



Planning & Zoning Board Work Session Minutes

October 25, 2022 at 12:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present: David Bornstein, Alex Stringfellow, Richard James, Jim Fitch, Michael Spencer, and Vashon Sarkisian. Absent: Melissa Vickers. Staff: Director of Planning and Transportation Jeff Briggs, Assistant Director of Planning and Transportation Allison McGillis, Senior Planner and Zoning Official John Harbilas, Planner I Nicholas Lewis, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Richard James called the meeting to order at 12:00 p.m.

(2) Discussion Items

A. Update on the Lakefront Code Changes

Mr. Briggs briefly discussed transferring complete authority of boat docks and houses to the Lakes and Waterways Board, clarifying pitched roofs by making 2:12 as the minimum slope to eliminate flat roofs, strengthening the stormwater code, and clarifying the lakefront setbacks. He also discussed keeping views open by the lakefronts, code rules for fences, and modifying the code requirement for 10% impervious coverage. The Board inquired about the size requirements for fences down to the lakefronts and if bamboo would pose any problems if planted all the way down to the lakefront. Mr. Briggs then continued discussion on heights for pool decks on lakefronts noting that a specific standard was needed. He explained that the current general rule is a 3-foot maximum height limit for any kind of patio or pool down to the existing grade. He further explained that lots with a significant grade can request up to 5-feet above the existing grade only if they have step downs within the house or on the pool deck. The Board inquired about putting a specification on significant grade and applicants filling their backyard to bring up the grade. Mr. Briggs went on to discuss pool cabanas and the need for them to meet the setback of the principal residence. He also discussed applicants taking advantage of using setbacks from the front and lake side of their homes to gain area.

B. Update on the Stormwater Code Changes

Mr. Briggs noted that a fee in lieu would be allowed when there is no space to retrofit for stormwater retention, where it is not practical in Hannibal Square, and as an incentive for historically designated properties. He added that the monies would be collected and used for offsite stormwater retention areas that can accommodate street drainage. He briefly discussed the advantages of the fee in lieu which include payment of a monthly stormwater retention fee or the building of an offsite retention pond by a lot owner. He noted that a big issue for the City's Public Works department is grade changes to lots. Mr. Briggs then went on to briefly discuss artificial turf and standards for city or large subdivision retention ponds. Brief discussion with the Board ensued on the aesthetic requirements for retention ponds and redesigning existing retention ponds.

C. Update on Upcoming Agenda Items

Mr. Briggs began discussion on an upcoming agenda item regarding Rollins College and the Lawrence Center property on E. New England Avenue. He provided the Board a brief history of the item noting that three years ago Rollins College expressed to the City its desire to move the Rollins College Museum of Art (previously the Cornell Museum) off campus to the Lawrence Center which is larger and more accessible. He added that Rollins College also wanted to build a new Crummer Graduate School of Business separate from the Rollins College campus on the Lawrence Center lot. Mr. Briggs explained that three years ago the existing office zoning code required a 45% floor-area-ratio (FAR) which could not compensate for the two large buildings that Rollins wanted to build. At that time, the Commission approved the project with entitlements as a preliminary

conditional use approval with a condition of a required 25 foot setback on Lyman Avenue. Mr. Briggs further explained that Rollins College is now at the point of preparing their application for final approval but they are redoing their site plan which will give a very distinctive and modern design to the Crummer Graduate School of Business building and place it at a 15 foot setback as opposed to the required 25 foot setback. The City Commission has required City-wide notice so that the City's constituents can express feedback to the application. Brief discussion ensued regarding the architectural style of the museum, the Board's purview on the application, when the application would be presented to the Board, and the massing and design of the proposed Crummer Graduate School of Business building.

Brief discussion ensued regarding the status of the Restoration Hardware store and the code language for building heights.

(3) Adjournment

Meeting adjourned at 12:51 p.m.

/s/ Recording Secretary Mary Bush