MINUTES

Vice-Chairman Margie Bridges called the meeting of the Planning and Zoning Commission to order at 7:00 p.m. in the Commission Chambers of City Hall, 401 Park Avenue South, Winter Park, Florida.

PRESENT: Vice-Chairman Margie Bridges, Patrick Doyle, and Drew Krecicki; City Staff Present: Planning Director Jeffrey Briggs, Sr. Planner Stacey Scowden, Planning Technician Caleena Shirley and Recording Secretary Lisa Clark. Absent: Chairman Tom Alday and Rick Swisher and John Stevens.

APPROVAL OF MINUTES

Motion made by Drew Krecicki, seconded by Patrick Doyle, to approve the October 2007, meeting minutes. Motion carried unanimously with a 4-0 vote.

Motion made by Drew Krecicki, seconded by Patrick Doyle, to approve the November 2007, meeting minutes. Motion carried unanimously with a 4-0 vote.

Motion made by Patrick Doyle, seconded by Drew Krecicki, to approve the December 2007, meeting minutes. Motion carried unanimously with a 4-0 vote.

PUBLIC HEARINGS

CU 1:07 Request of Habitat for Humanity of Winter Park/Maitland Inc., for Conditional Use Approval to allow four Habitat homes on the vacant properties adjacent to Denning Drive at 870 West New England Avenue and 881 Douglas Avenue, zoned R-1A.

City Planner Jeffrey Briggs presented the staff report. He stated that the applicant is requesting conditional use approval for a four-unit affordable housing project under the newly (contingent upon Board approval at tonight's meeting) adopted affordable housing provisions under the R-1A zoning code within the CRA. He reviewed the development options for the subject property. He said that staff's perspective is that the City is gaining four units of affordable housing via the conditional use process, and that the resultant buildings will be no larger than what would be expected to be built by the private sector. Staff recommended approval of the request. Mr. Briggs responded to Board member questions and concerns.

Mr. Thaddeus Seymour, 1804 Summerfield Road, represented the applicant. He expressed appreciation for the partnership between the City and Habitat.
Mr. Briggs addressed Board member concerns regarding parking on the subject property.

Mr. Hal George, responded to Board member concerns and questions regarding design, parking, and aesthetics.

The following people spoke in favor of the request: Lurline Fletcher, 790 Lyman Avenue, and Aurora Cunningham, 830 Douglas Avenue.

One person spoke in opposition to the request (name inaudible on recording). She said that she has concerns about the housing style, and that the neighborhood is being saturated with Habitat housing and that discourages private sector redevelopment. She said that she feels that will depreciate the land value and that any long term solution is being taken into consideration.

No one else wished to speak concerning this issue. Public Hearing closed.

Mr. Krecicki stated that he supports the request with the condition that the property be deed restricted for any future sales.

Mr. Doyle stated that he supports this particular request, but agrees with the comments made by the person that spoke in opposition, and encouraged staff to review this issue in the future.

Motion made by Patrick Doyle, seconded by Drew Krecicki to approve the request. Motion carried with a 3-0 vote.

CU 7:06 Request of Rock Properties for Final Development Plan approvals pursuant to the Conditional Use and Planned Development Approvals granted on August 28, 2006 to construct a 13,500 square foot Walgreen’s Drug Store on the current Shell gas station property at 550 N. Orlando Avenue on the northeast corner of Orlando and Fairbanks Avenues, zoned C-3.

City Planner Jeffrey Briggs presented the staff report. He said that the applicant is requesting final development approval for the conditional use and planned development request which was approved by the City Commission on August 28, 2006. He gave an overview of the plans for the subject property. He said that the final development plan package is not complete in that the details are lacking on the proposed site/parking lot lighting fixtures, plans for the proposed monument signs along the street frontages and resolution of the building sign lighting issues. He said that the exterior wall plan was to be altered as well to include gaps at the landscape islands. Mr. Briggs discussed the importance of redevelopment of this prominent corner. He said that the final design will come back to the Planning Commission and City Commission for approval as integrated into the Gateway Design Plan effort currently underway and coordination with the expected redevelopment of the Popeye’s parcel.

Mr. Briggs discussed the possibility of a public/private partnership with the applicant with regard to a proposed corner element. He said that staff understands the reluctance of the applicant to contribute to the cost of the corner icon which is not part of the ownership or function; however, stated that he does not feel that it is unreasonable for this to be a partnership. Staff proposed that Walgreen’s contribute ½ of the cost for the proposed clock tower element (construction costs estimated at $200,000) not to exceed $100,000.

Staff recommended approval of the request subject to execution of a development agreement to provide the following:
1. City control over exterior architectural appearance of the project including any future modifications as relates to the building appearance, exterior wall appearance, building and site signage (including sign lighting) and site or parking lot lighting per consistency with these approved plans and as may be required by the city staff for thematic consistency with the traditional architectural style approved.

2. Maintenance of the proposed landscaping per the landscape plan approved and as amended to increase the live oak tree size to 5 inch minimum for five trees south of the building. Walgreen’s to maintain site landscaping including any planted on the corner icon parcel.

3. Donation to the City of the corner icon parcel of 871 square feet and Walgreen’s to pay for one-half of the construction costs of the icon (not to exceed $100,000).

Hal Kantor, represented the applicant. He explained that Walgreens has been willing to work with the City on the architectural issues and given the understanding that there are ‘corporate’ requirements especially with respect to signage, they will continue to work with the city to resolve the few small issues left. He stated that the donation of the 871 square feet of land has a value estimated at $70,000 and that since this is a “City” architectural icon, the position of the applicant is that they are unwilling to bear any more of the costs of the construction as it does not directly relate to their project.

Theresa Hoffman, HAI Architects, addressed the architectural materials, lighting plans, signage plans.

No one else wished to speak concerning this issue. Public Hearing closed.

Mr. Doyle stated that he disagrees with staff in that the signage plans and parking lot lighting should come back to the Board for final approval since they are such important details to a successful conclusion to this project. There was consensus amongst the other Board members as to that condition.

Mr. Krecicki said that he agrees with the comments concerning lighting and signage and is comfortable letting those details come back to P&Z at a later time. As a result, the applicant will not be held up with permitting the building construction.

Mr. Krecicki reminded the Board that originally the staff and the P&Z Commission wanted this building to be located up on the corner where it would be consistent with the ‘city’ plans for this important corner and it would be where the CH2M Hill study showed it should be. He said that the City gave in to the Walgreens and let them move the building back off the corner since it worked best for their drive-in component. The trade-off however, was that there was still to be what P&Z indicated to be a mandatory corner icon architectural structure in order to compensate for moving the building off the corner. He feels that the developer should thus pay the entire cost of the corner icon since it was their decision and election to move the building from the corner thereby creating the need for the icon. His view was that the cost should not be borne by the City but entirely by Walgreens up to the estimated cost of $200,000.

Motion made by Mr. Doyle, seconded by Mr. Krecicki to approve the request subject to the conditions recommended by staff in addition to the following: final lighting and signage to come back to the Planning Commission for final approval; preparation of a developer’s agreement to incorporate conditions; and that the developer pay the entire cost for the corner icon (cost not to exceed $200,000). Motion carried unanimously with a 3-0 vote.
SITE PLAN REVIEWS

SPR 1:07 Request of Mr. Burke for approval of a 1,955 square foot addition to the existing single-family home at 405 Kilshore Lane on Lake Killarney, zoned R-1A.

Assistant Planner Stacey Scowden presented the staff report. She reviewed the issues of floor area ratio, impervious coverage, views of the neighbors and the lake, storm water retention and tree preservation. Staff recommended approval. She responded to Board member questions and concerns.

Don Burke, applicant, was present to address Board member questions and concerns. No one else wished to speak concerning this request. Public Hearing closed.

**Motion made by Mr. Doyle, seconded by Mr. Krecicki to approve the request. Motion carried unanimously with a 3-0 vote.**

NEW BUSINESS

Mr. Doyle discussed his concerns relating to the number of public parking spaces allocated at the Jacobson’s parking garage. He requested that staff research the agreement and report back to the Planning Commission.

Mr. Briggs informed the Board members of upcoming meeting dates.

There was no further business, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Lisa M. Clark,  
Sr. Staff Assistant