Chairman Alday 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: Chairman Tom Alday, Rick Swisher, John Stevens, Patrick Doyle, and Drew Krecicki. Staff: Planning Director Jeffrey Briggs, Sr. Planner Stacey Scowden, Planning Technician and Recording Secretary Lisa M. Clark.

Approval of Minutes

Motion made by, seconded by to approve the minutes from the February 13, 2007 public hearing. Motion carried unanimously with a 5-0 vote.

PUBLIC HEARINGS

ZTA 2:07 Request of the City of Winter Park to amend Chapter 58 “Land Development Code”, Article III, “Zoning” within Section 58-65 “R-1AAA Lakefront District” so as to revise and modify the minimum standards for new building sites or buildable lots, increasing the street and lake frontage requirements and prohibiting the creation of new flag lots, providing an effective date.

Mr. Briggs gave the staff report. He stated that the goal of the proposed ordinance is to suggest code changes that will give the City more control over the subdivision of lakefront estates. He stated that there are about 25 lakefront “estate” candidates for subdivision. He noted that there is no definition of “estate” but staff arbitrarily included anything one acre or larger (only seven of which could be possibly split without a variance from the regulations). Staff recommended that the code be changed to make the minimum lakefront street width requirement from 125 feet to 150 feet and change the code to prohibit “flag lots” to preclude new homes in front of existing lakefront homes. Mr. Briggs stated that staff has advertised the changes and notices were mailed to all lakefront property owners in the City. Mr. Briggs responded to Board member questions.

No one wished to speak concerning this request. Public Hearing closed.

Motion made by Mr. Swisher, seconded by Mr. Doyle to approve the request. Motion carried unanimously with a 5-0 vote.
Mr. Briggs gave the staff report. He stated that the applicant is seeking conditional use/planned development approval for a three unit townhouse project under the cluster provisions of the R-2 code on the above-referenced properties. He noted that the property is within the College Quarter Historic District and which means that if the request is approved, the applicant must apply to the Historic Preservation Commission for architectural review. Mr. Briggs reviewed the redevelopment options for this property. He stated that from staff’s perspective, the key factor in determining whether to grant a conditional use is compatibility with the surrounding neighborhood. He said that due to the fact that the location is adjacent to the Winter Park Day Nursery business and that it is across the street from duplexes and other townhouses it is a compatible use within the surrounding neighborhood. He added that he feels that the applicant has accommodated the concerns of the neighbors by breaking up the building mass into three separate homes. In addition to that, he stated that approving the conditional use does not give the owners any additional square footage. He said the smaller unit size of 2,700 square feet is more compatible with the characteristics of the neighborhood. Staff recommended approval of the request. He noted that the HPC will implement the review of architectural details including materials, landscape and hardscape and civil plans. Mr. Briggs responded to Board member questions and concerns.

Andy Swanson, applicant, 801 Hamilton Place, was present to address board member questions and concerns. He stated that he was in agreement with the staff recommendations.

Eric Pudd, 1523 Berkshire, represented the WP Day Nursery. He stated that they feel that it is a good use of the property and feels that the style of the building is in line to what has been built in the neighborhood.

No one else wished to speak concerning the request. Public Hearing closed.

Mr. Doyle stated that he feels that the project will be an enhancement to the neighborhood and requested that if approved, the applicant buffer the property to the north. All others agreed with those comments.

Motion to approve made by Mr. Swisher, seconded by Mr. Doyle with the condition that HPC review buffering options for the property to the north. Motion carried unanimously with a 5-0 vote.

Mr. Briggs gave the staff report. He stated that the applicant is requesting subdivision or lot split approval to divide the properties at 2001 and 2011 North Park Avenue into three single-family lots. He stated that each lot is 75-feet wide and the request will create three 50 foot wide lots. He noted that there are two existing houses on the property which would be demolished for the construction of three
new homes. He stated that the applicant has submitted a petition with 19 signatures from residents in support of the split. He reviewed the zoning and comprehensive plan test. Mr. Briggs summarized by stating that.

Selby Sullivan, the applicant, stated that he went door/door in the neighborhood and visited with as many residents as possible. He showed a proposed rendering. He said that the proposed units would be 1800-2000 square feet and that what is built will be in character with the surrounding neighborhood.

No one wished to speak concerning the request. Public Hearing closed.

After considerable discussion, the request was tabled by the Planning Commission to allow the applicant an opportunity to present preliminary plans.

There was no further business. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Lisa M. Clark,
Recording Secretary