



**CITY OF WINTER PARK
Planning & Zoning Board**

**Regular Meeting
City Hall, Commission Chambers**

**October 2, 2018
6:00 p.m.**

MINUTES

Vice-Chairman Sheila De Ciccio called the meeting to order at 6:00 p.m. in the Commission Chambers of City Hall. Present: Sheila De Ciccio, Laura Walda, Adam Bert, Owen Beitsch, and Laura Turner and Raymond Waugh. Also Present: City Attorney Dan Langley. Staff: Planning Manager, Jeff Briggs; Senior Planner, Allison McGillis, and Recording Secretary, Kim Breland.

APPROVAL OF MINUTES:

Motion made by consent of the board, to approve the September 11, 2018 meeting minutes. Motion carried with a 6-0 vote.

PUBLIC HEARINGS:

REQUEST OF GIOVANNI FERNANDEZ AND ELISE SABATINO FOR: APPROVAL TO CONSTRUCT A 5,624 SQUARE FOOT ADDITION AND TO RELOCATE THEIR SWIMMING POOL AND DECK TO THE REAR OF THEIR PROPERTY LOCATED AT 181 VIRGINIA DRIVE ON LAKE VIRGINIA, ZONED R-1AAA.

Board member Laura Walda recused herself from this item.

Senior Planner, Allison McGillis, gave the staff report. She explained that the owners of 181 Virginia Drive were requesting site plan approval to construct a 5,625 square foot addition and to relocate their swimming pool and deck to the rear of their property which is located on Lake Virginia, and is zoned R-1AAA.

Mrs. McGillis stated that the non-submerged portion of the property measures approximately 29,841 square feet. The proposed 5,604-square foot addition to the home will result in a total home size of 9,830-square feet. This will yield a floor area ratio (FAR) for the site of 32.9%. This new home will have impervious lot coverage of 11,470 square feet or 38%.

Mrs. McGillis reviewed issues related to tree preservation, views from the lake, views of neighbors and storm water retention. She summarized by stating that the plans meet the intent of the lakefront review criteria. Staff does not see any significant concerns with the proposed home as presented.

STAFF RECOMMENDATION IS FOR APPROVAL

No one wished from the public wished to speak. The Public Hearing was closed.

The P&Z Board members discussed the request and agreed with Staff's recommendation.

Motion made by Ray Waugh, seconded by Laura Turner, for approval to construct a 5,624 square foot addition and to relocate their swimming pool and deck to the rear of their property located at 181 Virginia Drive on Lake Virginia, zoned R-1AAA.

The motion carried with a 6-0 vote.

REQUEST OF ORLANDO HOLDING GROUP FOR: APPROVAL TO CONSTRUCT A NEW, TWO-STORY, 4,720 SQUARE FOOT, SINGLE-FAMILY HOME LOCATED AT 560 COUNTRY CLUB DRIVE ON LAKE KILLARNEY, ZONED R-2.

Board member Laura Walda recused herself from this item.

Senior Planner, Allison McGillis, presented the staff report. She explained that Orlando Holdings Group (contract purchaser) was requesting site plan approval to construct a new two-story, 4,720 square-foot, single-family home at 560 Country Club Drive, which is located on Lake Killarney, and is zoned R-2. The property is also known as Lot 5 of the Lake Killarney Shores replat that was approved by the Commission on April 9, 2018.

Mrs. McGillis explained that the non-submerged portion of the property measures 9,342 square feet. The proposed two-story home will be total of 4,720 square feet, which yields a floor area ratio (FAR) of 51%, which is within the maximum 55% allowed for an R-2 lot. This new home will have impervious lot coverage of 4,723 square feet or 51%, which is within the maximum 65% allowed for an R-2 lot.

Mrs. McGillis reviewed issues related to tree preservation, views from the lake, views of neighbors and storm water retention. She summarized by stating that Staff does not see any significant concerns with the proposed home as presented based upon concurrence with the lakefront setbacks.

STAFF RECOMMENDATION IS FOR APPROVAL

Mrs. McGillis answered questions from the Board.

Attorney, Tara Tedrow of Lowndes, Drosdick, Doster, Kantor & Reed, 215 N. Eola Drive, Orlando, FL, represented the applicant. She provided a background of the processes and hearings taken place for the platting process, rezoning and land use changes for the redevelopment of the area. She stated that the applicant did work directly with the neighbors that would be most affected by the redevelopment. She stated that based on the staff analysis, the project meets the code criteria in terms of the intent lakefront setbacks as well as the code requirements for (R-2) zoning. She stated that the only deviance was the 6-foot average setback variance requested. Mrs. Tedrow addressed concerns related to neighbors line of sight and stated that there would be no negative impact.

There were not questions for the applicant.

No one from the public wished to speak. The Public Hearing was closed.

Motion made by Owen Beitsch, seconded by Laura Turner, for approval to construct a new, two-story, 4,720 square foot, single-family home, located at 560 Country Club Drive on Lake Killarney, zoned R-2.

The motion carried with a 6-0 vote.

REQUEST OF CITY OF WINTER PARK FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE". ARTICLE III, "ZONING REGULATIONS" SUBSECTION 58-86 "OFF-STREET PARKING AND LOADING REGULATIONS" SO AS TO MODIFY THE RETAIL, OFFICE AND RESTAURANT PARKING REGULATIONS WITHIN THE CENTRAL BUSINESS DISTRICT, THE NEW ENGLAND AVENUE PORTION OF THE HANNIBAL SQUARE NEIGHBORHOOD COMMERCIAL DISTRICT AND THE ORANGE AVENUE CORRIDOR; PROVIDING FOR OFF-SITE PARKING OPTIONS; PROVIDING FOR A SHARED USE METHODOLOGY.

Planning Manager, Jeff Briggs presented the staff report and explained that the Planning Dept. is recommending adoption of an Ordinance to update and modernize the City's parking regulations pursuant to the Kimley-Horn studies and recommendations. Their work involved research on six "peer" communities, similar to Winter Park, by analyzing their parking codes and requirements and also by bringing the consultant's knowledge of parking regulation nation-wide. The primary focus of their work was on the parking codes for the Central Business District (CBD), the New England Avenue corridor portion of the Hannibal Square Neighborhood Commercial District (HSNCD) and the Orange Avenue corridor. Mr. Briggs indicated the series of P&Z work sessions, agenda items for City Commission review and public meetings that have occurred. Also that the Planning and CRA staff met with the Economic Development Advisory Board on September 25th to review these code changes, per the direction of the City Commission. EDAB voted to support these changes but with the walking distance for shared parking at 750 feet versus 450 feet. EDAB felt that if it will be harder to establish restaurants, given the need for parking, then the option for leased/shared parking should be a larger radius distance. Staff agrees as 750 feet is a 3-4 minute walk.

A summary of the major changes in the Ordinance are as follows:

1. The Ordinance removes the ability to convert retail/office spaces within the CBD and the New England Avenue portion of the Hannibal Square District without providing the parking required for the greater parking needs of the restaurant. As the data at the end of this staff report indicates, within the CBD, there have been 17 retail to restaurant conversions since 2003 that have added a parking demand of 207 spaces. The City is continuing to grow the parking deficit in the CBD with every such conversion.
2. The Ordinance proposes to change the distance permitted for off-site parking from 300 feet to 750 feet. The "peer" communities surveyed by Kimley-Horn allow off-site parking ranging from 600 to 1,300 feet. The attached maps show locations where city parking exists or where parking garages might be built and the walking area of 300 and 450 feet and 750 feet per the EDAB recommendation.
3. The Ordinance provides for the use of the Urban Land Institute's (ULI) Shared Parking analysis as a reference for determining when shared parking scenarios are applicable. The ULI Shared Parking analysis confirms the type of shared parking usage that we would expect and have seen occur.

4. The Ordinance provides for the potential future creation of a fee-in-lieu of parking programs where property owners would purchase or fund the needed parking within a city owned parking facility.
5. The Ordinance changes the parking requirements for new retail and general office floor space within the CBD, the New England Avenue portion of the HSNCD and along the Orange Avenue corridor from one space per 250 square feet to one space for each 333 square feet or from 4 per 1,000 square feet to 3 per 1,000 square feet. The rationale is that trips to these locations are multi-destination trips. One comes to shop at more than one store. One combines a visit to an office with shopping or dining. The current code of one space per 250 adequately addresses the parking need for suburban locations.
6. The Ordinance changes the parking requirements for large office buildings by providing for the current one space for 250 square feet (4 per 1,000 sf) on the first 20,000 square feet and then transitioning to one space for each 333 square feet (3 per 1,000 sf) for the floor area above 20,000 square feet. When one looks at the larger office buildings in the City, such as Heritage Park (91,000 sf), Commerce National Bank (66,000 sf), Seacoast Bank (48,000 sf), and the TD Bank Building on Orange Avenue (108,000 sf), you see many unused parking spaces every day.

The Ordinance does include a vesting provision so that anyone who is already in the process of designing a project and submits a site plan/floor plan for approval by the date of adoption can continue under the current parking code provided they submit for building permit by December 31st and start construction by March 1st.

Mr. Briggs answered questions from the Board related to parking space square footage and surplus parking. In addition, he answered questions regarding the change to the distance permitted for off-site parking from 300 feet to 450 feet and EDAB's and now also staff's recommendation to increase that distance to 750 ft. Lastly, Mr. Briggs provided a more in depth explanation of the fee-in-lieu of parking program

The Board heard public comment from Roberta Hazlett, 300 S Interlachen Avenue, Winter Park, FL; regarding the unattractive nature of parking garages and Carlos Benitez, 800 New England Avenue, Winter Park, FL. about over-flow parking at Community Center events.

The Board also heard from Betsy Gardner Eckbert, President and CEO of the Winter Park Chamber of Commerce. Mrs. Gardner is also sits on the City of Winter Park Economic Development Advisory Board. Mrs. Gardner stated that she wanted to make sure the P&Z Board aware of the unanimous decision of EDAB to recommend the 750-foot walkshed. Ms. Eckbert noted that allowing the City to work with the walksheds gives the City the capacity to better utilize the current parking inventory.

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

The P&Z Board members discussed the appropriate walking distance and agreed with EDAB's recommendation to increase the walkshed distance to 750 feet. In addition, the P&Z Board discussed standards by which parking regulations are tracked over time.

There was consensus on the other components of the Ordinance. P&Z agreed that the retail to restaurant conversions were increasing the parking deficit and should be curtailed but the actions to encourage shared parking (via the ITE methodology and further walking distance) would provide a balance. There was agreement on the changing the rates for retail and office parking, especially in the over-parking of large office building.

Motion made by Ray Waugh, seconded by Laura Walda, for approval An Ordinance of the City of Winter Park, Florida, amending Chapter 58 "Land Development Code". Article III, "Zoning Regulations" Subsection 58-56 "Off-Street Parking and Loading Regulations" so as to modify the Retail, Office and Restaurant Parking Regulations within the Central Business District, The New England Avenue portion of Hannibal Square Neighborhood Commercial District and the Orange Avenue Corridor; providing for off-site parking options; providing for a shared use methodology, with inclusion of the change to indicate the 750 foot shared parking radius.

The motion carried with a 6-0 vote.

NEW BUSINESS:

Next P&Z Work Session: Tuesday, October 30, 2018 @ Noon.

Next P&Z Regular Meeting: Tuesday, November 6, 2018 @ 6:00 pm.

Respectfully submitted,
Kim Breland, Recording Secretary