



# Planning and Zoning Board Minutes

January 14, 2020 at 6:00 p.m.

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

## 1. Present

Chairman Ross Johnston called the meeting to order at 6:00 p.m. in the Commission Chambers of City Hall. Present: Ross Johnston, Ray Waugh, Chuck Bell, Adam Bert, Laura Turner, Owen Beitsch, Christian Swann and Laura Walda. Also Present: City Attorney Dan Langley. Staff: Planning Director Bronce Stephenson, Principal Planner Jeff Briggs, Senior Planner Allison McGillis, Recording Secretary Kim Breland.

## 2. Approval of minutes

None

## 3. Public Hearing:

CPA #20-01; RZ #20-01 & CU #20-02: Request of Rollins College for: Ordinances to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map from Office (O-1) to Institutional (PQP) and for Conditional Use approval to build a new 3-story, Rollins Museum and a new 3-story, Crummer Graduate School of Business at 200 E. New England and 203 E. Lyman Avenues.

Board Member Laura Walda recused herself from the item as she is employed by same office as counsel for the applicant.

Principal Planner Jeff Briggs explained that the item was a request of Rollins College for Comprehensive Plan Future Land Use and Zoning changes on the Lawrence Center block and Conditional Use approval to build a new three-story Rollins Museum and three-story Crummer Graduate School of Business. Mr. Briggs presented images of the Lawrence Center block and Comprehensive Plan Map showing the property designated and zoned Office. Rollins College request is that the Land use/Zoning be changed to match that of the college campus, which is an Institutional FLU category and Public Quasi Public (PQP) zoning.

Mr. Briggs explained that one difference between the two designations was the Floor Area Ratio which would change the FAR from a maximum of 45% to a potential maximum of 200 %. It was stated that the changes were key because through the development program the density would be increased to 166% FAR, making the land use changes essential.

Mr. Briggs explained that the existing Lawrence Center four-story office building that will remain on the property to be used as "for lease" office space to third parties and not intended to transition to Rollins College use. However, redevelopment is planned for the rest of the property. He explained that the desire is to move Cornell Museum from its present, obscure location on the lakefront, to this site where more people would have an opportunity to visit the museum giving it more visibility and vitality. The other portion of the request was a new three-story Crummer Graduate School of Business measuring three-stories and approximately 79,000 square feet of building area. In addition, there would be a small parking lot at the corner of Knowles Avenue and Lyman Avenue that would serve immediate needs of visitors requiring disabled parking, deliveries and other parking needs.

Mr. Briggs explained that underground exfiltration beneath the parking lot would be used for retention. Additionally, Mr. Briggs showed preliminary elevations of the new buildings. It was noted that the elevations were intended to be preliminary as the goal of Rollins College was to gain the entitlements for the two new facilities of a museum and graduate business school. Fund raising and other design decisions would come later in the process. Thus any approval by the City would come with the condition that the final exterior elevations and materials, along with any adjustments to the landscape plan, would be brought back to P&Z for subsequent approval which was agreed to by the College.

Mr. Briggs noted that in terms of height and FAR, the project was compatible with other buildings in close proximity. Mr. Briggs discussed parking and explained that the project would primarily utilize the SunTrust garage. Rollins would be moving 300-400 students/staff from the SunTrust garage to the newly constructed Ollie parking garage on campus which would open parking opportunities to accommodate the needs of Lawrence Center and Museum employees and visitors, Crummer Graduate School students, and Alford Inn needs and still have a surplus. It was noted that most of the Crummer Graduate School classes are at night and those students park there now.

Lastly, Mr. Briggs stated that a development agreement was part of the request. He stated that Rollins College was asking for approval/entitlements to last 5 years due to the need for fund raising and further design. With the surplus parking available in the SunTrust garage, Rollins offered to provide 25 parking space for City Hall employees which would allow for additional customer and public parking behind City Hall. Additionally, Rollins' would limit the use of the Crummer Graduate School so that there would be no undergraduate classroom instruction and no dormitory construction north of Fairbanks Avenue.

Staff recommendation was for approval. There were no questions from the Board for Staff.

Rollins College President Grant Cornwell, 600 Osceola Avenue, Winter Park, FL, addressed the Board. He explained the College's vision for the Innovation Triangle in that the project was derived from the College's strategic planning process. With respect to the Cornell Museum, he stated that their art collection had grown in quality and quantity and contained approximately 5,000 pieces of fine art and it was a civic duty to share the collection with the larger community. With respect to the Crummer Graduate School, Mr. Cornwell explained that the school had been constrained in its current location and had outgrown its space. He stated that the faculty, dean and board of advisors were looking for The Crummer to be housed in a new facility and that the new building was very important to the Rollins College pedagogy. Lastly, he stated that the Innovation triangle encompasses three programs: Museum; Business school and Alford Inn that will provide synergy between them to serve Rollins college, and the City of Winter Park as a destination for innovation.

Rebecca Wilson, Lowndes, Drosdick, representing Rollins College thanked the Board for their consideration and noted that the college chose architect, Joseph Coriarty, for the project through a nationwide search and noted that Mr. Coriarty had previously designed the Hillstone Restaurant building in Winter Park. Ms. Wilson discussed the site plan, reiterated that the Lawrence Center was the existing four-story building on the property and most of the spaces are leased to 3<sup>rd</sup> party businesses with the College occasionally using it for "swing space" she spoke about the progression from Park Avenue to the Alford Inn and stated that currently there is a dead space between the current building and Park Avenue and the Innovation Triangle project would create a streetscape similar to Park Avenue.

Mrs. Wilson reviewed the Floor Area Ratio calculations for the Alford Inn and the Lawrence Center and presented conceptual images of the Innovation Triangle. She further discussed the Development Agreement and talked about the City code analysis as it relates to three-story buildings in the Central Business District. She reviewed the setbacks on Interlachen Avenue and briefly discussed issues related to parking. Mrs. Wilson reiterated that the final exterior elevations and landscape plans would be required to come back to the Planning & Zoning Board for final approval. Lastly, she asked for permission to address concerns made by residents during public comment.

The Board heard public comment from:

Jim Fitch, 1820 Via Genoa, Winter Park, FL who spoke in opposition of the Innovation Triangle Project citing issues related to parking and the City allowing Rollins College to lease office space at the Lawrence Center and Carmen Rasnick, 311 N. Knowles Avenue, Winter Park, FL; Ann Kelly, 520 N Phelps Avenue, Winter Park, FL.; Greg Marshall, 1625 Roundelay Lane, Winter Park, FL; and Patricia (could not hear last name in audio), 2837 Lake Baldwin Lane who spoke in favor of the project.

In addition, the Board heard public comment from William Gerber, 300 S. Interlachen Avenue, Winter Park. Mr. Gerber explained that The Residences has ten parking spaces in the current Lawrence center parking lot via easement and objected to the relocation of those spaces.

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

Attorney Rebecca Wilson addressed concerns made during public comment. She stated that the Crummer Graduate School held most of its classes in the evenings which would alleviate issues related to lack of available parking during the day. Ms. Wilson confirmed that in 2011 an easement was granted for parking to the Residences which allows for the relocation of those spaces and she stated the college would work directly with The Residences on that issue.

Mrs. Wilson answered questions from the Board related to public access to the property, taxes Rollins pays for leasing office space at the Lawrence Center, lot coverage and FAR percentages, and main entrance location for the museum.

The Planning Board members voiced support for the overall concept of the project and felt that the buildings were compatible with the location proposed. They agreed that the new Ollie Garage made this possible by shifting so many student/staff cars from the SunTrust garage that the Lawrence center parking lot could be removed given the new parking capacity in the SunTrust garage.

**Motion made by Laura Turner, seconded by Ray Waugh, for approval for an Ordinance to amend the future land use plan map to change the future land use designation of office to institutional on the 2.37 acres of properties at 200 E. New England Avenue and 203 E. Lyman Avenue.**

**Motion carried unanimously with a 7-0 vote.**

**Motion made by Laura Turner, seconded Ray Waugh, by for approval for an ordinance to amend the official zoning map to change from Office (O-1) zoning to Public, Quasi-Public (PQP) district zoning on the 2.37 acres of properties at 200 E. New England Avenue and 203 E. Lyman Avenue.**

**Motion carried unanimously with a 7-0 vote.**

**Motion made by Laura Turner, seconded Chuck Bell for Conditional Use approval to redevelop the properties at 200 E. New England Avenue and 203 E. Lyman Avenue, to build a new 3-story, 30,766 square foot, Fine Arts Museum and a new 3-story 77,189 square foot Crummer Graduate School of Business building with the following condition:**

**1. That the final floorplans and exterior elevations/materials of the Museum building and final exterior elevations/materials of the Crummer School building, as well as the site, landscape plan to be reviewed and subsequently approved by the Planning and Zoning Board and City Commission.**

**Motion carried unanimously with a 7-0 vote.**

#### **4. New Business: None**

## 5. Planning Director's Report:

Planning Director Bronce Stephenson updated the Board on the Orange Avenue Overlay Ordinance that was presented to the City Commission at the January 13, 2020 City Commission meeting. He explained that the meeting began at 3:30 p.m. and ended at 2:30 a.m., with two major items on the agenda, the final budget for the new library project which after lengthy discussion was tabled to the January 24, 2020 City Commission meeting and the Orange Avenue Overlay. He explained that a motion was made to approve the OAO Ordinance as presented and recommended by the Planning and Zoning Board, once the motion was made there were approximately 40 amendments made by the Commission. Mr. Stephenson stated that once the Commission and staff completed the amendments, the floor was opened to public comment at approximately 1:00 a.m., the meeting went on until 2:30 a.m. at which time the Mayor decided that the meeting would end and be continued to Thursday, January 16<sup>th</sup> when the Commission would review and vote on all amendments to the Ordinance, but would not take public comment. City Attorney Dan Langley added that it was at the discretion of the Board to take further public comment and noted that there would be a second reading of the Ordinance in March.

Mr. Stephenson thanked all of the Board members for their letters in support of the Orange Avenue Ordinance and for attending the January 13<sup>th</sup> City Commission meeting.

## 6. Board Update & Comments: None

The meeting adjourned at 7:34 p.m.

Respectfully,

Kim Breland

Recording Secretary