REQUEST OF WINDERMERE WINTER PARK VENTURE LLC FOR: AN
ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP
TO CHANGE THE DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO MEDIUM
DENSITY RESIDENTIAL ON THE PROPERTY AT 444 W. SWOPE AVENUE.

REQUEST OF WINDERMERE WINTER PARK VENTURE LLC FOR: AN
ORDINANCE AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING
DESIGNATION OF SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT TO MEDIUM
DENSITY MULTI-FAMILY (R-3) DISTRICT ON THE PROPERTY AT 444 W. SWOPE
AVENUE.

REQUEST OF WINDERMERE WINTER PARK VENTURE LLC FOR:
CONDITIONAL USE APPROVAL UNDER THE LARGE BUILDING ORDINANCE TO
BUILD A NEW TWO STORY, 10 UNIT RESIDENTIAL CONDOMINIUM BUILDING AT
434 AND 444 W. SWOPE AVENUE, ZONED (R-3).

Windermere Winter Park Ventures LLC is requesting a Comp. Plan FLU Map and
Zoning Map change from the existing Single Family designation (R-1A) to
Medium Density Residential (R-3) on the property at 444 W. Swope Avenue.
They also own the adjacent lot to the east at 434 W. Swope and on these two
combined lots this public hearing is also a request for Conditional Use approval
for a new, two story, 10 unit residential condominium project.

These properties are immediately west of the commercial development on
Virginia Avenue which is across the street from the Public Safety complex. On
the opposite side of Swope Avenue from these properties is that City’s new
Swope Avenue Water Plant. Each lot is 50 feet wide by 250 feet deep for a
combined site of 100 feet by 250 feet (25,000 sq. ft.). The lot at 434 W. Swope
is now zoned R-3 and the rezoning of 444 W. Swope would make the entire site
R-3 for the proposed condominium project.

Based on the requested R-3 zoning, when you have a property with more than
15,000 sq. ft., the standards of R-3 apply, which permits one unit for each 2,500
square feet of lot area.

The zoning and height standards of the R-3 District are consistent with the
next higher level, R-4, and vary from 50 feet in height to 110 feet, depending
on lot size. The actual height that this project would be permitted for would
be 50 feet in height, the minimum allowed by both the R-3 and R-4 Districts,
which is consistent with the current R-3 zoning of the property at 434 W.
Swope Avenue.

This request is for a new, two story, 10 unit residential condominium project that
would be located between 434 and 444 W. Swope Avenue, with a total of 10
units, evenly distributed between the two parcels. The units would be accessed
from the adjacent lots, with no direct access to Swope Avenue. The project
would include a common area, which could be used for social activities, and
would be designed to provide a safe and comfortable environment for residents.

The building would follow the guidelines for the R-3 District, which includes
access to green space, landscaping, and parking. The project would also
comply with all necessary building codes and regulations, and would be
constructed to be energy-efficient and sustainable.
neighborhood soliciting written consents from property owners to down-zone their properties from R-2 or R-3 zoning to single family R-1A zoning in order to limit the potential densification of the neighborhood and to preserve the predominately single family character of the neighborhood. It was quite amazing because the group gathered petitions from 99 property owners who agreed and requested that the City down-zoned their property. The City in 1999 was happy to agree with the property owners desires to be down-zoned. At that time, five of the eight lots on the south side of this block, that are 250 foot deep, were down-zoned from R-3 to R-1A, including this subject lot at 444 Swoope Avenue.

Two things have changed since 1999. One has been the construction of the City's new Water Plant across the street. It is an attractive (award winning) design. However, it is still an institutional use. The second thing is that in 2005 the City agreed to rezone back to R-3, the two properties (three lots) at 472 and 510 Swoope Avenue. So now there are just two properties/ lots on this south side of Swoope that remain single family (R-1A). The two properties are this property requested for rezoning at 444 Swoope and the adjacent one at 446 Swoope.

Just as in the rezoning request made in 2005, the applicant feels that the proximity of the City's Water Plant and the physical nature of these deep 250 foot lots lend themselves to more to multi-family usage. In this case they also cite the proximity of this combined property being adjacent to the commercial development along Virginia Avenue. They feel and the staff agrees that this property is not ideally suited for a single family home vs. multi-family development.

The Conditional Use Request and Future Development Plans:

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".

Thus, the applicant is presenting and requesting conditional use approval per the attached plans. Those plans show ten, two story condominiums. Nine of the units range in size from 1,349 to 1,555 sq. ft. of living area and the end unit at the rear is 2,140 sq. ft. There is open carport parking and living space on the first floor of each unit and living area on the second floor. Each unit has one parking space (at their front door) and one space in the parking lot area in the rear. Parking is required at 2.5 spaces per unit (25 spaces) and the site plan shows 23
you have one car or both cars parked out on the street because the garages are filled up with "stuff". So to keep this project from angering the neighbors with cars parked up and down the street, the design includes open carport parking.

Architecturally, the design is simple but in scale with the neighborhood. On the street front unit, there is a street front facing front porch to give the building visual street appeal.

The project meets the R-3 code provisions. The maximum building footprint is 40% of the lot area and this building is at 22%. The maximum impervious coverage is 75% and this project is at 73%. The maximum building height is 35 feet and this project is 20 feet to the roof eave and 31 feet to the pitched roof peak. The project conforms to the required setbacks. The only variance is for the two parking space shortfall. The applicant believes that given the average unit size of 1,450 sq. ft. the residents will be a combination of two person households and singles/empty nesters, thus the parking will be sufficient.

Staff Appraisal:

Staff has some angst because the effort in 1999 by the neighborhood seeking down-zoning was a wonderful grass roots effort to maintain the single family character of the neighborhood. The staff doesn't want to undermine that effort.

However, this is a very similar situation to the agenda item on last month's P&Z meeting for 861 W. Canton Avenue. In both cases we had/have single family lots that are 250 feet deep and located next to multi-family development (and in this case across from the City's Water Plant). This lot at 444 W. Swoope Avenue of 50 feet by 250 feet deep is not an ideal single family lot in a block predominately zoned R-3. This property has commercial development to the east, multi-family (R-3) properties to the south and is located across the street from the City's Water Plant. Also, the City has already rezoned (in 2005) three of these lots based upon the same factors. So staff is hard pressed to find sufficient rationale to keep this one isolated property zoned single family.

STAFF RECOMMENDATION IS FOR APPROVAL of the Comp. Plan FLU Map and Zoning Map change to multi-family (R-3).

For the Conditional Use, the staff supports the request and the minor parking variance with maintaining the one provision concerning the open carports.
CITY OF WINTER PARK
PLANNING AND ZONING BOARD

February 7, 2012

RECOMMENDATION OF THE PLANNING AND ZONING BOARD ON
THE POLICY DIRECTION FOR WEST CANTON AVENUE.

The Planning and Zoning Board on January 10th voted 5-2 on a recommendation to rezone the property at 861 W. Canton Avenue from Single Family (R-1A) to Multi-Family (R-4). The Planning Board requested a staff analysis of the future zoning possibilities for the remaining properties in that block on the North Side of Canton Avenue in order to recommend an appropriate transition from R-4 down to R-1A.

Property Characteristics:

There are just two properties, south of the Denning Drive apartment site, along the north side of Canton Avenue that are 250 feet deep. (See attached map).

One is the property east of the storm-water retention parcel for the Denning Drive Apts. and west of the 861 W. Canton apartment expansion parcel. Technically it is three addresses (851/841/839 W. Canton) but all three properties are in the same ownership. There is one single family house on these three combined properties.

The second property at 831 W. Canton Avenue is west of the storm-water retention parcel for the Denning Drive Apts. It also holds one single family house.

Property Development Options:

In order to transition from R-4 down to R-1A, the two options are R-3 and R-2 zoning. Under R-3 zoning, one can build a maximum two story building, 35 feet tall and with one unit for each 2,500 sq. ft. of land. The maximum floor area ratio is 75%. Under R-2 zoning, one can build a maximum two story building, 30 feet tall and one unit for each 4,000 sq. ft. of land. The maximum floor area ratio is 55%.

The property at 851/841/839 W. Canton is 130 feet wide by 250 feet deep for 32,500 sq. ft. of land. It would seem to present the option for transition of either R-3 or R-2 zoning.
Subject:

Undertake an Urban Land Institute (ULI) Technical Assistance Panel (TAP) Program for West Fairbanks Redevelopment Evaluation. Staff is seeking Commission consensus to ask ULI to convene a Technical Assistance Panel for West Fairbanks and direct staff to work on this program.

Board Recommendations:

On November 28, 2011, the planning staff discussed with the City Commission the strategy for moving forward with the Form Based Code or Architectural Design Standards for the West Fairbanks corridor. The City Commission directed staff to discuss the strategy with the Planning and Zoning Board and the Economic Development Advisory Board for a formal recommendation from those Boards. The Planning Board met on December 6th and the EDAB on January 11th. Both Boards have voted unanimously for the Staff to pursue the adoption of Architectural Design Standards which will synthesize the most important components of the work done by Placemakers.

During the discussion by EDAB, it was suggested and it was their consensus for the ED staff to ask ULI to convene a Technical Assistance Panel for West Fairbanks and direct staff to work on this program.

Background for the EDAB recommendation:

Based on a charge by the City Commission, the Economic Development Advisory Board (EDAB) reviewed the current material prepared by the Planning Department for code changes proposed for West Fairbanks Avenue at their meetings in December 2011 and January 2012. During the meetings, the members expressed a desire to look at larger, longer-term transitional opportunities along West Fairbanks that encompass more than an overlay of architectural design standards to the Zoning Code. During this discussion in December, it was suggested by the EDAB Board to consider a ULI Technical Assistance Panel (TAP) program to evaluate the current development pattern found on West Fairbanks, consider the City's current initiatives and capital improvements and offer
City ED and Planning staff is recommending that a ULI Panel be put together to evaluate West Fairbanks prior to any further action is taken on adoption of the Architectural Design Standards.

Costs associated with the ULI Panel are approximately $20,000. Funding is available through the Economic Development Program. EDAB’s motion supports the use of this funding for this type of effort and recommended that the ULI Panel look into short and long term development solutions on West Fairbanks Avenue.

Staff is seeking consensus from the City Commission to move forward in this effort. The Panel takes about two months to convene. Staff will work directly with the local ULI District in the development of the Panel.

Alternatives | Other Considerations:

The City Commission can move ahead now and adopt West Fairbanks Architectural Design Standards without this advice from the ULI Panel and speed that adoption by two months. However, the City may learn some important things from the ULI Panel and the ULI Panel can also be helpful in validating or confirming the most important design regulations that will be part of the Architectural Design Standards. It will also allow for participation in this process by the property owners and tenants along the corridor. While it is important to get the Architectural Design Standards adopted sooner rather than later, the reality is that no substantial redevelopment is expected to occur until the sanitary sewer project is completed, which is at least a year in the future.

Fiscal Impact

The total amount for this effort will not exceed $20,000. This amount is available in the Economic Development budget and the findings will be applied to any final reporting in redevelopment activities on West Fairbanks Avenue.

Long-term Impact:

The EDAB viewed the redevelopment of West Fairbanks Avenue as a long-term goal with opportunities for short-term physical improvements to the Avenue itself. The ULI Panel may be a resource to provide professional direction in the long-term vitality of the corridor.
CITY OF WINTER PARK  
PLANNING AND ZONING BOARD  
December 6, 2011  

RECOMMENDATION OF THE PLANNING AND ZONING BOARD ON THE POLICY DIRECTION FOR THE WEST FAIRBANKS AVENUE ARCHITECTURAL DESIGN STANDARDS AND FORM BASED CODE.

Subject: West Fairbanks – Form Based Code and Architectural Design Standards  

The Planning and Zoning Board on December 6th voted 6-0 on a formal recommendation, as requested by the City Commission, on the direction to proceed with respect to the proposed West Fairbanks Architectural Design Standards and Form Based Code. The Planning and Zoning Board had also discussed this matter at their October 26th work session. That recommendation of the Planning and Zoning Board is to:

Approve the policy direction for staff to synthesize the documents prepared by Placemakers and to proceed with a West Fairbanks Architectural Design Standards overlay document, similar to the ones that currently exist in our Zoning Code for the Central Business District, New England Avenue and Morse Boulevard. This is only a policy direction and not a recommendation on the content of those design standards. The attached document is provided only for example purposes.

Approve the plan for work session meetings with the West Fairbanks Avenue property owners and tenants.

Approve the plan to proceed with advertised public hearings for adoption of the resultant overlay design standards for the West Fairbanks Avenue area following those work session meetings.

The goal is that the two documents prepared by Placemakers be synthesized down to a manageable sized set of Architectural Design Standards,