



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

**Regular Meeting
City Hall, Commission Chambers**

**November 3, 2015
6:00 p.m.**

MINUTES

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

Approval of minutes – October 3, 2015

No meeting minutes were approved at tonight's meeting.

PUBLIC HEARINGS

REQUEST OF THE WINTER PARK HEALTH FOUNDATION FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" SO AS TO ADD A NEW COMPREHENSIVE PLAN POLICY TO THE TEXT OF THE FUTURE LAND USE ELEMENT WITHIN THE WINTER PARK HOSPITAL STUDY AREA "C" SO AS TO ALLOW FOR A BUILDING FLOOR AREA RATIO OF UP TO NINETY-EIGHT (98%) PERCENT, CONDITIONED UPON USE FOR HEALTH AND WELLNESS RELATED USES, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

REQUEST OF THE WINTER PARK HEALTH FOUNDATION FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO CHANGE WITHIN SECTION 58-72 OFFICE (O-1) DISTRICT, SUBSECTION (F) DEVELOPMENT STANDARDS SO AS TO ALLOW FOR A BUILDING FLOOR AREA RATIO OF UP TO NINETY-EIGHT (98%) PERCENT, CONDITIONED UPON USE FOR HEALTH AND WELLNESS RELATED USES, MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

REQUEST OF THE WINTER PARK HEALTH FOUNDATION TO: AMEND THE OFFICIAL ZONING MAP SO AS TO CHANGE OFFICE (O-2) DISTRICT ZONING TO OFFICE (O-1) DISTRICT ZONING ON A PORTION OF THE PROPERTY AT 2010 MIZELL AVENUE AND THE PROPERTIES AT 1992 MIZELL AVENUE, 101 S. EDINBURGH DRIVE AND 140 S. EDINBURGH DRIVE.

REQUEST OF THE WINTER PARK HEALTH FOUNDATION FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE WELLNESS CENTER PROPERTY AT 2005 MIZELL AVENUE AND THE ADJACENT STREETS WITH A NEW TWO-STORY, APPROXIMATELY 78,000 SQUARE FOOT "PROJECT WELLNESS" FACILITY CONSISTING OF A NEW 44,000 SQUARE FOOT WELLNESS CENTER AND 34,000 SQUARE FEET OF MEDICAL/PUBLIC SPACE AND A COMPANION PARKING GARAGE WITH 265 SPACES, ON PROPERTY ZONED O-1, AND PROVIDING FOR CERTAIN EXCEPTIONS AND FOR THE APPROVAL OF A DEVELOPERS AGREEMENT PERTAINING TO THE PROJECT.

Planning Manager Jeffrey Briggs presented the staff report and explained that the applicant, the Winter Park Health Foundation is requesting approval of:

1. A Comprehensive Plan text amendment to the Study Area "C" wherein their project is located to enable their property at 2005 Mizell Avenue to be redeveloped with a floor area ratio or total building size of 98%.
2. A companion Zoning Code text amendment to enact the same floor area ratio of 98% for their property at 2005 Mizell Avenue.
3. Preliminary Conditional Use for the "Project Wellness" facility encompassing the 82,263 square feet of wellness center, medical space and common public use area along with a companion 265 space parking garage.

He explained that the properties that are involved in this request are the current Wellness Center property at 2005 Mizell Avenue, a portion of the property at 2010 Mizell Avenue and the properties at 1992 Mizell Avenue, 101 S. Edinburgh Drive and 140 S. Edinburgh Drive. All of these properties will be consolidated into the 2005 Mizell Avenue - Wellness Center property encompassing a new 4.213 acre site for redevelopment. Mr. Briggs reviewed zoning and future land use policies, changes to the road network, floor area ratio requirements, and the details of the preliminary conditional use request.

He said that the application package includes a traffic impact analysis which has been reviewed by the City's traffic engineering consultant. In addition, the application materials submitted were very complete so there will only be a few items to review as part of the "final" CU such as site lighting including lighting for the parking garage, the specific storm water design and signage. All of the other site and design details are part of this "preliminary" Conditional Use package. The parking provided within the Parking garage meets the City's code requirements for those uses specified in the request. It appears that the architecture of the parking garage conforms to the City's parking garage design guidelines and the City will have some further design information at the "final" stage.

The City Commission will also need to either approve Ordinances to vacate the streets and accept dedications for the replacement streets or the applicant will do a re-plat of the area involved which then accomplishes the vacating and dedications. This approval shall also constitute any subdivision plat approval required by the P&Z Board as necessary for that implementation method via re-plat.

He summarized by stating that the public benefit to this request is that the citizens will have a new, improved and enlarged Wellness Center and ancillary health and wellness facilities. The actual "building" size fits within the Comp. Plan FLU and Zoning Code provision for 45% FAR. Thus the Comp. Plan and Zoning Code amendments are to facilitate the parking within a structure which then provides more beneficial open space and landscape areas within the site. The Conditional Use submittal for the project includes all the required submissions for preliminary conditional use. Staff Recommendation is for Approval of the Comprehensive Plan Amendment; O-1 Zoning Code amendment for added floor area ratio and Zoning for the entire site as Office (O-1). Staff recommended approval of the Preliminary Conditional Use with the following conditions:

1. That the storm water discharge from the project shall not into the streets but via a storm-water pipe conveyance system.
2. That the final CU use submission shall provide screening detail for the trash collection if it is not located within the parking garage.
3. That enhanced pedestrian circulation is considered for the final CU with respect to wider sidewalks and pedestrian street crossings.
4. That landscape screening or other screening is considered, as appropriate, for the rears of the Benmore Drive properties that will now "front" on the new roadway.
5. The electric transformer/switch gear and all backflow preventers shall be located where not visible from a public street to the degree possible and shall also be landscaped so as to be effectively screened from view.
6. That the Health Foundation, YMCA and the City work in partnership to develop plans for alternative recreation facilities for the 18 month construction period in order to serve the 3,000 members of the Wellness Center.

Patty Maddox, President and CEO of the Winter Park Health Foundation, represented the applicant. She introduced the members of the redevelopment team. She gave a Power Point presentation that provided background information on the Health Foundation and detailed their redevelopment plans. Turon Duda, Architect, provided the Board members with detailed overview of the architectural plans. He stated that they are making every effort to fit in with the existing neighborhood with regard to the following: architecture, consolidating the streets, undergrounding utilities, enhancing tree plantings and landscaping, increasing open space on the site, providing better connectivity to city parks, improving drainage, parking, increasing sidewalks and making it more pedestrian friendly.

Attorney Rebecca Wilson, 215 North Eola Drive, thanked staff for the favorable recommendation. She discussed in detail the comprehensive plan and rezoning requests. The members of the redevelopment team responded to Board member questions and concerns.

Ann Highby, 190 Ward Drive, expressed concern with piece milling of the hospital property, increased traffic and road congestion that this proposed redevelopment could bring. She stated that she would like to see the property master planned prior to all approvals being granted.

David Williams, 209 Tyree Lane, spoke concerning parking. He expressed concern with Manor Care staff parking on residential streets. He said that he feels that the parking issue for this facility should be addressed in conjunction with the parking of this project. He also spoke to traffic flow on Perth Lane.

Dr. Joseph Portegues, 306 Turkey Run, spoke in favor of the project. He said that he feels that it will help in keeping the aging population active and healthy.

David Dotherow, 1500 Gay Road, Chairman of the Peggy and Phillip Crosby Wellness Center Board, spoke concerning the current needs of the Wellness Center. He stated that the current building is aging and is in need of repairs and upgrades to the exercise areas, locker rooms, security and safety, lighting, drainage, parking, enhanced pedestrian connectivity, and a special designed pool for aquatic exercises.

Robert Rich, 502 Brechin Drive, also a Board member, spoke in support of the project specifically to the enhancing of Ward Park and as well as address parking issues.

Sandy Hostetter, 2325 Chantilly Avenue, supported the project. She stated that she feels that this is a great legacy project for the City as a whole.

Mrs. Wilson added the city hired a traffic consultant to conduct a peer review of the applicant's traffic study, and that they will continue to work on the issues that need to be addressed (i.e., the Mizell and Lakemont avenues intersection and the entrance of the garage) and will bring back a resolution at the final conditional use review.

Keith Piazza, spoke in support of the project. He spoke concerning the culture of the facility and the need that the Foundation fulfills in the City.

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

The Chairman opened up the discussion to the Board. Mr. Sacha thanked the Health Foundation for bringing the request forward. He stated that he supports the request and agrees with the comments heard at tonight's meeting. Mr. R. Johnston supported the project and reiterated his concerns with regard to the improvement of Ward Park and enhanced connectivity into the redesigned project. Mr. Weldon supported the project. He agreed with the comments made by Mr. R. Johnston. He encouraged fellow board members to make a recommendation to the City Commission for the City to make an investment in this project to enhance pedestrian connectivity to the project. Mr. Gottfried echoed the same concerns. He added that he feels that more effort needs to be put into pedestrian connectivity to the surrounding community activities, enhancing the park, and studying the water table at the park and the current tree situation at the park. In addition he said that he feels that there should be a 4-way stop at the exit of the existing parking garage. Mr. Hahn supported the

project. He stated he feels this project is in line with the City's Visioning project. Mr. J. Johnston supported the project. He agreed with Mr. Gottfried. He encouraged staff to take the Board's concerns forward to City Commission.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve an ordinance amending chapter 58 "Land Development Code" Article I, "comprehensive plan" so as to add a new comprehensive plan policy to the text of the future land use element within the winter park hospital study area "c" so as to allow for a building floor area ratio of up to ninety-eight (98%) percent, conditioned upon use for health and wellness related uses. Motion carried unanimously with 7-0 vote.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve an ordinance amending chapter 58 "Land Development Code" Article III, "Zoning" so as to change within section 58-72 Office (O-1) district, Subsection (F) development standards so as to allow for a building floor area ratio of up to ninety-eight (98%) percent, conditioned upon use for health and wellness related uses, more particularly described herein, providing for conflicts, severability and an effective date. Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to APPROVE an Ordinance to amend the official Zoning Map so as to change Office (O-2) district zoning to Office (O-1) district zoning on a portion of the property at 2010 Mizell Avenue and the properties at 1992 Mizell Avenue, 101 S. Edinburgh Drive and 140 S. Edinburgh Drive. Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Weldon, seconded by Mr. Gottfried to approve the preliminary conditional use request to redevelop the wellness center property at 2005 Mizell Avenue and the adjacent streets with a new two-story, approximately 78,000 square foot "project wellness" facility consisting of a new 44,000 square foot wellness center and 34,000 square feet of medical/public space and a companion parking garage with 265 spaces. In addition to the following conditions recommended by staff:

- 1. That the storm water discharge from the project shall not into the streets but via a storm-water pipe conveyance system.**
- 2. That the final CU use submission shall provide screening detail for the trash collection if it is not located within the parking garage.**
- 3. That enhanced pedestrian circulation is considered for the final CU with respect to wider sidewalks and pedestrian street crossings.**
- 4. That landscape screening or other screening is considered, as appropriate, for the rears of the Benmore Drive properties that will now "front" on the new roadway.**
- 5. The electric transformer/switch gear and all backflow preventers shall be located where not visible from a public street to the degree possible and shall also be landscaped so as to be effectively screened from view.**
- 6. That the Health Foundation, YMCA and the City work in partnership to develop plans for alternative recreation facilities for the 18 month construction period in order to serve the 3,000 members of the Wellness Center.**

Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Weldon, seconded by Mr. Gottfried to recommend to the City Commission that they consider making a City investment along with the development commitments made by both the Winter Park Hospital and Winter Park Health Foundation in an effort to enhance the pedestrian connectivity between Ward Park, the Winter Park Hospital campus, and Winter Park Health Foundation campus. Motion carried unanimously with a 7-0 vote.

REQUEST OF DREW HILL FOR: CONDITIONAL USE APPROVAL TO REDEVELOP SPANISH OAKS AND GOLFVIEW APARTMENTS PROPERTIES AT 633 AND 651 NORTH

PARK AVENUE, ZONED R-3, INTO TEN (10) NEW RESIDENTIAL UNITS, OF THREE STORIES IN HEIGHT WITH A TOTAL PROJECT SIZE OF 44,200 SQUARE FEET, PROVIDING FOR CERTAIN SETBACK EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT.

Mr. Randall Slocum announced that he is the Architect for this project and will not be voting on this issue. (Form 8B, Memorandum of Voting Conflict was completed and is included as a part of these minutes.)

Planning Manager Jeffrey Briggs presented the staff report. He explained that the applicant, Mr. Drew Hill, is the contract purchaser of the Spanish Oaks and Golfview Apartment properties at 633 & 655 N. Park Avenue, which are on the southwest corner of Park and Whipple Avenues. He stated that this request is for Conditional Use approval of a project that exceeds the building size requirements of 10,000 square feet to redevelop those properties with ten (10) new three-story townhouses with a cumulative project size of up to 44,200 square feet, on properties zoned R-3. Mr. Briggs reviewed the site and zoning parameters, requested Comprehensive Plan/Zoning Code Exceptions, details of the proposed project, tree preservation, and storm water retention. He summarized by stating that the request appears to meet all the Comprehensive Plan and Zoning Code requirements except for the four exceptions described above. The first three are very minor exceptions the chimneys, handicapped space and building lot coverage. The third floor setback/roof slope exception is mitigated by the surrounding properties, the proximity to the CBD line and the intent to partially comply with their third floor design. The project has an attractive architectural appearance with garages/cars totally screened from view.

Staff recommended is for approval of both the Preliminary and Final Conditional Use approvals with the following conditions:

1. That zoning exceptions are granted for the four items described above.
2. That the electric transformer/switch gear and all backflow preventers shall be located where least visible from a public street and shall also be landscaped so as to be effectively screened from view.
3. That a low wall or landscape screen be used to buffer the handicapped parking space.
4. That a common area be provided (not in the right-of-way) for the placement of the 10 trash carts.
5. That in addition to the compensation required for the additional tree to be removed that the previous commitments from the tree removal permit be satisfied via payment or compensating replanting or combination.

Rebecca Wilson, Attorney, 215 North Eola Avenue, represented the applicant. She provided an overview of the proposed project. She explained that the project is proposed to be three stories with the second floor setback with no curb cuts from Park Avenue which will enhance the pedestrian experience and will be complimentary with the surrounding neighborhood. She noted that seven units will face Park Avenue and three will be located on the rear. She noted that they are below the code FAR and impervious ratios. She responded to Board member questions and concerns.

Matthew Audier, First Church of Christ Scientist, 650 North New York Avenue, stated that they own property adjacent to the project. He expressed concern with project setbacks and wanted to know how they will affect their property in the future if they choose to redevelop. Mrs. Wilson responded to his concerns and provided him with detailed renderings of the proposed project that satisfied his concerns.

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

The consensus of the Planning Board was that the project was in conformance with Code in most respects and the exceptions were minor in nature. The third floor setback was justified given the context of the surrounding properties.

Motion made by Mr. Weldon, seconded by Mr. Sacha, to approve both the Preliminary and Final Conditional Use approvals with the following conditions:

1. That zoning exceptions are granted for the four items described above.

2. That the electric transformer/switch gear and all backflow preventers shall be located where least visible from a public street and shall also be landscaped so as to be effectively screened from view.
3. That a low wall or landscape screen be used to buffer the handicapped parking space.
4. That a common area be provided (not in the right-of-way) for the placement of the 10 trash carts.
5. That in addition to the compensation required for the additional tree to be removed that the previous commitments from the tree removal permit be satisfied via payment or compensating replanting or combination.

Motion carried unanimously with a 7-0 vote. Randall Slocum abstained from voting on this item.

REQUEST OF BENJAMIN PARTNERS, LTD. TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM COMMERCIAL AND LOW DENSITY RESIDENTIAL AT 1531 LEE ROAD AND 1325 LEWIS DRIVE TO PLANNED DEVELOPMENT IN CONJUNCTION WITH THE RAVAUDAGE PLANNED DEVELOPMENT..

REQUEST OF BENJAMIN PARTNERS, LTD. TO: AMEND THE OFFICIAL ZONING MAP SO TO CHANGE THE ZONING OF COMMERCIAL (C-3) AND LOW DENSITY RESIDENTIAL (R-2) TO PLANNED DEVELOPMENT (PD-2) DISTRICT ZONING ON THE PROPERTIES AT 1531 LEE ROAD AND 1323 LEWIS DRIVE IN CONJUNCTION WITH THE RAVAUDAGE PLANNED DEVELOPMENT.

Planning Manager Jeffrey Briggs presented the staff report. He stated that the applicant, Benjamin Partners Ltd., has two requests for the properties located at 1531 Lee Road and 1325 Lewis Drive:

1. To amend the Comprehensive Plan Future Land Use (FLU) Map so as to change the FLU designations of Commercial and Low-Density Residential at these properties, respectively, to a Planned Development (PD) FLU, in conjunction with the Ravaudage PD.
2. To amend the Zoning Map so as to change the zoning designations of Commercial (C-3) and Low-Density Residential (R-2) at these properties, respectively, to a Planned Development (PD-2) zoning, in conjunction with the Ravaudage PD.

Mr. Briggs provided a map that depicted the property locations within the Ravaudage PD. He explained that all of the surrounding properties within Ravaudage owned by Benjamin Partners have Planned Development FLU designations and Planned Development (PD) zoning based on the Orange County Board of County Commission (BCC) approvals of May 24, 2011. When properties are added to the Ravaudage PD they can be granted the City's PD designations. On November 9, 2015, it is anticipated that the City Commission will approve a request of the Ravaudage PD to add a development note to the Ravaudage PD Development Order which states "Additional properties shall add to the entitlements of the Ravaudage PD based on 14.76 dwelling units per acre and a 100% FAR based on the land area added". Therefore, in the future, when properties are added to the PD (i.e. 1531 Lee Road and 1323 Lewis Drive), the added entitlements come automatically and the properties would be required to follow these Development Codes. These properties total 21,389-square feet (0.49 acres), this would then add 7.23 units per acre in new entitlements. Staff recommended approval of the request. Mr. Briggs responded to Board member questions and concerns.

The applicant was present, but did not wish to address the Board. No one wished to speak concerning this item. Public Hearing closed.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to amend the "Comprehensive Plan" Future Land Use Map so as to change the future land use designations of Commercial and Low Density Residential at 1531 Lee Road and 1325 Lewis Drive to planned development in conjunction with the Ravaudage PD. Motion carried unanimously with a 7-0 vote.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to amend the Official Zoning Map so as to change the zoning of commercial (C-3) and Low Density Residential (R-2) to planned development

(PD-2) district zoning on the properties at 1531 Lee Road and 1323 Lewis Drive in conjunction with the Ravaudage PD. Motion carried unanimously with a 7-0 vote.

REQUEST OF REFLECTIONS DERMATOLOGY FOR: AN EXCEPTION TO THE MORSE BOULEVARD FACADE DESIGN GUIDELINES FOR 440 WEST MORSE BOULEVARD.

Planning Manager gave the staff report. He explained that the applicants are seeking an exception to the Morse Boulevard Façade Design Guidelines for the subject property. Mr. Briggs explained that the applicants are the new owners of the building and plan to establish a dermatology practice. Mr. Briggs provided an overview of the requirements for the guidelines. He said that the guidelines do not allow staff to administratively approve the request. Staff supported granting the waiver. Mr. Briggs responded to Board member questions and concerns.

Wes Featherston, 1800 North Orange Avenue, represented the applicants. He stated that the subject property is the last remaining 50-foot, O-1 zoned lot on Morse Boulevard. He discussed the dynamics of the subject property and the hardship that exists. He agreed with the staff report as presented by Mr. Briggs. He responded to questions of board members.

Dan Bellows, 425 West New England Avenue, represented three different properties along the Morse Boulevard corridor and spoke in opposition to the request. He explained that in constructing previous projects, he has been required to adhere to the Design Guidelines and detailed his concerns regarding the applicant being granted a waiver.

Dimitry Palceski, the applicant, 1002 Temple Grove, spoke concerning the request. He stated that he understands the concerns raised by Mr. Bellows, but purchasing adjacent properties for parking was not an option for them and given the existing conditions of the building a renovation was not feasible. He provided the board members with details of the new building specifically parking and aesthetics. He responded to Board member questions and concerns.

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

The board members discussed the request. Mr. Weldon acknowledged the comments made by Mr. Bellows and stated that he understands his concerns; however, given the nature of the subject property he did not see an issue in granting the waiver. Mr. Slocum did not support the request given that this is a new design on a lot with an established parameter setback. He said that he feels that there is a way to construct a building in accordance with the Design Guidelines and agreed with the comments made by Mr. Bellows. Mr. Hahn agreed with Mr. Weldon. He did not feel that granting this request would compromise pedestrian friendliness and given that the applicant is a dermatologist, the building and landscaping would be aesthetically pleasing.

Motion made by Mr. Weldon, seconded by Mr. Hahn to grant Reflections Dermatology an exception to the Morse Boulevard façade design guidelines for property located at 440 West Morse Boulevard. Motion carried with 4-3 vote. A voice vote was taken and clarified by roll call. The Board members voted as follows: Yes votes: Peter Weldon, Bob Hahn, James Johnston, Shelia De Ciccio, and Peter Gottfried. No votes: Randall Slocum, Ross Johnston and Tom Sacha)

NEW BUSINESS:

There were no items of new business.

Date of Next Regular Meeting: December 1, 2015
Date of Next Work Session: January 26, 2016

There was no further business. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary