Mr. Krecicki called the meeting to order at 7:00 p.m. in the Commission Chambers of City Hall.

Present: Chairman Drew Krecicki, Sarah Whiting, Randall Slocum James Johnston, Peter Gottfried, Tom Sacha and Robert Hahn. Absent: George Livingston. Staff: Planning Director Jeffrey Briggs, Senior Planner Stacey Hectus, Planning Technician Caleena Shirley and Recording Secretary Lisa Smith.

Approval of minutes – July 12, 2011

Motion made by Mr. Gottfried, seconded by Mrs. Whiting to approve the July 12th meeting minutes. Motion carried unanimously with a 7-0 vote.

PUBLIC HEARINGS:

Mr. Briggs announced that a simultaneous public hearing will be held on these items. He explained that staff has been directed by the City Commission by way of the strategic plan to explore ways to streamline the development approval process. He said that it is being looked at both in the building permit process and zoning approval process. He noted that what staff is looking involves changing the code to permit more administrative staff approvals versus planning board/city commission approvals and modifying the threshold for public notice requirements for city-wide notices. He highlighted the proposed changes for each individual ordinance.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND ARTICLE III, "ZONING" TO REVISE THE APPLICATION AND APPROVAL PROCEDURES FOR CONDITIONAL USES, REVISE THE SUBMITTAL REQUIREMENTS AND APPROVAL PROCEDURES FOR CONDITIONAL USE AND REVISE THE STANDARDS FOR DRIVE-IN CONDITIONAL USES.

Mr. Briggs explained that certain types of conditional uses (i.e.: specific businesses and land uses, liquor licenses, etc.) could be staff approved with conditions. He explained that if staff recommends denial or if the conditions are not acceptable, the applicant would have the ability to appeal to the Planning and Zoning Board and City Commission. He explained that the purpose of this ordinance is to clarify submittal requirements for conditional uses.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND ARTICLE III, "ZONING" THE STANDARDS FOR SIGNIFICANT CHANGES REQUIRING CONDITIONAL USE APPROVALS ON BUILDINGS OVER 10,000 SQUARE FEET, THE STANDARDS FOR SIGNIFICANT CHANGES TO CONDITIONAL USE
APPROVALS AND THE STANDARDS FOR BUILDING APPROVALS IN THE HANNIBAL SQUARE NEIGHBORHOOD COMMERCIAL DISTRICT.

Mr. Briggs stated that this ordinance modifies the requirements for P&Z/City Commission review of building plans in the CRA. He explained that plans have to come through the P&Z/City Commission for any increase in size over 250 square feet of building area in the CRA. He said that this threshold could be increased to 500 or 1,000 square feet.

**REQUEST OF THE CITY OF WINTER PARK TO:** AMEND ARTICLE III, "ZONING" SO AS TO REVISE THE APPROVAL PROCEDURES FOR THE APPROVAL OF BUILDING PROJECTS ON SUCH WATERFRONT LOTS.

Mr. Briggs stated that this ordinance modifies the threshold for lakefront reviews by the Planning Board. He noted that staff recommends administrative staff approvals for all swimming pools without screen enclosures and other patio additions and additions less than 1,000 square feet. Again, the applicant would have the ability to appeal to the Planning and Zoning Board and City Commission.

**REQUEST OF THE CITY OF WINTER PARK TO:** AMEND ARTICLE III, "ZONING" SO AS TO REVISE THE PUBLIC NOTICE REQUIREMENTS FOR ZONING AMENDMENTS AND CONDITIONAL USES.

Mr. Briggs stated that this ordinance modifies the threshold for city-wide public notices. He said that this would increase the threshold for a city-wide notice from 25,000 square feet to 50,000 square feet and for future land use/rezoning from one to two acres.

**REQUEST OF THE CITY OF WINTER PARK TO:** AMEND ARTICLE I, "COMPREHENSIVE PLAN" TO ADOPT NEW PUBLIC NOTICE AND ADOPTION PROCEDURES FOR AMENDMENTS TO THE CITY OF WINTER PARK COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT, SUBSTITUTING FOR THE CURRENT AMENDMENT PROCEDURES.

Mr. Briggs stated that this ordinance modifies the threshold for large scale comprehensive plan changes. He said that this modification is to comply with the new HB7207 that eliminates the requirement that future land use changes over 10 acres or to a density in excess of 10 units per acre are limited to twice a year. Mr. Briggs responded to Board member questions and concerns.

The following people spoke concerning the code changes: Mary Daniels, 650 Canton Avenue; Lurline Fletcher, 790 Lyman Ave; Sally Flynn, 1400 Highland Road, Jack Rogers, 1002 Temple Grove; John Rogers, 1002 Temple Grove; Marti Miller, 1399 Aloma Avenue; and Donna Colado, 327 Beloit Avenue. All the speakers expressed reservations and concerns about these changes to the development review process which was providing adequate notice and opportunity for citizen participation. No one else wished to speak concerning this issue. Public Hearing closed.

The Board acted as follows:

On the first ordinance to make certain conditional uses, staff approved with no public notice, there was considerable discussion amongst the board members as to what types of cond. Uses could be administratively handled and which ones were best left with the current P&Z/City Commission review. Specifically the discussion centered on the cond. uses for bed/breakfast inns, restaurants (fast food) in the CBD and liquor licenses within 300 feet of residential as to whether these should stay under the current format. The consensus of the P&Z Board was their desire to take some more time to look at the full lists of conditional uses at a work session to further determine which were appropriate for staff approval.
Ordinance No. 1 (Modify Conditional Use Process): Motion made by Mr. Krecicki, seconded by Mr. Sacha to table this ordinance. Motion carried unanimously with a 7-0 vote.

On the second ordinance, the P&Z Board agreed that these incremental changes to the thresholds for re-reviews or initial reviews of projects were appropriate.

Ordinance No. 2 (Modify Threshold for Significant Changes to approved Plans or projects in the CRA): Motion made by Mr. Krecicki, seconded by Mr. Johnston to approve this ordinance. Motion carried unanimously with a 7-0 vote.

On the third ordinance, the P&Z Board agreed that these incremental changes to the thresholds for re-reviews or initial reviews of projects were appropriate.

Ordinance No. 3 (Modify requirements for Lakefront Plans): Motion made by Mr. Krecicki, seconded by Mr. Gottfried to approve this ordinance. Motion carried unanimously with a 7-0 vote.

On the fourth ordinance, there was considerable discussion amongst the board members as to what level or size of building project (25,000 sq. ft. vs. 50,000 sq. ft.) should be the city-wide notice mailed to all 14,000 households vs. the 500 or 1,500 foot radius. There was also discussion about whether the threshold should be 80,000 sq. ft. for city-wide notice for rezoning vs. the two acres proposed by staff as the slightly smaller threshold was the point at which PD projects with parking garages could be requested. There was discussion by the P&Z Board to take some more time to review this issue at a work session to further determine which thresholds were appropriate.

Ordinance No. 4 (Modify threshold for City-wide notices): Motion made by Mr. Sacha, seconded by Mr. Johnston to table this ordinance. Motion carried 5-2. (Mrs. Whiting and Mr. Gottfried voted against the motion.)

On the fifth ordinance, the P&Z Board agreed that these incremental changes to update the Code to reflect the changes made in HB7207 were appropriate and the twice a year limitation did not serve any purpose other than make applicants wait to get on an agenda.

Ordinance No. 5 (Modify Threshold for Large Scale Comp Plan Amendments): Motion made by Mr. Krecicki, seconded by Mr. Johnston to approve this ordinance. Motion carried unanimously with a 7-0 vote.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND ARTICLE I, “COMPREHENSIVE PLAN” TO UPDATE THE CAPITAL IMPROVEMENT ELEMENT TO REFLECT THE REVISED FIVE YEAR CAPITAL IMPROVEMENT PLAN INCLUSION WITHIN THE DATA, INVENTORY AND ANALYSIS COMPONENT OF THE COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES.

Mr. Briggs presented the staff report and indicated that this would be on the Sept. 12th City Commission agenda. He highlighted recent changes made by the state DCA. He explained that HB 7207 eliminated concurrency requirements and that gave local governments oversight for approval/denial of the five year capital improvement plan. He noted that a formal comprehensive plan amendment is no longer necessary and this is now updated in the Data, Inventory and Analysis. With this change, the CIP will now be adopted as a part of the City’s annual budget. He added that budget public hearings are scheduled for September 12th and 26th. Staff recommended approval. Mr. Briggs responded to Board member questions and concerns.

The following people spoke concerning the request: Jack and John Rogers, 1002 Temple Grove. No one else wished to speak concerning this issue. Public Hearing closed.
Motion made by Mr. Johnston, seconded by Mr. Gottfried to approve the ordinance. Motion carried unanimously with a 7-0 vote.

LAKEFRONT SITE PLAN REVIEWS:

SPR 6:11 Request of Mr. Daniel McConnell for approval to construct a new single-family home located at 575 Lakefront Boulevard on Lake Killarney, zoned R-1A

Senior Planner Stacey Hectus presented the staff report. Mr. McConnell is requesting approval to construct a new single-family home located at 575 Lakefront Boulevard on Lake Killarney. The home is proposed at 4,777 square feet. That is an FAR of 30% well within the maximum FAR of 33%. This home has impervious lot coverage of 45% within the maximum permitted of 50%. This home meets the code requirement for the 50% front yard landscape coverage. She addressed tree preservation, views from the lake and the neighbors, and storm water retention. Staff recommended approval subject to the following: move Retention C toward the house (outside the drip line) to avoid impacting the two cypress trees on the waterside. Mrs. Hectus responded to Board member questions and concerns.

Ross Jordon, 7110 Eastern Street, Winter Park, represented the applicant. He said that they have no issues with the staff recommendation and would comply with that condition. He responded to Board member questions and concerns. No one else wished to speak concerning the request. Public Hearing closed.

Motion made by Mr. Krecicki, seconded by Mr. Sacha to approve the request subject to moving Retention C toward the house, outside the drip line, to avoid impacting the two cypress trees on the waterside. Motion carried unanimously with a 7-0 vote.

SPR 7:11 Request of the Jensen Trust to construct a new single-family home located at 1128 Preserve Point Drive on Lake Berry, zoned PURD

Senior Planner Stacey Hectus presented the staff report. The home is proposed at 7,789 square feet. That is an FAR of 8.5% well within the maximum FAR of 25%. This home has impervious lot coverage of 19.5% within the maximum permitted of 40%. This home meets the code requirement for the 50% front yard landscape coverage. She addressed trees on the site. She said that there are numerous trees on the site. She noted that the applicant has decided to go to the Tree Board in an effort to negotiate the approximately $80,000 compensation fee. Mrs. Hectus also discussed views from the lake and the neighbors, and storm water retention. Staff recommended approval subject to the applicant continuing to go through the Tree Preservation Board process to resolve the outstanding tree issues. Mrs. Hectus responded to Board member questions and concerns.

No one representing the applicant was present. No one else wished to speak concerning the request. Public Hearing closed.

Motion made by Mr. Krecicki, seconded by Mr. Johnston to approve the request subject to the applicant continuing to go through the Tree Preservation Board process to resolve the outstanding tree issues. Motion carried unanimously with a 7-0 vote.

NEW BUSINESS:

Mr. Briggs announced that the work session with Rollins College representatives to give an overview of the Alfond Inn is scheduled for Wednesday, August 24th at 12:00 Noon. He also briefed Board members concerning the happenings on the State Office Building.
There was no further business. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Lisa Smith,
Recording Secretary