



**CITY OF WINTER PARK
Development Review Committee**

**Regular Meeting
City Hall, Commission Chambers**

**July 20, 2016
9:00 a.m.**

MINUTES

The meeting was called to order by Assistant City Manager Michelle Del Valle Neuner at 9:00 a.m. in the Commission Chambers of City Hall. Voting Members Present: Assistant City Manager Michelle Del Valle Neuner; Public Works Director Troy Attaway; Director of Building George Wiggins; Parks and Recreation Director John Holland; Absent: Planning & Community Development Director Dori Stone; Also Present: City Attorney Dan Langley; Other Staff Present: Planner I Allison McGillis, Traffic Manager Wayne "Butch" Margraf, Dru Dennison Urban Forestry, Deputy Fire Marshall Jim Santoro and Recording Secretary Lisa Smith.

Also Present: Attorney Kim Booker, representing the Ravaudage Development and Sean Flanagan representing Alliance Residential Co.

REQUEST OF ALLIANCE RESIDENTIAL COMPANY TO: AMEND THE MAY 17, 2016 DRC CONDITIONS OF APPROVAL FOR THE BROADSTONE WINTER PARK 268-UNIT MULTIFAMILY APARTMENT BUILDING WITHIN THE RAVAUDAGE PD, SPECIFICALLY RELATED TO THE RECREATION SPACE AND BIKE PARKING.

Planner I Allison McGillis, gave the staff report. The applicant, Alliance Residential Company, has requested the DRC to amend the conditions of approval granted by the DRC on May 17, 2016, for the Broadstone Winter Park 268-unit multifamily apartment building within the Ravaudage Planned Development. Specifically, Alliance Residential Company is requesting that the DRC review the revised recreation plans as submitted and reconsider/amend their motion to include the clubhouse, clubhouse recreation deck and fountain plaza as part of the required recreation space for the project. Also, that the DRC retract their condition that the project must follow the City's bike parking ordinance on the basis that they are to follow Orange County's bike parking ordinance and not the City's. She reviewed the previously approved conditions and staff concerns. Staff supported the 7,681 square foot clubhouse, the 2,452 square foot fitness center, the 2,672 square foot rooftop clubhouse and recreation deck, and the previously approved 2,452 square foot fitness center and the 16,038 square foot pool/courtyard area should count towards recreation space. She stated that based on staff's interpretation of the Orange County code, the 1,433 square foot fountain plaza does not count towards recreation space. Staff expressed no objections to the project conforming to the standards of Orange County's bike parking ordinance.

Sean Flanagan, 222 West Comstock Avenue, represented Broadstone Winter Park. He explained that the thinking behind the fountain plaza as an amenity was derived from the larger Ravaudage Fountain at the corner of Lee Road and 17/92 was allowed to be counted in the

recreation space for the overall Ravaudage project. He said that they were hopeful that this fountain could be counted as a recreational space for their project. He explained that the Winter Park Orange County bike parking ordinance requires that the applicant provide boxes for bike parking, whereas the Orange County bike parking ordinance requires that they provide an access controlled room for their residents to store bikes. He said that bike stands will be provided for guest bike parking that still comply with code.

Wayne "Butch" Margraf stated that he has no objections the applicants being allowed to abide by the Orange County bike parking ordinance.

No one else wished to speak. Public Hearing closed.

The Development Review Committee took action on the request as follows:

Motion made by John Holland seconded by Troy Attaway to:

- 1. Deny the applicant's request to count the 1,433 square foot fountain plaza towards recreation space.**
- 2. Approve the request to count a total of 28,843 square feet of recreation space onsite, and a total of 32,141 square feet of recreation space offsite that is required to be constructed prior to a Certificate of Occupancy for this project.**
- 3. Approve the request to abide by the Orange County bike parking ordinance versus the City of Winter Park bike parking ordinance.**

Motion carries unanimously with a 4-0 vote.

Date of next meeting: TBD.

There was no further business. Meeting Adjourned at 9:19 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary