Planning & Zoning Board Regular Meeting Minutes

May 6, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
Alex Stringfellow, David Bornstein, Jason Johnson, Bill Segal, Charles Steinberg, Michael Dick

Absent

Staff Present
Director of Planning and Zoning Allison McGillis, Senior Planner/Zoning Official John Harbilas, Planner I Corrinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Bornstein called the meeting to order at 5:59 p.m.

2. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

3. Consent Agenda

a. Approve the minutes of April 1, 2025. 1 minute

Motion by Jason Johnson, seconded by Alex Stringfellow, to approve the April 1, 2025 meeting minutes.

The motion carried unanimously by a 6-0 vote.

4. Public Hearings (Public participation and comment on these matters must be in person.)

a. RP #25-02. Request of Z Properties for the Allen Trovillion's Addition to Winter Park Replat, located along Palmetto Avenue between Harmon Avenue and Cypress Avenue. 1 minute

Mrs. McGillis provided a summary of the item. She noted that the properties are near the city's new Seven Oaks Park, just south of the Orange Avenue corridor along Palmetto Avenue. She explained that there are several different existing property lines with buildings spanning over them, so the property owner wanted to combine them all into one property to clean up all the haphazard property lines. Mrs. McGillis also explained that the replat had been reviewed by the city's attorney and all the necessary departments within the city and Orange County.

Staff recommendation was for approval.

No one from the public wished to speak. The public hearing was closed.

Motion made by Bill Segal, seconded by Alex Stringfellow, to approve the Allen Trovillion's Addition to Winter Park Replat, located along Palmetto Avenue between Harmon Avenue and Cypress Avenue.

The motion carried unanimously by a 6-0 vote.

b. ANNEX #25-03/CPA #25-02/RZ #25-02. Request of Toren Veigle to: 10 minutes

- Annex approximately 0.31 acres of real property located at 687 Harold Avenue along with approximately 0.2 acres of right-of-way of Harold Avenue adjacent to the property to be annexed; and
- Establish Commercial Future Land Use on the annexed property and to indicate the annexation on the other maps within the Comprehensive Plan; and
- Establish Commercial (C-3) zoning on the annexed property.

Mrs. McGillis provided a summary of the item. She noted that it is the only property on Harold Avenue on the western block that is not within the city limits. She then reviewed the existing zoning and future land use surrounding the property and indicated that there is a little bit of industrial to the south of it and commercial surrounding the rest of it. So, it has the same commercial zoning and future land use in Orange County. Mrs. McGillis then noted that there had been an additional building on the dirt patch at the rear of the main building that previously burned down. She indicated that the applicant would eventually be submitting a permit to rebuild the structure. She further indicated that the structure would not meet the city's threshold for a conditional use requirement, so it would only need a building permit. She also reminded the Board that at this time they would only be considering approval of the annexation, the future land use and the commercial zoning on the property.

Staff recommendation was for approval.

No one from the public wished to speak. The public hearing was closed.

Motion made by Jason Johnson, seconded by Alex Stringfellow, to approve the annexation and establishment of Commercial Future Land Use and C-3 zoning at 687 Harold Avenue.

The motion carried unanimously by a 6-0 vote.

c. SUB #25-02. Request of Barefoot Brothers Construction for: Subdivision approval to split the property at 747 McIntyre Avenue (zoned R-2) into two lots. Each proposed lot would exceed the minimum size requirements of R-2 with 52 feet of lot width and 8,736 square feet of area. — 10 minutes

Mrs. McGillis provided a summary of the item. She noted that the property is zoned R-2, which requires a minimum lot width of 50 feet. She then indicated that the proposed subdivision would create two 52-foot-wide lots, each with a total area of 8,736 square feet, thereby meeting the zoning requirements. Additionally, the remaining three feet of the existing 107-foot-wide property would be added to the adjacent property at 767 McIntyre Avenue, also owned by the applicant, to provide extra side yard space. Mrs. McGillis also indicated that the property is located within the College Quarter Historic District, and the existing home on the lot is classified as a contributing structure within the district. She then explained that before this subdivision request came before the Board, it was reviewed by the Historic Preservation Board for approval to demolish the existing home. The Board determined that the structure was not worth preserving and recommended it be considered non-contributing. They supported the demolition and favored a redevelopment that would better reflect the architectural character of the historic district.

Mrs. McGillis then noted that the applicant intends to construct two new homes on the newly created lots. However, due to the location within the historic district, the architectural plans for these new homes will need to be approved by the Historic Preservation Board. During their review, the Historic Preservation Board expressed a preference for non-identical architectural designs and specifically stated they did not want to see mirror-image homes, as was initially proposed in the application package.

Staff recommendation was for approval.

A concern was raised by the Board regarding the potential delay in development of the second lot, and whether proper review would still occur if the lot were sold or left vacant for a period. Mrs. McGillis assured the Board that any future building permit applications for either lot would be flagged due to the property's location in the historic district. This would automatically trigger a review by the Historic Preservation Board, ensuring that no construction could proceed without their approval. Mrs. McGillis then explained that after the Board's approval, the matter would move to the City Commission for final approval. She also indicated that the applicant plans to build first on the northern lot, while the southern lot, which features a tree that will be preserved for now, would remain undeveloped until a later time.

No one from the public wished to speak. The public hearing was closed.

Motion made by Alex Stringfellow, seconded by Bill Segal, for Subdivision approval to split the property at 747 McIntyre Avenue (zoned R-2) into two lots.

The motion carried unanimously by a 6-0 vote.

d. CU#25-02. Request of John and Gold Cohen Trust, for Conditional Use approval to develop a 6,956 square-foot auto parts retail store (Autozone), at 2684 Lee Road, zoned C-3. 20 minutes

Mr. Harbilas provided a summary of the item. He indicated that it was a proposal to redevelop the former Denny's restaurant site located next to the exit ramp on the south side of Lee Road. He added that the property, which is currently zoned C-3, is under new ownership, and the proposal involves demolishing the old Denny’s building to construct a new AutoZone auto parts store. He noted that the surrounding area includes office and commercial uses, with similar C-3 zoning nearby. Mr. Harbilas then indicated that the proposed site plan closely resembles the layout of the former restaurant, with the new building positioned at the northeast corner of the lot and parking located at the rear. The dumpster and other service-related elements will also be placed at the back of the site, away from the main road. He explained that the developer plans to introduce extensive landscaping around the building and along the site’s perimeter, which was noted as a welcome improvement over the current condition. On the east side of the property, a new easement will be established to accommodate existing utilities, coordinated in partnership with the city’s utility company. Mr. Harbilas also noted that there had been a previous discussion about the need for a new easement for a city welcome sign; however, it was determined that the existing right of way, which includes about 18 feet between the private property line and the curb, is sufficient, making an easement unnecessary. He went on to note that the new AutoZone building will be a standard, single-story structure with a primarily brick exterior. Design features include a brick water table and a section of scorched stucco behind the building’s signage. The main entrance will face the parking lot on the south side, while a faux entrance will be created on the north side to provide architectural symmetry. He then outlined the recommended five conditions for approval of the project. The first condition requires that the material behind the wall sign be light-colored brick or cement panel. The second specifies that the water table must be constructed of cast stone, brick, or precast material matching the building’s cornice. The third condition mandates that dumpster enclosures and ground signs match the materials of the main building. The fourth, requested by the fire department, limits store operating hours to no later than midnight and prohibits overnight parking. The fifth and final condition, also requested by the fire department, bans vehicle maintenance services such as oil and fluid changes on site. Mr. Harbilas indicated that the applicant had agreed to all five conditions.

Staff recommendation was for approval with the following conditions:

- Façade materials behind the wall signage on all sides, are to be a light-colored brick or textured cement panel.
- The decorative water table around building base to be made out of brick, cast stone, or painted precast colored to match the parapet cornice.
- Dumpster enclosures and ground signs shall be designed to mimic the material palette of the principal building.
- Store operating hours to be no later than midnight, with no overnight parking.
- Vehicle maintenance services, such as fluid and oil changes, are not permitted on site.

The Board expressed appreciation for the applicant's diverse landscape design but raised concerns about planting live oak trees under utility lines, noting their mature height could lead to future issues with power line clearance. The Board suggested considering an alternative tree, like a magnolia with seasonal color, in those areas. Additionally, the Board emphasized the importance of ensuring the entire landscape is 100% irrigated, including challenging areas like the west side drainage swale, to prevent plant loss due to lack of maintenance.

The applicant's engineer of record, Matt D'Angelo with CPH, LLC at 5601 Mariner Street, Tampa, FL 33609 addressed the Board. He provided the Board with color renderings of the project. The Board then inquired about the landscaping and onsite oil tank. Mr. D'Angelo informed the Board that the project would have an automatic irrigation system for the landscaping. He also noted that there would be no oil changes done on the property, but they will offer oil recycling to the public.

No one from the public wished to speak. The public hearing was closed.

Motion made by Alex Stringfellow, seconded by Michael Dick, for Conditional Use approval to develop a 6,956 square-foot auto parts retail store (Autozone), at 2684 Lee Road, zoned C-3, with the following conditions:

- **Façade materials behind the wall signage on all sides, are to be a light-colored brick or textured cement panel.**
- **The decorative water table around building base to be made out of brick, cast stone, or painted precast colored to match the parapet cornice.**
- **Dumpster enclosures and ground signs shall be designed to mimic the**

material palette of the principal building.

- **Store operating hours to be no later than midnight, with no overnight parking.**
- **Vehicle maintenance services, such as fluid and oil changes, are not permitted on site.**
- **That Urban Forestry take a closer look at overhead power lines and placement of canopy trees.**

The motion carried unanimously by a 6-0 vote.

e. CPA #25-01/RZ #25-01. Request of the City of Winter Park to: 5 minutes

- Establish Single-Family Future Land Use on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road and to indicate the annexation on the other maps within the Comprehensive Plan; and
- Establish Single-Family (R-1AA) zoning on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road.

Mrs. McGillis provided a summary of the item. She explained that at the end of 2024, the city and Orange County entered into a joint planning agreement to memorialize the areas surrounding the city limits and within the city limits that the city desired to annex. One of the areas within the city limits is the Stonehurst enclave area, which is generally located east of Winter Park Road and north of Glenridge Way. Mrs. McGillis explained that after the joint planning agreement was approved, the city was given a timeline of nine months to eliminate the enclave. The city then entered into an interlocal agreement with Orange County that was recently approved in April of this year. The next step for the city was to establish single-family future land use and R-1AA zoning for the area, which is the same as the area had in Orange County but just the city's version.

Staff recommendation was for approval.

A brief discussion ensued regarding the reason why the properties had stayed outside the city limits for so long.

Motion made by Jason Johnson, seconded by Alex Stringfellow, to approve the establishment of Single-Family Future Land Use and R-1AA zoning on the annexed properties.

The motion carried unanimously by a 6-0 vote.

5. Action Items

6. Non-Action Items

7. Staff Updates

Mrs. McGillis noted that there would be a Board orientation on June 6th, a Board appreciation event on June 12th, and a Board Chair orientation on a date to be determined after the elections of Board chairs have been completed. She also noted that the Board members would receive invitations to these events.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:33 p.m.

ATTEST:

/s/ Mary Bush, Board Secretary