The meeting was called to order by Mr. Krecicki 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, Sara Whiting 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 – June 3, 2008

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 inn on the properties, zoned R-3, at 930, 950 and 960 Minnesota Avenue.

Planning Director Jeffrey Briggs presented the staff report. He explained that the applicant is requesting conditional use approval to build and operate three, up to nine room bed and breakfast inns on the above referenced properties, currently zoned R-3. He presented a revised rendering of the project following a legal opinion from the City Attorney. He summarized by stating that it was the determination that nine rooms or less may be considered a bed and breakfast, but 10 or more is classified as a hotel under the zoning definitions. Mr. Briggs gave a detailed project description and reviewed the permitted uses in the R-3 zoning district. Staff recommended approval of the request since the applicant reduced the size of the proposed building by 44% in the square footage that could otherwise be built based on today’s comprehensive plan and the current R-3 zoning requirements. He responded to Board member questions and concerns.

Mr. Doug Trovillion, Windermere, Florida, addressed current code issues to include parking and a current traffic study. He stated that he feels that residential development would impact the neighborhood more.

Joy Everett, 390 North Orange Avenue, spoke in favor of the request.

Guy Nicosia, 836 Miles Avenue, spoke in opposition to the request. He also presented letters from neighboring property owners that were not able to attend the meeting. He stated that he feels that the project does not meet the criteria of a bed and breakfast and further noted that he feels that this is a commercial establishment.

No one else wished to speak concerning the request. Public Hearing closed.
The Board members discussed the request. Consensus of the Board members was that the proposed use did not meet the criteria of a bed and breakfast.

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

**ZMA 2:08** Request of Trilogy Park, Inc. to amend Chapter 58 “Land Development Code”, Article III, Zoning and the Official Zoning Map so as to change the existing zoning of Low Density Residential (R-2) District to General Commercial (C-3) District on the property at 421 W. Morse Boulevard. This request conforms to the Comprehensive Plan, as amended for this north side of Morse Blvd. in 1995, permitting rezoning from residential to commercial in conformance with the CRA Plan.

Mr. Briggs gave the staff report. He explained that this public hearing involves the request for rezoning of this property from Low Density Residential (R-2) District to General Commercial (C-3) District. Mr. Briggs explained that this request complies with the Comprehensive Plan. He provided some historical information regarding the implementing of the CRA Plan which changed the Comprehensive Plan future land use map for all of the properties along the Morse Boulevard frontage in this block to commercial. He explained that the commercial future land use designation entitles the property owner to the corresponding zoning designation which is the general commercial (C-3) zoning requested. The only reason why the City did not rezone these properties to commercial at the same time in 1995 was that we did not want to raise the property taxes upon the homeowners that were in place. This is the last property in this block that has not had the zoning changed.

Mr. Briggs also explained that given the importance of development within the CRA, the City also established in 1995 that all building projects in the CRA (over 250 square feet) require approval by the City Commission following review and recommendation from the Planning Commission. Thus, any future building project on this property must come back for approval to P&Z and City Commission pursuant to the C-3 zoning and the Morse Boulevard design guidelines. This will mean a two story maximum and a 45% FAR maximum. Staff recommended approval in that the request conforms to the Comprehensive plan and the City controls the eventual redevelopment of this property.

The applicant was not present. No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

The Planning Commission members posed questions to Mr. Briggs about the alternatives of utilizing either the commercial (C-3A) zoning or office (O-2) zoning. Discussion ensued regarding the consensus that no more than a two-story building was appropriate at this location and that either of these two zoning districts were preferred over the general commercial (C-3) which would permit a three story building. Additional discussion ensued about the differences between C-3A and O-2. Consensus emerged regarding flexibility for commercial tenants (beauty salon, etc.)

**Motion made by Mr. Swisher, seconded by Mrs. Whiting recommending C-3A zoning. Motion carried unanimously with a 5-0 vote.**

**SITE PLAN REVIEWS**

**SPR 11:08** Request of M/M Plante for approval of a new two-story, single-family home at 605 Lake Front 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 for the five-foot front setback in return for a ten-foot drainage easement. She
responded to Board member questions and concerns. Many questions arose regarding drainage of the whole neighborhood. Staff answered to the best of her ability.

The applicant was present to address the concerns of the Board. Mr. Larry Plante spoke on behalf of his request for the front setback variance and was amenable to the ten-foot drainage easement and 20’ construction easement.

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

The board members discussed the item. Motion made by Mr. Doyle, seconded by Mr. Swisher to approve the request subject to staff recommendations. Motion carried unanimously with a 5-0 vote. Mrs. Whiting amended the motion to include the following condition: verification that all second floor setbacks were equal to or greater than 20 feet and that floor area ratio did not exceed 33%. The amendment was accepted by Mr. Doyle. Another amendment was offered by Mr. Dick to include the following: verification that the floor area ratio did not exceed 33% and the drainage include enhancement of the retention capability in view of watershed potential. The amendment was accepted by Mr. Doyle.

NEW BUSINESS

Planning Director Briggs discussed upcoming meetings related to the Comprehensive Plan. Discussion ensued.

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

Respectfully submitted,

Lisa M. Clark,
Recording Secretary