Mr. Krecicki called the meeting to order 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, Sarah Whiting and George Livingston. Absent: Wendell Hays. Staff: Planning Director Jeffrey Briggs, Sr. Planner Stacey Scowden, Planning Technician Caleena Shirley and Recording Secretary Lisa Smith.

Approval of minutes – March 1 and 16, 2011

PUBLIC HEARINGS

REQUEST OF LULU 1 LLC FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT A SECOND STORY ADDITION OF 7,812 SQUARE FEET ONTO THE EXISTING BUILDING AT 200 N. PARK AVENUE, ZONED C-2.

Planning Director Jeffrey Briggs presented the staff report. He explained that the applicant is requesting conditional use approval to construct a second story addition onto the existing building at 200 N. Park Avenue, zoned C-2, at the corner of Park and Lincoln Avenues. He noted that this qualifies as a conditional use because it is an addition of more than 500 square feet onto a building that is over 10,000 square feet.

Mr. Briggs gave an overview of the proposed project, and the history of the building in question. He explained that the existing building at 200 N. Park Avenue is a commercial multi-tenant building with a partial existing second floor of 8,540 square feet. The conditional use request is to finish off the second floor adding approximately 7,800 – 8,500 square feet. He added that the proposed addition meets all of the C-2 zoning requirements, in terms of setbacks, floor area ratio, building height, etc.

He showed the plans submitted that also show a pedestrian bridge over the rear Center Street alley connecting this second floor to the second floor of the Rogers, Lovelock & Fritz (RLF) offices at 145 Lincoln Avenue. RLF is a prospective tenant for some or all of this second floor office space. Currently, there is no lease. He said that zoning approval would permit the pedestrian bridge, if the lease occurs. Regardless of whether the pedestrian bridge is built or whether RLF leases this space, the applicant desires this conditional use zoning approval so that they may finish out the second floor of their existing building. Mr. Briggs said that the required parking for this new building space is based on one space for each 250 square feet. He explained that parking is only required for new net additions, therefore, the proposed addition requires between 31-34 spaces. He stated that in 2001, Mr. Williams purchased two parking lot parcels on the east side of Center Street from the Cone family for $500,000. The Cone’s had been using these parking lots as monthly rental spaces for decades and they were not
tied to any specific building as they had been purchased and developed by the Cone family independently. One parking lot holds 11 spaces and the second parking lot holds 21 spaces. He showed the area map with the parking details. So together these parking lots meet the requirement for the additional parking needed for this building addition.

Mr. Briggs reviewed the Park Avenue Façade Design Guidelines as relates to this request. He stated that the goal to “promote a uniform architectural style within each building façade” is questionable with respect to meeting the second façade coordination goal. Basically, when you create the proposed second floor balcony or loggia on the Park Avenue frontage, the proposal lacks architectural unity with the second floor as a whole; creating a completely different appearance in that portion of the building. He said that RLF, as the prospective tenant likes the idea of the balcony/loggia so that the employees can interact and enjoy the Park Avenue location. Mr. Williams doesn’t care one way or the other. However, if RLF is not going to be the tenant then he would prefer to finish it off as enclosed leasable space. Staff is not energized about this issue in part because there is a big oak tree right in front of this portion of the facade making it hard to see this second story addition or see Park Avenue from it. So the recommendation of staff, with the agreement of the applicant, is to approve either option of with or without the balcony/loggia. That is why the request varies from 7,800 to 8,500 square feet in size.

Staff recommended final conditional use approval with the following conditions:
1. That the approval permits the second floor addition with or without the balcony/loggia.
2. That the applicant record a binding lot restriction for the remote parking lots to tie them to the main property as the required parking for the second floor addition.

Mr. Briggs responded to Board members questions and concerns.

Larry Williams, the applicant, stated that he is in agreement with staff recommendations. Mr. Williams provided the Board with a brief history of this particular building. He said that if additional parking is needed over the required 31 spaces, he has an additional lot with excess parking. He responded to Board member questions and concerns.

Woody Woodall, 328 North Park Avenue, spoke in favor of the request. He said that he feels that the project will be a benefit to Park Avenue.

No one wished to speak in support or opposition to this request. Public Hearing closed.

The Board members expressed support of the request as it meets all codes, is architecturally compatible and will help support the downtown. They expresses support with or without the second-story loggia and that the existing trees limit any conflict with the CBD Design Guidelines. Mrs. Whiting expressed concern with the length of the blank building wall along the Lincoln Avenue frontage and asked if anything could be done with landscaping or other architectural features to add visual interest to that wall. Mr. Williams indicated his willingness to work with the City in this regard.

Motion made by Mr. Krecicki, seconded by Mrs. Whiting to approve the request subject to the following conditions:
1. That the approval permits the second floor addition with or without the balcony/loggia.
2. That the applicant record a binding lot restriction for the remote parking lots to tie them to the main property as the required parking for the second floor addition.
3. That the applicant consider additional landscaping or other methods to soften the blank wall facing Lincoln Avenue.

Motion carried unanimously with a 5-0 vote.
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” SECTION 58-90 “CONDITIONAL USES”, SO AS TO REVISE APPLICATION SUBMITTAL REQUIREMENTS AND APPROVAL PROCEDURES FOR CONDITIONAL USES, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Planning Director Jeffrey Briggs gave the staff report. He explained that the primary purpose of this ordinance is to update the Conditional Use section of the Zoning Code to better outline the submittal requirements for preliminary and final conditional use applications. The noted that his revision was suggested by the City Commission and discussed by the Planning Commission at the work session on January 26, 2011. Mr. Briggs added that the secondary purpose of this ordinance is to revise the standards for approval of conditional uses involving drive-in businesses given the experience gained in recent applications. He highlighted the major changes of the proposed ordinance. Staff recommended approval of this request. Mr. Briggs responded to Board member questions and concerns.

Mrs. Whiting inquired that the previous request did not seem to include all the submittals that this ordinance says should be provided. Mr. Briggs indicated that the code allows “judgment calls” by the staff which can waive submittal requirements to meet the needs of the particular circumstances. For example, in that case with just a second floor addition onto an existing building, there is no landscape area or changes to the storm water or parking arrangements.

No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

Mr. Dick suggested two modifications related to requiring a maintenance plan for underground storm water exfiltration systems at the final review and to clarify the text related to development agreements. The Board members voiced their support of these modifications.

The Board members concurred that this revision should make it clearer to everyone what is required to be submitted now that we have a section for the preliminary approval and then a separate section for what is required for the final approval.

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

1. That the final review application is to add the exfiltration maintenance plan
2. That the development agreement shall be submitted, but not necessarily by the applicant.

Motion carried with a 5-0 vote.

SITE PLAN REVIEWS

SPR 1:11 Request of Mr. Trivison for approval of a one-story addition to his single-family, two-story home located at 199 Osceola Court on Lake Osceola, zoned R-1AAA.

Senior Planner gave the staff report. She noted that the applicant requested that review of the second story balcony be removed from consideration. It will need a variance to proceed. She explained that the applicant, Mr. Trivison, is requesting approval for a one-story addition to his two-story home located at 199 Osceola Court on Lake Osceola. The existing home is 4,858 square feet and the proposed addition will be adding 480 sq. ft. for a total of 5,338 (which was in error on the staff report). The new total square footage of 5,338 is within the permitted maximum of 33% FAR. She noted that this home meets the 50% required front yard landscape coverage. She reviewed square footage, impervious coverage, height, tree preservation, views from the lake, views of the adjacent neighbors, and storm
water retention. Staff recommended approval of the request. Ms. Scowden responded to Board member questions and concerns.

Ken Trivision, 199 Osceola Court, and Bronson Enos, of Phil Kean Designs, were present to address Board member concerns and respond to any questions. No one else wished to speak concerning this request. Public Hearing closed.

**Motion made by Mr. Swisher, seconded by Mr. Krecicki to approve the request. Motion carried unanimously with a 5-0 vote.**

**New Business:**

There were no items of new business.

**Upcoming Meeting Schedule:**

Regular meeting – May 3, 2011 at 7:00 pm  
Work Session – May 25, 2011 at 12:00 noon

There was no further business. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Lisa Smith  
Recording Secretary