



September 2, 2014 at 6 P.M.

Commission Chambers • City Hall Second Floor  
401 South Park Avenue • Winter Park, Florida

## 1: ADMINISTRATIVE

-Call to Order and Approval of minutes – August 5, 2014

## 2: PUBLIC HEARINGS

**REQUEST OF MR. JOSEPH PASSALACQUA FOR:** AN AFTER-THE-FACT SUBDIVISION OR LOT SPLIT APPROVAL SO THAT 1252 LAKEVIEW DRIVE, ZONED R-1AAA, WILL BE DETERMINED TO BE A BUILDABLE LOT. THE PROPOSED LOT WOULD HAVE 52.2 FEET OF FRONTAGE ON LAKEVIEW DRIVE; 70 FEET OF FRONTAGE ON LAKE VIRGINIA AND HAVE 9,858 SQUARE FEET OF LOT AREA. VARIANCES ARE REQUESTED FOR THESE LOT DIMENSIONS IN LIEU OF THE MINIMUM REQUIREMENTS FOR LOT SIZES WITHIN THIS R-1AAA ZONING OF 150 FEET OF FRONTAGE ON THE STREET AND LAKE AND 25,000 SQUARE FEET OF LOT AREA.

**REQUEST OF THE SYDGAN CORP. FOR:** AN ORDINANCE AMENDING CHAPTER 58 'LAND DEVELOPMENT CODE', ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY TO LOW DENSITY RESIDENTIAL FUTURE LAND USE ON THE PROPERTIES AT 755/781/783/831/835 WEST CANTON AVENUE AND AT 437/439/441 NORTH CAPEN AVENUE.

**REQUEST OF THE SYDGAN CORP. FOR:** AN ORDINANCE AMENDING CHAPTER 58 'LAND DEVELOPMENT CODE', ARTICLE I, ZONING AND THE OFFICIAL ZONING MAP SO AS TO CHANGE SINGLE FAMILY RESIDENTIAL (R-1A) ZONING TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTIES AT 755/781/783/831/835 WEST CANTON AVENUE AND AT 437/439/441 NORTH CAPEN AVENUE.

**REQUEST OF THE SYDGAN CORP. FOR:** A LOT CONSOLIDATION AND RESUBDIVISION SO AS TO COMBINE THE PROPERTIES AT 755/781/783/831/835 WEST CANTON AVENUE AND AT 437/439/441 NORTH CAPEN AVENUE INTO ONE CONSOLIDATED PARCEL AND THEN SUBDIVIDE INTO FOUR SINGLE FAMILY LOTS, THREE DUPLEX LOTS AND TWO TRIPLEX LOTS FOR A UNIFIED RESIDENTIAL DEVELOPMENT, SUBJECT TO CONDITIONAL USE SITE PLAN APPROVAL BY THE CITY.

**REQUEST OF THE SYDGAN CORP. FOR:** CONDITIONAL USE APPROVAL UNDER THE CLUSTER HOUSING PROVISIONS OF R-2 ZONING TO REDEVELOP THE PROPERTIES AT 755/781/783/831/835 WEST CANTON AVENUE AND AT 437/439/441 NORTH CAPEN AVENUE INTO ONE CONSOLIDATED PARCEL FOR A RESIDENTIAL DEVELOPMENT OF 16, TWO STORY TOWNHOUSE RESIDENTIAL UNITS CONSISTING OF FOUR SINGLE FAMILY BUILDINGS, THREE DUPLEX TOWNHOME BUILDINGS AND TWO TRIPLEX TOWNHOME BUILDINGS WITH A TOTAL PROJECT SIZE OF APPROXIMATELY 41,334 SQUARE FEET.

**REQUEST OF UP FIELDGATE US INVESTMENTS – WINTER PARK LLC FOR:** FINAL CONDITIONAL USE APPROVAL TO REDEVELOP THE FORMER CORPORATE SQUARE AND WINTER PARK DODGE PROPERTIES WITH A 40,000 SQUARE FOOT WHOLE FOODS GROCERY AND A 36,000 SQUARE FOOT RETAIL BUILDING WITH THREE OUTPARCEL DEVELOPMENT SITES ON THE PROPERTIES AT 1000/1050 N. ORLANDO AVENUE, 1160 GALLOWAY DRIVE AND 967 CHEROKEE AVENUE.

**REQUEST OF MR. DREW HILL FOR:** CONDITIONAL USE APPROVAL TO DEVELOP A FOUR UNIT, TWO STORY TOWNHOUSE PROJECT ON THE PROPERTY AT 1003 AND 1009 S. PENNSYLVANIA AVENUE, ZONED R-3.

**REQUEST OF LAKESIDE WINTER PARK LLC TO:** AMEND THE CONDITIONAL USE SITE PLAN APPROVAL AND DEVELOPMENT AGREEMENT FOR THE LAKESIDE WINTER PARK PROJECT AT 111 N. ORLANDO AVENUE TO SUBSTITUTE THE OFF-SITE EMPLOYEE PARKING FROM THE LOCATION PREVIOUSLY APPROVED AT 271 S. ORLANDO TO A NEW LOCATION ON THE PROPERTY AT 110 N. ORLANDO AVENUE.

**REQUEST OF THE CITY OF WINTER PARK FOR:** AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT REGULATIONS", ARTICLE III, "ZONING" SECTIONS 58-68; 58-69; 58-72; 58-75; 58-76 AND 58-79 AS WELL AS WITHIN ARTICLE V, "ENVIRONMENTAL PROTECTION REGULATIONS", SECTION 58-214 SO AS TO REMOVE THE REQUIREMENT FOR SUPERMAJORITY VOTES FOR THE APPROVAL OF CERTAIN CONDITIONAL USES.

**REQUEST OF THE CITY OF WINTER PARK FOR:** AN ORDINANCE RELATING TO MEDICAL MARIJUANA TREATMENT CENTERS, AMENDING SECTION 58-78, LIMITED INDUSTRIAL AND WAREHOUSE (I-1) DISTRICT, OF CHAPTER 58, LAND DEVELOPMENT CODE, ARTICLE III, ZONING TO ALLOW "MEDICAL MARIJUANA TREATMENT CENTERS" AS A PERMITTED USE BY SETTING FORTH SITING STANDARDS AND REQUIREMENTS FOR MEDICAL MARIJUANA TREATMENT CENTERS.

## 3: NEW BUSINESS

Date of Next Regular Meeting: Tuesday, October 7, 2014 @ 6:00 p.m.

### appeals & assistance

4: "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 City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."