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, Michael Dick, and Sarah Whiting. Staff: Planning Director Jeffrey Briggs, Sr. Planner Stacey Scowden, and Planning Technician Caleena Shirley.

APPROVAL OF MINUTES: January 12 and February 2, 2010

Motion made by Mr. Dick, seconded by Mr. Krecicki to approve the January 12th meeting minutes as amended. Motion carried unanimously with a 3-0 vote. Note: Mr. Swisher did not vote on the motion since he was not present at the meeting.

Motion made by Mr. Dick, seconded by Mr. Swisher to approve the February 2nd meeting minutes as amended. Motion carried unanimously with a 4-0 vote.

PUBLIC HEARINGS

REQUEST OF WINTER PARK REDEVELOPMENT AGENCY LTD FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE III, “ZONING” AND THE OFFICIAL ZONING MAP SO AS CHANGE THE EXISTING ZONING DESIGNATION OF COMMERCIAL (C-3A) DISTRICT TO COMMERCIAL (C-2) DISTRICT ON THE PROPERTY AT 400 WEST NEW ENGLAND AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

REQUEST OF WINTER PARK REDEVELOPMENT AGENCY LTD FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE III, “ZONING” AND THE OFFICIAL ZONING MAP SO AS CHANGE THE EXISTING ZONING DESIGNATION OF COMMERCIAL (C-3) DISTRICT TO COMMERCIAL (C-2) DISTRICT ON THE PROPERTY AT 463 WEST NEW ENGLAND AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

REQUEST OF WINTER PARK REDEVELOPMENT AGENCY LTD AND MORNEY PARTNERSHIP LTD FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE III, “ZONING” AND THE OFFICIAL ZONING MAP SO AS CHANGE THE EXISTING ZONING DESIGNATION OF COMMERCIAL (C-3) DISTRICT TO COMMERCIAL (C-2) DISTRICT ON THE PROPERTY AT 535 WEST NEW ENGLAND AVENUE AND THE PARKING LOT BEHIND AT 227 HANNIBAL SQUARE, EAST, MORE PARTICULARLY DESCRIBED HEREIN.
REQUEST OF TGG LTD FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE I, “COMPREHENSIVE PLAN” AND THE FUTURE LAND USE MAP SO AS CHANGE THE FUTURE LAND USE DESIGNATION OF COMMERCIAL TO CENTRAL BUSINESS DISTRICT ON THE PROPERTY AT 301 WEST NEW ENGLAND AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

Planning Director Jeffrey Briggs announced that there would be a simultaneous public hearing on the above items. He said that all of the requests are in the same general area.

Mr. Briggs explained that the 1st three requests (400 West New England Avenue (the Catherine Hall Building), 463 West New England Avenue (the Hot Olives building) and 535 West New England (the two-story Baker building including the parking lot behind the building—227 Hannibal Square)) are now zoned either C-3A or C-3 but they all have a future land use designation of “Central Business District” which does not conform to the existing C-3A or C-3 zoning. The request is to bring the zoning map designation into compliance with the comprehensive plan map color. He added that regardless of the C-2 zoning no additional building is allowed without review and approval by the city and conformance with all applicable codes. Staff recommended approval of the requests.

He stated that the request for 301 West New England Avenue (the Grant Chapel building) is to amend the Comprehensive Plan future land use map from Commerce to Central Business District to correspond to the C-2 zoning adopted in 2003. He stated that through an oversight, the future land use designation remained commercial—not central business district that corresponds with the C-2 zoning, and it’s currently that way on the future land use map. He explained that the subject request will fix a GIS mapping error. Staff recommended approval. Mr. Briggs responded to Board members questions and concerns.

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

Mr. Dick requested clarification regarding 535 West New England and 227 Hannibal Square. He wanted to ensure that they are treated as separate parcels even though they are included in the same request. Mr. Briggs confirmed that they are two separate parcels with separate owners and that several of the properties utilize the property at 227 Hannibal Square for parking. Consensus of the Board was to make separate motions for the subject properties.

400 West New England Avenue

Motion made by Mr. Swisher, seconded by Mr. Krecicki to approve the zoning map change from Commercial (C-3A) to Central Business District (C-2) for 400 West New England Avenue. Motion carried unanimously with a 4-0 vote.

463 West New England Avenue

Motion made by Mr. Swisher, seconded by Mr. Krecicki to approve the zoning map change from Commercial (C-3) to Central Business District (C-2) for 463 West New England Avenue. Motion carried unanimously with a 4-0 vote.

227 Hannibal Square

Motion made by Mr. Dick, seconded by Mr. Swisher to approve the zoning map change from Commercial (C-3) to Central Business District (C-2) for 227 Hannibal Square. Motion carried unanimously with a 4-0 vote.
535 West New England Avenue

Motion made by Mr. Dick, seconded by Mr. Swisher to approve the zoning map change from Commercial (C-3) to Central Business District (C-2) for 535 West New England Avenue. Motion carried unanimously with a 4-0 vote.

301 West New England Avenue

Motion made by Mr. Dick, seconded by Mr. Krecicki to amend the future land use map from commerce to central business district for 301 West New England Avenue. Motion carried with a 4-0 vote.

REQUEST OF CLEARWIRE COMMUNICATIONS FOR: Approval to add three microwave antennas on the roof of the Mercantile Bank building at 1560 Orange Avenue, zoned O-1.

Planning Director Jeffrey Briggs presented the staff report. He explained that Clearwire Communications is requesting to install three antennas for high speed internet service on the roof of the Mercantile Bank. He explained the city regulations for communication towers and antennas. He explained that the request proposes three locations on the roof of the Mercantile Bank that are 13 feet tall. He explained that there are two existing antennas that are visible on the roof that are used by Florida Hospital and the City Police Department. Staff recommended approval of the request with the condition that the antenna be no taller than the existing one when viewed from the intersection Orange and Orlando avenues. Mr. Briggs responded to Board member questions and concerns.

The applicant was present, however, did not address the Board. No one wished to speak concerning this request. Public Hearing closed.

Motion made by Mr. Krecicki, seconded by Mr. Dick to approve the request subject to staff verification that the new antennas do not appear any taller than the existing antennas when viewed from the intersection of Orange and Orlando avenues. Motion carried unanimously with a 4-0 vote.

SITE PLAN REVIEW

REQUEST OF THE WINTER PARK YMCA: at 1201 N. Lakemont Avenue for approval of the landscape and lighting plan pursuant to the Conditional Use granted for the 3,115 foot expansion to the existing building for new locker rooms.

Planning Director Jeffrey Briggs explained that the conditional use request of the YMCA was approved with the condition that the final landscape plan and updated lighting plan come back to the Board for final approval. He explained that the proposed landscape plan provides new landscaping for the expanded parking lot area and a new complete landscape upgrade for the entire property. He noted that the new landscape plan has had a favorable review by the parks department. He reviewed the issues of tree preservation/compensation. He stated that the lighting plan is to relocate one of the existing light poles to the new relocated landscape island. Staff recommended approval. Mr. Briggs responded to Board member questions and concerns.

Mark Russell, Central Florida YMCA, 433 North Mills Avenue, represented the applicant.

Stephen Pategas, Landscape Architect, 1425 Brookshire Avenue, responded to Board member questions and concerns regarding the landscape plan.

No one else wished to speak concerning this request. Public Hearing closed.
Motion made by Mr. Krecicki, seconded by Mr. Swisher to approve the landscape and lighting plan pursuant to the conditional use granted for the 3,115 foot expansion to the existing building for new locker rooms. Motion carried unanimously with a 4-0 vote.

NEW BUSINESS

The Board briefly discussed upcoming meetings.

There was no further business. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary