

Mayor's Parramore Task Force  
Master Planning/Zoning Subcommittee Meeting  
**Minutes** – Tuesday, January 6, 2004

The meeting of the Mayor's Parramore Task Force – Master Planning/Zoning Subcommittee was held on Tuesday, January 6, 2004, 8:00 a.m. at the Dr. J.B. Callahan Neighborhood Center. Chairman Derek Burke presiding.

**Members Present:** Derek Burke, Chairman  
John Ehrig, Vice Chairman  
Bill Segal  
Juan Lynum  
Dr. Tim Adams  
Dr. Tommy J. Dorsey

**Staff Present:** Joyce Sellen  
Kevin Edmonds  
Scott Baker  
Charles Ramdatt

**Others Present:** Hudie Stone  
Greg Clendenin  
Phil Cowherd  
Patricia Golden  
David Van Gelder  
Neil Brantley  
James Q. Mitchell  
Desiree Sanchez  
Jerrie Magruder

Chairman Burke opened the meeting at 8:11 a.m. with a welcome, opening remarks, introductions and acknowledgement of new subcommittee members. The committee considered the minutes of the December 17, 2003 meeting. Bill Segal made a motion to approve the minutes, seconded by Dr. Dorsey. The motion passed unanimously.

Chairman Burke noted that the minutes from the Housing Subcommittee and the Social Service/Education Subcommittee were included in the package prepared by staff. Kevin Edmonds gave a brief recap of the minutes of the Housing Subcommittee and noted that each Subcommittee's minutes are placed on the City of Orlando's web site for viewing.

Mr. Edmonds noted that several maps were included as reference material for the group to use during their continued deliberations. Specifically, the maps were titled as follows:

1. Parramore Vacant Property Map
2. Parramore Housing Ownership Map

3. Parramore Aerial Zoning Map
4. Parramore Zoning and Existing Land Use Map

Chairman Burke requested that staff briefly review the data on each map. Scott Baker summarized the Aerial map and the Zoning and Existing Land Use map. Mr. Baker recommended that the Subcommittee utilize the Zoning and Land Use map that was derived from the City's land use database versus the version utilizing the property appraisers information. David Van Gelder pointed out some corrections to the land use map.

Chairman Burke requested that Joyce Sellen, Assistant Director of the Community Redevelopment Agency (CRA), review the current status on the Parramore specific action items contained in the Downtown Outlook Plan matrix. Ms. Sellen began her review on page 13.12 of the Plan. The first item recommended was working with *the Orlando Police Department to explore innovative public safety and adjudication programs that help to reduce crime and improve the community*. A lengthy discussion ensued regarding the overall importance of the eradication of crime in the area. Dr. Dorsey stated that the Subcommittee needed to first focus on the crime element and that it was the single greatest impediment to progress in the area. Chairman Burke acknowledged the significance of public safety but questioned whether that particular subject could be best dealt with in the Public Safety/Public Works Subcommittee. Chairman Burke recognized Greg Clendenin who serves as Chair of the Public Safety/Public Works Subcommittee. Mr. Clendenin acknowledged that public safety is critical to the revitalization of Parramore, and that his subcommittee was proactively looking at the issue and will make recommendations as to how it can be improved to foster a sense of safety in the area. John Ehrig stated that crime is clearly an issue that needs to be solved and recommended that it be left to the subcommittee whose specific charge it was to deal with it. The group reached a consensus that the reduction of crime needs to be the first priority of the City and that any recommendations from the Subcommittee would be contingent upon its success.

Ms. Sellen then reviewed the next action plan that recommended that *the City amend Future Land Use Map to designate the area shown as Downtown Core in Figure 8-1, Downtown Activity Center and rezone the area to AC-3A/T*. Ms. Sellen stated that this action plan essentially recommends that the AC-3 (high intensity) zoning move west of Interstate 4. She also noted that although the plan does not specifically set a western boundary, the predominance of the land parallel to and immediately adjacent to Hughey Avenue are AC-3 type of uses. Mr. Van Gelder noted that most of the property along that boundary was publicly owned and suggested that the City/CRA's rationale for promoting this zoning classification was to help maximize the future land value/sale price of the existing Orlando Police Headquarters building. After much discussion, Ms. Sellen noted that the Downtown Outlook Plan was completed prior to anyone having any knowledge regarding a new police headquarters.

Mr. Cowherd recommended that the AC-3 zoning extend west to Westmoreland St. He suggested that development could be induced through a combination of public safety and appropriate zoning.

Ms. Hudie Stone, member of the Social Services/Education Subcommittee, stated that AC-3 is not viable for a residential community. Dr. Adams noted the absence of R-1 zoning west of Parramore and stated that some of the primary issues that are preventing Parramore from thriving (homelessness, illiteracy, etc.) were imported into the area. He agreed that it made sense to extend the AC-3 zoning west of Interstate 4 but stated that limits needed to be established. Dr. Adams questioned how the relocation of existing residents would be handled in the cases where the zoning change would cause relocations. He recommended that the eminent domain criteria be used by the City to compensate residents for their loss. Chairman Burke acknowledged the issue and the Subcommittee agreed that this would be one of the first topics for the next meeting.

Juan Lynum stated that the extension of AC-3 to the west is already occurring and that Parramore could indeed thrive with mixed-use development in specific areas. He added that City initiatives in the Parramore area have lacked a black business development component or incentives for developers to help re-establish black owned businesses in the community.

Mr. Lynum stated that redevelopment also needed to focus on the overall appearance and beautification of the area including but not limited to landscaping, architectural design and outdoor storage. He added that guidelines should either be added or reinforced in the Land Development Code. Ms Sellen noted that the Downtown Outlook Plan also identified these as key action items on page 13.15 of the Plan.

Chairman Burke recognized Mr. Cowherd who stated that the Church Street and Central Avenue corridors should remain commercial and certain other areas (e.g. Arlington, Federal, etc.) should remain residential. Mr. Cowherd also stated that he felt the existing demographics in Parramore cannot support businesses in Parramore and the market needs to be further induced to come in and develop in the area.

Mr. James Q. Mitchell asked if anyone on the Subcommittee had taken a tour of the Parramore neighborhood and viewed the conditions and witnessed the crime first hand. He was also concerned about the elderly who might be forced out by development.

In summarizing the key components of the meeting, Chairman Burke noted that the Subcommittee was in agreement in regards to the following preliminary strategies [as outlined in the Downtown Action Plan]:

- Encourage the Public Safety Subcommittee to support working with the Orlando Police Department to explore innovative public safety and adjudication programs that help to reduce crime and improve the community.
- The City should amend the Future Land Use Map to designate a limited area west of Interstate 4 as the Downtown Activity Center and rezone the area to AC-3A/T.

The specific boundaries to be determined by the City/CRA with input from residents and the public.

- Minimize the visually negative impacts of industrial and commercial uses through the use of well-designed landscape and interesting architecture based on the design guidelines recommended in Chapter 11 of the Downtown Outlook Plan.
- Encourage the City to enforce the existing outdoor storage regulations contained in Chapter 58 of the Land Development Code, including those properties that may have vested or grandfathered rights relative to nonconforming outdoor storage.
- Recommend that the City evaluate the non-conforming landscaping provisions of the Land Development Code to see if stricter enforcement is possible in the Parramore Heritage area.
- Adopt guidelines and standards for better screening of intense commercial and industrial uses from the street and adjacent residential uses and establish a deadline for properties to conform to the new standards.
- Work with the City to develop a program that rewards property and business owners who improve their properties consistent with the new screening guidelines in a timely manner, perhaps with a financial incentive program that decreases financial assistance with every year that passes.

Chairman Burke reminded the subcommittee that the next meeting was scheduled for January 14, 2004, at 8:00 a.m. Mr. Van Gelder suggested that the next meeting be held in the evening. The Chairman noted that the meeting times and dates were set at the December meeting and were based on the Subcommittee members' availability. Chairman Burke asked staff to inquire as to individual members availability for an evening meeting.

There being no further discussion, Chairman Burke concluded the meeting at 10:11 a.m.

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Derek Burke, Chairman

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Kevin J. Edmonds, Recording