



CITY OF WINTER PARK Development Review Committee

**Regular Meeting
City Hall Second Floor, Chapman Room**

**August 5, 2015
11:00 a.m.**

MINUTES

The meeting was called to order at 11:10 a.m. in the Chase Room on the first floor of City Hall. Present: Assistant City Attorney Thu Pham. Staff: Assistant City Manager Michelle Del Valle Neuner; Planning & Community Development Director Dori Stone; Planning Manager Jeffrey Briggs; Assistant Public Works Director Don Marcotte; Director of Building George Wiggins; Electric Utility Director Jerry Warren; Parks and Recreation Director John Holland; Water/Wastewater Utility Director David Zusi; Fire Marshall Jim Santoro; Traffic Engineer Wayne "Butch" Margraf, Assistant Utility Director Phil Daniels; Code Compliance Section Chief Sylvia Hawkins; and Recording Secretary Lisa Smith.

Also Present: Dan Bellows, Project Developer, Jason Roberts American Land Ventures; Land Planner Javier Omana. David Stokes, Civil Engineer; Rachel Cardello, Architect, and Kim Booker, Booker & Associates.

Jeff Briggs explained that today's process will follow that of Orange County for DRC review. He said that input is received from each department represented, but action is made by the 5 voting members established by the City Commission.

REQUEST OF THE RAVAUDAGE PD FOR: DEVELOPMENT PLAN APPROVAL FOR AN EIGHT STORY 268 UNIT APARTMENT PROJECT BY AMERICAN LAND VENUTURES IN THE BLOCK BOUNDED BY GLENDON PARKWAY, LEWIS DRIVE, MORGAN LANE AND BENJAMIN AVENUE AND ANY SIGNIFICANT CHANGES AND AMENDMENTS TO THE RAVAUDAGE LAND USE PLAN, CONDITIONS AND WAIVERS CUURENTLY IN EFFECT, AS MY BE NECESSARY FOR CONSIDERATION OF THIS PROJECT.

Planning Dori Stone, Director, and Jeff Briggs, Planning Manager, Planning

Dori Stone explained that the Ravaudage developer and American Land Ventures have submitted the preliminary plan for an eight-story, 268-unit apartment building located within Block G, within the block bounded by Morgan Lane, Glendon Parkway, Benjamin Avenue and Lewis Drive. This stems from the November amendments for the Ravaudage projects. The developer has applied for the above-referenced project. As requested, the developer has provided a massing plan that depicts what the 8-story building would look like in front of a 4-story building. Mrs. Stone detailed her concerns with regard to project density under its current classification of R-2. The clustering as proposed by the applicant exceeds the requirements of the Orange County Comprehensive Plan which has to be abided by for this project. She detailed the provisions of the Orange County Comprehensive Plan in this regard.

Assistant City Attorney Thu Pham presented her findings with regard to the Orange County Comprehensive Plan as relates to this project. The applicant and his attorney disagreed with the City Attorney's interpretation.

The condition requiring the developer to submit a context study has been withdrawn by the DRC. The context study requirement has been removed from the development order at the time of the last amendment cycle in November.

Staff also recommends the following conditions apply to any future resubmittals:

1. The developer will also be required to provide an updated Planning Context Study demonstrating that this development provides access to sidewalks and locating transit facilities within the project that are also accessible to Orlando Avenue. (This item was withdrawn by Planning staff)
2. The Development Plan review process outlined in the Orange County LDC requires that the development plan exist as a stable independent unit. The Plan is insufficient in the following requirements to meet that determination.
 - a. Show the maximum building coverage based on the 30% requirement from the Orange County LDC. (This item was withdrawn by Planning staff)
 - b. Include in the phase plan calculations the required acreage, types of open space and recreation area needed for this project.
 - c. The developer must provide all necessary recreation and open space areas that will be improved for recreation and open space within this phase.
 - d. Submit a recreational area plan and present a timeframe for completion to serve the intended population of this development. **(The applicant stated that his recreation area plan will be completed prior to the issuance of the Certificate of Occupancy.)**
 - e. Include a sign plan, including scaled plans of proposed signs.
Chair Stone stated that a landscape plan has been submitted by American Land as a part of this application package; however, the sign package has not been received. She stated that the sign package should be reviewed and approved by the DRC prior to permitting. **(The applicant stated that a separate sign permit will be submitted along with time of building plans and that it can be accepted or rejected by the City at that time.)**
3. In the revised land use plan dated 06/01/2015, the developer shows this site as part of Development Pod A (Sheet C-3). The previously approved and developed Phase 1 is also part of Development Pod A. Please submit the remainder of Development Pod A as part of this request.
4. This parcel is located within the outlined Big Box Zone on Sheet C-5 Urban Form Big Box Location Zone. The developer should make an application to amend the Development Plan to remove this parcel from the Big Box Zone designation.

Considerable discussion ensued amongst all parties in further discussion of the topics raised.

The meeting was open to receive comments from City staff.

Public Works/Stormwater

No issues were brought forward at today's meeting.

Building Department

No issues were brought forward at today's meeting.

Utilities

The applicant has submitted a sewer plan that shows the piping from this project to a new lift station at Bennett and Monroe avenues. This item will be on the City Commission agenda for discussion and action at the August 24th meeting.

Electric Utilities

No issues were brought forward at today's meeting.

Fire

No issues were brought forward at today's meeting.

Public Comment: None. Public comment closed.

Motion made by Jeff Briggs, seconded by Michelle Del Valle Neuner to table the request in order to provide the expanded phasing plan and in order to give staff additional time to review the recreation area requirement and any other additional information the applicant may provide that was discussed at the previous two DRC meetings. Upon receipt of that, staff will schedule a new DRC meeting. An amendment was offered by Dori Stone to require that the applicant submit within the next seven (7) working days so that a DRC meeting can be scheduled no later than August 26, 2015. If the information has not been submitted by the Developer, staff will schedule the DRC meeting upon receipt. Motion carried unanimously, 5-0.

Date of Next Meeting: TBD

There was no further business. Meeting adjourned at 12 noon.

Respectfully submitted,

Lisa M. Smith, Recording Secretary