



Planning & Zoning Board Work Session

Agenda

October 26, 2021 @ 12:00 pm

Virtual Meeting

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"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. Discussion Item(s)**

a. Staff Briefing and Review of:

45 minutes

ANNEX #21-02; CPA 21-07; RZ 21-05: Request of the 3217 Corrine LLC: to Annex the Properties at 3303 and 3313 Corrine Drive and Utilize the south 63 feet of 1813 Northwood Terrace Drive to establish Commercial (C-3A) and Parking Lot (PL) Future Land Use and Zoning in order to build a two-story, 8,750 sq. ft. commercial/office building on the combined properties.

b. Planning Director's Update

10 minutes

3. Adjournment



Planning & Zoning Board

agenda item

item type Discussion Item(s)	meeting date October 26, 2021
prepared by Jeffrey Briggs	approved by Bronze Stephenson
board approval Completed	
strategic objective	

subject

Staff Briefing and Review of:

ANNEX #21-02; CPA 21-07; RZ 21-05: Request of the 3217 Corrine LLC: to Annex the Properties at 3303 and 3313 Corrine Drive and Utilize the south 63 feet of 1813 Northwood Terrace Drive to establish Commercial (C-3A) and Parking Lot (PL) Future Land Use and Zoning in order to build a two-story, 8,750 sq. ft. commercial/office building on the combined properties.

motion / recommendation

Introduction and educational opportunity prior to the public hearing.

background

Below is the staff report for this upcoming public hearing. Staff will have a power point and explain in more detail at the work session. It is an opportunity for education and questions prior to the public hearing.

Description of the Requests:

In order to redevelop all or parts of 3303 and 3313 Corrine Drive and 1813 Northwood Terrace Drive, this public hearing is to consider several requests made by the 3217 Corrine LLC for:

1. Annexation of 3303 and 3313 Corrine Drive;
2. Amending a Comprehensive Plan text policy to permit changing the future land use designation of Single Family Residential to Parking Lot on the south 63 feet of 1813 Northwood Terrace Drive and establishing Commercial future land use on the annexed properties at 3303 and 3313 Corrine Drive;
3. Amending the Zoning Map on those properties in accordance with the future land use designations; and
4. Vacating the east and west five feet of the Northwood Terrace Drive right-of-way between Northwood Boulevard and Corrine Drive, all in order to build a new 8,750

square foot commercial/office building on the combined properties.

Summary of the Requests:

The 3217 Corrine LLC (Brian Albertson) owns the adjacent one-story office building at 3217 Corrine Drive and over the years, has purchased and assembled the adjacent properties on Corrine Drive and Northwood Terrace Drive. Their business has outgrown the current building and they are looking to build an adjacent two-story office building on Corrine Drive that would also have the opportunity for some commercial retail users on the ground floor. In order to accomplish this project, they need to annex into the City, and get rezoned for the project.

Background:

There were earlier, more expansive proposals by the applicant and a neighborhood meeting was held several months ago. The P&Z Board may hear commentary about those issues, which are NOT part of this request. However, for background, the applicant/owners are **NOT** asking for:

1. Vacating Northwood Terrace Drive as a street. The street will remain open and look and function exactly as it does now. The applicants are asking the City to vacate the east and west 5 feet of the r/o/w reducing it from a platted 60-foot r/o/w to a typical 50-foot r/o/w. In return they have agreed to build a sidewalk on both sides of that 50-foot r/o/w to aid pedestrian safety and connectivity.
2. Rezoning of the residential properties on Northwood Terrace Drive from R-1A to R-2. The applicant/owners own all of the other residential properties on Northwood Terrace Drive. They originally wanted R-2 for townhouses or single-family houses. Some of the neighbors did not like that idea of R-2 zoning in a predominately single-family neighborhood, so it is not part of this request.

Request for Annexation and to Establish Commercial and Parking Lot Zoning

Since part of this redevelopment site is in both the City of Winter Park and unincorporated Orange County, the applicants are seeking annexation of 3303 and 3313 Corrine Drive and for the City to establish, a Commercial future land use designation and Commercial (C-3A) zoning on those annexed properties. The proposed parking lot encroaches into the adjacent residential property at 1813 Northwood Terrace Drive, so in order to provide that parking lot use, the City also needs to amend a Comprehensive Plan policy and change the future land use to our parking lot designation.

It is understandable, from the staff's perspective, that this property fronting on Corrine Drive is a logical transition from single family homes to office/commercial. Corrine Drive has 23,000 cars a day on that roadway, many traveling at high speed. That volume would be comparable to Orange Avenue in Winter Park.

The location of this property is on the edge of the “business” section of Corrine Drive. Directly to the east is a one-story office owned by the applicant. Directly next door is the East End Market with its’ high activity character.

Comprehensive Plan Policy Text Change

The Comprehensive Plan has strong protections for single family designated property in this neighborhood. The proposed parking lot would protrude 63 feet into the adjacent residential property (in the same ownership). In order to accomplish a change in land use/zoning designations requires a Policy text amendment as shown below with new text in italic:

PLANNING AREA E: Glenridge/Lake Sue

Policy 1-E-1: Preserve Existing Single-Family Residential Land Use in Glenridge/Lake Sue Planning Area The City shall preserve single-family residential land use in the Glenridge/Lake Sue planning area and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan, *except for the south 63 feet of 1813 Northwood Terrace Drive, (Lot 14) which may be provided a parking lot future land use designation in order to allow for redevelopment along Corrine Drive and a transitional use on that property for the adjacent residential properties.*

The comparable scenario is what the City has agreed to do for the redevelopment of the north side of the West Fairbanks gateway corridor in allowing some partial rezoning for just a parking lot in order to compensate for the shallow depth along the frontage.

Traffic Impact

The estimated traffic impact from this development of 8,750 sq. ft. with a 70/30 office/retail split is approximately 33 cars per day. That represents a minimal traffic impact. Most of that traffic would utilize Corrine Drive. It is possible that some trips might decide to cut-thru the neighborhood but the time savings versus using Winter Park Road or General Rees is not significant. However, in order to discourage any cut-thru traffic the driveway onto Northwood Terrace Blvd. will be angled in order to discourage turns to the north and direct turn to and from the south.

Protections for the Adjacent Residential Neighborhood

The Parking Lot (PL) FLU and Zoning is used because a surface parking lot is the only type of development allowed by that designation. The plan has the new two-story building up on the Corrine Drive frontage and at the corner of Northwood Terrace Drive in order to maximize the distance away from the adjacent residential properties. This two-story, 30-

foot tall building is no taller than a two-story single-family home that could be built on the residentially zoned properties. The City Code requires a six-foot block/brick wall on the perimeter of the parking lot as a solid privacy buffer to the adjacent properties. Parking lot lighting is low profile poles with shielding for downlighting only.

The proposed Limited Commercial (C-3A) zoning is the designation intended for these locations near residential properties. Drive-in businesses are not permitted unless by a separate conditional use approval so that this building cannot be converted in the future to a drive-in bank, for example. Most importantly, restaurants are also not permitted unless by a separate conditional use approval. Restaurants with their high traffic and late hours would not be compatible adjacent to residential homes.

Alternatives to Consider

When the previous Corrine Drive Baptist Church was proposed for redevelopment into the East End Market, the intensity of the development lead the owners to seek annexation into the City of Orlando versus annexation into Winter Park given that Orlando's process was more administrative approvals versus public hearings. That option is also open to the applicants for the bulk of this redevelopment site. Orlando is providing the water/sewer and electric service for this project and one assumes Orlando would also like the tax base as opposed to just a new utility customer.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

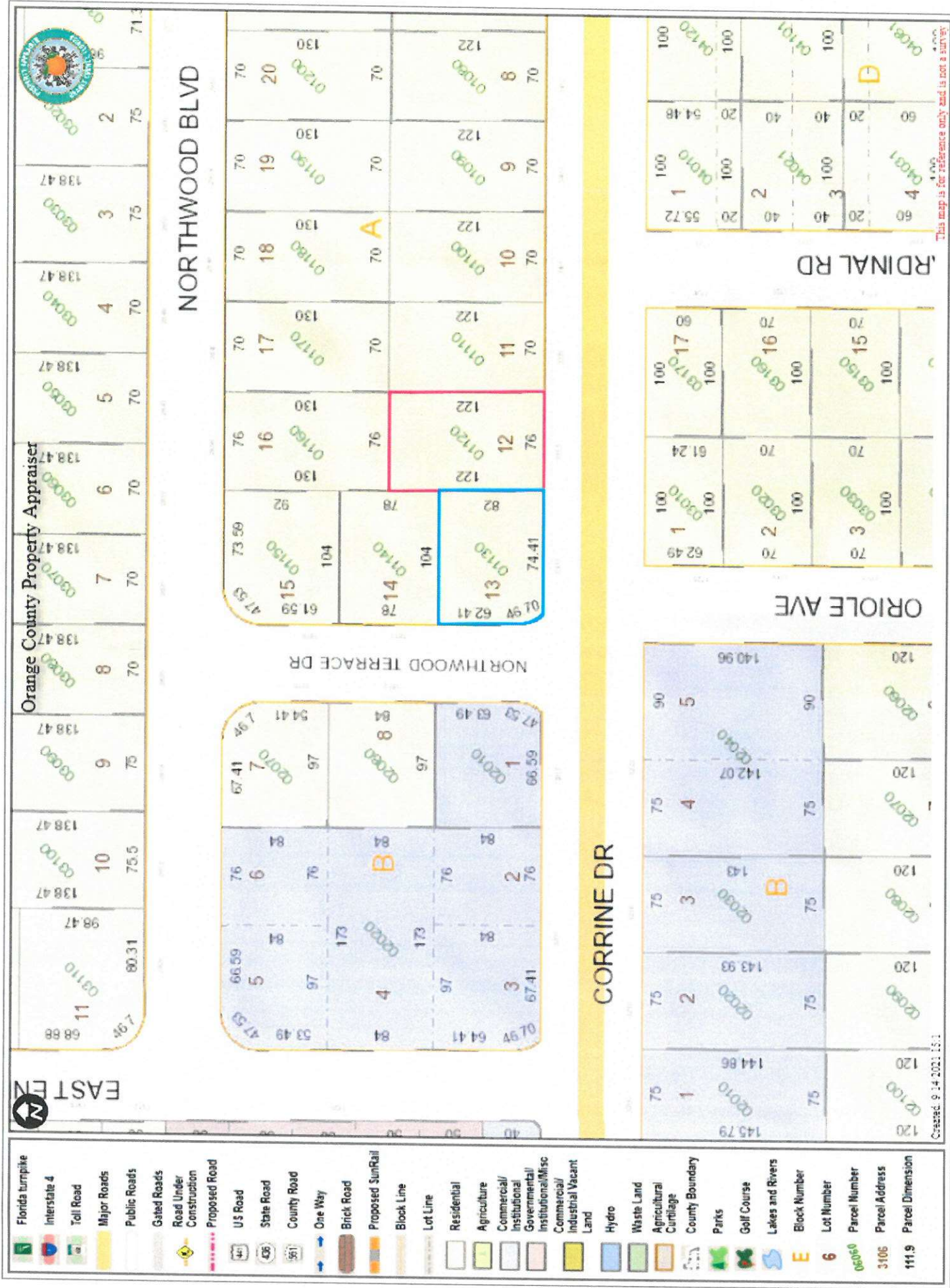
[Location map and aerial.pdf](#)

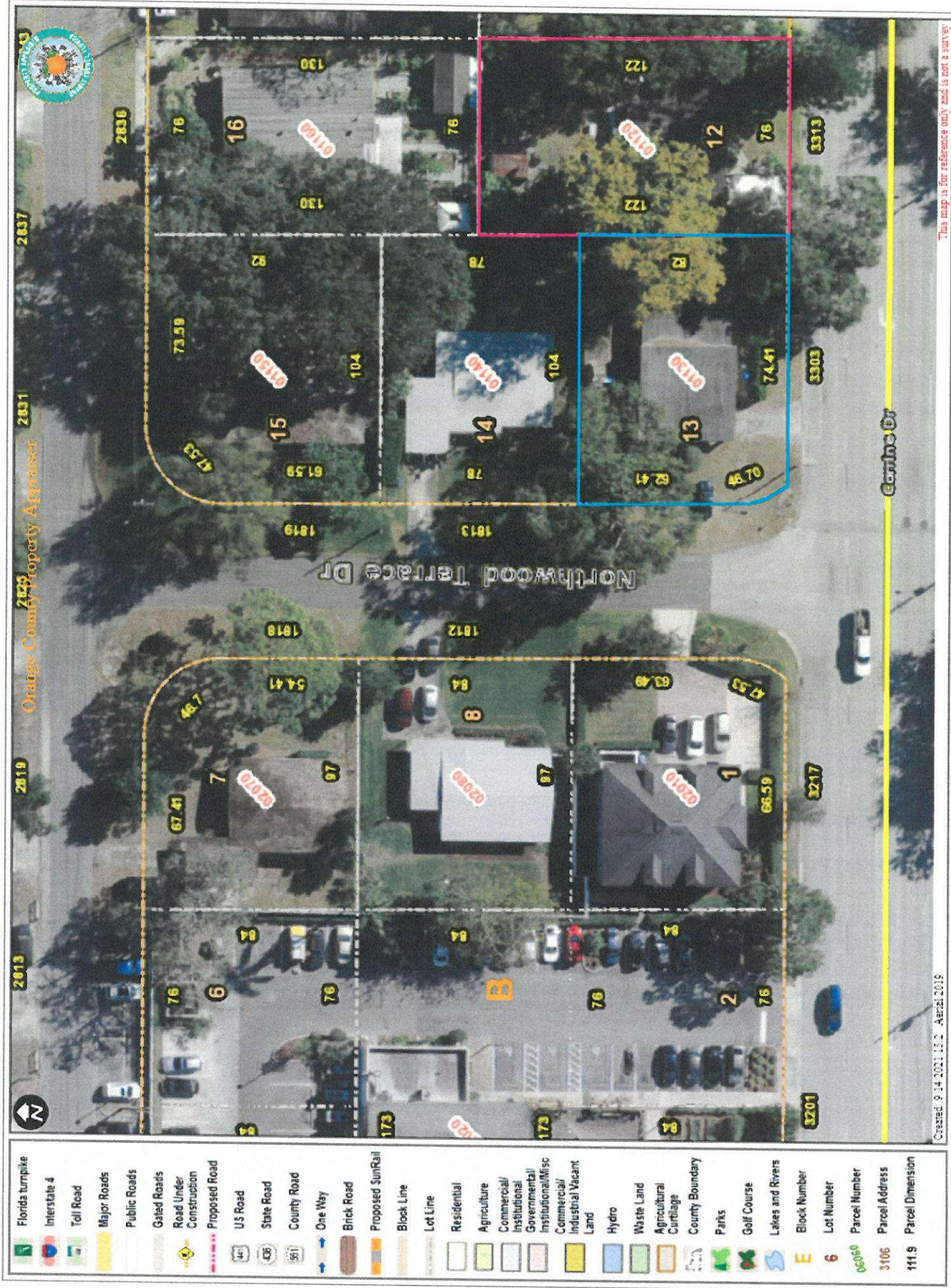
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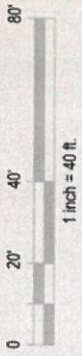
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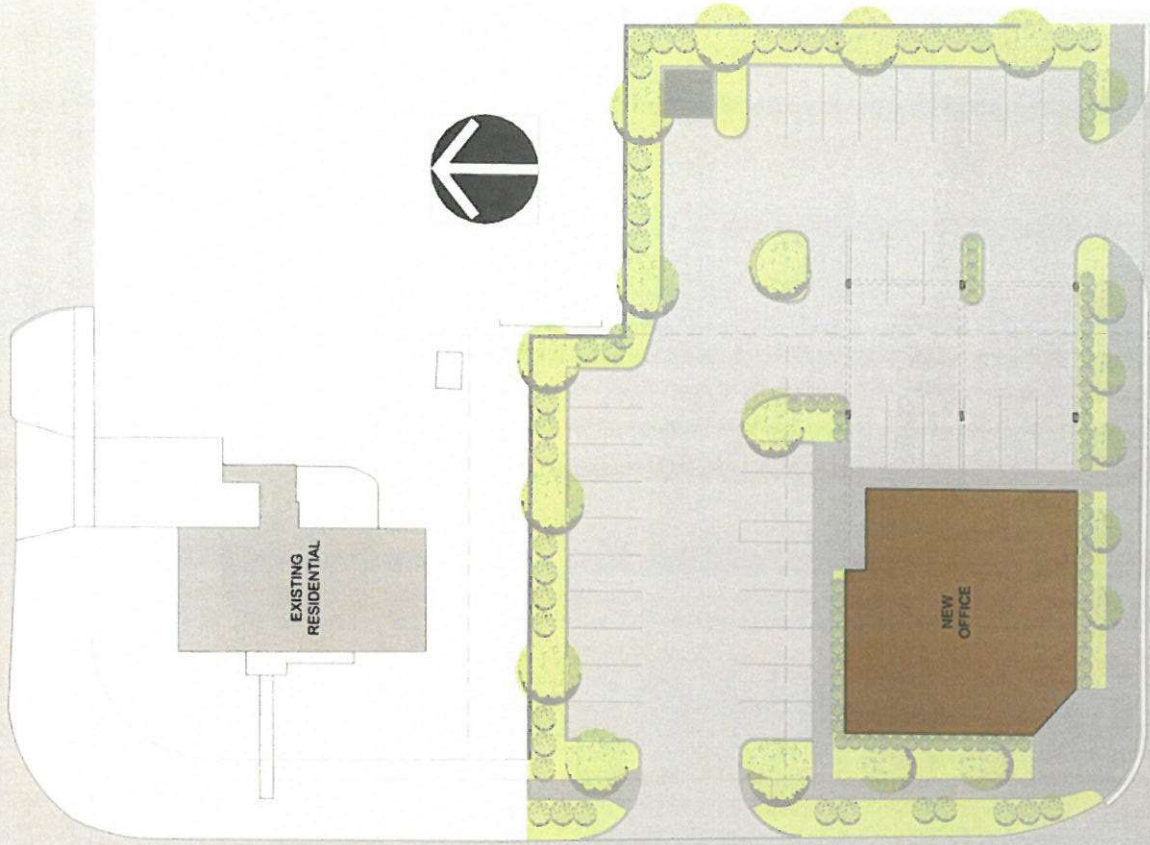
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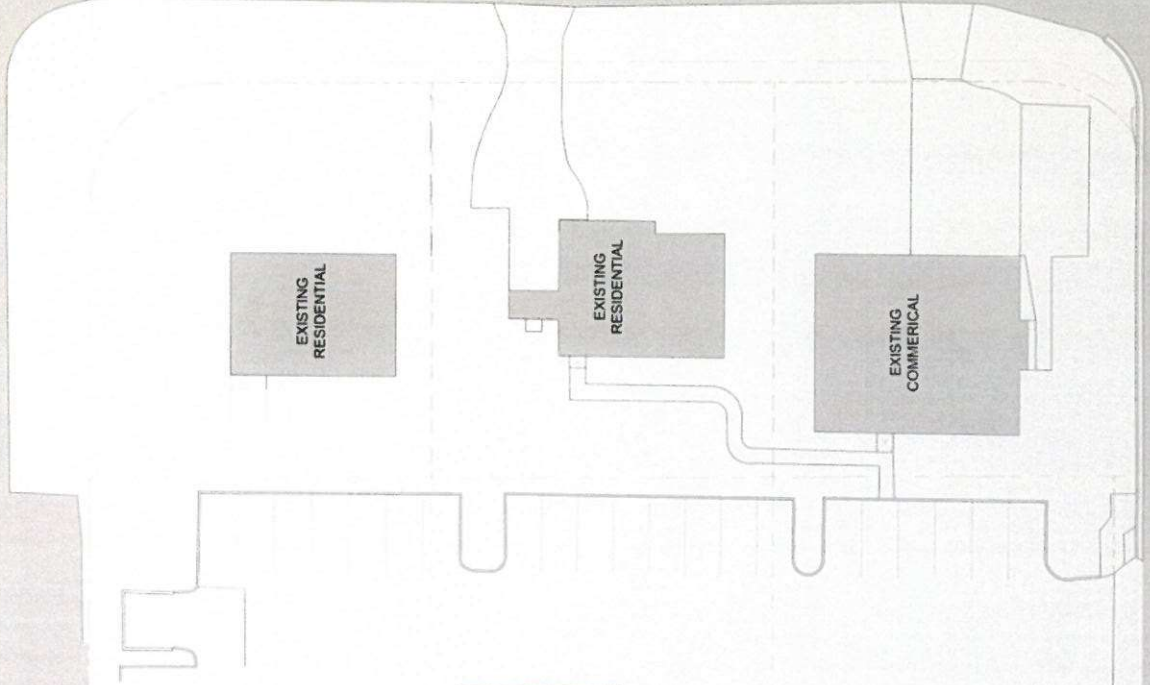




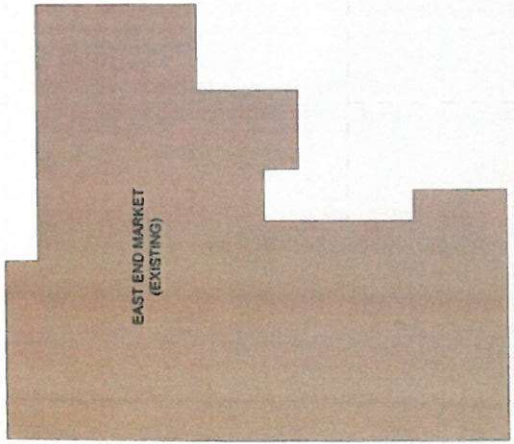
NORTHWOOD BLVD.

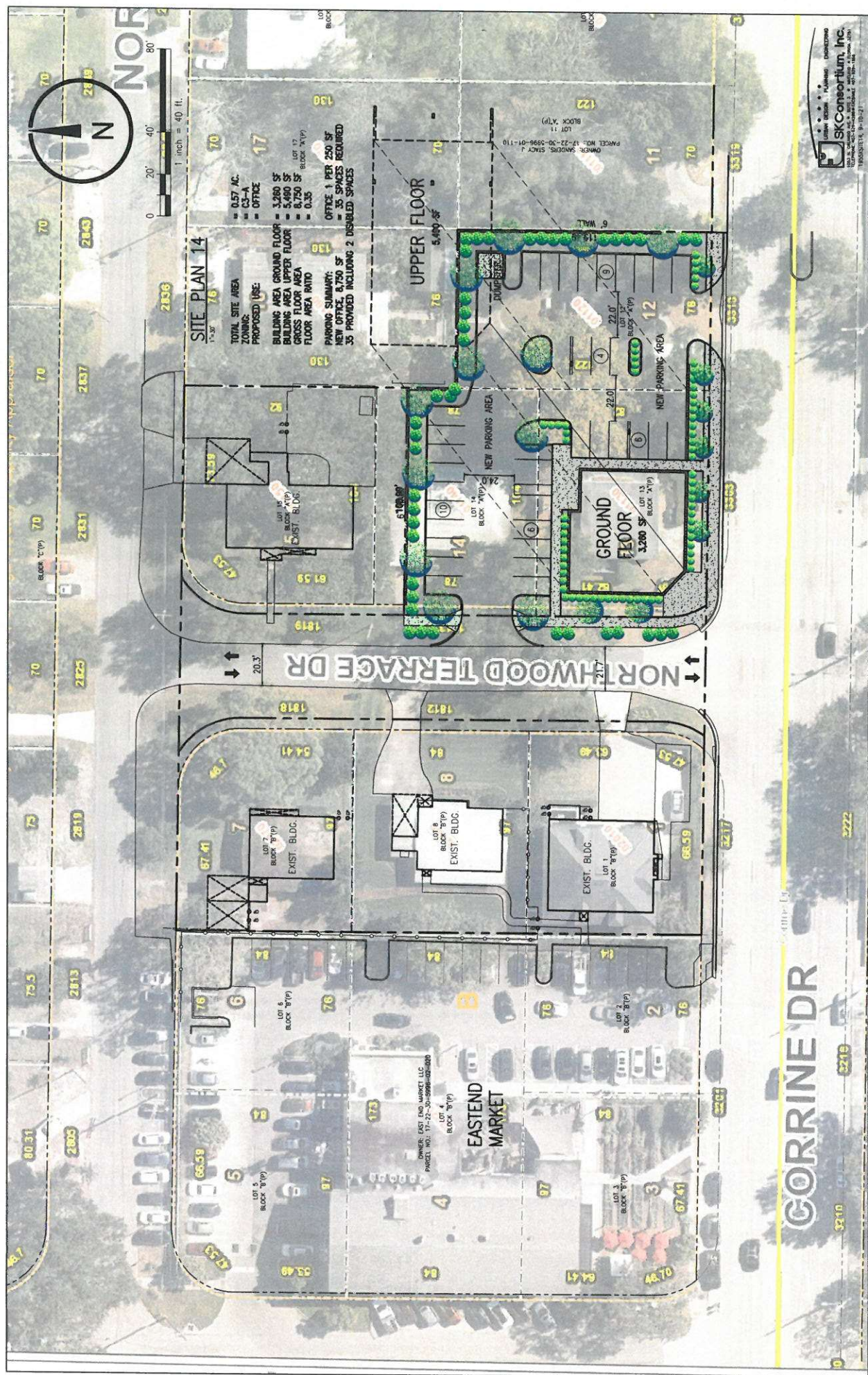


NORTHWOOD TERRACE DR.



CORRINE DR.











Planning & Zoning Board

agenda item

item type	Discussion Item(s)	meeting date	October 26, 2021
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Planning Director's Update

motion / recommendation

background

alternatives / other considerations

fiscal impact