



**CITY OF WINTER PARK
Development Review Committee**

**Regular Meeting
City Hall, Commission Chambers**

**September 20, 2017
9:04 a.m.**

MINUTES

The meeting was called to order by Planning and Community Director Dori Stone at 9:04 a.m. in the Commission Chambers of City Hall. Voting Members Present: Planning & Community Development Director, Dori Stone; Public Works Director, Troy Attaway; Parks and Recreation Program Manager, Leif Bouffard; Director of Building, George Wiggins. Absent: Assistant City Manager, Michelle Del Valle Neuner. Other Staff Present: Planning Manager, Jeff Briggs, and Senior Planner, Allison McGillis.

APPROVAL OF MINUTES

Motion made by Troy Attaway seconded by George Wiggins to approve the June 28, 2017 meeting minutes. Motion carried unanimously.

REQUEST OF WATERCREST SENIOR LIVING GROUP FOR: SITE PLAN APPROVAL TO CONSTRUCT AN APPROXIMATE 100,000-SQUARE FOOT, 107 BED ASSISTED LIVING/MEMORY CARE FACILITY AT THE NORTHEAST CORNER OF BENNETT AVENUE AND GLENDON PARKWAY IN THE RAVAUDAGE PD.

Senior Planner, Allison McGillis began the discussion. She explained to the board that the only item on their agenda is a request for an assisted living and memory care facility within the Ravaudage PD, located at the northeast corner of Bennett Avenue and Glendon Parkway shown here. She explained that the proposed project is approximately 100,000 square feet in size. There will be a two-story memory care wing with 32 units and a three-story assisted living wing with 75 units for a project total of 107 private units. The project is meeting the Ravaudage Development Order and Orange County code requirements for setbacks, impervious coverage, etc. Per the development order, the only projects that are required to provide recreation space are multifamily projects, and this project is considered commercial, however the project is still proposing just under 60,000 square feet of recreation space which is a nice amenity for the residents.

The applicant is also proposing a six foot metal fence with landscaping to provide a noise and safety buffer for the residents. This fence extends just over two feet into Bennett Avenue setback, which is permitted under the Orange County code.

With respect to parking, the Orange County Code requirement for an assisted living facility is one parking space for each two bedrooms. Based on the 107 beds, the required parking for this project is 54 parking spaces, and the project is proposing 47 spaces onsite.

The applicant is requesting that the remaining seven required parking spaces to be provided offsite along the Bennett Avenue public right-of-way.

The Development Order states that each development must provide adequate parking on private property within 350 feet of the uses they serve, which means that these entitlements do not include counting public on-street parking.

Next week, she explained that planning staff is bringing before the City Commission a Development Order Resolution to allow public on-street parking to count towards minimum parking requirements, with restrictions. Therefore, since this project does not have adequate onsite parking, this approval is contingent upon the City Commission adopting the Development Order Resolution. Or the alternative option is counting seven private on-street parking spaces to the west of the pond/park area highlighted here, since those spaces are located within 350 feet.

With respect to architecture, while DRC is not an architectural review board, the City Architect has reviewed these elevations and provided to the applicant some minor suggestions for improvement that were included within the staff report.

The planning staff recommendation was for approval of the request with the following conditions:

- 1) That the project utilizes seven on-street parking spaces along Bennett Avenue to satisfy the minimum parking requirements, provided that the Development Order Resolution to count public on-street spaces is approved by the City Commission. If not approved, the project must utilize seven private on-street parking spaces to the west of the pond/park area located to the south of this project.
- 2) That the City Architect administratively review the final architectural drawings during the building permit phase, and if there is a disagreement, the plans must then be brought back to DRC for resolution.

Mrs. McGillis answered questions from the board.

Mr. Todd Howder, with MBV Engineering, Inc., representing the applicant 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 Dori Stone to approve the request with the conditions made by staff, seconded by Troy Attaway.

Amendment #1: Motion made by Chairman Stone, seconded by Troy Attaway, to add an additional condition that staff have final approval of the fence details and landscape plan.

The motion carried unanimously with a 4-0 vote.

Amendment #2: Motion made by Troy Attaway, seconded by Dori Stone, to add a sidewalk easement for public use of at least six feet, as approved by Public Works, on Bennett Avenue and Glendon Parkway.

The Motion carried with a 4-0 vote.

Upon a final vote of the main motion to approve the site plan request, the motion carried unanimously with a 4-0 vote.

There was no further business. Meeting Adjourned at 9:30 a.m.

Respectfully submitted,

Kim Breland,
Recording Secretary