



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

**Regular Meeting  
City Hall, Commission Chambers**

**March 1, 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, Tom Sacha, Randall Slocum, Shelia De Ciccio, Ross Johnston, and Peter Weldon. Absent: Peter Gottfried and Robert Hahn. Staff: Planning Manager Jeff Briggs and Recording Secretary Lisa Smith.

**Approval of minutes – February 2, 2016 Regular Meeting minutes**

**Motion made by Tom Sacha, seconded by Randall Slocum to approve the meeting minutes from the February 2<sup>nd</sup> Regular Meeting. Motion carried unanimously.**

**PUBLIC HEARINGS:**

**REQUEST FOR LAKEFRONT APPROVAL FOR:** A NEW ONE-STORY, SINGLE-FAMILY HOME LOCATED AT 716 KIWI CIRCLE ON LAKE OSCEOLA.

Mr. Slocum stated that he has a conflict and will not participate in the discussion concerning this item or vote.

Planning Manager Jeffrey Briggs gave the staff report and explained that Vince Smith Construction, representing the owners, (Mr. and Mrs. LeFort) is requesting approval for a new one-story, single-family home located at 716 Kiwi Circle on Lake Osceola. This 38,965 square foot lot is currently vacant, with the exception of a boat house at the lakefront that is to remain and be renovated. The proposed one-story home will be total of 7,940 square feet in size, which on this large lot is a Floor Area Ratio (FAR) of 19.1% within the allotted base 33% FAR. This new home will have impervious lot coverage of 13,905 square feet or 35.7%, which is within the maximum 50%. The applicant has also had several discussions with the City's Building Department on their side setbacks, and building heights. He said that based on the irregular shape of this lot, the Building Department has approved their side setbacks/building heights. He reviewed the issues of tree preservation, views from the lake, views for the neighbors, and storm water retention. He summarized by stating that overall, the plans meet the intent of the lakefront review criteria. Staff does not see any significant concerns with the proposed home as presented. Staff recommended approval along with the provisions allowing added swimming pool and deck height above existing grade due to the site parameters.

The applicant and design team were present but just offered to answer any questions. No one wished to speak to this issue. Public Hearing closed.

**Motion made by Tom Sacha, seconded by Peter Weldon to approve the request for a new one-story single family home located at 716 Kiwi Circle (Lake Osceola). Motion carried with a 5-0 vote. Mr. Slocum abstained.**

**REQUEST OF ICON RESIDENTIAL FOR:** APPROVAL OF PLANS FOR LAKEFRONT DOCKS, GAZEBO, AND PRIVACY WALL AT THE PROPOSED TOWNHOMES LOCATED AT 1800 LEE ROAD, PER THE CONDITIONS RECOMMENDED BY THE PLANNING AND ZONING BOARD.

Planning Manager Jeffrey Briggs presented the staff report and explained that on July 13, 2015 the City Commission approved the Conditional Use request of Icon Residential for the redevelopment of the properties collectively referred to as the 1800 Lee Road property with 30, two-story townhouses. That Conditional use approval was subject to the same conditions as recommended by the Planning and Zoning Board on May 5<sup>th</sup>, as follows:

**Motion made by Mr. Weldon, seconded by Mr. Gottfried to grant Conditional Use approval to redevelop the 3.45 acres of properties collectively referred to as 1800 Lee Road, subject to the following conditions requested by staff:**

1. **The Icon Residential project entitlements comprise 30 residential two-story townhouses of approximately 82,000 total square feet which may be sold as fee simple units subject to the City's review and approval of the re-plat, covenants/restrictions and HOA documents by staff and city attorney.**
2. **The final number, location and design of the docks and gazebos shall be reviewed and approved by the Planning & Zoning Board but may not exceed accommodations for more than 10 boats/jet skis and the re-plat covenants/restrictions and HOA documents shall reflect this restriction.**
3. **The final design of the privacy wall along Lee Road shall be reviewed and approved by the Planning & Zoning Board.**

Currently, Icon Residential has submitted and is seeking approval of the plans for the lakefront docks/gazebo, and the project's privacy wall along Lee Road per conditions #2 & #3. He reviewed the details of the wall plans and dock/gazebo plans submitted by the applicants. Mr. Briggs explained that rather than three lakefront structures of 600 sf each, the staff had requested a reduction to two lakefront structures then of 900 sf approximately in size. He summarized by stating that other than the subdivision wall height exception provided which was approved by the City Commission, the design of the subdivision wall, docks and gazebo meet the Code requirements. Staff recommendation is for approval of these amenities subject to the applicant's commitment for a wall color in the "brown family". Mr. Briggs responded to Board member questions and concerns.

Reginald Wallace, Senior Development Manager, Icon Residential, was present to address Board member questions and concerns. He said that there are currently three boat docks on site which will be reduced to two. He brought with him a sample of the color and material for the wall. In response to Board member questions, he stated that there will be a total of 10 boat slips that will be owned by the HOA and will be available for lease by the townhouse owners. He said that the gazebo will be available for use to all residents.

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

**Motion made by Tom Sacha, seconded by Peter Weldon to approve the plans for the lakefront docks, gazebo, and privacy wall at the proposed townhomes located at 1800 Lee Road, per the conditions recommended by the planning and zoning board on 5/5/2015, and subject to the applicant's commitment for a wall color in the "brown family". Motion carried unanimously with a 6-0 vote.**

**REQUEST OF SVAP WINTER PARK, L.P. FOR:** APPROVAL OF CONDITIONS PER THE CITY COMMISSION TO REDEVELOP AND RENOVATE THE WINTER PARK CENTER (K-MART SHOPPING CENTER) AT 501 NORTH ORLANDO AVENUE.

Planning Manager Jeffrey Briggs presented the staff report and explained that this public hearing involves the request of SVAP Winter Park, L. P., the owners of the former K-Mart Shopping Center otherwise referred to as "Winter Park Center" for compliance with the conditions of approval granted by the City Commission on December 14, 2015. On December 1, 2015 this project was recommended for approval by the Planning and Zoning Board subject to the following conditions:

**Motion made by J. Johnston, seconded by Peter Weldon to approve the Conditional Use to redevelop the Winter Park Center (K-mart Shopping Center) at 501 N. Orlando Avenue, zoned C-1, subject to the following conditions:**

1. That the storm water system be upgraded for current technology in a form acceptable to the Public Works Department and that a maintenance agreement be executed for regular inspection and upkeep of the system.
2. That the final design of the Orlando Avenue ID sign, landscape plans and pedestrian connectivity plan be reviewed and approved by the P&Z Board.
3. That the final parking lot design further examines preservation of the two specimen oak trees lost to the parking lot reconfiguration.
4. That in recognition of the need for storm water retention retrofit, pedestrian access improvements and enhanced landscaping which will result in some added loss of parking, the P&Z Board recommended approval of parking variance up to 5% (53 spaces of 1064 total).

**Motion carried unanimously with a 7-0 vote.**

He reviewed the revised site, signage, landscape, pedestrian connectivity and storm water plans. Mr. Briggs summarized by stating that the applicants have followed the direction of the Planning Board from the December 1<sup>st</sup> meeting. The pedestrian circulation and accessibility has been greatly improved. The landscape program has also improved with added landscape island size and additional tree plantings. These two improvements have come at the cost of some parking, as was discussed at the December 1<sup>st</sup> meeting, so the applicant has had to utilize the 5% parking waiver in order to make these improvements. Storm water upgrades are to be made in the southern portion of the site where triggered by the city code. Lastly the design of the new signs has added some stone cladding and the sign face sizes remain consistent with what exists today. Staff recommended approval of the request subject to the following two conditions:

1. That the City install new sidewalk to complete the "missing link" of city sidewalk along Webster Avenue (behind Wawa).
2. Removal or reconfiguration at grade level of the "island" in roadway south of Michael's store.

Bob Ziegenfost, 708 East Colonial Drive, Orlando, Florida, represented the applicant. He stated they were in agreement with staff recommendations. He responded to Board member questions and concerns. No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

**Motion made by Tom Sacha, seconded by Randall Slocum to approve the request to redevelop and renovate the Winter Park Center (K-mart Shopping Center) at 501 North Orlando Avenue the conditions imposed at the December 14, 2015 public hearing in addition to the following two conditions:**

1. That the City install new sidewalk to complete the "missing link" of city sidewalk along Webster Avenue (behind Wawa).
2. Removal or reconfiguration at grade level of the "island" in roadway south of Michael's store.

**Motion carried unanimously with a 6-0 vote.**

### **NEW BUSINESS:**

Date of Next Regular Meeting: Tuesday, April 5, 2016 @ 6 p.m. and Work Session: March 29, 2016 @ 12:00 noon

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

Respectfully submitted,

Lisa M. Smith  
Recording Secretary