



Development Review Board Minutes

November 18, 2020 at 3:00 p.m.

Commission Chambers – City Hall
401 S Park Avenue, Winter Park, FL 32789 | Winter Park, Florida

1. Call to Order:

Public Works Director, Troy Attaway called the meeting to order at 3:02 p.m. in the Commission Chambers of City Hall. Voting Members Present: Planning & Community Development Director, Bronce Stephenson; Public Works Director, Troy Attaway; Building Official, Building & Permitting Services, George Wiggins; Director of Parks & Recreation Jason Seeley; and Assistant City Manager, Michelle Del Valle Neuner. Staff Present: Planning Manager Jeff Briggs; Senior Planner, Allison McGillis; and Recording Secretary, Kim Breland.

2. Election of Chairman and Vice-Chairman

Motion made by Troy Attaway to nominate Bronce Stephenson as Chairman of the Board. The motion was seconded by Jason Seeley. Mr. Stephenson accepted the nomination. By a roll call vote, the motion carried unanimously 5-0.

Motion made by George Wiggins to nominate Troy Attaway as Vice-Chair for the Board. The motion was seconded by Michelle Neuner. Mr. Attaway accepted the nomination. By a roll call vote, the motion carried unanimously 5-0.

3. Approval of minutes

Motion made by George Wiggins, seconded by Troy Attaway to approve the December 18, 2019 meeting minutes.

Motion carried unanimously with a 5-0 vote.

4. Public Hearing

- **Request of Benjamin Partners, Ltd for:** Development plan approval to construct a five (5) level office building/parking garage building with the first three (3) levels occupied by 231 parking spaces and the top two (2) floors occupied by a medical office, located at 989 Lewis Drive and 1008 Loren Avenue, within the Ravaudage Planned Development.

Mrs. McGillis provided a brief presentation of the item. She presented aerial views, site plans, and elevations for the project. She noted that the subject properties are occupied by a service parking lot that will be demolished. Mrs. McGillis discussed what would occupy each floor level, noting that the top two floors would have a total of 41,992 square feet of medical office space, the total building height would be 64.2 feet, and the architectural elements and elevator tower will extend to 76.5 feet. She detailed the parking requirements noting that the project meets the minimum parking requirements with an extra 21 parking spaces. She explained that since the building will be visible from both Lee Road and Orlando Avenue, staff is recommending additional vertical and horizontal articulation of the building to make it look less like a concrete parking garage. She provided examples of the articulations that could be used.

Staff recommendation was for approval with the following conditions:

- That landscaping be placed within the setbacks between the sidewalk and the building façade along the north, west, and south sides of the building, approved by the Urban Forestry

department during the building permit phase.

- That the applicant incorporates the architectural recommendations as outlined in the staff report. If there is a disagreement concerning the revisions recommended by the City Architect, the plans must then be brought back to DRC for resolution.
- That any back of house items like the electric transformer/switch gear and all backflow preventers shall be located where least visible from a public street and shall also be landscaped so as to be effectively screened from view.
- That the project incorporates the required bicycle parking spaces per Orange County codes.

Discussion with the Board ensued. Mr. Stephenson inquired whether or not this was the same property that was previously approved to be a parking lot without landscaping, knowing that it would come back as a different project in the future. Mrs. McGillis responded in agreement with the inquiry.

Motion made by Troy Attaway, seconded by George Wiggins for development plan approval to construct a five (5) level office building/parking garage building with the first three (3) levels occupied by 231 parking spaces and the top two (2) floors occupied by a medical office, located at 989 Lewis Drive and 1008 Loren Avenue, within the Ravaudage Planned Development. With the following conditions:

1. That landscaping be placed within the setbacks between the sidewalk and the building façade along the north, west, and south sides of the building, approved by the Urban Forestry department during the building permit phase.
2. That the applicant incorporates the architectural recommendations as outlined in the staff report. If there is a disagreement concerning the revisions recommended by the City Architect, the plans must then be brought back to DRC for resolution.
3. That any back of house items like the electric transformer/switch gear and all backflow preventers shall be located where least visible from a public street and shall also be landscaped so as to be effectively screened from view.
4. That the project incorporates the required bicycle parking spaces per Orange County codes.

The board heard public comment from David Zusi, Water and Waste Water Director, City of Winter Park. Mr. Zusi stated that he and the applicant, Dan Bellows have discussed the need to finalize the lift station and development of the easement or fee simple donation to the City for the Ravaudage Development and surrounding areas. He noted that Mr. Bellows had agreed to work on this specific development and not develop any other sites at this time. Discussion ensued.

Vice-Chair Attaway amended his motion to add the condition that documentation and plans for the lift station easement or fee simple donation to the City are finalized and submitted to the DRC before any continuation of construction of any further developments are permitted. The motion to amend was unanimously accepted.

Further discussion ensued between the Board and Mr. Bellows regarding parking, his currently approved developments, the status of the lift station, the development order requirements, and the intersection at Lee Road and Bennett Avenue.

Mr. Bellows agreed with all of staff's conditions. He noted that the lift station easement will be provided to the City in the next couple of weeks. Chairman Stephenson noted that the design of the Lee Road and Bennett Avenue intersection will be on the next agenda for DRC. Chairman Stephenson requested that Mr. Bellows and his engineer meet with the City's Transportation Manager, Sarah Walter to come up with an appropriate queuing space for the intersection.

Vice-Chair Attaway requested the addition of a written agreement tracking the approved sewer

capacities between Mrs. McGillis, Mr. Zusi, and Mr. Bellows prior to the submittal of any building permit. Vice-Chair Attaway motioned to add the condition and Mr. Wiggins seconded the motion. The motion to amend was unanimously accepted.

Discussion continued regarding the timeline of and the process for bringing the lift station online when completed, requirements for EV readiness, and building preferences for pre-cast products. The location of the electrical transformers, dumpster, water main, and fire backflow were also discussed. Chairman Stephenson motioned to amend Vice-Chair Attaway's motion adding that dual EV type 2 charging stations are required to be installed on each floor of the parking garage. Vice-Chair Attaway seconded the motion. The motion to amend was unanimously accepted. Chairman Stephenson and Vic-Chair Attaway recommended that Mr. Bellows work with the Planning Department to develop acceptable standards for building details.

Ms. Neuner requested a recap of the additional motion amendments. Chairman Stephenson gave the following recap:

- The applicant has the ability to build this project instead of a previously approved project using the sewer capacity that has already been allocated to this project but after that point and until the new lift station is operational and adequate flows have been determined by the Water and Waste Water Director, no more development can be CO'd.
- Add a dual type 2 EV charging station on each of the three floors of parking where feasible and next to ADA spaces.
- Require that the documentation and plans for the lift station easement or fee simple donation to the City are finalized and submitted to the DRC before any continuation of construction of any further developments are permitted.

No one else from the public wished to speak. The public hearing was closed.

Motion unanimously carried with a 5-0 vote.

There was no further business. Meeting Adjourned at 3:52 p.m.

Respectfully,

Mary Bush
Recording Secretary

Approved by Board on April 26, 2022.