



Planning and Zoning Board Work Session Minutes

July 27, 2021 at 11:00 a.m.

401 S. Park Avenue | In-Person and Virtual | Winter Park, Florida

1. Present

Chairman Richard James called the meeting to order at 11:00 a.m. Present: Jim Fitch, Richard James, Michael Spencer, David Bornstein, Vashon Sarkisian and Alex Stringfellow. Present Online: Melissa Vickers. Also Present: City Attorney Dan Langley. Staff: Director of Planning and Transportation Bronce Stephenson, Principal Planner Jeff Briggs, Senior Planner Allison McGillis, Transportation Manager Sarah Walter, and Recording Secretary Kim Breland.

2. Discussion Items:

Prior to discussion Mr. Stephenson informed the Board that Senior Planner, Allison McGillis had given her resignation and would be taking an opportunity to work in the private sector. Everyone wished Mrs. McGillis the best of luck in her new role and expressed that she would be missed.

A. Discussion of redevelopment of Winter Park Christian Church property at 740/760 Lakemont Avenue.

Mr. Briggs led discussion and provided the Board a brief background of the Winter Park Christian Church. He noted that the church was facing an aging congregation and declining membership and they felt the reason was due to their location on the back of the property which provides no visibility to the public as well as their aging facilities. He explained that they obtained a developer partner who is proposing to redevelop the back of the property into residential and to provide the cash to build a new church on the frontage of the property. He noted that there will be a significant amount of infrastructure that will need to be completed for the residential portion of the project. He added that it would be more financially feasible for the applicant to obtain a zoning change to a Planned Unit Residential District (PURD) to increase the unit count over what is allowed in the traditional R-1A zoning. Mr. Briggs then went on to briefly explain what a PURD is and provided some PURD examples located around the City. He then noted that the applicant was asking for special set backs which the PURD allows with City approval. He also noted that application would be brought to the Planning and Zoning Board in two parts, the first for the zoning change for the residential portion and the second for the conditional use for the church.

Mr. Briggs expressed that the main issue for the Board to consider is the compatibility of the PURD in an area surrounded by typical single family subdivisions. He added that the applicant is proposing private streets as opposed to public streets with a significant variance in that regard and for the lot lines to go to the center line of the street. He noted that the adjacent neighbors to the property will not be negatively affected by the requested changes. He also noted that the applicant will be required to reach out to the neighboring properties to discuss the proposed application prior to the application being brought to the Planning and Zoning Board. Brief discussion ensued regarding other developments in the City with private streets, the Home Owner Association (HOA) responsibilities within the PURD, public easements, review of the application by the fire department, the tax responsibility of the lots, zoning for the church, parking, allowance for the homes in the project to utilize the church parking after hours, the front yard setback of the homes in the project, who profits will go to, and what would happen if the church goes defunct in the future. Mr. Briggs noted that the community meeting will occur in August and then after Citywide notice is sent out the application should be brought in front of the Planning and Zoning Board in October as a meeting agenda item.

B. Discussion of OAO Comprehensive Plan and Zoning Code Ordinances.

Mr. Stephenson led discussion on the OAO Comprehensive Plan and Zoning Code Ordinances. He discussed the City's proposed amendment to add new Goals, Objectives and Policies and FLUM-1-24 map and FLUM-1-24 subarea map to the Future Land Use Element of the City's Comprehensive Plan. He reviewed Goal 1-1, which states to ensure the City of Winter Park maintains its traditional scale and low density residential character while at the same time providing for the most effective provision of services; to promote sustainable community development now and for future generations; to promote conscientious economic development in appropriate locations, to promote quality infill and redevelopment which strengthens the character of the City, to protect sensitive natural areas by directing growth to environmentally appropriate areas, and prohibit those uses which are incompatible. He then reviewed the Comprehensive Plan Policy 1-1.2.1 regarding maintaining traditional scale and character, Policy 1-3.1.2 regarding infill development, and Objective 1-5.2 regarding preserving the quality and character of the City's residential neighborhoods. Brief discussion ensued regarding staff's review of elevations and approval authority if single family lots are sold to individual developers. Mr. Stephenson then continued review of Policy 1-5.2.2 regarding tools for regulating the scale and character of neighborhoods, Policy 1-5.2.4 regarding ensuring compatible size, form and function are achieved in areas of designated low-density residential, Objective 1-5.3 regarding protecting established residential neighborhoods from encroachment of non-residential uses, Policy 1-B-3 regarding public road requirements, and Policy 3-1.5.7 regarding protection of established neighborhoods.

The Board briefly inquired about the maximum square footage that can be built on single family lots. They also discussed the square footage of the proposed single family lots, the buffer areas, the designated future buildable lots, and the possibility of the streets to be made public within the Winter Park Christian Church project.

Brief discussion ensued on separating the topics for discussion on the OAO Comprehensive Plan and Zoning Code Ordinances. The Board expressed that the most pertinent items to discuss at the current time are establishing the subareas and FAR. Mr. Stephenson noted that the City Commission has already made their feelings known on density transfer to allow for mixed use with residential elements. Discussion continued on parking garages, extra parking, reviewing massing models at upcoming work sessions, how long the draft ordinance will be reviewed by the State, traffic studies, and a rough timeline of the next steps for the OAO Comprehensive Plan.

The Board requested to have a work session to follow right after the August 3, 2021 regular meeting.

Adjourn

Meeting adjourned at 12:36 p.m.

Respectfully Submitted,

Mary Bush

Recording Secretary