CITY OF WINTER PARK
Planning & Zoning Board

Regular Meeting  November 4, 2014
City Hall, Commission Chambers  6:00 p.m.

MINUTES

Vice-Chairman Peter Gottfried called the meeting to order at 6:00 p.m. in the Commission Chambers of City Hall. Present: Peter Gottfried, Vice-Chairman, Shelia De Ciccio, Tom Sacha, Ross Johnston, Robert Hahn and Peter Weldon. Absent: James Johnston, Chairman and Randall Slocum. Staff: Planning Manager, Jeff Briggs and Recording Secretary Lisa Smith.

Approval of minutes – October 7, 2014

Motion made by Mr. Sacha, seconded by Mr. R. Johnston to approve the October 7, 2014, meeting minutes. Motion carried unanimously with a 6-0 vote.

PUBLIC HEARINGS

REQUEST OF UNICORP NATIONAL DEVELOPMENTS, INC. FOR: AN ORDINANCE TO CHANGE THE FUTURE LAND USE DESIGNATION OF COMMERCIAL TO MEDIUM DENSITY PLANNED DEVELOPMENT (PD 1) FUTURE LAND USE ON THREE ACRES OF THE PROPERTY AT 110 S. ORLANDO AVENUE.

REQUEST OF UNICORP NATIONAL DEVELOPMENTS, INC. FOR: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP SO AS TO CHANGE THE EXISTING ZONING OF COMMERCIAL (C-3) DISTRICT TO PLANNED DEVELOPMENT ONE (PD-1) DISTRICT ZONING ON THREE ACRES OF THE PROPERTY AT 110 S. ORLANDO AVENUE.

REQUEST OF UNICORP NATIONAL DEVELOPMENTS, INC. FOR: CONDITIONAL USE APPROVAL TO REDEVELOP THE MT. VERNON INN PROPERTY WITH A FOUR STORY, 233,940 SQUARE FOOT MIXED USE PROJECT OF RETAIL; RESTAURANT AND RESIDENTIAL UNITS INCLUDING AN ATTACHED PARKING GARAGE ON THE PROPERTY AT 110 S. ORLANDO AVENUE.

Mr. Briggs announced that this item is being tabled at the request of the applicant until the December 2nd Planning and Zoning Board meeting.


Planning Manager Jeffrey Briggs presented and explained the request of English and Swoope Investment LLC and Village Park Senior Housing Partners Ltd. (Atlantic Housing Partners). The applicants are requesting to amend their Conditional Use approval for the redevelopment on the property at 796 W. Swoope Avenue and are requesting to construct four new detached single family homes. He reviewed the previous requests from the applicant and provided details of the current development request. He explained that the subject property
now holds four residential units. The proposal is to demolish the existing structures and redevelop the property into four new single family detached homes. The developer has committed that the two front homes would be approximately 2,000 square foot of living area plus a two car garage of 496 sq. ft. (22 x22). The two rear homes would be approximately 2,450 square feet plus two car garage of the same dimensions. All four homes are two-story and a maximum of 30 feet tall, within the permitted 35 feet of building height. The total size of the four homes is 10,884 sq. ft. which is an FAR of 54.4%. The R-3 maximum FAR is 110% and the R-2 maximum FAR is 55%. Impervious coverage is shown at 13,187 or 65.9%. Impervious maximum in R-3 is 75% and in R-2 is 65%. So this is actually an R-2 development in terms of density (both units, impervious coverage and FAR). There are two visitor parking spots shown on the “site survey” so that meets code of 2.5 spaces per unit. While not shown, the development must meet the City’s storm water retention requirement either in swales or via underground exfiltration. These four homes meet the setbacks for single family homes in R-3 zoning with 25 foot front and rear setbacks and a 10 foot side setback on the east side. As this is all technically one property (as a Condo) there is no required setback to the west, to the Village Park Apt. side, because technically there is no interior property line. Mr. Briggs also discussed the project background and history of the property. Staff recommended approval of the subject request. Mr. Briggs responded to Board member questions and concerns.

Rebecca Wilson, Lowndes-Drosdick law firm, represented the property owner. She stated that they are in agreement with the staff report. She stated that their plan is to replace four single-family homes with four single-family market rate homes. She responded to Board member questions and concerns.

John Bolden, 541 North Capen Avenue, stated that he opposed the original development proposal for the R-3, but is in favor of the development of single-family homes. He thanked the applicant for listening to the concerns of the residents of the neighborhood and said that he feels that what is being proposed fits in with the character of the neighborhood. No one else wished to speak concerning this issue. Public Hearing closed.

Motion made by Mr. Sacha, seconded by Mr. R. Johnston to approve the request to amend the conditional use for the Village Park Senior Housing Project at 550 N. Denning drive so as to permit the construction of four new, two story single family detached homes on property located at 796 West Swoope Avenue. Motion carried unanimously with a 6-0 vote.

REQUEST OF PHIL KEAN DESIGNS FOR: APPROVAL OF A NEW TWO STORY SINGLE FAMILY HOME AT 2751 WRIGHT AVENUE ON LAKE FOREST.

Planning Manager Jeffrey Briggs presented the staff report. He explained that Phil Kean Designs, representing the owner, (Katherine Phillips) and is requesting approval for a new two-story single-family home at 2715 Wright Avenue on Lake Forest. This is a replacement house that will be built adjacent to the existing home and then the existing home demolished following completion. 46,608 sq. ft. lot is vacant. It is the last lakefront lot in this section because it was the one used for the sales office. The property is approximately 67,714 square feet in size (1.55 acres). The new proposed two-story home will be 5,250 sq. ft. per the City’s FAR calculations which is inclusive of the living area, garages, etc. which on this lot is a minimal FAR of 7.75%. This new home will have impervious lot coverage of 6,183 sq. ft. or again a minimal 9.13% of the property. Mr. Briggs reviewed the issues of tree preservation, views from the lake and of the neighbors, and storm water retention. He stated that staff has no concerns with the new home as presented. Staff recommended approval. Mr. Briggs responded to Board member questions and concerns.

Tommy Watkins, Phil Kean Designs, 912 West Fairbanks Avenue, represented the applicant. He stated they were in agreement with the staff report and that he was available to respond to any concerns of the Board members or neighbors. No one wished to speak concerning the request. Public Hearing closed.

Motion made by Mr. Sacha, seconded by Mr. R. Johnston to approve the request for a new two story single family home at 2751 Wright Avenue on Lake Forest. Motion carried unanimously with a 6-0 vote.
NEW BUSINESS:

Date of Next Regular Meeting: Tuesday, December 2, 2014 at 6:00 p.m.
Date of Next Work Session Meeting: T.B.D.

There was no further business. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Lisa M. Smith
Recording Secretary