



Planning & Zoning Board Regular Meeting Minutes

May 5, 2026 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

David Bornstein, Jason Johnson, Bill Segal, Charles Steinberg, Michael Dick, Vashon Sarkisian

Absent

Alex Stringfellow

Staff Present

City Attorney Dan Langley, Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Jean

1. Call to Order

Chairman Johnson called the meeting order at 5:01 p.m.

2. Consent Agenda

- a. Minutes of April 7, 2026.

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

Motion made by David Bornstein, seconded by Charles Steinberg, for approval of the April 7, 2026, meeting minutes.

The motion carried unanimously by a 6-0 vote. (Alex Stringfellow was absent from the meeting.)

3. 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.

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

- a. CU #26-02. Request of Z Development Services for Conditional Use approval to construct four one-story buildings totaling 29,760 square feet at 860 West Fairbanks Avenue (former Orlando RV

property), including approval for alcohol sales within 300 feet of residential properties, on property with vested Commercial (C-3) zoning, together with a Community Benefit Agreement.

Mrs. McGillis provided a summary of the request. She noted that the Board had tabled the item at their April 7, 2026, regular meeting. She indicated that the Board requested the applicant revise the architectural design to incorporate additional building articulation and prepare a streetscape plan for Holt Avenue, which could include either a striping plan demonstrating dedicated on-street parking or enhancements such as a widened sidewalk and improved pedestrian buffer. She then reviewed the updated site plan and noted that the applicant had made the pond a more natural shape and moved forward with parallel parking along Holt Avenue. She explained that the applicant's proposal included a two-way drive aisle, 9x18 foot parking spaces, a 9-foot sidewalk on the back of the curb, an 8-foot landscape buffer, and accommodations for 13 parallel parking spaces. The applicant had also revised the articulation of the larger buildings at the corner of Denning Drive and Fairbanks Avenue and at the corner of Capen Avenue and Fairbanks Avenue.

Mrs. McGillis then provided a brief recap of what was presented for the application at the last meeting.

Staff recommendation was for approval with the following conditions:

- That the Community Benefit Agreement be fully executed prior to issuance of a Certificate of Occupancy.
- That the identified oak trees at the Fairbanks/Denning and Fairbanks/Capen intersections be preserved until future transportation improvements commence on Fairbanks Avenue.
- That the design of the pond be refined to incorporate a more naturalized shape, rather than rigid edges, given its visibility from the exterior of the site and its role as a visual component of the overall development.
- That the applicant enhances the streetscape along Holt Avenue between Denning Drive and Capen Avenue to incorporate dedicated on-street parking with landscaped tree islands. This improvement shall be completed prior to a Certificate of Occupancy for the project.

Discussion ensued about what the city's Transportation Department staff planned to do about the traffic concerns at the intersection of Holt Avenue and Denning Drive, and whether the oak trees at the corners of Denning Drive and Fairbanks Avenue and Capen Avenue and Fairbanks Avenue would be torn down and compensation provided.

The applicant, Bob Zeigenfuss, with City Development Services at 1201 East Robinson Street, Orlando, Florida, 32804 addressed the Board. Mr. Zeigenfuss spoke about the

revisions that had been made to the application to address the feedback that had been received at the last meeting.

The Board heard public comment from the following residents:

In approval:

Ken Brown of 1044 N. Kentucky Avenue, Winter Park, FL 32789.

Did not confirm their approval of or opposition to the request:

Sonia McClain of 935 N. Kentucky Avenue, Winter Park, FL 32789; Suzy Stein of 1035 N. Kentucky Avenue, Winter Park, FL 32789, and Steve Siegfried of 1041 S. Kentucky Avenue, Winter Park, FL 32789.

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

Mr. Zeigenfuss addressed the Board. He noted that the landowner and developer would be dedicating the right-of-way, both on the north and south sides of Fairbanks Avenue to help with the city's desire to put in a westbound left-turn lane from westbound Fairbanks Avenue onto southbound Denning Drive.

The Board then shared their thoughts about the request. They expressed appreciation for the changes that were made but emphasized their concern about the possible traffic impacts and recommended public transparency regarding traffic studies and plans in relation to the project.

Motion made by Charles Steinberg, seconded by Bill Segal, for Conditional Use approval to construct four one-story buildings totaling 29,760 square feet at 860 West Fairbanks Avenue (former Orlando RV property), including approval for alcohol sales within 300 feet of residential properties, on property with vested Commercial (C-3) zoning, together with a Community Benefit Agreement, with the following conditions:

- **That the Community Benefit Agreement be fully executed prior to issuance of a Certificate of Occupancy.**
- **That the identified oak trees at the Fairbanks/Denning and Fairbanks/Capen intersections be preserved until future transportation improvements commence on Fairbanks Avenue.**
- **That the design of the pond be refined to incorporate a more naturalized shape, rather than rigid edges, given its visibility from the exterior of the site and its role as a visual component of the overall development.**

- **That the applicant enhances the streetscape along Holt Avenue between Denning Drive and Capen Avenue to incorporate dedicated on-street parking with landscaped tree islands. This improvement shall be completed prior to a Certificate of Occupancy for the project.**

The motion carried unanimously by a 6-0 vote. (Alex Stringfellow was absent from the meeting.)

- b. SPR #26-04. Request of Verge Properties for approval to construct additions to the existing, single-family home, totaling 652 square feet, located on Lake Berry, at 673 Balmoral Rd, zoned R-1AAA.

Ms. Lundgren provided a summary of the request. She noted that staff had received neighbor letters in approval of the request. She then indicated that the request met the required floor-area-ratio, impervious coverage, and front setback. She also indicated that the applicant was requesting variances to the side and rear setbacks. She then went on to discuss the lakefront lot review criteria. She indicated that there were no trees being removed, the views from the lake and neighbor views would not be impacted, and the required storm water retention along the waterfront was met.

Staff recommendation was for approval.

Discussion ensued about clarification of the requested rear setback variance, comments from the adjacent neighbors, and compliance with front-loaded garages.

The applicant's representative, Chris Barnes of Verge Properties at 1014 West Fairbanks Avenue, Winter Park, FL 32789, addressed the Board. Mr. Barnes spoke about the proposed lanai, the reason for the requested variances, the compliance with front-loaded garages, and the neighbor approvals.

Discussion ensued about the proposed site plan, the open-air porch, the neighbor to the south's building plans for their lot, the possibility of setting a precedent if the Board approved the request, and the need for a variance if the adjacent lot was not vacant.

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

The Board shared their thoughts about the request. Concerns were raised about potential issues with granting variances for a new house and the implications for future developments as well as the risk of establishing a new rear setback average. The applicant's proposed layout and the proximity of neighboring houses to the lake was also discussed.

Motion made by Bill Segal, seconded by David Bornstein, for approval to construct additions to the existing, single-family home, totaling 652 square feet, located on Lake Berry, at 673 Balmoral Rd, zoned R-1AAA.

The motion carried unanimously by a 6-0 vote. (Alex Stringfellow was absent from the meeting.)

- c. CU# 26-03. Request of El Car Wash Florida, LLC for Conditional Use approval to construct a new, 3,700 square-foot automated car wash facility at 2011 Aloma Avenue and 416 Lander Road, zoned C-3.

Mr. Lewis provided a summary of the request. He explained the difference between C-1 and C-3 zoning. He noted that currently neither parcel of the request is being utilized. He added that one parcel contained a former Fifth Third Bank building and the other parcel contained a previous self-service car wash facility. He indicated that there was a lot of impervious coverage and curb cut area on the Lander Road portion of the properties. He also indicated that there were two trees that would be preserved as part of the request and the applicant had provided a tree mitigation plan for five trees that would be removed.

Mr. Lewis also indicated that the applicant had proposed a left in, right in, left out only entrance and pay stations up towards Aloma Avenue. He also indicated that the proposed dumpster enclosure met the 35-foot setback requirement, and the required 6-foot masonry wall was screened with 10 feet of landscape buffer. He added that there was both above-ground and underground storm water storage, with underground retention located in the drive aisle and an above-ground retention pond on the northwest corner. He then noted that all the landscape requirements had been met and that the applicant would be screening any type of enclosure, be it dumpster, vacuum, transformer or otherwise.

Mr. Lewis then indicated that staff had received three letters in opposition to and one letter in favor of the request from members of the neighborhood to the rear of the properties. Additional cut-through and increased traffic was a main concern. Additional concerns were regarding noise, storm water runoff and retention, and the general use of the properties as a car wash. Staff proposed a condition that adjusts the entrance of the property to a right-in and left-out-only pattern, along with the appropriate radius, directional signage, and raised curve to minimize the amount of potential illegal right out turns and cut-through traffic through the neighborhood. Mr. Lewis then reviewed the additional conditions of approval that address the concerns about noise, abandoned curb cuts on the properties, required signage, employee parking, the shape of the proposed pond, and the use of understory trees along the property line.

Staff recommendation was for approval with the following conditions:

- That the driveway access be adjusted to a right-in, left-out only pattern with

appropriate radius, directional signage, and raised curb to minimize the amount of potential illegal right-out turns and cut-through traffic through the neighborhood;

- That the operational hours of the car wash and vacuum facilities cease at 8:00 pm, consistent with other local El Car Wash locations, and that all non-essential lighting related to the building and vacuum stations be cut off at 8:00 pm;
- That all used/abandoned curb cuts have the apron removed and replaced with the appropriate curb and landscaping;
- That the final sign package meets all sign requirements, specifically, size and illumination requirements, at the time of sign permit;
- That all employees must be parked onsite; and
- That the design of the pond be refined to incorporate a more naturalized shape, rather than rigid edges, given its visibility from the exterior of the site.
- That the applicant provide additional understory trees where possible along the northern property line landscape buffer adjacent to the residential property.

Discussion ensued about the service hours for the car wash, the location of the signage on the property, street parking, employee parking, the locations of the required understory trees, the vacuum tower, adding non-deciduous trees to the anchor corners of the properties, chain link fences being prohibited, allowable building heights in C-3 zoning, the proposed front tower, conducting a noise abatement study, similar existing building heights along Aloma Avenue and their front setback, the proposed signage on the front tower, eliminating some of the vacuum spaces, the hedges screening the onsite dumpster and the mechanical equipment enclosure, and relocating the mechanical equipment enclosure.

The applicant's attorney, McGregor Love of 215 North Eola Drive, Orlando, FL 32801, addressed the Board. Mr. Love spoke about the lack of tree screening on the western boundary adjacent to Lander Road, the use of vacuum stalls for employee parking, the potential traffic impact, neighborhood concerns, the traffic studies that were submitted, and compliance with the conditional use permit criteria. Mr. Love emphasized the applicant's willingness to accommodate feedback and conditions imposed by city staff or the Board to address concerns.

The applicant's Senior Director of Development, Alex Quintana of 2753 Northwest 87th Avenue, Doral, Florida, 33172, addressed the Board. He discussed employee parking, staffing, the vacuum stations and their estimated customer usage, site traffic, queue management, noise and sound mitigation, signage, front tower height, and parking requirements.

The Board heard public comment from the following residents opposed to the request:

Julia Gessinger of 106 Bell Place, Winter Park, FL 32789; Jenna Foor of 118 Bell Place, Winter Park, FL 32789; Brett Bissey of 530 Lander Road, Winter Park, FL 32789; Sean Travis of 2108 Byron Road, Winter Park, FL 32792; Stephen Jacobs of 1928 Taylor Avenue, Winter Park, FL 32792; Mike Emerson of 2115 Taylor Avenue, Winter Park, FL 32792; Scott Patton of 2007 Byron Road, Winter Park, FL 32792; Greg Ackerman of 1933 Taylor Avenue, Winter Park, FL 32792; and Janice Burns of 506 Lander Road, Winter Park, FL 32789.

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

Mr. Love and Mr. Quintana addressed the Board. They spoke about community engagement and notification, traffic and roadway considerations, environmental compliance, operational details, and parking accommodations. It was noted that the applicant was open to making off-site traffic improvements if the city deemed them necessary. They also spoke about the project's proposed environmental and water use practices and noise and quality controls. Mr. Love indicated that the applicant was willing to concede 3 to 5 employee parking spaces, maintaining approximately 3 spaces at any given time.

The Board then discussed the request in depth, covering the following:

- Concerns about the origin and destination of the cars expected to use the car wash and existing traffic congestion.
- Fear of increased cut-through traffic in the adjacent residential neighborhood despite proposed "right-in/right-out" access.
- Lack of a specific location traffic study and noise abatement study, which Board members felt were necessary given the sensitive location.
- The site backs directly onto a residential neighborhood, exacerbating cut-through and traffic concerns.
- The project was perceived as incompatible with the surrounding community and the character and charm of Winter Park.
- Comparison to other commercial developments (e.g., AutoZone near Interstate 4) that were required to modify architectural design to fit the community.
- The proposed front tower height and bright pink signage were seen as imposing and out of scale with the neighborhood.
- Board members noted the absence of architectural guidelines in Winter Park, limiting the ability to assess design compatibility fully.
- The applicant agreed to reduce the number of vacuum stalls to add parking, but this was not considered sufficient.
- The residents that voiced strong opposition, citing cumulative impacts and neighborhood disruption.
- The neighborhood petitions that were disclosed by the public at the meeting.
- The status of the application and next steps.

The applicant requested tabling to address concerns and revise plans. It was clarified by City Attorney Langley that the Board must vote on tabling; the applicant could not unilaterally impose it. It was also clarified that withdrawal of the application before a vote would require restarting the entire process, including new hearings and fees.

Motion made by David Bornstein to table the request. The motion died for lack of a second.

Motion made by David Bornstein, seconded by Bill Segal, for denial of the Conditional Use approval to construct a new, 3,700 square-foot automated car wash facility at 2011 Aloma Avenue and 416 Lander Road, zoned C-3. Motion for denial due to concerns about the overall compatibility of the project with the location, the height of the proposed front tower, potential traffic issues with cut-through and increased traffic, and the need for local traffic and noise abatement studies.

The motion carried unanimously by a 6-0 vote. (Alex Stringfellow was absent from the meeting.)

- d. SUB 26-01. Request by William R. Prather to split the lot at 210 Stirling Ave into two single-family lots, zoned R-1AA, inclusive of lot dimension variances, located within the Virginia Heights East Historic District.

REQUEST WITHDRAWN BY THE APPLICANT

Mrs. McGillis informed the Board that the applicant had requested to withdraw the item. She indicated that a work session in June to discuss the request was planned.

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

Chairman Johnson took a moment to thank Vice Chair Bornstein for his six years of service on the Planning & Zoning Board. He noted that Mr. Bronstein had also been Chairman of the Board for a number of those years. He then expressed sincere appreciation for Vice Chair Bornstein's work and dedication.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 7:53 p.m.

Minutes approved by the Board on June 2, 2026.

ATTEST:

/s/ Mary Jean, Recording Secretary