



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

**Regular Meeting
City Hall, Commission Chambers**

**November 6, 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, Laura Walda, Adam Bert, Owen Beitsch, Laura Turner and Raymond Waugh. Also Present: City Attorney Dan Langley. Staff: Director of Planning and Community Development, Bronce Stephenson; Planning Manager, Jeff Briggs; Senior Planner, Allison McGillis, and Recording Secretary, Kim Breland.

APPROVAL OF MINUTES:

**Motion made by consent of the board, to approve the October 2, 2018 meeting minutes.
Motion carried with a 7-0 vote.**

PUBLIC HEARINGS:

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION TO AN OPEN SPACE AND RECREATION WITH CONSERVATION OVERLAY FUTURE LAND USE DESIGNATION ON THE 3.12 ACRES OF PROPERTY LOCATED AT 2899 TEMPLE TRAIL.

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL (R-3) DISTRICT ZONING TO PARKS AND RECREATION (PR) DISTRICT ZONING ON THE 3.12 ACRES OF PROPERTY LOCATED AT 2899 TEMPLE TRAIL.

Planning Manager, Jeff Briggs, gave the staff report. He stated that the request was to re-designate one property recently purchased by the City from Multi-Family Residential to Parks and Recreation/Conservation. In October 2017, the City of Winter Park purchased five properties that accounted for 49 acres of wetland and open space in the Howell Branch Road, Temple Trail, Lake Waumpi area. These properties are all important natural areas along Howell Creek and Lake Waumpi.

Mr. Briggs noted that all but one of the properties were already designated Open Space and Recreation with a Conservation Overlay in the Comprehensive Plan and zoned Parks and Recreation. However, there was one property at 2899 Temple Trail on the east side of Temple Trail along Howell Creek that was designated Multi-Family Residential (R-3) because it was previously connected in ownership to the existing townhomes at 2555-2887 Temple Trail. He stated that the two ordinances would change the Multi-Family designations to Open Space and Recreation with a Conservation Overlay future land use and Parks and Recreation (PR) zoning.

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 Laura Turner, seconded by Ray Waugh, to approve an Ordinance amending Chapter 58 "Land Development Code" Article I, "Comprehensive Plan" and the Future Land Use Map so as to change the Medium Density Residential Future Land Use Designation to an open space and recreation with Conservation Overlay Future Land Use designation on the 3.12 acres of property located at 2899 Temple Trail, on the east side of Temple Trail adjacent to Howell Creek, more particularly described herein.

The motion carried with a 7-0 vote.

Motion made by Laura Turner, seconded by Sheila De Ciccio, to approve an Ordinance amending Chapter 58 "Land Development Code" Article III, "Zoning" and the official zoning map so as to change Medium Density Multiple Family Residential (R-3) district zoning to Parks and Recreation (PR) District Zoning on the 3.12 acres of property located at 2899 Temple Trail on the east side of Temple Trail adjacent to Howell Creek, more particularly described herein.

The motion carried with a 7-0 vote.

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING REGULATIONS", SECTION 58-87 "LAKEFRONT LOTS, CANALFRONT LOTS, STREAMFRONT LOTS, WETLANDS, BOATHOUSES AND DOCKS" SO AS TO MODIFY THE REQUIREMENTS FOR BOATHOUSE AND DOCK APPROVALS BY THE LAKES AND WATERWAYS BOARD.

Planning Manager, Jeff Briggs, gave the staff report. He explained that this public hearing is to consider an Ordinance to streamline the procedures for when docks, boathouses and gazebos need an approval by the Lakes and Waterways Board. The proposed change is to eliminate the need for such review and approval, if the dock, boathouse or gazebo is replacing an existing structure in the same location and meets all zoning code regulations.

Mr. Briggs explained that under the current provisions of the Zoning Code, all docks, boathouses and gazebos must be reviewed and approved by the Lakes and Waterways Board in a public hearing process similar to that done by the P&Z Board for new homes on lakefront lots, following a mailed notice to the adjacent property owners.

Mr. Briggs stated that in practice this process by the Lakes Board is very valuable whenever there are variances requested or if there has never been a lakefront structure on the property. However, the majority of applications each month are for property owners needing to rebuild an existing older dock/boathouse because the previous one was deteriorated or the owners want to rebuild a boathouse/dock so that it architecturally is compatible with the new home construction. He stated that in these majority of cases, the property owners are meeting all of the zoning code regulations in terms of height, setbacks, distance out into the water, square footage, etc. In these cases, there has not been any benefit from the Lakes Board review (as it meets code) or for the neighbors, as they will be looking at a new structure in the same location as the previous structure.

Mr. Briggs summarized by stating that the Lakes and Waterways Board reviewed this proposal at their October 9th meeting. The Lakes Board was unanimous in agreement with this change.

Staff Recommendation is for Approval.

The Board heard public comments from Todd Weaver, 1051 Lake Bell Drive. Mr. Weaver explained that he is the former Chairman of the Lakes Advisory Board and attended the October 9th meeting where the Ordinance changes were discussed. He stated that he is in favor of the changes to the Ordinance.

No one else 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 Laura Turner, to approve an Ordinance of the City of Winter Park, Florida, amending Chapter 58 "Land Development Code" Article III, "Zoning Regulations", Section 58-87 "Lakefront Lots, Canalfront Lots, Streamfront Lots, Wetlands, Boathouses and Docks" so as to modify the requirements for boathouse and dock approvals by the Lakes and Waterways Board.

The motion carried with a 7-0 vote.

REQUEST OF BENJAMIN PARTNERS, LTD FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE I, "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO CHANGE THE LOW DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION TO AN ORANGE COUNTY PLANNED DEVELOPMENT FUTURE LAND USE DESIGNATION ON THE PROPERTY LOCATED AT 1308 LOREN AVENUE.

REQUEST OF BENJAMIN PARTNERS, LTD FOR: AN ORDINANCE AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING TO ORANGE COUNTY PLANNED DEVELOPMENT (PD) DISTRICT ZONING ON THE PROPERTY LOCATED AT 1308 LOREN AVENUE

Senior Planner, Allison McGillis, presented the staff report. She explained that this request is to change the Future Land Use and Zoning of 1304 Loren Avenue from Low Density Residential Land Use in (R-2) zoning to Orange County Planned Development.

Mrs. McGillis explained that the property is within the Ravaudage Planned Development Boundary. She presented a map outlining the property, showing that it is an "out parcel" and not part of the development. She stated that since the boundary was established, Ravaudage purchased the property and the Applicant is requesting to change the future land use and zoning to match the other existing properties within Ravaudage.

Mrs. McGillis explained that the properties in Ravaudage have either Orange County Planned Development Land Use and Zoning or the City's former Planned Development Land Use and Zoning designation, that has since been removed. She remarked that since the City no longer has a Planned Development designation, there is a Comp Plan policy that enables properties to be added to Ravaudage and regulated by the Orange County Planned Development codes and the development order conditions pertaining to the Ravaudage Planned Development.

Mrs. McGillis noted that the property measures just over 8,000 square feet in size and will potentially add some entitlements of commercial or residential, but the residential entitlements (two additional units) would be the same as now permitted by the R-2 zoning.

Staff Recommendation is for Approval.

Mrs. McGillis answered questions from the Board.

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 Owen Beitsch, seconded by Laura Turner, to approve and Ordinance amending Chapter 58 "Land Development Code" Article I, "Comprehensive Plan" and the Future Land Use Map so as to change the Low Density Residential Future Land Use designation to an Orange County Planned Development Future Land Use designation on the property located at 1308 Loren Avenue

The motion carried with a 7-0 vote.

Motion made by Owen Beitsch, seconded by Sheila De Ciccio, to approve an Ordinance amending Chapter 58 "Land Development Code" Article III, "Zoning" and the official zoning map so as to change Low Density Residential (r-2) District Zoning to Orange County Planned Development (PD) District Zoning on the property located at 1308 Loren Avenue.

The motion carried with a 7-0 vote

NEW BUSINESS:

Next P&Z Regular Meeting: Tuesday, December 1, 2018 @ 6:00 pm.

Respectfully submitted,
Kim Breland, Recording Secretary