



Development Review Board Minutes

December 18 2019 at 10:00 a.m.

Commission Chambers – City Hall
401 S Park Avenue, Winter Park, FL 32789 | Winter Park, Florida

1. Call to Order:

Public Works Director, Troy Attaway called the meeting to order at 10:00 a.m. in the Commission Chambers of City Hall. Voting Members Present: Planning & Community Development Director, Bronce Stephenson; Public Works Director, Troy Attaway; Building Official, Building & Permitting Services, George Wiggins and Director of Parks & Recreation Jason Seeley and Assistant City Manager, Michelle Del Valle Neuner. Staff Present: Planning Manager Jeff Briggs; Senior Planner, Allison McGillis; Planning Manager and Recording Secretary, Kim Breland.

2. Approval of minutes

Motion made by George Wiggins, seconded by Bronce Stephenson to approve the August 21, 2019 meeting minutes.

3. Public Hearing

- **Request of Sydgan for:** Development plan approval for a commercial/office, mixed-use building of three-stories (15,036 square feet) and a commercial/residential, mixed-use building of two-stories (5,600 square feet) located at the corner of Kindel Avenue and Orlando Avenue within the Ravaudage Planned Development.

Senior Planner Allison McGillis explained that the request was for development plan approval for two new buildings at the corner of Kindle Avenue and Orlando Avenue. She provided aerial and street view maps images indicating the location of the property. She provided the site plan and explained that the Building A at the corner is proposed at three stories in height and measure at approximately 15,000 square feet in size with the first floor being utilized for commercial purposes and second and third floor for offices. Building B is proposed at two stories in height and measure at 5,600 square feet in size with the first floor being used for commercial purposes and the second floor will be used for three residential units.

Mrs. McGillis presented elevations of the buildings and explained that since the development is to be constructed over parking spaces over building B, the applicant will restripe and reshape some parking lot islands to the west behind the Alehouse. In terms of parking requirements, the combined uses require 81 parking spaces which will be provided in the parking lot to the west of the two buildings. Sine there are 3 residential units a recreation space is required. Based on the size of the residential units, the recreation space requirement is 686 square feet and the applicant will utilize the phase one pond area north west of the site.

Mrs. McGillis explained that per the Ravaudage Development Order, residential projects must allocate 10% of the units as affordable housing or pay a fee in lieu. The applicant has stated that he will be paying a fee in lie for this project as it contains no affordable units.

Mrs. McGillis summarized by stating that the application meets the development order requirements and orange county land development codes. Staff recommendation was for approval.

Mrs. McGillis responded to questions regarding parking space measurements, parking location, landscaping, proposed uses for the property and accessibility parking.

Dan Bellows, Benjamin Partners, LTD, addressed the Board and answered questions related to accessibility parking, landscaping and parking space requirements related to the project. Additional discussion was held regarding exterior building materials, fire sprinkler requirements, and air-bridge and rooftop terrace.

The board heard public comment from David Zusi, Water and Waste Water Director, City of Winter Park. Mr. Zusi stated that he and Mr. Bellows have discussed the need to finalize a location for the lift station for the Ravaudage Development and surrounding areas. He stated that until a lift location was finalized, he would be uncomfortable approving any additional projects that connect to the system. Discussion ensued.

Mr. Bellows and Mr. Zusi agreed that prior to the issuance of the building permit, a formal agreement for the lift station location must be met.

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

Motion made by George Wiggins, seconded by Michelle Neuner for development plan approval for a commercial/office, mixed-use building of three-stories (15,036 square feet) and a commercial/residential, mixed-use building of two-stories (5,600 square feet) located at the corner of Kindel Avenue and Orlando Avenue within the Ravaudage Planned Development. With the following condition:

- 1. Prior to building permit being issued, the lift station location must be identified with Water/Waste Water approval.**

Motion carried with a 5-0 vote.

- **Request of Sydgan for:** Development plan approval to construct a four-story, five-level, 360-space, structured parking garage located at 1136 Benjamin Avenue, Block H, within the Ravaudage Planned Development.

Mrs. McGillis explained that the request was for development plan approval to construct a four-story, five level, 360 space, parking garage at 1136 Benjamin Avenue, within the Ravaudage Planned Development.

Mrs. McGillis provided images showing the location of the garage and explained that 228 of the 360 spaces would be allocated to the building to the east with the rest of the spaces would be open for other uses within Ravaudage.

Mrs. McGillis explained that this item had been table at the May 16, 2018 DRC meeting due to the proposed architecture of the building and since that time, the applicant has worked on revised elevations that are more in line with the Winter Park parking garage guidelines. She provided images of the parking garage elevations and added that Staff has recommended that the applicant use bougainvillea to cover areas indicated in the elevations. Additionally, Staff has recommended the applicant provide two dual-head charging stations for electric vehicles in the parking garage.

Mrs. McGillis summarized by stating that the application meets the development order requirements and orange county land development codes. Staff recommendation was for approval.

Mrs. McGillis responded to questions related to landscaping maintenance. The Board commented that the lighting on top and within the garage meet lighting ordinance requirements.

Dan Bellows, Benjamin Partners, LTD, addressed the board. He agreed with Staff's recommendation to add the electric vehicle charging stations and vegetation. He expressed concern with setting a precedent for architectural review with the DRC board. He added that the parking garage would be donated to the Ravaudage Community Association who will own the public garage and HOA will maintain the garage and landscaping. The applicant and the Board discussed landscaping maintenance for the project and lighting ordinance requirements and signage for the parking garage. After discussion, the Board agreed to allow for a 3'x10' projecting sign for public parking on the west side of the stairwell of the proposed building.

Motion made by Bronce Stephenson, seconded by Michele Neuner for Development plan approval to construct a four-story, five-level, 360-space, structured parking garage located at 1136 Benjamin Avenue, Block H, within the Ravaudage Planned Development with the following conditions:

1. That the applicant expand the green walls with vegetative screening to cover the areas shown on the attached exhibit "Staff Recommended Changes" concept 10.
2. The applicant provide a 3'x10' internally lit, parking direction sign at the west side stairwell adjacent to the parking entrance.
3. The applicant add two dual-head charging stations for electric vehicles.

Motion carried with a 5-0 vote.

There was no further business. Meeting Adjourned at 10:41 a.m.

Respectfully,

Kim Breland

Recording Secretary