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, George Livingston and Wendell B. Hays Absent: Sara Whiting. Staff: Planning Director Jeffrey Briggs, Sr. Planner Stacey Scowden, and Planning Technician Caleena Shirley.

APPROVAL OF MINUTES

Motion made by Mr. Dick, seconded by Mr. Swisher to approve the June 8 2010 meeting minutes, as written. Motion carried unanimously with a 3-0 vote. (Mr. Livingston abstained.)

SITE PLAN REVIEWS

SPR 3:10 Request of M/M Heidrich for lakefront site plan approval for new single family residence at 222 Sylvan Boulevard on Lake Sylvan

Senior 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 with a condition regarding the front setback of the garage.

Ms. Scowden responded to Board member questions and concerns.

Paul Heidrich, property owner, 201 Harding Drive, was present to address concerns raised by board members. He expressed the desire to work with staff to meet code requirements.

Gary Hancock, architect, was present to speak to Board member questions and concerns. He addressed the setback further. He explained various scenarios that could be incorporated into the design to meet code requirements. He requested that the Board waive the four-foot requirement because they are making an effort to keep everything behind the front setback.

Luc Burkhardt, neighbor, 236 Sylvan Boulevard, stated that he is not in opposition but requested more time to review the plan. He asked if the applicant would be required to stake out the property so that neighbors can have an opportunity to see the dimensions of the new home. Other questions were posed and answered by the Board or staff.

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

Mr. Krecicki, expressed agreement with the neighbor concerning the two-foot minimum driveway setback and staking out the building prior to construction. He also agreed with the comments made by Mr. Hancock regarding the front setback. Mr. Dick stated that he appreciated how the application was
packaged and applicant’s efforts to comply with the new code requirements. He said that he also appreciated the efforts on behalf of the applicant to protect the 6” and 12” oak trees on the left property line. He suggested that the City Arborist be involved in the placement of the tree barrier. Further, he agreed with Mr. Krecicki regarding the setback.

Motion made by Mr. Krecicki, seconded Mr. Dick to approve the request subject to the following conditions:

1. That during construction, the drive-way setback at its closest point be no less than two-feet
2. That contractor stake out the building prior to construction
3. That the City Arborist be involved in approving the construction barriers for preserving the 12” oak on the left property line
4. The applicant is approved with the front setbacks as shown on the drawings as acceptable for this application.

Motion carried unanimously with a 5-0 vote.

PUBLIC HEARINGS


Planning Director Jeffrey Briggs presented the staff report. He explained that in order to preserve the existing character and scale of the city’s single family residential neighborhoods and lakefronts, the Comprehensive Plan includes policies to strongly discourage the subdivision of estate and lakefront properties. In addition, the Comprehensive Plan contains a policy directing the city to regulate lot consolidations. This proposed ordinance would serve to implement those Comprehensive Plan policies within the Land Development Code. Within the Subdivision regulations, section 58-377 “Conformance to the Comprehensive Plan” the staff and city attorney have largely copied the same language from these policies to emphasize that subdivisions or lot splits of estates or lakefront properties are strongly discouraged, thus forming a potential basis for denial of such requests given the individual characteristics of the application.

Another concern related to the preservation of the scale and character of the city’s existing residential neighborhoods is the aggregation or combining of lots and their consolidation into a building site that would yield such a large home as to be adverse to the character and scale of that neighborhood. For example on a street with that might permit 3,000 square foot homes, someone could combine three lots and build a 9,000 square foot home out of character, scale and context with that neighborhood. Thus, a new LDC subsection is being created to establish the process and rules for lot consolidations. Staff reviewed the process and the exceptions with the Board.
Staff added that the existing definitions of “estate” from the Comprehensive Plan and “lakefront properties” from the Zoning Code are being added as well as a new definition for “lot consolidations” to what will now be known as the Subdivision and Lot Consolidation Regulations. Staff recommendation is for approval. Mr. Briggs responded to other Board member questions and concerns.

James Ruth, 939 Meade Avenue, addressed the Board and provided general comments concerning the proposed ordinance. No one else wished to speak concerning the request. Public Hearing closed.

The Board members discussed the proposed ordinance. The Board discussed the criteria for lot splits of estates and the rules for lot splits of properties smaller than estates. Notice to neighbors was discussed assessing whether the 500 foot radius for mailed notices was sufficient. The Board also discussed whether to establish standards for the prospective lot consolidation requests. After discussion, it was agreed that they would be reviewed on a case by case basis as differing conditions in different settings and neighborhoods would yield a variety of conditions of approval. There was a wording change agreed upon to substitute “adversely” affect for “dramatically” affect in Sec 58-392. After considerable discussion the following action was taken.

**Motion made by Mr. Krecicki, seconded by Mr. Hays to approve the proposed ordinance as amended. Motion carried unanimously with a 5-0 vote.**

**REQUEST OF THE CITY OF WINTER PARK: TO AMEND THE PARK AVENUE AND MORSE BOULEVARD DESIGN GUIDELINES**

Mr. Briggs explained that staff is requesting that no action be taken on this item at the public hearing, but that staff would bring the guidelines to the Board for a complete discussion at the next work session. The Board members were agreeable to that suggestion.

James Ruth, 939 Meade Avenue, addressed the Board with general comments concerning the guidelines. No one else wished to speak concerning this item. Public Hearing closed.

Motion made by Mr. Krecicki, seconded by Mr. Dick to table the request until the next public hearing. Motion carried unanimously with a 5-0 vote.

There was no further business. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary