



Planning & Zoning Board Work Session Minutes

September 27, 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, and Vashon Sarkisian. Absent: Michael Spencer and 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, Planning Technician Aaron Hull, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Richard James called the meeting to order at 12:01 p.m.

(2) Discussion Items

A. Discussion of updates and modernization of the lakefront zoning regulations (Section 58-87).

Vice-Chair Bornstein inquired about the dividing line between legislative issues and aesthetics with regard to the zoning codes. Discussion ensued and the Board expressed differing opinions on the topic. Mr. Harbilas then began discussion on measuring height and height limits. He explained that the code currently states a 30 foot height maximum and 32 feet if the roof of the building is pitched. He added that the peak of the roof, which is considered the highest point, is used as the main standard based on the 24 jurisdictions staff researched. Mr. Harbilas briefly discussed using the average model, which measures to the top of the flat roofs and to the mean height of the eaves. He also suggested that a net reduction method could be used where the 32 foot height allowance would be reduced to a maximum of 30 feet. The Board inquired about the truss livable area and if 32 feet would still be possible with a parapet wall on the flat roofs. Brief discussion ensued regarding building heights, scale, and minimum ceiling heights. Mr. Harbilas noted that the proposal staff previously brought to the Board stated a maximum height of 32 feet with a 28 foot restriction on flat roofs. Based on the Board's discussion of that proposal, staff is suggesting to remove the flat roof restriction and make a maximum height of 30 feet.

Discussion ensued and the Board expressed a consensus for a 32 foot height maximum.

Mr. Briggs then began discussion on the proposed changes made to the single family zoning regulations specifically for lakefront lots. He first discussed who is in charge of boat houses and docks. He gave a brief background of the different zoning aspects for boat houses and docks being split between the Lakes and Waterways Board and the Board of Adjustments. He expressed that staff proposed to move the variance approval authority from the Board of Adjustments to the Lakes and Waterways Board to stream line the process. In order to do this staff proposed to transfer the regulations for the construction of docks and boathouses from the Zoning Code (Ch. 58) to the Lakes and Waterways Code (Ch. 118). Mr. Briggs added that the only addition to the relocated language was that roofs of the structures must be pitched with a slope of at least 2:12 or greater to eliminate flat roofs and the use of the areas as sundecks.

Mr. Briggs went on to discuss improving the storm water grading language to ensure that stormwater runoff does not runoff onto adjacent properties. He noted that the storm water grading regulations would include a requirement for sites that slope from side to side to construct stem walls in order to maintain existing grades within side setback areas. Brief discussion ensued about where water overflow from the lakes around the city goes. Mr. Briggs then continued discussion on clarifying lakefront setbacks with staff's proposals to strengthen language regarding views of the water by adjoining waterfront properties, limiting the potential of large structures within the 50-foot setback by limiting the allowable from 10% to 5%, not limiting privacy fences alongside lot lines to a setback of 75-feet from the high water line, and requiring fences within 75-feet of the high water line to be substantially open.

Mr. Briggs discussed in detail clarifying permitted heights of pools/patios decks on the lakefront and regulations for accessory structures such as pool cabanas and clarifying location of pools/patios decks in relation to walkout basements. He noted that stem and retaining walls would continue to be restricted to a 3-foot height maximum but lots with significant grade changes that require more than 3-feet may request up to 5-feet above existing grade so long as a minimum of 2-feet of step-downs are within the principal structure or from the finished floor elevation down to the swimming pool/deck. He added that no accessory structures (such as pool cabanas) are permitted when utilizing the exception. Mr. Briggs also expressed that walkout basements are permissible and swimming pools and decks must now be located only on the lowest living area level, in line with the existing natural grade.

B. Update on the Canin & Assoc. planning efforts for West Fairbanks.

Mrs. McGillis noted that staff met with Canin and Associates regarding the South of Fairbanks District and discussed identifying existing conditions and necessary infrastructure improvements, identifying key stakeholders including large property owners, and what the next steps would be. She noted that Canin and Associates were currently working on an opportunities and constraints analysis in which they have done some site visits and put together maps of existing conditions with pictures and inventory of the streets and infrastructure that the City is working with. Staff will be providing them a bit more of the City's Public Works data in terms of stormwater and sewer issues and mapping of the City's stormwater and sewer infrastructures. Mrs. McGillis also noted that staff will set up a work session with the Board possibly early next year to review a synopsis of all the compiled information to determine the next steps.

Brief discussion ensued regarding the annexation status of the Fairbanks district and form based codes.

(3) Adjournment

Meeting adjourned at 1:02 p.m.

/s/ Recording Secretary Mary Bush