



**CITY OF WINTER PARK
Development Review Committee**

**Regular Meeting
City Hall, Commission Chambers**

**November 18, 2015
2:00 p.m.**

MINUTES

The meeting was called to order by Planning and Community Development Director Dori Stone at 2:00 p.m. in the Commission Chambers of City Hall. Voting Members Present: Assistant City Manager Michelle Del Valle Neuner; Planning & Community Development Director Dori Stone; Public Works Director Troy Attaway; Director of Building George Wiggins; Parks and Recreation Director John Holland; City Attorney Dan Langley; Other Staff Present: Planning Manager Jeffrey Briggs, Planner I Allison McGillis, Electric Utility Director Dan D'Alessandro; Water/Wastewater Utility Director David Zusi; Traffic Engineer Wayne "Butch" Margraf, and Recording Secretary Lisa Smith.

Also Present: Dan Bellows, Applicant

- Review and discuss the Ravaudage parking, Block C with regard to layout and circulation, compliance with landscape standards, storm water retention and lighting.

Mrs. Stone explained that the purpose of today's meeting is to review and discuss the applicant's request for Ravaudage parking within Block C with regard to layout and circulation, compliance with landscape standards, storm water retention and lighting. She said that it was shown on the previously approved phasing plan so DRC can approve this request without going thru City Commission. She noted that the City Code does not permit temporary parking lots, so the DRC must decide the appropriateness in approving a temporary parking lot in this instance. She requested that the applicant explain and how long will this be in use.

Dan Bellows, the applicant, gave an overview of the parking plan for the development. He said that the proposed temporary parking lot in Block C and the one in Block H will be in use until the previously approved parking garage has received a certificate of occupancy. At that time this parking lot will be redeveloped to its highest and best use. The applicant stated that he feels that he is meeting code with regard to constructing the asphalt parking lot (i.e. lighting, landscaping, storm water, stalls and handicapped spaces) and that this is temporary only for the Ravaudage project. The applicant stated that he has submitted a complete landscape plan that he feels exceeds the previously approved parking lot. Troy Attaway said that the City of Winter Park Electric Utility is providing the lighting and that is currently being designed the same as what has been done for other projects at the applicant's expense.

The DRC members discussed the landscape plan with City Arborist Dru Dennison. She stated that she has reviewed the landscape plan, and it does not meet City code. Additionally, she said that she has reviewed the County Code with a County Arborist and it was explained to her that anything proposed over 90 days is not permitted. Dori Stone preferred to remove the term temporary, and suggested approving a parking lot that is designed to meet City code requirements for a regular parking lot that can be redeveloped in the future as the applicant so chooses. She said that she feels that this will eliminate the pressure of having to establish a time certain should the applicant find himself in the position that he needs more time. The applicant will need to work with City staff to bring the proposed parking lot into compliance with City code requirements, and reuse the tree plantings. The applicant and Dru responded to DRC member questions and concerns with regard to this proposed parking lot and the previously approved lot within Block H.

No one wished to speak concerning this issue. Public Hearing closed.

Motion made by Troy Attaway, seconded by George Wiggins to approve the parking lot subject to the following conditions stated by the applicant:

- 1. Shifting the parking lot westward so as to create a code conforming seven foot setback and landscape buffer with code compliant landscaping from back of sidewalk on Lewis Drive.**
- 2. Add trees to the southern parking lot boundary to be coordinated with Dru Dennison.**
- 3. Stripe each internal parking row to no more ten (10) spaces in a row in accordance with the current City's parking lot code.**

Motion carried unanimously, 5-0.

- Installation of a temporary fence

Mrs. Stone explained that the applicant is requesting to install a temporary fence. Mr. Bellows stated that he is requesting to install 2,800 linear feet of temporary fencing in Phase I with two gates in an effort to curb illegal dumping on his property. He said that the fencing would be internal to the project, located on the rear, and will not be visible from Lee Road. He also outlined other areas that he would like to fence in the future. Staff discussed the appropriateness of the fencing. George Wiggins stated that he spoke with Orange County Zoning Manager Carol Hossfield concerning fencing regulations. He gave the DRC members an overview of the Orange County requirements for fencing.

No one wished to speak concerning the item. Public Hearing closed.

Motion made by Dori Stone, seconded by George Wiggins to approve the fence type shown in the photo submitted by the applicant in accordance with Orange County code on both the northern and southern property boundaries for a period of two years. The DRC will re-evaluate the quality and look of the fence at that time. Amendment made by Troy Attaway, seconded by John Holland that fence could be placed a distance of five feet from the edge of pavement in order to prevent dumping on city right-of-way provided no visibility hazards are created at street corners or corners of adjacent properties.

Motion with the amendment carried unanimously.

There was no further business. Meeting adjourned at 3:00 p.m.

Respectfully submitted,

Lisa Smith,
Recording Secretary