The meeting was called to order by Mr. Doyle at 7:00 p.m. in the Commission Chambers of the Winter Park City Hall.

Present: Chairman Drew Krecicki, Vice-Chairman Rick Swisher, Drew Krecicki, Michael Dick and Carolyn Cooper. Absent: Sara Whiting

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

Approval of Minutes – May 6 2008

Motion made by Michael Dick, seconded by Rick Swisher to approve the May 6, 2008, public hearing minutes. Motion carried unanimously with a 5-0 vote.

SITE PLAN REVIEWS

SPR 10:08 Request of M/M Martinez for approval of a new two-story, single-family home at 140 West Fawsett Road on Lake Sue, zoned R-1AAA.

Planner Director Jeffrey Briggs presented the staff report. He reviewed the issues of floor area ratio, impervious coverage, views of the neighbors and from the lake, storm water retention and tree preservation. Staff recommended approval. He responded to Board member questions and concerns.

Mrs. Cooper questioned the City’s determination of the side and rear property lines and the resulting minimal setbacks, particularly as they apply to the detached three car garage. She indicated from her site visit, the desire to maintain the lake view for the property at 2311 Forrest Road and most importantly the public view of the lake from Forrest Road. Staff responded to other questions from the Board concerning setback determinations.

Kitty Martinez, 4338 New Broad Street, Orlando, Florida, co-applicant was present along with Chris Morgan of Morgan and Morgan Construction to address concerns of the Board.

Mr. Morgan responded to Board member questions regarding moving the home forward. He explained that if they are made to move the home forward five feet toward the street that would require them to redraw and redesign the house as they would not then meet the setback for the northwest corner of the home. He added that those issues did not come up in meetings with staff prior to submitting their application. He also noted that the applicants have communicated with all of the affected neighbors.

Mr. Joe Knight, 515 North Park Avenue, responded to Mr. Swisher’s concern with regard to the wall. He noted that the applicant has communicated with the neighbor and the wall will be stepped down.
No one else wished to speak in favor of or in opposition to the request. Public Hearing closed.

Mr. Briggs noted that the proposed residence could be moved up to 3.5 feet to the east so as not to have to redesign the home, but if it were moved 5 feet, then they would be encroaching into the side setbacks and that would require them to redesign the home or apply for a side setback variance.

Messrs. Krecicki and Doyle stated that they agree with the comments made by Mr. Briggs. Mr. Swisher stated that he does not see a need to move the home at all. He explained that the only concern that he had was with the wall and is satisfied that it will be stepped down. Mrs. Cooper expressed concern for the rear setback for the home located 2311 Forrest Road and further she said that she feels that moving the home would allow for a glimpse of the lake from that property as they have previously enjoyed.

**Motion made by Michael Dick, seconded by Mr. Swisher to approve the request (amendment to motion offered by Mrs. Cooper to move the home 3 feet toward Fawsett Road).** The amendment was accepted by Messrs. Dick and Swisher and accepted as follows: “perhaps a voluntary good neighborly move three feet towards Fawsett Road”. 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 of the landscape plan.**

Assistant Planner Stacey Scowden presented the staff report. She noted that Mr. Dick and Mrs. Whiting visited the site with the applicants and staff. She summarized the issues that were discussed on site, and noted that all have been addressed. Staff recommended approval of the landscape plan.

Mr. Dick briefly discussed the on-site meeting. He stated that he is satisfied with the changes.

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

**Motion made by Mr. Dick, seconded by Mr. Swisher to approve the request with the condition regarding using a decorative metal fence on top of the wall surrounding the retention pond and not chain link.** Motion carried unanimously with a 5-0 vote.

**PUBLIC HEARINGS**

**CU 5:08 Request of Camden WP, LLC for Conditional Use Approval to build a two story, 15,035 square foot, 30 room bed and breakfast on the properties, zoned R-3, at 930, 950 and 960 Minnesota Avenue.**

Planning Director Jeffrey Briggs gave the staff report. He explained that the applicant has two conditional use requests: 1) request for a bed and breakfast use in an R-3 zoning district; and 2) request for a building over 10,000 square feet, specifically a two-story, 15,035 square foot, 30 room bed and breakfast inn. Mr. Briggs discussed in detail the zoning code with regard to bed and breakfast inns. Mr. Briggs noted that requests for a bed and breakfast facility are not common in the city and the only other request was for the Fortnightly Inn which was four rooms that utilized a historic home, approved in the 1980s. He noted that the City’s definition has no limitation on size, number of rooms or type of structure. He provided an overview of the proposed project, and discussed the permitted uses in the R-3 zoning district. He also discussed the issues surrounding the project (i.e., is this a hotel or a bed and breakfast inn, size/square footage/density) project issues. Staff had no recommendation concerning this matter and left the issue to the discretion of the Board. Mr. Briggs responded to Board member questions and concerns especially the definition of hotel versus bed and breakfast.

The Board entered into a discussion with regard to the definition of a bed and breakfast versus a hotel. Mr. Doyle stated that he feels that as presented it is a hotel and not a boarding house. Mrs. Cooper read the definition of a bed and breakfast from state statutes.
Doug Trovillion, explained to the Board members the thought process used in coming up with the bed and breakfast inn. He stated that in initial meetings with the Building Official, it was pointed out that the property can be utilized as a bed and breakfast inn. He noted that overall he has received good feedback with regard to developing a B&B on this site. He said that he placed parking on the rear of the property because the entrance to the proposed structure will be located on the rear of the property. He explained that it is his desire to maintain a low profile in the neighborhood and further that he does not like parking in front of his structures and also that it will allow for more parking. He also spoke concerning tree preservation. He noted that none of the existing trees will be removed for this project. Mr. Trovillion responded to Board member questions and concerns.

Dawn Hetzer, 1433 Chapman Circle, explained that she is an architect that has worked with Mr. Trovillion on other projects. She responded to questions raised regarding setbacks. She stated that the building can be moved closer to Oak. She also complimented Mr. Trovillion on his past projects, and stated that she feels that the project will be a wonderful addition to the neighborhood.

Guy Nokisia, 836 Miles Avenue, explained that the difference between this project and his past projects is that the past projects were residential and the proposed project is commercial. He stated that he feels that as presented the rendering looks more like a hotel versus a bed and breakfast.

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

After a considerable amount of discussion, it was the consensus of the Board to table the request in order for the City Attorney to make a determination on the definition of a bed and breakfast versus a hotel.

**Motion made by Mr. Swisher, seconded by Mr. Dick to table the request as indicated above. Motion carried unanimously with a 5-0 vote.**

**NEW BUSINESS**

- Election of Chairman and Vice-Chairman

**Motion made by Mr. Dick, seconded by Mrs. Cooper selecting Drew Krecicki as the Chairman. Motion carried unanimously with a 5-0 vote.**

**Motion made by Mr. Krecicki, seconded by Mr. Doyle selecting Rick Swisher as the Vice-Chairman. Motion carried unanimously with a 5-0 vote.**

Mrs. Cooper revisited the issue of the City’s code. She stated that she feels that there needs to be a policy established with regard to bed and breakfast inns. She volunteered to draft an ordinance. There were no objections raised.

There was no further business. The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Lisa M. Clark,
Recording Secretary