ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

Motion made by Mr. Krecicki, seconded by Mr. Doyle to nominate John Stevens as Chairman. Motion carried unanimously with a 5-0 vote.

Motion made by Mr. Krecicki, seconded by Mr. Swisher to nominate Patrick Doyle as Vice-Chairman. Motion carried unanimously with a 5-0 vote.

Chairman Stevens read the opening statement into the record.

Approval of Minutes

Motion made by Mr. Swisher, seconded by Mr. Krecicki to approve the minutes from the May 1, 2007, public hearing. Motion carried unanimously with a 5-0 vote.

PUBLIC HEARINGS

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 presented the staff report. He stated that the applicant is requesting conditional use approval for cluster housing under the R-2 zoning and lakefront site plan approval for the proposed project on the above-referenced property. He said that if approved, the project would consist of 27 two-story units. He stated that the proposed project met the requirements for a city-wide notice and those were received in households the first week of April. He reviewed the issue of tree preservation on the lakefront. He added that the applicant intends to save the cluster of sand oaks as well as the perimeter trees and that the site plan has been revised as necessary. He said that the applicant does meet the lakefront setback requirements as well as all other setbacks and further that views of the neighbors will not be impacted. He discussed landscaping and parking requirements. With regard to access to the boat dock, the applicant has stated on the plans that no more than eight boats will be moored at the three existing docks at the same time, and that it will be on a first come/first serve basis. He gave an extensive review of the
other issues raised at the May meeting. He noted that the applicant has addressed the concerns raised at the May meeting. Staff recommended preliminary approval of the request subject to the following conditions:

1. Applicant is to bring back for final development plan approval, the final site plan, civil plans (retention), final architectural elevations, tree preservation protection plan and landscape/hardscape plans to P&Z for review and approval.
2. Applicant to modify storm water retention area to increase separation from the cypress trees (indicated by numbers 41, 43 and 46 on the tree survey) to 35 feet for better protection of the tree root systems and preservation of those trees.

Mr. Briggs responded to Board member questions and concerns. Mr. Dick requested that the applicant address the issue of the retaining wall and issues relating to the entry gate. He said that he would like to see that the development order and condo documents reflect if there are problems with the entry gate, the city will have the right to pursue whatever action deemed necessary.

Alison Yurko and Ed Avellaneda, represented the applicant. The applicants used a power point presentation detailing the proposed project. They addressed the issues of the turn lane, existing retaining wall, tree preservation, and dumpster location. Ms. Yurko also added that she agrees with the condition of staff concerning the cypress trees, but requested that language be added ensuring the City’s concerns are met. She stated that they have made every effort to address the concerns brought up at the previous meeting.

Alex Dobrev, 215 North Eola Drive, represented the owners of Lee World Center (1850 Lee Road). He said that they are in agreement with the staff report concerning tree preservation. He said that they have met with the applicants and discussed the issue of tree preservation on the western boundary line and the applicant is willing to maintain those trees. He requested that be incorporated into the conditions of approval, in addition to them being able to “tap” into that sewer line, if necessary.

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

The Board members discussed the request. The Board members expressed their support of the request.

Motion made by Mr. Doyle, seconded by Mr. Krecicki to approve the request subject to staff recommendations with the added language concerning certified arborist and City Forester with regard to tree preservation.
Mr. Briggs gave the staff report. He stated that the applicant is requesting conditional use approval to build a new 3-story 282,000 square foot health center and assisted living facility on the approximately 10 acres of vacant property in the northwest section of the current Mayflower property. He added that an on-site work session was held with the Planning Commission on January 24th.

He gave an overview of the request. He noted that the new health center and Assisted Living Facility will contain 85 assisted living units and 30 units/60 beds for the health center (nursing home) component which is intended to allow them to better serve their residents and allow the conversion of the current health center space within the existing mayflower building into additional residences.

Mr. Briggs discussed wetland issues, current conditions of the property, parking requirements and FAR requirements. He stated that the project meets all of the zoning code and other land development code requirements. He added that there is no traffic or visual impacts will be placed upon the surrounding property owners or neighborhoods. Staff recommended approval of the request with conditions. He responded to Board members questions and concerns.

David McGuffin, CEO, of the Mayflower Retirement Center, addressed the Board concerning the request. He used a power point presentation to present the facts of the request. The presentation discussed the existing facilities and the current need to expand. He gave details of the proposed state of the art health care facility.

Mr. Stanley Wilson, 1620 Mayflower Court, president of the residents’ association, spoke in favor of the request. Approximately 50 residents were present indicating their overwhelming support the request.

Mark Osley, environmental engineer, discussed environmental issues of the property.

Jett Williamson, 1584 Mayflower Court, spoke in favor of the request.

Barbara Smith, 2427 Galleryview Drive, expressed concerns with there being one road for egress/ingress, construction traffic and noise from construction equipment and delivery trucks, and construction parking.

Murial DeBuke, 1620 Mayflower Court, spoke concerning the road. She expressed her support of the proposed project.

Joe Terranova, 700 Melrose Avenue, spoke in favor of the request. He said that he feels that the City needs more facilities like the Mayflower.

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

All of the Board members expressed support of the request.

**Motion made by Mr. Doyle, seconded by Mr. Swisher to approve the request. Motion carried unanimously with a 5-0 vote.**

The Chairman recessed the meeting at 8:40 p.m., and reconvened the meeting at 8:45 p.m.
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 presented the staff report. He stated that the applicant is requesting conditional use approval to permit four single family affordable homes under the affordable housing provisions of the R-1A zoning code, within the CRA. He added that the subject property is 3 lots each 50 feet wide. He reviewed the development options for the property. He stated that there will be a single entrance driveway for the proposed homes and depending on costs there may or may not be carports. He said that staff is hopeful that the proposed development will provide affordable work force housing. He stated that in order to do the fourth home, conditional use approval is needed. No variances are being requested. He added that proposed setback, floor area ratio, and off-street parking requirements have been met. Staff recommended approval.

Bedelia Campbell, 705 Douglas Avenue, was present to address the concerns of the Board. She presented information on the history of the landtrust as well as the goals and objectives of the land trust.

Mary Daniels, 650 Canton Avenue, spoke in favor of the request and urged the Board to support the request.

Thomas Alston, C-Map, provided insight into the modular homes. He noted that they currently have projects in Leesburg and Orlando. He responded to Board member questions and concerns.

Lurline Fletcher, 790 Lyman Avenue, spoke in favor of the request.

Joe Terranova, 700 Melrose Avenue, spoke in favor of the request.

No one else spoke concerning the request. Public Hearing closed.

The Board members expressed support of the request.

Motion made by Mr. Swisher, seconded by Mr. Krecicki to approve the request. Motion carried unanimously with a 5-0 vote.

MISC 3:07  Request of Mr. Phil Brown for subdivision approval to create two single-family from one existing lot at 1815 Carrigan Avenue. Variances are needed to create two, prospective 55-foot wide buildable lots in lieu of the minimum 75 foot lot widths required in the R-1A district.

Mr. Briggs presented the staff report. He stated that the applicant is requesting to split the subject property into two 55 foot single family lots. He noted that currently a single-family residence exists on the lot which would be demolished. He said that the applicant has made contact with some of the surrounding neighbors and submitted a petition; however, a second petition in opposition to the request was received from the neighbors. He reviewed the issues of tree preservation. Mr. Briggs reviewed the zoning and comprehensive plan issues. He reviewed the dynamics of the surrounding neighborhood and concerns of the neighbors. He discussed the issues of compatibility (both lot size and house size) with the surrounding neighborhood. With regard to staff recommendation, Mr. Briggs stated that if the applicant is unwilling to accept any limitations, the recommendation is for denial due to the variances of the R-1A standards and the incompatible resultant scale of development. Alternatively, staff would support a recommendation of approval subject to a deed restriction imposed upon the two lots limiting them to maximum building size of 2,590 square feet (30% FAR) and one-story in height. He responded to Board member questions and concerns.

Phil Brown, 1625 Tioga Trail, was present to address the Board. He stated that it is his goal to remain consistent with the surrounding neighborhood. He said that he has met with staff to discuss the tree preservation issue and noted that the site plan has been amended to maximize tree preservation. He added that he has spoken with Phil Daniels with regard to connecting into the sanitary sewer line.
Claude Sparks, 1820 Carrigan Avenue, stated that he moved into the neighborhood in 1978 due to the lot sizes in the neighborhood. He said that is opposed to request. He said that he would supports building one home.

Proctor, 1807 Carrigan Avenue, opposed the request. He said that he is not opposed to redevelopment of new homes, but does not support developing two homes. He stated that he feels that there would be more cut-thru traffic. He also noted that he submitted to staff 24 signatures on petition opposed to request.

Peter Diebler, 2640 North Lakemont Avenue, opposed lot split, but supports building one nice home on lot.

Beth Dillaha, 1801 Forrest Road, stated that she feels that the proposed project will change character of the existing neighborhood. She said that she does not feel the variances are warranted. She added that she does not see the there is no hardship.

John Chad, 1819 Carrigan Avenue, spoke in opposed the lot split.

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

The Board members discussed the request. Messrs. Doyle and Krecicki and Mrs. Whiting did not support the request. Mr. Swisher stated that he would be willing to support the request if the homes were limited to no more than 1800 square feet, one-story, and that the applicant agree pay the entire costs of connecting to the existing sewer line.

Motion made by Mr. Doyle, seconded by Mr. Krecicki to deny the request. Motion carried unanimously with a 5-0 vote.

CU 9:07 Request of Mr. Bernie Martin for Conditional Use approval under the provisions of the R-3 zoning district for buildings over 10,000 square feet and the cluster housing provision. Located at 1298 Howell Branch Road this project will contain 8 units on 3.74 acres (2.47 upland), zoned R-3.

Mr. Briggs presented the staff report. He explained that the applicant is requesting conditional use approval for an 8 unit, 3 story townhouse project at 1298 Howell Branch Road, however the proposed project is over 10,000 square feet and has lakefront status. He reviewed the site characteristics, provided a description of the project. He noted that the applicant went before the City’s DRC and reviewed their comments. Staff recommended preliminary approval of the project subject to the following conditions:

1) Applicant is to bring back final site plan, architectural elevations, perimeter wall plans, storm water retention plans and landscape/hardscape plans including relocation of the trash dumpster to P&Z for review and final approval per code. Landscape plan to include plantings and irrigation outside the perimeter wall between the wall and existing sidewalk.

2) To accommodate tree preservation, the applicant will need to meet with the Forestry Department to discuss preservation strategies for protection both during clearing and construction. Conditions to be attached to the final approval.

3) Deletion of entrance/exit gates.

4) Condominium and homeowners association documents to be reviewed and approved by the City Attorney as part of the final approval.

Mr. Briggs responded to Board member questions and concerns.

Bernie Martin, the applicant, used a power point presentation to present background information concerning the proposed project. He noted that he has been working on the proposed project since 2001 further that it has gone thru several modifications.

David Danziger, 1049 Tuscany Place, spoke concerning the request. He expressed concern with regard to parking for the proposed units, attached versus detached, and the amount of square footage of the proposed units. Overall, he felt that the proposed project was too dense.

Nancy Freeman, 1055 Tuscany Place, represented the Tuscany Place HOA. She said that she did not feel that proposed project was in character with the surrounding neighborhood. She added that the subject property is a
viable wetland with living native species and wildlife, and further if the units do not sell, she fears that it will become rental property.

R. Van Bogan, 2456 Via Sienna, noted that the property is a wildlife sanctuary. He said that he is concerned with the protection of wetlands and that he is opposed to the number of units the applicant is proposing.

Paul Morgan, 1056 Tuscany Place, spoke in opposition to the request. He expressed concern with density on the lakefront, and stated that he would like to see full architectural renderings.

Louis Van Breeman, 2599 Via Tuscany, represented the Maitland Shores Protective Association. He stated that he opposed the project. He said that he feels that the proposed project changes the character of the neighborhood and that it may become a gated neighborhood.

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

Mrs. Whiting expressed that she is concerned with the impact the proposed redevelopment would have on the sensitive wetlands. Messrs. Krecicki and Doyle opposed the height. Mr. Swisher expressed concern with protecting the wetlands and architecture of the project. Consensus of the Board was that the request in its present form, they cannot support it, so the request was tabled for to allow the applicant to provide further information. The Board members also expressed concern with the density of the proposed project.

**SITE PLAN REVIEWS**

**SPR 3:07** Request of Mr. Martinov for approval of the construction of a new two-story home at 351 Lakefront Boulevard 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 of the request subject to (1) the applicant must move the air conditioning units to the north side of the home since they are not permitted within the side setback; (2) the applicant must follow the tree preservation guidelines established to protect the tree in the front yard before and during the construction. She responded to Board member questions and concerns.

The applicant was present. He was in agreement with staff recommendations. Public Hearing closed.

**Motion made by Mr. Doyle, seconded by Mrs. Whiting to approve the request with staff recommendations. Motion carried unanimously with a 5-0 vote.**

**SPR 4:07** Request of M/M Giacalone for approval for construction of a new home at 1120 Preserve Point Drive on Lake Berry, zoned PURD.

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 with the condition that the applicant must meet with the Forestry Permitting Division to get permission to remove the trees in the building footprint as well as replacement of those trees either by caliber on site or fee. Staff recommended approval of the request. She responded to Board member questions and concerns.

The applicant was present. He was in agreement with staff recommendations. Public Hearing closed.
Motion made by Mr. Krecicki, seconded by Mr. Swisher to approve the request. Motion carried unanimously with a 5-0 vote.

There was no further business. The meeting adjourned at 10:45 p.m.

Respectfully submitted,

Lisa M. Clark,
Recording Secretary