



Planning and Zoning Board Work Session Minutes

October 26, 2021 at 12:00 p.m.

Virtual

1. Present

Chairman Richard James called the meeting to order at 12:02 p.m. Present: Jim Fitch, Richard James, Michael Spencer, Melissa Vickers, Vashon Sarkisian and David Bornstein. Absent: Alex Stringfellow. Also Present: City Attorney Dan Langley. Staff: Director of Planning and Transportation Bronce Stephenson, Principal Planner Jeff Briggs, Transportation Manager Sarah Walter, Planner I Nicholas Lewis, and Recording Secretary Mary Bush.

2. Discussion Items:

A. 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.

Mr. Briggs led discussion on the item. He noted that the applicants held a virtual community meeting the prior week which was fairly well attended by the neighbors to the project. Mr. Briggs went on to present an area map of the property and explain the request. He pointed out that the East End Market is located next to the property and that the surrounding neighborhood has been subjected to quite a bit of traffic and overflow of parking from the customers of East End Market. He briefly discussed the history of the properties in the area that are owned by the applicant and the applicant's initial intent for the use of those properties. Mr. Briggs presented the site plan of the project and noted that the second floor of the building will extend over a portion of the parking lot and will hold only office space. The only space for potential retail tenants would be located on the ground floor. He also noted that the project meets the City's parking requirements, there will be a significant landscaped setback from the adjacent residential properties, and the applicant will be required to build a six foot wall as a permanent sound proof buffer anywhere the property adjoins residential properties. Mr. Briggs explained that the applicant already has an office located across the street from the property but has outgrown the space and would like to utilize the new proposed office building instead. He elaborated on why the applicant is not attempting to develop the property in Orange County rather than Winter Park. He then went on to discuss the single family residential zoning in relation to the parking lot designation zoning required for the property and the adjacent residential property. He noted that the Comprehensive Plan policy must be amended to allow for the parking so a clause must be added to the request to state that 63 feet can be rezoned to parking lot.

Mr. Briggs continued discussion on right-of-way (ROW) noting that instead of the normal 55-foot wide ROW, the Northwood Terrace Drive was platted at 60-feet wide in the 1920's so the applicant is asking the City to vacate and abandon the extra five feet that is on each of the east and west sides of Northwood Terrace Drive to reduce the ROW to the typical 55 feet, giving the applicant ownership of the extra 10 feet. In return, the applicant agrees to build a sidewalk on both sides of Northwood Terrace Drive all the way from Corrine Drive to Northwood Boulevard so the neighbors have a safe place to walk. Mr. Briggs elaborated on the possibility of the neighbors making statements regarding traffic at the upcoming public hearings for the request and noted that the traffic estimate is a very low 33 cars per day from the proposed office building. In order to discourage as much traffic as possible, staff has added a condition that speaks on the geometry of the driveway that comes out onto Northwood Terrace Drive to force vehicles to exit onto Corrine Drive and make it very difficult to take a left out or left in to the parking lot.

Ms. Vickers inquired about the difficulty of a left turn onto Corrine Drive due to traffic during peak times. Mr. Fitch inquired about possible neighborhood objection to the request, clarification of the geometry of the parking lot driveway, the desirability of the driveway on Corrine Drive, and the imperviousness of the parking lot. Mr. Briggs noted that there will be an underground exfiltration stormwater retention system under the parking lot. Mr. Bornstein inquired about the possibility of installing sidewalk in front of the proposed new office building along Corrine Drive and shared use of the proposed parking lot with East End Market on the weekend and after business hours. Mr. Briggs noted that the applicant is required to place a sidewalk in front of the property along Corrine Drive as part of the request. He also explained that the applicant expressed that they will do whatever the neighborhood desires regarding overflow parking and would be happy to leave the property's parking lot open for that purpose. Ms. Sarkisian noted that Corrine Drive will at some point in the future become a complete street with less lanes and she inquired about there being enough ROW to allow for on street parking. Mrs. Walter noted that the ROW belongs to the City of Orlando and would have be coordinated with them.

Mr. Briggs continued discussion on the request of the applicant for use of the limited commercial zoning to have a little bit more flexibility on the first floor use of the proposed building since they would not know what type of tenant may be placed there. Chairman James inquired about what happens to the rest of the applicant's lot where 63 feet of residential zoned area will be utilized for parking. Mr. Briggs responded that the rest will be aggregated to the existing residential lot to the north.

B. Planning Director's Update:

Mr. Briggs briefly discussed a liquor license request that will be on the next Board meeting agenda. He noted that the applicant is trying to obtain a 4-COP Liquor license to have their restaurant serve liquor in addition to beer and wine since they cannot meet the State required seating of 150 seats. Mr. Briggs explained that per the license requirements the restaurant cannot be within a thousand feet of a church or school but the restaurant is within 850 feet of two schools. So, the applicant is requesting a conditional use waiver of the separation distance with conditions that tie them into being a full service fine dining restaurant that is predicated on 51% revenue from food, and serving as a restaurant first and foremost and a server of liquor secondary.

Mr. Stephenson noted that the agenda will also include an ordinance creating a multi-modal transportation impact fee. He also noted that the money can only be used for the construction and designing of new Citywide infrastructure and does not go into the general fund. He explained that the consultant firm Kimley-Horn and Associates, Inc. performed the study for the fee and worked with staff and the City's attorneys to create the ordinance.

3. Upcoming Meeting Schedule:

The Board briefly discussed rescheduling the November 30, 2021 work session.

The next regular meeting will be held on November 2, 2021 and the next work session date is to be determined.

Adjourn

Meeting adjourned at 12:52 p.m.

Respectfully Submitted,

Mary Bush

Recording Secretary