



CITY OF WINTER PARK Planning & Zoning Board

**Regular Meeting
City Hall, Commission Chambers**

**July 2, 2013
7:00 p.m.**

MINUTES

Chairman Johnston called the meeting to order at 7:00 p.m. in the Commission Chambers of City Hall. Present: James Johnston, Chairman, Tom Sacha, Peter Gottfried, Robert Hahn, Shelia De Ciccio. Absent: Randall Slocum, Peter Weldon, Ross Johnston. Staff: Planning Director Jeffrey Briggs and Recording Secretary Lisa Smith.

Approval of minutes – June 4, 2013

Motion made by Mr. Sacha and seconded by Mr. Hahn, to approve the June 2013, meeting minutes. Motion carried unanimously with a 5-0 vote.

PUBLIC HEARINGS

Mr. Hahn announced that he teaches a class at Rollins College and since the applicant is his partial employer he will not participate in the discussion or voting on this item.

REQUEST OF ROLLINS COLLEGE TO: AMEND THE COMPREHENSIVE PLAN” SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF COMMERCIAL TO OPEN SPACE AND RECREATION ON THE PROPERTY AT 1111 WEST FAIRBANKS AVENUE.

REQUEST OF ROLLINS COLLEGE TO: AMEND THE OFFICIAL ZONING MAP SO AS TO CHANGE COMMERCIAL (C-3) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ON THE PROPERTY AT 1111 WEST FAIRBANKS AVENUE.

Planning Director Jeffrey Briggs presented the staff report and explained that Rollins College has purchased the Bowl America property at 1111 W. Fairbanks Avenue for which they seek Comp. Plan FLU Map and Zoning Map changes to: (1) Change the existing Commercial (C-3) FLU and Zoning designations to Open Space and Recreation FLU and PR zoning in order to use this property for a relocated Rollins College women’s softball field. He said that Rollins College is working with the City on a plan to add a new lacrosse field for the College and other users at MLK Park which necessitates the relocation of the existing college women’s softball field. All of the details on the MLK park projects are in process of being reviewed by the Parks and Recreation Board. Their recommendation on the “parks” aspects of the plans and the P&Z Board’s recommendation on the zoning aspect of women’s softball field will be presented together to the City Commission.

However, to move the women’s softball field over to the Bowl America property requires rezoning from commercial to a park designation. That is because the existing commercial (C-3) zoning on the Bowl America property permits “permanent recreational facilities within enclosed soundproof buildings” but it does not permit outdoor recreational facilities. That presumably was done many years ago to restrict commercial properties from use as skateboard parks, miniature golf courses, driving ranges, etc. Thus, Rollins College needs a parks zoning designation which permits both “public and private recreational facilities” with such comparable private outdoor recreation facilities as the Winter Park Pines Golf Course, Winter Park Racquet Club and Harper Shepard Field (Rollins baseball field).

The Bowl America property at 1111 W. Fairbanks Avenue is 71,115 sq. ft. in size (1.63 acres). The Board members were provided with a preliminary plan of the layout of the new softball field. However, Mr. Briggs explained that the Planning Board is not charged with approving those plans. They are just provided for illustrative purposes. The parks and recreation zoning (PR) zoning provides that the City Commission approves the construction of park and recreation buildings, structures and facilities based on recommendations from the Planning Director and/or Parks and Recreation Director.

Mr. Briggs also discussed the differential in traffic generation. The 71,115 square foot Bowl America property, zoned C-3 could be redeveloped with up to 32,000 sq. ft. of building space per the 45% FAR. It is difficult to predict the potential traffic generation without knowing the business uses in such a building. Just as general retail space that size building would generate 800 car trips per day. If a bank or restaurant were part of that mix (as is likely then the traffic generation could be in the 1,100-1,350 trips per day. By comparison, even on the days when there are softball games being played, the traffic generation would be far less than if the site were redeveloped commercially. Staff recommended approval. Mr. Briggs responded to Board member questions and concerns.

Rebecca Wilson, Lowndes Drosdick Cantor and Reed, represented the applicant. She introduced the members of the development team. She used a Power Point presentation to present the details of the applicant's proposal. She said that it is their hope that this type of expansion will entice more development in this area of the City. She responded to Board member questions and concerns.

Manley Anderson, owner of the Full Blown automotive center adjacent to the property spoke concerning the request. He expressed concern that he has not been approached by the applicant prior to the public hearing to talk about what concerns he had. He stated that he likes the plans, but is very concerned with flyaway balls coming onto his establishment.

Mrs. Wilson and Penny Park, Rollins College Director of Athletics, provided an overview of the screening process that will be in place to prevent that from happening. Mr. Frank Herring, (Rollins) stated that pedestrian safety and the street view image of the proposed Rollins College softball field at Fairbanks and Harper has been a primary concern of both Rollins and the City. Making the Fairbanks and Harper street frontages safe and inviting for pedestrians is exactly what Rollins is proposing to do in the area between the field and those streets. Rollins College will be widening the sidewalks on both streets, doing landscape buffering and making other improvements both for aesthetic and pedestrian safety needs, etc. The corner of Fairbanks and Harper Avenues is the softball field's front door and main entrance. Players and fans will be walking along the Fairbanks and Harper Street frontages to get to the stadium entrance. So the goal of Rollins (and the City) is to make pedestrian improvements and to provide landscape buffering along those street frontages.

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

The Board members discussed the request. Mr. Gottfried spoke of his concerns regarding approval process, the appropriateness of this particular recreational use on a commercial corridor and planning for the entire Fairbanks Avenue corridor with respect to pedestrian circulation and safety. He stated that he is concerned that the use of the property as a softball field and the plans presented do not take into consideration the area around it. He stated that he feels that the entire Fairbanks Avenue corridor needs further planning. Also, Mr. Johnston stated that his concern that this is commercial property being rezoned to parks and further that he is not supportive of the idea of losing commercial zoning on Fairbanks to a limited use parks and recreation zoning. Mr. Sacha and Mrs. DeCiccio expressed their support for the improvements and redevelopment proposed, citing the quality of Rollins development in general and the assurances from Rollins representatives tonight.

Motion made by Mr. Sacha, seconded by Mrs. DeCiccio recommending approval of the request to amend the comprehensive plan future land use designation from commercial to open space and

recreation on 1111 West Fairbanks Avenue. The Vote was a (2-2) tie with Mr. Sacha/Mrs. DeCiccio voting in favor and Mr.Gottfried/Mr. Johnston voting in opposition.

Motion made by Mr. Sacha, seconded by Mrs. DeCiccio, recommending approval of the request to amend the official zoning map from C-3 (commercial) to (PR) parks and recreation on 1111 West Fairbanks Avenue. The Vote was a (2-2) tie with Mr. Sacha/Mrs. DeCiccio voting in favor and Mr.Gottfried/Mr. Johnston voting in opposition.

Mr. Briggs then informed the Board that it has been the custom of the Planning Board in cases of tie votes to allow the matter to go on to City Commission with that split recommendation.

REQUEST OF MR. PHIL KEAN TO: ALTER THE EXTERIOR ARCHITECTURAL STYLE OF THE PROJECT FOR THE CONDITIONAL USE PERMIT GRANTED TO THE YE OLDE BRIC CONDOMINIUM PROPERTY AT 125 S. INTERLACHEN AVENUE TO PERMIT THE REDEVELOPMENT OF THE PROPERTY AND THE CONSTRUCTION OF A FOUR STORY, SIX UNIT RESIDENTIAL CONDOMINIUM BUILDING OF 23,500 SQUARE FEET IN SIZE WITH UNDERGROUND PARKING ON PROPERTY ZONED R-4.

Mr. Briggs presented the staff report and discussed the history of this particular site. He explained that on September 25, 2006 the City Commission by a 4-1 vote approved the conditional use, for a six-unit, four-story, 23,500 square foot condominium project to replace the existing Ye Ole Brick condo building at 125 S. Interlachen Avenue. This project required a conditional use approval for buildings over 10,000 sq. ft. and this specific project included variances that were approved for additional lot coverage (50% vs. 40%) and additional height (four stories vs. three stories). The property is zoned R-4 but with less than 20,000 square feet of land area it is to conform to the R-3 development standards. The City Commission compromised in the original 2006 approval between the R-3 and R-4 standards. Six units is the R-3 residential density. The 50% impervious coverage is less than the 55% permitted in R-4 but more than the 40% allowed in R-3. The building height of four stories and 45 feet is less than the five stories and 55 feet allowed in R-4 but more than the three stories and 35 feet of R-3. He explained that Mr. Phil Kean now intends to develop this project based upon those 2006 approvals and entitlements. His plans however, involve a completely different architectural style from that originally approved. Under the Code there are certain changes which are deemed "significant changes" that require a subsequent review and recommendation from the Planning Board and approval by the City Commission. Those include "when there is a change in the architectural style of the building" which is the case with this request. In other words, don't show the City something and then build something that looks completely different. Thus, this subsequent approval is required under our Code.

He noted that on October 14, 2008 the City Commission granted to the original developer, Mr. Robert Vega, an extension to that original conditional use approval for another two years which would expire on October 14, 2010. However, in the interim Mr. James Moye recovered the property (in lieu of foreclosure) and obtained another two year extension of the conditional use approval on August 23, 2010. Since conditional uses expire after two years, that approval was to expire on October 14, 2012 however, the City Commission granted an additional extension until October 14, 2014. Thus, the project still maintains the entitlements and variances that were approved in 2006. In this case we are changing from a more or less Mediterranean look to a Modern Contemporary look. There are many eclectic architectural styles throughout the City and unless something was proposed that was markedly incongruous with the character of the neighborhood then staff is not in the position to dictate one architectural style over another. Staff recommendation is for approval. Mr. Briggs responded to Board member questions and concerns.

Phil Kean, 229 Alexander Place, spoke concerning the request. He stated this proposal is smaller than the original plan. The six units will be self-contained. He responded to Board member questions and concerns. No one else wished to speak concerning this request. Public Hearing closed.

The Board members expressed that they were supportive of the request. They stated that they understood why when the City sees a project and then the 'look' changing completely when the City and the neighbors are entitled to another 'look see' at the changes. They agreed that there are varied architectural styles throughout the City and this was a quality project.

Motion made by Mr. Gottfried, seconded by Mr. Hahn to approve the request to alter the exterior architectural style of the project for the conditional use permit granted to the Ye Olde Bric condominium property at 125 S. Interlachen Avenue to permit the redevelopment of the property and the construction of a four story, six unit residential condominium building of 23,500 square feet in size with underground parking on property zoned R-4. Motion carried unanimously with a 5-0 vote.

NEW BUSINESS: Mr. Briggs stated that staff is working with the Chamber and the PAAA are working on a proposed fine dining ordinance that will be presented at the August Public Hearing. He indicated that the July 31st work session would concentrate on this topic.

Date of Next Work Session: Wednesday, July 31, 2013 at 12:00 Noon.

Date of Next Meeting: Tuesday, August 6, 2013 at 7:00 p.m.

There was no further business. Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary