



CITY OF WINTER PARK Planning & Zoning Board

Regular Meeting
City Hall, Commission Chambers

June 3, 2014
6:00 p.m.

MINUTES

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

PUBLIC HEARINGS

REQUEST OF UP FIELDGATE US INVESTMENTS – WINTER PARK LLC FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE FORMER CORPORATE SQUARE AND WINTER PARK DODGE PROPERTIES WITH A 40,000 SQUARE FOOT WHOLE FOODS GROCERY AND A 36,000 SQUARE FOOT RETAIL BUILDING WITH THREE OUTPARCEL DEVELOPMENT SITES ON THE PROPERTIES AT 1000/1050 N. ORLANDO AVENUE, 1160 GALLOWAY DRIVE AND 967 CHEROKEE AVENUE.

Jeffrey Briggs presented the staff report. He noted that the request was tabled by the P&Z Board at the May 6th meeting. The applicant is requesting preliminary conditional use request for approval of the plans for the redevelopment of the properties at 1000 N. Orlando Avenue and 1160 Galloway Drive (former Corporate Square offices); 1050 N. Orlando Avenue (former Winter Park Dodge) and 967 Cherokee Avenue (overflow Holler Hyundai parking lot). The applicant presented revised plans to the Board at their workshop on May 27, 2014. He said that all of the property upon approval by the City Commission will be zoned Commercial (C-3). The development combines and assembles these properties and includes the vacating and abandonment of the portions of public right-of-ways of Galloway Drive and Friends Avenue interior to this assemblage. The 11 acre “development parcel” is the combination of these four properties. He reviewed the details of the current development request, building heights, architectural elevations, tree preservation, storm water retention, landscaping, traffic impact, site and urban design, project signage, traffic light coordination, and the conditional use process. He reviewed the provisions of the City’s conditional use process. He explained that for major projects the Code provides for a Preliminary Approval which approves the entitlements and site layout and then a Final Conditional Use Approval wherein the City approves at the Final Conditional Use stage more specific design plans including storm water design, site lighting plan, project signage, landscape and streetscape plans, etc. He noted that most of the staff conditions will then be reflected in the Final Conditional Use submittal. Staff recommended approval of the “preliminary” conditional use subject to:

1. The project being limited to monument signage for all ground signs in lieu of pole signs.
2. That for the final conditional use review, the applicant review opportunities for preservation of two major live oak trees on-site.
3. That for the final conditional use review the city and applicant will negotiate for a proportionate share of funding for traffic signal timing improvements.
4. That for the final conditional use review a location in the rear of the project be provided for a sanitary sewer lift station as may be required for this project.
5. Architectural conformity on the design of the out-parcel developments. This shall be administered by staff with the option of the applicant to appeal to P&Z/City Commission to resolve any design issues.

Mr. Briggs responded to Board member questions and concerns.

Heather Heinz, 420 South Orange Avenue, represented the applicant. She agreed with the details of the staff report and stated that they also concur with the conditions of approval. She introduced the project engineer, Bob Lochrane to detail the changes that had been made since the last public hearing. She said that the development team feels that they have adequately addressed the concerns of both staff and the public that were raised at the last public hearing.

Bob Lochrane, Lochrane Engineering, 201 South Bumby Avenue, walked the Board members and public thru the details of the new site plan. He specifically touched on the areas of major concerns (i.e.: the large area of asphalt between the buildings and 17/92, a flavor of Winter Park into the project, impacts to the adjacent residential and the pedestrian safety). He responded to Board members questions and concerns.

The Board received public comment from the following:

Joe Terranova, 151 North Virginia Drive, spoke favorably concerning the revised site plan. He expressed support because no variances are required and the plan now incorporates elements that make it compatible with Winter Park. He complimented City staff and the Developer for working together to come up with a better site plan.

Dan Bellows, 411 West New England Avenue, stated that he not against the project. He expressed major concerns with regard to the potential removal of the Glendon Parkway median cut. Mr. Bellows detailed his opposition to the proposed removal. He said that he feels that closing that would be very problematic.

Lurline Fletcher, 811 English Court, stated her concerns with the proposed traffic pattern for the development. She said that she is extremely concerned with the safety of the adjacent residential off Denning Drive.

Daniel Assael, 1144 Park Green Place, represented the Park Green HOA, he expressed that he is agrees with the comments of Mr. Bellows with regard to the possible removal of the Glendon Parkway median cut. He said that he feels that a traffic light is a much better solution but otherwise was in support of the project.

No one else wished to speak concerning the request.

Ms. Heinz was allowed an opportunity to respond. She acknowledged Mr. Bellows concerns and said that now that the City Commission has voted in favor of the Lee Road extension, they will take the traffic study back to FDOT for its blessing and examine with FDOT modifications to US 17-92. She said that Mr. Bellows will be invited to be a part of those discussions.

The Public Hearing was closed.

Mr. Briggs responded to Board member concerns with regard to traffic patterns on 17/92. He explained that this is only the preliminary phase where the Board approves the entitlements to the square footage and the site plan so that the applicant can move forward. He noted that the Board is not approving anything outside the boundaries of the 11 acre parcel that is the subject of tonight's hearing. He said that will be addressed at the final.

Mr. Gottfried stated that the off-site traffic improvements on Orlando Avenue and with the Lee Road extension greatly affect the project. He stated that he expects to see the answers to these off-site traffic concerns when this project returns for final approval.

Mr. Weldon disclosed that he has had conversations about certain aspects of the proposed conditional use with Commissioner Leary, City staff, and the City attorney in order to have a better grasp of the City's position with regard to this development. He asked the applicant to consider 'brick' paving in the section of the Lee Road extension from Orlando Avenue alongside the project, both as helping to slow traffic and to give the project the "Winter Park" look and feel.

Mr. J. Johnston stated that he feels that the current plans are a great improvement compared to the previous one presented. Mr. Hahn indicated he was pleased with the enhanced pedestrian and bicycle access to the project. He said that he feels that they have taken into consideration the adjacent residents and pedestrian safety issue by improving the layout of the site. Mr. Slocum stated that the outdoor plaza is a tremendous improvement over the previous plan and thanked the applicant for working with the Board and the City to make these site layout improvements. He said that with the improvements, he is much more supportive of the plan. Mr. Sacha thanked the applicant for taking all the comments received into consideration and working with City staff to make the project better. Mr. Weldon also voiced support for a much improved project than the previous. Mr. Gottfried and Mr. Sacha raised the question of sound protection for the adjacent residents and the board agreed to add the same condition that had been placed upon the Trader Joe's project with respect to design and operational standards for such mechanical and AC noise.

Motion made by Mr. Gottfried, seconded by Mr. Slocum to approve the conditional use request to redevelop the former Corporate Square and Winter Park Dodge properties with a 40,000 square foot Whole Foods grocery and a 36,000 square foot retail building with three outparcel development sites on the properties at 1000/1050 N. Orlando avenue, 1160 Galloway Drive and 967 Cherokee Avenue subject to the following conditions:

1. **The project being limited to monument signage for all ground signs in lieu of pole signs.**
2. **That for the final conditional use review, the applicant review opportunities for preservation of two major live oak trees on-site.**
3. **That for the final conditional use review, the city and applicant negotiate for a proportionate share of funding for traffic signal timing improvements.**
4. **That for the final conditional use review, a location in the rear of the project be provided for a sanitary sewer lift station, as may be required for this project.**
5. **That there be architectural conformity on the design of the out-parcel developments. This shall be administered by staff with the option of the applicant to appeal to P&Z/City Commission to resolve any design issues.**
6. **That the building and mechanical permits be designed and operate at all times under a maximum of 55 decibels at the property line from any air conditioning or other mechanical equipment to address sound containment of the AC and mechanical equipment and that there be certification as to such design by the engineer of record and any subsequent violation of the specific 55 decibel level shall be grounds for enforcement by the City and compliance by the property owner and/or tenant.**

Motion carried unanimously with a 7-0 vote.

REQUEST OF THE SYDGAN CORP. TO: AMEND THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY TO MEDIUM DENSITY RESIDENTIAL LAND USE ON THE PROPERTIES AT 755/781/783/785/831/835 WEST CANTON AVENUE AND AT 437/439/441 NORTH CAPEN AVENUE, AND TO REVISE POLICIES IN THE FUTURE LAND USE ELEMENT RELATING TO THREE STORY BUILDINGS WITHIN THESE FUTURE LAND USE DESIGNATIONS.

REQUEST OF THE SYDGAN CORP. TO: AMEND THE OFFICIAL ZONING MAP SO AS TO CHANGE SINGLE FAMILY RESIDENTIAL (R-1A) ZONING TO MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING ON THE PROPERTIES AT 755/781/783/785/831/835 WEST CANTON AVENUE AND AT 437/439/441 NORTH CAPEN AVENUE.

Mr. Briggs announced that this request was tabled at the request of the applicant.

REQUEST OF PHIL KEAN DESIGN GROUP FOR: AN ORDINANCE AMENDING THE "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS CHANGE THE

FUTURE LAND USE MAP DESIGNATION OF COMMERCIAL TO CENTRAL BUSINESS DISTRICT ON THE PROPERTY AT 421 W. MORSE BOULEVARD.

REQUEST OF PHIL KEAN DESIGN GROUP FOR: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP SO AS CHANGE THE EXISTING ZONING DESIGNATION OF MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT TO COMMERCIAL (C-2) DISTRICT ON THE PROPERTY AT 421 W. MORSE BOULEVARD.

REQUEST OF PHIL KEAN DESIGN GROUP FOR : CONDITIONAL USE APPROVAL TO REDEVELOP THE PROPERTIES AT 403 AND 421 WEST MORSE BOULEVARD, ZONED C-2, INTO EIGHT, THREE STORY RESIDENTIAL UNITS WITH A TOTAL PROJECT SIZE OF 28,964 SQUARE FEET.

Mr. Briggs presented the staff report and explained that the applicant, the Phil Kean Design Group, has a contract to purchase (contingent upon rezoning) the two properties, 403 & 421 W. Morse Boulevard, located on the northwest corner of Morse Boulevard and Virginia Avenue. He said that both buildings are proposed to be demolished for redevelopment of this combined property into eight "Brownstone" townhouses. He explained that the applicant is seeking a change to the Comprehensive Plan future land use and zoning for 421 W. Morse property to Central Business District and C-2 zoning. In addition, the applicant requests conditional use approval to build the three-story residential townhouse project of eight units comprising a total project size of 28,924 square feet. The project is a Conditional Use because it has a building over 10,000 square feet and because any three-story building in the C-2 zoning requires Conditional use approval. Mr. Briggs discussed the property history with regard to zoning and the CRA plan, and the project development standard parameters. He said that from staff's perspective, the proposed changes to the Comp. Plan FLU and Zoning are consistent with designations on the north side of the block. He said that staff feels that there is a great market desire for residential units within close proximity to Park Avenue. The layout allows these units to be sold as fee simple units subject to a Homeowners Association for the common elements. The development plan presented to the City does not fully utilize all of the development potential of the CBD land use and C-2 zoning code. He said that staff feels that this will be a quality architectural product that fits within the context of the surrounding area. Mr. Briggs added that no variances are requested by the applicant for this redevelopment. Last, he said that the adjacent property owner (Joe Terranova) pointed out that there is an existing beautiful live oak tree in the area where the dumpster is shown on the proposed plan. He said that staff recommends that the applicant work to save the tree. Staff recommended approval of the request for Central Business District FLU and C-2 Zoning for 421 W. Morse Blvd., and approval of the Conditional Use for the three story, eight unit townhouse project, with the condition that the applicant preserve the live oak. Mr. Briggs responded to Board member questions and concerns.

Jim Lucia, Phil Kean Design Group, 912 West Fairbanks Avenue, stated that he agrees with the staff report. He said that they were aware of the tree on the property, and will that they have ensured that there is enough flexibility in to plan to accommodate saving the tree. He presented a 3D fly-around of the proposed project. He said that massing has been setback further than is required by the Code. He said that he feels that the proposed project is totally appropriate and will be an asset to Morse Boulevard. He noted that the plans will be refined as the project progresses. Mr. Lucia responded to Board member questions and concerns.

The Board received public comments from the following:

Joe Terranova, 151 North Virginia Avenue, stated that he supports the project. He stated that his main concern is the large live oak tree that sits on the property line. He added that he feels that protection of the tree should be incorporated into the approval of the project.

Lurline Fletcher, 811 English Court, spoke her concerns for the amount of requested rezonings and comprehensive plan amendments in the West Side neighborhood. She said that although the project will be residential development, she does not feel that the look is compatible with the existing residential neighborhood.

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

Mr. Gottfried and Mrs. DeCiccio expressed some concern with regard to the “look” of brownstones and fitting in with the surrounding neighborhood but agreed that the use of the property for townhomes and the proposed rezoning was a positive redevelopment. Mr. Slocum asked about the unbroken row of thirteen steps down from each unit and asked the applicant to consider breaking that run of stairs with a landing, as they have done on some of the units. Mr. Weldon stated that he feels that the project is compatible with the surrounding neighborhood because of what exists in the immediate surrounding neighborhood with a large four story multi-family building to the east and offices to the west and south. Other members voiced support for the request.

Motion made by Mr. Weldon, seconded by Mr. Gottfried to approve amending the "comprehensive plan" future land use map so as change the future land use map designation of commercial to central business district on the property at 421 West Morse Boulevard. Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Weldon, seconded by Mr. Sacha to approve amending the official zoning map so as change the existing zoning designation of Multi-Family (R-3) District to Commercial (C-2) district on the property at 421 W. Morse Boulevard. Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Weldon, seconded by Mr. Gottfried to conditional use approval to redevelop the properties at 403 and 421 West Morse Boulevard, zoned C-2, into eight, three-story residential units with a total project size of 28,964 square feet with the condition that the live oak tree on the northern property line be preserved. Motion carried unanimously with a 7-0 vote.

LAKEFRONT SITE PLAN REVIEWS:

SPR 2:14 – REQUEST OF REX-TIBBS CONSTRUCTION: FOR APPROVAL OF A NEW TWO-STORY SINGLE-FAMILY HOME LOCATED AT 1381 COLLEGE POINT ON LAKE VIRGINIA

Mr. Briggs announced that this request was tabled at the request of the applicant.

NEW BUSINESS:

There were no items of new business.

Date of Next Regular Meeting: Tuesday, July 1, 2014 @ 6:00 p.m.

Date of Next Work Session Meeting: Tuesday, June 24, 2014 at 12:00 Noon.

There was no further business. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary