



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

**Regular Meeting
City Hall, Commission Chambers**

**July 5, 2016
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, Tom Sacha, Randall Slocum, Shelia De Ciccio, Absent: Peter Gottfried, Ross Johnston, Robert Hahn and Raymond Waugh. Also Present: City Attorney Dan Langley. Staff: Planning Manager Jeff Briggs, Planner Allison McGillis and Recording Secretary Lisa Smith.

Approval of minutes – June 7, 2016 Regular Meeting minutes

Motion made by Tom Sacha, seconded by Randall Slocum to approve the meeting minutes from the June 7, 2016, Regular Meeting. Motion carried unanimously.

PUBLIC HEARINGS:

REQUEST OF JASON AND LEESA FRIEDMAN FOR: APPROVAL TO BUILD A NEW TWO-STORY, SINGLE-FAMILY HOME LOCATED AT 2164 LAKE DRIVE ON LAKE KILLARNEY.

Planner Allison McGillis presented the staff report. She explained that property owners Jason and Leesa Friedman are requesting approval to construct a new two-story, single-family home located at 2164 Lake Drive on Lake Killarney, including additional pavers within the front yard to connect to the existing paver driveway. The subject property currently holds a two-story home that is to be demolished. There are no plans to demolish the existing swimming pool/deck, pool house or boat dock. The proposed two-story home will be 9,433 square feet in size yielding a floor area ratio (FAR) of 15.1%. Therefore, the proposed home is within the maximum allowed 33% FAR. The proposed home will have impervious lot coverage of 21,720 square feet, or 34.7%, which is within the maximum 50%. She reviewed the issues of tree preservation, view from the lake and views of the neighbors, and storm water retention. She summarized by stating that the plans meet the intent of the lakefront review criteria and staff had no significant concerns with the proposed home as presented. Staff recommended approval of the request.

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

Motion made by Tom Sacha, seconded by Randall Slocum to approve the request as recommended by staff. Motion carried unanimously with a 4-0 vote.

REQUEST OF OPPIDAN HOLDINGS LLC FOR: CONDITIONAL USE APPROVAL TO BUILD A ONE STORY, ORCHARD SUPPLY HARDWARE RETAIL STORE OF APPROXIMATELY 32,355 SQUARE FEET IN SIZE ON THE 2.4 ACRE PROPERTY ADJACENT TO ORLANDO AVENUE BETWEEN MILLER AND INDIANA AVENUES, ADDRESSED AS 1111 S. ORLANDO AVENUE AND 1240 MILLER AVENUE, ZONED C-3 AND O-2, PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT, IF REQUIRED.

Chairman Johnston announced that Planning Manager, Jeff Briggs has a conflict of interest in this manner, as a tenant of the property seller and thus would not be participating. Planner Allison McGillis presented the staff report and stated that Oppidan Holdings LLC is the contract purchaser of the 2.4 acre property adjacent to Orlando Avenue between Miller and Indiana avenues, addressed as 1111 S. Orlando Avenue and 1240 Miller Avenue, zoned C-3 and O-2. This request is for Conditional Use approval to redevelop this property with a new Orchard Supply Hardware store 32,355 square feet in size. She noted that the applicant is requesting both preliminary and final approval of the plan at this time. She explained that the City's conditional use process provides for major projects to combine the "Preliminary" and "Final" conditional use approvals if they provide all of the information required for both and that the applicants have satisfied that requirement. Orchard Supply is a boutique hardware store that is a subsidiary of Lowe's. This is a Conditional Use because the building size exceeds 10,000 square feet. She provided an overview of the project including site design, neighborhood context, FAR, building heights, parking, landscaping/tree preservation, storm water retention, traffic impact, and architecture. Ms. McGillis provided details on the parking variance requested and the staff's suggestion that the applicant rent off-site spaces for the first six months when traffic to the store would be the greatest. For the project signage, the staff is recommending that the applicant substitute a monument sign versus the proposed pylon sign, per the plan presented by the City.

She summarized by stating that the proposed project is being built in conformance with the Comprehensive Plan and C-3 zoning with the one primary exception of the variance for parking. The overall layout and design is consistent with the desires of the planning staff and has been done in a manner sensitive to its location adjacent to residential townhomes. There are some conditions suggested by staff that can help make this project more of a success through modifications to the landscape package and signage.

Staff recommended approval of the "preliminary" and "final" conditional use subject to:

1. That the project is approved with the building signage as presented and in consideration of the exception provided for wall signage, that the Orlando Avenue primary sign be limited to monument signage with non-interior illumination and dimensions as presented by staff in lieu of a pole/pylon sign.
2. That the project's landscape plan be supplemented by adding infill street oak trees in the street right-of-way parkway areas appropriately spaced along the Miller and Indiana street frontages and that the on-site oak trees be increased in size to 4 inch caliper.
3. That the loading and service area screen walls for the dumpsters and loading dock be of comparable decorative design materials to the main building.
4. That in consideration for the parking variance, the applicant shall endeavor to secure off-site leased parking for their employees, and said lease may be discontinued after six months of operation if conditions are such that ample customer parking is available.
5. The electric transformer/switch gear and all backflow preventers shall be located where not visible from a public street and shall also be landscaped so as to be effectively screened from view.

Rebecca Wilson, 214 North Eola Drive, Orlando, Florida, represented the applicant. She introduced members of the development team. She used a power point presentation to provide details of the Orchard Hardware Store company history, and details of the project, and review of the current zoning and dynamics of the property and surrounding neighborhood. Ms. Wilson also discussed the meeting that have been held with the neighbors of the adjacent townhouses at Harper Place.

Peter Sutch CPH Engineers, discussed separation from the existing residential, project architecture, site design, ingress/egress and site circulation for the property, service, parking, and landscaping. He said that two meetings were held with the Harper Place HOA and as a result of those meetings, the developer agreed to provide the following enhancements to the buffer: increase screen wall from 6' to 8'; increase dumpster and loading screen wall height from 6' to 8'; flare end of walls and provide landscaping to face townhomes; add more trees along the common property line landscape buffer by reducing the spacing of the live oaks; change understory from crape myrtle to palms for immediate and year round foliage; and pre-cast concrete wall with molded stacked stone design and decorative columns. He stated that they agree to the staff request to install a monument sign versus the proposed pylon sign. In addition, he said that the applicant also agreed to the following concessions with the Harper Place HOA: enhanced architecture; enhanced buffer; increased screen

wall heights; loading restrictions; limitation on idling of delivery trucks; remove fork lift beepers; payment for Harper Place speed bumps; limitation on employee on-street parking; and a trash pick-up time restriction.

Attorney Wilson completed the applicant's presentation. She stated that regarding the staff proposed conditions of approval, the applicant agrees to the following: staff conditions 1, 3 & 5; reduced site lighting heights to 16' max.; enhanced buffer as presented; no idling delivery trucks; no beeping on fork lifts; contribute \$3000 to Harper Place HOA for speed bumps and enhanced landscaping; no employee on-street parking adjacent to townhomes; trash pick-up after 7am. With regard to staff condition #2, the applicant proposes to plant more trees than staff is requiring. She requested that proposed condition be deleted.

The following neighbors spoke concerning the request: John Greacen, 1102 Schultz Avenue; Robert Mc Adam, 611 Genius Drive (represented his parents that live at 1251 Indiana Avenue); David Hochstadt, 1259 Indiana Avenue; Mike Sherman, 1241 Miller Avenue; Donna Colado, 327 Beloit Avenue; and Jim Sherris, 1278 Miller Avenue. The neighbors expressed concern with noise control and lighting; preserving the maximum number of trees, limiting delivery hours, employee parking (no employee parking in front of the residential units); location of loading and unloading zones; ingress/egress and management of the shopping carts. The neighbors expressed that they did not want to have the same issues as the neighbors of Trader Joe's grocery store when it opened.

Mrs. Wilson rebutted by stating that she does not feel that Orchards can be compared to Trader Joe's because it is a hardware store and not a grocery store. She said that the loading dock has been completely redesigned in an effort to alleviate noise disturbance. Delivery hours will be limited to between 9 a.m. – 5 p.m.

The Chairman closed the public hearing.

Chairman Johnston opened the Board discussion. He stated that he supports the application and is excited about the project, especially given the current conditions of the property. He agreed with the concessions offered by the applicant and what has been done to mitigate noise. The Board members present expressed their agreement with his comments. They expressed no opposition to the deletion of condition number 2 considering the applicant has committed to adding more trees at the 3-inch caliper.

Motion made by James Johnston, seconded by Tom Sacha to approve THE "PRELIMINARY" AND "FINAL" CONDITIONAL USE subject to:

1. That the project is approved with the building signage as presented and in consideration of the exception provided for wall signage, that the Orlando Avenue primary sign be limited to monument signage with non-interior illumination and dimensions as presented by staff in lieu of a pole/pylon sign.
- ~~2. That the project's landscape plan be supplemented by adding infill street oak trees in the street right-of-way parkway areas appropriately spaced along the Miller and Indiana street frontages and that the on-site oak trees be increased in size to 4 inch caliper.~~
3. That the loading and service area screen walls for the dumpsters and loading dock be of comparable decorative design materials to the main building.
- ~~4. That in consideration for the parking variance, the applicant shall endeavor to secure off-site leased parking for their employees, and said lease may be discontinued after six months of operation if conditions are such that ample customer parking is available.~~
5. The electric transformer/switch gear and all backflow preventers shall be located where not visible from a public street and shall also be landscaped so as to be effectively screened from view.

In addition to the following conditions offered by the applicant:

1. **Staff Conditions 1, 3 & 5**
2. **Reduced Site Lighting Heights to 16' Max.**
3. **Enhanced Landscape Buffer as Presented by the Applicant**
4. **No Idling Delivery Trucks and No Beeping on Fork Lifts and no Trash Pick-Up until after 7am**
5. **Contribute \$3000 to Harper Place HOA for Speed Bumps and Landscaping**

6. No Employee On-Street Parking Adjacent to Townhomes

Motion carried unanimously with 4-0 vote.

REQUEST OF WEKIVA CAPITAL PARTNERS, LLC FOR: CONDITIONAL USE APPROVAL TO BUILD A SEVEN UNIT CLUSTER HOUSING PROJECT OF TWO-STORY HOUSES OF APPROXIMATELY 1,500 SQUARE FEET, IN EACH HOUSE, AT 741 AND 751 MINNESOTA AVENUE, ON PROPERTY ZONED R-2, PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT, IF REQUIRED.

Planning Manager Jeffrey Briggs presented the staff report and explained that the public hearing involves a request by Wekiva Capital Partners, LLC, who have a contract to purchase 741 and 751 Minnesota Avenue. These properties are zoned R-2, and are located to the north of the Azalea Lane Recreation Center, and east of the railroad tracks that intersect Minnesota Avenue. This request is for Conditional Use approval to develop a cluster housing project that consists of seven, two-story units that measure 1,512 square feet each. He reviewed the project's site and zoning parameters, FAR and building heights, tree preservation and landscaping, storm water retention. He discussed both the planning staff and city architect analysis of the project. He summarized by stating that the project is located on the edge of a neighborhood, and on the edge of the transition to office and commercial developments. The project meets all the development standards of the R-2 zoning district, albeit with one small setback variance to the railroad tracks and will have an attractive architectural appearance that is compatible with the surrounding residential properties. Staff also indicated that it is preferable to have this development of individual single family homes versus an attached townhouse project. Staff recommended approval of the request subject to conditions.

Ryan Rinardo, Klima Weeks, 385 Douglas Avenue, represented the applicant. He agreed with the recommendations of staff. He responded to Board member questions and concerns and was agreeable to the suggestions offered by Board members, in particular by Mr. Slocum. These included minor changes to the sidewalks or walkways within the project including shifting the front sidewalk closer to the street at least five feet to improve the landscape area between the walk and the front porches and removing the walkway behind Units #3 & #4 as it is not necessary.

No one else wished to speak to this item. The Chairman closed the public hearing.

The P&Z Board members voiced support of the request and agreed that having individual single family homes was much preferable to an attached townhouse project. The members were also in support of the suggestions made by Mr. Slocum that were agreed to by the applicant.

Motion made by Tom Sacha, seconded James Johnston to approve the request subject to the site plan modifications concerning interior walkways, agreed to by the applicant, and the following conditions:

- 1. That any electric transformers or trash bins shall be located where not visible from a public street or adjacent properties, and shall also be landscaped so as to be effectively screened from view.**
- 2. That additional landscaping shall be placed along the railroad right-of-way and in-between the buildings.**
- 3. That the front entry shall have decorative pavers from behind the sidewalk until the front 30 foot front setback.**

REQUEST OF THE INTERLACHEN NORTH PARTNERS, LLC FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE PROPERTY AT 503 NORTH INTERLACHEN AVENUE WITH AN EIGHT UNIT, THREE STORY RESIDENTIAL PROJECT OF APPROXIMATELY

23,385 SQUARE FEET IN SIZE, ON PROPERTY ZONED R-3, PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT, IF REQUIRED.

This item has been continued to the August 2, 2016 meeting.

NEW BUSINESS:

Date of Next Regular Meeting: Tuesday, August 2, 2016 @ 6 p.m.

Mr. Briggs announced that the work session scheduled for Tuesday, July 26th will not be held.

There was no further business. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary