

# Planning & Zoning Board



**June 5, 2018 at 6 P.M.**

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

## 1: ADMINISTRATIVE

Call to Order

Elect new Chair and Vice Chair for the Board

Approval of May 1, 2018 meeting minutes

## 2: PUBLIC HEARINGS

**REQUEST OF WEINGARTEN NOSTAT INC. FOR:** APPROVAL OF THE FINAL BUILDING ELEVATIONS FOR THE WEST END CAP ADDITION LOCATED AT THE WINTER PARK CORNERS SHOPPING CENTER 1903-1999 ALOMA AVENUE.

**REQUEST OF VERAX INVESTMENTS, LLC FOR:** APPROVAL OF THE FINAL BUILDING ELEVATIONS FOR THE PROPOSED MEDICAL OFFICE BUILDING LOCATED AT 1111 WEST FAIRBANKS AVENUE.

**REQUEST OF VILLA TUSCANY HOLDINGS LLC FOR:** SUBDIVISION APPROVAL TO DIVIDE THE PROPERTY AT 1298 HOWELL BRANCH ROAD ON LAKE TEMPLE, ZONED R-3, INTO FOUR LAKEFRONT LOTS RANGING IN SIZE FROM 24,829 SQUARE FEET TO 1.96 ACRES IN SIZE.

**REQUEST OF Z PROPERTIES TO:** AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL TO PARKING LOT DESIGNATION ON THE EASTERN 67 FEET OF THE RESIDENTIALLY DESIGNATED PORTION OF 301 N. PENNSYLVANIA AVENUE.

**REQUEST OF Z PROPERTIES TO:** AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM LOW DENSITY (R-2) DISTRICT ZONING TO PARKING LOT (PL) ZONING ON THE EASTERN 67 FEET OF THE RESIDENTIALLY DESIGNATED PORTION OF 301 N. PENNSYLVANIA AVENUE.

**REQUEST OF Z PROPERTIES FOR:** DEVELOPMENT PLAN AND SUBDIVISION APPROVAL FOR A TWO STORY 5,494 SQUARE FOOT RETAIL/OFFICE BUILDING, PARKING LOT AND A TWO STORY RESIDENTIAL HOME ON THE PROPERTY AT 301 N. PENNSYLVANIA AVENUE, PROSPECTIVELY ZONED C-3, PL AND R-2.

**REQUEST OF SYDGAN CORP. TO:** AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP FROM A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL TO CENTRAL BUSINESS DISTRICT DESIGNATION ON THE PROPERTIES AT 218 S. PENNSYLVANIA AVENUE AND 217 HANNIBAL SQUARE, EAST AND FROM A COMMERCIAL DESIGNATION TO A CENTRAL BUSINESS DISTRICT DESIGNATION ON THE PROPERTY AT 227 HANNIBAL SQUARE, EAST.

**REQUEST OF SYDGAN CORP. TO:** AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) ZONING TO COMMERCIAL (C-2) ZONING ON THE PROPERTIES AT 218 S. PENNSYLVANIA AVENUE AND 217 HANNIBAL SQUARE, EAST AND FROM COMMERCIAL (C-3) ZONING TO COMMERCIAL (C-2) ZONING ON THE PROPERTY AT 227 HANNIBAL SQUARE, EAST.

**REQUEST OF SYDGAN CORP. FOR:** SITE AND BUILDING PLAN APPROVAL TO CONSTRUCT A TWO STORY, APPROXIMATELY 4,274 SQUARE FOOT RETAIL AND RESIDENTIAL MIXED USE BUILDING ON THE PROPERTY AT 218 S. PENNSYLVANIA AVENUE AND TO CONSTRUCT AN APPROXIMATELY 5,492 SQUARE FOOT, TWO STORY RESIDENTIAL BUILDING ON THE PROPERTIES AT 217 AND 227 HANNIBAL SQUARE, EAST.

**REQUEST OF AMY BLACK TO:** AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE ELEMENT TO MODIFY AND ADD TO EXISTING OBJECTIVES AND POLICIES REGARDING THE ABILITY OF LAKEFRONT ESTATES ON LAKE KILLARNEY TO BE ELIGIBLE FOR SUBDIVISION INTO LAKEFRONT LOTS OF APPROXIMATELY ONE ACRE IN SIZE.

**REQUEST OF AMY BLACK FOR:** SUBDIVISION APPROVAL TO DIVIDE THE PROPERTY AT 1800 BOITNOTT LANE ON LAKE KILLARNEY, ZONED R-1A, INTO THREE LAKEFRONT SINGLE FAMILY LOTS OF APPROXIMATELY ONE ACRE IN SIZE.

### **3: NEW BUSINESS**

Next P&Z Regular Meeting: Tuesday, July 10, 2018 @ 6:00 pm.

### **4: ADJOURN**

## **appeals & assistance**

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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.