



Planning & Zoning Board Work Session Minutes

August 30, 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, Vashon Sarkisian, and Melissa Vickers. Absent: Michael Spencer and Jim Fitch. 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 12:02 p.m.

(2) Discussion Items

A. Discussion of Upcoming Agenda items

Mr. Briggs provided a brief overview of the meeting agenda for the next regular Planning and Zoning Board meeting to be held on September 6, 2022. He noted that two lake front items would be presented along with a project at the Winter Park Village, which would replace the Ruth Chris restaurant building with a 16,000 square foot modern furniture showroom. He added that the stormwater code along with a property swap of a lot owned by Elevation Plaza, LLC. with the City of Winter Park's old water plant property on New York Avenue would be on the agenda as well.

B. Discussion on Stormwater Code Updates

Mr. Briggs continued discussion and spoke on the City of Winter Park's storm water retention code. He noted that no stormwater code requirements existed for the City until 1975 when a code was adopted only for brand new residential subdivisions, then in 1989 the code was expanded to be required for building projects. In 1994 the code was further revised to be triggered for requirement by retro fits and redevelopments of properties. Mr. Briggs added that in 2006 the code was modified to set up standards for underground exfiltration and then updated in 2008 to address an issue regarding excessive fill. He explained that in the Central Business District the City's stormwater code requirement is replaced by a fee in lieu due to there being no place to put retention. He noted that there were more similar scenarios around the City and elaborated on some examples of them. Brief discussion ensued regarding the examples, fee in lieu, fill and setbacks in single family areas, and artificial turf. The Board inquired about and discussed parking, street storm drains, low impact development solutions, tree boxes, water quality improvements, and design standards. Mr. Briggs suggested and the Board agreed that the item be tabled from the next regular meeting agenda if a solution to creating design standards for the required stormwater retention cannot be determined.

Mrs. McGillis continued discussion on the single family updates. She informed the Board that staff had met with the City Commission members individually to discuss the single family updates. She noted that overall, the City Commission felt it was a welcome upgrade and made the code simpler and easier to understand. She also noted that they recommended a few changes be made. Mrs. McGillis explained that the changes included combining the code's two separate standards for impervious coverage, which are based on a home being one or two stories, into one standard of 50% impervious coverage for both. She also explained that for front setbacks they recommended either utilizing only 24% of the lot depth or 24% of the lot depth and the existing front setback of the home being torn down, whichever is greater. She noted, though, that sometimes taking whichever is greater can place a home significantly behind other homes along the same street, so the details of the revision were still being worked on. Discussion ensued regarding the front setback requirements, exceptions to the requirements, effects on new development, garage setbacks, massing, standards for certain lot sizes, maintaining the character of the neighborhood, and creating an overlay to determine averages. The

Board suggested that the average calculations should start with the existing building line or utilize 24% of the lot depth, whichever is less. The Board further suggested that if an applicant did not agree with the calculations, they could have the opportunity to take it in front of the Board of Adjustments. Mrs. McGillis stated that staff would look into the feasibility of the Board's suggestions.

Mrs. McGillis went on to discuss the topic of attics. She noted that after previous discussion with the Board it was decided that a solution would be to reduce the floor area ratio (FAR) from 43% to 40% for large lots and from 38% to 35% for the small lots, allotting the extra 3% that is taken away to cover the attic space. She explained that staff was still working on the language. The Board briefly discussed what is included in the FAR, limiting the FAR, and inclusion of unfinished attic space. Discussion ensued regarding people turning unfinished attic space into living space after a home has been completed. Mr. Harbilas expressed that staff's main concerns when that happens are that work is being done without a permit and not being inspected and the City is not able to account for the additional square footage. The Board briefly discussed getting rid of using FAR for residential projects.

Mrs. McGillis noted that the next step for the Board would be the joint work session that has been scheduled for September 15, 2022 with the Board and the City Commission on single family codes.

(3) Adjournment

Meeting adjourned at 1:10 p.m.

/s/ Recording Secretary Mary Bush