



**CITY OF WINTER PARK
Development Review Committee**

**Regular Meeting
City Hall, Commission Chambers**

**June 28, 2017
9:03 a.m.**

MINUTES

The meeting was called to order by Planning and Community Director Dori Stone at 9:03 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; Parks and Recreation Director, John Holland; Director of Building, George Wiggins. Other Staff Present: Planning Manager, Jeff Briggs, Senior Planner, Allison McGillis and Recording Secretary Kim Breland.

APPROVAL OF MINUTES

Motion made by George Wiggins seconded by John Holland to approve the May 10, 2017 meeting minutes. Motion carried unanimously

RAVAUDAGE PD DEVELOPMENT ORDER MODIFICATIONS

Senior Planner, Allison McGillis began the discussion. She explained to the board that the amendments before them were proposed by both the planning staff and the master developer. She stated that the updated development order includes new text that was taken from the Exhibit 'B' Land Use Maps that were somewhat difficult to read, and includes added properties that were given entitlements through resolutions since the 2015 Amended and Restated Development Order. She also added a statement per the master developer's request stating that assisted living/memory care can be built using office or commercial entitlements, which is consistent with Orange County code. Language was also added that on-street parallel parking on public streets is counted towards minimum parking requirements on a case-by-case basis. Mrs. McGillis noted that the master developer's request was to count all on-street parking on public rights-of-way toward parking requirements, when constructed by the master developer. However, she noted at the June 21st DRC work session, the board discussed the alternative option to count it on a case-by-case basis, and that is what was reflected in the development order amendments to be discussed at today's meeting. Mrs. McGillis also pointed out that the DO establishes a setback along Bennett Avenue to be 15 feet except the properties adjacent to the residences at Park Green. She stated that the text conditions that there must be a setback of 75 feet from the western right-of-way of Bennett, which with a 55 foot right-of-way of Bennett Avenue yields a 20 foot setback from the property line. She suggested that a 15' setback should be consistent throughout Bennett Avenue.

Mrs. McGillis answered questions from the board.

Mr. Dan Bellows, the master developer for the Ravaudage PD, discussed his requests for the development order modifications, and answered questions from the Board.

Chairman Stone asked if there was anyone in the audience who would like to speak on the issue. There was no public comment. The public hearing was closed.

Motion made by George Wiggins to approve the Amended and Restated Development Order; seconded by Troy Attaway.

The Board members then addressed other changes or concerns they had that had not been previously discussed.

Amendment #1: Motion made by Chairman Stone, seconded by George Wiggins, to amend on page 11 paragraph 18C regarding the Bennet Avenue realignment, as replace the language “no less than 50 feet in width” at the second to last paragraph with, “The realigned portion of Bennet Avenue and/or Executive Drive right of way to be conveyed to the City shall be determined at the time of design approval by the City of Winter Park”. The motion carried unanimously with a 5-0 vote.

Amendment #2: Motion made by Troy Attaway, seconded by John Holland, to remove the word “without” and add the word “including” on page 3 paragraph 9D. The Motion carried with a 4-1 vote. Mrs. Stone voted against the motion.

Amendment #3: Motion made by Dori Stone, seconded by George Wiggins, to change the date listed in paragraph 18C on page 11 from August 31, 2018 to December 31, 2018. The motion carried unanimously with a 5-0 vote.

Amendment #4: Motion made by Michelle Neuner, seconded by Troy Attaway, to modify paragraph 18C on page 11 so that the second paragraph ends at “relocations” and the rest of the paragraph is stricken. The motion carried with a 4-1 vote. Mrs. Stone voted against the motion.

Amendment #5: Motion made by Dori Stone, seconded by Troy Attaway, to add “or as approved by the City of Winter Park Public Works Department” to paragraph 18H on page 12. The motion carried unanimously with a 5-0 vote.

Amendment #6: Motion made by Troy Attaway, seconded by George Wiggins, to have Planning Director Dori Stone have the authority to review and modify paragraph 18B on page 11, to be consistent with the previously approved amendment that Solana Avenue was no longer to be extended. The motion carried unanimously with a 5-0 vote.

Amendment #7: Motion made by Troy Attaway, seconded by George Wiggins, to change the Land Use Map Sheet A-3 to remove the Glendon Parkway right-of-way (in yellow) which will no longer be vacated, and add (in yellow) the northern portion of Loren Avenue to show this as potentially vacated right-of-way. The motion carried unanimously with a 5-0 vote.

Amendment #8: Motion made by Troy Attaway, seconded by George Wiggins, to amend Land Use Map Sheet A-2 to include the rights-of-way that have already been vacated as part of the height map coloration. The motion carried unanimously with a 5-0 vote.

Amendment #9: Motion made by Dori Stone, seconded by Troy Attaway, to strike “on-street parking on private streets” and add “as approved by DRC” after case-by-case basis in paragraph 13A and 13B on page 6. The motion carried unanimously with a 5-0 vote.

Upon a final vote of the main motion to approve the Amended and Restated Development Order the motion carried unanimously with a 5-0 vote.

There was no further business. Meeting Adjourned at 11:03 a.m.

Respectfully submitted,

Kim Breland,
Recording Secretary

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