



# City Commission Work Session Minutes

August 27, 2020 at 1:00 p.m.

Virtual Meeting

## Present

Vice Mayor Carolyn Cooper  
Commissioner Marty Sullivan  
Commissioner Todd Weaver

Assistant City Manager Michelle Neuner  
City Clerk Rene Cranis

## Absent:

Mayor Steve Leary  
Commissioner Sheila DeCiccio

## Also present:

Bronce Stephenson, Director of Planning and Transportation  
Allison McGillis, Senior Planner, City of Winter Park  
Sarah Walter, Transportation Manager, City of Winter Park  
Don Marcotte, Assistant Director of Public Works  
Bank of the Ozarks: Melvin Edwards, Rick Pruitt, Greg Newman

## Meeting called to order

Vice Mayor Cooper called the work session to order at 1:05 p.m.

## OAo Discussion

### a. Discussion with OAo Property/Business Owners

Vice Mayor Cooper opened the meeting for introductions of staff and bank representatives.

Mr. Edwards provided the history of their acquisition of the property and presence in Florida.

Mr. Stephenson reviewed elements and goals of the Orange Avenue Overlay as it relates to the area surrounding their property including the bike/pedestrian path and provided information on the proposed redevelopment of the city's Progress Point property. He summarized the development parameters for the bank property and enhancement opportunities.

Mr. Edwards said he would share a video of their new headquarters in Arkansas as an example of the design elements of their projects. He responded to questions regarding building size, number of employees and drive-through lanes. He anticipates a timeline of 18-24 months to completion and operation.

Mr. Stephenson reviewed the proposed roundabout at the six-way intersection which will require right-of-way from the bank and will provide an opportunity for increased FAR for their property.

Mr. Edwards said he believes their project would fit in well and asked for the city's timeline. Mr. Stephenson said final adoption of the OAo is anticipated in January with an effective date the end of February.

Members of the commission expressed their appreciation for the bank's participation in the work session.

b. Setbacks and Stepbacks

Not discussed.

The work session adjourned at 2:18 p.m.

---

Steven Leary, Mayor

Attest:

---

City Clerk Rene Cranis