



CITY OF WINTER PARK Development Review Committee

Regular Meeting
City Hall First Floor, Chase Room

August 27, 2014
1:30 p.m.

MINUTES

The meeting was called to order at 1:30 p.m. in the Chase Room on the first floor of City Hall. Staff Present: Assistant City Attorney Catherine Reischmann; Assistant City Manager Michelle Del Valle; Planning & Community Development Director Dori Stone; Planning Manager Jeffrey Briggs; Public Works Director Troy Attaway; Director of Building George Wiggins; Electric Utility Director Jerry Warren; Parks and Recreation Director John Holland; Water/Wastewater Utility Director David Zusi; Scott Donovan; Traffic Engineer Butch Margraf; Planner Caleena Shirley. Also Present: Developer Dan Bellows, Benjamin Partners, Land Planner Javier Omana, and Traffic Consultant Bill Tipton. Recording Secretary Lisa Smith.

Action Items

REQUEST OF THE AMERICAN LAND VENTURE FOR: DEVELOPMENT PLAN APPROVAL
FOR A 274 UNIT APARTMENT PROJECT PROPOSED WITHIN THE RAVAUDAGE PD.

Mrs. Stone opened the meeting requesting that the applicant provide clarification of the number of units for the project. After a considerable amount of discussion of 310 versus 294 units, consensus was that the applicant will build a six-story apartment building with 296 multi-family units, a five-level private parking garage, and an estimated parking calculation of 592 based on two parking spaces per unit in accordance with the current code. There was extensive discussion concerning the condition that sets the height in the development order. It was noted that at the March 25th meeting a motion was made setting the height at a maximum of 80 feet.

Motion made by Jeff Briggs, seconded by George Wiggins to amend the action made by DRC on 3/25/14 to reference the heights provided by the applicant for today's meeting so that there is internal consistency between what is being shown on the plans and what the intent of the original motion. This matches the 87-foot height as provided by the applicant. Motion carried unanimously.

It was noted that 87 versus 80 feet is what will be going forward in the development order for conditions 11(E) and 11(F).

Mrs. Stone introduced Condition #1 and asked David Zusi, Water and Wastewater Director to address this issue. Mr. Zusi agrees that there is a benefit to the city and standard practice to upgrade substandard water mains throughout its service area and this will happen in this area regardless of what the applicant is doing. Mr. Zusi said that there is a regional benefit to this and discussed City's intent in this regard. He said that the applicant has agreed to provide a site for the lift station and the city will use collected impact fees from the applicant's project as well as from the projects on the east side of 17-92/Lee Road and K-mart shopping center redevelopment. The sanitary sewer is the bigger issue and that is not something that the City will typically pay for unless there is a Commission desire due to an ancillary benefit that is outside of the water and sewer utility area. There is no return on the city's investment on sanitary sewer investments. The applicant would need to get permission from the Commission that there is a return on investment to make sanitary sewer investments on this site. Outside of that, the applicant will be responsible for sanitary sewer that is necessary for his development.

The applicant stated that he understands the potable water and lift station and he is in agreement with Mr. Zusi that he will set aside a piece of land not to exceed 50 x 50, west of Bennett Ave at the north end of the project on property abutting Monroe. Mr. Bellows explained his position with regard to the sanitary sewer lift station. He requested that in an effort to get the American Land project underway that consideration be given to his request that in addition to the lift station the city install (at the city's expense) the sanitary collector pipe on Bennett Avenue. He said that he feels that it can be justified due to the amount of impacts that will be collected from the Ravaudage development, the UP Development project, and with the redevelopment of K-Mart shopping center. That way everything can be done at once (i.e.: potable, sanitary, storm water and decorative street elements).

Motion made by Dori Stone, seconded by Jeff Briggs with regard to American Land conditions #1 and #2 are combined and that the developer agrees to set aside a parcel of land not to exceed 50 ft. x 50 ft. at Bennett and Monroe Avenues to be determined by the developer and the city for a regional lift station and force main location and the city agrees to fund and construct the regional list station and force main, subject to approval by the City Commission. Motion carried unanimously.

Condition #3 - Recreational Space

Mr. Bellows noted that plans are reflective of the counts stated by staff and he agrees. He detailed his recreational space counts for the projects. Mr. Holland requested clarification as to what was private versus what will be public. He said that as presented, no public off-site recreational space comes from this project. The developer responded to Mr. Holland's concerns and detailed his entitlements that were received at the county level. The developer offered that he feels that for every foot of sidewalk over 10-feet that should be counted as recreational space. He requested that he be allowed to opt for the fee-in-lieu of. Consensus was that determination must be made by the City Commission.

Motion made by Dori Stone, seconded by Jeff Briggs with regard to recreational space, the City Commission must approve the preference of either the required amount of park land on site as defined by the development order or the payment of the city's recreation fee. Motion carried unanimously.

Condition #4 – Affordable Housing

Mrs. Stone explained that the development order requires that 10% of the units be certified as affordable housing. The developer has offered a fee-in-lieu of providing the required percentage at the same rate as the affordable housing linkage fee for all building permits. She feels that this is a good compromise, and recommended approval of this methodology for affordable housing units for the project.

Motion made by Dori Stone, seconded by George Wiggins to approve the applicant's request for a fee-in-lieu of at the same rate as the affordable housing linkage fee as the methodology for affordable housing units for the project on all building permits for the project. Motion carried unanimously.

Condition #5 – Setbacks, Modifications to Required Mobility Planning and Building Heights

Ms. Stone explained that this condition reflects that the project under the current development order, is restricted to four stories and there are some transportation monitoring issues that are also being requested for revision and all are subject to City Commission approval before the applicant can submit for construction plans or the next step in the approval process. Otherwise, if that does not happen, then the project would have to come back to DRC for another review. The members of the Committee and the applicant entered into an extensive discussion concerning the setbacks and building heights for the Morgan Lane/Lewis Drive area.

Motion made by George Wiggins, seconded by Michelle Del Valle that the two upper floors of the American Land project along Lewis Drive shall be stepped back to meet the 15 foot setback and it is determined that the 2.2 feet on the corner of the building at Bennett and Morgan is diminimus. This motion was withdrawn.

Motion made by George Wiggins and seconded by Michelle Del Valle to accept the architectural plan with the 4'10" setback from the Lewis Drive property line, recognizing the 2.2 foot setback as diminimus on Bennett Avenue in recognition of considerable extra right-of-way width on Lewis Drive. Motion carried with a 4-1 vote. Jeff Briggs voted against the motion.

Condition #7 – Parking Garage

Mrs. Stone explained that this condition directs the applicant to design the parking garage in conformance with architectural design and materials that are upgraded from the typical parking garage, similar to the Winter Park Hospital Parking garage. The applicant expressed concern with regard to fenestration for the proposed parking garage. He suggested that he be allowed to build to the Winter Park standard on the west elevation facing Bennett and that the south elevation at a minimum will have a vegetative screening. The members of the committee were not in favor of that request.

Motion made by Dori Stone, seconded by George Wiggins to approve the garage given that the elevations match on the south and west side of Bennett and to see screening on the north and east side that would be panels and vegetation on the Lee Road elevation. Motion carried unanimously.

Condition #8 – Storm water

Condition #8 was removed. A permit from St. Johns for Phase 1 has already been submitted.

Motion made by George Wiggins, seconded by Jeff Briggs for an overall approval subject to the conditions that were discussed and recommended for approval at today's meeting. Motion carried unanimously.

Mrs. Stone noted that it is her desire to have these items on the first city commission meeting in October.

New Business:

There were no items of new business.

Date of Next Meeting: T.B.D.

There was no further business. Meeting adjourned at 3:30 p.m.

Respectfully submitted,

Lisa M. Smith, Recording Secretary