



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

**Regular Meeting
City Hall, Commission Chambers**

**December 5, 2017
6:00 p.m.**

MINUTES

Chairman Ross Johnston called the meeting to order at 6:00 p.m. in the Commission Chambers of City Hall Present: Ross Johnston, Owen Beitsch and Raymond Waugh, Laura Walda, Laura Turner, Sheila De Ciccio and Bob Hahn. Absent: Adam Bert. Also Present: City Attorney Dan Langley. Staff: Planning Manager, Jeff Briggs and Senior Planner, Allison McGillis.

APPROVAL OF MINUTES:

Motion made by Laura Turner, seconded by Sheila De Ciccio to approve the November 7, 2017 meeting minutes. Motion carried unanimously 7-0.

PUBLIC HEARINGS:

REQUEST OF ANSAKA LLC TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM AN OFFICE FUTURE LAND USE DESIGNATION TO A MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION ON THE PROPERTY AT 1835 ALOMA AVENUE.

REQUEST OF ANSAKA LLC TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM OFFICE (O-2) DISTRICT ZONING TO MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) DISTRICT ZONING ON THE PROPERTY AT 1835 ALOMA AVENUE AND FROM SINGLE FAMILY (R-1A) DISTRICT ZONING TO PLANNED UNIT RESIDENTIAL (PURD) DISTRICT ZONING ON THE PROPERTIES AT 1791, 1801, 1811 AND 1821 ALOMA AVENUE.

REQUEST OF ANSAKA LLC FOR: PRELIMINARY AND COMPREHENSIVE DEVELOPMENT PLAN AND SUBDIVISION APPROVAL FOR A PLANNED UNIT RESIDENTIAL DEVELOPMENT OF EIGHTEEN TWO-STORY FEE-SIMPLE OWNERSHIP TOWNHOUSES TO BE DEVELOPED COLLECTIVELY ON THE PROPERTIES LOCATED AT 1791, 1801, 1811, 1821 AND 1835 ALOMA AVENUE

Planning Manager, Jeff Briggs, presented the staff report. He explained that the entire development site of 1791, 1801, 1811, 1821 and 1835 Aloma Avenue comprises 1.81 acres. The property has 325 feet of frontage on Aloma Avenue and a property depth of 250 feet. To the immediate east is a vacant Office property owned by Fifth Third Bank, (see previous approved plan, attached) and to the rear/north and west side are single family homes. The property currently has split zoning with 1835 Aloma Avenue, zoned Office (O-2) and the 1791, 1801, 1811, 1821 Aloma Avenue properties zoned Single Family (R-1A). The Future Land Use designations are similar with 1835 Aloma Avenue, designated Office and 1791, 1801, 1811, 1821 Aloma Avenue designated Single Family Residential.

He stated that the proposed 18 new two-story townhouse units will be developed in building clusters of two to four units. The unit sizes average 2,390 square feet with approximately 2,000 square feet of living area. Total building size of all 18 units is 43,030 square feet which is a floor area ratio (FAR) of 55%; that is equal to what would be permitted under R-2 zoning. The total building lot coverage (footprint) is 33%, which is equal to the permitted FAR in R-1A.

Mr. Briggs explained one interesting attribute of the proposed project is that there are different townhouse unit sizes resulting in some variation in sales price. The units range in size from 1,541 square feet to 2,252 square feet of living area, and from 1,541 square feet to 2,760 square feet in total size when the garage space is factored in. Twelve of the units have two car garages, two units have one car garages and four units have parking outside in a designated parking lot area. All totaled, there are 53 parking spaces provided on-site within garages or outside with 46 spaces required based on the code of two and a half spaces per unit.

The proposed 18 units of residential density are achieved by combining the permitted unit density of the R-3 and PURD components. The portion of the site to be zoned R-3 is 17,691 square feet (0.41 acres) and the R-3 zoning density of 17 units per acre allows seven units. Under the current O-2 zoning the density is also seven units, so there is no increase requested. The portion of the site to be zoned PURD is 61,152 square feet (1.40 acres) and the proposed PURD zoning density of eight units per acre allows 11 units, which is an increase of four units over the R-1A permitted density. Under the current existing land use designations of Office and Single Family, the combined site would be permitted up to 14 units. Thus, the proposed land use changes increase the residential density of this property by four units and the total floor area ratio by 7,500 square feet, which is about the equivalent of the four added units.

The proposed townhouse buildings range in height, with the tallest portion being just over 28 feet in height, which is under the 30 foot height permitted by the PURD zoning. The applicant has designed this entire project (on both the R-3 and PURD land) to meet and exceed the setback requirements of the PURD zoning for consistency. The buildings are located 30 feet back from Aloma Avenue, 30 feet from the eastern property line, 40 feet from the adjacent single family properties to the rear and 28 feet or greater from the adjacent single family home to the west. A 20 foot perimeter setback is required in the PURD zoning which is exceeded by the dimensions outline above. In the center of the project is a 15,000 square foot common area courtyard tract that will be an open space and recreation area for all of the residents to use. Altogether, the building footprints and drives/parking are 75% of the site, leaving 25% of the overall site as open space landscape area or common areas.

He stated that only one variance or exception is requested for this project. The PURD zoning has a two acre minimum size. This is a 1.81 acre project with 1.41 acres to be zoned PURD. The planning staff felt that the 8,275 square foot of total land shortfall is consistent with the intent of the PURD regulations.

Mr. Briggs explained a Comprehensive Plan that states the City shall not change the Future Land Use from Single Family to any higher density permitted by Low Density or Multi-Family Future Land Use or zoning in this Planning Area. He stated that this is a very good policy for 98% of this Planning Area. It does not apply as well in this context of a large 1.81 acre property fronting on the four lane arterial highway of State Road 426 (Aloma Avenue) with 43,000 cars a day travelling past.

Originally the applicant desired a conversion of the site to Low Density Residential Future Land Use and R-2 zoning. It would have been a down-zoning of the Office zoned property and an up-zoning of the Single Family property. The complication is the 6-month process that is required to amend the Comprehensive Plan policy text (above) and the \$8,000 application fee to cover the city-wide notice.

As a result, this alternative method of implementation is proposed using an O-2 to R-3 zoning change and an R-1A to PURD zoning change. In that fashion the Single Family Future Land Use does not have to change in conflict with the Comprehensive Plan policy above. The end result is exactly the same. The density increase of four residential units is the same as a change to R-2. The other details of the project have been designed to match the PURD requirements on the total project and also match and not exceed what R-2 would allow.

Mr. Briggs reviewed issues related to traffic impacts, parking, storm water retention, landscaping, tree preservation, and neighborhood compatibility. He stated that the four new net residential units will generate 32 more car trips per day onto Aloma Avenue which currently has a traffic volume of 43,000 cars per day.

STAFF RECOMMENDATION IS FOR APPROVAL of the Future Land Use Amendment, Rezoning, Subdivision re-plat for fee simple ownership, and Preliminary and Comprehensive Development Plan.

Mr. Briggs answered questions from the Board related to parking, buffer requirements and traffic concerns. The P&Z Board indicated that they believed that there should be a larger buffer to the adjoining residences. They also discussed traffic along Aloma and Lakemont Avenues.

Andrew Ryan, applicant, presented the details of the project and responded to questions from the Board about internal circulation, traffic issues and his plans for buffering the surrounding residences from noise and light impacts.

The Board heard public comments from: Tim Caldwell, 1791 Windsor Drive; Ron Prodin, 1810 Windsor Drive; Sally Coil, 452 N Phelps Avenue; Rick Moore, Edwin Boulevard; Leanne Johnson, 201 N Phelps Avenue; Susan, Phelps Avenue; Laura Sanchez Edwin Boulevard; John Yellen 1664 Roundelay Lane; Craig and Kathy Cook Edwin Boulevard. Their comments centered on traffic impacts to Lakemont and Aloma Avenues, cut-through traffic onto the surrounding streets, density concerns, buffer concerns to the surrounding neighborhood, visitor parking, and the proximity of their parking spaces to the adjoining residences.

No one else wished to speak. The public hearing was closed.

The Board agreed generally with Staff's recommendation. Chairman Johnston stated that he was very concerned with the buffer to the adjacent residences. Chairman Johnston and Ray Waugh also discussed that the traffic that will be generated from this project is not a big issue because of the 42,000 plus cars that are already on Aloma. In addition, Owen Beitsch stated that he recognizes that this was a difficult site to plan and commended their creativity, but did not feel as comfortable with the density proposed. Laura Walda was in support of the use of the site as townhouses, but felt that that project was too dense. She felt that the project did not provide enough visitor parking, and along with the busy Aloma Street, it proposed safety concerns. Overall, the Board felt that proposing a community meeting to hear from the adjoining residences about what they prefer for a buffer would be the best compromise.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to amend the Future Land Use map to change from an Office to Medium Density Residential Future Land Use designation on property located at 1835 Aloma Avenue. Motion carried unanimously with a 7-0 vote.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to amend the office zoning map to change from Office (O-2) to Medium Density Residential zoning on property located at 1835 Aloma Avenue. Motion carried unanimously with a 7-0 vote.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, to approve the preliminary and comprehensive development plan and subdivision approval for a planned unit residential development of eighteen two-story, fee-simple ownership townhouses to be developed collectively on the properties located at 1791, 1801, 1811, 1821 and 1835 Aloma Avenue subject to one condition:

- 1. That the Planning Department staff impose additional buffer requirements along the rear property line for the surrounding properties following a community meeting.**

The final vote was 6-1, Laura Walda voted against the motion to approve due to the concerns expressed by the neighbors.

NEW BUSINESS:

There was no further business. Meeting adjourned at 7:24 p.m.

Respectfully submitted,
Kim Breland, Recording Secretary