



**CITY OF WINTER PARK
Development Review Committee**

**Regular Meeting
City Hall, Commission Chambers**

**May 17, 2016
3:00 p.m.**

MINUTES

The meeting was called to order by Planning and Community Development Director Dori Stone at 3:00 p.m. in the Commission Chambers of City Hall. Voting Members Present: Planning & Community Development Director Dori Stone; Assistant Public Works Director Don Marcotte; Director of Building George Wiggins; Parks and Recreation Director John Holland; Absent: Assistant City Manager Michelle Del Valle Neuner; Other Staff Present: Planning Manager Jeffrey Briggs, Planner I Allison McGillis, Electric Utility Director Dan D'Alessandro; Water/Wastewater Utility Director David Zusi; Traffic Manager Wayne "Butch" Margraf, and Recording Secretary Lisa Smith.

Also Present: Dan Bellows, representing the Ravaudage Development and Sean Flanagan representing Alliance Residential Co.

REQUEST OF ALLIANCE RESIDENTIAL COMPANY TO: AMEND THE PREVIOUSLY APPROVED DEVELOPMENT PLAN FOR A 268-UNIT, MULTI-FAMILY APARTMENT PROJECT WITH AN ATTACHED PRIVATE PARKING GARAGE LOCATED AT THE BLOCK BOUNDED BY GLENDON PARKWAY, LEWIS DRIVE, MORGAN LANE AND BENJAMIN AVENUE WITHIN THE RAVAUDAGE PLANNED DEVELOPMENT.

Planner I Allison McGillis, gave the staff report. The current applicant, Alliance Residential Company, is requesting to amend this development plan as follows:

1. To reduce the building from eight (8) to seven (7) stories;
2. To increase the three (3) story, stand-alone amenity building to four (4) stories with a rooftop feature integrated into the seven (7) story building.

She summarized the applicant's request. Staff recommended approval of the amendment to the development plan with the following conditions:

1. All storm sewer infrastructure must be constructed on the surrounding streets (Lewis Drive, Glendon Parkway, Benjamin Avenue and Morgan Lane) prior to building construction.
2. The applicant agrees to pay the required affordable housing impact fee of 50 cents per square-foot on the apartment square-footage.
3. That only the swimming pool/courtyard area and exercise room count towards the required recreation space and that the remaining off-site recreation space required and

the storm water pond area (including the pond control structure) must be constructed prior to issuance of a Certificate of Occupancy.

4. The project must comply with the City's bike parking ordinance.

Dan Bellows and Sean Flanagan spoke for the applicant. They responded to questions and concerns raised by DRC members. No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

The Development Review Committee took action on the request as follows:

Motion made by George Wiggins, seconded by John Holland to approve the request subject to:

1. That the storm water pond control structure be constructed prior to the start of building construction.
2. The applicant agrees to pay the required affordable housing impact fee of 50 cents per square-foot on the apartment square-footage.
3. That only the swimming pool/courtyard area and exercise room count towards the required recreation space, and that the remaining off-site recreation space required and the storm water pond area be constructed prior to issuance of a Certificate of Occupancy.
4. The project must comply with the City's bike parking ordinance.

Motion carries with a 3-1 vote. Director Stone voted against the motion.

Date of next meeting: Wednesday, May 25, 2016 @ 9:30 a.m.

There was no further business. Meeting Adjourned at 3:30 p.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary