



**January 3, 2017 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 December 6, 2016 meeting minutes

## 2: PUBLIC HEARINGS

**REQUEST OF WINTER PARK REAL ESTATE ADVISORS INC. TO:** AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP FROM SINGLE FAMILY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL ON THE ELEVEN FEET TO THE EAST OF 326 HANNIBAL SQUARE, EAST AND TO CHANGE FROM CENTRAL BUSINESS DISTRICT TO MEDIUM-DENSITY RESIDENTIAL ON THE PROPERTY AT 354 HANNIBAL SQUARE, EAST AND FROM SINGLE FAMILY RESIDENTIAL TO LOW DENSITY RESIDENTIAL ON THE PROPERTIES AT 463 AND 455 WEST LYMAN AVENUE.

**REQUEST OF WINTER PARK REAL ESTATE ADVISORS INC. TO:** AMEND THE ZONING MAP TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT TO MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING ON THE ELEVEN FEET OF PROPERTY TO THE EAST OF 326 HANNIBAL SQUARE, EAST AND TO CHANGE FROM COMMERCIAL (C-2) ZONING TO MULTIPLE FAMILY RESIDENTIAL (R-3) ZONING ON THE PROPERTY AT 354 HANNIBAL SQUARE, EAST AND FROM SINGLE FAMILY RESIDENTIAL (R-1A) ZONING TO LOW DENSITY RESIDENTIAL (R-2) ZONING ON THE PROPERTIES AT 463 AND 455 WEST LYMAN AVENUE.

**REQUEST OF WINTER PARK REAL ESTATE ADVISORS INC. FOR:** CONDITIONAL USE APPROVAL TO REDEVELOP THE PROPERTIES AT 326 AND 354 HANNIBAL SQUARE, EAST AND AT 465; 463 AND 455 WEST LYMAN AVENUE WITH A NINE UNIT, TWO AND THREE STORY RESIDENTIAL PROJECT, PROSPECTIVELY ZONED R-3 AND R-2; PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT.

**REQUEST OF ROLLINS COLLEGE TO:** AMEND ARTICLE III, "ZONING REGULATIONS" TO CHANGE THE TEXT OF THE COMMERCIAL (C-3) ZONING DISTRICT TO ADD A NEW CONDITIONAL USE TO INCLUDE "WAREHOUSING AND DISTRIBUTION FACILITIES WHEN SERVING A UNIVERSITY OR COLLEGE".

**REQUEST OF ROLLINS COLLEGE TO:** AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP FROM A LOW DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION TO A COMMERCIAL FUTURE LAND USE DESIGNATION ON 875 SQUARE FEET OF THE NORTHWEST CORNER OF 483 HOLT AVENUE.

**REQUEST OF ROLLINS COLLEGE TO:** AMEND THE ZONING MAP TO CHANGE FROM LOW DENSITY RESIDENTIAL (R-2) ZONING TO COMMERCIAL (C-3) ZONING ON 875 SQUARE FEET OF THE NORTHWEST CORNER OF 483 HOLT.

**REQUEST OF ROLLINS COLLEGE FOR:** CONDITIONAL USE APPROVAL TO CONSTRUCT A TWO-STORY, 21,564 SQUARE FOOT BUILDING ON THE VACANT PROPERTIES AT 501 HOLT AVENUE AND 450 WEST FAIRBANKS AVENUE TO HOLD THE FACILITIES AND PHYSICAL PLANT OPERATIONS OF ROLLINS COLLEGE, PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT, IF REQUIRED.

**REQUEST OF ST. JOHN EVANGELICAL LUTHERAN CHURCH FOR:** CONDITIONAL USE APPROVAL TO USE THEIR VACANT PROPERTIES AT 1010 GARDEN DRIVE AND 1021 CAMELIA AVENUE, WHICH ARE ZONED SINGLE FAMILY RESIDENTIAL (R-1A), FOR PARKING AS AN UNPAVED GRASS PARKING LOT FOR THE CHURCH; CHURCH SCHOOL AND COMMUNITY EVENTS. A CONDITIONAL USE ZONING APPROVAL IS NECESSARY TO ALLOW THESE PROPERTIES TO BE USED AS A PARKING LOT.

**REQUEST OF DESHPANDE, INC. FOR:** APPROVAL OF A PRELIMINARY SUBDIVISION PLAT TO CREATE 31 NEW RESIDENTIAL SINGLE FAMILY LOTS FROM THE CURRENT PROPERTIES OF 613/621/629 ELLEN DRIVE AND 503/511/519/524/525/532/600/601/604/618/619/624 COUNTRY CLUB DRIVE, ZONED R-2.

**TABLED UNTIL THE FEBRUARY 7<sup>TH</sup> P&Z MEETING.**

## 3: NEW BUSINESS

## 4: ADJOURN

### appeals & assistance

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 will need a record of the proceedings, and that, for such purpose, he 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 407-599-3324 at least 48 hours in advance of the meeting.