CITY OF WINTER PARK
Planning & Zoning Commission

Regular Meeting                                      January 8, 2008
Commission Chambers                                                 7:00 p.m.

AGENDA

Approval of Minutes – December 4, 2007

PUBLIC HEARINGS

MISC 1:08 Appeal of the Harper Place Condominium Association appealing the interpretation and enforcement of the City of Winter Park regarding whether the Keller Outdoor business is an appropriate permitted business use of the General Commercial (C-3) zoned property at 1221 Indiana Avenue.

COMP 1:08 An Ordinance of the City of Winter Park, Florida, amending Chapter 58 “Land Development Code, Article II, “Concurrency Management Regulations” by adopting a new “Proportionate fair-share option to mitigate deficit transportation facilities” into Chapter 58, Concurrency Management Regulations, complying with current Florida Statutes by establishing purpose and intent, findings, applicability, general requirements, application process, determining proportionate fair-share obligation, impact fee for proportionate fair-share mitigation, proportionate fair-share agreements, and appropriation of fair-share revenues; and providing an effective date.

ZTA 1:08 An Ordinance of the City of Winter Park, Florida, amending Chapter 58 “Land Development Code” Article III, “Zoning” repealing section 58-76 Limited Commercial (C-3A) District and adopting and substituting therefore a new section 58-76 Urban Use Zoning District, providing for purpose and intent, establishing permitted and conditional uses, providing for development standards, building setbacks, building heights and residential dwelling sizes, providing for density and lot coverage bonuses and criteria, providing an effective date.

THE NEXT THREE PUBLIC HEARINGS WILL ONLY BE HELD IF THE PLANNING COMMISSION VOTES TO PROCEED WITH A RECOMMENDATION ON THE URBAN USE DISTRICT ORDINANCE ABOVE

COMP 2:08 Request of the Progress Point LLC to amend within Chapter 58 “Land Development Code, Article I, Comprehensive Plan” and its Future Land Use Plan Map so as to change the future land use designation of Office to Urban Use for the 5.73 acres of properties at 1100 and 1150 N. Orange Avenue and at 1201/1241/1210 Palmetto Avenue in order to permit the subsequent rezoning to an Urban Use zoning district to permit the development of the Progress Point project to be effective upon determination by Florida DCA that the Winter Park Comprehensive Plan is in compliance.

ZMA 1:08 Request of the Progress Point LLC to amend within Chapter 58 “Land Development Code, Article III, “Zoning Regulations” and the Official Zoning Map so as to change the existing zoning designation of Office (O-1) District to Urban Use (UU) District on the 5.73 acres of properties at 1100 and 1150 N. Orange Avenue and at 1201/1241/1210 Palmetto Avenue in order to permit the development of the Progress Point project to be effective upon determination by Florida DCA that the Winter Park Comprehensive Plan is in compliance.

CU 1:08 Request of the Progress Point LLC for Conditional Use Approval under the provisions of the Urban Use zoning district to permit the development of the Progress Point project composed of three story buildings holding 110,200 sq. ft. of retail/office space, 48,400 sq. ft. of office only space, 74,800 sq. ft. (53 units) of residential space and two parking garages of four levels in height holding 783 parking spaces on the 5.73 acres of properties at 1100 and 1150 N. Orange Avenue and at 1201/1241/1210 Palmetto Avenue to be effective upon determination by Florida DCA that the Winter Park Comprehensive Plan is in compliance.

CU 2:08 Request of Bank Atlantic for Conditional Use Approval to redevelop the existing Wendy’s property at 459 S. Orlando Avenue into a branch bank with drive-thru tellers, on property zoned C-3 and O-1.

THIS PUBLIC HEARING HAS BEEN POSTPONED UNTIL FEBRUARY 5, 2008

SITE PLAN REVIEWS

SPR 1:08 Request of approval of a new single-family home at 736 Kiwi Circle on Lake Osceola, zoned R-1AAA.

All interested parties are invited to attend and be heard. Additional information is available in the Planning Department so that citizens may acquaint themselves with each issue and receive answers to any questions they may have prior to the meeting.

NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105).

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Planning Department at 407-599-3453 at least 48 hours in advance of the meeting.