



Planning & Zoning Board Work Session Minutes

August 2, 2022 at 12:00 p.m.

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

Present

Present: Jim Fitch, Alex Stringfellow, Richard James, Vashon Sarkisian, and Michael Spencer. Absent: Melissa Vickers and David Bornstein. 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

Mr. Briggs gave a brief update on the agenda items from the last Planning and Zoning Board meeting on July 5, 2022, noting that they were approved by the City Commission at their July 27, 2022 meeting. He added that next month's Planning and Zoning Board regular meeting will include the review of two lakefront applications and further discussion on updates to the City's storm water code. Mr. Briggs went on to note that the vacant property at the Orlando Avenue and Lee Road extension is under contract and development is being considered. He also noted that Rollins College is moving forward with the redevelopment of the Lawrence Center property. A Technical Advisory Committee (TAC) meeting will take place for the project and the application will be added to the October Planning and Zoning Board regular meeting agenda.

A. Introduction to the Modernization of the Single Family Residential Zoning regulations.

Mr. Briggs reminded the Board of the two goals that were to be achieved through their discussion on the Single Family Residential Zoning regulations. He noted that they were to simplify the code and to mitigate the mass and scale of new construction. Mr. Fitch inquired if there were any ideal codes from other cities that could be referenced.

Mr. Harbilas continued discussion and spoke on accessory structures, noting the Board's desire to keep detached garages as an exception. He went on to explain that staff essentially just determined set numbers based on the size of the structure. He indicated that if the structure is less than 100 square feet the setback will be five feet, if the structure is 101 to 400 square feet the setback will be 10 feet, If the structure is more than 400 square feet the structure will have to meet the setbacks for the principal structure of the house. Mr. Stringfellow asked if the greenhouse exception had created issues in the past causing it to be removed from the setback tables. Mr. Harbilas explained that the removal was a decision based on pool cabanas. Brief discussion ensued regarding determining garage size.

Mr. Harbilas went on to discuss the City's current land development code's three categories of allowed maximum FAR per lot square footage as follows:

- Properties with an area of 11,600 square feet or less shall use a maximum floor area ratio of 38 percent.
- Properties with an area between 11,600 square feet to 13,600 square feet shall have a maximum gross floor area of 4,500 square feet.
- Properties with an area larger than 13,600 square feet shall use a maximum floor area ratio of 33 percent.
- Additional allowance for greater gross floor area may be permitted in accordance with the side setback standards in subsection 58-66(f)(6).

He explained that staff's proposal was the following:

- Properties with an area of 12,500 square feet or less shall use a maximum floor area ratio of 40 percent.
- Properties with an area of over 12,500 square feet shall use a maximum floor area ratio of 35 percent.

He noted that the proposal limits the maximum achievable FAR of 43% and 38% prospectively that could be achieved today and the 2% proposed increase in standard FAR is necessary to mitigate the increase in side setbacks.

Discussion ensued regarding building standards including height, attics, and setbacks. Mr. Harbilas explained staff's proposal of the following:

- No building or portion thereof with an area 12,500 square feet or less shall exceed 30 feet in height.
- No building or portion thereof with an area over 12,500 square feet shall exceed 35 feet in height.
- Flat roofs (2/12 or less) shall be capped at 28-feet regardless of the lot size.
- Properties or lots exceeding 50,000 square feet in size with at least 100 feet width at the building line may be permitted building heights of 40 feet if side setbacks are increased to 35 feet. (To Remain)

Discussion continued regarding having more variation in height especially for flat roofs, setting a standard 35 foot height limitation, height impacts on smaller lots, and pitched and flat roofs. The Board decided to remove the restriction on flat roofs and table the discussion on setting the height limits. Discussion then transitioned to the topic of attics. Mr. Harbilas went over the current code noting that air conditioned and non-air-conditioned attic spaces are excluded from the current FAR calculation. Staff proposed to eliminate the ability to possibly have an attic space used as a third floor by requiring the space to be accessed by pull down ladders only. Brief discussion ensued regarding having any area above a second story be counted in the FAR no matter the intended use, eliminating the FAR requirement from the code, impervious coverage, setbacks, and windows on attic spaces. The Board expressed privacy concerns with window locations on attics. Staff suggested that a requirement that any dormers above the second floor must be facing a public right-of-way (ROW) could be added to the code. Discussion ensued regarding keeping the current provision for attics. Staff will keep the provision as is but will define what's conditioned and unconditioned or unfinished in the code language. Further discussion ensued and the Board agreed with adding to the code a requirement that any dormers above the second floor must be facing a public ROW and leaving the 200 square foot exception for airconditioned space.

Discussion then ensued regarding building height standards. Mr. Harbilas explained the current building height code noting that most homes are being built to 32 feet to the pitch of the roof and those with wider lots are being built up to 37 feet. The Board decided that the maximum heights should be at 32 feet, 35 feet, and 40 feet based on the lot size. Mr. Harbilas then briefly reviewed the code regarding corner lots with the Board who made no changes to it. He then went on to discuss front setbacks, explaining how they are determined and detailing the process of staff's initial proposal to use a fixed 24 percent of the lot depth to calculate the front setback. Discussion ensued regarding the pros and cons of the proposal, the 654 Selkirk Drive property that was built with a grossly incorrect front setback, the average lot depth, leaving the requirement of a survey for front setback calculations in the code, offsets for garages, and minimum front setbacks.

Mr. Briggs then informed the Board that the next steps would be for staff to meet individually with the City Commissioners about the proposed changes then have a September joint meeting with the Planning and Zoning Board and the City Commission for further discussion.

(3) Adjournment

Meeting adjourned at 1:33 p.m.

/s/ Recording Secretary Mary Bush