



# Planning and Zoning Board Minutes

February 4, 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, Laura Walda, Owen Beitsch and Christian Swann. Absent: Laura Turner and Adam Bert. Also Present: City Attorney Dan Langley. Staff: Planning Director Bronce Stephenson, Principal Planner Jeff Briggs, Senior Planner Allison McGillis and Recording Secretary Kim Breland.

## 2. Approval of minutes

**Motion made by Ray Waugh, seconded by Laura Walda, to approve the January 7, 2020 meeting minutes.**

**Motion carried unanimously with a 6-0 vote.**

**Motion made by Ray Waugh, seconded by Laura Walda, to approve the January 14, 2020 meeting minutes.**

**Motion carried unanimously with a 6-0 vote.**

## 3. Public Hearing:

- SUB #20-03 Request of William Keegan Homes for: Subdivision approval to split the properties at 1760 and 1780 Bryan Avenue into three single-family lots, zoned R-1A. Variances are requested from the R-1A dimension standards.

Principal Planner Jeff Briggs explained that the request was subdivision approval to split the lots at 1760 and 1780 Bryan Avenue, zoned R-1A, into three lots. Aerial views of the location were presented for reference. Both lots are 100 feet wide and the applicant proposes three lots, each with 67 feet of lot width and 8,466 square feet of lot area. Mr. Briggs explained that the neighborhood is zoned R-1A and the minimum lot size for the area was 75 feet of lot width and 8,500 square feet of lot area. Thus, variances were requested.

Mr. Briggs presented a graphic outlining homes within a 500-foot radius, a total of 117 homes, and the average lot width in the collective area was 71.5-feet making the proposed home 4-feet shorter than the average in the neighborhood and only 34 square feet short of what would be a conforming lot in R-1A. He stated that if the property were to stay together, two homes could be built at 11,000 square feet on each 100-foot lot, but when divided into three homes, had a more comparable number and more compatible with the neighborhood.

Mr. Briggs stated that in the past it has been the position of the Planning and Zoning Board that when applicants are not asking for large numbers in terms of variances, that rather than have homes that are oversized in the neighborhood, smaller more comparable homes have been favored. He also explained that it has been Staff's practice to recommend denial when variances are requested and added that he had also provided a number of reasons the project was compatible with the neighborhood. He stated that should the Board recommend approval, Staff would suggest the normal condition that the homes be a varied architecture to provide diversity to the neighborhood. He stated

that in talks with neighbors who live behind the lots, there was concern of what type of fencing would be constructed for the new homes. He stated that in order to provide uniformity, Staff proposed a condition that the each of the homes have a similar six-foot vinyl privacy and match the color of the adjacent existing fence of one of the neighbors. He also noted that there was concern regarding overgrown vegetation and staff recommended the applicant provide landscape screening along the fence wall to provide privacy in the rear of the property.

Staff recommendation was for denial due to the variance, but if approved, staff suggested 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.
2. That a new uniform six-foot vinyl privacy fence be installed along the rear of all three homes matching the existing color of the existing vinyl fence at 1781 Edwin Blvd.
3. That invasive landscape species along the rear property lines be removed and privacy landscaping being installed.

Applicant Steve Cyr, 8172 Via Rosa, Winter Pak, FL addressed the Board. Mr. Cyr stated that he would like to split the properties into three homes and added that he did speak with the neighbors who expressed positive opinions about the project. He added that he would comply with the conditions recommended by staff. He answered questions from the Board regarding the designs for each of the homes and there was additional discussion regarding reducing the square footage requirements to comply with code as the Board proposed to Staff. The applicant stated that he would not be opposed to adjusting the square footage for the lots. He answered questions related to landscaping and tree preservation and the varied architecture conditions recommended by Staff.

The Board heard public comment from Laura Laboda 1765 Edwin Boulevard, Winter Park, FL and Barry Laboda, 1765 Edwin Boulevard, Winter Park, FL, who spoke in favor of the request. No one else wished to speak. The public hearing was closed.

The Board discussed the possibility of a reduction of the square footage of the homes to remain in compliance with the existing FAR yield. The Board decided not to add that condition but agreed with the other conditions and acknowledged that the neighbors seem okay with the variances and happy to see redevelopment of these two rental properties.

**Motion made by Chuck Bell, seconded by Christian Swann, for Subdivision approval to split the combined properties at 1760 and 1780 Bryan Avenue into three single-family lots, zoned R-1A including the variances being requested in R1A lot dimensions and 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.
2. That a new uniform six-foot vinyl privacy fence be installed along the rear of all three homes matching the existing color of the existing vinyl fence at 1781 Edwin Blvd.
3. That invasive landscape species along the rear property lines be removed and privacy landscaping be installed.
4. That ornamental trees be planted along the rear of the property to mitigate the fence.

**Motion carried with a 6-0 vote.**

- CPA #20-03; RZ #20-03 & #20-04 Request of Hill/Gray Seven LLC for: (1) Ordinance to amend the Comprehensive Plan Future Land Use Map from Medium Density Residential (R-3) to Parking Lot (PL) on the property at 472 Broadview Avenue, (2) Ordinance to amend the Official Zoning Map to change from Medium Density Residential (R-3) to Parking Lot (PL) on the property at 472 Broadview Avenue, and (3) Conditional Use approval to construct 24,000 square feet of two-story commercial buildings on the properties at 415 S. Orlando Avenue and 336 and 434 Grove Avenue.

Board member Laura Walda recused herself from this request as she is employed by the same law firm as counsel that represented the applicant.

Principal Planner Jeff Briggs explained that the request involved the properties at 415 S. Orlando Avenue, the old Mini Ranch Mall, two companion properties at 336 and 434 Grove Avenue and the property at 472 Broadview. He provided aerial and close up views of the properties and explained that the applicant has proposed to redevelop the property on Orlando Avenue with the request to allow companion parking across the street on the side of Grove and Broadview Avenues. He stated that approximately 24,000 square feet of development was proposed and there were three actions before the Board:

1. To change the Comprehensive Plan Future Land Use Map from Medium Density Residential to Parking Lot for 472 Broadview Avenue;
2. To change the Zoning Map from Medium Density (R-3) to Parking Lot (PL) for 472 Broadview Avenue; and
3. Conditional Use approval to build 24,000 square feet of commercial and office space.

He presented plans outlining the proposed development including commercial buildings on the Orlando Avenue frontage, parking area behind the commercial buildings that would extend back to Grove Avenue and the off-site parking area directly across the street on the 472 Broadview Avenue property. The proposal included 106 parking spaces behind the commercial buildings and 70 parking spaces across the street on the Broadview property which would allow enough parking to allow the applicant to build an approximately 4,000 square-foot retail/showroom use building on the north side of the Orlando Avenue frontage and the building on the south side of the Orlando Avenue frontage would have space for two restaurants on the ground floor, each with approximately 220 seats, and part of the second floor would be approximately 5,000 square-feet of office space. The remaining portion of the building would have high vaulted ceiling spaces. He noted that one of the benefits of the mix of uses proposed would be that the parking spaces allocated for retail and office spaces during the day would be available for use by restaurant patrons in the evening.

Mr. Briggs further explained that the applicant was asking for variances to allow for smaller 8-foot wide parking spaces on the rear parking lot, versus the 9-foot width required by code but there is not a variance allowed for the width of the spaces. He explained that the result was 4 additional parking spaces and given the mix of uses and the fact that the offices would be empty in the evenings, Staff felt that allowing the 4-parking space/12-seat variance would have minimal impact on the project.

There is a variance requested for an 8foot tall wall screening the parking lot in order to screen the lot from neighbors. Mr. Briggs noted that there was a policy in the Comp Plan that allowed for rezoning of residential land for parking lot uses as the applicant had proposed.

Mr. Briggs showed elevations for the buildings and explained that the applicant intended for the restaurant spaces to have high floor to ceiling heights to create a specific interior look. The other variance requested is for 35 of interior height versus the Code allowed 30 feet of interior building height. He stated that Staff was unsure of the necessity for the variance and that the applicant would explain the reason for the request.

Staff recommendation was for approval.

Mr. Briggs answered questions from the Board regarding, landscaping and wall materials for the proposed parking lot wall, the wall height variance and the Comprehensive Plan policies related to rezoning the property form Residential (R-3) to Parking Lot (PL).

Attorney Rebecca Wilson of Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N. Eola Drive, Orlando, FL, represented the applicant. Mrs. Wilson stated that the original site was a 36-room hotel and presently each "hotel room" has its own tenant. She stated that the Ranch Mall is 1.8 acres located on 17-92 and provided images showing the location of the property. She stated that the applicant had hopes that the proposed development would begin to encourage other businesses in between and north of Fairbanks Avenue to redevelop. She stated that there were no significant trees that would need to be saved as the property was mostly asphalt. She showed images of the .73 acres at the rear of the property where the vacant 12-room apartment exists and explained that the area was considered a "down zone" going from 12 units to zero units resulting in zero FAR. Mrs. Wilson provided additional

images showing the poor existing conditions of the area and explained that the project would be a significant improvement to the neighborhood.

With respect to site plan, Mrs. Wilson stated that the two separate buildings would have the appearance of being two stories in height. She noted that the height limit on 17-92 is 55-five feet and she explained how the code averages height requirements by story. She reiterated uses for both buildings, building one would have a retail/showroom use and building two would have restaurants on the ground floor and the applicant would use the second floor for their offices. She noted that the applicant was not using the property to increase any of the square footage or Floor Area Ratio (FAR) that is available on the site. She explained that the FAR that the applicant required already existed "by right" and the additional land was needed to provide ample parking for the restaurants, as restaurants have higher parking requirements. She noted that the project will provide bike and electric vehicle parking, the project would also reduce the five curb cuts along 17-92 to one curb cut, increase landscaping and add stormwater treatment for the site. She reviewed the materials and landscaping the applicant would be using for the 8-foot parking lot wall. She stated that at the request of the adjacent neighbor, the wall would have five feet of landscaping and hedges. The wall would run in between the two properties that continue to be zoned residential and run along Broadview Avenue and end right before the intersection of Broadview Avenue and Grove Avenue.

Mrs. Wilson presented renderings of the building and explained that the two story look of the building provided for a more urban look and would attract retailers who would want double volume space. She noted that the project would make for a more appealing pedestrian experience. She reiterated that the project was a three-part request, Future Land Use Map amendment from Medium Residential to Parking Lot, Rezoning from (R-3) to (PL) and Conditional Use approval. She noted that during Staff and Board comments, a question was raised with regard to converting medium density to parking lot, what would prevent the applicant from coming back to request something different at a later date. She explained that the Comprehensive Plan Policy 1.J.9 says, "Protect Single-Family Residential use in the Killarney neighborhood from non-residential land use encroachments." She added that the code also says, "Parcels are not to be taken to commercial or office, excluding parcels that have or obtain parking lot." She stated if the Board stays consistent with the policy allowing parking lot, it would not diminish Staff's ability to uphold the Comp Plan policy.

Mrs. Wilson closed by requesting permission to address any concerns raised by neighbors during public comment.

Mrs. Wilson answered questions from the Board regarding demolition of the apartment dwelling, outreach from the applicant to the neighborhood, provisions for ingress and egress for the parking lot and how lighting from the project would affect the adjacent neighborhood.

The Board heard public comment from:

Jennifer Rimbach, 429 Lakeview Avenue, Winter Park, FL; Marry Black, 1334 Dallas Avenue, Winter Park, FL; David Lundberg, 1971 Lee Road, Winter Park, FL; David Dickerson, 1300 Fairview Avenue, Winter Park, FL; Jennifer Haddad, 1300 Dallas Avenue, Winter Park, FL; Joe Lenartis (did not provide speaker form or state his address for the record); Julie Sutphin, 350 Killarney Drive, Winter Park, FL; David Rimbach, 429 Lake View Avenue, Winter Park, FL; Peggy Ramsey, 531 Dunraven Drive, Winter Park, FL; Jeffrey Karsch, 475 Lakeview Avenue, Winter park, FL; Jackie Thompson, 458 Lakeview Avenue, Winter park, FL.

The consensus of the public comment was that the residents felt the project would be a good use of the property and an improvement for the area. However, the majority of residents expressed concerns regarding increased "cut-through" traffic into the neighborhood. Additionally, residents expressed concerns related to the lights from the parking lot and how that would affect the Killarney Estates neighborhood.

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

Before Mrs. Wilson responded to concerns from the residents, Planning Director Bronce Stephenson addressed the Board. An extensive conversation ensued regarding traffic concerns raised by the residents in the Killarney Estates neighborhood. Mr. Stephenson acknowledged the traffic issues

plaguing the area stated that Staff felt the project would not be a great contributor to the existing issues. Mr. Stephenson stated to the Board that Staff and the City would work directly with the community to discuss and implement solutions to mitigate traffic issues in the area. The discussion moved on to what the applicant could do to the project to assist with traffic generation from the parking lot. Mr. Stephenson and the Board discussed adding a condition to have left turn only curb cuts in the parking lot to mitigate traffic.

Mrs. Wilson stated that the applicant appreciated Mr. Stephenson's acknowledgment that the traffic issue was outside of the applicant's request and that the applicant agreed to have the "pork chop" for traffic to go out from Grove Avenue. She stated that while the applicant does not have the capacity to fix the long-standing traffic conditions in the area, the applicant was open to looking at options that would help the conditions, but asked that the request be considered without being linked to a requirement for the entire study area. She addressed residents' comments regarding sidewalks and on street parking. She stated that the applicant would continue the sidewalks on the properties that they were improving and that the project would not include on street parking. She closed by stating that the applicant did not want to negatively impact the neighborhood and asked that the project be moved forward with the conditions to finish working with staff prior to City Commission meeting to resolve traffic concerns.

Further discussion ensued between the applicant and the Board regarding extending the wall and sidewalk around the parking lot, storm water retention and the policies for converting residential zoning to parking lot zoning.

The Board conversed in depth the land use aspect of the request, line of sight issues, landscaping and extension of the proposed wall for the parking lot, Staff's role in solving traffic conditions plaguing the adjacent neighborhood and the parking lot use. The Board continued to discuss, at length deed restriction as a possibility to connect ownership of the project and the parking lot. City Attorney Dan Langley stated that a Unity in Title would be an option to connect ownership of the property. Further discussion ensued.

**Motion made by Ray Waugh, seconded by Owen Beitsch, for an Ordinance to amend the Comprehensive Future Land Use Map from Medium Residential (R-3) to Parking Lot (PL) on the property at 472 Broadview Avenue.**

**Motion made by Ray Waugh, seconded by Owen Beitsch for an Ordinance to amend the Official Zoning Map to change the land use designations of Medium Density Residential (R-3) to Parking Lot (PL) on the property at 472 Broadview Avenue.**

**Motion carried with a 5-0 vote.**

**Motion made by Ray Waugh, seconded by Owen Beitsch, for Conditional Use Approval to construct 24,000 square feet of two-story commercial buildings on the properties at 415 S. Orlando Avenue and 336 and 434 Grove Avenue including all staff recommendations and variances proposed.**

- 1. Extend 8-foot wall to the maximum degree that safety would allow with step-downs in height as the wall neared the curve just as necessary to shield headlights.**
- 2. Applicant to plant minimum 3-inch caliper shade trees and additional hedge row around the edges of the parking lot.**
- 3. Per the City Attorney, to require a Development Agreement which provides for the consolidation of all of the parcels in a Unity of Title.**
- 4. Implementation of a driveway configuration (pork chop) to preclude right turns out of the Broadview parking lot onto Grove Avenue in order to discourage cut-thru traffic.**

**Motion carried with a 5-0 vote.**

- CPA #20-02; RZ #20-02 & CU #20-03 Request of Sydgan Corp. for: (1) Ordinance to amend the Comprehensive Plan Future Land Use Element Policy Text, (2) Ordinance to amend the Future Land Use Map from Single Family and Low Density Residential to Commercial on 0.97-acres of the combined subject property, (3) Ordinance to amend the Official Zoning Map from Single Family Residential (R-1A) and Low Density Residential (R-2) to Commercial (C-3) on 0.97-acres of the**

combined subject property, and (4) Conditional Use approval to construct a three-story hotel of 140 rooms with associated restaurant and ballroom/meeting space on properties at the southwest corner of Symonds and Pennsylvania Avenues.

Senior Planner Allison McGillis explained that the item was a four-part request for the combination of properties measuring 4.84 acres bounded by Morse Blvd. on the South, North Pennsylvania Avenue on the East and Symonds Avenue on the North. Items included in the applicant's request were:

1. Change the Comprehensive Plan Future Land Use Element Text Policies within the Hannibal Square neighborhood land planning area.
2. Change the Comprehensive Plan Future Land Use Map from Single Family and Low Density Residential on .97 acres of the combined site to Commercial.
3. Change the Zoning Map from R-1A and R-2 on the same .97 acres of the site to C-3
4. Conditional Use request to build a new three-story, 115,000 square foot, 140 room hotel with the standard associated dining and meeting room space area.

Mrs. McGillis presented maps that showed the existing future land use and zoning of the subject properties and the properties surrounding it. She noted that the combined property was within the CRA area. She explained that when the CRA was established in 1994, one of the main goals of the CRA plan was to redevelop west Morse Boulevard which began in 1999 with the property where the existing two-story, three-level parking garage and office buildings that front on Morse Boulevard and a portion of Pennsylvania Avenue are located. She reminded the Board that in 2016 the applicant successfully rezoned a portion of the site to Commercial and received a Conditional Use approval for a three-story, 120 room hotel. After the request was approved, the owners of the property leased the corner office building to Holiday Retirement which used a lot of the property that would have been used for that hotel project, consequently, the Conditional Use request did not move forward. Presently the applicant has requested to build construct the hotel along Symonds Avenue to include more of the R-1A and R-2 land and contain an additional twenty rooms.

Mrs. McGillis stated that the first part of the request included changes to Comprehensive Plan policies in Hannibal Square neighborhood planning area. She explained that the requested text changes would allow consideration of the other three items that were part of the application and read relevant Comprehensive Plan policies for consideration of the application.

Mrs. McGillis read a policy that stated, "We shall discourage non-residential encroachments into residential sections in this planning area" and noted the end the policy which states, "should not be approved unless otherwise provided for in the Comprehensive Plan".

As a follow up to that policy, policy 1-H-2 states, "if non-residential zonings are approved, compensation is required for the lost housing through the provision of housing or negotiated fees in lieu of housing, paid to the City's Affordable Workforce Housing Trust Fund."

Mrs. McGillis read two additional policies relevant to the request. In summary, 1-H-6 states we shall not allow non-residential uses along Symonds Avenue, as well as on Comstock Avenue between Denning Drive and the Railroad, on New England Avenue between Denning Drive and Pennsylvania She noted that 1-H-7 was an exact copy of 1-H-6 and had been mistakenly added to the Comprehensive Plan. Staff was adding on to the request and recommending that 1-H-7 be removed completely because it was covered in 1-H-6, and was not necessary. She presented a slide indicating the applicant's request for 1-H-6 to remove mention of Symonds Avenue and Staff's request to remove 1-H-7 since it was not relevant and covered in 1-H-6. Also mentioned, in terms of the "unless otherwise provided for" clause in Comprehensive Plan policy 1-H-2, the applicant is requesting that text saying that "as a benefit to the entire Hannibal Square planning area that the loss of housing can be compensated for by providing substantial infrastructure improvements with regional benefits or by donating park land for the regional benefit of the planning area". With that added text, the applicant is proposing to meet all of the "unless otherwise provided for" requirements in the new 1-H-2 policy. The applicant is planning to construct a regional stormwater pond which would also work as open park space that measures 0.97 acres in size. She explained the pond could also be used as open park space because the applicant was

proposing the land be constructed as a dry storm water pond, meaning most of the time the area would be dry land where people could recreate with the exception of heavy rain events, but would return to dry land. She noted that a goal of the CRA Plan is to provide regional stormwater retention to the CRA area and this retention pond was an opportunity to do so. Based on the size of the storm water pond and total capacity of the water than can be held in it, 19.8 percent of the volume would go toward existing development on the site (parking garage and existing office buildings), 17 percent would go toward the hotel, 13.2 percent would be utilized for offsite development owned by the applicant on Morse Boulevard and New England Avenue, 5.7 percent would be reserved for the pond itself, and the remaining 43.9 percent would be dedicated to the City, by the applicant, for regional storm water retention, which would equate to over 12 acres of regional storm water that the City could divert to the pond. The pond and park will be completely constructed, designed, landscaped and maintained by the applicant. Mrs. McGillis presented renderings of the pond and park area to the Board.

Mrs. McGillis stated that the applicant is committed to constructing four affordable workforce housing units within the City, or to contributing a fee in lieu of affordable workforce housing units in the amount of \$400,000 (\$100,000 per unit) prior to the Certificate of Occupancy of the hotel.

Mrs. McGillis then summarized the zoning changes requested by the applicant. She stated that 2.7 acres of the combined site are designated Commercial (C-2), 0.22 acres are designated Commercial (C-3), 1.81 acres is designated Single Family (R-1A) or Low Density (R-2) and the remaining 0.11 acres is designated Office (O-1). She presented a map showing the 0.97 acres that is part of the applicant's request to rezone and amend the Future Land Use from (R-1A) and (R-2) land to Commercial (C-3) as well as the proposed site plan for the hotel with the pond and park area and existing office buildings and parking garage.

Mrs. McGillis reviewed the Floor Area Ratio calculations for the project. The C-2 land (117,612 square feet) permits a FAR of 200%, or 235,224 square feet. The C-3 land (9,579 square feet) permits a FAR of 50% for a hotel, or 4,790 square feet which creates 240,102 square feet of available FAR. Once the existing office buildings (41,653 square feet, or 17% FAR) located at 655 West Morse Boulevard is subtracted, 198,449 square feet of FAR remain. The hotel proposes to use 115,000 square feet (or 48% FAR), and when subtracted from the remaining FAR, 83,449 square feet would remain which leaves 83,449 square feet (35%) of unused aggregate FAR on the site. She noted that the applicant was only using the Floor Area Ratio from the existing (C-2) and (C-3) land even though the request is to rezone the property along Symonds Avenue to (C-3), the applicant would not utilize that FAR for the project. The only need for the rezoning of the land is to allow the property to be used as a hotel.

Mrs. McGillis moved on to review parking requirements for the project. The required parking per code states that all of the separate uses of the hotel be counted to get the required number of parking spaces. Based on the number of hotel rooms, 140 spaces would be required, based on restaurant and bar space of 140 seats, 35 spaces would be required, based on meeting space and ballroom area, 37 spaces would be required and the existing square footage of the office spaces would require 125 spaces for a total of 337 spaces. The existing parking garage has 269 spaces and the applicant proposed 40 new surface parking spaces on the property which would be used for temporary parking, employee parking, etc. Hotel parking would be handled through valet parking on Pennsylvania Avenue. Mrs. McGillis stated that there was a deficit of 28 spaces, but the applicant was meeting the City's updated parking requirements by utilizing Urban Land Institute shared parking analysis. This is based on time of day usage for the hotel functions and office.

In terms of traffic, Mrs. McGillis explained that the combined, existing office and proposed hotel would generate 1,012 daily trips which is 2,354 fewer trips than what could be built to the maximum office/retail potential of what exists on the site presently. Mrs. McGillis provided various elevations of the hotel and noted that only variance in the request was for the third-story setback as the applicant was providing any setback to the third-story.

Mrs. McGillis summarized by stating that the overall Staff recommendation was approval of the request subject to the Development Agreement and the following conditions:

1. That any ground signage be limited to the same size (square footage) and height of the Alford Inn monument sign.
2. That the applicant work with Urban Forestry and Public Works to add additional on-street parking along Pennsylvania Avenue.
3. That the project provides the required bike parking per code and add two electrical vehicle charging stations to either the existing parking garage or added surface parking spaces.
4. The dedication to the city of the 0.79-acre pond/park, the stormwater capacity that the city is gaining, along with the landscaping/irrigation and maintenance by the applicant agreement.
5. Agreement that the parking garage shall be shared by the hotel and office users.
6. That four affordable or workforce housing units be constructed within City limits or pay fee-in-lieu in the amount of \$400,000.00 (\$100,000.00 per unit) to the Affordable and Workforce Housing Trust Fund, prior to the Certificate of Occupancy of the hotel project.

Mrs. McGillis answered questions from the Board regarding affordable workforce housing, how the change in boundaries and zoning district might affect the CRA plan for the area, how the stormwater would be conveyed into the retention pond, the 2016 City Commission hotel project approval and the original development agreement for the number of affordable housing units proposed as part of the project approval, in-depth discussion ensued.

Applicant Dan Bellows, Sydgan Corporation representing DWFG Ltd and CRDI related entities on the property, addressed the Board. He stated that he appreciated the Board's time and consideration and was present to answer any questions from the board. He answered questions regarding the stormwater retention pond functionality and maintenance, and resident support for the project. The Board asked Mr. Bellows what his plans were for affordable workforce housing and whether he intended to contribute to the fund or self-perform. Mr. Bellows explained that the intent and desire was to self-perform and stated he was very excited to show the City what he could do with building workforce housing. He stated that he felt he could build a more quality product with façade and with more superior building materials than what had been used to date, yet still meet the criteria for affordable housing. He stated that he felt that affordable housing should be spread throughout the City as opposed to being limited to one area. There was further discussion between Mr. Bellows and the Board regarding the appropriate number hotel beds would be appropriate for the City.

Mr. Bellows requested the opportunity to respond to any concerns resulting from residents during public comment.

The Board heard public comment from:

Sally Frederick, 600 West Swoope Avenue, Winter Park, FL; Beth Fox 647 Callahan Street, Winter Park, FL; Carlos Posada, 720 Pansey Avenue, Winter Park, FL, spoke in favor of the request stating that the hotel would be a great asset to the neighborhood by providing visitors a place to stay in close proximity to family members, business and activities in the City.

Kent Kursten; 654 W. Canton Avenue, Winter Park, FL; Clover Hardaway 599 Huntington Avenue, Winter Park, FL; Lee Rambeau 1359 Chapman Circle, Winter Park, FL; Laura Barbero-Buffa, 721 Depugh Street, Winter Park, FL, spoke in opposition of the request citing concerns that the hotel was too big for the area and worries that commercial business was encroaching into the Hannibal Square residential area. There were also concerns that the affordable housing units should be built in the Hannibal Square area as opposed to building them in Ravaudage.

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

Mr. Bellows responded to concerns regarding the affordable housing units and how they related to the Comprehensive Plan. In addition, he answered questions regarding the shared parking agreement developed between the hotel and Holiday Retirement.

An extensive discussion ensued between the Board and Staff regarding ways to prevent commercial uses and block structure changes from continuing to encroach into the Hannibal Square residential area and specifically Symonds Avenue as it pertains to Comprehensive Plan Policy 1-H-6. There was further discussion regarding stormwater treatment for the area, the affordable housing trust fund and how the City can protect the area from further non-residential encroachment. Some of the solutions



discussed pertained to the designation of historic neighborhoods in Hannibal Square as an act of protection for the area. They discussed only limited the northern portion of Symonds Avenue from non-residential encroachment. After discussion, the Board recommended that the language in Comprehensive Plan Policy 1-H-6, not strike out the area north of Symonds Avenue. The Board also discussed Chapter 163 and the CRA Plan and discussed consistency between the CRA Plan and Comprehensive Plan. In relation to affordable housing, it was the position of the Board that the affordable units be built versus the fee in lieu option.

**Motion made by Laura Walda, seconded by Chuck Bell, for an Ordinance to amend the Comprehensive Plan Future Land Use Element Policies as follows:**

- 1. To delete Comprehensive Plan Policy 1-H-7, as it is duplicative of Policy 1-H-6.**
- 2. Amend Comprehensive Plan Policy 1-H-6 to only say non-residential land uses and zoning on the north side of Symonds Avenue between Capen Avenue and Pennsylvania Avenue be deemed to be in conflict with the Comprehensive Plan.**

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

**Motion made by Laura Walda, seconded by Chuck Bell, for an Ordinance to amend the Future Land Use Map from Single Family (R-1A) and Low Density Residential (R-2) to Commercial (C-3) on 0.97-acres of the combine subject property.**

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

**Motion made by Laura Walda, seconded by Chuck Bell, for an Ordinance to amend the Office Zoning Map from R-1A and R-2 to C-3 on 0.97-acres of the combined subject property.**

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

**Motion made by Laura Walda, seconded by Chuck Bell, for Conditional Use approval to construct a three-story hotel of 140 rooms with associated restaurant and ballroom/meeting space on properties at the southwest corner of Symonds and Pennsylvania Avenues with the following conditions:**

- 1. That any ground signage be limited to the same size (square footage) and height of the Alford Inn monument sign.**
- 2. That the applicant work with Urban Forestry and Public Works to add additional on-street parking along Pennsylvania Avenue.**
- 3. That the project provides the required bike parking per code and add two electrical vehicle charging stations to either the existing parking garage or added surface parking spaces.**
- 4. The dedication to the city of the 0.79-acre pond/park, the stormwater capacity that the city is gaining, along with the landscaping/irrigation and maintenance by the applicant agreement.**
- 5. Agreement that the parking garage shall be shared by the hotel and office users.**
- 6. That four affordable or workforce housing units be constructed within City limits or pay fee-in-lieu in the amount of \$400,000.00 (\$100,000.00 per unit) to the Affordable and Workforce Housing Trust Fund, prior to the Certificate of Occupancy of the hotel project.**

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

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

#### **5. Planning Director's Report:**

Mr. Stephenson informed the Board that the Orange Avenue Overlay Comprehensive Plan amendment that was approved at the 1<sup>st</sup> reading had been transmitted to the state and Staff was currently preparing the zoning code portion for submittal and noted that the second reading of the Ordinance would be March 9<sup>th</sup>. Brief discussion ensued.

Mr. Stephenson informed the Board that the Planning Department had a new intern, Nathan Milch. Additionally, the Planning Dept. obtained a new transportation division that will be dedicated to transportation efforts in the City.

Lastly, Mr. Stephenson reviewed board appointments and terms for 2020.

#### **6. Board Update & Comments: None**

Meeting adjourned at 10:07 p.m.

Respectfully,

Kim Breland, Recording Secretary