



## CITY OF WINTER PARK Development Review Committee

Regular Meeting  
City Hall, Commission Chamber

August 26, 2015  
9:00 a.m.

### MINUTES

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The meeting was called to order at 9:00 a.m. in the Commission Chamber of City Hall. Staff Present: City Attorney Larry Brown and Assistant City Attorney Thu Pham; Assistant City Manager Michelle Del Valle Neuner; Planning & Community Development Director Dori Stone; Planning Manager Jeffrey Briggs; Assistant Public Works Director Don Marcotte; Director of Building George Wiggins; Electric Utility Director Jerry Warren; Parks and Recreation Director John Holland; Water/Wastewater Utility Director David Zusi; Fire Marshall Scott Donovan; Traffic Engineer Wayne "Butch" Margraf, Assistant Utility Director Phil Daniels; Code Compliance Section Chief Sylvia Hawkins; and Recording Secretary Lisa Smith.

Also Present: Jason Roberts American Land Ventures; Land Planner Javier Omana. David Stokes, Civil Engineer, and Kim Booker, Attorney.

**REQUEST OF THE RAVAUDAGE PD FOR:** DEVELOPMENT PLAN APPROVAL FOR AN EIGHT STORY 268 UNIT APARTMENT PROJECT BY AMERICAN LAND VENUTURES IN THE BLOCK BOUNDED BY GLENDON PARKWAY, LEWIS DRIVE, MORGAN LANE AND BENJAMIN AVENUE AND ANY SIGNIFICANT CHANGES AND AMENDMENTS TO THE RAVAUDAGE LAND USE PLAN, CONDITIONS AND WAIVERS CURRENTLY IN EFFECT, AS MAY BE NECESSARY FOR CONSIDERATION OF THIS PROJECT.

Chair Dori Stone stated that two items are up for consideration at today's meeting. One is the continuation of the American Land Venture multi-family project; and the second is the landscape application for the temporary parking facility at the corner of Orlando Avenue and Glendon Way.

Jeff Briggs stated that the applicant is requesting a variance from the landscape code for two parking lots. He explained that a recommendation is needed from the DRC to the City Commission. Currently there is no provision in the landscape code that requires applicants to landscape temporary parking lots; and the dilemma is explaining to citizens and other developers the rationale for not meeting code. Staff recommends denial of this request. Dan Bellows, the applicant, responded that he did not request that this particular item be discussed at today's meeting. He explained that he submitted an application for a new parking lot to be constructed in Block C, Home Acres which included landscape plans and civil engineering drawings. He asked that this item be withdrawn from today's agenda. Mr. Briggs responded that if the applicant withdraws the request then none of the tenants in Pad H will be able to obtain TCO's until this issue is resolved.

Dori Stone explained that at the last DRC meeting, the City requested a phasing and parks and recreation open space plan. The applicant distributed a drawing depicting his phasing plan. He walked the members of DRC through the plan and responded to questions and concerns. He noted what he intends to build and have completed prior to the issuance of a certificate of occupancy for the American Land Venture project. He reviewed the tabulations for recreation and open space for Phase 1. The applicant stated that he is providing 2.6 acres of recreational area in Phase 1 and that satisfies recreation space requirement. The members of the Committee entered into an extensive discussion concerning parks and recreation open space and whether the applicant should be required to provide additional parks and recreation space. Dori Stone expressed great concern with the lack of open space and the number of residents anticipated to live in the development. She stated that she feels that the applicant should provide a two acre park land site developed with amenities. John Holland discussed his concerns and that explained that he does not agree with the inclusion of the

development's work-out facilities in with the public recreation uses and that what is being presented by the applicant only takes into consideration residential and not users of the office and commercial. He stated that he is concerned that the biggest users of the recreation will be the commercial during the day. Mr. Holland also asked for clarification on whether the sidewalks were included in the calculations. The applicant clarified that the sidewalks were not included in the totals, and noted that commercial usage is not required to be included in this. He explained his rationale for using the fountain as an active recreation. The applicant entered into an extensive discussion with DRC members regarding parks and recreation space. He explained that this park is designed to handle the residential that is adjacent to it. Troy Attaway stated that he feels that the fountain/plaza dilemma is very similar to Villa View; and if the City considers that to be a park, then the Plaza should be considered a park as well. Dan Bellows stated that he appreciates the comments. He said to the DRC members that as the project evolves there will be more parks and plazas. He discussed his long-term plans for Benjamin Avenue and Glendon Parkway. During this discussion, the applicant agreed to an additional 2600 square feet to the total shown on phasing plan presented at today's meeting; the pond will generally maintain an 8:1 slope with allowance for structures to the back of sidewalk and will be reviewed by the Public Works and Parks Directors for compliance; the Developer agrees to add a minimum 20 foot walkway tying Lewis Drive to the East side of the Park; all park improvements will be made prior to the CO of the first multi-family dwelling unit; and the developer agrees to fence the dog park area and sign it appropriately for safety.

The DRC moved onto the issue of clustering and density. City Attorney Larry Brown reviewed his findings with regard to the Orange County Code and provided his interpretation. With regard to the phasing plan submitted by the applicant, Dori Stone clarified that each development shown on the phasing plan must come to DRC individually for review. The applicant expressed no objection to that. Dori Stone stated that with regard to the phasing plan which takes into consideration the 418 units, and based on an understanding that the phase plan meets a density of 20+ units per acre staff supports the ability to cluster on site. She said that continued concern has been clustering above the maximum density allowed by Orange County Comprehensive Plan in any land use category. In addition, receipt of the phasing plan provides staff with a better understanding in being able to visualize that the applicant is not exceeding what is allowed by Orange County.

Public Works –

1. Bike parking and bike lockers will be required in the garage. Applicant will include in the garage plan.

Building Department

1. Building is Type 1B construction and due to the height of the building strict building code requirements are in place for this type of construction.

David Zusi, Director, Utilities – No issues were brought forward at today's meeting.

Electric Utilities - No concerns were brought forward at today's meeting.

Scott Donovan, Fire Marshall, Fire

1. Water flow is a major concern for an 8-story building. There is a possibility that the applicant will be required to install a fire pump.
2. The applicant would need to submit a concurrency evaluation to the Fire Marshall prior to the issuance of building permits. (The applicant responded that he is prepared to meet City code in this regard.)

The Chair called for a motion.

**Motion made by George Wiggins, second by Troy Attaway in accordance with to approve the Phasing Plan for Phase 1 with a density of not more than 20 units per acre and 413 units. The phasing plan presented by the applicant at today's meeting satisfies the parks and recreation space requirement for Phase 1. An additional 2600 square feet shall be added to the total shown on phasing plan presented at today's meeting. The motion was amended to include the following additional conditions:**

1. **The pond will generally maintain an 8:1 slope with allowance for structures to the back of sidewalk and will be reviewed by the Public Works and Parks Directors for compliance.**

2. **The Developer agrees to add a minimum 20 foot walkway tying Lewis Drive to the East side of the Park.**
3. **All park improvements will be made prior to the CO of the first multi-family dwelling unit.**
4. **The developer agrees to fence the dog park area and sign it appropriately for safety.**

Public comment was requested. No wished to speak. Public portion closed.

**Motion carried unanimously.**

Jeff Briggs spoke concerning the affordable housing provision. He stated that either American Land Ventures will have to be 10% certified affordable housing or pay the 50% fee. Jason Roberts with American Land Ventures responded that the City has to provide the necessary provisions for annual reporting; and once that has been provided a determination will be made by the applicant. He stated that this will be done prior to applying for building permit.

Jeff Briggs said that Planning staff requests conformance to the City's new parking garage design guidelines. He said that only affects the shape of the openings that front the street. The applicant expressed concerns due to his existing entitlements. The DRC entered into a brief discussion with the applicant concerning this issue. Consensus was that to the greatest extent possible the applicant is requested to adhere to the City's new parking garage design standards.

### **American Land Ventures**

**Motion made by Dori Stone, second by Michelle Del Valle Neuner to approve the American Land Ventures project as part of Phase 1 with the following conditions:**

1. **The Applicant agrees to give up entitlements to the previously approved David Weekly 55 unit project and the prior American Land Venture 268 unit project subject to approval by the DRC.**
2. **By approval of the conceptual phase, the Applicant must submit individual site plans on each project in Phase 1.**
3. **The Applicant will work with City staff to make a determination for affordable housing requirements prior to the issuance of building permits per the development order.**
4. **The Applicant will consider and use best efforts to implement the City's parking garage design standards as long as there is no financial impact on the developer.**
5. **Stairways cannot encroach more than 3.5 feet into the setback.**
6. **That there is at least six feet of a clear path on sidewalks.**

**No one wanted to speak concerning this item. Public comments closed.**

**Motion carried unanimously.**

### **Temporary Parking request**

George Wiggins, With regard to the temporary parking lot, the TCO has expired and the applicant was to come back to DRC within 90 days of May 24th. The applicant stated that he Ale House would like to use for employee parking, not to exceed 1.5 years. Dori Stone responded that the City does not have a temporary parking lot code. She stated that she does not feel that DRC can make a determination on this issue. Troy Attaway presented photos of the existing parking lot behind Ale House and the newly constructed parking lot. He expressed concern that there is no screening. The DRC entered into an extensive discussion with the applicant concerning this. Mrs. Stone held firm that the DRC does not have jurisdiction in this situation and that the City Commission would have to make a determination concerning this request.

**Motion made by Dori Stone, seconded by John Holland to recommend denial of both requests for temporary parking and forward the request onto the City Commission to make a determination. The motion carried unanimously.**

There was no further business. Meeting adjourned at 12 noon.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary