



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

**Regular Meeting
City Hall, Commission Chambers**

**August 4, 2015
6:00 p.m.**

MINUTES

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

Approval of minutes – July 7, 2015

Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve the July 7, 2015, meeting minutes. Motion carried unanimously with a 6-0 vote.

PUBLIC HEARINGS

REQUEST OF THE WINTER PARK MEMORIAL HOSPITAL FOR: CONDITIONAL USE APPROVAL TO RENOVATE AND EXPAND THE EMERGENCY SERVICES COMPONENT OF THE HOSPITAL AND TO BUILD A NEW FIVE-STORY PATIENT WING ON THE EAST SIDE OF THE HOSPITAL LOCATED AT 200 N. LAKEMONT AVENUE, ZONED O-1, PURSUANT TO THE APPROVED MASTER PLAN.

Planning Manager Jeffrey Briggs presented the staff report and explained that this public hearing is a Conditional Use request of the Winter Park Memorial Hospital at 200 N. Lakemont Avenue for: (1) Renovation and Expansion of the Emergency Services component of the Hospital on the Lakemont Avenue side of the Hospital; and (2) Construction of a new five story patient wing in the east side of the Hospital. Mr. Briggs provided an overview of the applicant's plans for the Emergency Department (ED) and the new bed pavillion. He also reviewed parking, comprehensive plan policies and the hospital master plan. A city-wide notice has been sent to all 17,500+ households in the City and notices mailed to the property owners within 1,500 feet of the Hospital.

Mr. Briggs concluded by stating that staff has reviewed the adopted Master Plan and has determined that even with the height relocation from Lakemont to the east side of the campus for five stories on the new proposed wing, that the applications meet the intent of the Master Plan. In addition, the applications meet the parking requirements, the height, the square footage and the bed count within the Master Plan. Staff recommended approval of the Preliminary Conditional Use with conditions. Mr. Briggs responded to Board member questions and concerns.

Borron Owen, Attorney for WP Hospital, 301 North Pine Street, Orlando, represented the Hospital. He introduced the members of the redevelopment team. He provided the Board with more details of the redevelopment plan. He said that he has no objections to the content of the staff report or and the intent of five conditions listed in the staff report. He did, however, request certain changes to some conditions and some wording changes to other conditions. Mr. Owen responded to Board member questions and concerns.

The following people spoke concerning the request.

Tom Yokum; Jay Plotkin, 1733 Lake Berry; Mike Haye, 1217 Fairway; Nancy Schwab, 508 Henkle Circle; Michael Clary, 1377 Richmond Road and Sharon Gillette, 1830 Fawsett Road; and Clark Sprinkle, 166 Harris Avenue. Mr. Sprinkle did not oppose the request but he did ask that more thought go into the safety of pedestrian crossings. No one else appeared to speak, public hearing closed.

The P&Z Board members all agreed that these were much needed and valuable improvements to the Winter Park Hospital. Several members commented upon the difficulty of crafting and rewording conditions from the dias. Mr. Ross Johnston indicated that he was comfortable that the proposed addressed the matters that P&Z had discussed with respect to the physical plant, project appearance and especially pedestrian safety, etc. Mr. Sacha expressed his appreciation to the Hospital team for their efforts and indicated that the Board has the faith and trust in all parties that the implementation details will all be resolved. Mr. Hahn said that he looked forward to the next phase of updating the Hospital master plan and the Medical Arts district as an opportunity to look at the Hospital campus from a global and comprehensive viewpoint. Mrs. DeCiccio and Mr. Slocum also voiced their support for the projects.

Motion made by Mr. Sacha, seconded by Mrs. DeCiccio to approve the Conditional Use approval to renovate and expand the emergency services component of the hospital and to build a new five-story patient wing on the east side of the hospital, located at 200 North Lakemont Avenue and pursuant to the approved master plan subject to the following conditions:

1. **The Hospital shall continue the exterior architectural enhancements to the Lakemont Avenue façade of the Hospital (on the two floors above the Emergency Services façade) in order to provide architectural consistency on the same building wall with the new façade.**
2. **The Hospital will provide by December 31, 2016, a Master Storm Water/Drainage (campus wide) Plan including a schedule of infrastructure improvements and implementation dates.**
3. **The Hospital shall provide a visual and sound attenuation buffer along Lakemont Avenue to screen and buffer the proposed expansion to the physical plant facilities necessary to serve these two projects, as part of the building permit package submission for the Bed Pavilion project which then is to be completed by the time of the first temporary C.O. for Bed Pavilion project.**
4. **These approvals represent the final project approvals under the current 2005 Hospital Master Plan. Any additional approvals for major projects within the Hospital's campus governed by the Master Plan which require conditional use approval will require the adoption by the City Commission of a new Master Plan before any other facility improvements are requested.**
5. **The Hospital will continue to work with city staff on a Hospital/Medical Arts district or overlay as part of the city's Comprehensive Plan update in 2016.**
6. **After approval by the City Commission of these two projects on August 24, 2015, no additional public hearings shall be required and City staff shall review all construction documents and other submittals in the permitting process including, without limitation, landscape and civil plans to confirm compliance with the staff report and conditions.**
7. **The Hospital will work with city staff to design and implement appropriate pedestrian cross walks on Lakemont Avenue.**

Motion carried unanimously with a 6-0 vote.

REQUEST OF ROLLINS COLLEGE FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO ADD WITHIN SECTION 58-76 COMMERCIAL (C-3) DISTRICT, A NEW CONDITIONAL USE PROVISION FOR OUTDOOR RECREATIONAL FACILITIES SUBJECT TO CERTAIN LIMITATIONS.

REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL FOR AN OUTDOOR LACROSSE AND SOCCER FIELD ON THE PROPERTY AT 1111 WEST FAIRBANKS AVENUE, ZONED C-3.

Planning Manager Jeffrey Briggs presented the staff report and explained that this public hearing is to consider an Ordinance and Conditional Use, requested by Rollins College, to: (1) Expand the list of Conditional Uses within the Commercial (C-3) zoning district to include "outdoor recreational facilities" subject to certain limitations, and (2) for approval of a Conditional Use to allow Rollins College to use the former Fairbanks Bowling alley property at 1111 W. Fairbanks Avenue, as a practice lacrosse field for the college men's and women's teams. Mr. Briggs provided an overview of the background of this project, the requested rationale for the zoning code change and the conditional use request for the lacrosse practice field.

He explained that since the establishment of the Rollins College men's and women's lacrosse programs, the College has been looking for a practice facility convenient to the College. The problem is that Sandspur Field is overbooked with men's/women's soccer and lacrosse plus intramural sports. Currently Sandspur Field is being converted to field turf from grass due to the overuse but still there are too many time demands on that field. As a result, Rollins College is proposing to use the former Fairbanks bowling alley property as a practice lacrosse and soccer field. He discussed parking and the concerns of the Parks and Recreation staff that some additional parking be provided.

Mr. Briggs then discussed that the concerns of the planning staff involve the elements of the plans involving the field night lighting and safety netting. The proposed field light poles will be 55 feet tall and the image of those four 55 foot tall light poles is a concern. Added to those structures are the 50 additional poles, that are 45 feet tall spaced around the entire field to support 40 foot tall netting. The netting is necessary to contain the lacrosse balls, soccer balls, etc. from going out onto the streets causing accidents. While the netting can be made less visible when viewed straight on, it will always be visible when viewed at an angle. The concern is how 55 foot tall light poles and 50 other poles that are 45 feet tall with netting surrounding the site are going to be complementary to the streetscape image of Fairbanks Avenue. What no one wants is for the site to look like the backside of a driving range on all four sides.

In recognition of this situation, Rollins College has agreed to utilize a more transparent netting material (than depicted in the attached drawing). Rollins also recognizes that the visual "success" of the netting along Holt Avenue for Sandspur Field is largely because of the oak trees that screen the view along Holt. Thus, there is a need to increase the setback for the field along the Fairbanks and Harper frontages in order to provide sufficient space for oak tree canopy to grow. The changes are not dramatic. Reducing the field dimensions by 10 feet east/west and 7 feet north/south provides enough space for an oak tree canopy screen to be installed and mature. Staff is requesting a landscape plan condition for implementation, which Rollins College is in agreement.

The City understands that the plan is to drop the netting when the field is not in use. However, that schedule and method of implementation as well as for the timer on the field lighting are operational details that need to be formalized.

Staff recommended approval of the request with the following conditions:

1. That the field dimensions, perimeter fencing and netting be relocated 10 feet further from Harper Street and 7 feet further from Fairbanks Avenue in order to provide sufficient space for the planting and canopy of new oak trees to be added to screen the support poles and 40 foot tall safety netting.
2. That an operation plan be undertaken with the City to establish the timing of night use and time for field lighting to turn off and that the plan establish the timing and method for dropping the netting.

3. That a landscape plan be approved by the City incorporating a hedge screen for the perimeter fencing; oak tree screen for the Fairbanks Avenue and Harper Street sides and palm tree plantings on the interior street sides.

Mr. Briggs responded to Board member questions and concerns.

Rebecca Wilson, Attorney, represented Rollins College. She stated that the applicant has no objections to the conditions proposed by staff. She presented additional background information concerning the history of this project. She explained that practices have been held off-site that which was not an ideal situation. She noted that approval of this request will bring them closer. She responded to Board member questions and concerns. Ms. Wilson also further explained that land was being set aside for a prospective use by FDOT to widen Fairbanks Avenue in this block which has been a priority project for the City for traffic safety.

Bill Sullivan, 1362 Richmond Road, and Lurline Fletcher, 811 English Court spoke in opposition to the request.

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

The P&Z Board was in general consensus that the proposed Ordinance change has sufficient protections and safeguards so the discussion centered on the specific conditional use request. Mr. Hahn expressed that this was not a use that he would have thought applicable along an arterial highway but he trusted that Rollins College would create a 'class facility' at this location. Mr. Slocum expressed that he thought it was the 'right use' at the 'wrong location'. He expressed that he could not support the visual of 50 foot tall poles and 45 foot tall netting encircling this site. Mr. Sacha said that with the tree buffer and with the netting down the majority of the time, the image would be an improvement over the existing conditions. Mr. Gottfried said that he did not think this was a facility that was appropriate along a four lane arterial highway.

Motion made by Mr. Sacha, seconded by Mr. Hahn to approve the ordinance amending Chapter 58 "Land Development Code" Article III, "Zoning" so as to add within section 58-76 commercial (C-3), a new conditional use provision for outdoor recreational facilities subject to certain limitations. Motion carried unanimously with a 5-1 vote. Mr. Slocum voted against the motion.

Motion made by Mr. Sacha, seconded by Mr. Hahn to approve the conditional use request for an outdoor lacrosse and soccer field on property located at 1111 West Fairbanks Avenue, zoned C-3 and providing for certain exceptions and for the approval of a development order pertaining to the project. In addition to the following conditions:

1. That the field dimensions, perimeter fencing and netting be relocated 10 feet further from Harper Street and 7 feet further from Fairbanks Avenue in order to provide sufficient space for the planting and canopy of new oak trees to be added to screen the support poles and 40 foot tall safety netting.
2. That an operation plan be undertaken with the City to establish the timing of night use and time for field lighting to turn off and that the plan establish the timing and method for dropping the netting.
3. That a landscape plan be approved by the City incorporating a hedge screen for the perimeter fencing; oak tree screen for the Fairbanks Avenue and Harper Street sides and palm tree plantings on the interior street sides.

Motion carried unanimously with a 4-2 vote. Messrs. Gottfried and Slocum voted against the motion.

REQUEST OF HENDERSON INVESTMENTS FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 500 N. PHELPS AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS

Planning Manager Jeffrey Briggs presented the staff report and explained that Henderson Investments is requesting subdivision or lot split approval to divide the property at 500 N. Phelps Avenue into two single family lots currently zoned R-1A. He noted that the property now holds one single family home, which is to be demolished. Mr. Briggs reviewed the Zoning and Comprehensive Plan tests for conformance to the neighborhood character. He reviewed the pertinent codes as relates to subdivision requests. Mr. Briggs stated that the applicant has provided a generalized front elevation for the types of home that their company builds. They have not developed site plans or more formalized plans at this time. They will comply with the normal single family development standards, setbacks, etc. Since the request conforms to the zoning requirements and comprehensive plan lot standards, the staff has not requested further plans. He summarized by stating that the application meets all of the requirements of the Zoning and Subdivision Codes and the Comprehensive Plan. Staff recommended approval of the request. He responded to Board member questions and concerns.

Rick Henderson, the applicant, 1004 Versailles, Maitland, stated he was in agreement with the staff report. He was available to respond to Board member questions and concerns.

No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

The P&Z Board members acknowledged that the request met all the, zoning code, subdivision and comprehensive plan criteria and no one was present in opposition.

Motion made by Mr. Sacha, seconded by Mr. Slocum to approve the subdivision request to divide the property at 500 North Phelps Avenue into two single-family building lots.

Motion carried unanimously with a 6-0 vote.

NEW BUSINESS:

Date of Next Regular Meeting: Tuesday, August 4, 2015 at 6:00 p.m.

Date of Next Work Session Meeting: July 28, 2015 at 12:00 noon

There was no further business. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary