MINUTES

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

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

Approval of Minutes

Motion made by Mr. Dick, seconded by Mr. Krecicki to approve the minutes from the April 1, 2008, public hearing. Motion carried unanimously with a 5-0 vote.

SITE PLAN REVIEWS

SPR 7:08 Request of M/M Graham for approval of a new two-story, single-family home at 660 Via Lugano on Lake Maitland, 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.

The applicant spoke on behalf of his request explaining in more detail the request for the front setback variance to save the trees.

No one wished to speak in favor of or in opposition to 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 to allow for the front setback to be located at 55’ to get further away from the large Cypress and Oak trees.

SPR 6:07 Resubmittal of landscape plan as a condition of the P&Z meeting in August 2007 for M/M Sabo located at 201 West Fawsett Road across the street from Lake Sue, zoned R-1AA.

Assistant Planner Stacey Scowden gave the staff report. She explained that the Planning Commission granted approval at the work session in August 2007 with the condition that the applicant was to bring back the final landscape plan for review before the applicant could move forward with the construction of the home. She explained that in August, the Board approved the home, but heard concerns from the neighbors who attended the meeting about the architectural style and concerns that the landscape did not provide enough of a buffer for the existing homes in the neighborhood because of its more modern design. She said that staff is comfortable with the landscape plan as submitted by the applicant. She added that letters were sent to the neighbors along with the resubmitted landscape plan, and no issues have been raised.
No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

Motion made by Michael Dick, seconded by Patrick Doyle to approve the landscape plan. Motion carried unanimously with a 5-0 vote.

SPR 8:08 Request of M. Kholodtsov and L. Odnoglzkova for approval of a new two-story, single-family home at 1167 Preserve Point Drive on Lake Virginia, 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. She responded to Board member questions and concerns.

Larry Fleming of Signature Homes was present on behalf of the applicant to address the concerns of the Board.

Ellie Warner, 871 Virginia Drive, expressed that she is not opposed to the construction, but would like some relief with regard to the view.

Carolyn Cooper, 1047 McKean Circle, stated that she agrees with the comments of Mrs. Warner. She questioned if the new home would be compatible.

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 with conditions that the house be moved forward as much as possible and that the pool mechanical equipment be enclosed in a wall. Motion carried unanimously with a 5-0 vote.

SPR 9:08 Request of Lilibridge Healthcare for the Winter Park Hospital Medical Office Building - final approval for the landscape plan.

Assistant Planner Stacey Scowden explained that the landscape plan was referred back to Planning Commission at the March 24th City Commission meeting with the request for the applicant to examine the site to see if there was any way to save additional trees in the existing parking lot and to add trees along Lakemont where there is a gap from the corner of Mizell. She stated that the applicant has explained that the trees were removed in order to meet the parking requirement they were reconfiguring the entire parking lot site. A new landscape plan has been provided in this regard. She added that the applicant will be required to meet the rules of the tree ordinance and replace on site or do the fee in lieu of option if there are no on-site options.

Selby Weeks, Chris Nemethy and Chad Clouser of the applicant team was present to address the concerns of the Board. No one wished to speak concerning the request. Public Hearing closed.

After a considerable amount of discussion, consensus of the Board was to table the request until the June meeting to allow the applicant an opportunity to have an on-site meeting to revise the site plan.

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

NEW BUSINESS

- Election of Chairman and Vice-Chairman

This item was postponed until the June meeting.

There was no further business. The meeting adjourned at 2:30 p.m.
Respectfully submitted,