



Planning & Zoning Board Work Session Minutes

March 26, 2024 at 12:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Warren Lindsey, Alex Stringfellow, Vashon Sarkisian

Absent

David Bornstein, Jim Fitch, Melissa Vickers, Michael Spencer

Staff Present

Planning Consultant Jeff Briggs, Planner I Corinna Lundgren, Recording Secretary Mary Bush

1. Meeting Called to Order

Mrs. McGillis called the meeting to order at 12:08 p.m.

2. Discussion Item (s)

a. Discuss Upcoming Agenda Items

Mrs. McGillis began discussion on one of three items that would be presented at the next regular meeting of the Planning & Zoning Board scheduled for April 2, 2024. She indicated that the item involved an annexation request for 1820 and 1824 Karolina Avenue, Comprehensive Plan and Zoning amendments, and a Conditional Use request for 1801 and 1805 W. Fairbanks Avenue and 1800, 1820, and 1824 Karolina Avenue. She then noted that a previous request for the property by another applicant had been heard and approved by the Planning & Zoning Board in 2020. She explained that the request was for a medical office and only involved the properties at 1801 and 1805 W. Fairbanks Avenue and 1800 Karolina Avenue. She added that the request included the annexation of the 1800 Karolina Avenue property from the County into the City as well as the establishment of parking lot zoning on it. Mrs. McGillis indicated that the current applicant was making a request for a new building design, annexation and rezoning for the properties at 1820 and 1824 Karolina Avenue, and a conditional use due to the proposed size of the project. She also indicated that the cell tower that had been a workaround for the previous applicant was still on the property and the owners of the cell tower did not want to give up their lease on it. A brief discussion ensued regarding the length of the cell tower lease, distance restrictions for the cell tower with regard to residential uses, and safety concerns with the cell tower being in close proximity to residential areas.

Mrs. McGillis continued discussion and noted that the City had previously adopted into its Comprehensive Plan a policy that basically rezones the properties located outside the City limits on the back side of the properties along the frontage of N. Fairbanks Avenue to parking lot when they are annexed into the City to foster redevelopment along N. Fairbanks Avenue. She added that none of the parking lots would have access to the residential neighborhood on the back side, but instead, the parking lots would be accessed from the side streets. She explained that each property would have to grant the next property a cross access easement and install a brick wall and landscape buffer between the parking lot and the residential properties on the backside. A brief discussion ensued regarding the City's longtime efforts to redevelop its Fairbanks Avenue corridor.

Discussion continued and the Board inquired about the details of the required brick wall and landscape buffer. Mrs. McGillis noted that the style of the applicant's proposed building has a larger footprint on the second floor that cantilevers north, so there would be a portion of the building that would cantilever past where the existing C-3 zoning boundary line currently sits. She explained that the applicant was asking to rezone 1,000 square feet of the parking lot to C-3 zoning to accommodate the overhang. She then went on to present and discuss the applicant's proposed elevations and landscape plan. The Board inquired about the trees the applicant planned to plant. Mrs. McGillis indicated that the landscape plan included Japanese Blueberry trees, Ligustrums, and a few Live Oak trees but staff planned to make a condition that Live Oak trees be used anywhere possible along the rights-of-way. She then noted that the applicant was proposing a 10-foot sidewalk and a 5-foot landscape strip along the Fairbanks Avenue right-of-way. She also noted that the building design included second story overhangs that encroach into the 10-foot setback requirement on the frontages of Fairbanks Avenue and Clay Street, so the applicant was asking for setback variances. A brief discussion ensued regarding the design of the building and the overhangs.

Discussion continued and the Board inquired about the intended use of the building. Mrs. McGillis indicated that the applicant had not yet confirmed the intended use but there was enough parking for medical use or a regular office. The Board expressed a desire to know why the applicant chose the specific architecture and indicated that they had various questions about the design and materials chosen for the project. A brief discussion ensued about the project's architecture, how it compares to other buildings in the area, and suggested improvements. The Board indicated that they would like to see trees other than Ligustrums used if possible. The Board also expressed that they would like to know what kind of business sign would be used and where it would be located. Mrs. McGillis noted to the Board that staff would share the Board's inquiries with the applicant so that they could be addressed at the Planning & Zoning Board meeting.

Mrs. McGillis began discussion on the next item to be presented at the April 2, 2024 meeting. She noted that the property located at 111 S. Knowles Avenue was previously home to a full service restaurant called The Imperial at Washburn Imports. She explained that the new owners of the property own a high end coffee shop called Storyville Coffee, based out of Seattle, Washington. The owners want to expand the Storyville Coffee shop to Winter Park and build an 11,280 square foot three-story building that will encompass the full menu coffee shop on the first floor, administrative offices for the brand on the second floor, and one residential unit including a pool for the owners on the third floor. Mrs. McGillis indicated that the project had less than the required floor-area-ratio and would have a maximum of 104 seats. She also indicated that the applicant planned to remove a curb cut on the frontage of Knowles Avenue to create two additional parking spaces to meet the required 14 parking spaces per code. She added that the building was compatible with the area around it as it was surrounded by three and four story buildings. She then went on to discuss the details of the floor plans for the project. She noted that the building would be set back about seven to eight feet on both the Knowles Avenue and Morse Boulevard street frontages to provide additional room for outdoor seating. She also noted that there would be an outdoor terrace on the second floor and the residential unit on the third floor would be set back from Morse Boulevard minimizing the third floor impact to the public. Mrs. McGillis then indicated that the item had been advertised to be on the April 2, 2024 Planning & Zoning Board meeting agenda but was tabled to the May 7, 2024 meeting, so the applicant can work on revising their architectural design to conform to the City's Central Business District design guidelines.

Mrs. McGillis began discussion on minor revisions to the Orange Avenue Overlay District (OAO) code, the third item to be presented at the April 2, 2024 meeting. The first revision she spoke about was the definition for mixed-use. She noted that the current definition created confusion and was not clear as to how uses could be combined to be considered a mixed-use. She explained that to resolve the issue staff updated the definition to specify the type of uses and how they can be combined and adjusted the code wording to state "refer to Section 58-83 (c)(u) for the definition of mixed-use". The second revision she spoke about was an adjustment to the Subarea D development standards maximum height requirement. She explained that the word "or" was removed and replaced with "and up to" to clarify that the requirement did not have multiple options for the maximum height. The last revision Mrs. McGillis discussed was regarding the meaning of a building story. She indicated that the definition needed to clarify the part of the floorplate that would be used in the measurement of a building story, which is the top of a floorplate. She also indicated that it was clarified in the definition that the building story maximums may not be achievable in all Subareas based on the specific Subarea overall height limit as well as unused building story height may be transferred between stories.

Mr. Lewis noted that there would be three lakefront applications that would be

presented at the April 2, 2024 Planning & Zoning Board meeting. He noted that for one of the applications the applicant is trying to save every tree on the property and will be asking for variances to do so. He also noted that another one of the applications is being heard for the second time due to a few additional requests to include adding a fire pit and removal of a 28-inch Live Oak tree to relocate a detached garage.

3. Adjournment

The meeting adjourned at 1:01 p.m.

ATTEST:

/s/ Mary Bush, Recoding Secretary