



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

**Regular Meeting
City Hall, Commission Chambers**

**February 2, 2016
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, Robert Hahn, Ross Johnston, and Peter Weldon. Deputy City Attorney: Dan Langley. Staff: Planning Manager Jeff Briggs, Planner I Allison McGillis and Recording Secretary Lisa Smith.

Approval of minutes – January 5, 2016 Regular Meeting minutes

Motion made by Tom Sacha, seconded by Randall Slocum to approve the meeting minutes from the January 5th Regular Meeting. Motion carried unanimously.

PUBLIC HEARINGS:

REQUEST OF UP FIELDGATE US INVESTMENTS LLC FOR: AN ORDINANCE AMENDING THE "COMPREHENSIVE PLAN" SO AS TO CHANGE ON THE MAXIMUM HEIGHT MAP, THE DESIGNATION OF A PROPERTY FROM A MAXIMUM OF THREE STORIES TO A MAXIMUM OF FOUR STORIES.

REQUEST OF UP FIELDGATE US INVESTMENTS LLC FOR: AN ORDINANCE AMENDING THE "ZONING CODE" SO AS TO CHANGE ON THE MAXIMUM HEIGHT MAP, THE DESIGNATION OF A PROPERTY FROM A MAXIMUM OF THREE STORIES TO A MAXIMUM OF FOUR STORIES.

REQUEST OF UP FIELDGATE US INVESTMENTS LLC TO: AMEND THE CONDITIONAL USE APPROVAL GRANTED FOR THE WHOLE FOODS/CORPORATE SQUARE PROPERTIES AT 1000/1030/1040 N. ORLANDO AVENUE AND 1160 GALLOWAY DRIVE IN ORDER TO ADD NEW PROPERTIES AT 900/950 N. ORLANDO AVENUE AND FOR APPROVAL TO CONSTRUCT 198,000 SQUARE FEET OF OFFICE, RETAIL, RESTAURANT AND HOTEL SPACE INCLUDING A FIVE LEVEL PARKING GARAGE OF 364 SPACES ON PROPERTIES ZONED C-3.

REQUEST OF UP FIELDGATE US INVESTMENTS LLC FOR: AN ORDINANCE OF THE CITY OF WINTER PARK VACATING AND ABANDONING THE NORTHERN PORTION OF GALLOWAY DRIVE AS A PUBLIC STREET.

These requests were tabled at the request of the applicant.

REQUEST OF MIKE OLIVER FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 1541 WESTCHESTER AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS.

This request is tabled at the request of the applicant.

REQUEST OF WINTER PARK TOWN CENTER LTD FOR: CONDITIONAL USE APPROVAL TO DEMOLISH AND REBUILD APPROXIMATELY 25,000 SQUARE FEET OF RETAIL

BUILDING AREA WITHIN THE WINTER PARK VILLAGE SHOPPING CENTER AT 402 AND 490 N. ORLANDO AVENUE, ZONED C-1.

Planning Manager Jeffrey Briggs presented the staff report and explained that this public hearing involves a Conditional Use request by Winter Park Town Center, LTD to demolish the existing Chamberlin's Food Market and south adjacent small office building in the Winter Park Village (402/490 North Orlando Avenue), and construct a new 25,135-square foot REI retail building with a 1,200-square foot mezzanine. He explained that this request is a Conditional Use because it was a new building over 10,000-square feet. He provided an overview of the project and reviewed the parking requirements, building heights, landscaping, aesthetics, and traffic generation. The materials submitted include the prospective signage which conforms to the City's Code. Mr. Briggs summarized by stating that staff feels that this will be an attractive redevelopment for a very visible corner of Orlando and Canton Avenues. The square footage of the new REI store is virtually the same as the Chamberlin's that is being demolished; there is no impact on parking and some small decrease in projected traffic generation. Staff recommendation is for approval of both the Preliminary and Final Conditional Use approvals with the following conditions:

1. That the Public Works Department must approve the storm water so that the water quality requirements continue to be met.
2. That if any new electric transformers/switch gear or backflow preventers are required that they be located where not visible from a public street and shall also be landscaped so as to be effectively screened from view.
3. That the landscaping for the project complies with the City's code and be compatible with the existing Winter Park Village landscaping.
4. That the Canton Avenue landscape island be increased in size and plantings by eliminating the three parking spaces to increase the landscape area.

Attorney Rebecca Wilson, 215 North Eola Avenue, represented the applicant, Winter Park Town Center Limited. She stated that they are excited to bring this project to the city and feel that it will be a great addition to the Winter Park Village, and that they are in agreement with the conditions listed in the staff report. She responded to Board member questions and concerns.

Jim Conroy, representing Casto Southeast, responded to Board member questions regarding the demolition and construction timeline. He explained that Chamberlin's lease ends in May 2016, and demolition of will begin soon thereafter. He said that it is anticipated that construction will be complete in January of 2017 and it is anticipated to open in the spring of 2017.

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

The Board members expressed support of the project and expressed that this would be a very welcome improvement to that prominent location.

Motion made by Mr. Sacha, seconded by Mr. Gottfried to APPROVE the request of Winter Park Town Center for Conditional Use approval to demolish and rebuild approximately 25,000 square feet of retail building area within the Winter Park Village shopping center at 402 and 490 N. Orlando avenue subject to the conditions recommended by staff and agreed to by the applicant:

1. That the Public Works Department must approve the storm water so that the water quality requirements continue to be met.
2. That if any new electric transformers/switch gear or backflow preventers are required that they be located where not visible from a public street and shall also be landscaped so as to be effectively screened from view.
3. That the landscaping for the project complies with the City's code and be compatible with the existing Winter Park Village landscaping.
4. That the Canton Avenue landscape island be increased in size and plantings by eliminating the three parking spaces to increase the landscape area.

Motion carried unanimously, by a 7-0 vote.

REQUEST OF Z PROPERTIES FOR: SUBDIVISION APPROVAL TO DIVIDE THE PROPERTY AT 360 BELOIT AVENUE, INTO TWO SINGLE FAMILY BUILDING LOTS.

Planning Manager Jeffrey Briggs presented the staff report and explained that Z Properties, Inc. (contract purchaser) is requesting subdivision or lot split approval to divide the property at 360 Beloit Avenue into two (2) single-family lots. The zoning of this property is R-1A. He reviewed the zoning and comprehensive plan test as relates to the City's review process of subdivisions or lot split requests and provided an overview of the applicant's development plans. He said that the applicant has provided generalized elevations and floor plans for the types of homes anticipated to be built on these lots, if approved.

From staff's prospective, this lot split request generally meets the Comprehensive Plan test and is not markedly different from the previous subdivision approved for the four lots at 1004 N. Pennsylvania that were 60 feet wide and 9,480 sq. ft. in size. Staff recommended approval of the request. Mr. Briggs responded to Board member questions and concerns.

Zane Williams, 271 North Pennsylvania Avenue, explained that various options were weighed for this site including the construction of one large single-family home. He said that consideration was given to the character of Beloit Avenue and the decision was made to construct two homes. He agreed with the staff report presented by Mr. Briggs.

Gary Hancock, Architect for the homes, spoke in support of the request.

John McDade, 450 Beloit Avenue, stated that he is the neighboring property owner but also the listing agent for the seller of the property. He spoke in support of the request and stated that he feels that two homes will be a nice fit for the neighborhood.

Dennis Casey, 443 Beloit Avenue, stated that he was not opposed to the lot split, but that he feels that the homes should face Beloit Avenue with garages in the rear keeping in character with the homes that already exist. He asked for plan changes to give the homes more of a "front door" look on Beloit Avenue.

Dick Gregor, 380 Waterfall Lane, spoke in opposition to the request. He did not feel that the homes are in keeping with the character in the neighborhood because the neighborhood affected is Waterfall Lane and not Beloit Avenue. He felt that it was not appropriate to use the Beloit patio homes to establish a lot size standard for this neighborhood on the south side of Beloit. He discussed his concerns with regard to the orientation of the homes and design.

Ira Kitograd, co-applicant, 731 Pansy Avenue, stated that he feels that they were sensitive to street views from Beloit and have made an effort to give appearance of 2 street frontages with the garages in the rear. No one else wished to speak concerning this issue. Public Hearing closed.

Chairman Johnston confirmed that the method of comparison is the same for this request as was done for the previous one at 1004 S. Pennsylvania. Mr. Weldon, Mr. Slocum and Mr. Hahn all expressed the importance of conformance to the plans presented for assurance to the neighbors as to design layout and for trying to increase the front door look on Beloit. Mr. Gottfried dis-agreed with the City's system for evaluation because the character on both sides of Beloit differed substantially. Staff confirmed that approvals could be conditioned to specific plans and substantial changes returned to P&Z for review, following notice.

Motion made by Peter Weldon, seconded by James Johnston to APPROVE the request to subdivide the property at 360 Beloit Avenue into two single-family building lots subject to conformance to the site plans and the elevations presented at the February 2, 2016 public hearing and with the request for emphasis on creating the appearances of front entrances on Beloit Avenue. All building permit materials are to be consistent with those presented at the February 2nd public hearing. If staff feels that

there are any substantial changes, the revisions will be brought back to the Planning and Zoning Board for public hearing review. Motion carried unanimously with a 7-0 vote.

REQUEST OF ALFREDAS SUMANAS TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM OFFICE TO A COMMERCIAL DESIGNATION ON THE PROPERTY AT 1240/1242 FAIRVIEW AVENUE.

REQUEST OF ALFREDAS SUMANAS TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (O-1) DISTRICT ZONING TO COMMERCIAL (C-3) DISTRICT ZONING ON THE PROPERTY AT 1240/1242 FAIRVIEW AVENUE.

Planning Manager Jeffrey Briggs presented the staff report and explained that this public hearing involves the request by the Alfredas Sumanas (property owner) to change the Comp. Plan future land use and zoning for 1240 Fairview Avenue from Office to Commercial. Mr. Sumanas is experiencing difficulty in leasing this property as office space and desires commercial zoning that would allow a wide range of potential tenants such as beauty salons. He noted that in the specific case of 1240 Fairview Avenue, this property sits in between office and commercial properties. This location provides the opportunity to be rezoned to commercial without impacting the general philosophy of maintaining office uses adjacent to residential areas. Mr. Briggs summarized by stating that the location of this property allows rezoning to commercial without violating the general desire and protections of having office zoning adjacent to residential areas. The staff is recommending establishment of C-3A zoning (versus C-3) since there are greater residential protections within that zoning district. Staff recommendation is for approval of the request for Commercial FLU and C-3 Zoning for 1240 Fairview Avenue. Mr. Briggs responded to Board member questions and concerns.

Alfredas Sumanas, the applicant, explained to the Board members the difficulty he has in securing tenants for his property due to the current comprehensive plan designation and zoning category. He has been contacted by persons that want to rent the space for a small hair salon but the zoning prohibits such.

Joe Linartas, neighboring property owner, addressed the Board in favor of the request. He agreed with the comments made by Mr. Sumanas.

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

The Planning Board members agreed that in this circumstance, this property could be rezoned and still retain the office buffer on the corner adjacent to the residential neighborhood.

Motion made by Tom Sacha, seconded by Peter Gottfried to approve the request amend the "Comprehensive Plan" Future Land Use Map to change from Office to a Commercial designation on the property at 1240/1242 Fairview Avenue. Motion carried unanimously by a 7-0 vote.

Motion made by Tom Sacha, seconded by Peter Gottfried to approve the request to amend the official zoning map to change from Office (O-1) district zoning to commercial (C-3) on the property located at 1240/1242 Fairview Avenue. Motion carried unanimously by a 7-0 vote.

NEW BUSINESS:

Planning Manager Jeff Briggs briefed the Board members concerning issues for two recent projects: the Kmart shopping center and continuing the discussion concerning the Fairbanks fast food. He suggested holding one additional work session in February to for those necessary discussions. The Board members were agreeable to that. Mr. Briggs noted that he would poll Board members via email regarding available dates and times.

Date of Next Regular Meeting: March 1, 2016 @ 6 p.m. and Work Session: February 23, 2016 @ 12:00 noon

There was no further business. Meeting adjourned at 7:15 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary