



Development Review Committee Regular Meeting

Agenda

May 22, 2024 @ 10:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order

2. Consent Agenda

- a. Approve the minutes of December 20, 2023. 1 minute

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. Request of Hotel Ravaudage, LLC for: Development Plan Approval to construct a four-story, 25,600-square foot, 44-room expansion to be attached to the southern end of existing Marriott Springhill Suites located at 1127 N. Orlando Avenue within the Ravaudage PD. 20 minutes
- b. Request of 1117 N. Orlando Ave., LLC for: Development Plan Approval to construct a two-story, 8,409-square foot event/meeting center with roof-top venue to primarily run in conjunction with the Marriott Springhill Suites located at 1117 N. Orlando Avenue within the Ravaudage PD. 20 minutes

5. Staff Updates

6. Board Comments

7. Adjournment



Development Review Committee

agenda item 2.a

item type

Consent Agenda

meeting date

May 22, 2024

prepared by**approved by****subject**

Approve the minutes of December 20, 2023.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Development Review Committee Regular Meeting Minutes



Development Review Committee Regular Meeting Minutes

December 20, 2023 at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

John Harbilas, Don Marcotte, Ashley Ong, Randy Knight

Absent

Gary Hiatt, Michelle del Valle, Jason Seeley

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Planner II Nicholas Lewis, Administrative Coordinator Mary Bush, Recording Secretary Corinna Lundgren

1. Call to Order

Chairman John Harbilas called the meeting to order at 3:00 p.m.

2. Consent Agenda

- a. Approve the minutes of October 19, 2022.

Motion made by Randy Knight, seconded by Ashley Ong to approve the October 19, 2022, meeting minutes.

The motion carried unanimously by a 4-0 vote. (Jason Seeley was absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

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

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. Request of Benjamin Partners, LTD for Development Plan Approval to reconfigure the parking lot at 1136 Benjamin Avenue within Block H to shift the parking lot westward. The reconfiguration results in a loss of 15 parking spaces.

Mrs. McGillis provided a summary of the item. She presented an aerial and site plan for the reconfigured parking lot. She explained that the request was overall in compliance with the existing PD development order with no impact.

Staff recommendation was for approval with the condition that the parking lot meets the Orange County Landscape Code.

The Board asked to see the site plan and what the existing parking lot serves. The Board also inquired about the site lighting alteration and if there would be any additions, the future impervious coverage, the existing swells, and stormwater storage. Mrs. McGillis indicated that the existing parking lot is used for overflow parking and the lighting must follow Orange County code.

The applicant Dan Bellows representing Benjamin Partners, LTD addressed the Board. Mr. Bellows spoke about the lighting noting that it will be compliant with the code in addition to the proposed decorative lighting on both the east and west sides of the parking lot. He then discussed stormwater for the project noting that out of the site's 50 acres, approximately 25 acres are already permitted for stormwater retention through the St. Johns River Water Management District and the Winter Park Master Storm Pond. He added that the proposed swale will be temporarily used as a storm inlet and will afterwards connect to the master system as already designed. Mr. Bellows agreed with the staff recommendations.

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

Motion made by John Harbilas, seconded by Randy Knight, for Development Plan Approval to reconfigure the parking lot at 1136 Benjamin Avenue within block H to shift the parking lot westward, the reconfiguration will result in a loss of 15 parking spaces, with the following condition:

- **That a maximum of ten (10) continuous parking spaces shall be permitted without a landscape break. The landscape break shall be a minimum of eight (8) feet in length and eight (8) feet in width and include one (1) shade tree of an acceptable species. Landscape breaks that are head-to-head and are eight (8) feet by sixteen (16) feet shall require two (2) shade trees. The shade tree shall be a minimum of ten (10) feet in height with a three-inch caliper. As an alternative, landscaped seven-foot wide center medians located between all lineal rows of parking which face head-to-head may be provided, with one (1) shade tree provided per sixty (60) lineal feet of median.**

The motion carried unanimously by a 4-0 vote. (Jason Seeley was absent from the meeting.)

- b. Request of Benjamin Partners, LTD for Development Plan Approval to construct a two-story, 16,022-square foot building

with three (3) drive-thru lanes and an ATM, for Bank OZK at 1231 Kindel Avenue, with an attached enclosed pedestrian bridge to access to the proposed parking garage to the west of the site.

Mrs. McGillis provided a summary of the item. She presented an aerial, site map, and elevations for the project. She discussed the project details noting that part of the request was for approval of a pedestrian bridge that would span over the public right-of-way. Due to this the item would need to go before the City Commission because it is not in the purview of the Development Review Committee. She added that that the pedestrian bridge would have 17 feet of clearance to adhere to the required fire truck access and that there were no variances being requested.

Staff recommendation was for approval with the conditions that the required bicycle parking spaces per Orange County code be added and all back-of-house items be screened from view.

City Attorney Langley recommended the Board add as a condition that the right-of-way use agreement be subject to City Commission approval.

A brief discussion then ensued regarding the pedestrian bridge as a public use. Mr. Bellows and the project's architect, Scott Webber of ACi Architects noted that the proposed pedestrian bridge is solely a choice of the developer Benjamin Partners LTD and the Bank the Ozarks and they were sure it would not actually be built as it was just being used as a concept. Mr. Bellows indicated that the only approval the approval being sought was the request for the bank.

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

Motion made by Ashley Ong, seconded by Randy Knight, Development Plan Approval to construct a two-story, 16,022-square foot building with three (3) drive-thru lanes and an ATM, for Bank OZK at 1231 Kindel Avenue, with an attached enclosed pedestrian bridge to access to the proposed parking garage to the west of the site, with the following conditions:

- **That the project incorporates the required bicycle parking spaces per Orange County codes.**
- **That any back of house items like the electric meter connections, transformer/switch gear, metering, rooftop mechanical equipment, etc. be effectively screened from the rights-of-way surrounding the site.**
- **That the pedestrian bridge over the public right-of-way is subject to Commission approval.**

The motion carried unanimously by a 4-0 vote. (Jason Seeley was absent from the meeting.)

- c. Request of Benjamin Partners, LTD for Development Plan Approval to construct a 483-space parking garage with 12,041-square feet of liner retail/commercial space, at the southwest corner of Benjamin Avenue and Morgan Stanley Avenue, within the Ravaudage Planned Development.

Mrs. McGillis provided a summary of the item. She presented an aerial, site map, renderings, and elevations for the project. She explained to the Board that in 2016 a similar project for a 586-space parking garage and an 89,891 square-foot retail and commercial component was approved at the same location. She further explained that the current request was a reduced 483-space parking garage and a 12,041 square-foot liner building along Morgan Stanley Ave. She indicated that the garage would be visible from four different rights-of-way as well as the south side parking lot. She also noted the applicant tried to make the garage as aesthetically pleasing as possible by adding Juliet railings, window openings, and oak trees to screen the frontages.

Staff recommendation was for approval with the same conditions as the Life Time Fitness request that was on the agenda in 2022.

The Board asked about parking spaces and signs, to which Mrs. McGillis responded that the required parking would just be for the 12,041 square feet of retail and the signs would just be for the tenants on the first floor fronting on Morgan Stanley Avenue.

A brief discussion ensued regarding a requirement of 22 parking spaces for electric charging stations, with the Board ultimately recommending approval of a minimum of four to be installed with the condition of reconsideration of the 22 spaces if there is additional information from Orange County that requires less.

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

Motion made by Don Marcotte, seconded by Randy Knight, for Development Plan Approval to construct a 483-space parking garage with 12,041-square feet of liner retail/commercial space, at the southwest corner of Benjamin Avenue and Morgan Stanley Avenue, within the Ravaudage Planned Development, with the following conditions:

- **That during construction, 22 spaces within the parking garage are outfitted with the electrical capacity and buried raceway, necessary to accommodate the hardwire installation for, at the minimum, a Level-2 vehicle charging station, and that prior to a Certificate of Occupancy, a minimum of 4 of the 22 spaces must be equipped with an actual Level 2 charging station. However, if the applicant provides additional information that Orange County would require less electrical vehicle infrastructure, then only 4 spaces must be equipped with an actual**

Level 2 charging station and the additional electrical capacity and buried raceway will not be required.

- **That prior to a Certificate of Occupancy for the project, the proposed oak trees to screen the southern portion of the garage are planted and must be at least 8 inches in diameter at the time of planting.**
- **That the project incorporates the required bicycle parking spaces per Orange County codes.**
- **That any back of house items like the electric meter connections, transformer/switch gear, metering, etc. be effectively screened from the rights-of-way surrounding the site.**

The motion carried unanimously by a 4-0 vote. (Jason Seeley was absent from the meeting.)

5. Staff Updates

6. Board Comments

7. Adjournment

The meeting adjourned at 3:45 p.m.

ATTEST:

/s/ Corinna Lundgren, Recording Secretary



Development Review Committee

agenda item 4.a

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

May 22, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Hotel Ravaudage, LLC for: Development Plan Approval to construct a four-story, 25,600-square foot, 44-room expansion to be attached to the southern end of existing Marriott Springhill Suites located at 1127 N. Orlando Avenue within the Ravaudage PD.

motion | recommendation

Staff recommendation is for approval with the following conditions:

1. That additional rows of faux windows are added on either side of the proposed hallway windows on the southern façade of the building. If the events center vertical construction is underway before the Certificate of Occupancy is issued for the hotel expansion, then the faux windows are not required.
2. That any back of house items like the electric meter connections, transformer/switch gear, metering, rooftop mechanical equipment, etc. be effectively screened from the rights-of-way surrounding the site.

background

The applicant is requesting development plan approval to construct a four-story, 25,600-square foot, 44-room expansion to be attached to the southern end of the existing Marriott Springhill Suites (hotel) located at 1127 N. Orlando Avenue within the Ravaudage PD.

The proposed addition will front Orlando Avenue, along the eastern border of the PD. The PD requires that buildings along Orlando Avenue be setback at least 15 feet from the PD boundary. There is a 20-foot wide parcel to the east of this property to satisfy this setback requirement and then the building is setback another four feet from the eastern property line.

This four-story addition will be the same height as the existing hotel building at approximately 50 feet to the top of the roof, which is consistent with the PD allowances. The architectural style and materials proposed will also match the existing hotel building. Staff is recommending a condition that the southern elevation include additional architectural detailing. The proposed

renderings show one row of windows on this façade and blank walls for the rest due to the internal floor plans. Staff is recommending a condition that additional rows of faux windows are added on either side of the proposed hallway windows to add additional architectural detailing to the southern façade. However, also on your agenda is a request for an events center building that will be connected to this hotel expansion. If the events center vertical construction is underway before the Certificate of Occupancy is issued for the hotel expansion, then the faux windows are not required since the events center will block the southern view of the hotel expansion.

In terms of parking, the total required parking spaces per Code for the additional 44 rooms is 30 (one parking space for every 1.5 rooms). The required parking will be provided via the parking lot behind the addition in Block H, or within the McCallister Parking Garage that was approved at the last DRC meeting.

Overall, the project meets the requirements of the Ravaudage PD Development Order.

alternatives | other considerations

fiscal impact

attachments

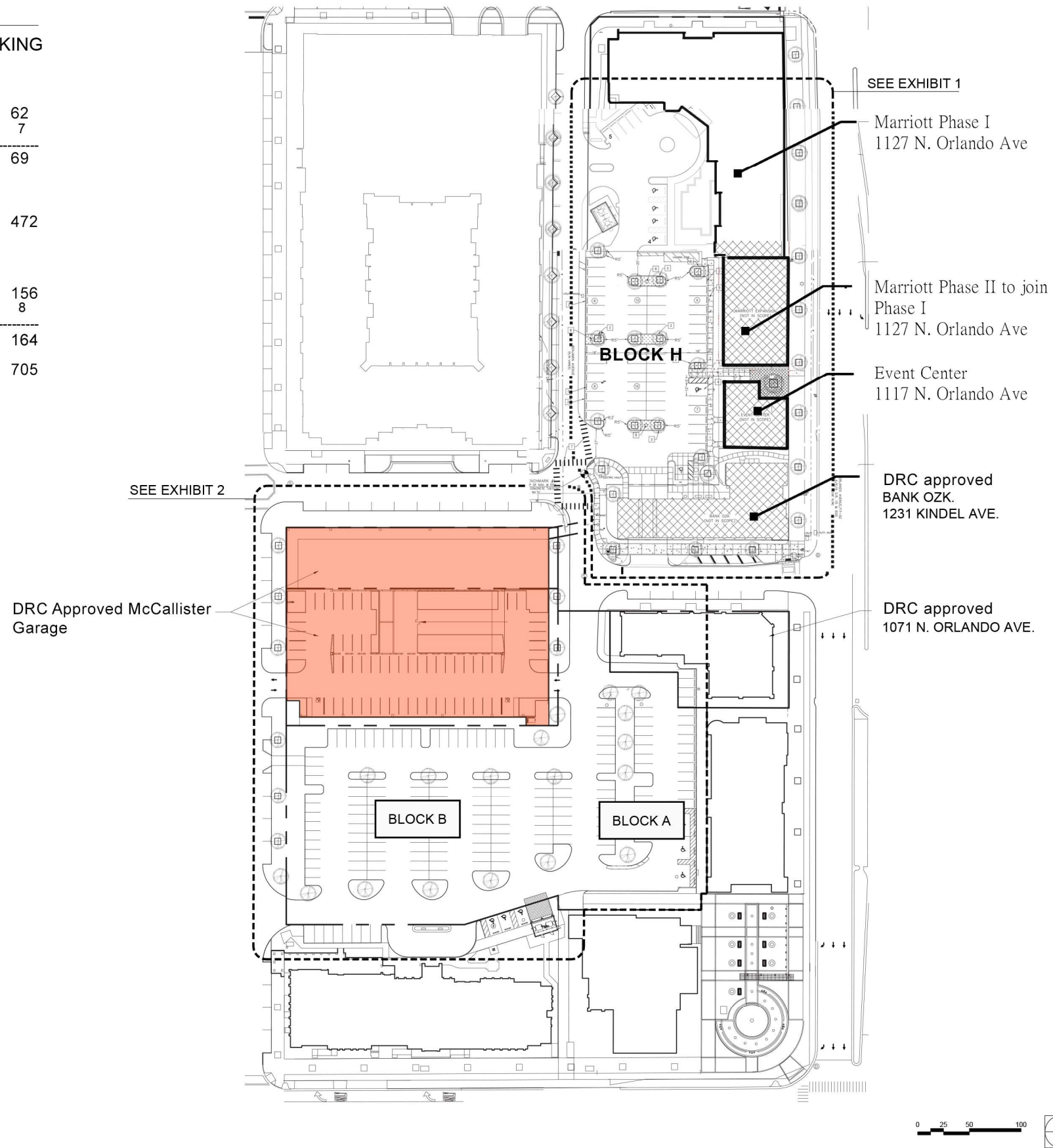
1. 2024 05 05 DRC Marriott Expansion Package (5)

MARRIOTT EXPANSION

DRC SET 05.22.2024

PARKING MATRIX

REQUIRED PARKING		PROVIDED PARKING	
1251 LEE ROAD ALE HOUSE	75	BLOCK - H SURFACE PARKING	
		STANDARD	62
		HANDICAP	7
1275 LEE RD: HILTON	96	TOTAL	69
1035 N. ORLANDO AVE: MIX USE BUILDINGS	111	BLOCK B PARKING GARAGE STALLS	472
1071 N, ORLANDO AVE: PROPOSED MIX USE	81	BLOCK A & B SURFACE PARKING	
		STANDARD	156
		HANDICAP	8
1231 KINDEL AVE: BANK OZK	56	TOTAL	164
1001 N. ORLANDO AVE: MCCALLISTER GARAGE RETAIL	48	TOTAL PARKING	705
1117 N. ORLANDO AVE: Proposed Event Center	45		
1127 N. ORLANDO AVE: MARRIOT SHS Phase I	84		
1127 N. Orlando Ave Proposed Marriott SHS- Phase II	30		
Total -----	626		



DISCLAIMER

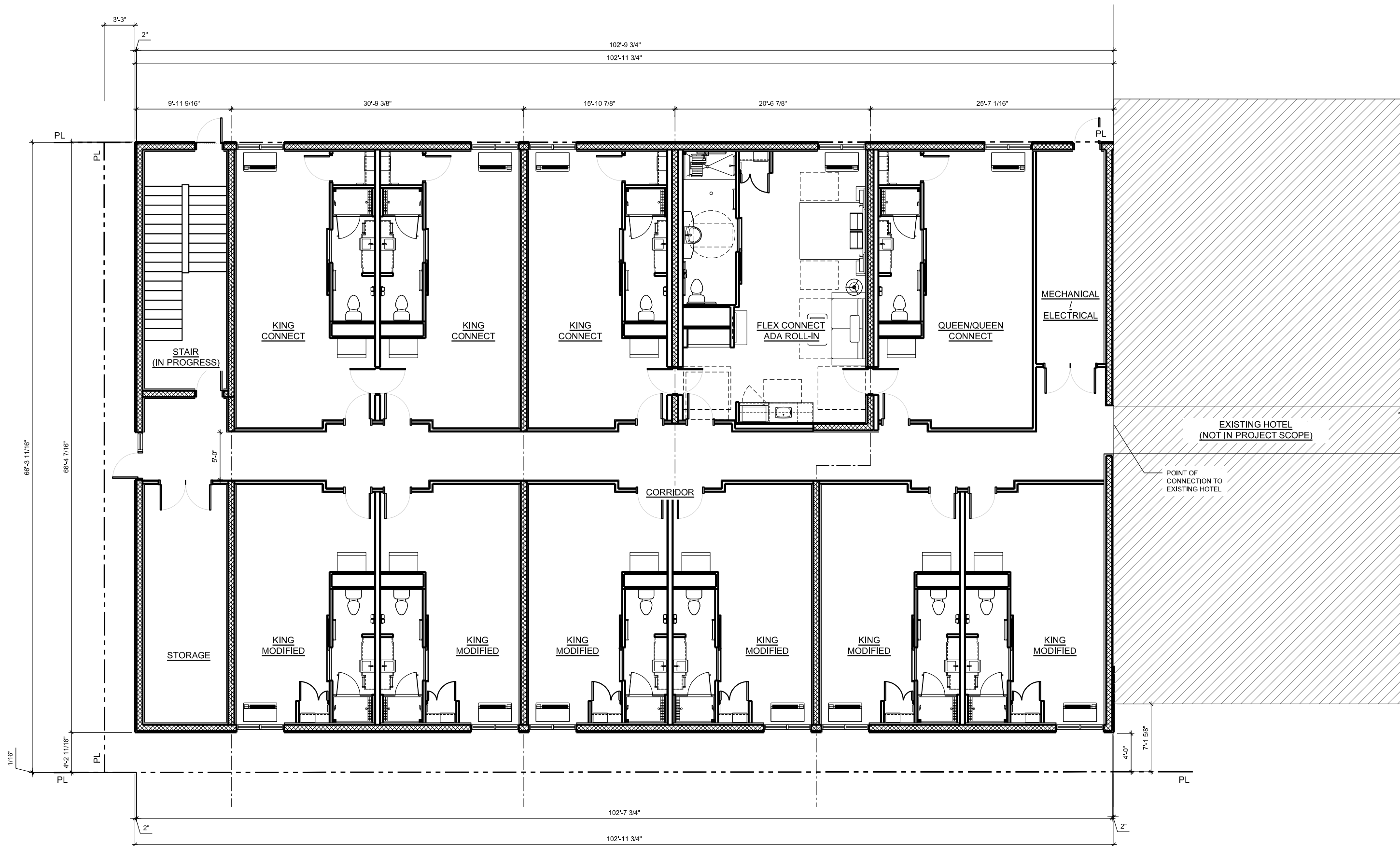
Drawings are conceptual in nature based upon preliminary data provided by the Owner. This scheme has not been fully vetted or presented to state, local planning or transportation agencies which will have review and permitting authority over development. ACi provides no warranty to the accurateness of the presented drawings without a certified survey

ACi Architects
955 N Pennsylvania Ave.
Winter Park, FL 32789

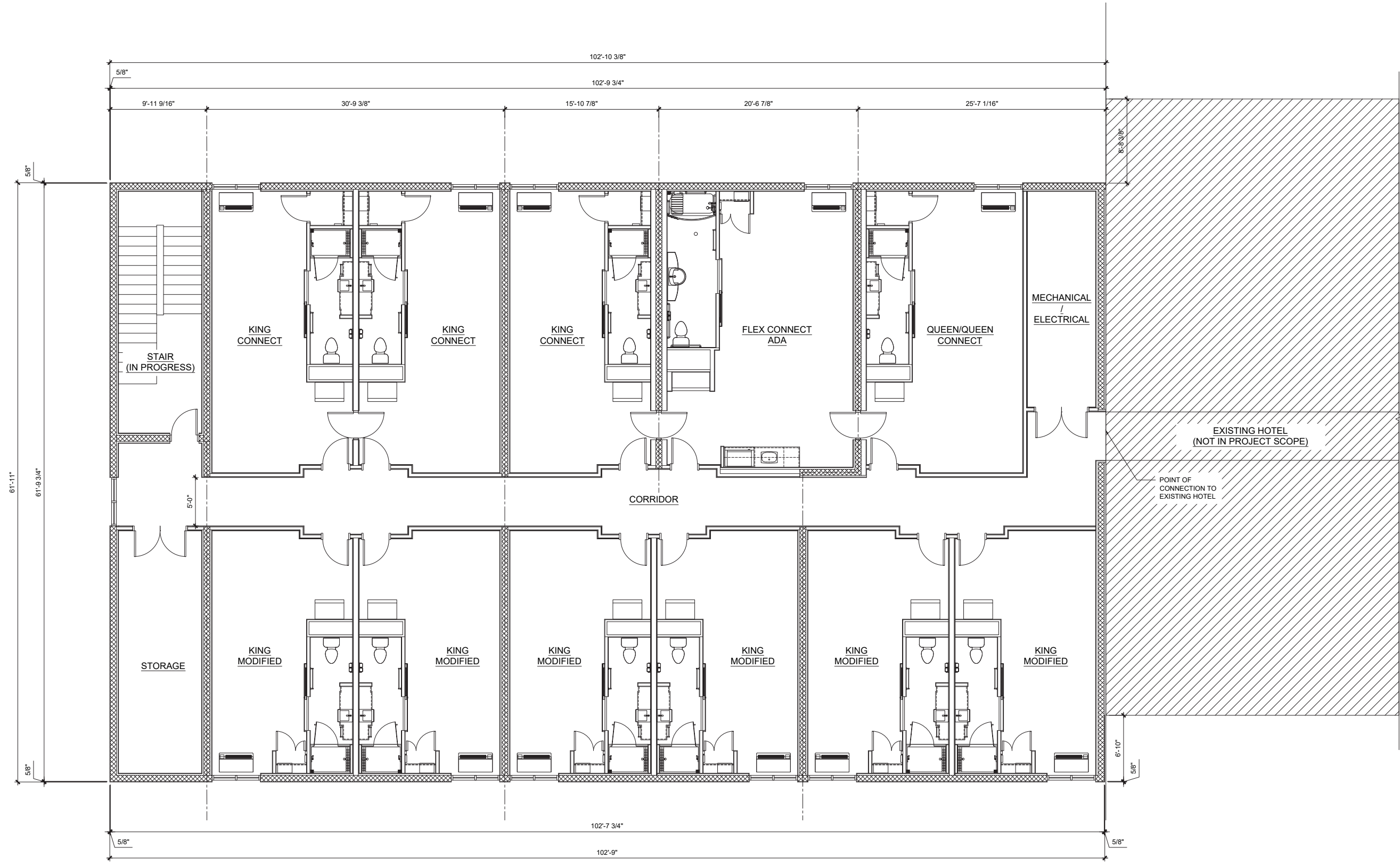
P: 407.740.8405
www.acistudios.com
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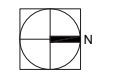


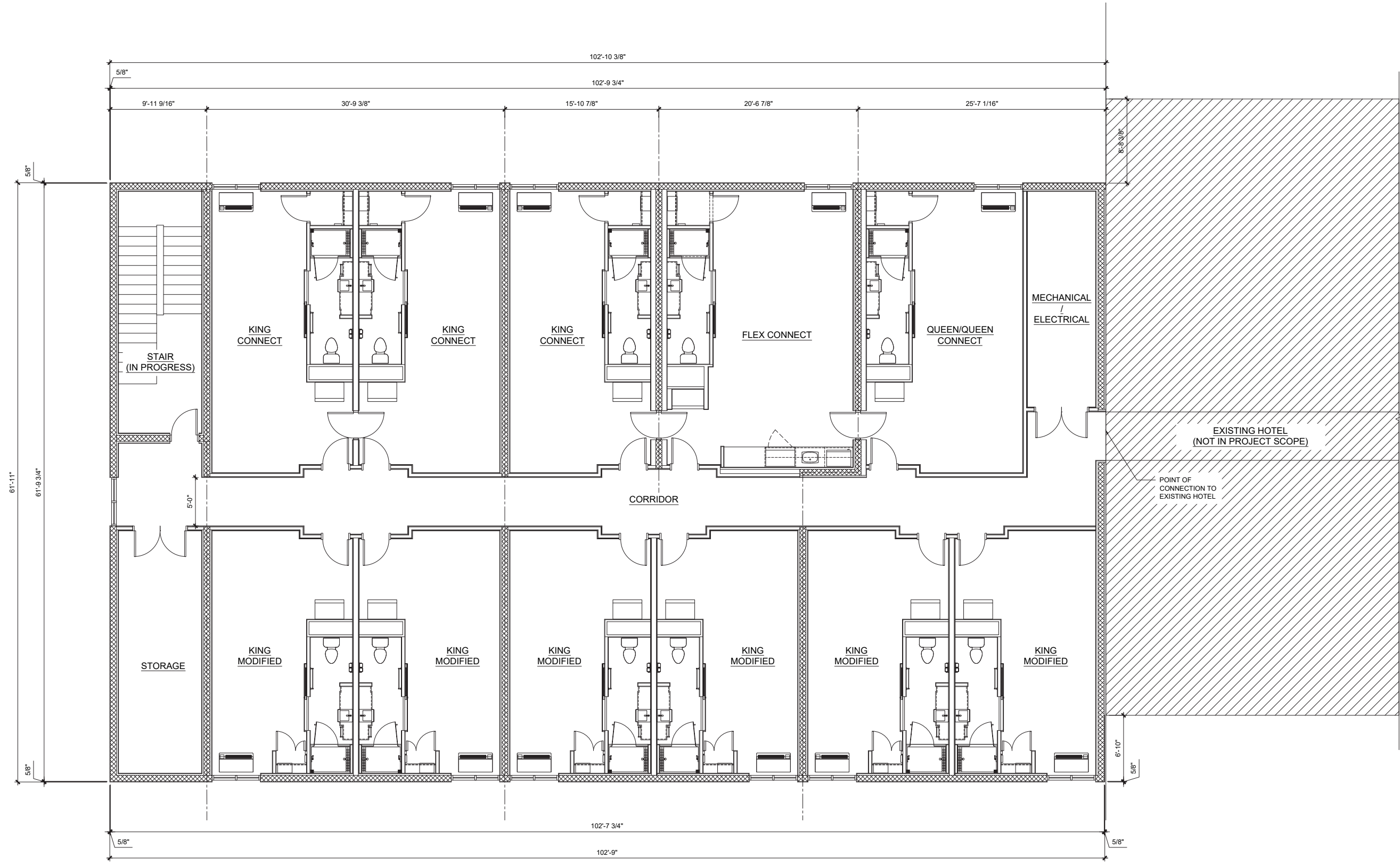
SQUARE FOOTAGE
 6,400 SF EACH FLOOR @ 4 FLOORS = 25,600 GSF



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 6,400 SF EACH FLOOR @ 4 FLOORS = 25,600 GSF

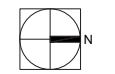
1 SECOND FLOOR PLAN

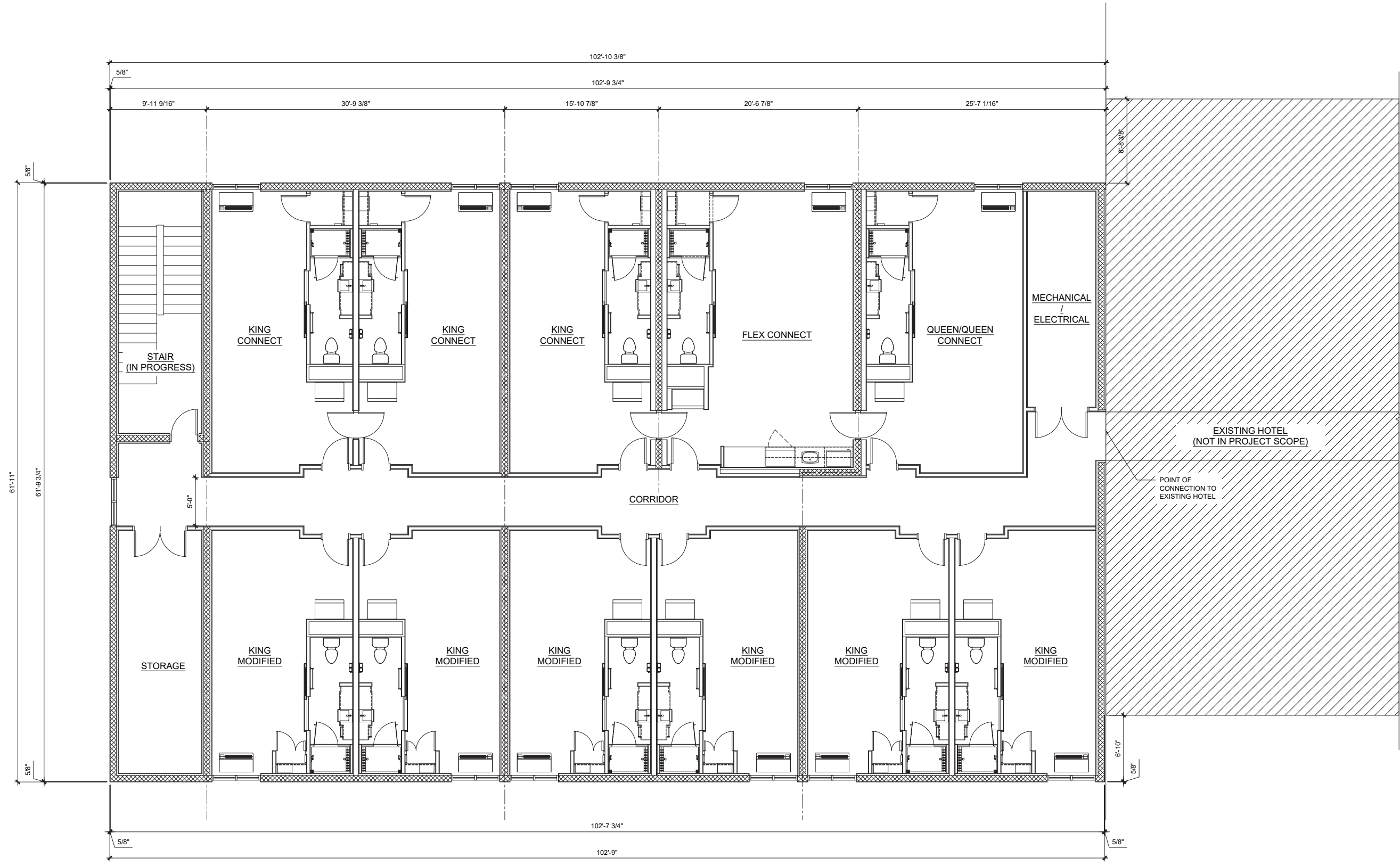




SQUARE FOOTAGE
 6,400 SF EACH FLOOR @ 4 FLOORS = 25,600 GSF

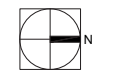
1 THIRD FLOOR PLAN





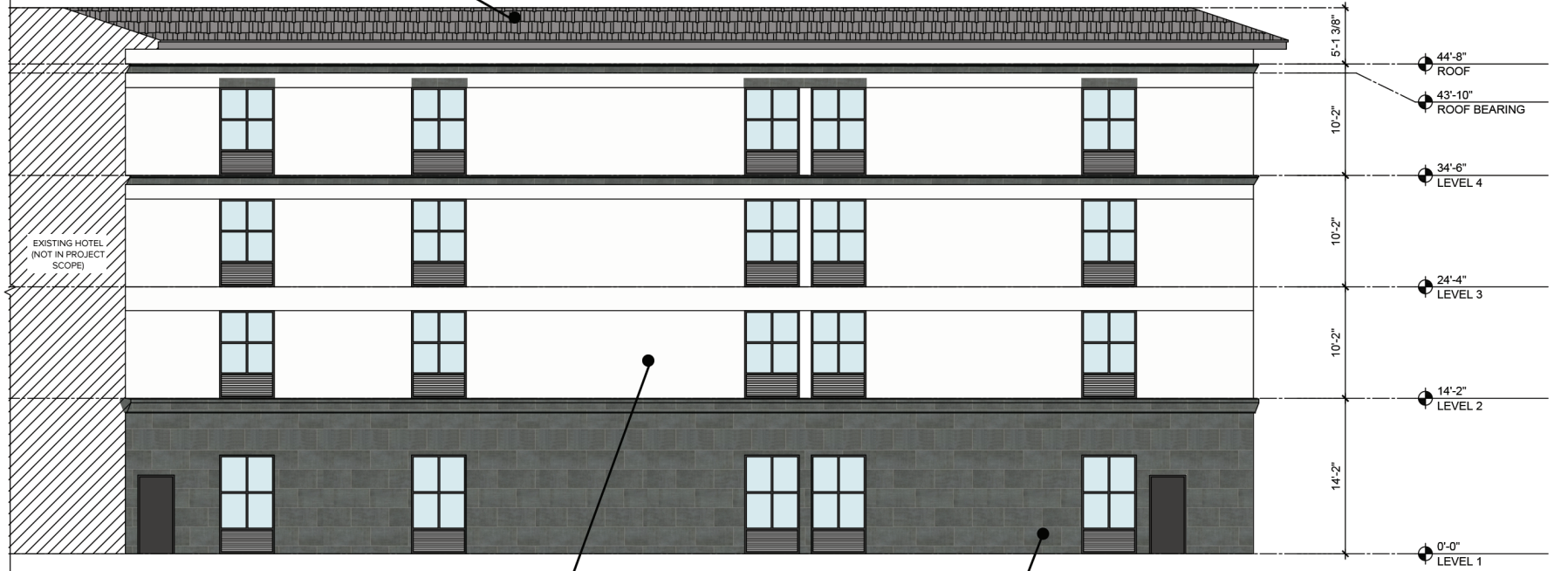
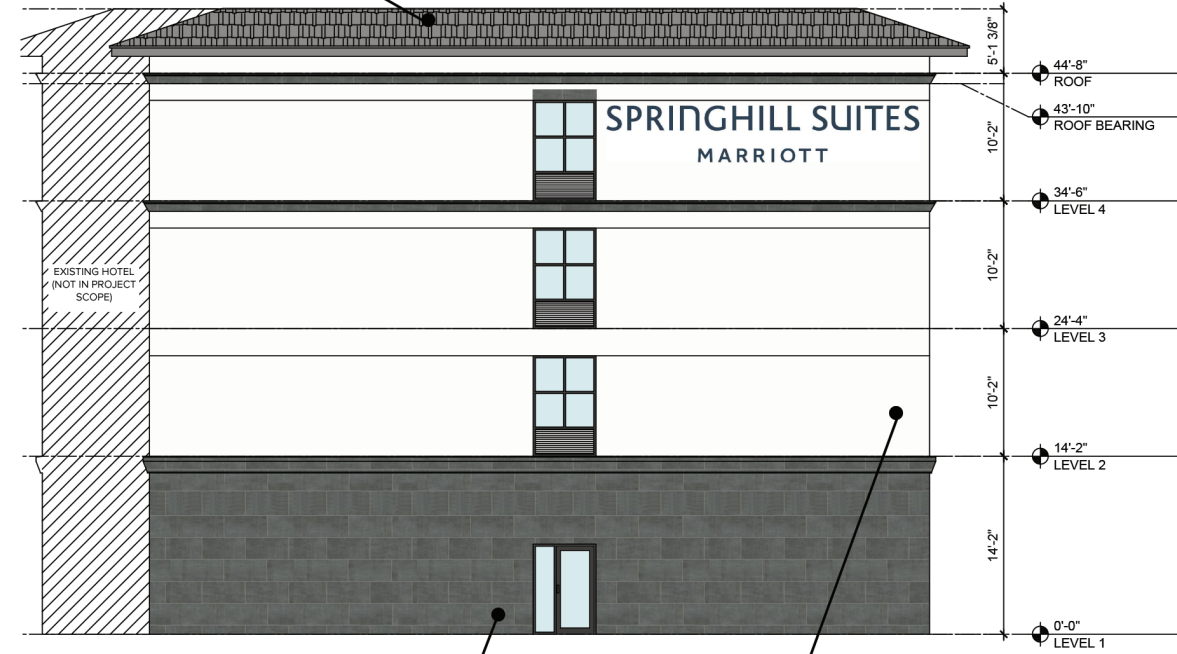
SQUARE FOOTAGE
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1 FOURTH FLOOR PLAN



SYNTHETIC SLATE TILE ROOFING TO MATCH EXISTING HOTEL

SYNTHETIC SLATE TILE ROOFING TO MATCH EXISTING HOTEL



3 SOUTH ELEVATION

2 WEST ELEVATION

PRECAST WITH INTEGRAL COLOR TO MATCH EXISTING HOTEL MATERIAL
 STUCCO TO MATCH EXISTING HOTEL COLOR

STUCCO TO MATCH EXISTING HOTEL COLOR
 PRECAST WITH INTEGRAL COLOR TO MATCH EXISTING HOTEL MATERIAL

SYNTHETIC SLATE TILE ROOFING TO MATCH EXISTING HOTEL

STUCCO TO MATCH EXISTING HOTEL COLOR

PRECAST WITH INTEGRAL COLOR TO MATCH EXISTING HOTEL MATERIAL



1 EAST ELEVATION



item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

May 22, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of 1117 N. Orlando Ave., LLC for: Development Plan Approval to construct a two-story, 8,409-square foot event/meeting center with roof-top venue to primarily run in conjunction with the Marriott Springhill Suites located at 1117 N. Orlando Avenue within the Ravaudage PD.

motion | recommendation

Staff recommendation is for approval with the following condition:

1. That any back of house items like the electric meter connections, transformer/switch gear, metering, rooftop mechanical equipment, etc. be effectively screened from the rights-of-way surrounding the site.

background

The applicant is requesting development plan approval to construct a three-story, 8,409-square foot event/meeting center with a partially open roof-top venue on the third floor to primarily run in conjunction with the Marriott Springhill Suites located at 1117 N. Orlando Avenue within the Ravaudage PD.

This events/meeting center will front Orlando Avenue, along the eastern border of the PD and will be connected to the Marriott Springhill Suites. The PD requires that buildings along Orlando Avenue be setback at least 15 feet from the PD boundary. There is a 20-foot wide parcel to the east of this property to satisfy this setback requirement and the building will be built at the eastern property line.

The building will be 46 feet and four inches tall to the top of the roof and 49 feet and 10 inches tall to the top of the elevator/stair tower, approximately the same height of the Marriott, which is consistent with the PD allowances. The proposed architecture includes similar elements as the Bank OZK building that will be built to the south, with brick, glass and

stucco/metal detailing.

The first floor includes a bar area, kitchen, indoor/outdoor seating areas, restrooms, and back of house storage areas. The second floor is open/table seating. The roof top venue is partially enclosed for storage, restrooms and a bar area, with an open-air area for additional seating oriented towards Orlando Avenue. There will be a total of 180 seats for the three floors.

In terms of parking, the total required parking spaces per Code is 45 spaces (one parking space for every 4 seats). The required parking will be provided via the parking lot behind the addition in Block H, or within the McCallister Parking Garage that was approved at the last DRC meeting. There will also likely be some parking overlap with the guests of the hotel also utilizing the events center.

Overall, the project meets the requirements of the Ravaudage PD Development Order.

alternatives | other considerations

fiscal impact

attachments

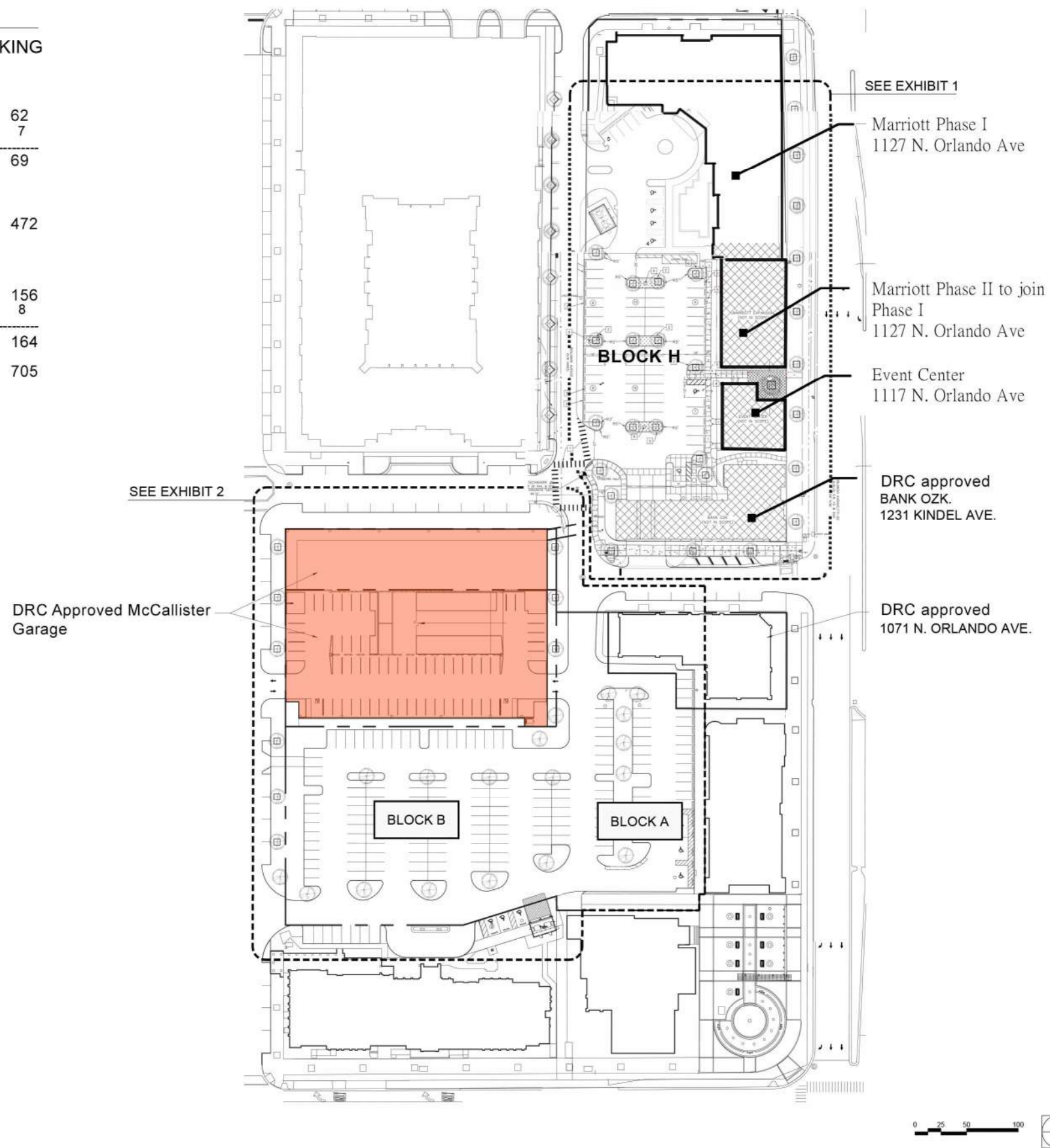
1. 2024 05 05 DRC Ravaudage Events Center Package (6)
2. 2024 05 10 Ravaudage Event Center Sign

EVENT CENTER

DRC PACKAGE 05.22.2024

PARKING MATRIX

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1071 N. ORLANDO AVE: PROPOSED MIX USE	81	TOTAL PARKING	705
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Total	626		



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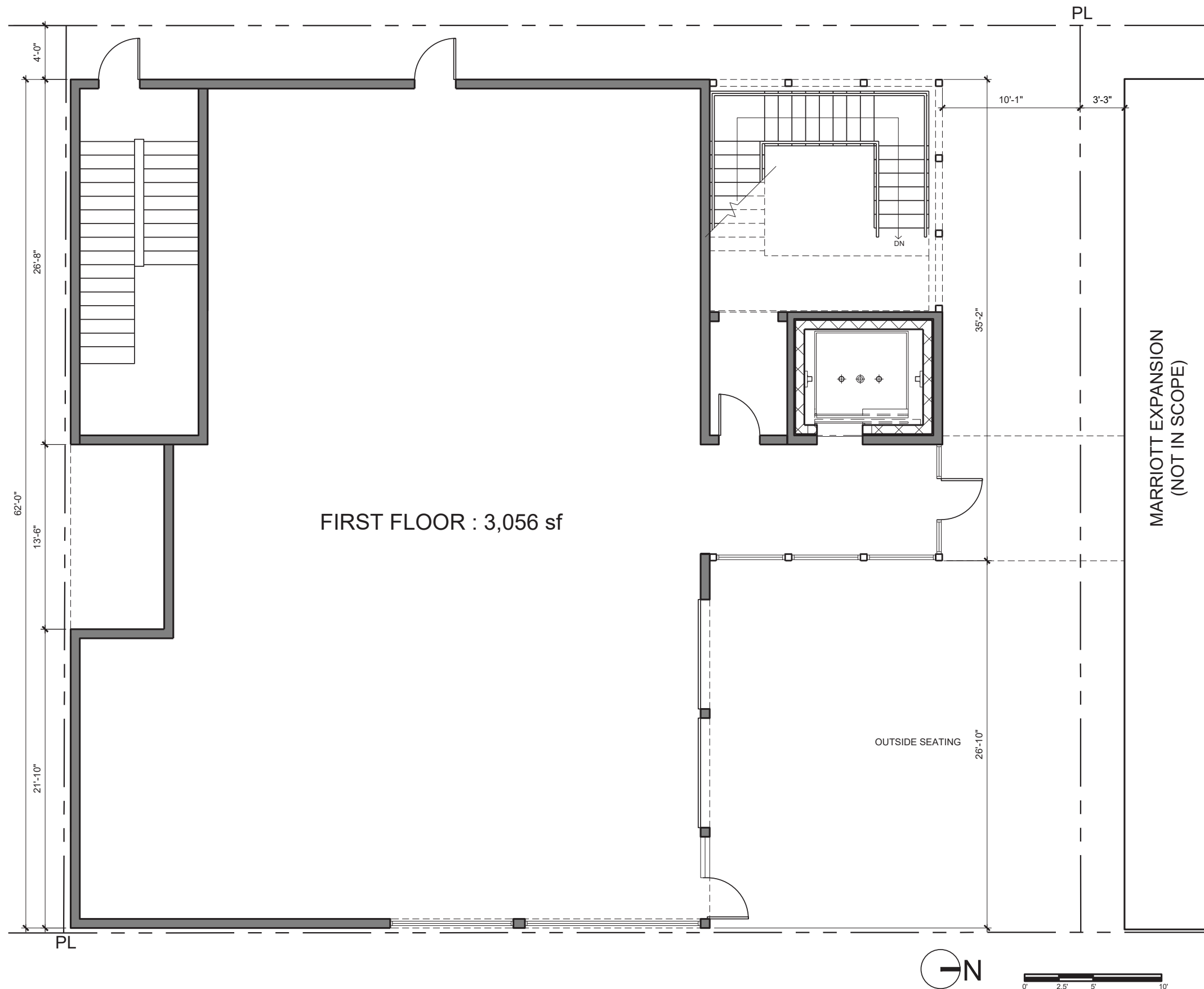
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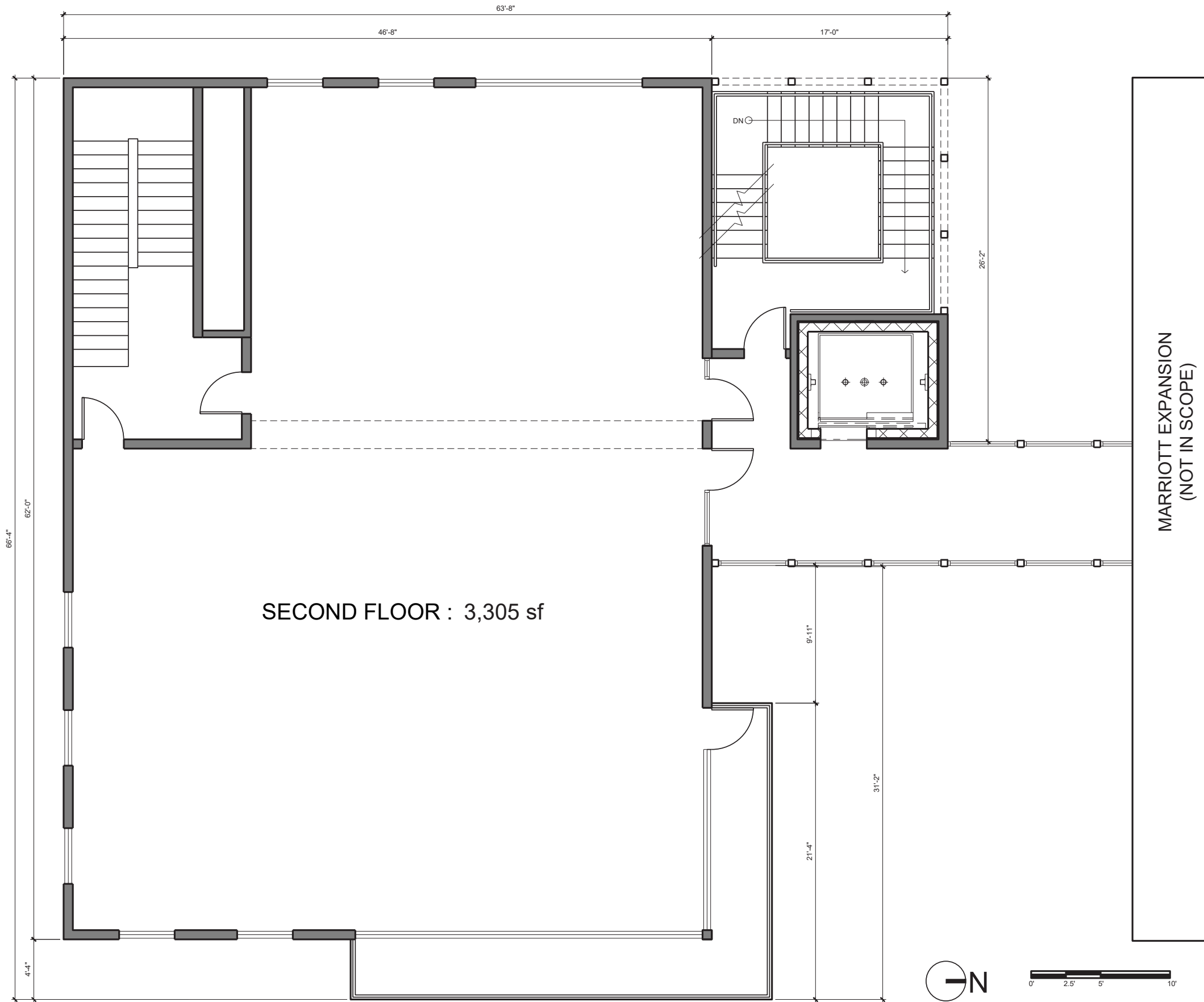
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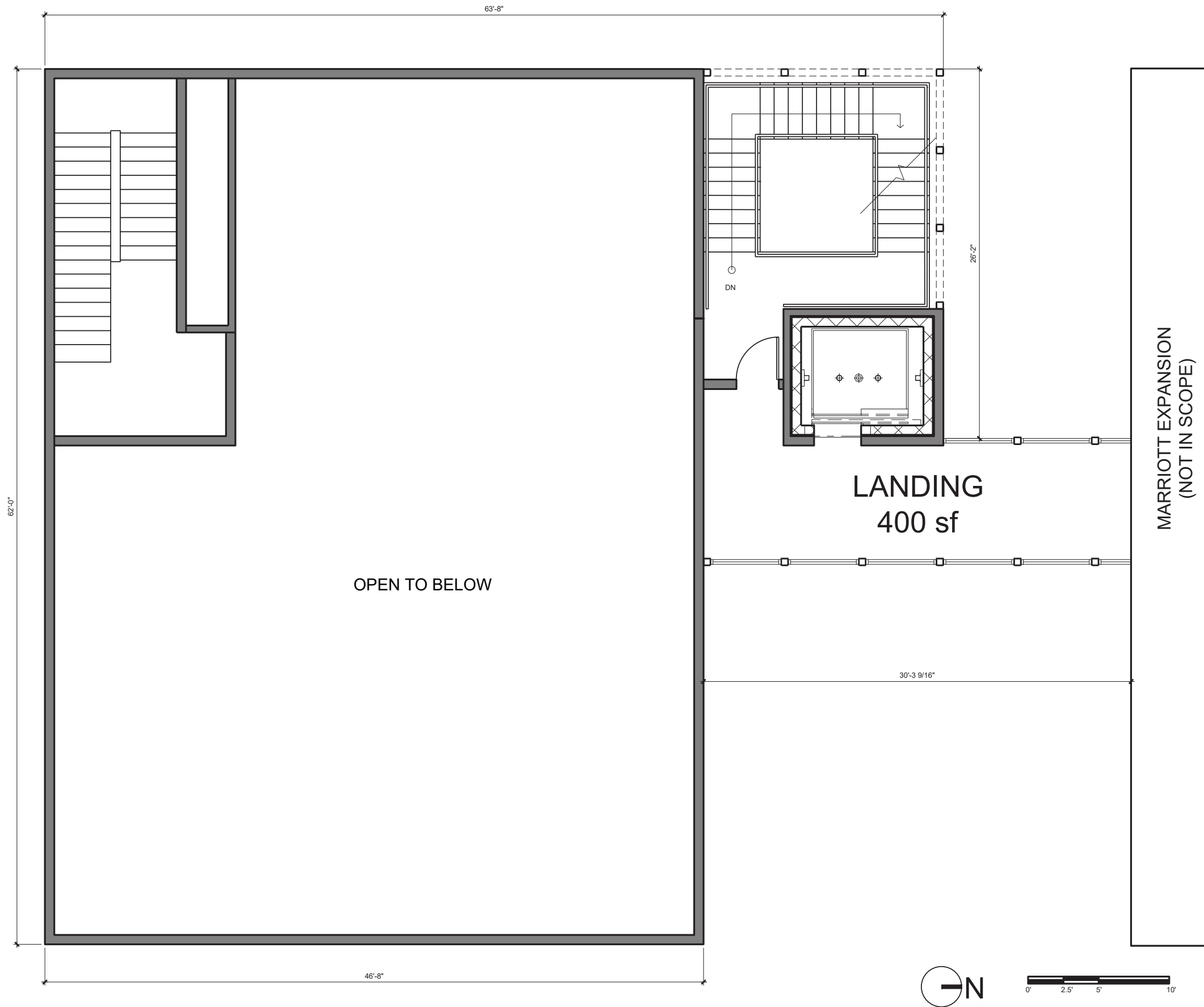


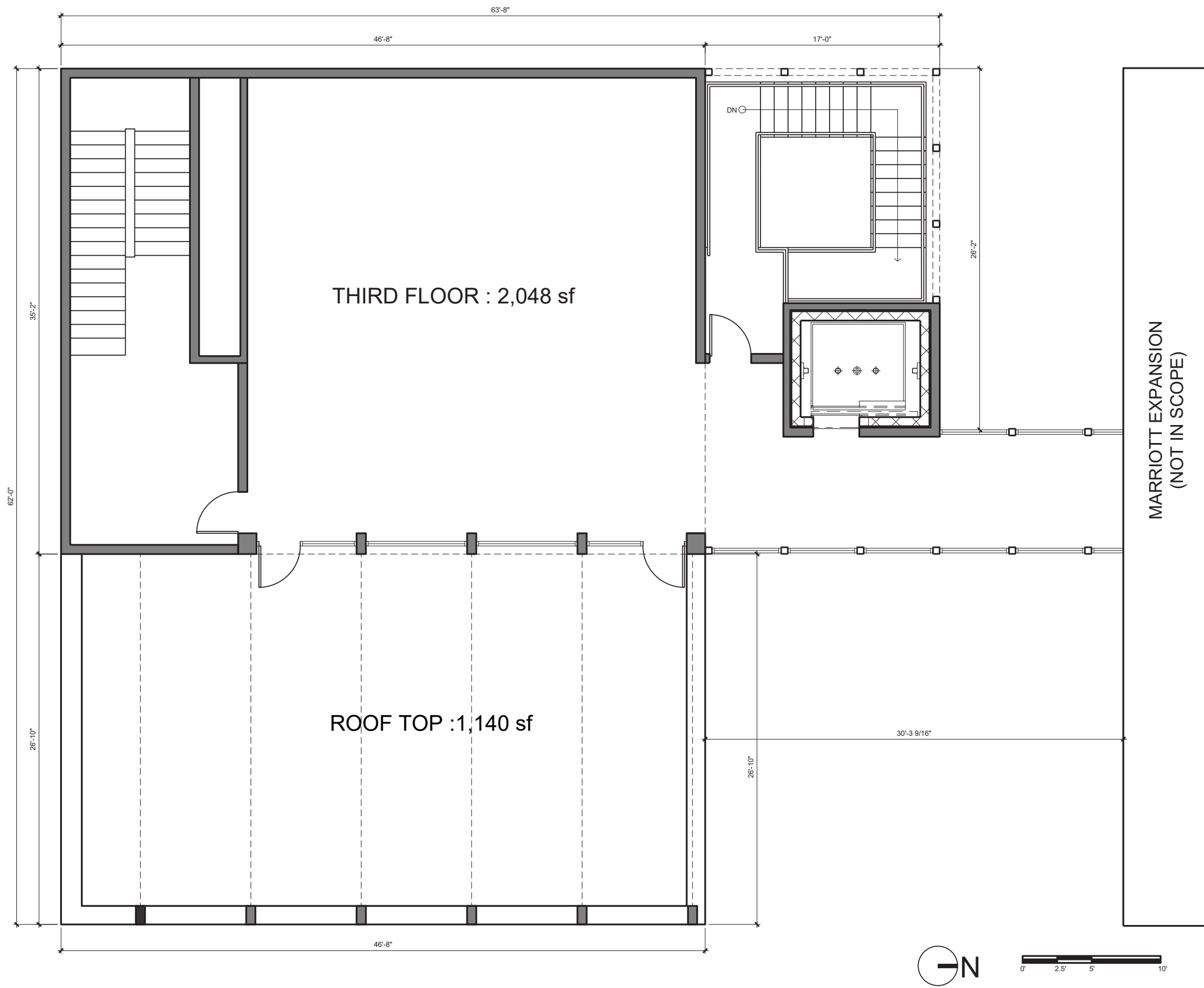


SECOND FLOOR : 3,305 sf

MARRIOTT EXPANSION
(NOT IN SCOPE)





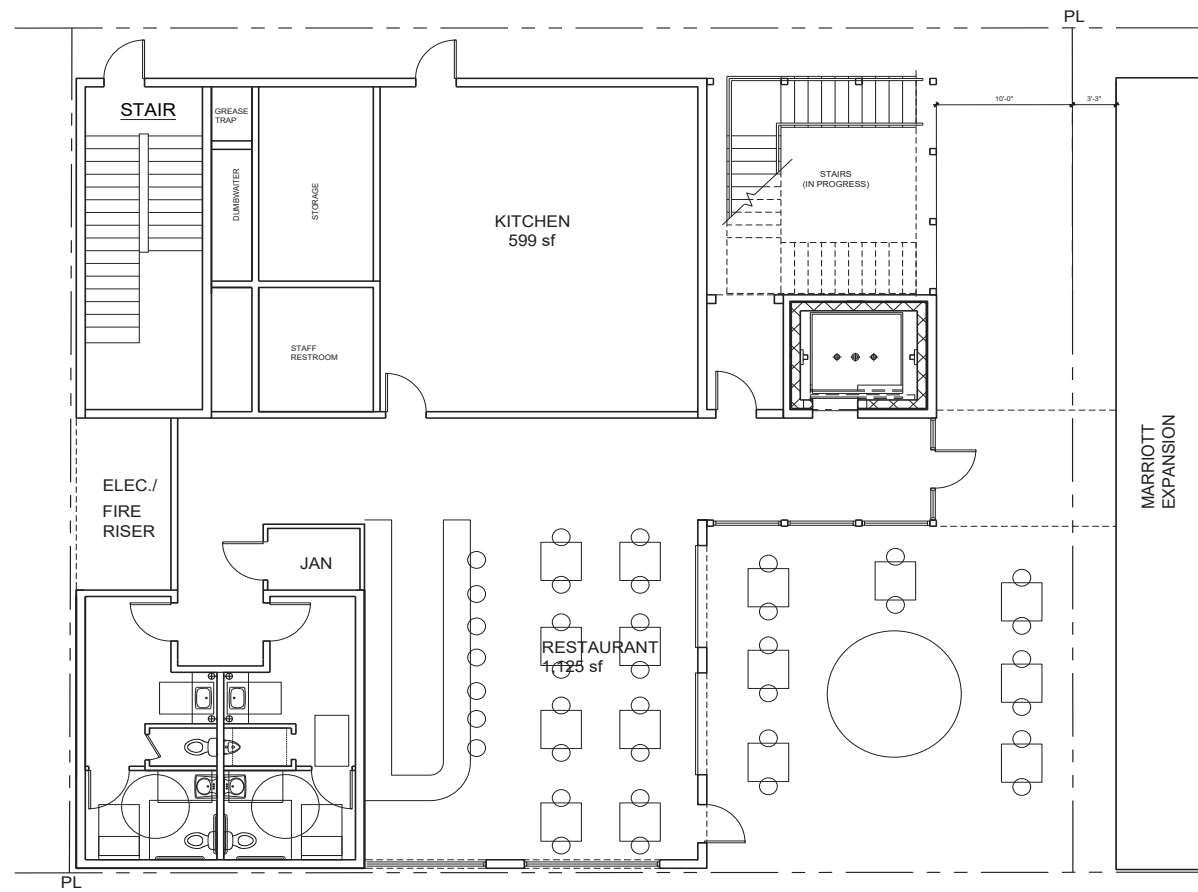


THIRD FLOOR : 2,048 sf

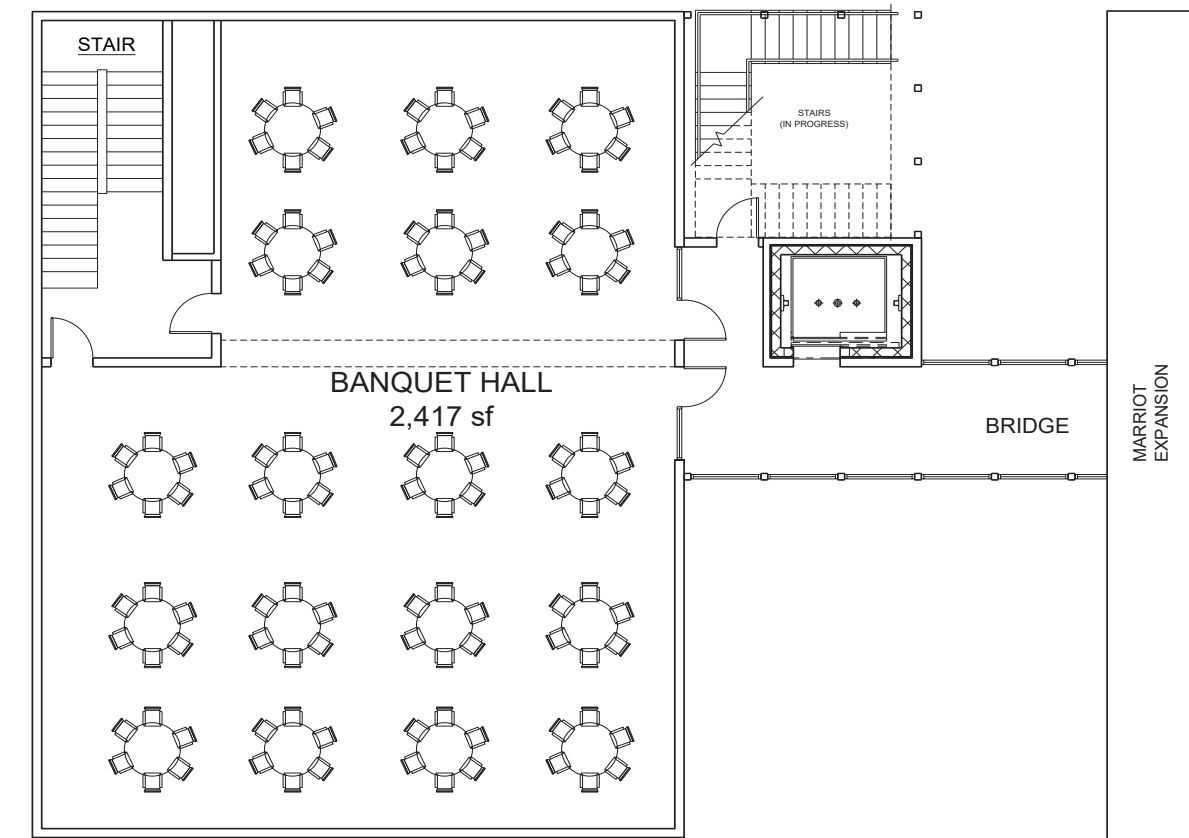
ROOF TOP : 1,140 sf

MARRIOTT EXPANSION
(NOT IN SCOPE)

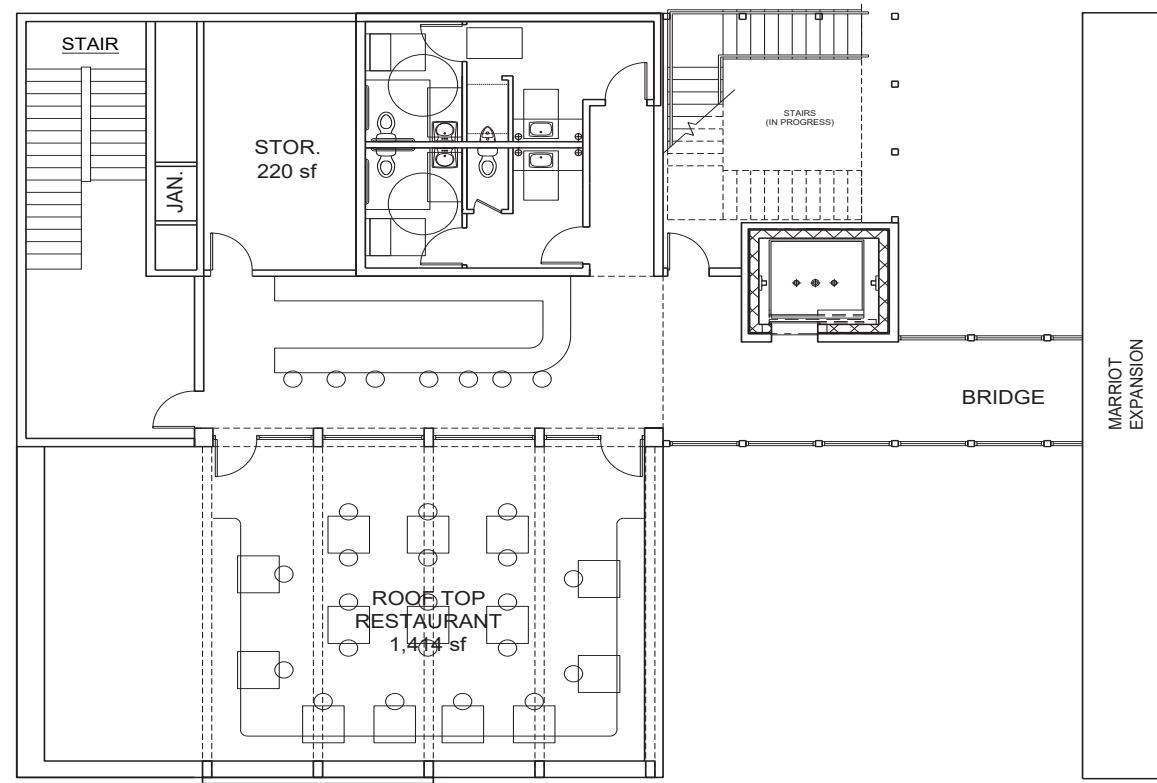




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Sec. 31.5-15. - Maximum allowable copy area.



- (a) Notwithstanding the specific sign standards set forth in article II of this chapter and subject to subsection (a)(4) of this section, the maximum allowable copy area of permanent, on-site signage permitted for any site, parcel or establishment shall be determined by the following respective formulas:
 - (1) For ground signs or pole signs, a total of one-half square foot of copy area for signage may be allowed for each one (1) linear foot of right-of-way frontage (which by definition excludes limited access highways, unopened, or vacated rights-of-way).
 - (2) For signs erected on buildings, such as marquee signs, awning signs, projecting signs, roof signs, and wall signs (facia signs), a total of one and one-half (1½) square feet of copy area for signage may be allowed for each one (1) linear foot of building frontage per establishments, having up to two hundred (200) linear feet of building frontage. An additional one-half (½) square foot of copy area shall be allowed for each linear foot over two hundred (200) linear feet provided the total copy area for signage shall not exceed four hundred (400) square feet per establishment.
 - (3) Notwithstanding subsection (a)(2), the maximum allowable copy area for signs erected on buildings may be increased beyond what is allowed under subsection (a)(2) based on the building height pursuant to the following formula:

[EXPAND](#)

Building Height (in feet)	Percentage of Increase
0—35	None
35+—50	15
50+—75	20
75+—100	25
100+—140	50 *
140+—180	100 *
180+	125 *

Building Information:

Building Roof Height: 46'-4"

Width of Building Linear Frontage : 77'-0"

Max. Allowable Sign Coverage Area : $(77 \times 1.5) = 115.5$
 $(115.5 \times .15) = 17.325$
 $(115.5 + 17.325) = \underline{132.8 \text{ sf}}$

Sign Coverage Area: 88 sf



Building Information:

Building Roof Height: 46'-4"

Width of Building Linear Frontage : 77'-0"

Max. Allowable Sign Coverage Area : $(77 \times 1.5) = 115.5$
 $(115.5 \times .15) = 17.325$
 $(115.5 + 17.325) = \underline{132.8 \text{ sf}}$

Sign Coverage Area: 88 sf

27'-0"

