



CITY OF WINTER PARK Planning & Zoning Board

Regular Meeting
City Hall, Commission Chambers

April 2, 2013
7:00 p.m.

MINUTES

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

Approval of minutes – March 5, 2013

Motion made by and seconded by, seconded by to approve the March 5, 2013, meeting minutes. Motion carried unanimously with a 7-0 vote.

PUBLIC HEARINGS

REQUEST OF TRUSTCO BANK FOR: CONDITIONAL USE APPROVAL TO ADD A DRIVE-THRU BANK TELLER LANE TO THE EXISTING OFFICE BUILDING AT 950 N. ORLANDO AVENUE, ZONED C-3.

Planning Director Jeff Briggs explained that the applicant is requesting conditional use approval to establish a branch bank with one drive-in teller lane on the property at 950 N. Orlando Avenue. He said that Trustco Bank is moving their State of Florida corporate headquarters into the third floor of this building. On the first floor, about one-half of the space (5,000 sq. ft.) will be used for a branch bank. The plans contemplate adding one drive-thru teller lane and a bypass lane onto the north side of the building up at the northwest corner. The existing driveway access points are not changing. He reviewed the project with regard to site and context, parking, traffic circulation and stacking, storm water retention, and landscaping. He summarized by stating. He said that the site is adequately sized and the overall site plan design well suited for this type of building conversion. The small loss of parking (7 spaces) leaving 112 spaces will not negatively affect an office building of this size. Staff recommendation is for approval. He responded to Board member questions and concerns.

Ralph Hadley, 1031 West Morse Boulevard, represented the applicant. He reiterated their plans to the Board and responded to Board member questions and concerns.

Eric Schreck, Chairman - Trustco Bank, also addressed the Board responded to Board member questions. He indicated that one teller lane is sufficient and with the changes in internet access for banking there are diminishing numbers of transactions so one lane is sufficient.

No one else wished to speak concerning the request. Public Hearing closed.

The Board members expressed their approval of the project and the beneficial upgrade to the property that would result. The Board stressed the opportunities for landscaping improvements to the site to which the applicants responded affirmatively. Signage was discussed as well.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve the conditional use request and to add a drive-thru bank teller to the existing office building. Motion carried unanimously, 7-0.

REQUEST OF THE JEWETT ORTHOPAEDIC CLINIC TO: AMEND ARTICLE I, "COMPREHENSIVE PLAN" TO CHANGE THE FUTURE LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL TO PARKING LOT ON THE PROPERTIES AT 930, 950 AND 960 MINNESOTA AVENUE.

REQUEST OF THE JEWETT ORTHOPAEDIC CLINIC TO: AMEND THE OFFICIAL ZONING MAP SO AS TO CHANGE MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO PARKING LOT (PL) DISTRICT ON THE PROPERTIES AT 930, 950 AND 960 MINNESOTA AVENUE.

Mr. Krecicki announced that he has a conflict of interest as his firm is the architect of record for this project so he will not be participating in the discussion or voting on this issue. (The Memorandum of Voting Conflict Form is attached as a part of these minutes). He left the meeting at 7:25 p.m.

Planning Director Jeffrey Briggs presented the staff report and explained that the Jewett Clinic has a contingent contract to purchase property for which they seek Comprehensive Plan FLUM and Zoning Map changes to change the existing Multi-Family Residential (R-3) designation to Parking Lot (PL) zoning on the properties at 930, 950 and 960 Minnesota Avenues in order to use these properties for an expanded off-site parking lot for prospective building expansions on the Jewett Clinic campus. He said that the Jewett Clinic desires to expand their medical facilities on their campus at 1285 Orange Avenue. The site plan shows a prospective new two story medical office building to include an ambulatory surgery center. This rezoning request is to provide the parking spaces needed, in part for that new medical building project. He noted that the new medical building will be a conditional use on a future P&Z agenda (as it will be a building over 10,000 sq. ft.). However, the Jewett Clinic wants to seek an approval for the off-site parking before they continue to invest in the design work needed for that conditional use application. He reviewed the project for site and context, and the landscape and wall plan. The conceptual plan for the proposed parking lot is attached. It would yield approximately 73 cars. The applicant would commit to limiting the driveway access onto Oak Place only. Otherwise, the specific plans will conform to or exceed the City's requirements for storm water retention and landscaping including replacement trees for those to be removed. The parking lot (PL) zoning only permits surface parking lots so no building or structure (Parking Garage) is permitted by this PL zoning in the future.

He summarized by stating that just as with the YMCA parking lot expansion on our agenda a few months ago, it has been demonstrated that a properly screened parking lot does not diminish property values or discourage residential redevelopment. (There are three new homes built in 2012/2013 directly adjacent to or across the street from the YMCA parking lot)

Staff is recommending a condition of approval to insure that in the future a restaurant on Orange or Orlando Avenue does not lease this parking lot for nighttime and/or weekend use. Last, he noted that the ordinances are only effective upon the purchase by the Jewett Clinic (SUS Properties) so it will not be rezoned and then used by others for some other commercial use like off-site restaurant parking. Staff recommended approval with the condition that the wall and landscape plan be approved as part of the conditional use for the Jewett Clinic expansion and that the parking lot not be leased for any alternate commercial use, like off-site restaurant parking. Mr. Briggs responded to Board member questions and concerns.

Selby Weeks, Klima Weeks, represented the applicant. He explained that the more detailed site plan, landscape plan and storm water retention plans including lighting will be submitted for the final approval. He said that lighting could be set-up to have it shut-off at an agreed upon time. He responded to Board member questions and concerns.

Leah Moyer, 1001 Minnesota Avenue, spoke concerning the request. She spoke concerning the use of the lights during night hours. She stated that she would prefer to have the lights to be kept on for safety reasons. No one else wished to speak concerning the item. Public Hearing closed.

The Board members concurred that the rezoning and use for parking with the restriction suggested by staff would be beneficial for the expansion of the Jewett Clinic and could be done without negative impact on the Planning & Zoning Board

surrounding neighborhood. Mr. Slocum indicated that he initially believed that limiting the hours of the parking lot lights was in the best interest of the neighbors but we now hear neighbor concerns. Mr. Briggs the indicated he would talk to the Police Dept. before the final parking lot design returns to P&Z for guidance on this issue. Mr. Gottfried further suggested looking at the Winter Park health Foundation office on Mizell and Edinburgh for a good example of subdued parking lot lighting.

Mr. Sacha and Mr. Gottfried expressed and the other Board members concurred that a properly screened parking lot with the wall and landscape buffer like the YMCA should be very compatible with the neighborhood. The Board members also expressed agreement with the condions recommended by staff.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve the comprehensive plan future land use map change from medium density residential to parking lot on the properties located at 930, 950 and 960 Minnesota Avenue with the condition that the wall and landscape plan be approved as part of the conditional use for the Jewett Clinic expansion and that the parking lot not be leased for any alternate commercial use, such as off-site restaurant parking. Motion carried unanimously, 7-0.

Motion made by Mr. Sacha, seconded by Mr. Johnston to approve the requested rezoning from R-3 to PL on the properties located at 930, 950 and 960 Minnesota Avenue with the condition that the wall and landscape plan be approved as part of the conditional use for the Jewett Clinic expansion and that the parking lot not be leased for any alternate commercial use, such as off-site restaurant parking. Motion carried unanimously, 7-0.

NEW BUSINESS: None was discussed

Date of Next Work Session: Wednesday, April 24, 2013 at 12:00 Noon.

Date of Next Meeting: Tuesday, May 7, 2013 at 7:00

There was no further business. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary