Board of Adjustments Minutes

April 19, 2022 at 05:00 p.m.

In-Person Meeting
401 S. Park Avenue | Winter Park, Florida

Call to Order

Vice-Chair Michael Clary called the meeting to order at 4:59 p.m. Present In-Person: Michael Clary, Cathy Sawruk, Ann Higbie, Charles Steinberg. Absent: Robert Trompke, Tom Sims, and Jason Johnson. Also Present: City Attorney J. Giffin Chumley. Staff: Director of Planning and Transportation Jeff Briggs, Planner I Nicholas Lewis, Planning Technician Aaron Hull, Building and Permitting Director Gary Hiatt, and Recording Secretary Mary Bush.

Consent Agenda

Motion made by Ann Higbie, seconded by Charles Steinberg to approve the March 15, 2022 meeting minutes.

Motion carried unanimously with a 4-0 vote. (Robert Trompke, Tom Sims, and Jason Johnson were not present for the meeting.)

Vice-Chair Clary explained the rules of procedure for variance cases and opened the floor for any disclosures, public comments, or questions.

Citizen Comments (for items not on Agenda)

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

Public Hearings

- BOA-2022-0003. Request of Z Properties for variance approval from Section 58-86(b)(18), to allow a total of 42 parking spaces, in lieu of the required 46 parking spaces, in conjunction with the proposed six-building, single-story office park with a total gross floor space of 11,425 square-feet, located at 1150 Louisiana Avenue, zoned O-2.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map and proposed site plan of the property. He noted that the applicant wanted to ensure that green space was a necessity, maintain the existing tree canopy, and limit the massing that the property could potentially produce. Working with staff, the applicant tried to determine a way to meet the required 46 parking spaces but was unable to meet the requirement while also preserving the character of the neighborhood. Mr. Lewis spoke on what the applicant could potentially build on the lot compared to what is currently planned. He noted that the applicant entered into an offsite parking lease agreement for four spaces, which does not meet code standards of ten years and non-cancelable, as well as the applicant offered to construct six on street parking spaces along Louisiana Avenue. Unfortunately, none of the spaces can be counted toward the required parking count. Mr. Lewis presented and discussed the details of renderings of the proposed project. He then reviewed the variance approval criteria as it related to the request, noting the triangular shape of the lot which borders on residential area, three other districts that utilize a more fitting parking ratio for office buildings of one space per 333 square feet of building, and the need for the applicant to sacrifice a substantial amount of greenspace to make their on-site parking count.

Staff recommendation was for approval.

The Board inquired about why the other districts are granted three spaces per 1,000 square feet and considered walkable, clarification on the two different City notices that were posted on the property, and the possibility of the project utilizing call center or medical office use parking under the O-2 zoning.

The applicant, Zane Williams at 219 West Comstock, Winter Park, FL 32789 addressed the Board. Mr. Williams spoke on the parking codes being lacking, the type of office buildings planned for the project, the letters of support that were received, and his intent for high end use of the buildings.

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

The Board briefly expressed their thoughts on the request. The Board overall agreed with staff's assessment of the four approval criteria being met and felt that the property was unique and well planned.

Motion made by Charles Steinberg, seconded by Ann Higbie, for variance approval from Section 58-86(b)(18), to allow a total of 42 parking spaces, in lieu of the required 46 parking spaces, in conjunction with the proposed six-building, single-story office park with a total gross floor space of 11,425 square-feet, located at 1150 Louisiana Avenue, zoned O-2.

Motion carried with a 4-0 vote. (Robert Trompke, Tom Sims, and Jason Johnson were not present for the meeting.)

Action Items

No action items.

Non-Action Items

No non-action items.

Staff Updates

No staff updates.

Board Comments

No Board comments.

Adjournment

Meeting adjourned at 5:21 p.m.

/s/ Mary Bush.

Approved by Board on May 17, 2022.