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: February 24 and March 16, 2010

Motion made by Mr. Dick, seconded by Mrs. Whiting to approve the February 24th minutes. Motion carried unanimously with a 4-0 vote.

Motion made by Mr. Dick, seconded by Mr. Krecicki to approve the March 16th minutes as amended. Motion carried unanimously with a 4-0 vote.

PUBLIC HEARINGS:

Mr. Briggs announced that there will be a simultaneous public hearing on the following items:

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, “LAND DEVELOPMENT CODE”, ARTICLE I “COMPREHENSIVE PLAN” FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION FROM CENTRAL BUSINESS DISTRICT TO OPEN SPACE AND RECREATION ON THE 2.03 ACRES OF THE WINTER PARK POST OFFICE PROPERTY AT 300 NORTH NEW YORK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

REQUEST OF THE CITY OF WINTER PARK 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 TO CHANGE THE EXISTING ZONING DESIGNATION OF COMMERCIAL (C-2) DISTRICT TO PARKS AND RECREATION (PR) DISTRICT ON THE 2.03 ACRES OF THE WINTER PARK POST OFFICE PROPERTY AT 300 NORTH NEW YORK AVENUE, MORE PARTICULARLY
REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION FROM CENTRAL BUSINESS DISTRICT TO INSTITUTIONAL ON THE 2.03 ACRES OF THE WINTER PARK POST OFFICE PROPERTY AT 300 NORTH NEW YORK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

REQUEST OF THE CITY OF WINTER PARK 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 TO CHANGE THE EXISTING ZONING DESIGNATION OF COMMERCIAL (C-2) DISTRICT TO PUBLIC, QUASI-PUBLIC (PQP) DISTRICT ON THE 2.03 ACRES OF THE WINTER PARK POST OFFICE PROPERTY AT 300 NORTH NEW YORK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Planning Director Jeffrey Briggs presented the staff report. He explained that the City Commission is administratively sponsoring these proposed ordinances which change the comprehensive plan future land use and zoning designations. Mr. Briggs provided an overview of the previous land use changes that occurred on this site. He explained that these actions were done at the request of Central Park Station Partners LLC in order to facilitate the proposed joint venture redevelopment project known as the Carlisle. Further, that particular project was terminated when the City purchased redevelopment rights to the property. He stated that since that happened there is no need for the C-2 zoning and the property can revert back to the former PQP zoning. He further explained that a newly adopted resolution by the City Commission has declared its intention to convert the post office property to park land should it no longer be used as a post office. He noted that is consistent with the Central Park Master Plan that calls for the expansion of Central Park over to New York Avenue. Mr. Briggs added that the staff has complied with code requirements which require that notice is given and is advertised at least 30 days in advance of the Planning Commission public hearing. He also reviewed land use change options for the subject property. Mr. Biggs stated that despite the mailed notice and emails to post office officials there has been no response from them in support or opposition. Staff outlined the potential liabilities to the City that come with a rezoning of the property to parks usage only and thus recommended approval to the Institutional future land use and PQP zoning designations. Mr. Briggs responded to Board member questions and concerns.

The following people spoke concerning the request: Steve Goldman, 2009 Venetian Way, Warren Petersen, 301-303 North Park Avenue, Ann Simmons, 305-309 North Park Avenue and Bill Shallcross, 1450 Bonnie Burn Circle. No one else wished to speak concerning this request. Public Hearing closed.

The Board discussed the two options and the pro and cons of each. The Board was in agreement that the existing zoning should be changed. The consensus was that the Parks designation was most preferable on at least the south half of the site (leaving the arrowhead PQP) but there needed to be a way for the post office to rebuild or remodel.

The Board then discussed, rather than picking between the two options, making a recommendation that favored both changes as either is preferable to the current situation and a negative vote on either one
would then require a supermajority of the city commission to over-ride their negative recommendation. The Board agreed that they did not want to put the city commission in that situation.

Motion made by Mr. Krecicki, seconded by Mr. Dick for approval of the Comprehensive Plan future land use change from Central Business District to Open Space and Recreation and rezoning from C-2 to PR with the condition that the post office could be allowed to renovate or relocate/rebuild on this site. Motion carried unanimously with a 4-0 vote.

Motion made by Mr. Krecicki, seconded by Mr. Swisher to approve the Comprehensive Plan future land use change from Central Business District to Institutional and rezoning from C-2 to PQP. (Motion carried with a 3-1 vote. Mrs. Whiting voted against the motion.)

Mr. Briggs announced that there will be a simultaneous public hearing on the following two items:

REQUEST OF THE CITY OF WINTER PARK 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 TO CHANGE THE EXISTING COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION OF INSTITUTIONAL TO OPEN SPACE AND RECREATION ON THE 1.21 ACRES OF THE WEST MEADOW TO CENTRAL PARK PROPERTY AT 150 NORTH NEW YORK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

REQUEST OF THE CITY OF WINTER PARK 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 TO CHANGE THE EXISTING ZONING DESIGNATION OF PUBLIC, QUASI-PUBLIC (PQP) DISTRICT TO PARKS AND RECREATION (PR) DISTRICT ON THE 1.21 ACRES OF THE WEST MEADOW TO CENTRAL PARK PROPERTY AT 150 NORTH NEW YORK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Planning Director Jeffrey Briggs presented the staff report. He explained that the City Commission is administratively sponsoring the proposed ordinances to change the comprehensive plan future land use for the 1.21 acres of the West Meadow to Open Space and Recreation and to Parks and Recreation zoning (PR). He explained that in 2009, the City Commission agreed to change the former municipal parking lot on the northeast corner of Morse Boulevard and New York Avenue into the West Meadow expansion of Central Park. He explained that this ties into the Central Park Master Plan that calls for the expansion of Central Park over to New York Avenue. Mr. Briggs added that the staff has complied with code requirements which require that notice is given and is advertised at least 30 days in advance of the Planning Commission public hearing. Mr. Briggs further explained that the loss of the public parking was compensated for by the construction of the additional level and creation of 60 new parking spaces on the top floor of the Park Place parking garage. While this may not be as convenient for the public or employees, those spaces are largely unused every day. Staff recommended approval. Mr. Briggs responded to Board member questions and concerns.

Warren Petersen, 301-303 N. Park Avenue and Ann Simmons, 303-309 N. Park Avenue spoke concerning the request. Both spoke concerning parking issues for North Park Avenue, the loss of the city parking lot, the need for public and employee parking vs. more park land and that these issues were discussed by the City’s parking task force that reviewed downtown parking issues. No one else wished to speak concerning this issue. Public Hearing closed.
The Board discussed the loss of parking that resulted from the conversion of the municipal parking lot to the West Meadow. They agreed that this was a policy decision by the City Commission as there are competing beneficial uses of the property both as park (the ice skating rink, special events) which benefit the city residents and the merchants as well as the public parking benefit from the previous use. The Board agreed that this change helps to implement the Central Park Master Plan.

**Motion made by Mr. Krecicki, seconded by Mrs. Whiting to change the Comprehensive Plan future land use designation from Institutional to Open Space and Recreation and to change the zoning from PQP to PR. Motion carried unanimously with a 4-0 vote.**

**SITE PLAN REVIEWS**

- Request of Randolph Real Estate LLC for approval of the development agreement involving the property at 639 Overspin Drive and the rezoning from single family residential to office so the property may be converted to an office and the rear yard parking

Planning Director Jeffrey Briggs gave the staff report. He explained that in December 2009, both the Planning and City Commissions approved Dr. Ajayi’s request to annex the above-referenced property and to change the comprehensive plan future land use and zoning from single family to office for utilization as a sleep lab space and parking. He said that the applicant has complete construction plans and is ready to proceed with applying for a building permit. A condition of that approval required approval of the Development Agreement by the P&Z Commission. He reviewed the content of the proposed Development Agreement as well as issues from the December 2009 public hearing that have been addressed:

1. Soils/Sinkhole/Retention/Septic Tank – The geotech report has been prepared that assures that the soils can support the construction of the parking lot, the storm water retention exfiltration and relocation of the septic tank to the front yard.
2. Security for the Neighboring Property – Dr. Ajayi also has agreed to do an elevation survey and photo survey of the Mr. and Mrs. Kwastel’s property and home and guarantee that if for any reason any damage occurs from the construction, it will be remedied.
3. Privacy Fencing and Lighting - The Kwastel’s do not want a block wall but prefer a vinyl privacy fence. The parking lot lighting is agreed to have a timer and go off at 10:00 pm.
4. Architecture – Dr. Ajayi agrees to the design controls for residential appearance, limit to one story and no front yard signage.
5. Dumpster – the location shown is the best spot and an attractive wall buffer and front yard landscaping will be installed. The City’s franchise prohibits pickups before 7:00 am.
6. Access and Consolidation– No access is permitted from Overspin Drive and the properties are to be tied together.

Mr. Briggs noted that staff feels that the proposed development agreement (which was prepared by the city attorney) covers the issues that were discussed at the previous public hearings and the staff recommendation was for approval. Mr. Briggs responded to Board member questions and concerns.

Rich Tracy, Capital Development Group, was present representing Dr. Ajayi and responded to Board member questions and concerns. He assured the Commission that the elevation and photo survey would be undertaken of the neighbor’s property, that such work was part of the contract and that any damage would be remedied. He stated that they remain in contact with the neighbor on all of these issues. No one else wished to speak concerning this issue. Public Hearing closed.

**Motion made by Mr. Krecicki, seconded by Mr. Dick to approve the Development Agreement. Motion carried unanimously with a 4-0 vote.**
NEW BUSINESS

There were no items of new business.

There was no further business. Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary