



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

**Regular Meeting
City Hall, Commission Chambers**

**December 4, 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, Laura Walda, Adam Bert, Owen Beitsch and Laura Turner. Absent: Bob Hahn 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 November 6, 2018 meeting minutes. Motion carried with a 6-0 vote.

PUBLIC HEARINGS:

REQUEST OF STEVEN AND MARIA McCRAANEY FOR: APPROVAL TO CONSTRUCT A NEW, TWO-STORY, 10,138 SQUARE FOOT, SINGLE-FAMILY HOME, LOCATED AT 1216 NORTH PARK AVENUE ON LAKE MAITLAND, ZONED R-1AAA.

Senior Planner, Allison McGillis, gave the staff report. She explained that the request from Applicants Steven and Maria McCraney was for site plan approval to construct a new two-story, 10,138 square-foot, single-family home at 1216 North Park Avenue, which is located in the 12 Oaks neighborhood on Lake Maitland, and is zoned R-1AAA.

Mrs. McGillis provided aerial photos showing that there is an existing home on the lot that will be demolished. She provided the site plan and explained that the buildable square footage of the lot measures approximately 36,500 square feet, which for a home that size yields a Floor Area Ratio of 28% and an impervious lot coverage of 38%, both of which are in the code maximums.

Mrs. McGillis discussed issues related to tree preservation, view from the lake, view of neighbors and storm water retention. She noted that the applicant is proposing a storm water retention swale that is sized to meet the City's code requirement near the lakefront. However, the proposed location of storm water swale would impact the integrity of the cypress trees near the lake. Staff has had conversations with the applicant about redesigning the swale, after input from the city's Engineering and Urban Forestry departments, as to not impact the cypress trees, and the applicant is in agreeance but did not have time to resubmit a new plan prior to the meeting.

Mrs. McGillis summarized by stating that the plans meet the intent of the lakefront review criteria and Staff does not see any significant concerns with the proposed home as presented.

Staff Recommendation is for Approval with one condition:

- 1. That the final storm water plan be redesigned, with input from Engineering and Urban Forestry, so as to not impact the lakefront cypress trees.**

There were no questions for staff. Applicant Steven McCraney, 1100 North New York Avenue was present for the hearing and addressed the Board. Mr. McCraney stated that he was in agreement with all of staff's recommendations.

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 Turner, seconded by Owen Beitsch, for approval to construct a new, two-story, 10,138 square foot, single-family home, located at 1216 North Park Avenue on Lake Maitland, zoned (R-1AAA).

The motion carried with a 6-0 vote.

REQUEST OF ROLLINS COLLEGE FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE BLACK BOX THEATRE WITH A NEW THEATRE FACILITY OF 11,665 SQUARE FEET IN SIZE ON THE ROLLINS COLLEGE CAMPUS AT 1000 HOLT AVENUE.

Board member Laura Walda recused herself from this item.

Planning Manager, Jeff Briggs, gave the staff report and explained that the item is a conditional use request from Rollins College to redevelop the Black Box/Fred Stone Theatre location with a new theater facility of 11,665 square feet in size. He noted that due to the size being over 10,000 square feet makes the item a conditional use.

Mr. Briggs provided views showing the general location of the project. He stated that the building itself meets all of the City code requirements. He reviewed the setback and stated that with respect to zoning regulations, the project is in conformance and no variances are being requested. He indicated that another part of this project is to convert the current vehicular roadway of Chase Avenue into a pedestrian walkway.

Mr. Briggs reviewed issues related to parking and access considerations, architectural image, tree preservation and removal and storm water retention.

He summarized by stating that the new theatre will be a welcome improvement and upgrade to the educational opportunities for Rollins College and cultural offerings of the City. The loss of some parking at the Field House parking lot is offset by the knowledge that the upcoming new dormitory project is proposing a parking garage facility in close proximity to this new Black Box Theatre.

STAFF RECOMMENDATION IS FOR APPROVAL with one condition:

- 1. That Rollins College explore reorientation of the parking and preservation of the two existing live oak trees within the northernmost row of parking in the reconfigured Field House parking lot.**

Mr. Briggs answered questions from the Board regarding parking and tree preservation.

Rollins College representative, Sam Stark, answered questions from the Board regarding parking lot capacity, proximity of the parking lot to the proposed theater and tree preservation. Scott

Bitikofer, Rollins College also added that the seating capacity of this facility will be one half of that in the Annie Russell theatre and those two theatre facilities do not have events at the same time.

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 Sheila De Ciccio, seconded by Owen Beitsch, for conditional use approval to redevelop the Fred Stone Theatre with a new theatre facility of 11,665 square feet in size on the Rollins College campus at 1000 Holt Avenue, subject to the following condition from Staff:

1. That Rollins College explore reorientation of the parking and preservation of the two existing live oak trees within the northernmost row of parking in the reconfigured Field House parking lot.

The motion carried with a 5-0 vote.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND THE "COMPREHENSIVE PLAN" AND THE FUTURE LAND USE MAP SO AS TO ESTABLISH AN OPEN SPACE AND RECREATION FUTURE LAND USE DESIGNATION WITH A CONSERVATION OVERLAY ON THE 8.85 ACRES OF ANNEXED PROPERTY.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH PARKS AND RECREATION (PR) DISTRICT ZONING ON THE 8.85 ACRES OF ANNEXED PROPERTY.

Planning Manager, Jeff Briggs explained that this request was to establish a Comprehensive Plan future land use of Open Space and Recreation with a Conservation overlay and a Zoning designation of Parks and Recreation on the annexed 8.85 acre property that was purchased by the City of Winter Park in 2017 as part of our acquisition of wetland conservation lands along Howell Creek in the Howell Branch Road/Temple trail area. He stated that this property was inside the City of Maitland but the Maitland has adopted an Ordinance to de-annex this property on November 26, 2018.

Mr. Briggs noted that the City Commission will annex this property into the City of Winter Park on December 10, 2018. He stated that once the property is annexed, the Ordinances to establish the Comprehensive Plan these future land use and zoning designations will be on the January, 2019 City Commission agendas.

Staff Recommendation is for Approval.

There were no questions for Staff. 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 Laura Turner, to amend the "Comprehensive Plan" and the Future Land Use map so as to establish an Open Space and Recreation Future Land Use designation with a Conservation overlay on the 8.85 acres of annexed property.

The motion carried with a 6-0 vote.

Motion made by Laura Walda, seconded by Sheila De Ciccio, to amend the official zoning map so as to establish Parks and Recreation (PR) district zoning on the 8.85 acres of annexed property.

The motion carried with a 6–0 vote

THE FOLLOWING ITEMS HAVE BEEN POSTPONED:

REQUEST OF Z PROPERTIES GROUP, INC. TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL TO OFFICE ON THE PROPERTIES AT 621 AND 631 SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

REQUEST OF Z PROPERTIES GROUP, INC. TO: AMEND THE OFFICIAL ZONING MAP FROM LOW DENSITY (R-2) DISTRICT ZONING TO OFFICE (O-2) ZONING ON THE PROPERTIES AT 621 AND 631 SYMONDS AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

REQUEST OF Z PROPERTIES GROUP, INC. FOR: DEVELOPMENT PLAN AND SUBDIVISION APPROVAL FOR A TWO STORY 6,000 SQUARE FOOT OFFICE BUILDING, THE ASSOCIATED PARKING LOT AND A TWO STORY RESIDENTIAL HOME OF 1,400 SQUARE FEET AT 621, 631 AND 645 SYMONDS AVENUE, PROSPECTIVELY ZONED O-2 AND R-2.

NEW BUSINESS:

Next P&Z Regular Meeting: Tuesday, January 8, 2019 @ 6:00 pm.

Ross Johnston, Chairperson

Kim Breland, Recording Secretary