Commissioner Geoff Kendrick: echoed what Commissioner Johnson said, also thanked everyone for attending, and encouraged everybody to think outside the box.

Ms. Susie Coffman: said that she loves Winter Springs and had been a resident for more than thirty (30) years, residing on the west side of the City, has been unhappy with the situation regarding the former Winter Springs Golf Course property and non-development, and was generally concerned with schools.

Ms. Gina Shafer: spoke of first being a resident of the Avery Park community and the original vision, thought that infrastructure, parks, greenspaces were the basics and were very necessary, and mentioned that she felt a well-planned City does not need many exceptions.

Mr. Ken Spalthoff: thought that everyone was saying the same thing – water quality, traffic, schools, family activities/events, land preservation, greenspaces, best standards for aesthetics throughout the entire City, and everyone just needed to decide on the right balance.

Mr. Matt Benton: as a resident of the west side of Winter Springs for twenty-six (26) years, he moved here to be close to the big city for the benefits, but not to deal with big city problems; however, since moving here, he has not appreciated the loss of greenspace, increased traffic, impact from the school district, especially bussing of schoolchildren to other areas, and mentioned that the benefits from new developments/businesses on local residents should be greater than what might be lost as a result of any new developments/businesses.

Deputy Mayor Cannon: referenced the City's Comprehensive Plan and Economic studies to promote the Town Center and the GreeneWay Interchange District (GID), which he said had not been followed; and had found out that the most common profession in the City according to Business Tax Receipts was "Handyman". Deputy Mayor Cannon thought that a vision for a City needed to have quality employment opportunities as well as quality employers for the residents.

Interim Manager Boyle: summarized that the most comments related to “Greenspace - I’m assuming that means parks; hotels; many people were concerned about the balance between the tax base ninety/ten (90/10), being residential/commercial; and the quality of new businesses coming in – that may be a quality of life issue for most of the residents.” Interim Manager Boyle added, “Infrastructure, from what I heard focused on quality of water.” Deputy Mayor Cannon specified, “Water and sewer.”

Deputy Mayor Cannon referenced what Mr. Richard Jerman had brought up, the issue of what was the existing land that is new/developable land - and by and large, most all of that is commercial. It is along [State Road] 434. And, what dovetails with that I think rather nicely is the ninety/ninety-one percent (90/91%) tax base of being residential and only about nine percent, (9%) commercial. And, so as many people said around the table here, we do need to increase our commercial tax base, because that takes some of the burden off of us as residential taxpayers.”

Regarding this matter, remarks followed on the need for commercial development, that traffic counts are involved to determine the viability of potential new projects, the importance of developing the State Road 417 Corridor/GreeneWay Improvement District (GID), some of the factors related to the success of the City of Lake Mary, how the GreeneWay Improvement District (GID) was an important long-term commercial enhancement for Winter Springs, the need to bring in high quality type employers, the merits of Winter Springs, and that there is not a lot of land left in the City that can be developed.

Continuing this discussion, it was pointed out that the tax base has actually not improved as it had been previously noted. At one point it was an eighty-eight/twelve percent (88/12%) split. Remarks followed on how desirable it would be for Winter Springs to be styled as a live-work-play community, that during the Visioning Sessions held ten (10) years ago, greenspace and parks were very important then, and going forward, we should consider the property near State Road 417 that has been known as “Jetta Point”, as such property could possibly house a hotel at that location.

Further comments ensued on the former Winter Springs Golf Course property and some efforts to develop it which did not work out due to Zoning and the perception of dealing with the City, the importance and benefits of trees and greenspaces, how the City should look into incentivizing offices and other projects at State Road 417, that jobs drive more restaurants, the need for hotel(s) in Winter Springs and/or Oviedo, Airbnb’s and related legislation, that people drive commercial (although apartments were not preferred), that Moratoriums damage perceptions of the City, and how apartments impact schools.

Fiscal aspects and tax bases were addressed next by Interim Manager Boyle.

Next, residents spoke of branding, Lake Jesup as a border, restaurants, landowners, taking nearby residents into consideration should the “Jetta Point” property be seriously considered for development, and some residents had noted their possible support for a boutique hotel on the “Jetta Point” property.

Deputy Mayor Cannon then turned the discussion to the next priority, Parks and Greenspace and pointed out that Staff was working on updating the Arbor Ordinance, the need for greenspace, and setbacks and signage concerns.

Remarks followed on the importance of greenspace, investing in one’s City, that many of the highest rated cities often have enhanced greenspaces, the importance of having a vision, the vision of a previous Commission who purchased the land which then became Central Winds Park, past Commissioner Robert S. Miller’s recommendation that the City buy the former Winter Springs Golf Course property, and his suggestion that the City purchase the land west of the City’s Dog Park which could be used to expand Central Winds Park.

Further discussion on the subject of parks and greenspaces focused on Americans with Disabilities Act (ADA) compliance at all City parks, possibly turning a conservation area near Blumberg Boulevard into a small playground, houses wrapped around trees, that Winter Springs had been designated as a highly ranked place to live, the price of purchasing the former Winter Springs Golf Course property and how much of the land was developable, and possibly creating parks or restaurants on and/or near Lake Jesup.

Mr. Kevin McCann: had some photographs displayed which showed different choices of buffers the City of Lake Mary requires be installed in front of businesses along Lake Mary Boulevard and which greatly enhanced this major thoroughfare. Mr. McCann thought something similar could be done here, including along our trails.

Comments followed on the need for greenspaces, people moving to Winter Springs, the status of schools in the City, possibly earmarking some land for new greenspace, providing more family related activities, not missing possible new opportunities, that businesses near Tuskawilla Road and Red Bug Lake Road were in Seminole County, bringing in new businesses, looking into a possible boardwalk, restaurant(s), or other features along Lake Jesup, developing the Solary Canal property which has large oak trees and which would be a great new greenspace, and/or that the spray fields behind Winding Hollow could also be developed.

Discussion ensued on a potential boardwalk extension on the property north of the City's Dog Park, and possibly other property in that area, green initiatives to include community farming which is a relatively new concept, building a boat ramp(s) along Lake Jesup, and communicating with residents more when trees are taken down by other landowners.

Deputy Mayor Cannon opened "Public Input".

Ms. Loretta (Dolly) Ames, 150 3rd Street, Winter Springs, Florida: thought the City needed more businesses like the Perkins restaurant which was a family friendly and busy restaurant.

"Public Input" closed.

An events center for the City of Winter Springs was suggested next, similar to the successful Lake Mary Events Center, land in Winter Springs that was purchased for the Trail connection, and there were plans that could possibly include a venue for events, which was needed.

Comments continued with a suggestion that civic organizations in the City could be highlighted to show more of a sense of community; and regarding potential redevelopment, it was recommended that the City could look into a warehouse complex situated on De Leon Street; as well as a shopping center on the west side of town.

Brief remarks followed on the current time and possibly extending the meeting.

MOTION TO EXTEND. MOTION BY COMMISSIONER HOVEY. DEPUTY MAYOR CANNON SUGGESTED UNTIL 9:00 P.M. SECONDED BY COMMISSIONER JOHNSON. DISCUSSION.

VOTE:

COMMISSIONER KENDRICK: AYE

COMMISSIONER JOHNSON: AYE

DEPUTY MAYOR CANNON: AYE

COMMISSIONER HOVEY: AYE

COMMISSIONER HALE: AYE

MOTION CARRIED.

The next topic of discussion was Infrastructure, specifically water and sewer.

Deputy Mayor Cannon began the discussion by addressing water odor, taste, the use of water filters by residents, and acknowledged there was a cost to any possible improvements. Deputy Mayor Cannon then asked for a show of hands of those around the table that use filters or bottled water, and almost everyone raised their hand.

Continuing, penny tax increases and Bond issues were mentioned, that a related question could be included on the City's upcoming survey, and that any potential Bond issue would need significant education outreach by the City.

Further remarks focused on costs for professionals to assist the City regarding aging infrastructure, that this was a concern to the legislature also, reverse osmosis, what costs would be involved for possible changes, lift stations performance and maintenance, surface water, fertilizer run-off, stormwater, providing more education for residents, Solary Canal, highlighting some of the proactive efforts the City does, native plants, crabgrass, efforts that Seminole County has been providing, and that the City could work more with area schools in terms of providing educational information.

Board Member Amy Volpe, Seat 3, Seminole County Soil & Water Conservation District: was in attendance and offered the services of Soil and Water Conservation District for conservation information and education or other needs.

Discussion continued on pesticides, and the need for the City to work closer with Seminole County Public Schools in accordance with Interlocal Agreements.

PUBLIC INPUT

Deputy Mayor Cannon opened "Public Input".

There were no Speakers.

Deputy Mayor Cannon closed "Public Input".


Comments followed on schoolchildren in the area who need assistance with food, civic organizations who help, the need for mentors, conservation efforts, and how our City's tax base compares with other cities.

Deputy Mayor Cannon thanked everyone for attending.

ADJOURNMENT

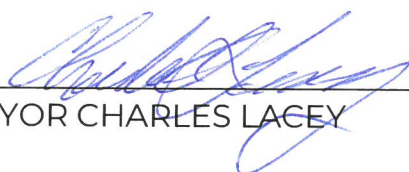
Deputy Mayor Cannon adjourned the Special Meeting at 9:01 p.m.

RESPECTFULLY SUBMITTED:



ANDREA LORENZO-LUACES, MMC
CITY CLERK

APPROVED:



MAYOR CHARLES LACEY

NOTE: These Minutes were approved at the July 8, 2019 City Commission Regular Meeting.