

**Mayor's Parramore Task Force  
Master Planning/Zoning Subcommittee Meeting  
Wednesday, January 28, 2004, 6:00 p.m.  
Dr. J. B. Callahan Neighborhood Center**

**Members Present:**

Derek Burke, Chairman  
Bill Segal  
John Ehrig

Tim Adams  
Juan Lynam

Tommy J. Dorsey  
Brian Butler

**Staff Present:**

Kevin Edmonds  
Joyce Sellen  
Lelia Allen

Tanja Gerhartz  
Charles Ramdatt

Dean Grandin  
Janice Moffitt

**Others Present:**

David van Gelder  
Randall Grief  
Shawn Fuchs  
Oscar Harris  
Neil Brantley

Phil Cowherd  
Hudie Stone  
Bridget Monroe  
Diane West

Muhammad Lutfi  
Ann Brown  
Herman Howard  
Myra Harris

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Chairman Burke opened the meeting at 6:15 p.m. with a welcome, opening remarks, introductions and review of the agenda.

The committee considered the minutes of the January 14, 2004 meeting. Chairman Burke noted that Shawn Fuchs attended the meeting in question but was omitted from the list of attendees. A motion was made by Dr. Adams to accept the minutes, and was seconded by Juan Lynam. Bill Segal stated that he felt that there were some discrepancies in the minutes as follows:

- 1) Whether the Subcommittee had recommended that the city should support incentives for businesses and entertainment in Parramore.
- 2) A clarification that his suggestion was not to create a new concert series, but to move an existing series to the area and use a venue that is in existence.
- 3) The accuracy of the recommendations stating.
  - The City acquire more land to be designated as parks space
  - The Federal/Livingston/Otey Place area should be reexamined for park development, in combination with residential housing. Mr. Segal stated he felt the Committee wanted to leave the area as park space only.
- 4) Mr. Segal felt there was unanimous support from the Subcommittee for a recommendation be made to the Mayor requesting that all city departments and outside agencies put a hold on

all proposed projects in Parramore until the Parramore Task Force had an opportunity to make their final recommendations.

Chairman Burke stated that on the first recommendation, there was much deliberation on the issue of incentives. He thought the discussion centered on whether the incentives should be targeted towards a specific group, primarily African-Americans, or a specific geographic area, such as a business district versus should there be incentives in general. Chairman Burke also stated that his interpretation was that there was a consensus that incentives should be recommended for businesses in Parramore similar to what was already being done in other parts of the City.

The Subcommittee had no issue with the comments in regards to the concert series. In regards to the third issue, after some discussion, the Chairman noted that the proposal for the Federal/Otey Place project did not have consensus from the Subcommittee. Mr. Burke felt that there was discussion about whether the residential housing should be left remaining on that particular parcel, in combination with the park.

Mr. Segal requested to poll the Subcommittee as to their recollection and Chairman Burke agreed. Juan Lynum agreed that there was a consensus that incentive programs should be provided. Mr. Lynum stated that he did recall consensus on the City acquiring more land to be designated as park space but not converting the Federal/Otey Place area to all park.

Mr. Segal stated his primary concern was that the Subcommittee discussed that the city, sub-agencies, and quasi-sub-agencies should say what they are doing and put all projects on hold until the Subcommittee makes its recommendations.

Juan Lynum stated that he did not recall the Subcommittee reaching a consensus, but thought the Subcommittee made a point of discussing the projects under the CRA/DDB. Some members did not recall this issue specifically. One member stated that when Mr. Segal brought up this point there was a question whether the Subcommittee had the authority to implement a moratorium. Mr. Lynum suggested a memo should go to DDB asking what they are doing in the area.

Mr. Segal stated that the Subcommittee may not have the legal authority, but the Subcommittee should have the moral persuasion to ask the Mayor, who should be running all of these things. He questioned why should one agency pursue its own agenda in a vacuum when this Subcommittee is trying to look at everything. Chairman Burke stated that the Subcommittee could make the recommendation through the staff to the other agencies. He noted that all of these agencies are aware of the task force and probably will comply. If that's the direction this Subcommittee would like to go, he would be happy to follow through. Mr. Segal stated that he just wanted to ensure his comments were noted in the minutes.

Mr. Adams stated that he remembered Mr. Segal making these comments on a moratorium and he would support it. Chairman Burke asked if the Subcommittee should recommend that a notification be sent to other agencies working in Parramore asking that they hold any new plans or new proposals until the task force is completed. Lelia Allen asked for clarification on "hold."

Does the “hold” apply to new proposals that have been put on the table? The Subcommittee concurred.

Chairman Burke concluded the conversation by noting the language regarding the requested hold on new projects and initiatives would be included in the minutes. Chairman Burke reiterated that a motion was made by Dr. Adams to accept the minutes, seconded by Juan Lynam. Motion was carried.

Chairman Burke initiated a discussion on Open Space and Parks from the previous meeting. Chairman Burke stated that he received an e-mail from Shawn Fuchs asking the task force about other potential areas for a park in the Westmoreland area. Mr. Fuchs stated that the Westmoreland area needed more park space. Mr. Fuchs further stated that if someone gets arrested for drugs or prostitution that the penalty is larger near a park or school. He noted a park would be better than a vacant lot.

Dean Grandin, referring to the zoning map, suggested to the committee that if there is a desire to have more park space in the Parramore area, perhaps we should be trying to create park space in an area that is not zoned residential. He added that this direction might be accomplishing one goal but diminishing another which is to create residential developments in the neighborhood. He cautioned the Subcommittee to be aware of the zoning and focus on sites that are in poor condition or that have a non-conforming land use where we can create parks and use land more efficiently.

At the Chairman’s request, Mr. Grandin reminded the group that there was a shortage of 4-6 acres and it was suggested that perhaps two small parks, 2-3 acres in size, would make sense rather than one large park. This would allow for greater spatial separation of park acreage in the neighborhood.

Mr. Segal stated that you can tear down a warehouse and make a park but once you take the Oak trees down they are gone forever. You can change zoning but you can’t replace the trees. Brian Butler concurred.

David van Gelder stated the area needed more park space not less residential. Mr. van Gelder added that there is going to be a future north pond and south pond for drainage control. Ms. Ann Brown stated that her association would like to see residential and not a north retention pond as there is no great urgency.

Mr. Butler stated his concerns about having a residential area right next to incompatible areas. He added that you can put the park where an older industrial area is and it would be a step up.

Phil Cowherd stated that the Federal/Otey Place timing was not right as evidenced. Only one developer submitted a redevelopment proposal. Hudie Stone stated the group needed to reflect on beautiful trees that took well over 100 years to grow. Dr. Adams stated that he discovered that developers did not bid on the project because of crime.

Chairman Burke continued on to Item IV – Property Acquisition and Relocation Issues. Chairman Burke acknowledged the group had previously discussed this issue and asked how the City deals with displaced residents. Mr. Butler stated that there has been a relocation policy in effect since 1986 and suggested that this issue would be best handled and reviewed by the Housing and/or Social Services Subcommittees.

Chairman Burke then referenced the Downtown Outlook Matrix and noted that it was derived from the Downtown Outlook Plan used in previous meetings. Chairman Burke asked each member to bring out any zoning or related issues or items that they believe should be addressed by the Master Planning and Zoning Committee so that the committee could either discuss, adopt or reject it. Kevin Edmonds noted that he had sent an e-mail to each member asking that they review the matrix along with the minutes and agenda for the meeting. Mr. Segal noted he did not receive the communication.

Dr. Adams raised the issue of providing convenient shopping for the residents and noted that although downtown will eventually get a grocery store, his concern was the proximity to the Parramore neighborhood. He added that people deserve to have this consideration addressed by any public policy board that can help encourage better choices.

A participant from the audience stated that there are other communities' areas going through the exact same thing as the City and questioned whether there is a chance that the committee could review the models from other successful communities that have been developed (i.e. the Chicago and Detroit areas). Mr. Butler responded by saying that was a very valid question and one that the full Task Force will be exploring at the March meeting so that we can learn lessons from Cities that have already taken these steps.

Mr. van Gelder questioned if the March 17<sup>th</sup> date was still the date for this committee's recommendations. Mr. Butler confirmed that March 17<sup>th</sup> was the date and that fine-tuning may go through June. His preference is to have everything wrapped up in March.

Mr. Segal questioned how easy it is for an entrepreneur to make a re-zoning in Parramore. Mr. Grandin stated that there is no difference in changing the Growth Management Plan here in Parramore than it would be anywhere else in the City. Mr. Grandin concluded by stating that if it's less than a 10-acre site, a small-scale amendment could be approved quickly (approximately 90 days) and would not require state approval.

Dr. Adams asked if there was a volunteer on the Zoning Board who could advise the Subcommittee regarding zoning and not City staff. Mr. Grandin asked for clarification from Dr. Adams if he was referring to the Zoning Board or the Planning Board. Dr. Adams confirmed he was referring to the Municipal Planning Board.

Dr. Dorsey questioned if any property in Parramore was grand-fathered-in with regard to zoning. Mr. Grandin stated that uses that are non-conforming are those having been built before zoning was in place or before zoning has changed. Mr. Grandin noted that there are not many non-conforming uses in the Parramore area. Mr. Grandin added that non-conforming uses under the

City's code is allowed to stay indefinitely or until the building is rehabilitated in excess of 50% of its value.

John Ehrig agreed with Mr. Grandin that there are no bold disparities in planning and land use in the area. He noted that the Subcommittee might be wise to decide if and how it wanted to deal with transitioning non-conforming uses within the area.

Mr. Ehrig stated that crime was not the reason that there was only one bidder on the Federal/Otey Place project. He stated that the RFP that was so detailed and complicated with too many strings attached to the financial and marketing analysis for a 30-day timeframe. Mr. Ehrig added that if he made a motion, it would be for him and a team to work with the City to come forward with some of the ideas taking one area at a time.

Dr. Dorsey stated that the Subcommittee needs to decide what would make the developers want to come into the area. Dr. Dorsey pointed out that if we don't want to restore Parramore to what it was, then the Subcommittee should raise the level of economic development. Juan Lynum stated that Commissioner Lynum should be invited to address the Subcommittee. Ms. Stone added that it bothers her because there is so much mixed-use and the Subcommittee needs to be sure that there will be adequate buffers between residential and commercial.

Chairman Burke asked Mr. Grandin if there was more flexibility in changing a mixed-use zone. Mr. Grandin stated that a good part of the area is zoned AC which allows for those mixed uses. Mr. Grandin suggested that the Subcommittee might want to go block by block and identify those particularly non-conforming uses that perhaps should be targeted for acquisition and redevelopment.

Mr. Ehrig advised the group that the Dean of Architecture at the University of Florida is interested in creating some linkage with Orlando by creating an urban design studio in Orlando. He added that one of the projects could be the block-by-block analysis that the committee was talking about. Mr. Grandin suggested that there are some specific areas of non-conforming uses that the group could look at rather than surveying the entire neighborhood.

Mr. Grandin suggested that dealing with the issue of outdoor storage uses, outdoor fabrication uses, and outdoor motor vehicle uses are probably the most problematic in terms of compatibility, whether they are conforming or non-conforming. He stated that elimination of these issues might start to change the character area. He added that incentive money could be targeted to work with those property owners to deal with those outdoor uses.

Mr. Ehrig pointed out that it was established a couple of meetings ago that matrix items 15,16,17,18 and 19 were all great ideas. He suggested the group try to figure out an incentive program to bring forward as a recommendation. He also recommended developing consensus on matrix items 20,21,22,23 and 24.

Bridget Monroe questioned the Subcommittee's commitment and suggested that if the City were serious about Parramore, they would have gotten revitalization professionals for

recommendations. Chairman Burke pointed out that the professionals she is referring to were hired and came up with the Downtown Outlook Plan.

Dr. Adams supported the suggestion that the City utilize the architectural school at the University of Florida and also engage the Florida A&M Architectural School. Mr. Ehrig stated that he would speak to representatives from both schools.

*Recommendation: John Ehrig made a motion to ask the City to request of the American Institute of Architects and Urban Design Assistance Team to come to Orlando to focus on the Parramore area as a potential site for a work product. Concurrently, also involve the University of Florida College of Architecture, Florida A & M, and the Urban Land Institute as participants in that program with the understanding that it may grow to a permanent facility in an urban design studio located in Orlando. Dr. Tim Adams seconded the motion and it was passed unanimously.*

Mr. James Mitchell noted that the address listed in the minute, as the vacant lot that needed cleaning, was his home and that the nuisance property was located on Randall Street. He also pointed out that an advisory board is where the public has more input than at the grassroots level. He wants to know what will happen to the elderly and the poor. He doesn't mind having the area revitalized but is concerned about how the people are treated. He feels that the committee will be judged based on the recommendations made to the Mayor.

Chairman Burke announced that the next meeting is on February 18, 2004 at 6:00 p.m. at the Callahan Neighborhood Center.

Dr. Dorsey made a motion that the meeting be adjourned, Juan Lynum seconded and the motion was carried unanimously. There being no further discussion, Chairman Burke concluded the meeting at 8:30 p.m.

Respectfully submitted,

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Janice A. Moffitt  
Recording Secretary