



## CITY OF WINTER PARK Planning & Zoning Board

**Regular Meeting  
City Hall, Commission Chambers**

**March 5, 2013  
7:00 p.m.**

### MINUTES

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Vice-Chair Slocum called the meeting to order at 7:00 p.m. in the Commission Chambers of City Hall. Present: Randall Slocum, Tom Sacha, Peter Gottfried, James Johnston, Robert Hahn and Peter Weldon, alternate. Absent: Sarah Whiting and Drew Krecicki Staff: Planning Director Jeffrey Briggs and Recording Secretary Lisa Smith.

#### **Approval of minutes – February 5, 2013**

**Motion made by Tom Sacha and seconded by Peter Gottfried, seconded by to approve the February 5, 2013, meeting minutes. Motion carried unanimously with a 6-0 vote.**

#### **PUBLIC HEARINGS**

REQUEST OF WINTER PARK TOWN CENTER DEVELOPMENT LLC, FOR: FINAL CONDITIONAL USE APPROVAL TO CONSTRUCT A FOUR STORY, 204 UNIT RESIDENTIAL PROJECT AND TO CONSTRUCT A PARKING GARAGE OF APPROXIMATELY 300 SPACES ON THE PROPERTY AT 940 W. CANTON AVENUE.

Planning Director Jeffrey Briggs presented the staff report. He explained that the Winter Park Town Center Development LLC is requesting “final” conditional use approval for the 204 unit residential building project pursuant to the “preliminary” conditional use provided by the City Commission on September 24, 2012, on the property at 940 W. Canton Avenue.

He noted that in accordance with the city code, the public hearings advertised for the conditional use review and approval in September were for the “preliminary” Conditional Use. The “final” Conditional Use approval per code is the action to review compliance with the original approval and to review the final landscaping, drainage, lighting and sign details, as well as the Development Agreement. Mr. Briggs stated that the landscape plan submitted by the applicant meets the city code requirements pursuant to the conceptual site plan approved in September but some of the new tree details have changed. He provided an overview of the applicant’s landscaping plan and changes in tree specimens due to building setbacks and other site features.

Mr. Briggs also discussed the Storm Water Drainage Plan – the specific method of meeting the City and St. Johns River Water Management District drainage criteria that was decided by the City Commission on January 14<sup>th</sup> (The agenda package from that January 14<sup>th</sup> City Commission meeting and their minutes were provided to Board members in their packets). The City Commission accepted the proposal from the CNL Heritage Park office project and for this Casto/Epoch apartment project to allow the Lake Mendsen within Lake Island Park to be increased in water surface and volume area to provide the required retention. In return, the two projects will pay the City \$100,000. However, each project will have an on-site filtration collection box to screen and remove the debris in the storm water runoff prior to its conveyance down to Lake Mendsen for the retention aspect.

With regard to Parking Garage Lighting, Mr. Briggs explained that the plans contemplate the same lighting design for the roof of the parking garage as was utilized on the Winter Park Towers and SunTrust parking

garages. Basically those are smaller light pole heights and fixtures that direct the light downward to minimize light spread. This design has been successful at those two locations.

As relates to signage, this final conditional use stage is also when the signage package is approved and those sign details are provided. (Typically the developer doesn't know the signage package at the 'preliminary' stage) There are two ground monument signs, one at the southern border of the site on Denning Drive and the second one at the corner of Denning and Canton. The code relates to the "signable area" and not the area of the columns, the base or other architectural features. The proposed sign faces are 33 square feet which is larger than the 12 square feet permitted by the R-4 residential zoning. The developers are requesting an "exception": for the larger sign face area. Mr. Briggs provided details of the applicant's request for exemption under section 58-90. He said that staff has no issue with granting the exception and the rationale for that recommendation. He noted that both the CNL Heritage Park office project and this project are paying to underground the electric utility lines that exist along the Denning Drive frontages. That will greatly enhance the aesthetic appeal of both projects.

Also, the applicant submitted a draft Development Agreement. He said that there are no special conditions or restrictions on this project. The Development Agreement only includes the project entitlements that have been approved and the exceptions from the Code approved with the preliminary plans or being done at this final conditional use stage for the signage package. Staff recommendation was for approval of the "final" conditional use. Mr. Briggs responded to Board member questions and concerns.

Rebecca Wilson, attorney, 215 North Eola Drive, introduced the members of the development team. She noted that they have met with the electrical utility staff regarding the power line undergrounding and site lighting and are willing to work with City staff. Further, they anticipate that final plans will be submitted to the Building department within the next two months. Mrs. Wilson clarified that while the City has indicated that the storm water agreement will likely result in a wedding pavilion, the City can do whatever they please with those funds. Mrs. Wilson responded to Board member questions and concerns.

No one wished to speak concerning this issue. Public Hearing closed.

The Board members discussed the overall project and were in agreement that these final plans conformed to the original submittals and were comprehensive in providing the pan details required by the City. There was discussion related to the sign face size exception and the Board felt the size requested was consistent with what will be built at the CNL project and what exists at the Winter park Village on Denning Drive.

**Motion made by Mr. Gottfried, seconded by Mr. Weldon to grant final conditional use approval for the Winter Park Town Center Development, LLC to construct a four story, 206 unit residential project and to construct a parking garage of approximately 300 spaces on the property at 940 West Canton Avenue with the stipulation that the applicant is paying for improvements to Lake Mendsen. Motion carried unanimously with a 6-0 vote.**

#### **NEW BUSINESS:**

- Appointment to the Tree Preservation Board

Motion made by Mr. Johnston, seconded by Mr. Sacha recommending that Mr. Weldon, who already serves on the tree preservation board, be appointed as the Planning Board representative. Motion carried unanimously with a 6-0 vote. There was no further business. Meeting adjourned at 7:30 p.m.

Lisa M. Smith,  
Recording Secretary