The meeting was called to order by Mr. Krecicki at 12:15 p.m. in the Commission Chambers of the Winter Park City Hall.


These items were tabled at the August 3, 2010 meeting due to lack of a quorum.

SITE PLAN REVIEWS

SPR 4:10  Request of Mr. Michael Corddry for additions and renovations to the home
At 433 Lakewood Drive on Lake Osceola, zoned R-1AAA.

Senior Planner Stacey Scowden gave the staff report. She explained that the applicant is requesting lakefront approval for additions to his one-story, single-family home located at 433 Lakewood Drive on Lake Osceola. She noted that the home is 4,690 sq. ft., and that the proposed addition will be 1,319 square feet for a total square footage of 6,009. That is a FAR of 24% well within the permitted maximum of 33% FAR. She further stated that this home has impervious lot coverage of 43% within the maximum 60%. She reviewed the issues of tree preservation, view from the lake, views of the neighbors, and storm water retention. Staff recommended approval subject to the following condition: (1) Mature landscaping be installed in front of the walls facing the lake to meet code section 58-87(d)(8). She responded to Board member questions and concerns.

Mr. Mike Corddry, property owner, was present to respond to board member questions and concerns. He indicated no objection to staff recommendation. No one else wished to speak concerning this issue. Public Hearing closed.

The Board members briefly discussed the request. Mr. Krecicki stated that he feels that this is a reasonable request. Mr. Dick requested clarification on “mature landscaping”. Mr. Joe Knight, landscape architect, 1745 Flamingo Drive, explained that landscaping will be installed at a 3 to 3.5 foot height at the time of planting.

Motion made by Mrs. Whiting, seconded by Mr. Krecicki to approve the request subject to staff recommendation including that landscaping be installed at a height of 3 to 3.5 feet along the wall at the time of planting. Motion carried unanimously with a 5-0 vote.
PUBLIC HEARINGS:


Mr. Livingston explained that he is on the Board of Rollins College and will not be participating in the public hearing. He submitted a Memorandum of Voting conflict and left the meeting at 12:38 p.m.

Planning Director Jeffrey Briggs presented the staff report. He stated that on December 1, 2009 and December 14, 2009, the Planning Commission and City Commission agreed to a preliminary conditional use approval for NovaSol Energy in partnership with Rollins College to construct solar panels on the roof of the Rollins/SunTrust parking garage at 400 S. Park Avenue. He stated that at this time, final construction plans have been completed, and the final architecture and structural engineering design has resulted in some changes that are “significant changes” per the code definitions. As a result, the applicant is seeking to modify the preliminary conditional use approval granted on December 14, 2009 and also seek the final conditional use approval.

He reviewed the background of the project. He gave an overview of the significant changes to the project. He said that there are two material design changes and the other added design features from the originally approved plans are as follows:

1. Solar Panel Height – The structural design of the support structures has increased the height of the solar panel assembly from 10 feet, 8 inches above the roof deck to 12 feet, 4 inches. This is an increase of 1 foot, 8 inches. Technically, any increase in project height over one foot qualifies as a “significant change” per our code. This necessitates the modification to the preliminary conditional use approval.

2. Solar Panel Setbacks – The structural design of the fastener spacing is spreading the solar panels slightly further apart from each other. As a result, the setback from the northern edge of the parking garage is decreasing from 47 feet to 40 feet, 5 inches and the setback to the south edge of the parking garage is decreasing from 47 feet to 42 feet, 4 inches.

3. Lighting Plan – these final construction plan submittals show the interior lighting fixtures that will be suspended underneath the solar panels for night security lighting.

The key design issue was to keep this solar array structure as invisible as possible from locations close to the parking garage. It will not be visible from the east and west sides. From the north and south sides, if you get 250 feet away you will be able to see the structure. To the north, the 250 feet takes you on Knowles Avenue to about midway up to New England Avenue. On the south side, the 250 feet takes you into Fairbanks Avenue and to some spots within the college campus. So it will not be totally invisible from those locations to the north and south driving by but is not visible for the most part.

He discussed the remaining outstanding issue to make sure this structure is visually appealing. It is on top of a beautiful architectural project. He summarized by stating that the Planning staff believes that these submittals are complete for a final conditional use approval and covers the issues that are important to us concerning this project. These are significant changes but they do not significantly affect the major issue of the visibility of this structure, aside from the one outstanding visual material issue. Staff recommended approval with one condition: (1) that steel structural support system be
either painted or screened from exterior view on the north and south sides. Mr. Briggs responded to Board member questions and concerns.

Rebecca Furman, represented the applicant. She introduced the members of the development team. Ms. Furman gave a Power Point presentation detailing the project. She provided an update on the significant changes. She noted that the solar panels have been “pulled back” from the stairwell. She stated that the project team does not feel that the solar panels will be visible from the north and south sides. She discussed Rollins concerns with regard to painting and maintaining the solar panels. She requested that there be some flexibility with the proposed condition of approval. Ms. Furman and Mr. Haseeb Quadri, CEO of NovaSol Energy answered questions from Board members.

Mr. Scott Bitikofer, Director of Facilities Management for Rollins College explained that while NovaSol Energy will own and maintain the solar panels, Rollins College will be responsible for the maintenance of the "structure". He expressed concern about the painting option in terms of long term maintenance.

Mr. Briggs agreed that there is no substitute for looking at the finished product before deciding what should be done but stated that there must be a “hook” to compel action.

The consensus of the Board members initial comments was that the design changes made from the preliminary approval in December did not affect the initial conclusion that this was a project that deserved support pending resolution of the outstanding aesthetic concern. The Board also concurred that a “hook” was necessary to force a design solution. There was discussion about whether the city staff, the Planning Commission or the City Commission should be the arbiter of whether something must be done and what must be done to remedy the aesthetic concern.

There was considerable discussion by the Board members about various methods to achieve screening of the structural elements of the solar panel assembly. The Board members discussed the painting option, screening with awning fabric and options involving increased landscaping on the exterior edge of the roof level.

Motion made by Mr. Hayes, seconded by Mr. Krecicki to approve the request subject to staff recommendation of aesthetic approval being at a minimum or including but without limitation the addition of canvas to screen the underside of the infrastructure of the solar panels and approval of the final conditional use approval. Motion carried unanimously with a 4-0 vote.

There was no further business. Meeting adjourned at 1:50 p.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary