Present: Chairman John Stevens, Vice-Chairman Patrick Doyle, Drew Krecicki, Sara Whiting and Michael Dick. Absent: Rick Swisher

Staff: Planning Director Jeffrey Briggs; Sr. Planner Stacey Scowden, Planning Technician Caleena Shirley, and Recording Secretary Lisa M. Clark.

PUBLIC HEARINGS:

Mr. Krecicki announced that he has a conflict and will not be voting on this issue. (The memorandum of voting conflict was completed and is attached as a part of these minutes)

CU 3:08 Request of Winter Park Memorial Hospital for Conditional Use Approval to redevelop the 2.5 acres of property at the southeast corner of Lakemont and Mizell Avenues, currently used for the Woman’s Healthcare building and parking lot, into a new two story, 36,200 square foot medical office building with 180 parking spaces, on property zoned PQP and O-1.

Planning Director Jeffrey Briggs gave the staff report. Mr. Briggs noted that the request was tabled at the February meeting and after meeting with the applicant, the plans have been revised in accordance with Board member’s concerns. Mr. Briggs gave a general overview of the project. He reviewed the issues of square footage, land area, and floor area ratio. He stated that the applicant has also provided a traffic study. He said that the applicants have agreed to revise the plans to reinstate the 25-foot setback on the Lakemont side in addition to planting trees in that setback area to effectively screen that view of the building. Further, he noted that the revised elevations now include authentic materials at the ground floor plate level at the expression line between the first and second floors. He added that there will be color variation in the building both in materials, paint colors and green tint windows. With regard to screening the parking lot along Lakemont Avenue, he indicated that the applicant has agreed to continue to discuss the options as relates to the screening on the Lakemont side of the property. Staff recommended preliminary approval of the project subject to the applicant bringing back to the Planning Commission for final review the landscape architecture and lighting plan. Mr. Briggs responded to Board member questions and concerns.

Mr. represented the applicant. He used a Power Point presentation to show the details of the request.

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

Mr. Doyle stated that he feels that the applicant has done a good job of correcting the deficiencies pointed out at the previous public hearing. The Board members were in agreement.

Motion made by Mr. Dick, seconded by Mrs. Whiting to approve the request subject the applicant returning to the Planning Commission for final review of the landscape plan. Motion carried unanimously with a 4-0 vote (Mr. Krecicki abstained).
ZTA 2:08 Request of Chez Vincent/Hannibal's for: An Ordinance of the City of Winter Park to amend Chapter 58 “Land Development Code, Article III, “Zoning” so as to change the hours of sale and consumption of alcoholic beverages within the Hannibal Square (Westside) neighborhood bounded by Denning Drive, Comstock Avenue, New York Avenue and Webster Avenue from the current regulations that require sales and consumption of alcoholic beverages to end at 11:00 pm Sundays thru Thursdays and at 12:00 midnight on Fridays and Saturdays to instead end at 2:00 am in the morning Mondays thru Saturdays and at 12:00 midnight on Sundays.

Mr. Briggs presented the staff report. He gave some historical background into previous requests within the Hannibal Square neighborhood. Mr. Briggs discussed the C-2 zoning regulations. He concluded with the following: 1) Late night bar activity causes noise disturbances and other nuisances to nearby residential homes; 2) The City has promised the residents of the Hannibal Square neighborhood that the City will strive to avoid those problems and not let the Hannibal Square restaurant district evolve into a nightclub district; 3) Both the Planning and City commissions have confirmed the existing hours limited hours of sale and consumption of alcoholic beverages in this area as appropriate in 1997, 1999, 2000 and 2006 and on each occasion has denied the requests for later hours. Staff recommended denial of the request. Mr. Briggs responded to Board member questions and concerns.

Vincent Gagliano, Chez Vincent’s, 533 West New England Avenue, was present to address concerns of the Board. He stated that he feels that he is a responsible business owner and further, there have been no issues with his business in the past. Mr. Gagliano requested that a 6 month trial period be put in place.

The following people addressed the Board concerning the request: Eric Hokanson, Manager of Chez Vincent’s; Joe Terranova, 700 Melrose Avenue (agreed with staff recommendations); Barry Greenstein, 2348 Summerfield Road, (opposed); Albert Anderson, 735 South Capen Avenue, (opposed); Ned Cooper, 1047 McKean Circle, (opposed); Lurtleter Fitcher, 790 Lyman Avenue, (opposed); Eugenia Baylor, 860 West New England Avenue, (in favor); Will Graves, 3048D George Mason Avenue, (opposed); Carolyn Cooper, 1047 McKea n Cir, (opposed); Desiree Tavera, 210 E Morse Blvd, (in favor); Kathy Grammer, 200 S. Interlachen, (opposed); Dwayne Morgan, 749 English Court, (in favor); Sandy Womble, 940 Old England Avenue, (opposed); Pat McDonald, 2348 Summerfield Avenue, spoke (opposed); Teri Gagliano, co-owner of Chez Vincent’s; Greg Stake, 799 Suwanee Court, Maitland, (in favor); and April Kirsheman, Attorney, 533 West New England Avenue, (represented the owner of the building); Linda Walker, 794 Lyman Avenue, (opposed); Roger Rebman, 776 S. Pennsylvania Ave, (in favor); Sally Flynn, 1400 Highlands, (opposed); and Shay Silver, 735 Pansy Avenue (opposed).

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

ZTA 1:08 An Ordinance of the City of Winter Park, Florida, amending Chapter 58 “Land Development Code”, Article III, "Zoning" repealing section 58-76 Limited Commercial (C-3A) District and adopting and substituting therefore a new section 58-76 entitled the Urban Use Zoning District, providing for purpose and intent, establishing permitted and conditional uses, providing for development standards, building setbacks, building heights and residential dwelling sizes, providing for density and lot coverage, providing for lot coverage bonus provisions, providing an effective date.

It was noted by staff that the request is being withdrawn to allow for continued study. However, consensus of the Board was to allow the members of the audience that came for the item to give public comment.

Public comment was taken. The following people spoke: Bee Epley, 151 North Orlando Avenue, #209 Mimi Dickinson, 730 Pinetree Road, Sally Flynn, 1400 Highland Road John Murphy, 2221 Hawick Lane Dan Bellows, 533 West New England Avenue Gene Randall, 1285 Richmond Road Albert Anderson, 735 Capen Avenue Will Graves, 3048D George Mason Avenue
Chairman Stevens declared a recess at 9:30 p.m., and reconvened the meeting at 9:35 p.m.

SITE PLAN REVIEWS

SPR 3:08 Request of Ms. Atkinson for approval of additions to the existing single-family home at 324 Interlachen Avenue.

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.

No one was present to speak concerning the request. Public Hearing closed.

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

SPR 4:08 Request of Mr. Muto for approval of a new two-story, single-family home at 2600 Venetian Way on Howell Creek, zoned R-1AA.

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.

No one was present to speak concerning the request. Public Hearing closed.

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

SPR 5:08 Request of M/M Holm for approval of construction of a new two-story, single-family home at 1211 College Point on Lake Virginia, zoned R-1AAA.

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.

Charlie Clayton, represented the applicant. Public Hearing closed.

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

SPR 6:08 Request of Roni Elias for final approval for the landscape plan for the Park Lane project at 901 and 911 North Orlando Avenue.

Assistant Planner Stacey Scowden gave the staff report. She explained that the applicant presented a landscape plan in October, but did not have the benefit of a tree survey. Further, she explained that it was evident to staff that trees/plants were placed randomly on the site and in some cases on the sidewalk or within the building footprint.
She explained that since that time, staff has met the applicant on site with their landscape architect to try and rectify these issues. After a few more meetings staff believes that the applicant has finally produced a plan that will work on this site. Staff recommended approval of the request. Ms. Scowden responded to Board member questions and concerns.

Roni Elias, applicant, and his landscape architect (no name given) were present to address questions and concerns of the Board members.

After a considerable amount of discussion, consensus of the Board was to approve the applicant’s landscape plan with conditions.

**Motion made by Mr. Stevens, seconded by Mr. Doyle to approve as follows: (1) the applicant is to move the viburnum hedge approximately six-feet back for clearer site distance for cars exiting the property; (2) the applicant is to increase the height of the palms on 17/92 to 14 feet to aid in screening this 46-foot high building; and (3) the applicant is to remove the portion of viburnum hedges in front of the building. Motion carried with a 3-2 vote (Sara Whiting and Michael Dick voted against the motion).**

There was no further business. Meeting adjourned at 11:05 p.m.

Respectfully submitted,

Lisa M. Clark,
Sr. Staff Assistant