



CITY OF WINTER PARK Development Review Committee

Regular Meeting
City Hall First Floor, Chase Room

April 15, 2014
1:30 p.m.

MINUTES

The meeting was called to order at 1:30 p.m. in the Chase Room on the first floor of City Hall. Staff Present: Assistant City Attorney Catherine Reischmann; Assistant City Manager Michelle Del Valle; Planning & Community Development Director Dori Stone; Planning Manager Jeffrey Briggs; Public Works Director Troy Attaway; Director of Building George Wiggins; Electric Utility Director Jerry Warren; Parks and Recreation Director John Holland; Water/Wastewater Utility Director David Zusi; Fire Chief Jim White; Police Chief Brett Railey; Traffic Engineer Butch Margraf; Planner Caleena Shirley. Also Present: Developer Dan Bellows, Benjamin Partners, Land Planner Javier Omana, and Traffic Consultant Bill Tipton. Recording Secretary Lisa Smith.

Action Items

REQUEST OF THE RAVAUDAGE PD FOR: SIGNIFICANT CHANGES AND AMENDMENTS TO THE RAVAUDAGE LAND USE PLAN, CONDITIONS AND WAIVERS AS GRANTED BY THE ORANGE COUNTY COMMISSION ON MAY 24, 2011 AND DEVELOPMENT PLAN APPROVAL FOR A SIX OR SEVEN STORY APARTMENT PROJECT IN THE BLOCK BOUNDED BY LEWIS DRIVE AND GLENDON PARKWAY, AS WERE CONTINUED OR TABLED FROM THE MARCH 25TH MEETING:

- a. Conditions #17, 18, 19, 20, 21 & 22 regarding traffic and transit mobility planning and improvements.

Jeff Briggs stated that notification of today's meeting was sent to representatives from Orange County, City of Maitland, FDOT and LYNX. He said that no email or phone call comments were received from any of those entities.

Dori Stone, Planning and Community Development Director, stated that she and Troy Attaway, Public Works Director, have met to discuss traffic conditions. Mr. Bill Tipton, the applicant's traffic consultant, was allowed to address staff concerns with regard to conditions 17, 18, 19 and 20. He explained that he is not sure where the precise numbers came from but a decision was made to allow the Mr. Bellows to develop some parcels in order to see if they triggered anything. Mr. Bellows provided some insight. He said that he feels that the additional analyses were requested because he brought the project forward and he feels that the individual entities took advantage of this particular project going forward. He noted that his rationale had previously been provided to City staff. Staff and the applicant discussed this at length. Staff continued to state their desire for the developer to be part of a bigger picture alternative for handling traffic on 17/92. Mr. Bellows stated that he agrees with the concept of proportionate fair share. He said that he feels that at a minimum the signalization in that particular area should be shared three ways (the developers of K-Mart shopping center, UP Development, LLC and Ravaudage and possibly a fourth). Further, he said that he feels that he has done his fair share. He said that he firmly believes that other developers coming in should also pay their proportionate fair share of the signalization for the 17/92 area.

Consensus of the Committee and the Developer was to allow Troy Attaway, as the City's lead traffic engineer, and Dan Bellows, as the lead developer, to work together and come up with mutually agreed upon language

with regard to the signalization and bring the language back to the DRC for approval of the language to be incorporated into the development agreement.

Motion made by George Wiggins, seconded by Michelle Del Valle to eliminate conditions 17, 18, 19 and 20; and ask that a new condition be added that the developer will contribute a proportionate share of the costs for intersection traffic signalization technology upgrades thru the phasing of the project. These upgrades will apply to significantly affected intersections based on a mutual determination by the Developer's traffic engineer and the City's transportation traffic engineer and a maximum will be determined. Motion carried unanimously.

New Condition #2

Troy Attaway stated that within the new development bicycle/pedestrian section, he would like to bring more clarity to the bike portion. He said that the City is now in the process of creating a bike share plan. The Developer stated that he is totally in agreement with this and has been to the City's Bicycle Pedestrian Board and has discussed his plan to own a bike share franchise and establish stations in Hannibal square and one in Ravaudage. He said that his plan is to eventually partner with the Winter Park Village and Rollins College to have a concession on Park Avenue. He asked staff if he can own, operate and manage the franchise. Troy Attaway responded that he could. The Developer outlined the details of his plan to the members of the Committee.

Motion made by George Wiggins, seconded by Michelle Del Valle to approve a bike share facility at Ravaudage with the stipulation that this will be completed by the completion of the second residential development on the bike share location. Motion carried unanimously.

Dori Stone clarified in Condition 21 that references to an intersection at Solana Avenue Extension should be replaced by Glendon Parkway. This affects Condition 21 (a), and (d).

DRC discussed the request to amend Condition 22 regarding the potential new location of a superstop for Lynx service. Troy Attaway stated that he and his staff have looked at the existing Webster/Denning location and feel that it is the most appropriate place for a superstop and that Ravaudage is not a good location for this type of use. The DRC did discuss the fact that if a SunRail station was placed on the Ravaudage project, it would be appropriate to consider a new superstop location and a pedestrian way at this site. DRC recommended modifying the condition by deleting the existing language and adding this language.

Motion made by Dori Stone, seconded by George Wiggins to approve the language changes for conditions 21 and 22. Motion carried unanimously.

Chief Brett Railey discussed how the City PD enforces the Winter Park Village. He explained that there is no agreement and provided details of how the enforcement works. They discussed detail options for Ravaudage.

- b. Condition #29 regarding the equivalency matrix to increase the residential component of the Ravaudage PD.

Motion made by Jeff Briggs, seconded by Michelle Del Valle to defer action on this item until a revised plan is received from the applicant. Motion carried unanimously.

New Business:

Planning staff distributed copies of the plan submitted by UP Development LLC for a new Whole Foods store located at 1030/1050 North Orlando Avenue, and provided an overview of the preliminary details of the project. Staff requested that any comments and concerns be provided to them prior to the Planning and Zoning Board meeting.

Date of Next Meeting: T.B.D.
Development Review Committee

There was no further business. Meeting adjourned at 4:00 p.m.

Respectfully submitted,

Lisa M. Smith, Recording Secretary