



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

**Regular Meeting
City Hall, Commission Chambers**

**April 4, 2017
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, Peter Gottfried, Tom Sacha, Randall Slocum, Shelia De Ciccio, Ross Johnston, Robert Hahn and Raymond Waugh. Also Present: City Attorney Dan Langley. Staff: Planning Manager Jeff Briggs, Senior Planner Allison McGillis and Recording Secretary Kim Breland.

Chairman Johnston reiterated the purpose of the Planning and Zoning Board and the format of the meeting.

APPROVAL OF MINUTES

Motion made by Tom Sacha, seconded by Peter Gottfried to approve the March 7, 2017 meeting minutes. Motion carried unanimously.

PUBLIC HEARINGS:

REQUEST OF DESHPANDE, INC FOR: SUBDIVISION APPROVAL TO DIVIDE THE PROPERTIES AT 839/841/851 WEST CANTON AVENUE INTO FOUR SINGLE FAMILY LOTS, ZONED (R-1A). VARIANCES ARE REQUESTED ON LOT DIMENSIONS FOR THE LOTS WITH LOT SIZES LESS THAN THE 8,500 SQUARE FEET REQUIRED AND FOR THE LOTS WITH FRONTAGES ON WEST CANTON AVENUE SMALLER THAN THE 75 FEET REQUIRED.

*Randall Slocum recused himself from the first item.

Planning Manager, Jeff Briggs reviewed the staff report. He discussed the details of the Zoning Test and which showed the combined properties of 851/841/839 West Canton which is 130 feet wide and measures 32,500 total square feet in size. Mr. Briggs also reviewed the two options presented by the applicant for splitting the location into four lots. The first alternative utilizes a common driveway down the center of the property with two homes that would front Canton Avenue at 55 ft. wide each with variance requested, the two back lots being 65 ft. wide. The second alternative presents two lots on the front with 53 ½ ft. wide, lots in the rear would be 2 60 ft. lots. The R-1A zoning requires a minimum of 75 feet of lot width, and a minimum of 8,500-square feet of land area. Therefore, the four lots do not meet the R-1A lot dimension standards for either frontage/lot width and three of the lots do not meet the lot size/land area standards, and lot dimension variances are requested. Mr. Briggs gave findings from the Comprehensive Plan Test for the surrounding neighborhood.

There are 75 homes within this neighborhood along Canton, Capen and Symonds Avenues, English Court, and Depugh Street with the same R-1A zoning (see attached map). The average lot width is 56 feet and the average lot area is 5,973 square feet. The median lot width is 52 feet and the median lot area is 5,227 square feet. Thus, these lots do compare favorably to the average and the median lot size and lot area.

Mr. Briggs also discussed Staff's evaluation of the David Weekly homes that were subdivided in 2014. The average lot width is 62 feet and the average lot area is 6,816 square feet. The median lot width is 62 feet and the median lot area is 7,070 square feet.

Staff recommendation was for denial, as the lot dimension variances are not necessary if the property is divided into three lots as was depicted on the sketch prepared by the staff. However, if the Board moves forward with approving the applicant's request, Staff would like a condition of architectural diversity added to the motion. Staff answered questions from City Attorney, Dan Langley and Ross Johnston regarding the access area and staff's alternative proposal.

Tara Tedrow, attorney Lowndes, Drosdick, Kantor & Reed represented the applicant. She reviewed the applicant's request and indicated that the applicant was now seeking approval of subdivision option two. She began her presentation with an aerial map that showed the area surrounding the property and how this project relates to other single and medium to high density residential projects which is consistent with the future land use of the area, single and high density residential. She discussed the technical requirements of the zoning test. She asked for approval because their request meets the Comprehensive Plan and Subdivision Code standards as being comparable to other lots in the immediate neighborhood. She also noted that not one of the single family properties in this immediate area meets the R-1A standard of 75 feet of lot width. She stated that the applicant was in agreement with the staff condition regarding architectural diversity amongst the new homes.

The Board received public comments from the following: Lurline Fletcher, 811 English Ct. and Forest Michael, 358 Comstock speaking in opposition.

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

Attorney Tedrow was allowed an opportunity to rebut and reiterated that the applicant qualifies for an approval based on the Comprehensive Plan and Subdivision Code standards as being comparable to other lots in the immediate neighborhood.

There was discussion amongst Board Members and consensus was that the proposed lot sizes were comparable to the lot sizes in the immediate area. There was agreement that the condition regarding architectural diversity was beneficial. After further discussion with the Applicant regarding the size of the homes and proposed architecture, the Board was in agreement that the proposal was compatible with this immediate neighborhood area.

Motion made by Tom Sacha, seconded by Bob Hahn to approve the subdivision request into four single-family building lots based on the new Option 2, as presented by the applicant and with the staff condition, agreed to by the applicant, that the proposed homes be of varying architecture.

Motion carried unanimously with a 7-0 vote.

REQUEST OF CHARLES CLAYTON CONSTRUCTION FOR: APPROVAL TO BUILD A NEW TWO-STORY, SINGLE-FAMILY HOME LOCATED AT 2072 VENETIAN WAY ON LAKE MAITLAND.

Senior Planner Allison McGillis presented the staff report. She explained that Charles Clayton Construction is requesting approval to construct a new two-story, single-family home located at 2072 Venetian Way on Lake Maitland. She confirmed that the proposed project does meet all of the requirements for setbacks, floor area ratios and mixed ratios, etc. and will not impede the lake views of the surrounding properties. She summarized by saying stating staff is supportive of the request because the plans meet the lakefront review criteria. Staff recommended approval of the request.

Chairman Johnston asked the Board if there were any questions for Staff. There were no questions.

Chairman Johnston asked if there was anyone in the audience who would like to speak on the issue. No one wished to speak. The Public Hearing was closed.

Motion made by Tom Sacha, seconded by Ross Johnston to approve the applicant to build a new two-story, single family home located at 2072 Venetian Way on Lake Maitland

Motion carried unanimously with a 7-0 vote.

REQUEST OF DAVID V. AULD FOR: APPROVAL TO CONSTRUCT A NEW TWO STORY ADDITION OVER THE EXISTING PORTE COCHERE AT THE SINGLE-FAMILY HOME LOCATED AT 247 VIRGINIA DRIVE ON LAKE VIRGINIA. VARIANCES ARE REQUESTED FOR THE WESTERN SIDE SETBACK.

Senior Planner Allison McGillis presented the staff report. She explained that David V. Auld (contract purchaser) is requesting approval to construct a new two-story addition over the existing porte cochere at the single-family home located at 247 Virginia Drive on Lake Virginia. Variances are requested for the western side setback. She presented draft views, provided by the applicant, which showed before and after versions of the addition over the existing porte cochere. She went on to say that a variance is required for this second story portion that is over 12 feet tall and located 17.5 feet from the property line. She confirmed that the proposed two-story addition will not significantly alter the lake views of the adjoining neighbors and the affected neighbor at 227 Virginia Drive has provided a letter of no objection to this request.

Ms. McGillis summarized by stating that Staff is in support of the variance required for the proposed two-story addition. The alternative locations for this addition would be more intrusive to the lakefront views, add more impervious coverage to the lot and potentially require tree removals. Staff recommended approval of the request.

Chairman Johnston asked the Board if there were any questions for Staff. There were no questions.

Chairman Johnston asked if there was anyone in the audience who would like to speak on the issue. No one wished to speak. The Public Hearing was closed.

Motion made by Tom Sacha, seconded by Peter Gottfired to approve construction of a new two story addition of the existing porte cochere at the single-family home located at 247 Virginia Drive on Lake Virginia with requested variances for the western side setback.

Motion carried unanimously with a 7-0 vote.

Respectfully submitted,

Kim Breland
Recording Secretary