MINUTES

Present: 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, Sarah Whiting and Carolyn Cooper. Staff: Planning Director Jeffrey Briggs, Sr. Planner Stacey Scowden, Planning Technician Caleena Shirley, and Recording Secretary Lisa M. Clark.

Approval of minutes – April 14, 2009

Motion made by Mr. Doyle, seconded by Mr. Swisher to approve the April 14, 2009, meeting minutes. Motion carried unanimously with a 5-0 vote.

Public Hearings

CU 1:09 REQUEST OF THE CITY OF WINTER PARK FOR CONDITIONAL USE APPROVAL TO CONSTRUCT A NEW 38,184 SQUARE FOOT COMMUNITY CENTER ON THE 4.53 ACRES OF PROPERTY HOLDING THE EXISTING COMMUNITY CENTER AT 721 WEST NEW ENGLAND AVENUE, ZONED PQP.

Planning Director Jeffrey Briggs gave a brief overview of the proposed request. He said that the City is requesting conditional use approval to construct a new 38,000 +/- square foot Community Center on the property at 721 West New England Avenue. He noted that the request met the threshold for a city-wide notice and the notices were mailed out in accordance with the city’s public notice requirements. He briefly discussed code requirements. He noted that a variance is being requested as a part of this application for the parking shortfall. Staff recommended approval of the request.

CRA Manager Sherry Gutch gave a brief overview of the CRA, strategic planning steps of the project, parking, and project funding and timeline. She introduced Lisa Wannemacher and Sergio DeSanto of Wannemacher Architects and Rob Maroni of Walter P. Moore Parking Consultants.

Lisa Wannemacher and Sergio DeSanto, 180 Mirror Lake Drive, St. Petersburg, Florida, discussed in detail architectural aspects of the proposed project, total site area, height, FAR, sight lighting, and the proposed site plan. They provided details on the interior floor plan and the expected usage of the building. In response to questions, they related their understanding that the final plans including architectural materials, landscape plans, lighting plan, storm water plan, etc., would come back to the Planning Commission for a final approval as is customary. They confirmed that any missing information such as impervious coverage percentage or heights would be provided when the final plans are submitted for review.

Rob Maroni, Walter P. Moore Parking Consultants, gave a detailed overview of the parking study. He noted that the objectives of the study were to determine future parking requirements associated with the proposed community center and to ensure that parking needs are sufficiently addressed during the planning and design.
stages of the project. He said that the findings of the parking study found that an effective supply of 134 spaces are needed during peak demand; that additional parking capacity is needed on evenings and weekends; and that sufficient capacity available within the surrounding area to meet the needs of the proposed community center. Mr. Marconi and Mrs. Gutch further explained the City’s lease arrangement with Mt. Moriah Church, the proposed expansion of that parking lot, a lease with Darryl Straughter and the interest expressed by Ward Chapel in leasing some of their parking. These lease arrangements with the adjacent churches (while not permanent are a win/win for the City that gains parking for the community center and nearby businesses and is valuable to the churches as a steady income source).

The Planning Commission posed many questions to the staff and consultants to gain clarification on the conditional use process (this is a preliminary approval to be followed by final approval after the design build process is complete). The Planning Commission also received answers to questions concerning the building architecture, tree preservation, storm water retention plans and parking. Considerable discussion ensued about the adequacy of parking. The usage of the gymnasium and swimming pool, the program for activities in the community center and how the parking needs would balance with the times when the commercial businesses also used off-site parking.

The following people spoke in support of the request: Joe Terranova, 700 Melrose Avenue, Carol Everett, 730 West New England Avenue, Mary Daniels, 650 Canton Avenue, Melanie Dawkins, 753 West Comstock Avenue, Beverly Neal, 512 West Canton Avenue, and Linda Walker, 794 Comstock Avenue. Everyone expressed total support of the proposed project. They expressed that they felt that the project was a good project with a sensible floor plan that has taken into consideration the needs of the community as a whole. The residents also expressed that the community center is a gathering place and people use it as a way to stay connected. They indicated that they are willing to handle whatever parking situations as they arise and encouraged the Board to approve the request. The speakers emphasized that while the commercial redevelopment in the Hannibal Square area was important for the entire City, this project to gain a new community center was the number one most important project to the residents of the Hannibal Square Neighborhood.

There were no further public comments. Public Hearing closed.

Mr. Krecicki stated his support for the project as presented and expressed that the parking provided on-site and the vicinity would be adequate to meet the needs of this project. Mr. Doyle and Mrs. Whiting and Mrs. Cooper expressed their support for the project, but outlined their concerns about the shortage of parking and the potential negative impact if community center programs force the users to park on adjacent residential streets. The Board discussed the importance of treating this project just as they would if it were a private development. After additional discussion, it was agreed that the Board could take into account off-site parking (within 300 feet) in order to justify the parking variance requested. Mrs. Cooper expressed that she understood the importance of this project to the West Side residents and expressed that her priority has always been protection of the residents and improving their quality of life. As such, she stated her support for the project, but in addition suggested a condition of approval for the Board to consider that would require the City/CRA to revisit and reexamine the adequacy of parking after three years to compel improvements for additional parking as determined necessary. Mr. Dick expressed his support with that condition and the Board reacted favorably to this suggestion as long as the Planning Commission was involved in that review, determination of adequacy and recommendations for solutions (if needed). Mr. Swisher expressed his support for the project and indicated several architectural items for consideration when the final plans are returned.

Motion made by Mr. Krecicki, seconded by Mr. Dick to recommend preliminary approval of the conditional use with the following conditions: (1) that the final approval of the development plans include the final architectural elevations with materials, lighting plan, landscape plan (including any tree compensation), and storm water retention plan and to include all relevant statistical information; and (2) that the City/CRA review every three years the adequacy of parking for the community center which shall include any necessary CRA funded parking improvements or additions and that such tri-
annual parking assessment be reviewed by the Planning Commission for a recommendation prior to action by the City Commission/CRA Agency. Motion carried unanimously with a 5-0 vote.

Chairman Krecicki declared a recess at 8:48 p.m. During the recess, the Chairman left the meeting. Vice-Chairman Swisher reconvened the meeting at 8:55 p.m.

CP 2:09 AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE I, "COMPREHENSIVE PLAN” SO AS TO ADOPT NEW PROCEDURES FOR AMENDMENTS AND ADDING A PUBLIC PARTICIPATION PLAN.

Motion made Mrs. Whiting, seconded by Mr. Dick to table the discussion on this item until the work session on May 27th. Motion carried unanimously with a 5-0 vote.

New Business

- July Meeting Date (July 1st vs. July 7th)

Mr. Briggs surveyed the Board regarding the July Planning Commission which falls after the July 4th holiday weekend. He expressed that having it on that day could present a problem for vacation schedules. Consensus of the Board was to change the meeting date from Tuesday, July 7th to Wednesday, July 1st.

Upcoming Meeting Schedule

- May 13, 2009 – Planning Commission work session @ Noon (LDC)
- May 27, 2009 – Planning Commission work session @ Noon (LDC)
- June 2, 2009 – Regular Planning Commission meeting @ 7:00 pm
- June 24, 2009 – Planning Commission work session

There was no further business. Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Lisa M. Clark
Recording Secretary