



Planning & Zoning Board Work Session Minutes

April 30, 2024 at 12:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Spencer, Vashon Sarkisian, David Bornstein, Alex Stringfellow

Absent

Warren Lindsey, Jim Fitch

Staff Present

Planning & Zoning Director Allison McGillis, Planning Consultant Jeff Briggs, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Recording Secretary Mary Bush

1. Meeting Called to Order

Chairman Bornstein called the meeting to order at 12:02 p.m.

2. Discussion Item (s)

a. Discuss Upcoming Agenda Items:

1. Revised Rollins College Faculty & Staff Housing Project
2. Lot split/Rezoning/Historic Designation at 1290 N Park Avenue
3. Update on Verax Florida, LLC request for properties on Fairbanks/Karolina
4. Update on Storyville Coffee project at 111 S. Knowles Ave

Mr. Briggs began discussion on the Rollins College Faculty and Staff Housing project that will be presented at the next Planning & Zoning Board meeting. He noted that the applicant had withdrawn the original application that had previously been heard by the Board. He explained that with the new application, the applicant was no longer moving forward with any of the property that fronts W. New England Avenue. Only the lots on W. Welbourne Avenue were included in the new application. Mr. Briggs indicated that the new application did not include a Comprehensive Plan amendment, only a conditional use request. He reviewed the new site plan and noted that the proposed building would still be three stories with parking in the rear. He added that the parking, impervious coverage, and setbacks met code requirements and the applicant was not asking for any variances under the entitlements that they have. He noted that the

applicant could build 28 units. He also noted that one of the adjacent Daniel Hunter apartment buildings owned by the applicant would be demolished to provide the applicant with two more units, in addition to the 14 units on W. New England Avenue, to make a total of 44 units. Mr. Briggs explained that the City's code allows the reestablishment of nonconforming use if the City approves and if there is community benefit. He then reviewed the proposed elevations for the project, noting that there had been push back from the City Commission about the project's modern glass contemporary architectural styling that did not follow the architecture of the surrounding area. So, the applicant simplified the architecture and made it look more traditional with less glass and more typical windows. Mr. Briggs continued discussion on the applicant's proposed architectural details and indicated that the applicant would be designing or reimbursing the civil contractor to design the required indenting on W. Welbourne Avenue to create some on-street parking that is not in the flow of traffic. He added that the City would reimburse the contractor that constructs it by crediting the transportation impact fees that the applicant would be paying for the project.

A brief discussion ensued regarding the proposed building being wood frame, if there were applicable design standards, and if stucco would be used on the building. The Board suggested that the applicant could use different materials such as heavier materials on the base of the building and replace the stucco with a stone or brick to break up the facade of the building and for consistency with the historical architecture of Winter Park. Mr. Harbilas indicated that staff could relay the Board's recommendations for materials to the applicant.

Discussion then ensued regarding the ability to walk out of the front of the units and onto the walkable street side of W. Welbourne Avenue. Mr. Briggs indicated that there would be just one access on W. Welbourne Avenue which would be a lobby entrance to the building. Brief discussion continued regarding whether or not the project would be the first and only residential project on the west side of town. It was noted that there would not be a community benefit agreement or any other agreement restricting the project to be solely for staff and faculty housing for any length of time.

Mr. Briggs then began discussion on the 1290 N. Park Avenue item. He discussed details regarding the history of the house and the previous owners. He noted that the house was constructed in 1930 by renowned architect Gamble Rogers and is believed to be the very first home Mr. Rogers designed and built in the City of Winter Park. He also noted that the original owners were Zoe Schiffrin, a nationally recognized artist, and Dr. Schiffrin, a prominent medical figure, who both enrich the property's historical context. He indicated that the home was not designated and so the applicant could tear it down and build a new lakefront home or, if designated, they could ask for a split of the property. He indicated that the applicant would be proposing to split off the non-lakefront left-hand side of the property to build a new home and keep the existing historic home located on the lakefront right-hand side of the property. He added that if

the lot was to be split as proposed, the non-lakefront portion of the property would need to be rezoned from AAA to AA since it would no longer be on the lake. Mr. Briggs explained that the historic lakeside home would be preserved as is and a two car garage and an accessory structure would be added to the lot. He also noted that the applicant was committed to having a deed restriction for the non-lakefront home requiring that it can only be one story and screened by a dense bamboo wall that would be maintained and connected to the existing bamboo wall on the lakefront portion of the property.

The Board inquired about the size of the proposed home on the non-lakefront portion of the lot split, the applicant's motivation to do a lot split, and the possible cons to splitting the lot. Brief discussion ensued.

Mr. Harbilas began discussion on the Verax Florida, LLC item. He noted that the application was heard at the April 2, 2024 Planning & Zoning Board meeting but was tabled so the applicant could have a community meeting. The community meeting occurred on April 24, 2024 with three neighborhood representatives. Mr. Harbilas indicated that in response to the discussion at the community meeting, the applicant is requesting to increase the screen wall setback from 10 feet to 12 feet and increase the wall height from 6 feet to 8 feet, which the residents favored. Mrs. McGillis noted that the rest of the properties down the block may be required to have the same wall height and setback as they redevelop. She also noted that the residents had made a few other requests at the community meeting that staff did not agree with such as extra surveillance, 24-hour monitoring, no access from Clay Street, and they wanted the applicant to buy the neighboring property. She added that the applicant had agreed to use a Japanese blueberry tree along Fairbanks Avenue and Clay Street, dependent on approval by FDOT.

Brief discussion then ensued with the Board regarding the screen wall and how it could aesthetically be broken up to give it some character and the reason why the applicant chose the window design of the building along Fairbanks Avenue.

Mrs. McGillis began discussion on the Storyville Coffee project at 111 S. Knowles Avenue. She noted that the application was heard at the April 2, 2024 Planning & Zoning Board meeting but was tabled so the applicant could make the building fit in more with the Central Business District of Winter Park. She then reviewed the updated elevations with the Board noting that the applicant had made changes to the frontage, increased the amount of brick used, and added some window shades to the building. A brief discussion ensued with the Board regarding the third floor of the building being residential and where the residents of the building would park.

Mr. Lewis began brief discussion on three lakefront applications that would be presented at the next Planning and Zoning Board meeting. He noted that one of the

applications was for a Gamble Rogers house where the applicants want to make additions to the existing home. He added that the applicant would be asking for a few variances due to the house having a nonconforming side setback.

3. Adjournment

The meeting adjourned at 12:56 p.m.

ATTEST:

/s/Mary Bush, Recording Secretary