



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

**Regular Meeting
City Hall, Commission Chambers**

**March 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, Tom Sacha, Shelia De Ciccio, Randall Slocum, and Peter Weldon. Absent: Ross Johnston and Robert Hahn. Staff: Planning Manager, Jeff Briggs, and Recording Secretary Lisa Smith.

Approval of minutes – February 3, 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 TOWER ACQUISITION PARTNERS, LLC TO: AMEND THE CONDITIONAL USE APPROVAL PREVIOUSLY GRANTED TO THE PROPERTY AT 170 S. KNOWLES AVENUE IN 2007, TO ALLOW FOR MODIFICATIONS TO THE MULTI-FAMILY PROJECT APPROVED IN 2007, TO NOW BE COMPOSED OF THREE UNITS, THREE STORIES AND 19,935 SQUARE FEET OF RESIDENTIAL LIVING AREA AND GARAGE, ON THIS PROPERTY ZONED C-2.

This item is being postponed by the applicant until the April 7, 2015 meeting at the request of the applicant.

REQUEST OF MR./MRS. KING TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH A SINGLE FAMILY FUTURE LAND USE DESIGNATION ON THE ANNEXED PROPERTY AT 1802 STONEHURST ROAD.

REQUEST OF MR./MRS. KING TO: AMEND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH SINGLE FAMILY RESIDENTIAL (R-1AA) DISTRICT ZONING ON THE ANNEXED PROPERTY AT 1802 STONEHURST ROAD.

Planning Manager Jeffrey Briggs gave the staff report and explained that Mr. and Mrs. King own and reside on the property at 1802 Stonehurst Road and have made a voluntary request for annexation. He noted that the City needs to establish a single family Future Land Use designation on the Comprehensive Plan maps and single family (R-1AA) zoning on this property being annexed into the City. The property now has the same single family Future Land Use and zoning in Orange County, so there is no change. Staff recommended approval of the request. Mr. Briggs responded to Board member questions and concerns.

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

Motion made by Mr. Gottfried, seconded by Mr. Sacha to approve the request to amend the Comprehensive Plan Future Land Use Map to establish single-family land use on 1802 Stonehurst Road. Motion carried unanimously with a 6-0 vote.

Motion made by Mr. Gottfried, seconded by Mr. Slocum to approve the request to amend the official Zoning Map to establish single-family residential (R-1AA) on 1802 Stonehurst Road. Motion carried unanimously with a 6-0 vote.

REQUEST OF KRISTEN KNIGHT: FOR APPROVAL OF A NEW TWO STORY HOME AT 860 VIA LUGANO ON LAKE MAITLAND.

Planning Manager Jeffrey Briggs gave the staff report. He explained that the applicant, property owner Kristen Knight, is requesting approval for a new two-story single-family home at 860 Via Lugano on Lake Maitland. This 48,326 sq. ft. lot is currently vacant and was part of the Galloway Estate that was divided into three lots about six years ago. This is the second lot to be developed. The new proposed two-story home will be 13,639 exclusive of porches, terrace and balconies which on this lot is a FAR of 28.2% within the allotted base 33% FAR. This new home will have impervious lot coverage of 17,286 sq. ft. or 35.8% within the maximum 50%. Mr. Briggs reviewed the issues of tree preservation, view from the lake, view of neighbors, storm water retention. He summarized by stating that staff does not have any concerns with the new home as presented especially as moved forward on the site as presented. The designers have followed the template that P&Z set for the adjacent home both in the location of the structure and in use of the series of small retaining walls to buffer and screen the retaining walls and grade drop. Staff recommended approval. Mr. Briggs responded to Board member questions and concerns.

Kristen Knight, 1940 Via Contessa, was present to address Board member questions and concerns. She introduced her project architect and landscape architect. She was in agreement with the details of the staff report.

Mr. Joe Knight, (no relation) Landscape Architect, 1009 Garden Drive, addressed the concerns raised regarding trees. He stated that he feels that the 6" caliper is reasonable.

Mr. Weldon asked the applicants if they would consider the planting of a significant 6" oak tree along the Via Lugano frontage as this section of the street lacks any meaningful tree canopy. After consultation with Mrs. Knight, they were in agreement with the planting. The other Board members expressed satisfaction with the application addressing the criteria for lakefront reviews.

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

Motion made by Mr. Weldon, seconded by Mr. Sacha to approve the new two-story home at 860 Via Lugano. Motion carried unanimously with a 6-0 vote.

NEW BUSINESS:

Date of Next Regular Meeting: Tuesday, April 7, 2015 at 6:00 p.m.

Date of Next Work Session Meeting: Wednesday, March 24, 2015 at 12:00 noon.

There was no further business. Meeting adjourned at 6:15 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary