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


Approval of minutes – August 2, 2011

Motion made by Mr. Sacha, seconded by Mr. Gottfried to approve the August 2nd meeting minutes. Motion carried unanimously with a 6-0 vote.

PUBLIC HEARINGS:

REQUEST OF ROLLINS COLLEGE TO: AMEND OR REVISE A CONDITIONAL USE APPROVAL TO CONSTRUCT THE ALFOND INN AT ROLLINS COLLEGE, CONSISTING OF A FIVE-STORY, 112 ROOM HOTEL WITH A RESTAURANT/BAR, MEETING/BALLROOM SPACE AND ON-SITE PARKING AT 300 EAST NEW ENGLAND AVENUE, ZONED R-4.

Mr. Briggs presented the staff report explaining that Rollins College is requesting approval to amend the Conditional Use previously granted for a hotel project at 300 E. New England Avenue, in order to build the Alfond Inn at Rollins consisting of a five story, 112 room hotel with restaurant/bar, meeting/ballroom space and on-site parking, on the vacant 3.33 acre property zoned R-4. He discussed the prior history of the project and the current project, the approval process (preliminary CU approval now and final CU approval at a later time, the need for a parking management plan and the provision of an “upscale hotel: as opposed to the previous 5-star luxury hotel and the issues of the interface with the Residences condominium.

In summary staff explained that the City is truly fortunate to have Rollins College as the “developer” for this project. The quality of the product and of the operations that Rollins will insist upon will be both a great reflection on the College and the City. There will be no bigger boost to the economy of the City and of the Central Business District/Park Avenue than what will result from this quality hotel bringing a steady stream of guests/visitors with disposable income to spend during their stay in the City.

The staff recommendation was for approval with the following conditions:

1. That consistent with code, the “final” conditional use review shall include the final landscape plan, final storm water design and the final (exterior) architectural elevations with exterior materials noted.
2. That the applicant should submit the first draft of the “parking management plan” at the time of the “final” conditional use review.
3. That the City and Rollins enter into the 7th Amendment to the Development Agreement at this time.
The Planning Board members asked questions of staff and offered some preliminary observations. Mr. Sacha commented on his experience with the Sun trust garage and the need to have a method to require students to park on the upper floors so that the hotel users would have convenient access to parking. Mrs. Whiting commented that the parking plan needs to look at when the special events, conferences, etc at the hotel coincides with events on campus to avoid problems. Mr. Hahn commented that the parking issue needs to be a broader scope than just an operations plan.

The following people representing the applicant spoke: Louis Duncan, President of Rollins College who provided the Board with an overview of the project. He discussed affordability, job generation and generating tax revenue for the City.

Tim Baker, of Baker Barrios Architects, Inc., gave detailed insight into the architecture of the project.

Rebecca Wilson, of Lowndes, Droodick, Kantor and Reed, introduced the members of the development team that were present. Mrs. Wilson discussed parking capacity, operations, education/enforcement for the proposed project. She also discussed the benefits to the City of the project. She requested that the Planning & Zoning Board recommend revision to the conditional use permit for the proposed hotel. Mrs. Wilson responded to Board member questions and concerns.

Chairman Krecicki opened the public hearing.

The following persons spoke regarding the Alfond Inn project:

Joe Terranova, 700 Melrose Avenue, spoke favorably of the request. He said that he feels that the proposed project will be beneficial to Rollins, the City, merchants of Park Avenue, as well as the people that live and work in the City. He said that he feels that it will be a project that everyone will be proud of.

Candace Chemtob, 141 Alexander Place, explained that she lives across from the proposed project. She said that she feels that Rollins will do a wonderful job on the hotel. She expressed major concern for having the main entrance for the hotel and bar on New England. She said that she does not feel that will be able to accommodate all of traffic. She requested that the applicant look at establishing another entrance on either Lyman or Interlachen avenues. She described previous traffic issues that occurred on that end of New England Avenue with previous construction projects for Alexander Place residents.

Paul Bryan, 544 North Knowles Avenue, addressed the Board in support of the request.

Patrick Chapin, represented the Winter Park Chamber, he urged the Board to review past parking studies that have been done by the City. He said that he supports the economics of the project and the benefits that it will be to the City.

Nancy Schwab, Schwab Public Relations, spoke in support of the project.

Tom Yokim, 1131 Via Lugano, expressed support of the project. He encouraged the City to work with the applicant concerning parking management because of the long-term benefits of a hotel being in this location.

Phil Kean, 229 Alexander Place, spoke in support of the Board. He stated that he as a citizen appreciates the scale, and thoughtfulness the applicant has shown in designing this project. He said that he feels the project is needed in the City.

Brad Grosbert, 229 Alexander Place, provided favorable comments to the Board concerning the request. He said that he feels that this is something that has been sorely missing. He agreed with the comments made by Mrs. Chemtob with regard to sensitivity to Alexander Place.
Doug Metcalf, provided the Board members with historical insight of this project from a former City Commissioner prospective. He detailed past Commission discussions and actions in this regard. He said that he feels that the applicant has done 96% of what the Commission has required of them. He encouraged discussions to continue with regard to working out a parking management plan.

Bryan Fulwider, Pastor of the First United Methodist Church, provided insight from the Church’s prospective of the parking. He said that he has a great deal of trust in the Board, the City Commission and Rollins College that any issues will be resolved to the benefit of the community.

Mickey Grindstaff, Shutts & Bowen, 300 South Orange Avenue, Ste. 1000, Orlando, representing the owners of the 23 units in the Residences of Winter Park Condominium Association addressed the Board after asking for a show of hands (6-7) of owners present. He said that the condominiums support a high quality hotel that has adequate on-site parking and an adequate rock solid parking and valet plan in place prior to the issuance of any building permits but we are not at that point now. Mr. Grindstaff then mentioned other concerns of the owners of the Residences including the traffic on Lyman with the valet service proposed on that street, criticism of the lack of detail provided as to the adequacy of parking at the Sun Trust garage, the inaccurate separation distance that has been presented between the hotel and the parking garage, that there be no student housing or use of the hotel as classroom space, concerns about the screening and sound proofing of the rooftop HVAC equipment, bus parking along Lyman Avenue, and outside live music after 10:00 pm. Mr. Grindstaff asked the Board for a continuance until these issues could be addressed.

Mr. Frank Rodriguez, owner and HOA president of the Residences spoke outlining their concerns about the adequacy of the parking and traffic and congestion that will occur on Lyman Avenue affecting their units.

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

Mr. Hahn stated that he feels that the applicant is proposing a terrific project, but feels the scope of the proposed parking management plan needs to be broadened to look at the interface with parking in the CBD. He said that he still feels that it is still missing some key items, such as pedestrian safety, the impact it will have on economic development, the number of trips and the quality of the traffic environment. He said that he would like it to engage the surrounding neighbors including All Saints church and the Library to see how the parking is being used.

Mr. Krecicki added that he would like for the applicant to demonstrate that there are actually the surplus of spaces in the garage available for hotel patrons, to quantify students usage of the garage and show how that fits into the equation; identify the valet parking areas and verification of the 4 p.m.-9 p.m. time frame that was missing from the original report. He added that he feels that a workshop with the Planning Board prior to the final conditional use public hearing would guide the applicant as to what components are needed in the parking management plan.

Mr. Gottfried stated that he is very comfortable with the plan, as proposed. He said that he feels that the project will bring much needed vibrancy to New England Avenue and the CBD and we are discussing the traffic and parking effects of a successful hotel. Rollins College is a great partner and this is a wonderful opportunity to improve the City.

After additional discussion by the Planning Board a motion made by Mr. Gottfried, seconded by Mr. Sacha to approve the revised preliminary conditional use request with the staff conditions: (outlined below)

1. That consistent with code, the “final” conditional use review shall include the final landscape plan, final storm water design and the final (exterior) architectural elevations with exterior materials noted.
2. That the applicant should submit the “parking management plan” at the time of the “final” conditional use review.
3. That the City and Rollins may enter into the 7th Amendment to the Development Agreement at this time.

Discussion ensued with a motion made by Mrs. Whiting, suggesting additional conditions and a second motion by Mr. Krecicki with comments by Mr. Hahn suggesting other conditions. The City Attorney pointed out that neither motion to amend had been seconded so Mr. Krecicki was asked to combine the additional conditions into one motion to amend the original motion. Mr. Krecicki then made a motion seconded by Mr. Hahn to add the following conditions to be addressed at the final conditional use submittal or in the development agreement:

1. That the East building facade (two story portion on the library facing side) be revised to provide some added architectural relief.
2. That visual buffering and sound attenuation be provided for the HVAC equipment on the rooftop of the two story building component.
3. That the grading and drainage interface between the hotel and condominium properties be addressed.
4. That the use of the hotel be restricted to prohibit student housing or use as classrooms.
5. That the issue of ventilation of bus exhaust on the Lyman Avenue side be addressed.
6. That there is a reconciliation of the issue of the travel distance between the hotel and the parking garage.
7. That a workshop is scheduled with the Planning and Zoning Board prior to the final conditional use approval concerning the scope and content of the parking management plan.
8. Clarification in the development agreement of 115 versus 129 spaces.
9. That all service and deliveries trucks are to be from the loading dock and not along New England Avenue.
10. That the City Commission reviews the parking management plan six months after certificate of occupancy issuance.

The Motion on the amendments carried unanimously with a 6-0 vote. The main motion (incorporating the staff conditions and the conditions added by the previous amendment) then carried unanimously with a 6-0 vote.

**NEW BUSINESS:**

There was no further business. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Lisa Smith,
Recording Secretary