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, Patrick Doyle, Michael Dick, and alternate Carolyn Cooper. Absent: Sarah Whiting 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. Doyle, seconded by Mr. Dick to approve the December 2008 meeting minutes as amended. Motion carried unanimously with a 5-0 vote.

Mr. Briggs explained that tonight's meeting is strictly a listening session for the board members in order to hear further concerns from citizens relating to the proposed Comprehensive Plan. He added that the formal advertised public hearing for a recommendation from the Planning and Zoning Commission on the adoption of the Comprehensive Plan is scheduled for Tuesday, January 20, 2009, at 7:00 pm. He announced that no formal decisions would be made by the Board at this meeting.

Discussion of the potential comprehensive plan future land use map change at 1605 W. Fairbanks Avenue (lakefront portion) - Single Family to Office

Mr. Briggs discussed the history of the property. He explained that the applicant has asked that a potential future land use map change at the above-referenced location be brought forward with the requests for New England Avenue. He said that the City Commission has expressed a willingness to entertain the topic during the upcoming Comprehensive Plan adoption public hearings. He said that this item was added to tonight's agenda to allow the Planning Commission to offer a recommendation.

He explained that the applicant is requesting that the future land use designation be changed from single-family to office on the approximately 28,000 square foot rear portion of the property, adjacent to Lake Killarney. He noted that in 2003, the same medical group made a similar request on the portion of the property fronting Fairbanks Avenue in order to construct the existing medical office building. The request was granted and the rear portion was left residential since there were no plans to develop that portion of the property at that time.
He provided details of the new request. He explained that Mr. Ammerman has submitted conceptual plans for a one-story 4,000 square foot medical office building on the lakefront portion of the property with a request to change the future land use designation from residential to office. He added that if that is approved, then a rezoning from R-1A to O-1 or O-2 would be the next step if the proposed comprehensive plan is approved by the State.

He explained that office may seem more intensive than single family but a one story 25-foot tall 4,000 square foot medical building is significantly less intense than the two story, 35-foot tall 10,640 square foot single family home that could be built under the current designation. In addition, there will be no boathouse or boating traffic added to the lake and office is quieter for the neighbors on nights/weekends. Furthermore, it would not be precedent setting as all the property on the lake is developed. Staff recommendation was for approval in granting the applicant the future land use designation of Office, and grant O-2 instead of O-1 zoning since it would better fit with the neighborhood and the lake.

Mr. Don Ammerman, 1112 Sweetbriar Road, represented the owners of 1605 West Fairbanks Avenue. He explained that what they are proposing is to construct a 4,000 square foot medical building that would operate five days a week between the hours of 8 to 5 or 5:30. He added that when the original plans were approved, there no plans to develop the rear portion of the property. He said that the physicians have outgrown the current building. He explained that with the current proposal, there will be no lake access, no boat docks, ramps or pavilions. He added that one of their goals is to improve the view on Fairbanks Avenue. He noted that they are more than willing to sign an agreement that there will be no access to the lake. Mr. Ammerman responded to Board member questions and concerns.

Sam Saboli, Florida Engineering Group, spoke concerning water run-off. He said that the pond is designed to provide water quality treatments before going into the lake. He said that parking will be well shielded and that there will not be any parking on the lakefront property.

Approximately 35 people were present concerning this request.

Alex Walton 336 Blue Heron, explained that he is the adjacent neighbor, he expressed his desire to have the piece remain residential. He said that he does not feel that the proposed building would be a good fit in a neighborhood of 1950’s homes. He gave a Power Point presentation detailing the dynamics of the surrounding neighborhood.

Scott Jones, 2016 Lake Drive, said that he is a lakefront property owner and that he was representing the Lake Killarney Advisory Board. He stated that if there were a guarantee that it would always be this group of physicians, the homeowner’s association would not have a problem. He expressed concern with the noise disturbances that go along with professional offices (i.e., emptying the dumpster and lawn maintenance crews). He said that the advisory board is unanimously opposed the request at this time.

John Mitchell, 145 North Killarney Drive, advised that he is the President of the Lake Killarney HOA in addition to the Lake Killarney advisory board stated that the homeowners association is strongly opposed to any more commercial development on the lake. He explained that there is a petition with 135 property owners of single-family homes.

Chris Williams, 440 Olulu Drive, also spoke in opposition to the request.
Mr. Ammerman gave a brief rebuttal. He stated that the retention pond met SJRWMD requirements as a dry pond; that the gate was installed on the rear of the property to prevent the air conditioner from being stolen; and that the dumpsters are in their present location at the direction of the City so that they don’t abut residential property.

This item was closed for public comment.

Discussion of potential Comprehensive Plan - Future Land Use Map changes: New England Avenue (generally from Virginia to New York Avenues) - Commercial to Central Business District

Mr. Briggs explained that this particular item was referred back to the Planning Commission by the City Commission for an official recommendation on the appropriate Future Land Use designation for the properties fronting on New England Avenue generally in between Pennsylvania and New York Avenue. He noted that choices are between Commercial (current designation) or change to Central Business District. He reviewed the recommended options as:

1. Keep the Comprehensive Future Land Use designation as Commercial-red (current designation). He explained that this allows the City to establish either C-3 or C-3A zoning but does not permit C-2 (CBD) zoning. He further noted that the applicable maximum floor area ratios are 45% if all future development is non-residential and up to 60% if residential units are included.

2. Change the Comprehensive Plan Future Land Use designation to Central Business District (pink). He explained that this change would allow the granting of C-2 zoning which is consistent with the C-2 zoning that has been granted for the existing redevelopment of New England Avenue between Pennsylvania and Virginia avenues. He added that the applicable maximum floor area is 200%.

3. Provide a recommendation for CDB “Lite”. He explained that this would change the future land use designation to CDB and zoning to C-2, but another policy would be added to the comprehensive plan to limit and restrict future development within the block based upon the following conditions or provisos:
   a. No parking garages would be permitted and maximum 100% floor area ratio.
   b. The street front building setback would be five-feet as a compromise between the C-2 of zero-feet and the C-3 of ten-feet.
   c. The redevelopment plans would require rear alley access out to Virginia Drive.
   d. The redevelopment plan on the south side of New England Avenue would require a 50-foot rear setback as a buffer protection to the adjacent residential properties on Lyman Avenue. The 50-feet would then provide room for the storm water retention and parking along the alley just as currently exists behind the Ewing-Noble building.

Mr. Briggs responded to Board member questions and comments.

Loretta Ball, 308 West Welbourne Avenue, expressed concern with the commercial redevelopment on Welbourne. She stated that she does not feel that consideration has been given to the neighbors that reside on Welbourne. Further, that she is not opposed to the building, but with the decision making process. She also brought out her concerns with regard to the public notification process.

Lurline Fletcher, 790 Lyman Avenue, spoke concerning the development of parking garages and multi-family versus single-family residential. Ms. Fletcher agreed with the comments made by Ms. Ball.

Donna Colado, 327 Beloit Avenue expressed concerns with regard to lot consolidations on New England Avenue and Welbourne and also with regard to the 50-foot separation between commercial and residential for the remaining residential lots on Welbourne.
No further public comments were made on this issue. Public comments closed.

The Board discussed this item, consensus was that they needed to receive more information from staff to be better able to make their decision on January 20.

Motion made by Mrs. Cooper, seconded by Mr. Dick directing staff to provide an arial of the block between Welbourne and Lyman (Hannibal Square East), existing floor area calculations and parking arrangements for this area. Motion carried unanimously.

Staff also made a presentation on the changes proposed by the planning staff in response to the Objections recommendations and Comments Report (ORC) received from the Florida Department of Community Affairs on November 7, 2008 as follows:

School Concurrency and the Inter-local Agreement issues from Fl. Dept. Education
Water Supply Plan issues from St. Johns (SJRWMD)
Environmental Protection issues from Fl. Dept. of Env. Protection
Capital Improvement Plan issues from Fl. Dept. of Community Affairs

Status on Issues Referred back to P&Z from City Commission:
Height Limit within the Central Business District
Definition of Public vs. Private parking garages

Mr. Briggs responded to Board member questions and concerns.

There was no further business. Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Lisa M. Clark
Recording Secretary