Planning & Zoning Board Regular Meeting Minutes

April 4, 2023 at 6:00 p.m.

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

Present

Present: Richard James, Melissa Vickers, Vashon Sarkisian, Jim Fitch, Alex Stringfellow, Michael Spencer, and David Bornstein. Also Present: City Attorney Dan Langley. Staff: Director of Planning & Zoning Jeff Briggs, Assistant Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Richard James called the meeting to order at 5:59 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by David Bornstein, seconded by Melissa Vickers to approve the March 7, 2023 meeting minutes.

Motion carried unanimously with a 7-0 vote.

(3) Public Comments (for items not on Agenda)

No one from the public wished to speak. The public hearing was closed.

(4) Public Hearings

- SPR #23-03: Request of Mark Nasrallah for approval to construct a new, two-story, 5,555 square-foot, single-family home, located at 1034 Turner Road on Lake Bell, zoned R-1A.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map, aerial view, and site plan for the property and noted that the applicant's request meets code requirements for impervious lot coverage, Floor Area Ratio (FAR), and the front, side, and pool setbacks. He then reviewed the lakefront review criteria, noting that no trees would be removed as part of the request and that the applicant designed four swales on the lot to maintain a 15-foot buffer from any existing canopy trees. He added that the swale retention areas throughout the property met the required stormwater retention. He went on to explain that the views from the lake will not be obstructed as the lot is relatively flat, sloping from 92-feet in the front of the lot to the 88.6-foot ordinary high-water line and the pool and pool deck will only be 2.5-feet above grade. He then discussed the view of the neighbors, indicating that the average lakefront setback of the neighboring lakefront homes is 95-feet and the proposed home will have a lakefront setback of 68.6-feet. He also indicated that no neighbor letters in opposition to the request had been received and that there was a significant landscape buffer along the north side of the lot blocking much of the neighbor's view toward the southern portion of the lot. He then explained that even though the proposed home does not meet the average lakefront setback, the average is uniquely limiting in this case because the houses were all built roughly in line. The code, therefore, limits the buildable area to the mold of the existing home, making construction of a larger home on a lakefront as traditionally expected, impossible. Mr. Lewis expressed that the applicant was seeking to go beyond the average with the understanding that they would be the first to redevelop along the street. He additionally expressed that staff believed the applicant had successfully provided a design that limits any visual impact of the neighbors, despite the lesser setback.

Staff recommendation was for approval.

The Board inquired about the consistency of the front setback, the rear setback being to the patio, if the patio would be open or screened, which neighbors received notification of the request, the second floor setback, and the consistency of home style patterns along the lake.

Mr. Fitch expressed that the location of the home violated the 95-foot arc of the existing homes on the lake and the applicant should resubmit their request with a driveway that would conform with the front arc of the existing homes. He also expressed that he was disappointed with staff's recommendation of approval.

The applicant's architect, Mark Nasrallah of 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Mr. Nasrallah spoke on the sizes and setbacks of the surrounding homes along the lake. He noted that the mass of the house could be brought forward close to the street but would destroy the street view for neighboring homes.

No one from the public wished to speak. The public hearing was closed.

The Board briefly expressed their thoughts on the request and discussed possibly reducing the rectangular portion of the driveway, the lack of opposition from the neighbors, possible parking issues if the home was pushed forward, the setbacks of the homes on the City of Orlando's side of the lake.

Motion made by Michael Spencer, seconded by Alex Stringfellow, for approval to construct a new, two-story, 5,555 square-foot, single-family home, located at 1034 Turner Road on Lake Bell, zoned R-1A.

Motion carried unanimously with a 6-1 vote. (In Favor: Richard James, Vashon Sarkisian, Alex Stringfellow, Michael Spencer, Melissa Vickers, and David Bornstein. Opposed: Jim Fitch.)

- CU #22-08: Request of Rollins College for final Conditional Use approval to maintain the existing 4-story Lawrence Center office building and to build a new 31,791 square foot Rollins Art Museum and a new 47,138 square foot Crummer Graduate School of Business building, on the properties at 200 E. New England and 203 E. Lyman Avenues.

Mr. Briggs provided the Board a brief summary of the request. He presented to the Board an area map of the property and the applicant's site plan. He noted that about three years ago Rollins College obtained approval from the Planning & Zoning Board and the City Commission for their preliminary site plan and to change the zoning and land use of the property from office to institutional. He explained that Rollins College had come back with a new proposed site plan for the property that would join together their two proposed buildings in order to save three live oak trees and to create an open courtyard of Artscape and landscape on the corner of New England and Interlachen Avenues. He further explained that Rollins College was also requesting to change the 25-foot setback of the Rollins Art Museum to a 10-foot setback to match the Lawrence Center setback and to engage the interest of the pedestrians that walk past the museum. Mr. Briggs noted that with the new site plan the Crummer Graduate School of Business had been reduced in size about 30,000 square feet than what was originally approved. He then went on to briefly discuss the floor plans and elevations for the applicant's proposed buildings, the height of the museum, the setback for exfiltration from the live oak trees, and screening for the backflow preventer. He indicated that the museum height was proposed to be 10 feet taller than the Crummer Graduate School of Business building in part due to its parapet and 14 feet was needed for the setback for exfiltration from the live oak trees to keep them preserved. He then discussed two variances that the applicant requested. One, regarding two framed signs on the museum that were to be 400 square feet and 64 square feet, significantly exceeding the maximum size per code of 50 square feet. The second, regarding building a concrete seating structure and wall within the 25 foot setback on Interlachen Avenue, which would create a seven-foot wall along the street side.

Staff recommendation was for approval with the following conditions:

- the western museum sign must be reduced from 400 sq. ft. to no more than 200 sq. ft.,
- a suggested reduction in the museum parapet height to 1 foot,
- stormwater improvements must be at no less than a 14-foot setback for from the triple oaks,
- the backflow preventer must be screened, and
- any hardscape within the setbacks must be limited to 34 inches.

The applicant's representative, Attorney Becky Wilson of 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson noted that the applicant had agreed to meet the 14-foot setback for the stormwater improvements and to remove the concrete seating structure and wall.

The applicant's architect for the project, Joe Coriaty of 150 W 28th St. #1802, New York, NY 10001 addressed the Board and discussed the applicant's choice of design for the project. He noted that the primary open space was reoriented, the Crummer Graduate School of Business was pushed back, the Rollins Art Museum was turned 90 degrees and set back substantially, and the seating structure and wall were eliminated and replaced with a 16-inch high bench wall. He then spoke on the architectural strategy for the project noting that the parapet height would screen the equipment screen and that the proposed museum height provided for the applicant's desired floor to floor height in the gallery and the back of house. Mr. Coriaty went on to briefly discuss the framed signs and noted that the applicant would agree to limiting any banner or signage element that would go in the 400 square foot frame to a maximum of 200 square feet.

Attorney Wilson addressed the Board and spoke on the preliminary conditional use approval for the project. She noted that the applicant had been approved for up to 1.5% FAR but was at only a 1.19% FAR with the current plan. She also noted that Rollins College had to enter into a community benefit agreement with the City, which involved the final conditional use approval, parking allowances and requirements, and restrictions on the use of certain buildings owned by the applicant.

The Board inquired about the following:

- the details of the framed signs and their lighting element,
- clarification of the dimensions of the frames and what would be shown on the signs,
- what precludes the applicant from hanging banners to market events on a temporary basis,
- the maximum allowed building height per code,
- and the details of the back of house function.

The Board heard public comment from the following residents:

Warren Lindsey of 871 Dixie Parkway, Winter Park, FL 32789 addressed the Board. Mr. Lindsey inquired about whether or not the views of the framed signs would possibly be blocked by tree foliage and the direction from which the signs' lettering would be able to be viewed.

Jerry Hilbrich of 300 S. Interlachen Avenue, #304, Winter Park, FL 32789 addressed the Board. Mr. Hilbrich spoke on concerns regarding an increase in activity and noise that would possibly be created by the applicant's project.

Nancy Miles of 687 Penn Place, Winter Park, FL 32789 addressed the Board. Ms. Miles noted that the Women's Club of Winter Park felt the project would be great but wanted to make sure that the sidewalks would be screened off during construction and that traffic would not be restricted from accessing the driveway to the Women's Club of Winter Park.

Larry Coates of 315 E. New England Avenue, #16, Winter Park, FL 32789 addressed the Board. Mr. Coates spoke on concerns with possible future parking issues, noise, and light pollution. He expressed that he would like to see a more extensive parking study completed for the project.

No one else from the public wished to speak. The public hearing was closed.

Attorney Wilson briefly addressed the public comments noting that the public's view of the lettering on the signs would mainly be directly across from the building due to the frame around the signs, the lighting on the signs would be internal around the edge of the frame, there would be acoustic treatments on the building's A/C and condenser units for noise abatement, the school's classes would generally end by 9:30p.m., and events would either occur inside the buildings or on the lawn that is located closer to the Alfond Inn.

The Board inquired about the business hours of the museum, the museum's plans to use the space for events and entertaining, and lighting details for the majority of the museum building. Brief discussion continued on the framed signs and lighting.

The Board then briefly shared their thoughts on the request noting concerns with the lighting for the signs and possible parking issues. Ms. Vickers inquired about the use of parking signs and ways to prevent potential parking issues.

Attorney Langley asked whether or not a note would be included in the submittal to the City Commission reflecting the changes to the request that the applicant had agreed to during the meeting. Attorney Wilson replied that the change to the 200 square feet for the framed sign would not be changed in the submittal but could be included in the staff report. She also noted that the plans would not change for the parapet as no changes were made for the height. She then added that the applicant agrees to the 14 foot setback for the stormwater improvements and the backflow screening but the civil plans would not be redone for these changes prior to the City Commission meeting.

Motion made by David Bornstein, seconded by Alex Stringfellow, for final Conditional Use approval to maintain the existing 4-story Lawrence Center office building and to build a new 31,791 square foot Rollins Art Museum and a new 47,138 square foot Crummer Graduate School of Business building, on the properties at 200 E. New England and 203 E. Lyman Avenues with the following conditions:

- **the western museum sign size must be reduced from 400 sq. ft. to no more than 200 sq. ft.,**
- **stormwater improvements must be at no less than a 14-foot setback from the triple oaks,**
- **the backflow preventer must be screened, and**
- **any hardscape within the setbacks must be limited to 34 inches.**

Motion carried with a 5-2 vote. (In Favor: Richard James, Vashon Sarkisian, Alex Stringfellow, Michael Spencer, and David Bornstein. Opposed: Melissa Vickers and Jim Fitch.)

(5) Action Items

No action items.

(6) Non-Action Items

No non-action items.

(7) Staff Updates

Mr. Briggs informed the Board that the Planning & Zoning department's Planning Technician, Aaron Hull who was leaving the City to move to Colorado was being replaced with a current City of Winter Park employee named Corinna Lundgren. He noted that Ms. Lundgren held an undergraduate degree in architecture and was currently completing her masters in planning from the University of Central Florida.

(8) Board Comments

Ms. Sarkisian made another request to have staff include the site plan on an aerial so the Board can have a more comprehensive visual reference for the requests.

Chairman James gave the Board and staff a brief farewell, reminding them that the meeting would be his last meeting on the Board as he was moving out of state.

(9) Upcoming Agenda Items

There was no discussion on upcoming agenda items.

(10) Adjournment

Meeting adjourned at 7:47 p.m.

Minutes approved by the Board on June 6, 2023.

/s/ Recording Secretary Mary Bush