



Planning and Zoning Board Minutes

March 3, 2020 at 6:00 p.m.

City Hall Commission Chambers
401 S. Park Avenue | Winter Park, Florida

1. Present

Chairman Ross Johnston called the meeting to order at 6:00 p.m. in the Commission Chambers of City Hall. Present: Ross Johnston, Chuck Bell, Laura Walda, Laura Turner and Adam Bert. Absent: Ray Waugh, Owen Beitsch and Christian Swann. Also Present: City Attorney Dan Langley. Staff: Planning Director Bronce Stephenson, Principal Planner Jeff Briggs, Senior Planner Allison McGillis, and Recording Secretary Kim Breland.

2. Approval of minutes

Motion made Ross Johnston, seconded by Laura Walda, to approve the February 4, 2020 meeting minutes.

Motion carried unanimously with a 6-0 vote.

3. Public Hearing:

- SPR# 20-02 Request of Tipu Keen for: Approval to construct a 634 square-foot addition to the one-story, single-family home located at 2122 Lake Drive on Lake Killarney, zoned R-1A.

Senior Planner Allison McGillis explained that the item was a lakefront site plan request for 2122 Lake Drive located on Lake Killarney. The applicant proposed to demolish 215 square-feet of the western portion of the home and add 634 square-feet to the rear of the home.

Mrs. McGillis reviewed the lakefront criteria for tree preservation, views from the lake, views of neighbors and stormwater retention. She noted that no trees would be removed as part of the request, there were no issues with the deck height proposed by the applicant and concerning stormwater, the applicant proposed to use a swale near the lakefront sized to meet code requirements.

Lastly, in terms of views from the lake, Mrs. McGillis explained that the property was unique as a portion of the rear of the property had been dug out to create a cove near the boathouse. She explained the property had recently been surveyed and the normal high-water elevation moved up into the area of the cove. She explained that the code requires the lakefront setback be measured from the normal high-water elevation for Lake Killarney which is 81.2-feet reviewed the code requirements and when measured from the cove area, the applicant proposed to put the home 50-feet from the high-water elevation versus 60-feet which was the average of the two homes within 200-feet of the applicant's property. She noted that building the home 50-feet from the high-water elevation would not impair lake views of the neighbors and the proposed plans met the lakefront review criteria. Mrs. McGillis showed elevations of all four sides of the home.

Staff recommendation was for approval.

Mrs. McGillis answered questions from the Board regarding the high-water elevation line and comments from neighbors.

Applicant Tipu Keen 2122 Lake Drive, Winter Park, FL, addressed the Board and answered questions regarding the depth of the high-water line at the cove.

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

Motion made by Adam Bert, seconded by Chuck Bell, for approval to construct a 634 square-foot addition to the one-story, single-family home located at 2122 Lake Drive on Lake Killarney, zoned R-1A.

Motion carried with a 6-0 vote.

- SPR #20-03 Request of E2Homes, LLC for: Approval to construct a 2,257 square-foot addition to the two-story, single-family home located at 1661 Chase Landing Way within Windsong on Lake Berry, zoned PURD.

Mrs. McGillis explained that the item was a lakefront site plan request for 1661 Chase Landing way located on Lake Berry in the Windsong neighborhood. The applicant proposed to construct a 2,257 square-foot addition to the home. Mrs. McGillis showed images of the existing home and the proposed addition toward the rear of the lake.

Mrs. McGillis reviewed the lakefront criteria for tree preservation, views from the lake, views of neighbors and stormwater retention. Concerning stormwater, the applicant proposed swales throughout the lot, sized to meet code requirements. With respect to tree preservation, the applicant proposed to remove six palm trees located on the western and eastern sides of the lot and would preserve all of the trees at the rear of the lot including a large 51-inch oak tree at the front of the lot.

With respect to lake views, Mrs. McGillis stated that the lot was relatively flat, but did have a grade drop and provide images of grade drop located where the existing pool deck is located. She stated that the applicant was proposing to construct a new pool deck in the same area and would exceed the three-foot height rule due to the grade drop. The applicant proposed two 30-inch planter terrace walls to screen the deck height.

Mrs. McGillis provided elevations of all sides of the home and stated that the request met the intent of the lakefront review criteria.

Staff recommendation was for approval with the following condition:

1. Subject to conformance to the Windsong HOA approvals and conditions.

Mrs. McGillis answered questions from the Board regarding the 20-foot natural vegetative buffer easement and questions regarding the proposed additions to the home. Discussion ensued regarding the condition to Staff's recommendation regarding the Windsong HOA and its requirements versus the HOA requirements related to the City's approvals and conditions. It was decided that the condition was not necessary and would be removed from the recommendation as the Board was not giving the applicant authority to ignore HOA requirements.

Applicant Robert Smith, Manager of E2 Homes, addressed the Board. Mr. Smith responded to the Board's questions regarding the proposed additions to the home and explained that two bedrooms were being built on one side of the home and what looked like an addition on the other side was an outdoor barbecue area. Mr. Smith addressed the concern related to the HOA requirements versus the City's recommendation and explained that the HOA approval began six months before their site plan review request to the City.

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

Motion made by Laura Turner, seconded by Laura Walda, for approval to construct a 2,257 square-foot addition to the two-story, single-family home located at 1661 Chase Landing Way within Windsong on Lake Berry, zoned PURD.

Motion carried with a 6-0 vote.

- RZ #20-03 Request of the City of Winter Park for: An Ordinance to amend the Official Zoning Map to change the zoning designations of Office (O-1) to Parks and Recreation (PR) on the City property at 1390 Orange Avenue.

Mrs. McGillis explained that the item was a request of the City of Winter Park to change the zoning designation of 1390 Orange Avenue, from Office (O-1) to Parks and Recreation (PR). She explained that the property has always been City-owned and included in the City's Parks inventory with a Future Land Use designation of Open Space and Recreation, but historical records dating back to 1952 show that the property had been zoned office. Mrs. McGillis explained that the request was to implement the Comprehensive Plan to rezone the property to Parks and Recreation (PR) zoning.

Staff recommendation was for approval.

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

The Board agreed with the Staff recommendation.

Motion made by Chuck Bell, seconded by Laura Walda, for an Ordinance to amend the Official Zoning Map to change the zoning designations of Office (O-1) to Parks and Recreation (PR) on the City property at 1390 Orange Avenue.

Motion carried with a 6-0 vote.

4. New Business: None

5. Planning Director's Report:

Planning Director Bronce Stephenson informed the board that Mrs. McGillis was the City of Winter Park Employee of the Year and commended her achievement. He explained that the Planning Department had added a new transportation division and would now be the Planning & Transportation Department. He introduced new team members, Hongmyung Lim and Keith Moore and noted that the department would be hiring a transportation manager to oversee the new division.

Mr. Stephenson reminded the Board of the traffic issues discussed by residents in the Killarney neighborhood during the Hill/Gray item on the February 4th agenda. He explained that through discussions with the residents the transportation team was able to provide the neighborhood with solutions to prevent cut-through traffic and other traffic issues in the area.

Mr. Stephenson informed and invited the Board to the Bike to Work Winter Park event on Thursday, March 5th.

Lastly, Mr. Stephenson provided the Board with an update on the Orange Avenue Overlay and explained that the second reading of the Ordinance would be on Monday, March 9th at the City Commission meeting.

6. Board Update & Comments: None

Meeting adjourned at 6:45 p.m.

Respectfully,

Kim Breland, Recording Secretary