CITY OF WINTER PARK
PLANNING AND ZONING COMMISSION

Staff Report
January 10, 2012

REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL TO DEMOLISH AND REBUILD STRONG HALL ON THE CAMPUS OF ROLLINS COLLEGE AT 1000 HOLT AVENUE, ZONED PQP.

Rollins College plans a major redevelopment of the Strong Hall dormitory building on campus adjacent to the corner of Holt Avenue and Hanna Way. As a building over 10,000 square feet, this project requires Planning Board and City Commission conditional use approval.

Project Scope:

Rollins College has submitted a more complete project description in their application materials, but basically due to the age (72 yrs. old) and condition of Strong Hall, there is a need to demolish and rebuild the structure. This redevelopment is to happen in two phases.

Per the site plan submitted, Phase I is the construction of Pods #1 and #2. This is entirely two stories. The building height is 28' - 8" to the eave and 32' - 8" to the roof peak. Together the two Pods are 11,378 sq. ft. and will provide 23 dormitory rooms.

Phase II (contemplated when the Bush Science center project is finished) will be Pods #3 and #4. Pod #3 facing French Avenue/Hanna Way will also be two stories. Pod #4 facing Holt Avenue will be three stories in height. That three story component will be 42' to the eave and 47' to the roof peak. Together, the two Pods are 12,530 sq. ft. and will provide 33 dormitory rooms.

The Zoning allows for three story buildings (adjacent to two lane roads) to be 42' - 5" to the roof and allows another 5 feet for a parapet which is a total visible height of 47' - 5". This plan is basically the same but the design is for a pitched roof to the 47 feet in height, versus the flat roof and parapet wall.

The layout and scale of the project is sensitive to and respectful of the adjacent College Quarter neighborhood across French Avenue. Those portions of Strong Hall facing the neighborhood are two stories in scale and the second floor is terraced back from the first floor to provide articulation to the scale. The architectural character and detail is consistent with the quality throughout the Rollins College campus. The three story component (Pod #4) is facing Holt Avenue and away from the adjacent neighborhood.
The Planning staff believes that these plans will be an improvement both to the Rollins College campus as well as the public's visual perspective from French and Holt Avenues.

Prior to the Planning Board meeting, Rollins College hosted neighborhood meetings that invited the neighbors to come see these proposed plans. Staff understands that the neighborhood reaction has been very favorable.

STAFF RECOMMENDATION IS FOR APPROVAL
After 72 years of service Rollins College is planning to replace Strong Hall. This residential facility fronts French Avenue at the corner of Holt Avenue was constructed in 1939 around a central courtyard with open breeze ways, unfortunately because of its out-of-date configuration and failing physical condition Rollins College has decided replacement is our only option. We have invited the area residences to an open house to present concepts for its replacement and to keep the neighbors informed. We will be hosting the two open houses, Tuesday evening December 13 at 7 PM, and Thursday, December 15 at 9 AM, to be held in the classroom section of the Knowles Memorial Chapel at the corner of Holt and Chase Avenue.

Coinciding with the remodel and expansion of the Bush Science Center starting at the end of the school year, the displaced faculty will temporarily move to the 2-story wing/pod of Strong Hall. Therefore, our proposed construction of Strong Hall is proposed in 2-phases.

Phase I shall consist of demolition and new construction of the 2 existing southern residence pods. The new southern pods will be essentially in the same area as the existing structure...preserving the eastern breezeway and the 22” oak tree.

Phase II is contemplated to commence once the Bush Science Center is completed and the faculty vacate. The existing 2-story (northern) pod would be demolished and the new northern pod constructed.

Along the western frontage of French Ave., the existing parking lot remains mostly as it exists. During Phase I, we will be removing approximately 5 eastern spaces where the proposed southern pod is depicted. The architecture of the new structures is of the quality of the existing building(s) and the campus. Some of the detail elements of the existing Strong Hall are contemplated to be salvaged or duplicated and incorporated in the exterior fenestration such as the wrought-iron grill work, stucco pulls and bands, clay tile roofs, etc. The massing is similar to the existing structure(s) relating to the pod of residences, both in frontage width and height along French Ave. and to those existing residence halls on Holt.

Landscaping of buffer yards will remain. Those affected by work will be replaced to meet code. Exterior lighting shall be designed by an electrical engineer with photometrics submitted to meet code. Their design shall incorporate safety of its occupants, with cut-off lenses to protect light bleed beyond the property lines. The engineering for the site will be minimized as we are not introducing any parking, the building pad will remain similar to the existing and the drainage will not be increased during Phase I. After the impact if any is understood, a civil engineer will be engaged to verify the storm drainage and provide any needed guidance for the site.
Hi Lindsey:

Yes, there is another neighborhood meeting on Jan 5th, I think at 7 pm. The plans are wonderful, scale and mass is sensitive to the neighborhood, yet gives them the 50 to 56 dorm rooms. The footprint is virtually the same as what is there. All noise and activities are turned to the interior courtyard.

It is an extraordinarily wonderful addition to the campus! David Lamm is to be commended for adding such a wonderful replacement structure there. His architect, Keith Blankenship, is brilliant at creating a building that will exist for years into the future, but will appear as though it has already been there for years.

Margie

Sent from my iPhone

On Dec 20, 2011, at 4:26 PM, Lindsey Hayes <Lhayes@cityofwinterpark.org> wrote:

    Hi Margie. Jeff and I didn’t know about this meeting or I would have come. We understand only you and David came. Is another meeting scheduled for an evening time period? Thanks.

    Lindsey

Lindsey Hayes, AICP, Senior Planner
City of Winter Park
Planning Department
401 Park Avenue, South
Winter Park, Florida 32789
CITY OF WINTER PARK
PLANNING AND ZONING COMMISSION

Staff Report
January 10, 2012

REQUEST OF PERTH LANE PROPERTIES, LLC FOR: CONDITIONAL USE APPROVAL UNDER THE LARGE BUILDING ORDINANCE TO BUILD A NEW TWO STORY, 22,090 SQUARE FOOT MEDICAL OFFICE BUILDING AT 100 PERTH LANE, ZONED OFFICE (O-2).

Perth Lane Properties LLC (Dr. Bruce Breit – Women’s Care Florida) plans to demolish his existing, one story 7,300 sq. ft. medical ob-gyn building and rebuild a new two story, 22,090 sq. ft. medical building on an expanded property at 100 Perth Lane. As a building over 10,000 square feet, this project requires Planning Board and City Commission conditional use approval.

Project Scope:

The applicant has submitted a more complete project description in their application materials, but basically the existing medical office is functionally obsolete and they have outgrown the space. With adjacent land to the north, that has been acquired, the plans are to build a new, two story medical office. When that new medical office building project is complete, the existing building will be demolished and that land used for the remainder of the required parking.

Parking for medical building is one space per 200 sq. ft. This building requires and the site plan contains 110 spaces. Storm water retention will be primarily via underground exfiltration. There are some trees on the properties to be removed (none of which are significant). There will be 250 inches of trees removed and 83 inches replanted (per the landscape plan). A tree compensation fee ($110/inch) will be paid for the inches not replaced on-site.

Architecturally there is some articulation to the building facades to give the building visual appeal. The challenge for this site is that the main “front door” of the building faces inward toward the parking areas serving the patients. However, the rear or “back door” is what everyone will see when traveling past the building on Perth/Loch Lomond. So there has been added emphasis to try to make the “rear” look more like a “front” from the visual perspective. To that end, the entry columns on that side slightly intrude upon the 10 foot street setback up to a 6 foot dimension. That minor encroachment needs a variance which the P&Z Board/City Commission has the authority to approve via this conditional use process.
Everything on this project meets code and is very well thought out and designed. All that staff is asking the applicant, is to work together to try to hide/screen the ugly back-flow preventer and electric transformer box. Other that those minor details, everything about his project is favorable.

The Planning staff believes that these plans will be an improvement both to the Hospital campus environment as well as the public's visual perspective of this property.

STAFF RECOMMENDATION IS FOR APPROVAL
Parcel ID: 302209012006050 (Rng-Twn-Sec format)

This map is for reference only and is not a survey.

Women’s Care Florida (formerly Winter Park OB/GYN) has been practicing Obstetrics and Gynecology for over 30 years and is currently delivering 3rd generation newborns. They have been at their current location on the corner of Loch Lomond and Perth Lane since 1978. Women’s Care Florida is one of the primary care groups that utilize the “Baby Place” at Winter Park Memorial Hospital. It is common in this area of specialty to be as close to the infant delivery facilities as possible. Women’s Care realized its current facility was functionally obsolete and had outgrown the existing 7,027 s.f. facility.

Dr. Breit of Women’s Care Florida is developing a new building and has negotiated to purchase the adjoining north parcel from Florida Hospital. Dr. Breit’s current site will be incorporated into the purchased northern site to develop the approximately 22,099 s.f. 2-story medical office building. As part of our construction permitting, because his practice will need to remain in operation, we will be illustrating a phased construction move in because of the integration of Dr. Breit’s current site and subsequent demolition of his existing building.

The architecture is characterized as “Spanish Mission”. It is respectful of the new “Baby Place”. We believe this architecture represents a quality standard for a medical office building presiding in the medical arts district or health village. The attempt was to design a building that sets an example by engaging the street and creating a “walkable” environment. In response to activating the pedestrian interface with the street, we are requesting an exception (illustrated with dashed outline) to the front yard setback solely for an approx. 30’ long x 6’ wide exterior covered loggia/front porch. In addition, we have architectural detailing consisting of 2’ “bump outs” of the building base to differentiate the water table and floor line geometry of 2/3rds...1/3rd. We are attempting to introduce these elements as a transition from the public realm/right-of-way sidewalk to the private with hardscape, possible seating, planters, etc. leading into a possible covered loggia.

Concerning existing tree determination, we met 12/1/11 with Alan Lee of Code Enforcement on site. Our site plan and landscape plan reflect the consensus and any removal and replacement shall be in accordance with code.
NEW MEDICAL OFFICE BUILDING

VIEW FROM LOCH LO MOND DRIVE

WOMEN'S CARE FLORIDA
REQUEST OF DENNING PARTNERS, LTD. FOR: AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL ON THE PROPERTY AT 861 W. CANTON AVENUE.

REQUEST OF DENNING PARTNERS, LTD. FOR: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE EXISTING ZONING DESIGNATION OF SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT TO MULTI-FAMILY (HIGH DENSITY R-4) DISTRICT ON THE PROPERTY AT 861 W. CANTON AVENUE.

Denning Partners, Ltd. (Dan Bellows) has under contract for purchase the property at 861 W. Canton Avenue, which is immediately east of and adjacent to the Denning Drive apartment project at 550 N. Denning Drive, which the City approved in January 23, 2006. This is a request for the Comp. Plan and Zoning change from the existing single family designations (R-1A) to high density residential (R-4). The property at 861 W. Canton Avenue is 75 feet wide by 250 feet deep (18,750 sq. ft.).

Based on the current single family R-1A zoning, the maximum development potential of this property, as zoned R-1A, would be two single family homes. One home could be built on the front half of the property and the second home on the rear half with a driveway running back to that rear lot.

Based on the requested R-4 zoning, there are two scenarios because the minimum lot size for R-4 development is 20,000 sq. ft. When you have a property with less than 20,000 sq. ft., the standards of R-3 apply. So as a stand-alone property, given the R-3 standards, the density is one unit for each 2,500 sq. ft. of land which translates into 7 units. However, if this property were combined, let’s say with the adjacent 550 N. Denning Drive Apts. property then the total building site would exceed the minimum 20,000 sq. ft. and then the R-4 density is one unit for each 1,750 sq. ft. of land which translates into 10 units.

Future Development Plans:

The future development plans of the applicant are not firm at this time. However, one of the requirements for a rezoning submission is to “include prospective plans indicating the desired development scenario proposed as a result of an approval”.
So in keeping with that requirement, the applicant has presented the option to develop the property in concert with the Denning Drive apartments. That property, at this time is under contract to Eastwind LLC, who is trying to be selected as part of the State’s tax credit program to convert that Denning Drive apartment project to elderly affordable apartments. It is unknown at this time if they will be selected and proceed with that project.

However, as part of that expanded project or as 10 stand-alone ‘market rate’ apartments, the applicant has included a site plan and elevations that show how the property would be used. They believe that it would greatly enhance the visual appeal of that project because rather than looking, as traveling from the east on Canton Avenue at the “rear” of the apartments, this expansion puts a “front door” view on both the east and west sides of the project.

If this land were used strictly as a stand-alone apartment building of 10 units, the project would still screen the “rear” view of the Denning Drive apt. building and provide a transition opportunity.

In either case, the contract arrangement between Denning Partners Ltd. and Eastwind LLC provides for access from this property to the surplus parking in the parking garage and also access to the common storm water retention system.

Staff Appraisal:

This lot of 75 feet by 250 feet deep is not a single family lot sitting next to R-4. But in terms of transition; is R-2 or R-3 a better choice? This is a very difficult decision to make when you are only asked to decide on the rezoning (not the plans) and you don’t have any idea what the fate of the Denning Drive apartments will be. Once this property is rezoned to R-4, it is never going to be rezoned back to anything lesser in intensity (R-3 or R-2) given the Bert Harris property rights statutes.

If the Denning Drive Apts. are built, then the applicant is correct that this will be a very good decision because it allows “front door” faces on both sides of the building. The other beneficial outcome is that since the applicant’s plans show six apt. units per floor (18 units) and the maximum is 10 units; then either the building will be downsized to two stories on this property or hopefully this entire wing of the project will be reoriented to pull it back further from Canton Avenue. Unfortunately the approved plans call for a 50 foot tall stair tower sitting 20 feet from Canton Avenue across the street from single family homes. In either event since R-4 zoning allows 55 feet and five stories of building height, any approval should be restricted to match the scale of the Denning Drive apts.

STAFF RECOMMENDATION IS FOR APPROVAL with the condition that future development is limited to no more than three stories and 42 feet of building height.
Parcel ID: 302206117000040 (Rng-Twv-Sec format)
This map is for reference only and is not a survey.
REQUEST OF WINTER PARK REDEVELOPMENT AGENCY LTD TO: AMEND THE CONDITIONAL USE APPROVAL GRANTED ON MAY 23, 2011 TO CONSTRUCT A SECOND FLOOR OF A 470 SQUARE FOOT RESIDENTIAL UNIT ON TOP OF RESTAURANT PAVILION BUILDING ON THE PROPERTY AT 400 WEST NEW ENGLAND AVENUE, ZONED C-2.

On May 23, 2011, following a positive recommendation from the Planning Board, the City Commission approved a rezoning of the property at 400 W. New England to C-2 and also approved a conditional use to construct a one story, 470 square foot “restaurant” pavilion building with outdoor patio seating.

This request is to amend that conditional use approval to add a second story to that 470 square foot building. The second floor would be used as a single apartment unit. It is a “significant change” per the Code to add an additional floor to any conditional use building project unless subsequently approved by the City Commission.

When you go by to look at this project, don’t be surprised when you see that the second floor is substantially completed. The applicant (who is the property owner and contractor) decided while it was being built to add the second floor. He was under the impression that the recent rule change making the threshold for a “significant change something larger than 500 sq. ft exempted them. That is true but a “significant change is also adding an additional story to a building so this approval is required. Of course he didn’t amend the building permit either. So the job was stopped and thus this (after-the-fact) request. At least we know what it is going to look like, scale-wise.

The rationale for the change in plans from the applicant is to maintain the symmetry of this new two story building adjacent to the existing two story building. To the staff, while we wish the process had been followed of permission first; rather than forgiveness; the scale of the two stories is compatible with this location.

STAFF RECOMMENDATION IS FOR APPROVAL of the conditional use as it conforms to code in the C-2 zoning or with the variances necessary in the existing C-3A zoning.
Parcel ID: 30220940055010 (Rng-Twn-Sec format)
This map is for reference only and is not a survey.
To:  Mr. Jeff Briggs
    City of Winter Park
    Planning Department
    401 Park Ave South
    Winter Park, FL 32789

From: Dan Bellows
    Denning Partners, Inc.
    P.O. Box 350
    Winter Park, FL 32790-0350

RE: 400 W. New England Ave
     Winter Park, FL 2nd Floor Addition
     Permit # 11-1519

Mr. Briggs,

I was to understand the code allowed the
additions or modifications of less than 500 sq. ft. to
a construction project without the need for P/3 or
city commission approval. The attached revision
sheets have been submitted to the building department.
This project is partially completed.

Please advise ASAP.  
Dan Bellows
REQUEST OF THE CITY COMMISSION FOR: review and recommendation on a proposed City Commission resolution to establish an expedited approval process for the development of affordable housing projects within the city.

At the City Commission meeting on November 26, 2011, the Commission discussed a proposed Resolution, requested by Eastwind LLC, to assist the development of the existing Denning Drive apartment project at 550 N. Denning Drive, as a senior affordable housing project. Eastwind LLC is proposing to buy the project and is applying for State affordable housing tax credits.

After much discussion, the City Commission directed staff to have the EDAB and the Planning and Zoning Board review the resolution before additional action was taken by the Commission.

The issues highlighted in the resolution are twofold:

- Expedited permitting – affordable housing projects will receive an expedited review process by staff, the P&Z Board and the City Commission
- Policy review of costs to affordable housing – Proposed policies, ordinances, resolutions or plans that affect housing will be reviewed for the impact on the cost of affordable housing projects

The Comprehensive Plan and the City’s Economic Development Plan discuss affordable and workforce housing. Workforce housing is defined in the City’s Comprehensive Plan as 120% of area median income which is about $62,000. Affordable housing is defined as 80% of the area median income.

The Housing Element does discuss the need for expedited permitting for affordable housing projects via the policy below:

Policy 3-1.2.4: Maintain a Streamlined Development Review Process. Within one year from the effective date of the Winter Park Comprehensive Plan, the City shall establish a streamlined development review and permitting process for affordable housing developments and redevelopment.
Historically, affordable housing projects involving Habitat for Humanity, the Winter Park Housing Authority or the Hannibal Square Community Land Trust have been given priority to move through the permitting process.

When Policy 3-1.2.4 was proposed for the Comprehensive Plan, the economy was humming along and housing prices were at their peak. It was important then to assist anyone doing a qualified affordable housing project, as the City has always had the goal to try to maintain our ethnic and economic diversity.

This was also a time when the State of Florida was encouraging affordable housing. The State was financially supporting the creation of affordable housing through the SHIP program and the State (DCA) was looking for the Comprehensive Plans of cities to be pro-active in encouraging the development of affordable housing. Thus, the policy (above) was included in the Comprehensive Plan which calls for a streamlined development review process for affordable housing projects.

In today’s world with all the foreclosures and short sales, the need for affordable housing is clearly not as great. There also are far less permit applications of any kind in the offing so city staff can expedite just about any kind of development. However, there is no penalty to anyone else if the City gives affordable housing some special attention and scheduling for permit review.

The Economic Development Advisory Board (EDAB) discussed this issue and resolution at their December 13th meeting. They were in agreement that there is no down side to expediting the occasional affordable housing project that may come in. The Resolution does not say affordable housing projects must be approved or given any special consideration. If it is a good project and gets an approval from P&Z/City Commission then assisting with a timely review is warranted for the social good that these projects can bring. It also represents economic development that is good for the City to encourage at this time. As a result, EDAB voted unanimously to support the attached Resolution.

**STAFF RECOMMENDATION:**

The City needs to either support the Resolution for an expedited review process or amend the Comprehensive Plan to remove the policy that says we will do so.

Staff recommends that P&Z support the resolution as recommended by EDAB.
RESOLUTION NO. ____________

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, PURSUANT TO CHAPTER 170.03, FLORIDA STATUTES, DETERMINING THAT AFFORDABLE HOUSING DEVELOPMENTS SHOULD BE GIVEN PRIORITY PROCESSING IN ORDER TO EXPEDITE THEIR APPROVAL AND ENCOURAGE AND PROMOTE THEIR DEVELOPMENT AND THAT NEW POLICIES AND REGULATIONS WILL BE REVIEWED PRIOR TO ADOPTION FOR THEIR IMPACT ON THE COST OF AFFORDABLE HOUSING.

WHEREAS, the City of Winter Park’s Comprehensive Plan presently provides an option for a density bonus of five (5) units per acre for the development of new Affordable Housing Communities; and

WHEREAS, Winter Park desires to expedite certain City department approvals and incentives to Affordable Housing Developers for the construction of new Affordable Housing communities ("Housing") in the City of Winter Park effective immediately; and

WHEREAS, the City Commission wishes to further promote and encourage the development of Affordable Housing in the City of Winter Park by providing an expedited review and approval process for Affordable Housing Developments; and

WHEREAS, the City Commission wishes to implement an expedited review and approval of building plans through the applicable City departments.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida as follows:

Section 1. Any Affordable Housing development to be developed in the City of Winter Park shall be entitled to expedited consideration of its proposed site plan at the next Development Review Committee meeting upon request regardless of prior notice requirements.

Section 2. Any Affordable Housing development to be developed in the City of Winter Park shall be entitled to expedited consideration for site plan approval by the
Planning and Zoning Board and will be placed upon the agenda of the next meeting of such Board on an expedited basis, providing for notice as required by Code.

Section 3. Any Affordable Housing development to be developed in the City of Winter Park shall be entitled to expedited consideration for site plan approval by the City Commission and will be placed upon the agenda of the next meeting of the City Commission on an expedited basis, providing for notice as required by Code.

Section 4. Any Affordable Housing development to be developed in the City of Winter Park shall be entitled to expedited review of its building plans by all applicable City departments, and expedited issuance of building permits by the City Building Department upon approval of such building plans by all applicable City Departments.

Section 5. Any proposed policy, ordinance, resolution, plan or policy will be considered following a review of the impact on the cost of affordable housing.

Section 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the _______ day of ____________, 2012.

________________________________________
Kenneth W. Bradley, Mayor

Attest:________________________________________

Cynthia S. Bonham, City Clerk