



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

**Regular Meeting
City Hall, Commission Chambers**

**March 5, 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, Owen Beitsch, Bob Hahn, Laura Turner, Laura Walda and Raymond Waugh. Absent: Adam Bert. Also Present: City Attorney Dan Langley. Staff: Director of Planning and Community Development, Bronce Stephenson; 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 February 5, 2019 meeting minutes. Motion carried with a 7-0 vote.

PUBLIC HEARINGS:

REQUEST OF PHIL KEAN DESIGN GROUP FOR: APPROVAL TO CONSTRUCT A NEW, TWO-STORY, 9,455 SQUARE FOOT, SINGLE-FAMILY HOME LOCATED AT 181 VIRGINIA DRIVE ON LAKE VIRGINIA, ZONED R-1AAA.

Senior Planner, Allison McGillis, presented the staff report explaining that the request was for site plan approval to construct a new, two-story, 9,455 square-foot, single-family home at 181 Virginia Drive, which is located on Lake Virginia, and is zoned R-1AAA. This property came before the Board on October of last year, and received an approval for an addition to the existing home. Since that time, the owners have decided to demolish the existing home, and construct a new home which is the reason for this subsequent public hearing.

Mrs. McGillis stated that the proposed two-story home will be total of 9,455 square feet, which yields a Floor Area Ratio (FAR) of 32% and the impervious coverage would be 36%, both of which are within the maximum of what the code allows. In terms of tree preservation, the applicant is saving the existing trees near the lakefront as well as the large 80" oak tree in the northern east portion of the property. The applicant has had several discussions with the City's Urban Forestry Manager, who has approved the proposed wood deck that will surround the 80" oak tree.

With respect to views from the lake, Mrs. McGillis stated that the home will be constructed behind the 50 foot lakefront setback and the average setback of the two adjacent homes as to not block their lake views.

In terms of storm water retention the applicant is proposing a storm water swale near the lake that is sized to meet the code requirements.

Mrs. McGillis 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.

Mrs. McGillis answered questions from the Board regarding the height of the stem wall. There were no further questions.

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 Ray Waugh, for approval to construct a new, two-story, 9,455 square foot, single-family home, located at 181 Virginia Drive on Lake Virginia, zoned (R-1AAA)

The motion carried with a 7-0 vote.

REQUEST OF FG SCHAUB CUSTOM HOMES FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 444 SHEPARD AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS.

Senior Planner, Allison McGillis, presented the staff report. She explained that the applicant is requesting a lot split approval to divide the property at 444 Shepherd Avenue which is zoned (R-1A) into two single-family lots. The property is currently developed with one single-family home that will be demolished. Each lot is proposed to be 75 feet wide and 11,250 square feet in size. In terms of the zoning test, both lots will meet the minimum lot size and lot width requirements of (R-1A)

With respect to the Comprehensive Plan Test, which compared 76 homes within 500 feet of the lot, this request does have lot sizes that are slightly smaller than other homes in the neighborhood, but still compares favorably. The average lot width in the test is 82.4 feet and the median lot width is 75 feet. The average lot size is approximately 12,784 square feet, and the median lot area is 12,458 square feet. The applicant has provided a generalized front elevation for the type of homes that they plan to build, and general site plans for the layout of the proposed new homes and the comply with the normal single-family development standards.

Mrs. McGillis summarized by stating that the meets all of the R-1A zoning requirements for lot sizes, and no variances are requested. This request also passes the Comprehensive Plan test.

Staff Recommendation is for APPROVAL, with the following conditions:

- 1. That the final front elevations of the homes be of varied architectural styles to each other to provide diversity to the neighborhood.**

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

The Board agreed with Staff's recommendations.

Motion made by Ray Waugh, seconded by Laura Turner, for subdivision or lot split approval to divide the property at 444 Shepherd Avenue, zoned (R-1A), into two single-

family lots along with Staff's condition that the final front elevations of the homes be of varied architectural styles to provide diversity to the neighborhood.

The motion carried with a 7-0 vote.

REQUEST OF V3 CAPITAL GROUP LLC TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM A MEDIUM DENSITY RESIDENTIAL TO AN OFFICE FUTURE LAND USE DESIGNATION ON THE PROPERTIES AT 1419 AND 1421 TROVILLION AVENUE.

REQUEST OF V3 CAPITAL GROUP LLC TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO OFFICE (O-2) DISTRICT ZONING ON THE PROPERTIES AT 1419 AND 1421 TROVILLION AVENUE.

REQUEST OF V3 CAPITAL GROUP LLC FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT A NEW TWO-STORY, 30,000 SQUARE FOOT, OFFICE BUILDING ON THE COMBINED PROPERTIES AT 1424 AND 1428 GAY ROAD AND 1419 AND 1421 TROVILLION AVENUE.

Senior Planner, Allison McGillis, presented the staff report. She explained that the item is a three part request for 1419 and 1421 Trovillion Avenue and 1419 and 1421 Gay Road located behind the 'Center of Winter Park' Shopping Center (formerly the Kmart Shopping Center). The applicant is requesting to change the future land use designation and zoning of the Trovillion addressed properties from Medium Density Residential (R-3) to Office (O-2). Mrs. McGillis presented slides of maps showing the current land use of the site and current zoning. The Gay Road properties already have an office land use and (O-2) designation. The request would unify the zoning of the properties which are under the same ownership and the request would be consistent with the zoning to the east and provide land use transition from the commercial properties at 17-92 to the more residential properties to the west and the south.

Mrs. McGillis stated that the properties have had previous requests before the City for Zoning changes and Conditional Use requests. In 2016, a request was made for a Conditional Use approval for a Ladybird Academy daycare/pre-school, keeping the existing R-3 and O-2 mixed zoning on the properties. The City Commission denied the request due to the neighborhood concerns of traffic and noise for this type of use. In 2017, a request was made to unify the zoning of the combined properties to R-3 zoning. This would have allowed for a total of up to 29 residential units. The applicant at the time, included two possible development plans showing 25 and 28 townhouse units. The request did not include a Conditional Use with an approval of the specific plans. The City Commission denied the request due to neighborhood concerns of dense residential development, and the uncertainty of the proposed project.

Mrs. McGillis stated that the third part of the request of V3 Capital Group includes a Conditional Use request for a two-story, 30,000 square foot two-story building that measures thirty (30) feet in height. The project meets all of the land development code requirements with respect to Floor Area Ratio, setbacks, storm water retention, etc., with the exception of the rear setback. The applicant is proposing a 20-foot setback in lieu of the required 30-foot rear setback. In addition, the applicant is proposing a 10-foot landscape buffer and 6-foot wall to mitigate the encroachment. This variance stems from a desire to place the building at the front of the lot along Gay Road in an effort to keep it as far away from the adjacent residential properties to the west and the south. The variance would also help to screen the majority of the parking lot from Gay Road.

With respect to parking, the project is utilizing the City's new parking code of one space for every 250 square feet for the first 20,000 square feet and one space per 333 square feet for the next space above 20,000 square feet. Based on the 30,000 square feet proposed, the required parking

is 104 parking spaces. The site plan shows three spaces over code requirements at 107 spaces. Bicycle parking is provided to meet code.

The applicant is proposing two entrances to the project, one on Gay Road and another on Trovillion Avenue. Currently, Trovillion Avenue is a right-in/right-out due to its proximity to the light at Gay Road, and the difficulties of turning left across Orlando Avenue. This connection would allow the residences at the Killarney Bay condos and other business on Trovillion Avenue to have access to the lighted intersection at Gay Road. The only concern with this connection is the direct and straight-through access that the applicant is proposing. Staff has discussed with the applicant, moving the Trovillion Avenue access point further to the east to create more of a curvilinear path to slowdown traffic through the parking lot. The applicant has agreed to this change, but anticipates that one or two spaces would be lost to accommodate turning radii. Since the project is proposing an extra three parking spaces, this would still meet code requirements. Staff has heard from several residents regarding concerns with the connection.

In terms of traffic numbers, the applicant has submitted a traffic analysis that states that there will be 302 net new daily trips from this proposed 30,000 square foot office building. Therefore, the difference in traffic from what could be built under current Zoning versus the proposed Zoning and the Conditional Use request is 81 additional trips. The Traffic Analysis states that these 81 additional trips are not expected to adversely affect the traffic operations along Gay Road or at the signalized intersection of Orlando Avenue and Gay Road.

Mrs. McGillis stated that this new 30,000 square foot building right at the ten foot required setback on Gay Road will set the tone for future redevelopment in this area. Therefore, planning staff is also recommending landscaping above and beyond code requirements to be implemented within the front setback and the areas between the parking spaces and Gay Road, as well as Trovillion Avenue.

Mrs. McGillis presented the proposed building elevations originally submitted by the applicant. She stated that since that submission, the City Architect has made recommendations to enhance the appearance of the building, as it will set the tone for the development in the area. The applicant and City Architect will work together to come up with a more enhanced elevation of the building.

Mrs. McGillis summarized by stating that **Staff recommendation is for approval of the Comprehensive Plan Future Land Use amendment, rezoning request and Conditional Use with the following conditions:**

- 1. That the final architectural elevations and materials of the proposed office building, be revised in consultation with the City Architect and that such architectural elevations and materials be subsequently approved by the P&Z Board and City Commission after input and dialogue with the City Architect.**
- 2. That the project be restricted to a non-interior illuminated monument ground sign.**
- 3. That landscaping above and beyond code requirements be implemented within the front setback and the areas between the parking spaces and Gay Road, as well as Trovillion Avenue.**
- 4. That the applicant replace the existing sidewalk along Gay Road with a new eight (8) foot sidewalk.**

Mrs. McGillis answered questions from the Board regarding landscaping requirements and sidewalk requirements for Gay Road.

City Architect, Brooks Weiss, answered questions from the board regarding the updated changes to the elevations for the proposed building, parking lot surface and potential for underground parking.

Applicant, Trey Vick, 3349 Holiday Avenue, Apopka, FL 32703, addressed the Board. He responded to Board questions regarding underground parking, rear setback and positioning of the building, anchor tenants and discussions with the residents regarding their concerns. He explained that he and his team meet with the residents in advance of the application as well as with the City Architect and Planning Department to deliver a workable solution for the property. Mr. Vick requested an opportunity to address any concerns made by the public.

The Board heard public comment from: MarJean Olson, 1415 Trovillion Avenue, Winter Park, FL; Jody Serago, 610 Killarney Bay Court, Winter Park, FL; Terry Dukes, 650 Killarney Bay Court, Winter Park, FL; Doug White 595 Lakefront Boulevard, Winter Park, FL; Stephanie Barnes, 620 Killarney Bay Court, Winter Park, FL; Ellen Tatich, 240 Killarney Bay Court, Winter Park, FL and C. Penney Cutter; 1500 Gay Road, Winter Park, FL. The residents expressed concerns regarding the potential for increased cut-through traffic through the neighborhood, commercial traffic encroaching on residential property, lack of sidewalk on Trovillion Avenue and increased potential cut-through traffic through the proposed parking lot.

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

Applicant, Trey Vick, responded to the resident's concerns. He stated that with the proposed building's office use there would not be many commercial large scale truck deliveries. There will not be any weekend hours, cutting down on traffic in the area. Mr. Vick addressed concerns regarding the tower element of the proposed building design, Trovillion Avenue ingress and egress access point and the left turn challenges turning on the Orlando Avenue.

The applicant responded to questions from the Board regarding resident use of the parking lot for through traffic, adding a sidewalk on Trovillion Avenue and storm water retention. There was in-depth discussion regarding the Trovillion Avenue access point as it relates to connectivity and life safety and the general increase in traffic.

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

There was extensive discussion amongst Staff and the Board; topics of discussion were:

- Increased traffic in the general area and potential solutions i.e. Executive Drive and the upcoming traffic light on Bennett Road.
- Life safety and fire code requirements as they relate to the Trovillion Avenue secondary access point.
- Potential for cut-through in the building parking lot.
- Floor area ratio and how it relates to parking lot requirements as well as storm water retention.
- Request from the Board to amend condition number five of the staff report to add a 5-foot sidewalk on Trovillion Avenue.
- Transitional Land Use.

- Request from the Board for further discussion regarding implement a directive for the Planning Department to request that the City take action to address traffic and mobility concerns in the area surrounding the Winter Park Shopping Center and the Winter Park Village.

Motion made by Ray Waugh, seconded by Laura Turner to amend the "Comprehensive Plan" Future Land Use Map to change from a Medium Density Residential to an Office Future Land Use designation on the properties at 1419 and 1421 Trovillion Avenue.

The motion carried with a 6-1 vote. Board member, Bob Hahn, voted in opposition to the request.

Motion made by Ray Waugh, seconded by Laura Turner, to amend the official zoning map to change from Medium Density Multiple Family Residential (R-3) district zoning to Office (O-2) district zoning on the properties at 1419 and 1421 Trovillion Avenue.

The motion carried with a 6-1 vote. Board member, Bob Hahn, voted in opposition to the request.

Motion made by Ray Waugh, seconded by Laura Turner, for Conditional Use approval to construct a new two-story, 30,000 square foot, office building on the combined properties at 1424 and 1428 Gay Road and 1419 and 1421 Trovillion Avenue with the following conditions:

- 1. That the final architectural elevations and materials of the proposed office building, be revised in consultation with the City Architect and that such architectural elevations and materials be subsequently approved by the P&Z Board and City Commission after input and dialogue with the City Architect.**
- 2. That the project be restricted to a non-interior illuminated monument ground sign.**
- 3. That landscaping above and beyond code requirements be implemented within the front setback and the areas between the parking spaces and Gay Road, as well as Trovillion Avenue.**
- 4. That the applicant replace the existing sidewalk along Gay Road with a new eight (8) foot sidewalk and a (5) foot sidewalk on Trovillion Avenue.**

The motion carried with a 6-1 vote. Board member, Bob Hahn, voted in opposition to the request.

REQUEST OF BILL BRYAN IMPORTS, INC. FOR: CONDITIONAL USE APPROVAL TO BUILD AN AUTOMATIC CAR WASH FACILITY AT 1350 N. ORLANDO AVENUE, ZONED C-3.

Planning and Community Development Director, Bronce Stephenson, presented the staff report. He explained that the applicant, Bill Bryan Imports is seeking Conditional Use approval to build an automatic car wash facility at 1350 N. Orlando Avenue, zoned (C-3). The site is 47,173 square feet in size and is the site of the existing "do-it-yourself" Buffy's Car Wash. The new one-story automatic car wash building would be 4,000 square feet in size and 19 feet in height is in the rear of the site, 11 feet from the railroad property. Technically a 30 foot rear setback applies but given that it is the railroad, staff is in support of that setback variance.

Mr. Stephenson reviewed the impervious coverage, FAR and setback requirements. There is ample land in two locations on the north end of the site and up front to accommodate the required storm water retention per City and FDOT requirements. The current property has no storm water retention. A conceptual landscape plan was included, which showed the layout for new tree landscaping. Mr. Stephenson explained that one of the conditions from staff (condition #2 of the staff report) was for the applicant to put a wall around the vacuum station for screening purposes. He stated that after further discussion with the applicant, Staff has decided to revise that condition and the applicant has agreed to add additional landscaping to screen the vacuum station. The final landscape plans will be reviewed and approved by the City Urban Forestry Manager and Staff.

Mr. Stephenson stated that another topic is the potential of a long range future bike trail that may use a bike/pedestrian bridge over the FDOT railroad tressle. The car wash property owner has agreed to work with the City if an access easement is needed in that northern undeveloped triangle of the site to connect from the Orlando Avenue sidewalk to the railroad right-of-way.

Mr. Stephenson reviewed the elevations for the project and summarized by stating that **Staff**

Recommendation is for approval of the Conditional Use with the following conditions:

- 1. That the final storm water design not intrude upon the front 10 foot setback allowing sufficient land to be used for the oak tree screening.**
- 2. That the project include a sufficient landscape buffer to the exterior facing Orlando Avenue as approved by Urban Forestry department to properly screen the car wash operations, as well as overall compliance with the landscape code and removal of invasive trees along the railroad right-of-way.**
- 3. That the property owner agree to dedicate a pedestrian easement for no monetary compensation and shall work with the City to establish future location of necessary easement.**

Mr. Stephenson answered questions from the Board related to security and transient community concerns and questions regarding what land uses are currently on the opposite side of the railroad tracks from the car wash.

Civil Engineer, Larry Polinar, RCE Consultants, 617 Arvern Drive, Altamonte Springs, FL represented the applicant. He answered questions from the board related to hours of operation, security and transient community concerns and storm water retention plans for the site.

No one from the public wished to speak. The public hearing was closed. The Board discussed and agreed with Staff's recommendations.

Motion made by Laura Walda, seconded by Sheila De Ciccio, for Conditional Use approval to build an automatic car wash facility at 1350 N. Orlando Avenue, zoned (C-3) with the following conditions:

- 1. That the final storm water design not intrude upon the front 10 foot setback allowing sufficient land to be used for the oak tree screening.**
- 2. That the project include a sufficient landscape buffer to the exterior facing Orlando Avenue as approved by Urban Forestry department to properly screen the car wash operations, as well as overall compliance with the landscape code and removal of invasive trees along the railroad right-of-way.**
- 3. That the property owner agree to dedicate a pedestrian easement for no monetary compensation and shall work with the City to establish future location of necessary easement.**

Respectfully,

Kim Breland
Recording Secretary