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 Rick Swisher, seconded by Drew Krecicki to approve the minutes from the April 3, 2007, public hearing. Motion carried unanimously with a 5-0 vote.

PUBLIC HEARINGS

MISC 2:07 Request of Diamond Holdings, Inc., for subdivision approval to create three single family buildable lots from the two existing properties at 2001 and 2011 N. Park Avenue, zoned R-1A. Variances are needed to create these three, prospective 50-foot wide buildable lots in lieu of the minimum 75 foot lot widths required in the R-1A district. Variances are also required to create these three prospective lots of 7,400 square feet in size in lieu of the 8,500 square feet required in the R-1A district.

Mr. Briggs announced that the request has been postponed until June 5, 2007, at the request of the applicant because architectural plans have not been received.

CU 7:07 Request of the 1800 Associates Ltd. for Conditional Use approval under the cluster housing provisions of the R-2 zoning district to allow for the construction of twenty-seven two-story townhouse units on the 3.4 acre property at 1800 Lee Road, zoned R-2.

Mr. Briggs stated that the due to the fact information was presented to staff on the day of the scheduled public hearing; staff is recommending that the request be tabled.

Alison Yurko and Ed Garcia were present representing the applicant. The applicants gave an overview of the request by using a Power Point presentation. The presentation detailed the applicant’s plan for tree preservation, proposed architecture, ingress/egress to the subject property, parking, retention and drainage. She stated that it is their plan to accommodate the request of staff to preserve the existing wall in an effort to preserve trees along the interior of the wall. The applicants responded to Board member questions.

Michael Dick, 823 Granville Drive, said that he does not feel that proposed redevelopment will have a major impact on commuting in the area. He noted that he feels that the applicant has done a good job with clustering and the
number of units. He said that his initial concerns were with retention, the affect on the lake, and access control due to the proximity of the gate on Lee Road, but after listening to the presentation, many of his concerns have been mitigated. He added that he looks forward to seeing new plans next month.

The public comment portion was closed out, and no further direction was given to the applicant.

CU 6:07 Request of the City of Winter Park and the Hannibal Square Community Land Trust for Conditional Use approval under the provisions for affordable housing to allow the three properties at 634/640/642 West Comstock Avenue, zoned R-1A, to be used for the construction of four individual one-story single family homes. No other variances in terms of setbacks, floor area ratio, parking, etc are being requested.

Mr. Briggs announced that the request has been postponed until June 5, 2007, at the request of the applicant because architectural plans have not been received.

NEW BUSINESS

Patrick Doyle requested that the Board be given post construction updates “on things that didn’t go exactly as planned”. He pointed out the redevelopment of the bank on Denning where the air conditioner compressor faces the street-side. He stated that he feels that this will help the Board members during the decision making process to avoid those types of things from happening in the future. He also requested that staff initiate a requirement under the code for architectural details on mechanical towers for high-rise structures. Mr. Alday echoed his agreement with the comments.

Mr. Briggs stated that staff will bring that item back at the July meeting. He gave the Board members an update on the Comprehensive Plan public hearings. He stated that staff was not prepared for the adoption hearings beginning in mid-May as previously anticipated. He noted that the revisions for the State were more cumbersome and involved than previously thought and staff anticipates bringing those forward in June. He announced that there will be a work session on Thursday, May 3rd, to receive a presentation from the Architectural Review Board.

There was no further business. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Lisa M. Clark,
Recording Secretary