



July 10, 2018 at 6 P.M.

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

1: ADMINISTRATIVE

Call to Order

Approval of June 5, 2018 meeting minutes

2: PUBLIC HEARINGS

REQUEST OF ANSAKA LLC FOR: SUBDIVISION APPROVAL TO RE-SUBDIVIDE THE PROPERTIES AT 1791, 1801, 1811 AND 1821 ALOMA AVENUE, ZONED R-1A, INTO SIX SINGLE FAMILY BUILDING LOTS. ALL OF THE PROPOSED LOTS MEET OR EXCEED THE MINIMUM R-1A LOT DIMENSIONS REQUIREMENTS OF 75 FEET OF LOT WIDTH AND 8,500 SQUARE FEET OF LOT AREA, EXCEPT FOR ONE LOT WITH 67.5 FEET OF LOT WIDTH DUE TO THE NEED TO PROVIDE A COMMON DRIVEWAY.

REQUEST OF FG SCHAUB CUSTOM HOMES LLC FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 1635 DALE AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS. BOTH LOTS WILL HAVE 75 FEET OF LOT WIDTH AND 11,812 SQUARE FEET OF LOT AREA, WHICH MEET THE REQUIREMENTS FOR NEW LOTS IN THE R-1A ZONING DISTRICT SO THAT NO VARIANCES ARE REQUESTED.

REQUEST OF EUSTACIA LEDBETTER FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 2737 WOODSIDE AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS. BOTH LOTS WILL HAVE 75 FEET OF LOT WIDTH AND 7,800 SQUARE FEET OF LOT AREA. BOTH LOTS WILL NEED A VARIANCE TO THE MINIMUM LOT SIZE REQUIREMENTS OF 8,500 SQUARE FEET AND THE CORNER LOT WILL NEED A VARIANCE FROM THE 85 FEET OF LOT FRONTAGE NEEDED FOR A CORNER LOT.

REQUEST OF THE GREENHOUSE PARTNERSHIP LTD. TO: AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TEXT TO MODIFY POLICIES AND MAPS TO ENABLE THE APPROVAL OF CENTRAL BUSINESS DISTRICT FUTURE LAND USE ON THE PROPERTY AT 338 WEST MORSE BOULEVARD AND TO AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM AN OFFICE FUTURE LAND USE DESIGNATION TO A CENTRAL BUSINESS DISTRICT FUTURE LAND USE DESIGNATION ON THE PROPERTY AT 338 WEST MORSE BOULEVARD.

REQUEST OF THE GREENHOUSE PARTNERSHIP LTD. TO: AMEND THE ZONING REGULATIONS TEXT AND DEFINITIONS MAP FOR THE COMMERCIAL (C-2) ZONING DISTRICT TO ENABLE THE APPROVAL OF COMMERCIAL (C-2) DISTRICT ZONING ON THE PROPERTY AT 338 WEST MORSE BOULEVARD AND TO AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (O-1) DISTRICT ZONING TO COMMERCIAL (C-2) DISTRICT ZONING ON THE PROPERTY AT 338 WEST MORSE BOULEVARD.

REQUEST OF THE GREENHOUSE PARTNERSHIP LTD. FOR: CONDITIONAL USE APPROVAL TO CONVERT THE EXISTING TWO-STORY 22,000 SQUARE FOOT OFFICE BUILDING INTO FIVE RESIDENTIAL CONDOMINIUMS WITH NEW ATTACHED GARAGES WITH SECOND FLOOR GUEST QUARTERS AND TO BUILD A NEW THREE-STORY 16,000 SQUARE FOOT BUILDING WITH THREE RESIDENTIAL CONDOMINIUMS AND ON THE PROPERTY AT 338 WEST MORSE BOULEVARD.

THE FOLLOWING ITEM HAS BEEN REQUEST TO BE TABLED

REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL FOR PHASE TWO OF THE ALFOND INN PURSUANT TO THE DEVELOPER’S AGREEMENT BETWEEN THE CITY OF WINTER PARK AND ROLLINS COLLEGE, DATED DECEMBER 16, 2011 TO INCLUDE 70 ADDITIONAL HOTEL ROOMS, A 7,000 SUARE FOOT SPA/HEALTH CLUB, 4,000 SQUARE FEET OF MEETING/GALLERY SPACE, 323 SQUARE FEET OF RETAIL SPACE AND A PARKING GARAGE AND ON-SITE PARKING OF 152 SPACES ON THE PROPERTY AT 300 EAST NEW ENGLAND AVENUE.

THE FOLLOWING ITEMS HAVE BEEN TABLED UNTIL SEPTEMBER 11TH P&Z

REQUEST OF ROLLINS COLLEGE TO: TO AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM AN OFFICE FUTURE LAND USE DESIGNATION TO AN INSTITUTIONAL FUTURE LAND USE DESIGNATION ON THE PROPERTIES AT 200 EAST NEW ENGLAND AVENUE AND AT 203 EAST LYMAN AVENUE.

REQUEST OF ROLLINS COLLEGE TO: TO AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (O-1) DISTRICT ZONING TO PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ZONING ON THE PROPERTIES AT 200 EAST NEW ENGLAND AVENUE AND AT 203 EAST LYMAN AVENUE.

REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE PROPERTIES AT 200 EAST NEW ENGLAND AVENUE AND AT 203 EAST LYMAN AVENUE WITH A PHASE ONE REDEVELOPMENT OF A NEW PARKING GARAGE OF THREE LEVELS AND 184 SPACES AT THE CORNER OF KNOWLES AND LYMAN AVENUES.

3: NEW BUSINESS

Next P&Z Regular Meeting: Tuesday, August 7, 2018 @ 6:00 pm.

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.