



Planning & Zoning Board Work Session Minutes

April 29, 2025 at 12:00 PM

Chapman Room
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Jason Johnson, Bill Segal, Michael Dick

Absent

Charles Steinberg

Staff Present

Director of Planning and Zoning Allison McGillis, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Meeting Called to Order

Chairman Bornstein called the meeting to order at 12:03 p.m.

2. Discussion Item (s)

a.

- Welcome New Board Members
- Discuss Upcoming Agenda Items

Mrs. McGillis began the discussion by welcoming the new Board members, Michael Dick and Charles Steinberg. She noted that the third new Board member had not yet been appointed but hopefully it would be before the Board's next meeting.

Mrs. McGillis then discussed the three hearing items that would be on the Board's next regular meeting agenda for May 6, 2025. The first hearing item discussed was the establishment of future land use and zoning for the Stonehurst Enclave, a recently annexed area comprising 13 single-family homes located south of Lake Virginia and east of Winter Park Road. This annexation followed a joint planning agreement with Orange County, which committed the city to annex the enclave within nine months. An interlocal agreement finalized the annexation, and now the city is moving to assign zoning designations. The recommended zoning for the area is R1-AA with single-family future land use. The transition will change jurisdiction from the county to the city but will otherwise not alter land use or zoning standards. The decision solidifies city oversight and ensures consistency in zoning regulations across the newly incorporated area.

The second item involved the annexation of 687 Harold Avenue, a parcel just south of

West Fairbanks Avenue. This property is one of the few remaining unincorporated “donut holes” in the area. The property owner has requested annexation and intends only to rebuild a small structure in the rear portion of the site that was destroyed in a fire. Since no major redevelopment is planned, no conditional use is required. The property will receive C-3 commercial zoning, consistent with the surrounding area. There was no opposition noted, and the annexation aims to eliminate unincorporated gaps within the city.

The third hearing item focused on a proposed lot split at 747 McIntyre Avenue, located in the College Quarter Historic District. The proposal includes demolishing the existing home to divide the 107-foot-wide lot into two 52-foot lots, meeting all zoning requirements. The remaining three feet will be allocated to the adjacent lot at 767 McIntyre Avenue to provide a larger side yard. The Historic Preservation Board previously approved the demolition and recommended the lot split. While that board does not approve architectural plans at this stage, it has already given feedback on preliminary designs, recommending that the new homes not be mirror images. The applicant intends to build one home in a craftsman or country style and the other in a Mediterranean style. Neighbors were notified and there was some expressed support. New home construction will still require further approval from the Historic Preservation Board once designs are finalized.

The final item was a conditional use request for a new AutoZone store to replace the existing Denny’s building on Lee Road. The project is within a C-3 zoning district, which requires conditional use approval for auto parts stores. The new store will be under 10,000 square feet, with the same general site layout as the existing structure, although the applicant plans to add landscaping and move parking to the rear. Staff and board members provided several design suggestions to improve aesthetics, emphasizing the need for the building to reflect Winter Park’s character. Concerns were raised about materials, especially the use of stone veneer, and suggestions included using more traditional materials like lap siding or brick. The project is overparked by city code standards (36 spaces provided instead of 21), and there were discussions about whether the code should be adjusted for auto parts stores due to common use patterns like on-site repairs. The city’s Fire Chief also raised concerns about auto maintenance occurring in the parking lot, so a condition of approval will prohibit such activities. Additionally, staff will ask the applicant to consider an easement for a monument sign at the lot’s corner to serve as a gateway feature for Winter Park.

Brief discussion then ensued about how the work session topics are chosen and certain hearing items that may be heard at the upcoming regular board meetings.

3. Adjournment

The meeting adjourned at 12:40 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary