



Planning & Zoning Board Work Session Minutes

May 24, 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, Michael Spencer, and David Bornstein. Absent: Melissa Vickers. Staff: Director of Planning and Transportation Jeff Briggs, Assistant Director of Planning and Transportation Allison McGillis, 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 applications.

(Please note that it was discovered after this work session that the reference of State Farm was incorrectly stated and should have been stated as Allstate Insurance.)

Mr. Briggs gave a summary of the agenda items for the next regular Planning and Zoning Board meeting. He detailed the 2525 Audrey Avenue request for building three lakefront lots on the property. He noted that staff recommends requiring 16-foot widths for the narrow lake frontages. He also noted that there is a triangular piece of right-of-way (ROW) giving access to the property and is being used as a parking lot by a State Farm office to the north whose owners are not happy about having to lose the use of the ROW for parking. Brief discussion ensued about the ownership of the ROW and noticing State Farm to remove their sign that is in the ROW.

Mr. Briggs also detailed the 220 N. Orlando Avenue lot split noting that the owner has a developer that wants to create an office/showroom/warehouse called Paradise Grills on the lot. He indicated that the lot would encompass a 5,400 square foot building with no storage and the parking to be located in the rear. He noted that the lot is a few parking spaces short of what's required by code, but the lack of spaces will be accounted for by a shared parking easement with the surrounding First Watch, Sleep Number and Stretch Lab, and the proposed Ferguson Plumbing properties.

Mr. Briggs then went on to detail the 1133 W. Morse Boulevard conditional use request. He noted that it was also proposed to be an office/showroom/warehouse called Ferguson Plumbing and would be part of the shared parking easement with the Paradise Grills, First Watch, Sleep Number and Stretch Lab properties to meet their parking requirement.

Brief discussion ensued with the Board regarding the public's access to the rear parking lots, the amount of spaces each of the properties are short, the applicable parking code requirements, if signage for additional parking will be used, if the parking easement will remain if the use is changed in the future, and if employees will be allowed to park in the spaces. Further discussion ensued regarding past examples of similar parking situations with other properties, the usage possibilities for the properties, and how parking can be kept under control now and in the future.

B. Continued discussion on alternatives for consideration of lot splits.

Mr. Briggs then continued the discussion on the Board's request to review subdivision lot split rules. He provided background on how the comparisons and median calculations for the lot splits are determined and how they can also vary with the unique factors of each property. He then discussed prior applications that served as examples of the different scenarios that might be encountered when determining comparisons and

calculations for averages. Brief discussion ensued regarding concerns with driveways and traffic based on the determinations, the radius that's used for comparisons, considerations for what the neighborhoods currently look like, creating specific criteria for the lot splits and incorporating it into code, and dealing with lot splits on a case by case basis. The Board expressed that they would like a bullet point list of the criteria that currently exists for lot splits. Brief discussion then ensued regarding creating subjective and factual criteria, a fixed threshold for variances, and language to give guidance for the lot split criteria.

C. Discussion on narrowed scope of work for Canin Assoc. for West Fairbanks.

Mr. Briggs informed the Board that the revisions to the draft scope of work based on previous discussion with the Board had been received from Canin Associates. He noted that staff had intended for Canin Associates to pair the scope down into two separate parts with the first part to be received covering inventory and analysis and the second part covering opportunities and constraints. Unfortunately, there was some misunderstanding and Canin Associates completed and sent staff the second part first. Brief discussion ensued regarding adding a third part for what the City could do regarding financial incentives.

Brief discussion then continued regarding FDOT having an upcoming work session for a proposed road dieting plan for Orange Avenue, the current status of the Orange Avenue Overlay lawsuits and the Brewer's Curve matter, and the scheduled week day for the Planning and Zoning Board work sessions.

(3) Adjournment

Meeting adjourned at 12:57 p.m.

/s/ Recording Secretary Mary Bush