



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

**Regular Meeting
City Hall, Commission Chambers**

**September 11, 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, Bob Hahn and Laura Walda Absent: Adam Bert, Owen Beitsch, and Laura Turner and Raymond Waugh. 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 Sheila De Ciccio, to approve the August 14, 2018 meeting minutes. Motion carried with a 4-0 vote.

PUBLIC HEARINGS:

REQUEST ANDREW HILL FOR: APPROVAL TO CONSTRUCT A NEW, TWO-STORY, 13,376 SQUARE FOOT, SINGLE-FAMILY HOME LOCATED AT 797 PINETREE ROAD ON LAKE MAITLAND, ZONED R-1AAA.

Board member, Laura Walda, recused herself from this item as her employer represents the applicant

Senior Planner, Allison McGillis, gave the staff report. She explained that property owner, Andrew Hill, is requesting site plan approval to construct a new two-story, 13,376 square foot single-family home located at 797 Pinetree Road on Lake Maitland, zoned R-1AAA. Stated that the property measures 41,212 square feet, and is currently undeveloped. The proposed two-story home will be total of 13,376 square feet, which yields a floor area ratio (FAR) of 32%, which is within the maximum 33%. This new home will have impervious lot coverage of 20,508 square feet or 50%, which is at the maximum permitted.

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

Mrs. McGillis summarized by stating that the plans meet the intent of the lakefront review criteria. The variances for the wall and setback to the Racquet Club provide needed noise and privacy protection for both parties. The Racquet Club does not want their activities and patrons to adversely affect this residence and the extra wall height helps to insure that. The setback variance on the other side helps to pull the home further away from the lake and open up the lake view for that neighbor. Staff does not see any significant concerns with the proposed home as presented.

STAFF RECOMMENDATION IS FOR APPROVAL

No one wished to speak, the Public Hearing was closed.

The P&Z Board members discussed the request and agreed with Staff's recommendation.

Motion made by Sheila De Ciccio, seconded by Bob Hahn, for approval to construct a new two-story, 13,376 square foot, single-family home located at 797 Pinetree Road on Lake Maitland, zoned (R-1AAA).

The motion carried with a 3-0 vote.

REQUEST OF CITY OF WINTER PARK FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT A NEW WINTER PARK LIBRARY OF 34,400 SQUARE FEET IN SIZE AND A NEW CITY EVENTS CENTER OF 13,564 SQUARE FEET ON THE PROPERTY AT 1050/1052 WEST MORSE BOULEVARD.

Planning Manager, Jeff Briggs presented the staff report and explained this is a Conditional Use request by the City of Winter Park for the new Winter Park Public Library of approx. 34,400 square feet and the new City Events center of approx. 13,564 square feet in size. Due to the size of this project, notice has been provided via a city-wide notice to all 17,500 households in the City, as well as legal advertisement, etc.

The site plan shows the new Library and the new Events Center in the same general location as the previous Civic Center. This location also takes advantage of the adjacent lake frontage. The two buildings share a common porte-cochere structure adjacent to Morse Blvd. The buildings conform to the required 10 foot street front setback and the building heights are within the 45 feet permitted. The maximum floor area ratio for the entire block is 20% and these buildings would bring the floor area ratio of the block to 4.7%. The building height for the one-story Events Center is 31.5 feet which represents the visible height as it includes the parapet around the rooftop. If the project includes a roof-top event venue on this building a small portion of enclosed building would be needed for restrooms and food/beverage service functions. That would add 7-9 feet depending upon the design. The building height for the two-story Library is 39 feet which represents the visible height as it includes the parapet around the rooftop. Thus, both buildings are within the 45 feet of building height permitted by the zoning. All the AC/Mechanical elements are screened. The dumpsters are within a walled enclosure.

In terms of parking the Code requirement is one space per 250 square feet for the events/community center and one space per 375 square feet for the Library space. These two buildings then require 146 spaces per Code. The City recognizes that meeting only the minimum requirements of the Code is not sufficient. There are 90 spaces now available at the Library and 115 spaces at the Civic Center. Thus, the goal has always been to have at least those 205 spaces, if not more. The site plan shows 213 parking spaces on-site. In addition, the plan contemplates adding 24 parallel spaces along the east side of Harper Street for a total of 237 spaces. The City is exploring adding 36 more parking spaces to the south on the property where the current Recreation building sits, if needed. The parking lot meets Code with respect to the landscape areas provided, however there are two locations along Harper Street that exceed the 10 spaces in a row without a landscape island because in order to save an existing live oak tree.

This project will provide storm water retention by using the storage capacity of Lake Rose (Sinkhole). There will be an interconnect line/pipe between Lake Mendsen and Lake Rose. Storm water will flow from this project into Lake Mendsen and then flow out into Lake Rose. This

interconnect should also help to some degree with the historical flooding that occurs during hurricane events along Denning Drive, as it will provide some added storage during those events. This system will meet the requirements of the St. John River Water Management District as well as City Code.

The landscape plan shows the required landscaping, which conforms to Code. The project will remove 63 protected trees including most of the existing live oak trees on the site now. The Urban Forestry staff has taken into consideration the potential for relocation of specimen and historic trees on the site. This concept is possible, but with conditions.

Staff recommendation was for approval of both the preliminary and final conditional use.

The Board acknowledged letters that had been received prior to or at the meeting. The Board members also disclosed prior conversations held with citizens regarding this project.

The Board then posed questions about the project to staff. Mr. Briggs and Troy Attaway, Public Works Director responded to questions regarding the storm water retention plans and the effect upon drainage/flooding in the area, the degree of excavation and filling of the lake, the soil borings and geotechnical report information regarding subsurface conditions and roadway and traffic conditions. Additional discussion ensued about the option of expanding the parking lot where the Recreation building exists (along Harper Street).

The Board heard public comment from Nancy Shutts, 2010 Brandywine Drive, Winter Park, FL; Forrest Michael, 358 West Comstock Avenue, Winter Park, FL; Cheryl Thompson, 464 West Canton Avenue; Sally Flynn, 1400 Highland Road, Winter Park, FL; Pat McDonald, 2348 Summerfield Road, Winter Park, FL; Beth Hall, 516 Sylvan Drive, Winter Park, FL; Jim Barnes, 1031 West Morse Boulevard, Winter Park, FL and Kim Allen, 1800 West Fawsett Road, Winter Park, FL.

Those public comments related to the bond issue, the marketing materials for the bond issue, the site soil conditions, historic flooding in the area, the adequacy of the storm water plan, the adequacy of parking, traffic congestion, impact upon Lake Rose ownerships, permitting by SJRMWD, loss of the existing live oak trees, fate of the Recreation building and croquet court, use of the Lakeside Crossing garage, and need for expanded parking on the Recreation building site (along Harper Street).

The public hearing was closed.

Mr. Hahn expressed that many questions had been raised about this project tonight and wondered if there was value to splitting this approval, as has been done for other projects into 'preliminary' and 'final' conditional use actions by the Board. City Attorney, Dan Langley answered questions regarding the process. Chairman Johnston recapped many of the issues raised by the public and separated them into matters that were not in the purview of the Board, such as validity of the bond issue, versus others like storm water and parking that were germane to their review. Ms. DeCiccio and Ms. Wanda commented that the adequacy of parking and the option for expanding the parking via a parking garage or larger surface parking lot were questions that could be explored in the time between a preliminary and final conditional use action by the Board. In further discussions, the Board consensus was that the topics of the storm water design and added parking were items that the Board would like to see again, as the project moved to final design.

Motion made by Bob Hahn, seconded by Sheila DeCiccio, for preliminary conditional use approval to construct a new Winter Park Library of 34,400 square feet in size and a new

city events center of 13,564 square feet on the property at 1050/1052 West Morse Boulevard subject to the following conditions:

1. That the Board review and approve the final storm water retention plan once approved by the City And SJRWMD as part of the final CU, and
2. That the Board encourages the City Commission to explore additional parking in the location of the existing Recreation Building site.

The motion carried with a 4-0 vote.

REQUEST OF FIELD'S MOTOCARS OF FLORIDA FOR: CONDITIONAL USE APPROVAL TO EXPEND AND RENNOVATE THE EXISTING AUTO SHOWROOM AND SERVICE BUILDING BY ADDITING APPROXIMATELY 12,144 SQUARE FEET ON THE PROPERTY AT 963 N. WYMORE ROAD, ZONED C-3.

Senior Planner, Allison McGillis, presented the staff report. She explained that Field's Motorcars of Florida is requesting conditional use approval to expand and renovate the existing auto showroom and service building by adding approximately 12,144 square feet of new building space on the property at 963 North Wymore Road, zoned C-3. This property is located within the area defined in the C-3 zoning code and Comprehensive Plan where car sales/repair are permitted via a conditional use and based on the size of the expansion (over 10,000 square feet), this conditional use is required.

Mrs. McGillis reviewed the project summary and discussed issues related to tree preservation, landscaping and retention. She summarized by stating this property is located in the area defined in the C-3 zoning code and Comprehensive Plan where car sales/repair are permitted. Furthermore, the expansions to the site are happening in the area closest to Interstate 4, and will be minimally visible from Wymore Road.

STAFF RECOMMENDATION IS FOR APPROVAL

No one from the public wished to speak. The public hearing was closed.

The P&Z Board members discussed the request and agreed with Staff's recommendation.

Motion made by Laura Walda, seconded by Sheila De Ciccio, for conditional use approval to expand and renovate the existing auto showroom and service building by adding approximately 12,144 square feet on the property at 963 N. Wymore Road, zoned (C-3).

The motion carried with a 4-0 vote.

REQUEST OF ROLLINS COLLEGE TO: TO CHANGE FROM AN OFFICE FUTURE LAND USE DESIGNATION TO AN INSTITUTIONAL FUTURE LAND USE DESIGNATION AND TO CHANGE FROM OFFICE (O-1) DISTRICT ZONING TO PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ZONING AND FOR CONDITIONAL USE APPROVAL FOR A NEW PARKING GARAGE OF TWO STORIES/THREE LEVELS ON THE PROPERTIES AT 200 EAST NEW ENGLAND AVENUE AND 203 EAST LYMAN AVENUE.
WITHDRAWN BY THE APPLICANT

REQUEST OF THE CITY OF WINTER PARK TO: TO MODIFY THE MAXIMUM HEIGHT MAPS TO ALLOW A 4 STORY/5 LEVEL PARKING GARAGE ON THE PROPERTY AT 203 EAST LYMAN AVENUE AND FOR CONDITIONAL USE APPROVAL TO CONSTRUCT, IN PARTNERSHIP WITH ROLLINS COLLEGE, Additional levels to their PARKING GARAGE UP TO 4 STORIES/5 LEVELS.
WITHDRAWN BY THE APPLICANT

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, TO MODIFY THE RETAIL, OFFICE AND RESTAURANT PARKING REGULATIONS WITHIN THE CENTRAL BUSINESS DISTRICT, HANNIBAL SQUARE NEIGHBORHOOD COMMERCIAL DISTRICT AND ALONG THE ORANGE AVENUE CORRIDOR.
TABLED UNTIL THE OCTOBER 2ND MEETING

NEW BUSINESS:

Next P&Z Work Session: Tuesday, September 28, 2018 @ Noon.

Next P&Z Regular Meeting: Tuesday, October 2, 2018 @ 6:00 pm.

Respectfully submitted,
Kim Breland, Recording Secretary