



**CITY OF WINTER PARK
Planning & Zoning Board**

**Regular Meeting
City Hall, Commission Chambers**

**February 3, 2015
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, Peter Gottfried, Vice-Chairman, Shelia De Ciccio, Ross Johnston, Robert Hahn, and Peter Weldon. Absent: Tom Sacha and Randall Slocum. Staff: Planning Manager, Jeff Briggs, and Recording Secretary Lisa Smith.

Approval of minutes – January 6, 2015

Motion made by Mr. Gottfried, seconded by Mr. Weldon to approve the January 6, 2015, meeting minutes. Motion carried unanimously with a 6-0 vote.

PUBLIC HEARINGS

REQUEST OF WINTER PARK REAL ESTATE ADVISORS, INC. TO: AMEND THE CONDITIONAL USE APPROVAL PREVIOUSLY GRANTED TO THE PROPERTY AT 125 S. INTERLACHEN AVENUE TO ALLOW FOR MODIFICATIONS TO THE APPROVED MULTI-FAMILY PROJECT TO BE COMPOSED OF SIX UNITS, THREE STORIES AND 20,542 SQUARE FEET OF RESIDENTIAL LIVING AREA WITH PARKING IN THE BASEMENT LEVEL BELOW THE PROJECT, ON PROPERTY ZONED R-4.

Planning Manager Jeffrey Briggs presented the staff report and explained that new owners of the Ye Olde Bric Condo property located at 125 South Interlachen Avenue are requesting to amend the previously approved conditional use to allow for modifications to the multi-family project. He said that the project was first approved in 2006 and modified in 2013. Mr. Briggs discussed the history of the subject property in detail. He reviewed the plans that are currently proposed. He noted that the project parameters retain some of the “compromises” from the original approval in 2006 and subsequent approval in 2013 between the R-3 and R-4 districts and in some cases they are further reduced. The project remains six units which is the R-3 residential density. The building footprint or building lot coverage has been reduced to 43.1% from the 50% allowable from the 2006/2013 approval which is slightly more than the 40% lot coverage allowed in R-3 and less than the 55% lot coverage allowed in R-4. The square footage of the project has also been reduced from the 23,500 square feet approved in 2006 and 2013 to the current size of 20,369 square feet. There also is a corresponding decrease in floor area ratio from the 154% permitted in 2006/2013 to the current 133%. Again this is a compromise between the R-3 maximum FAR of 110% and the R-4 maximum FAR of 200%. He also reviewed the issues of parking, setbacks, and height.

He explained that other issues to consider are that this project is intended to be developed not as a condominiums but as fee simple townhouses pursuant to a replat provided that the fire separation Building Code challenges can be accomplished. To the extent that any “subdivision approval” is required, then this process provides that agreement subject to meeting the applicable Building Code requirements. This fee simple/replat marketing approach is what was approved by the City and was done for the 400 Swoope townhouse project and also will be done for Morse/Virginia brownstone project.

Mr. Briggs noted that special attention needs to be paid to the placement of the electric transformers and back flow preventers. It is not a significant issue with the green electric transformer or switch gear boxes but the appearance of the backflow preventers next to the sidewalk quickly diminishes the visual appeal of the development. While one can accept that in commercial locations, it is not acceptable on Interlachen Avenue. There are conditions recommended to address these circumstances. Staff recommended approval of the request subject to the following conditions:

1. The exterior patio walls shall be screened by landscaping and any other proposed walls within setback areas shall be no higher than three feet in height.
2. The electric transformer/switch gear and backflow preventers shall be located adjacent to the building so they can and shall be effectively screened by landscaping.

Mr. Briggs responded to Board member questions and concerns.

Bill Platts, Slocum Platts Architects, 670 North Orlando Avenue, represented the applicant. He agreed with the staff report and conditions as presented by Mr. Briggs. He responded to Board member questions and concerns.

Jeff Bein, 147 Interlachen Avenue, gave his concerns regarding the landscape buffer, setbacks and parking for the project, as an adjacent neighbor.

Michael Gekos, 147 Interlachen Avenue, asked the status of a soil analysis. The applicant responded that the soil test has been completed and there are no issues with regard to sink holes opening up.

Gerri Ribacki, spoke on behalf of her mother that lives in a unit on the corner of Morse Boulevard and Interlachen Avenue. She requested clarification as to the location of ingress/egress for the parking garage and was please that there would not be a driveway adjacent to their building.

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

Mr. Weldon expressed support for the project and noted that the project has vested rights and is being reduced in scale from the previous approvals. Mr. Gottfried agreed and noted that many of the modifications were improvements from the previous approvals. A question was raised on the continuation of the conditional use by the State Legislation and Mr. Briggs and Mr. Johnston responded. Discussion ensued about the setbacks for the basement garage, the first floor patios and the height of their privacy walls and the landscaping required per the condition offered by staff. It was confirmed that the elevation with the bay window/turrets on the Interlachen frontage were the plans being approved. Discussion by other Board members expressed support for the applications and modifications.

Motion made by Mr. Gottfried, seconded by Mr. Weldon to approve the request to amend the conditional use approval previously granted to the property at 125 S. Interlachen Avenue to allow for modifications to the approved multi-family project to be composed of six units, three stories and 20,542 square feet of residential living area with parking in the basement level below the project. In addition to the following conditions:

1. **The exterior patio walls shall be screened by landscaping and any other proposed walls within setback areas shall be no higher than three feet in height.**
2. **The electric transformer/switch gear and backflow preventers shall be located adjacent to the building so they can and shall be effectively screened by landscaping.**

Motion carried unanimously with a 6-0 vote.

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO

CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO OPEN SPACE AND RECREATION ON THE PROPERTY AT 2908 TEMPLE TRAIL.

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE THE ZONING OF SINGLE FAMILY (R-1A) DISTRICT TO PARKS AND RECREATION (PR) DISTRICT ON THE PROPERTY AT 2908 TEMPLE TRAIL.

Planning Manager Jeffrey Briggs presented the staff report and explained that the City has recently purchased the property at 2908 Temple Trail. The subject property is designated Single Family Residential in the Comprehensive Plan and zoned R-1A. He said that even though varying amounts of this property have been in the floodplain over the years; the property has been zoned residential prior to annexation by the City in the 1980s. He noted that City purchased this property with funds from the Park Acquisition Trust fund in order to add this parcel to the City's holdings of the adjacent Howell Branch Preserve Park. He advised that the City has not determined exactly how the property will be used and that the staff will not be doing anything without consultation with the adjacent neighbors. He noted that as a "city property" purchased with Park Acquisition funding, the appropriate Comprehensive Plan designation is now "Open Space and Recreation" and the appropriate Zoning is Park and Recreation (PR). Staff recommended approval. Mr. Briggs responded to Board member questions and concerns.

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

The consensus amongst the Board members was that this was the appropriate zoning given the intended use by the City.

Motion made by Mr. Weldon, seconded by Mrs. DeCiccio to amend the Comprehensive Plan Future Land Use Map designation of single-family residential to open space and recreation on the property at 2908 Temple Trail. Motion carried unanimously with a 6-0 vote.

Motion made by Mr. Weldon, seconded by Mrs. DeCiccio to change the zoning of single-family residential (R-1A) to Parks and Recreation (PR) on the property located at 2908 Temple Trail. Motion carried unanimously with a 6-0 vote.

NEW BUSINESS:

Date of Next Regular Meeting: Tuesday, March 3, 2015 at 6:00 p.m.

Date of Next Work Session Meeting: Wednesday, February 25, 2015 at 12:00 noon.

There was no further business. Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary