



**CITY OF WINTER PARK
Development Review Committee**

**Regular Meeting
City Hall, Commission Chambers**

**December 21, 2016
9:30 a.m.**

MINUTES

The meeting was called to order by Vice Chair Troy Attaway at 9:30 a.m. in the Commission Chambers of City Hall. Voting Members Present: Planning & Community Development Manager Jeffrey Briggs, Assistant City Manager Michelle Del Valle Neuner, Public Works Director Troy Attaway, Parks and Recreation Director John Holland, and Director of Building George Wiggins; Absent: Chairman, Director of Planning and Community Development, Dori Stone; Also Present: City Attorney Dan Langley; Other Staff Present: Planner I Allison McGillis, Traffic Manager Wayne "Butch" Margraf, Donald Marcotte, Kyle Dudgeon, Brooks Weiss City Architect, David Zusi Director of Water and Wastewater, and Recording Secretary Lisa Smith.

Also Present: Applicant Dan Bellows representing Sydgan Corporation

APPROVAL OF MEETING MINUTES

Approval of October 20, 2016 meeting minutes

Motion made by Jeff Briggs, seconded by Michelle del Valle-Neuner to approve the October 20, 2016 meeting minutes. Motion carried unanimously.

REQUEST OF SYDGAN CORPORATION TO: MODIFY THE RAVAUDAGE PD PHASING PLAN.

Planner Allison McGillis gave the staff report. She explained that this request by Sydgan Corporation is related to an upcoming request for the Ravaudage PD for a 278-unit apartment building at the northeast intersection of Glendon Parkway and Bennett Avenue. She explained that this area is outside of the current Phase 1 Ravaudage PD boundaries. Therefore, the applicant has revised the Phase 1 map to include this area as well as the mixed-use, self-storage building that was approved by DRC in October 2016.

Motion made by Jeffrey Briggs, seconded by Troy Attaway to approve the request. Motion carried unanimously.

REQUEST OF SYDGAN CORPORATION FOR: DEVELOPMENT ORDER AMENDMENT TO MODIFY THE RAVAUDAGE PD HEIGHT MAP, SHEET C-5, OF THE DEVELOPMENT PLANS.

Planner Allison McGillis gave the staff report. She explained that the applicant is requesting a development order amendment to modify the Ravaudage PD height map, sheet C-5, of the development plans.

The Development Order for Ravaudage currently states the following:

10. THE FOLLOWING WAIVERS FROM THE PD COMMERCIAL CODE ARE GRANTED:

G. IF THE APPLICANT SEEKS TO INCREASE THE HEIGHT OF A BUILDING IN THE DEVELOPMENT, AS REFLECTED ON EXHIBIT C-5, THE APPLICANT MUST PROPOSE TO LOWER THE HEIGHT OF ANOTHER BUILDING IN THE DEVELOPMENT OF THE SAME SCALE AND TO THE SAME EXTENT AS THE BUILDING WITH THE HEIGHT INCREASE. ANY HEIGHT INCREASE MUST BE APPROVED BY THE CITY COMMISSION.

Ms. McGillis explained that although the City has not received a formal application package for the previously mentioned apartment complex at northeast intersection of Glendon Parkway and Bennett Avenue, the applicant is planning to in the future come before DRC to request development plan approval for a five-story, 278-unit apartment building at this location. This area is currently shown on sheet C-5 of the Development Plans to be a four story maximum area. Because of this, a Development Order amendment is required to lower the height of another building in the development of the same scale and to the same extent as the building with the height increase.

Ms. McGillis outlined the proposed height trade areas, and explained that the staff recommendation was for approval.

Building Director, George Wiggins, asked if this would have any negative effects on the Ravaudage PD.

Ms. McGillis stated that most of the height trade areas involve lowering the height limits to heights that match projects that DRC has previously approved, as well as lowering the height limit next to the recreation/pond area.

No one wished to speak in favor of or opposition to the request. Public Hearing closed.

Motion made by Jeffrey Briggs, seconded by Michelle del Valle-Neuner to approve the request. Motion carried unanimously.

REQUEST OF SYDGAN CORPORATION FOR: DEVELOPMENT ORDER AMENDMENT TO THE RAVAUADGE LAND USE PLAN TO PROVIDE ENTITLEMENTS FOR TWO PROPERTIES ADDED TO THE RAVAUDAGE PD.

Planner Allison McGillis gave the staff report. She explained that the applicant is requesting a development order amendment to provide new entitlements for two properties that have been added to the Ravaudage PD. She stated that the two properties (1325 Lewis Drive and 1531 Lee Road) total 21,389 square feet (0.49) acres. In 2015, the applicant requested to add a Development Note to the Development Order which stated "additional properties shall add to the entitlements of the Ravaudage PD based on 14.76 dwelling units per acre and a 100% FAR based on the land area added". So that in the future when properties are added to the PD, the added entitlements will come automatically. However, the City Commission did not approve this request, and required that this determination is made on a case-by-case basis.

Ms. McGillis explained that the maximum residential unit density for Ravaudage is 14.76 du/acre. Thus, the added residential entitlement would be 14.76 du/acre (7 units) for these two properties. The maximum PD commercial density (floor area ratio) for Ravaudage per Orange County is 100%. Consistent with that 100% FAR number on page C-4, the maximum added commercial entitlement would be 21,389 square feet.

She noted that the staff recommendation was for approval, and that these added entitlements would require the following change to Page C-4 "Project Building Program Table" of the Ravaudage Land Use Plans regarding the residential and commercial unit counts/square footage, such that the Residential units be changed to 511 units in lieu of the previously approved 504 units, and the Commercial square footage be changed to 388,102-square feet in lieu of the previously approved 366,713-square feet. She also mentioned that the development order also allows a 10% residential unit increase that the developer can utilize without City Commission approval, so the total units can be up to 562.

No one wished to speak in favor of or opposition to the request. Public Hearing closed.

Motion made by Jeffrey Briggs, seconded by Troy Attaway to approve the request. Motion carried unanimously.

Date of next meeting: TBD.

There was no further business. Meeting Adjourned at 10 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary