



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

**Regular Meeting
City Hall, Commission Chambers**

**January 8, 2019
6:00 p.m.**

MINUTES

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

APPROVAL OF MINUTES:

Motion made by Ross Johnston, seconded by Sheila De Ciccio, to approve the December 4, 2018 meeting minutes. Motion carried with a 7-0 vote.

PUBLIC HEARINGS:

REQUEST OF ORLANDO HOLDINGS GROUP FOR: APPROVAL TO CONSTRUCT A NEW, TWO-STORY, 4,563 SQUARE FOOT, SINGLE-FAMILY HOME LOCATED AT 550 COUNTRY CLUB DRIVE ON LAKE KILLARNEY, ZONED R-2.

Senior Planner, Allison McGillis, read the staff report. She explained that the item is a lakefront site plan request for 550 Country Club Drive which is located on Lake Killarney and zoned (R-2). She stated that the property is also known as lot 6 of the Lake Killarney Shores replat that was approved by the Commission in April of 2018.

Mrs. McGillis showed the Board the proposed site plan and stated that the applicant is requesting to construct a new two-story home that would be a total of 4, 653 square feet, which yields a Floor Area Ratio (FAR) of 51%, which is within the maximum 55% allowed for an R-2 lot. She stated that the impervious coverage would be 46% 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 stormwater retention. She summarized by stating that overall the plans meet the intent of the lakefront review criteria, and staff did not see any significant concerns with the proposed home as presented. She stated that the staff recommendation was for approval.

The Board had no questions for Staff.

There was no public comment. The public hearing was closed.

The Board agreed with Staff's recommendations.

Motion made by Sheila De Ciccio, seconded by Laura Turner, for approval to construct a new, two-story, 4,563 square foot, single-family home located at 550 Country Club Drive on Lake Killarney, zoned R-2.

The motion carried with a 7-0 vote.

REQUEST OF FRANK HILD FOR: APPROVAL TO CONSTRUCT A NEW, ONE-STORY, 3,552 SQUARE FOOT, SINGLE-FAMILY HOME LOCATED AT 2815 WRIGHT AVENUE ON LAKE FOREST, ZONED R-1A.

Senior Planner, Allison McGillis, read the staff report. She explained that the item is a lakefront site plan request for 2815 Wright Avenue which is located on Lake Forest and zoned (R-1A). She presented the proposed site plan to the Board and stated that the applicant is requesting to construct a new one-story home that would be a total of 3,552 square feet and yields a Floor Area Ratio (FAR) of 31% and an impervious coverage of 41%, both of which are within the code maximums.

Mrs. McGillis discussed issues related to tree preservation, views from the lake, views of neighbors and stormwater retention. She summarized by stating that overall, the plans meet the intent of the lakefront review criteria, and staff did not see any significant concerns with the proposed home as presented. She stated that the staff recommendation was for approval.

There was no public comment. The public hearing was closed.

The Board agreed with Staff's recommendations.

Motion made by Sheila De Ciccio, seconded by Owen Beitsch, for approval to construct a new, one-story, 3,552 square foot, single-family home located at 2815 Wright Avenue on Lake Forest, zoned R-1A.

REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL TO BUILD A NEW 250,000 SQUARE FOOT DORMITORY WITH APPROXIMATELY 500 BEDS IN THE SAME GENERAL LOCATION OF MCKEAN HALL. THE REQUEST ALSO INCLUDES A NEW ON-CAMPUS PARKING GARAGE ON THE PROPERTY GENERALLY AT THE SOUTHWEST CORNER OF FAIRBANKS AVENUE AND OLLIE AVENUE WITH UP TO FIVE LEVELS AND UP TO 850 PARKING SPACES, ALL ON THE ROLLINS COLLEGE CAMPUS AT 1000 HOLT AVENUE, ZONED PQP.

Planning Manager, Jeff Briggs presented the staff report and stated that the first part of the request was a final conditional use approval from Rollins to build a new dormitory on the lakefront of approximately 250,000 square feet with 500 beds and in addition, the applicant is also seeking preliminary approval for a new on campus parking garage at the corner of Ollie Avenue and Fairbanks Avenue.

Mr. Briggs stated that the dormitory project is to fulfill the strategic plan to bring the junior class on to campus enabling them to reside on-campus providing a greater percentage of students taking part in the full on-campus experience of educational, athletic and social activities. It was stated that the dormitory building would be located in the same area as McKean Hall which is a 5-story building.

Mr. Briggs provided images showing where the dormitory and related parking garage would be located. He stated that the design has respected the lakefront location and topography of the land, as well as the city code by locating only a 3-story dorm component closest to the lake at the required 75 foot setback and then locating the taller components of 4-5 stories as the project moves away from the lakefront. Most importantly, the design layout preserves all of the large mature lakefront cypress trees thereby keeping almost a total visual screen of the buildings when viewed from the lake or across the lake.

Regarding the parking garage, Mr. Briggs stated that shifting the junior class on-campus will increase the number of permanent cars parked all-day versus just parked during classes, etc. Also, to have parking more convenient for both students and visitors to campus activities, Rollins College has decided to build a parking garage structure on the site of the current surface on-campus parking lot at the corner of Fairbanks Avenue and Ollie Avenue, which will provide a net increase of parking on-campus by 550+ cars. Unlike the detailed submittal for the Dormitory project, this request is preliminary or conceptual.

Mr. Briggs discussed issues related to parking impact, dormitory setbacks and height, tree preservation and removal and storm water retention. He summarized by stating that staff has been impressed with the detail of the architectural design program for the Dormitory project, especially given the dynamics of the sloping site and lakefront locale. The architectural product will have great visual appeal with alternating building heights, varied design elements, plentiful building articulation, etc. Locating a new parking garage on-campus will make parking more convenient for all students, staff and visitors and reduce the pedestrian safety issues crossing Fairbanks Avenue. Shifting parking from the SunTrust garage to this on-campus garage may also free up parking in that location for other uses.

He stated that the staff recommendation was for final approval of the Conditional Use for the dormitory project, as present, and for preliminary approval of the parking garage.

Attorney, Rebecca Wilson of Lowndes, Drosdick, Doster, Kantor & Reed, 215 N Eola Drive, Orlando, FL, represented the applicant. Mrs. Wilson addressed the Board's question to Staff regarding the number of parking levels listed in the in the conditional use approval request by the applicant. She clarified that the applicant would like to continue to request a recommendation for the 4-story, 5-levels which would yield up to 850 parking spaces to provide maximum flexibility as a portion of the garage could go up that high. She stated that the applicant will bring the final numbers back to the Board. She gave a brief presentation outlining the dormitory and parking garage projects. Mrs. Wilson answered questions from the Board related to the parking garage plans, and when the final parking garage design would be presented to the Board.

Grant Cornwell, President of Rollins College, addressed the Board. He explained the purpose of adding the dormitory and parking garage to Rollins College. He stated that the expansion is part of the strategic plan and vision for the future of Rollins College. He stated that the primary purpose of the project is to increase the quality of the student learning experience by bringing them back in to campus life. In addition, Mr. Cornwell stated that having the students reside on campus would be good for the community and make Rollins College a better neighbor to Winter Park.

The Board heard public comment in support of the requests from: Tony Gray, 311 E. Morse Blvd, Winter Park, FL; Jeffrey Blydenburg, 204 Genius Drive, Winter Park, FL; Kenneth Bradley, 1612 Elizabeth's Walk, Winter Park, FL; Alan Ginsburg, 300 Interlachen Avenue, Winter Park, FL and William Sullivan, 1362 Richmond Road, Winter Park, FL.

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

The Planning Board members concurred in their discussions that the project was well designed in this lakefront locations, well screened from views of neighbors across the lake and with the added parking garage, it would meet the needs for the increased on-campus parking.

Motion made by Ray Waugh, seconded by Laura Turner, for Final Conditional Use approval to build a new 250,000 square foot dormitory with approximately 500 beds and for Preliminary Conditional Use for a new on-campus parking garage at the southwest corner of Fairbanks Avenue and Ollie Avenue with up to five levels and up to 850 parking spaces, with the following condition that was offered by the applicant:

1. That the parking garage shall have a Certificate of Completion before or simultaneously with the dormitory Certificate of Completion.

The motion carried with a 7-0 vote.

REQUEST OF IRA KITOGRAD FOR: CONDITIONAL USE APPROVAL FOR A TWO-STORY OFFICE AND RESIDENTIAL MIXED USE PROJECT CONSISTING OF FIVE OFFICES TOTALING 3,770 SQUARE FEET OF TOTAL OFFICE SPACE ON THE GROUND FLOOR AND FIVE RESIDENTIAL UNITS ON THE SECOND FLOOR AT 2600 TEMPLE TRAIL, ZONED OFFICE (O-2).

Senior Planner, Allison McGillis presented the staff report. She explained that the item is a conditional use request for a two-story office and residential mixed-use project at 2600 Temple Trail, which is, zoned (O-2) Office. She explained that the (O-2) office zoning district allows for residential units on the second floor via conditional use.

Mrs. McGillis provided renderings of the proposed site plan and stated that while this project is a mixed-use project, the modern term for what the applicant is proposing is called "live/work units". She remarked that the 5 office units on the first floor are to be independently connected to the 5 residential units above. She stated that the difference between this request and other mixed-use projects throughout the City that have office on the first floor and residential units on the second floor is the internal stairway that connects the first floor office suite to the second floor residential unit. This allows the applicant to sell each unit as fee simple so that someone can work downstairs and walk upstairs to their residence and truly be a "live/work project".

Mrs. McGillis stated that the 5 office units total approximately 3700 square feet and the residential units range from 1,000 to 1600 square feet in size. Each residential unit has a one car garage and yard space with a privacy wall in the rear for a buffer to the residential units to the south. Mrs. McGillis remarked that the (O-2) zoning codes states that when residential units are a part of a project, then the Floor Area Ratio may be up to 60% versus the typical 45%, the proposed Floor Area Ratio for this project is 57.6% which meets the maximum requirement.

Mrs. McGillis stated that in relation to parking requirements the code states that the parking required for this project is the sum of the requirements for each use, meaning that one space per 250 square feet of office space is required and 2.5 spaces are required for each residential unit. The total parking required is 28 parking spaces, and 24 spaces are provided. She stated that with the city's recent adoption of updates to the parking code for mixed use projects and shared parking based on the Urban Land Institute's Methodology for Shared Parking, there is some flexibility in parking requirements for this type of project. Since this is a live-work project, the idea is that the

person living on the second floor only needs to walk downstairs to work, and does not require an additional parking space. The other condition may exist that the person living on the second floor rents out the bottom office floor to a third party. In that case, the idea is that the residents would leave for work and the office users would occupy those same parking spaces. In either scenario, there are extra parking spaces if the office user were to have multiple clients at a given time for a meeting. By following the strict definition of the code, the applicant would need a parking variance of four parking spaces, but staff feels that the mix of uses in this project justifies the number of parking spaces proposed.

Mrs. McGillis summarized by stating that overall, this will be the first true live/work project in Winter Park. This project is located adjacent to the commercial properties along Howell Branch, and provides mix of office/residential uses between that and the residential properties to the south. It provides an adequate transition, and has an attractive architectural appearance that is compatible with the surrounding properties.

She stated that the staff recommendation is for approval with one condition:

1. That any electric transformers/backflow preventers, or trash bins shall be located where not visible from a public street or adjacent properties, and shall also be landscaped so as to be effectively screened from view.

Mrs. McGillis answered questions from the Board.

Applicant, Ira Kitograd, 731 Pansy Avenue, Winter Park, FL, addressed the Board. He stated that he was excited to be breaking new ground in Winter Park with this live/work project. He gave the Board a brief background of the project.

Mr. Kitograd answered questions from the Board regarding the intent of the project as it relates to renting of office space versus tenant space, parking and building/unit maintenance, addition sidewalks, trash pick-up and architecture. Discussion ensued.

The Board heard public comment from Joseph Scheiner, 2613 Lafayette Avenue, Winter Park, FL. Mr. Scheiner explained that his home is directly to the east of 2600 Temple Trail. He expressed concerns with the project related to rear fence height and view of neighbors.

The applicant and staff discussed the neighbor's concerns and responded to additional questions from the Board. In-depth discussion ensued.

Motion made by Ray Waugh , seconded by Laura Turner, for conditional use approval for a two-story office and residential mixed use project consisting of five offices totaling 3,770 square feet of total office space on the ground floor and five residential units on the second floor at 2600 Temple Trail, zoned office (O-2) with the following conditions:

- 1. That the applicant come back before the Board with a specific landscape plan, detailed elevations of the building including articulation, and an addition of a sidewalk to the site plan along the front of the building connecting to Temple Trail.**
- 2. That any electric transformers/backflow preventers, or trash bins shall be located where not visible from a public street or adjacent properties, and shall also be landscaped so as to be effectively screened from view.**

The motion carried with a 7-0 vote.

Board member Owen Beistch made a motion to amend the conditions to include the requirement of a home owners association, seconded by Ross Johnston.

The motion carried with a 7-0 vote.

THE FOLLOWING ITEMS WERE POSTPONED:

REQUEST OF LG WINTER PARK FAIRBANKS LLC FOR: CONDITIONAL USE APPROVAL FOR A NEW 2,000 SQUARE FOOT, 60 SEAT, WENDY'S RESTAURANT WITH A DRIVE-IN COMPONENT AND 8,240 SQUARE FEET OF ADDITIONAL RETAIL BUILDING SPACE AT 1308, 1324 AND 1350 WEST FAIRBANKS AVENUE, ZONED C-3 AND O-1.

NEW BUSINESS:

Next P&Z Regular Meeting: Tuesday, February 5, 2019 @ 6:00 pm.

Ross Johnston, Chairperson

Kim Breland, Recording Secretary