Planning & Zoning Board Work Session Minutes

May 23, 2023 at 12:00 p.m.

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

Present

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

(1) Call to Order

Vice-Chair David Bornstein called the meeting to order at 12:00 p.m.

(2) Discussion Items

A. Discuss upcoming agenda items.

Mr. Briggs introduced the City's new Planner I, Corinna Lundgren. He noted that Ms. Lundgren has an undergraduate degree in architecture and is currently completing her master's degree in planning.

Mr. Briggs reminded the Board that the requests that were to be presented at the last Planning & Zoning meeting on May 2, 2023 were tabled to the June 6, 2023 Planning & Zoning meeting due to lack of quorum.

Mr. Lewis briefly discussed the only lakefront item to be presented at the June 6th meeting. He noted that the request was an overall re-work of the existing structure with existing parking in the rear. He also noted that the applicant is asking for a slight variance to put a new garage in their front structure as they are changing the rear parking to a lanai. He added that staff is in favor of keeping the parking out of the rear.

Mr. Briggs noted that another item on the agenda for the upcoming meeting concerns several properties on Kentucky Avenue that are being annexed into the City. He explained that when the properties are annexed they must be assigned a color on the City's zoning map and future land use map which the Planning & Zoning Board will make a recommendation on.

Mrs. McGillis noted that the only other item from the May 2nd meeting was regarding 1455 West Fairbanks, which the Board had received several emails in opposition of the request for rezoning. She informed the Board that the request had been withdrawn by the applicant and would no longer be presented at the June 6th meeting.

Mr. Briggs noted that at the June 6th meeting the Board would be re-selecting their Chairman and Vice-Chair. He also noted that the Board would soon receive an invitation to the upcoming Board Appreciation event scheduled for June 29, 2023 at the Farmers Market.

Mr. Briggs then began discussion on an upcoming project that he expressed would possibly be very controversial. He noted that it was in the beginning stages and there was a technical advisory committee (TAC) meeting scheduled for it on May 24, 2023. He indicated that the project would be located at the corner of West Swoope and North Capen Avenues, on what was formerly the Patmos Chapel Seventh Day Adventist Church property, which encompasses close to 4 acres of land. He then briefly described the uses of the surrounding properties, which includes multifamily and single-family properties. He noted that the Board would need to consider compatibility because the church, which was zoned in the 1970's and according to that time's Comprehensive Plan as institutional with an underlying zoning of R-3, would be replaced with the new project that would be required to follow the underlying zoning of R-3.

Mr. Briggs went on to discuss the plans that the property owner has for the property. He noted that the property owner intends to flip the property and it would become a two-story townhouse apartment community with central ownership. He also noted that the applicant worked with the City's Urban Forestry department to preserve most of the significant trees on the site, which also resulted in the creation of a green park amenity in the middle of the property. Staff then briefly explained that the parking ratio was two and a half spaces per unit, the units would be a mix of two to three bedrooms, and the maximum density is 17 units per acre.

Mr. Briggs went on to discuss the City's code structure pertaining to permitted uses in R-3 zoning. He explained that permitted uses in R-3 could be a single family home, a duplex, or a multi-family project. However, anything that's over 10,000 square feet must obtain approval for a conditional use through planning and zoning from the City Commission. He went on to briefly discuss compatibility considerations the Board would need to bear in mind, emphasizing the need for compatibility and consistency with the scale and character of the immediate neighborhood. He informed the Board that 84% of the parcels within 500 feet of the project are single family and just 10% are multi-family, which the Board will need to consider when determining the character of the area surrounding the property, along with other factors such as the amount of acreage surrounding the site within the 500 foot radius or the number of units. Brief discussion continued on the characteristics of the surrounding area. Mr. Briggs indicated to the Board that the project will more than likely cause a large turn out of public attendance at the future Planning & Zoning Board hearing for the item.

The Board inquired as to whether or not the applicant had considered building single-family homes along Capen Avenue. Mr. Briggs replied that it was planned to be one of staff's recommendations for the project. In response to additional Board inquiries, there was brief discussion regarding the application process if the applicant chose to add the single-family homes along Capen Avenue, the applicant's proposed underground exfiltration for stormwater, the proposed architecture of the townhouses and their lack of diversity, the reason for the project's parkland requirement, and other areas of the City that have townhomes across the street from single-family homes.

The Board briefly inquired about the July Planning & Zoning Board regular meeting date and agreed to have the July meeting on Thursday, July 13th at 6:00pm.

Discussion then continued regarding a concern with the proposed pocket parking for the project, if the City has ever considered reducing the residential parking requirement, possible parking issues for the proposed development, and alternative solutions for meeting the required parking.

(3) Adjournment

Meeting adjourned at 12:47 p.m.

/s/ Recording Secretary Mary Bush