



**CITY OF WINTER PARK  
Development Review Committee**

**Regular Meeting  
City Hall, Commission Chambers**

**June 15, 2016  
9:00 a.m.**

**MINUTES**

The meeting was called to order by Planning and Community Development Director Dori Stone at 9:00 a.m. in the Commission Chambers of City Hall. Voting Members Present: Planning & Community Development Director Dori Stone; Assistant City Manager Michelle Del Valle Neuner; Public Works Director Troy Attaway; Director of Building George Wiggins; Parks and Recreation Director John Holland; Other Staff Present: Planning Manager Jeffrey Briggs, Planner I Allison McGillis, City Architect Brooks Weiss, Kris Stenger, Assistant Building Official, Traffic Manager Wayne "Butch" Margraf, and Recording Secretary Lisa Smith.

Also Present: Dan Bellows, 411 West New England Avenue, representing the Ravaudage Development and Sean Flanagan representing Alliance Residential Co.

**Approval of minutes**

**Motion made by George Wiggins, seconded by Troy Attaway to approve the May 14, 2016 meeting minutes. Motion carried unanimously.**

**REQUEST OF BENJAMIN PARTNERS, LTD FOR: DEVELOPMENT PLAN APPROVAL FOR THE MCCALLISTER PROJECT WHICH INCLUDES A 586 SPACE PARKING GARAGE AND AN 89,891-SQUARE-FOOT RETAIL/OFFICE BUILDING.**

Director Stone gave an overview of the request. She explained that the DRC will review the McCallister garage and office complex and will revisit the discussion relating to setbacks in the Development Order, specifically, Section 10 Minimum/Maximum setback requirement for the east elevations of the garage. The City Attorney was present to address these issues. The DRC also discussed architectural embellishments and lighting.

The applicant stated his position that the DRC does not have the authority to require architectural changes. He said that Orange County does not have architectural standards for parking garages.

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

**The DRC took the following action on this item:**

**Motion made by George Wiggins, seconded by Michelle Neuner to approve the development plan for the McCallister Project which includes a 586 space parking garage**

and an 89,891 square foot retail office building. In addition to the additional stipulations agreed to by the applicant at today's meeting:

1. **Additional architectural embellishments on the parking garage on the east side of the building as discussed with additional punch openings and cornice and entry features as agreed upon with the City Architect. The additional Architectural embellishment is limited based on the requirements for mechanical ventilation for this garage, but shall be implemented to the greatest extent possible.**
2. **Lighting on the top of the garage is to be in accordance with the City lighting ordinance.**
3. **Resubmittal of architectural design plans to the City Architect and Assistant Building Official. Upon concurrence the plans can move forward, but if there is a disagreement concerning the revised plans, the plans must be brought back to the DRC for resolution.**

**Amendment: Director Stone offered an amendment to the motion as follows:**

1. **The Developer will work with Public Works on streetscape of Kindel Avenue.**
2. **During the architectural review, the developer is granted permission to look at the small retail component as discussed with the City Architect as a design element within the 4 parking spaces of the parking garage. He must continue to meet the parking requirements for the garage and it will be counted in the overall development.**

**Mr. Wiggins and Mrs. Del Valle Neuner accepted the amendment. Motion carried unanimously.**

**REQUEST OF BENJAMIN PARTNERS, LTD FOR: DEVELOPMENT PLAN APPROVAL FOR THE RAVAUDAGE PHASE II HARDSCAPE AND LANDSCAPE PLANS INCLUDING A DEVELOPMENT PLAN AMENDMENT TO ALLOW FOR A 5:1 POND SLOPE IN LIEU OF THE PREVIOUSLY APPROVED 8:1 SLOPE.**

Director Stone noted that this item was tabled at the previous meeting. Staff recommended approval of the request.

The applicant Dan Bellows, 411 West New England Avenue explained that the primary reason to request the change is that he didn't understand the difference between 8:1 slope versus and the 5:1 slope. He has now studied it and doesn't feel that is a drastic change. No one wished to speak concerning the request. Public Hearing closed.

**The DRC took the following action on this item:**

**Motion made by Michelle Del Valle Neuner, seconded by John Holland to approve the request to approve the Ravaudage Phase II hardscape and landscape plans including a development plan amendment to allow a 5:1 pond slope in lieu of the previously approved 8:1 slope. Motion carried unanimously.**

Date of next meeting: Wednesday, July 20, 2016 @ 9:00 a.m.

There was no further business. Meeting Adjourned at 10:30 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary