Planning & Zoning Board Work Session Minutes

April 26, 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, Senior Planner 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 12:00 p.m.

(2) Discussion Items

A. Discussion of Review of 1150 Louisiana Avenue Plat Approval.

Mr. Briggs gave a summary of the agenda items for the next regular Planning and Zoning Board meeting. He detailed the 1150 Louisiana Avenue plat approval for six one story office buildings noting to the Board that they will only be approving the fee simple zoning for the buildings. He detailed the return of the 1475 Berkshire Drive lot split noting that the Historic Preservation Board will be reviewing a request to designate the home at their next Board meeting in May. The applicant will be asking the Planning and Zoning Board for a lot split variance approval for their remaining 55-ft lot area, dependent on the historic designation approval. He also briefly detailed the 1045 Lake Bell Drive lake front item, which may have a cypress tree issue.

B. Discussion of Alternatives for Consideration of Lot Splits.

Mr. Briggs then went on to discuss the Board's previous request to review subdivision lot split rules. He spoke on variances with the lot splits and provided examples. He recommended there be a process for people to request variances based on equity and fairness. He also spoke on calculating the averages and medians for the lot splits.

Discussion then ensued with the Board on loopholes, waiting periods, strengthening the codes, and the bulk of development patterns. Further discussion ensued regarding considerations for subdivision splits that are not required to come before the Planning and Zoning Board and taking consideration for the width and overall size of the lots. The Board spoke on issues with referencing the plats, creating criteria for determining the allowed split width, and diversity of lots. The Board expressed that they wanted to keep a variety of lot sizes in the City, create standards that are not too restrictive, have a focus on the zoning, and enhance the code language regarding the 500-ft radius requirement for average calculation. Mr. Bornstein suggested having a focus on quality and integrity within the neighborhoods.

Mr. Briggs suggested going over the last couple of years of lot splits and revisit the math and see if there have been scenarios that would have warranted a denial if the Board had desired or if the code language had been stronger. Discussion then ensued regarding a threshold for variances that would require re-zoning if surpassed, when items are able to be resolved administratively rather than going to the Planning and Zoning Board, and the dynamics of the homes that would be considered administratively.

C. Discussion of Scope of Work by Canin & Assoc. for West Fairbanks.

Mr. Briggs informed the Board that a draft scope of work had been received from Canin Associates based on previous discussion with the Board. He noted that one of their expected deliverables is a realistic site plan showing the potential buildings, parking, and all of the other dynamics of what everything would look like. He also noted that the scope was patterned on an art district type branding of re-development. He added that the cost is around $250,000 for Canin Associates' work but only $150,000 is in the City's budget for it. M. Briggs explained that it is not currently feasible to have Canin Associates draw up alternative layouts of what the City envisions the area on becoming, so staff would first need to find out more on what the Board is envisioning as the product that would evolve from the aged out buildings in the area. Mr. Harbilas detailed the areas Canin Associates proposed to study and what staff recommended since there is not enough money in the budget to provide multiple design options. Due to the budget constraints, Canin Associates are going to do surveys of the area that will include the existing structures, all of the ownership, and the rights-of-way and from that information they will then provide a development scenario on the potential of what the area could be based upon what the Board wants to see.

Discussion ensued regarding use of form based code, performance standards, C-2 zoning code height restrictions, parking, creating a cross section map, and possible incentives from the City.

Mr. Lewis provided the Board a brief presentation of comparable art districts in Central Florida, including their architecture, scale, and parking.

The Board expressed that they would like Canin Associates to provide examples and recommendations on how to encourage desired developments and create incentives for updating areas.

Mr. Briggs noted that staff will go back to Canin Associates with what was discussed so that they can move forward with their studies.

(3) Adjournment

Meeting adjourned at 1:12 p.m.

/s/ Recording Secretary Mary Bush