



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

**Regular Meeting
City Hall, Commission Chambers**

**May 1, 2018
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, Sheila De Ciccio, Raymond Waugh, Bob Hahn, Owen Beitsch, Adam Bert and Laura Turner. Absent: Laura Walda. Also Present: City Attorney Dan Langley. Staff: Planning Manager, Jeff Briggs; Senior Planner, Allison McGillis and Recording Secretary, Kim Breland.

APPROVAL OF MINUTES:

Motion made by Ross Johnston, seconded by Laura Turner, to approve the April 3, 2018 meeting minutes. Motion carried unanimously with a 7-0 vote.

PUBLIC HEARINGS:

REQUEST OF DAWN BELL FOR: APPROVAL TO CONSTRUCT A NEW, TWO-STORY, 5,451 SQUARE FOOT, SINGLE-FAMILY HOME LOCATED AT 2024 LAKE DRIVE ON LAKE KILLARNEY, ZONED R-1A.

Senior Planner, Allison McGillis, presented the staff report. She explained that the applicant, Dawn Bell, is requesting site plan approval to construct a new two-story, 5,451 square-foot, single-family home at 2024 Lake Drive which is located on Lake Killarney, and is zoned R-1A. She explained that this property measures 17,140 square feet, and was formerly developed with a single-family home that was demolished. The proposed two-story home will be total of 5,451 square feet, which yields a floor area ratio (FAR) of 32%. This new home will have impervious lot coverage of 8,377 square feet or 49%, which is within the maximum 50%.

Mrs. McGillis reviewed issues related to tree preservation, views from the lake, views from neighbors and storm water retention.

Mrs. McGillis summarized by stating that overall, the plans meet the intent of the lakefront review criteria and staff did not see any significant concerns with the proposed home as presented. Staff recommendation is for approval, with one condition:

1. The final storm water plan be designed by a professional engineer.

The Board heard public comment from Claudia Wright, 2032 Lake Drive and Scott and Bonnie Jones, 2016 Lake Drive. The neighbors live on opposite sides of 2024 Lake Drive. They expressed concerns that the property lines and survey for 2024 Lake Drive may be in correct, as it appears to encroach on both neighbors' respective properties.

Attorney Dan Langley weighed in and stated that the survey issue was not a matter for the Planning and Zoning Board to discuss, as the applicant for 2024 Lake Drive was not requesting any variances. It was suggested that the neighbors, along with the applicant and respective surveying companies, go out to the property at 2024 Lake Drive together to review and resolve the lot line dispute.

No one else wished to speak. The Public Hearing was closed. The Board agreed with Staff's recommendation and there were no questions.

Motion made by Ray Waugh, seconded by Sheila De Ciccio, for approval to construct a new, two-story, 5,451 square foot, single-family home located at 2024 Lake Drive on Lake Killarney, Zoned R-1A with the condition that the final stormwater plan be designed by a professional engineer. Motion carried unanimously with a 7-0 vote.

REQUEST OF PDQ FOR: APPROVAL OF THEIR MONUMENT GROUND SIGN FOR THE PDQ FAST FOOD RESTAURANT PROPOSED TO BE LOCATED AT 925 SOUTH ORLANDO AVENUE, ON PROPERTY ZONED C-3.

Planning Manager, Jeff Briggs, presented the staff report.

No one else wished to speak; the Public Hearing was closed.

The Board conversed about neighbor concerns and discussion ensued about the concern of the ability of the garage living area to become separate garage apartments. The Board members expressed that they were satisfied with the amount of resident and visitor parking and the efforts to save the existing trees. They stated their recognition of the historic architecture and the hardship for the variances in replicating that design.

Chairman Johnston asked Dan Langley, City Attorney, if he could suggest some language to help as a condition regarding the concerns about the garage living space. Mr. Langley verbalized that language which was agreeable to the Board.

Motion made by Sheila De Ciccio, seconded by Laura Turner for approval of the monument ground sign for the PDQ fast food restaurant proposed to be located at 925 South Orlando Avenue, on property zoned C-3.

The motion carried unanimously with a 7-0 vote.

REQUEST OF CHARLES AND SHIRLEY SMALLWOOD FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 2410 WINTER PARK ROAD, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS WITH THE INTERIOR LOT MEETING THE MINIMUM LOT SIZE REQUIREMENTS OF THE R-1A ZONING AND THE CORNER LOT HAVING A VARIANCE FROM THE 85 FEET OF LOT FRONTAGE NEEDED FOR A CORNER LOT.

Senior Planner, Allison McGillis presented the staff report. She explained that the applicants Charles and Shirley Smallwood (property owners), are requesting subdivision approval to divide the property located at 2410 Winter Park Road, zoned R-1A, into two single family building lots. Each lot will be 75 feet wide and 10,050 square feet in size. The interior lot will meet the minimum lot size requirements of R-1A, but the corner lot will need a variance from the 85 feet of width needed for a corner lot. Mrs. McGillis stated that the practice for reviewing lot split requests outlined in the Comprehensive Plan is to look at the surrounding properties within 500 feet and

compare those lots to the request. She explained that there are 62 homes in the neighborhood with the same R-1A zoning with an average lot width of 72 feet and the average lot size is 9,809 square feet so the request exceeds the neighborhood averages. Mrs. McGillis summarized by stating that the custom of the planning staff is not to recommend "approval" of lot splits with variances but that the Comprehensive Plan comparison do support the request. She stated that if the Planning and Zoning Board does approve the variance, staff recommends the following condition:

1. That the final front elevations of the homes be of varied architectural styles to each other to provide diversity to the neighborhood.

There were no questions to staff. No one from the public wished to speak. The Public Hearing was closed.

The Board felt that having two homes on the property would be more beneficial and in line with the neighborhood as opposed to one large home. Several members indicated that they had driven around the neighborhood and these proposed lot sizes are typical.

Motion made by Sheila De Ciccio, seconded by Owen Beischt for subdivision approval to divide the property at 2410 Winter Park Road, zoned R-1A, into two single-family building lots with the corner lot having a variance from the 85 feet of lot frontage needed for a corner lot. Motion made with the condition that the final front elevations to the homes be a varied architectural styles to each other to provide diversity to the neighborhood.

The motion carried unanimously with a 7-0 vote.

REQUEST OF THE FIRST CHURCH OF CHRIST SCIENTIST FOR: CONDITIONAL USE APPROVAL TO BUILD A REPLACEMENT CHURCH AT 650 N. NEW YORK AVENUE OF 6,989 SQUARE FEET IN SIZE WITH 44 PARKING SPACES ON THEIR PROPERTY, ZONED R-3.

Board member Ray Waugh recused himself from this item, as his employer is doing the landscape plan for this project.

Planning Manager, Jeff Briggs, presented the staff report and explained that the First Church of Christ Scientist is requesting Conditional Use approval to build their replacement Church of 6,989 square feet in size at 650 N. New York Avenue, on property zoned R-3. He reminded the board that in October of 2017, Condev Land LLC received approval to divide/split the original Church site property of 2.23 acres. Condev purchased the northern 60% of the site and received approval to build 16 townhomes. The balance of this property, comprising the southern 40,637 square feet (0.93 acres) is still owned by the Church and is the site for the replacement Church.

Mr. Briggs stated that the proposed new Church is one-story and roughly 7,000 square feet in size. It has a main sanctuary of approximately 120 seats, Sunday school classrooms and administrative offices. The floor area ratio (FAR) of the building is 17% and parking meets code with respect to the number of spaces. He stated that overall the project meets all of the code requirements with two small exceptions:

1. On the east side of the property there is a platted alley that is technically a street, The applicant is asking for a variance for that landscape area to be 3 feet in width versus the 8 feet required. The staff has no objection to that variance.
2. The applicant is also asking for a variance along the northern edge of the parking lot for an 8 foot landscape buffer in lieu of the Code required 10 feet. Condev Land LLC, the adjacent owner, is in support of that variance, in large part because there will be a combination of a privacy wall and landscaping to separate the properties.

Mr. Briggs noted that a new sidewalk would be added along this north side of Swoope Avenue, where no sidewalk exists today in order to aid pedestrian circulation. This new sidewalk will tie into the existing sidewalk along New York Avenue and also link up to the existing sidewalk in front of the townhomes to the east.

Mr. Briggs reviewed issues related to tree preservation and storm water retention. He summarized by stating that the new Church project conforms to the R-3 Code and the only minor variances regarding landscaping are inconsequential. If this property were to be developed alternatively for townhomes, under the R-3 zoning, there would be considerably more density, in terms of building size and less landscaping and open space. The upgrades for storm water retention and new sidewalk are also important improvements.

Staff recommendation is for Approval of the Conditional Use with the following condition:

1. That any backflow preventers shall be landscaped so as to be effectively screened from view.

Mr. Briggs answered questions from the Board related to parking spaces and storm water retention.

Randall Glidden, Project Architect, ACI Architects Inc., 955 N Pennsylvania Avenue, Winter Park, FL spoke on behalf of the project. He answered questions from the board regarding screening of backflow preventers and transformers.

There was no public comment. The Public Hearing was closed.

The Board voiced their approval with the staff summary and noted that the project is in compliance with the R-3 zoning with just two minor exceptions.

Motion made by Laura Turner, seconded by Sheila De Ciccio for Conditional Use approval to build a replacement church at 650 N. New York Avenue of 6,989 square feet in size with 44 parking spaces on their property zoned R-3 with the condition that any backflow preventers shall be landscaped so as to be effectively screened from view.

NEW BUSINESS: None. Meeting adjourned at 6:00 p.m.

Respectfully submitted,
Kim Breland, Recording Secretary