Mr. Krecicki called the meeting to order at 7:00 p.m. in the Welcome Center.


Approval of minutes – November 1, 2011

Motion made by Mr. Sacha, seconded by Mr. Livingston to approve the October 4, 2011, meeting minutes. Motion carried unanimously with a 6-0 vote.

PUBLIC HEARINGS:

REQUEST OF ROLLINS COLLEGE FOR: FINAL CONDITIONAL USE APPROVAL FOR THE ALFOND INN AT ROLLINS COLLEGE, 112 ROOM HOTEL WITH A RESTAURANT/BAR, MEETING/BALLROOM SPACE AND ON-SITE PARKING AT 300 EAST NEW ENGLAND AVENUE, ZONED R-4.

Mr. Johnston announced that he has a conflict and will not be participating in the discussion or voting on this item. He officially recused himself. (Form 8B, Memorandum of Voting Conflict was completed and is included as a part of these minutes).

Senior Planner Stacey Hectus explained that the purpose tonight’s public hearing is for the Board to review and provide a recommendation on the final conditional use (to include review of final landscape, storm water retention and architectural renderings to include materials; review the parking management plan; and review the development agreement) request by Rollins College for the Alfond Inn. She explained that the preliminary conditional use was approved by the City Commission on September 26, 2011. She stated that staff has no issue with the landscape, storm water and architectural renderings. She added that the staff report outlined how all of the conditions of approval have been accomplished either in the final plan submission or via changes to the Development Agreement. She briefly touched on the discussion of the November 16th work session concerning the parking management plan. She said that based on the discussion at the work session, it was staff’s understanding was that the final two issues that needed to be resolved were (1) how would parking be managed in the Rollins/SunTrust parking garage and (2) how would the applicant encourage the use of the valet parking if were thought by the public to be too expensive. Further, the goal of the proposed Development Agreement is to ensure that all parties work together to keep issues to a minimum. Staff recommended approval. Mrs. Hectus summarized by saying 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. In addition, the “final” conditional use submittals appear to have addressed almost every one of the concerns and conditions imposed with the preliminary approval.

Staff recommendation was for approval subject to the following conditions:

1. That the valet parking fees for special events be implemented on a “trial” basis per the Parking Management Plan (PMP). Then following the initial six months operation of the Hotel, the valet fees and valet operations be re-considered consistent with the condition from the “preliminary” approval that the City Commission formally review the PMP after six months, and then any needed modifications can be made.

2. Approval of the temporary project development sign, as requested, provided it complies with the setbacks necessary to preclude any traffic visibility or safety issues.

3. That the Parking Management Plan be amended to include the method of operation for the Sun Trust garage so that parking spaces are available for employees and conveniently available after hours and on weekends for visitors to the Hotel.

Rebecca Wilson, Lowndes, Drosdick, 214 North Eola Drive, Orlando, represented the applicant. She introduced the members of the development team that were present. She briefly touched on the architectural renderings and thanked staff for the favorable recommendation. She provided a breakdown of the proposed parking costs for valet parking as well as use of the SunTrust parking garage and discussed the procedures that would be in place for events, management of traffic on New England and enforcement. Mrs. Wilson responded to Board member questions and concerns.

Mickey Grindstaff, Shutts & Bowen, 300 South Orange Avenue, Orlando, represented The Residences Condominium. He briefly discussed his concerns regarding the exclusion of City Commission conditions from the staff report and requested that the staff report be amended prior to City Commission to include the previous conditions. He also noted that conditions 2-6 were to be included in the 7th Amendment of the Development Agreement and were excluded, however, condition #3 was in the document. He also requested that those be added prior to City Commission meeting. He entered into the record proposed revisions to the Development Agreement. He expressed confidence that these items will be worked out prior to the City Commission meeting.

The following residents spoke concerning the request: Candace Chemtob, 141 Alexander Place; Rochelle Kolin, 225 Trismen Terrace; and Jan Munson, 161 Alexander Place. They all expressed concern with traffic concerns upon completion of the project and the need to address those issues now. They encouraged the Board to be proactive with regard to the impact of traffic on that end of New England Avenue specifically taking into consideration traffic coming off Aloma Avenue onto New England and also the Library traffic. No one else wished to speak concerning this issue. Public Hearing closed.

The Board members expressed no issues with the design and content of the development agreement. They also expressed the City’s intention is to incorporate into the Development Agreement the conditions required for The Residences by the time it comes to the City Commission. Mr. Sacha stated that he agrees with the resident’s concerns for traffic on New England and that it will only worsen during the construction phase. The Board members agreed with Mr. Sacha.

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

1. That the valet parking plan for special events be implemented on a “trial” basis per the Parking Management Plan (PMP). Then following the initial six months operation of the Hotel, the valet fees and valet operations be re-considered consistent with the condition from the preliminary approval and the Development Agreement provision that the City Commission formally review the PMP after six months and then any needed modifications can be made.
2. Approval of the temporary project development sign, as requested, provided it complies with the setbacks necessary to preclude any traffic visibility or safety issues.

3. That the Parking Management Plan be amended prior to completion of the Hotel to include the method of operation for the Sun Trust garage so that parking spaces are available for employees and conveniently available after hours and on weekends for visitors to the Hotel.

4. To request the Public Works traffic engineering department to allow a thru lane on New England Avenue as appropriate to alleviate any potential traffic backups. The City Traffic Engineer is to verify the feasibility of this option.

5. Ensure that all City Commission imposed conditions (re: The Residences) are incorporated into the Development Agreement.

Motion carried with a 5-0 vote. Mr. Johnston abstained.

REQUEST OF JIM VEIGLE PROPERTIES, LLC TO: AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY TO OFFICE AND PROFESSIONAL ON THE PROPERTY AT 1210 DALLAS AVENUE AND TO AMEND THE OFFICIAL ZONING MAP SO AS TO CHANGE THE EXISTING ZONING DESIGNATION OF SINGLE FAMILY (R-1A) DISTRICT TO PARKING LOT (PL) DISTRICT ON THE PROPERTY AT 1210 DALLAS AVENUE.

REQUEST OF JIM VEIGLE PROPERTIES, LLC TO: AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE TEXT OF PLANNING AREA “J” POLICY 1-4.1.J.11 TO INCLUDE EXCEPTION OF PARKING LOT (PL) ZONING.

Senior Planner Stacey Hectus provided the staff report. She stated that the property at 1210 Dallas Avenue is a vacant single family lot that the owner wishes to rezone in order to use as a 17 stall gravel parking lot with wall and landscaping buffer to the neighbors. She pointed out that this property is in the Killarney Shores neighborhood, north of Fairbanks Avenue, west of Orlando Avenue tucked in behind office and commercial zoned property on Fairbanks and Orlando (17-92) Avenues. This property is bounded by residentially zoned property to the west and to the north, cross the street on Dallas Avenue and by commercial and office zoned properties to the south and east on Fairbanks Avenue. The lot is 7,500 sq. feet or 0.17 of an acre. It is the classic “transitional” or “edge” property. The owner of this vacant property at 1210 Dallas is the same owner of the adjacent Regions Bank building property. She discussed the history of the property; the current request; drainage/storm water; comprehensive plan policy issues as well as the precedent setting nature of the request. She summarized by stating that these “transitional” or “edge” areas are the ones that are extremely tough to deal with. Typically these “edge” lots are vacant or have poor quality housing and frequently Planning and Zoning is asked to enact some of these “transitional” or “edge” rezonings. Most times the nearby residents or those across the street fear the change and the precedent setting nature but they also do not want to see the continuation of overgrown properties or unkempt rentals. To staff, the YMCA landscape buffer template seems to have worked very well on Palmer Avenue and staff believes it can work well in this setting. Again, this is not a rezoning request to build more building square footage or expand a business. The applicants are just trying to meet the modern day parking codes and be more competitive in renting existing space within the Regions Bank building. Further, notices have gone out to the surrounding neighborhood and the property has been posted. At the time of this staff report there were no comments or concerns voiced to staff. Staff recommended approval with the following conditions:

1. Approval subject to the plans submitted and extension of the screen wall to the front of the adjacent house (approximately 30 feet back from property line). Then vinyl, not wood fencing for the rest of the length of the property.

2. Removal of the driveway apron on Dallas.

3. Landscape package/program to be reviewed and approved by staff to be exactly as constructed at the Winter Park YMCA. This package should also include a similar wall detail.

She pointed out that there could not be a simultaneous public hearing on these items and each must be voted on separately. She responded to Board member questions and concerns.
Jim Veigle, property owner, spoke concerning the request. He discussed the dynamics of the property and surrounding neighborhood. He said that if approved, it will be used for employees of the building. He also provided insight into current parking and traffic circulation on the site, and noise disturbances. He added that he did a mail-out to the surrounding properties in October, but did not hear from any of the neighbors. He responded to Board member questions and concerns. Asked by Chairman Krecicki if he agreed with staff's conditions and Mr. Viegle said yes.

Allen Thompson, 1323 Dallas Avenue and Tommy Drake, 500 Shoreview Avenue spoke concerning the request. Both neighbors stated that they feel that the project will be a benefit to the neighborhood. They both expressed concern with the precedent that would be set by granting the request. They raised many issues as it relates to the ongoing traffic issues in the neighborhood. They responded to questions of Board members and staff. No one else wished to speak concerning the issue. Public Hearing closed.

Mr. Slocum discussed his thoughts on a workable solution by realigning the entrance to the northern boundary of the property. He explained that he was a long-time tenant in the building and is very well aware of the issues raised by the applicant and neighbors. Mr. Sacha recommended that additional meetings happen with the City's Traffic Engineer in an effort to alleviate the problems discussed at the meeting. He added that he feels that what the applicant is proposing will be more aesthetically pleasing that what is there now. Mr. Johnston agreed with the comments made by Mr. Sacha.

Motion made by Mr. Sacha, seconded by Mr. Livingston recommending accepting staff recommendations. Motion carried unanimously with a 6-0 vote.

Motion made by Mr. Sacha, seconded by Mr. Livingston to amend the Comprehensive Plan future land use text of planning area "J" Policy 1-4.1.J.11 to include exception of parking lot (PL) zoning. Motion carried unanimously with a 6-0 vote.

Motion made by Mr. Krecicki, seconded by Mr. Sacha to change the Comprehensive Plan designation from Single-Family Residential (SFR) to Parking Lot (PL) on the property at 1210 Dallas Avenue. Motion carried unanimously with a 6-0 vote.

Motion made by Mr. Krecicki, seconded by Mr. Johnston to amend the official zoning map so as to change the existing designation of single family (R-1A) district to parking lot (PL) district on the property at 1210 Dallas Avenue. Motion carried unanimously with a 6-0 vote.

NEW BUSINESS

Request of the City Commission for a formal recommendation on the concept for future actions to implement West Fairbanks Avenue Architectural Design Standards in lieu of the Form Based Code.

Senior Planner Stacey Hectus provided the staff report. She stated that the purpose of this P&Z agenda item is to provide a formal vote and recommendation, as requested by the City Commission, on the direction to proceed with respect to the proposed West Fairbanks Architectural Design Standards and Form Based Code. She noted that as discussed at the October 26th work session it is the recommendation of planning staff and we believe the consensus of the Planning and Zoning Board to recommend that the two documents prepared by Placemakers be synthesized down to a manageable sized set of Architectural Design Standards, combining what is essential and best from both documents that were prepared by Placemakers.

As a result, what the planning staff has done is to begin to prepare its own version of West Fairbanks Architectural Design Standards, synthesizing both documents and using the best parts of these documents submitted by Placemakers and revising for the context of West Fairbanks Avenue. The discussion with the Planning Board was not on the "content" of the staff's document. The discussion was on the policy or direction to proceed in that manner by creating a design standard overlay for West Fairbanks Avenue. This design
standard overlay is the same as already exists in the Zoning Code and has been adopted for the Central Business District, New England Avenue and Morse Boulevard. This recommendation is just the first step. The next actions are to begin to involve the West Fairbanks property owners in discussions of the new architectural design standards around the January-February 2012 timeframe. Then the following actions would be to prepare ordinances for the adoption, advertise public hearings approximately in March-April 2101 and take this through the normal adoption process.

No one wished to speak concerning this item. Public Hearing closed.

Motion made by Mr. Johnston, seconded by Mr. Krecicki accepting staff recommendations. Motion carried unanimously with a 6-0 vote.

She announced that the date of the next regular meeting is Tuesday, January 10, 2012 and that the December work session has been cancelled.

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

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary