



## CITY OF WINTER PARK Planning & Zoning Board

**Regular Meeting  
City Hall, Commission Chambers**

**December 3, 2013  
6:00 p.m.**

### **MINUTES**

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Chairman Johnston called the meeting to order at 6:00 p.m. in the Commission Chambers of City Hall. Present: James Johnston, Chairman, Randall Slocum, Shelia De Ciccio, Ross Johnston, Tom Sacha, Peter Gottfried, Robert Hahn. Absent: Peter Weldon. Staff: Planning Manager Jeffrey Briggs and Recording Secretary Lisa Smith.

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

**Motion made by Mr. Slocum and seconded by Mrs. De Ciccio, to approve the August 6, 2013, meeting minutes. Motion carried unanimously with a 7-0 vote.**

#### **LAKEFRONT SITE PLAN REVIEWS**

##### **SPR 6:13 REQUEST OF MJS CUSTOM HOME DESIGNS:** FOR APPROVAL OF A NEW TWO-STORY SINGLE-FAMILY HOME LOCATED AT 1901 GIPSON GREEN LANE ON LAKE MAITLAND.

Planning Manager Jeffrey Briggs gave the staff report. He explained that MJS Custom Home Designs, representing the owners, is requesting approval for a new two-story single-family home at 1901 Gipson Green Lane on Lake Maitland. This 23,779 square foot lot is currently vacant as the previous home had structural deficiencies which required its demolition. He said that the proposed new two-story home will be 6,507 square feet, which is a FAR of 27.4% which is within the allotted base 33% FAR. This new home will have impervious lot coverage of 9,929 square feet or 41.8% within the maximum 50%. He also reviewed the issues of tree preservation, view from the lake, view of neighbors, and storm water retention. Mr. Briggs summarized by stating that staff does not see any concerns with the new home as presented except with the patio and swimming pool deck elevations, as previously discussed. Staff recommended approval of the request pursuant to the redesign of the lakefront retaining walls as discussed. Mr. Briggs responded to Board member questions and concerns.

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

**Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve the request with the condition recommended by staff. Motion carried unanimously with a 7-0 vote.**

##### **SPR 7:13 REQUEST OF ORIGINS RESIDENTIAL DESIGN:** FOR APPROVAL OF A NEW TWO-STORY SINGLE-FAMILY HOME LOCATED AT 866 VIA LUGANO ON LAKE MAITLAND.

Planning Manager Jeffrey Briggs gave the staff report. He explained that Origins Residential Design, (Mr. Dan DeLong), representing the owners, is requesting approval for a new two-story single-family home at 866 Via Lugano on Lake Maitland. This 41,717 square foot lot is currently vacant as it was part of the Galloway Estate that was divided into three lots. He stated that the proposed new two-story home will be 11,234 square feet which on this large lot is a FAR of 26.9% well within the allotted base 33% FAR. This new home will have

impervious lot coverage of 14,607 square feet or 35.1% within the maximum 50%. He also reviewed the issues of tree preservation, view from the lake, view of neighbors, and storm water retention. He summarized by stating that staff does not see any concerns with the new home as presented especially with the front setback at the 71 feet, as proposed. Staff recommended approval of the request. Mr. Briggs responded to Board member questions and concerns.

Cory, Landscape Architect, was present to respond to Board member questions and concerns. No one else wished to speak concerning this issue. Public Hearing closed.

**Motion made by Mr. Gottfried, seconded by Mr. Sacha to approve the request. The motion was amended to provide for a 55 foot setback on the front of the house as shown on the diagram. Motion carried unanimously with a 7-0 vote.**

## PUBLIC HEARINGS

### **REQUEST OF THE CITY OF WINTER PARK FOR:** AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE", SECTION 58-84, RELATING TO NON-RESIDENTIAL ZONING DISTRICTS AND THE CONDITIONS REQUIRED FOR A SPECIAL EVENT.

Planning Manager Jeffrey Briggs presented the staff report. He explained that this agenda item is in response to an issue that developed last year when a private organization asked for a "special event permit" to hold an "arts festival" event at the same time as the City's annual Spring Arts Festival in March. The competing event was not held but they were soliciting approval from the Winter Park Village and other commercial property owners in the downtown to stage their event at the same time and thereby benefit from the attendance already in the City for the city sponsored event. The City Commission has expressed interest in protecting the tradition of the Spring and Autumn Art Festival recognizing the vast number of hours that volunteers spend on preparations for and the hosting of these events. Thus, the City Attorney has drafted this proposed ordinance creating a non-compete window of 45 days on either side of these traditional city sponsored art festivals. Since the rules for "special events" are in the Zoning Code, the P&Z Board needs to make a recommendation on this ordinance. Mr. Briggs responded to Board member questions and concerns.

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

The Board members wished to table this item so that their comments can be taken back to the City Attorney in order for him to provide clarification.

**Motion made by Mr. Sacha, seconded by Mr. Gottfried to refer the proposed ordinance back to the City Attorney and table the request. Motion carried unanimously with a 7-0 vote.**

## **NEW BUSINESS:**

There were no items of new business.

Date of Next Regular Meeting: Tuesday, January 7, 2014 at 6:00 p.m.

Date of Next Work Session Meeting: Tuesday, January 28, 2014 at 12:00 Noon.

There was no further business. Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Lisa M. Smith  
Recording Secretary