



**CITY OF WINTER PARK  
Planning & Zoning Board**

**Regular Meeting  
City Hall, Commission Chambers**

**July 11, 2017  
6:00 p.m.**

**MINUTES**

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Vice Chair Sheila De Ciccio called the meeting to order at 6:00 p.m. in the Commission Chambers of City Hall Present: Shelia De Ciccio, Raymond Waugh, Laura Turner, Laura Walda, and Owen Beitsch. Absent Ross Johnston and Adam Bert. Also Present: City Attorney Dan Langley. Staff: Planning Manager, Jeff Briggs and Recording Secretary, Kim Breland.

**APPROVAL OF MINUTES**

**Motion made by Sheila De Ciccio, seconded by Raymond Waugh to approve the June 6, 2017 meeting minutes. Motion carried unanimously.**

**PUBLIC HEARINGS**

**REQUEST OF DESHPANDE, INC. FOR:** FINAL PLAT APPROVAL OF A 30 LOT, SINGLE FAMILY SUBDIVISION FROM THE CURRENT PROPERTIES OF 613/621/629 ELLEN DRIVE AND 503/511/519/524/525/532/600/601/604/618/619/624 COUNTRY CLUB DRIVE, ZONED R-2.

**Motion made by Laura Turner, seconded by Ray Waugh to continue item for the August 1, 2017 Planning and Zoning meeting.**

**Laura Walda recused herself from this item.**

**Motion carried unanimously with a 4-0 vote.**

**REQUEST OF MR/MRS SEIDEL AND THE 1234 LAKEVIEW TRUST TO:** AMEND A PREVIOUS LOT CONSOLIDATION APPROVAL AND USE RESTRICTION DECLARATION TO ALLOW THE LAKEFRONT PORTION OF THE PROPERTY SERVING 1251 LAKEVIEW DRIVE, WHICH IS NOW LOCATED BETWEEN THE HOMES AT 1234 LAKEVIEW DRIVE AND 1270 LAKEVIEW DRIVE, TO BE RELOCATED TO THE NORTH.

Planning Manager, Jeff Briggs presented the Staff Report and explained that the owners of the two properties at 1251 and 1234 Lakeview Drive are asking amend a previous City approval and recorded "use restriction declaration" to allow the lakefront portion of the property serving 1251 Lakeview Drive, which is now located between the homes at 1234 Lakeview Drive and 1270 Lakeview Drive, to be relocated to the north. It would then be located between the homes at 1230 Lakeview Drive and the new proposed home at 1234 Lakeview Drive, with the same general lot size dimensions and maintaining the same use restrictions.

Mr. Briggs went on to give the background regarding the consolidation of properties at 1251 Lakeview Drive and 1252 Lakeview Drive and how all of the conditions of approval would remain but now apply in the new location of the lakefront portion of 1251 Lakeview Drive.

The applicant, Mr. Greg Seidel, offered to answer any questions. There was no other public comment. The public hearing was closed.

The Planning Board members agreed that nothing was really changing except for the location of the lakefront cabana and pool building. They agreed that preserving the nice live oak tree was a positive benefit from this swap of lakefronts.

**Motion made by Raymond Waugh, seconded by Laura Turner to amend a previous lot consolidation approval and use restriction declaration to allow the lakefront portion of the property servicing 1251 Lakeview Drive, which is now located between the homes at 1234 Lakeview Drive and 1270 Lakeview Drive, to be relocated to the north and to approve the new location plan for the cabana and pool for 1251 Lakeview Drive.**

**Motion carried unanimously with a 5-0 vote.**

**REQUEST OF DAVID WEEKLY HOMES LLC FOR:** SUBDIVISION APPROVAL TO SPLIT THE PROPERTY AT 1935 WOODCREST DRIVE, ZONED R-3, INTO FOUR SINGLE FAMILY LOTS.

Planning Manager, Jeff Briggs gave the Staff Report. David Weekly Homes, LLC (contract purchaser) is requesting subdivision or lot split approval to divide the property located at 1935 Woodcrest Drive into four single-family lots. The zoning of this property is R-3. The property is currently occupied by the Hope & Help Center of Central Florida, which the applicants plan to demolish.

This existing property is approximately 230 feet wide and measures 32,166-square feet in size. The applicant is requesting to subdivide the lot into four single-family lots. The two exterior lots will measure 58 feet wide and 8,108-square feet in size and the two interior lots will measure 57 feet wide and 7,970-square feet in size. The R-3 zoning requires a minimum of 50 feet of lot width and a minimum of 6,000-square feet of land area for single-family lot. Thus, this request meets the R-3 lot dimension standards for a single-family lot, and no variances are requested.

Mr. Briggs explained that as a site zoned R-3 of 32,166 square feet in size, this property has the potential for redevelopment with up to 12 residential units and 24,125 square feet of building area within a two story multi-family townhouse building(s). Thus, the proposal is significantly less density in units (four versus twelve) and potentially in building size, as well. The applicant has provided a generalized front elevation for the type of homes that they plan to build, and general site plans for the layout of the proposed new homes. Staff is recommending that a condition be placed that these homes be of varying architecture as the applicant has presented.

Mr. Briggs further explained that the only concern is the immediate transition to the single family homes adjacent to the east with larger lots (10,125 square feet) but smaller homes (2,500 square feet). The applicant has voluntarily agreed to limit these lots to a maximum FAR of 62.5% which yields approximately a 5,000 square foot home in total size as a transitional element for compatibility, as compared to the approx. 4,500 square foot size permitted in the adjacent neighborhood.

The Board received comments from the following citizens: Joan Cason, 1950 Woodcrest; John Hotaling, 1940 Strathaven; Patty Roberts, 1934 Strathaven and James Dickey, 1928 Strathaven.

Neel Shivcharan, David Weekly Homes represented the Applicant and answered questions from the citizens' regarding landscaping, height of privacy fences, articulation, parking of boats/RV's and setbacks. He also stated that they were in agreement with the proposed conditions of approval.

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

The P&Z Board was in agreement that the prospect of four single family homes was preferable to 12 townhouses and as the neighbors voiced no objections and appeared pleased with the answers from David weekly, this was a positive development choice.

**Motion made by Raymond Waugh, seconded by Laura Walda for approval to split the property at 1935 Woodcrest Drive, zoned (R-3), into four single family lots, with the following conditions recommended by staff:**

- 1. That the proposed homes be limited to a floor area ratio of 62.5% (5,000 square feet).**
- 2. That the proposed homes be of varying architecture.**
- 3. That the applicant preserves existing trees onsite where possible, and can be granted up to a five foot interior side setback variance to accommodate this.**

**Motion carried unanimously with a 5-0 vote.**

**REQUEST OF INTERPLAN FOR:** CONDITIONAL USE APPROVAL TO BUILD A 2,782 SQUARE FOOT, PDQ RESTAURANT WITH A DRIVE-THRU ON THE CURRENT VACANT SEACOAST BANK SITE, ZONED C-3, AT 925 S. ORLANDO AVENUE ON THE SOUTHWEST CORNER OF MINNESOTA AND ORLANDO AVENUES.

Mr. Briggs explained that this item is a conditional use request to construct a new PDQ fast food restaurant with a drive-thru on the property at 925 South Orlando Avenue, which is located at the southwest corner of Orlando and Minnesota Avenues. The property is currently occupied by a Seacoast Bank that the applicant plans to demolish. This request is a conditional use because of the drive-thru component.

This property is approximately 35,929-square feet in size, and has 144 feet of frontage on Orlando Avenue and 234 feet along the side street of Minnesota Avenue. Adjacent to the north is Firestone Auto Care followed by the Publix Hollianna shopping center, to the south is a small shopping center, to the east is a two-story office building, and to the west is the recently redeveloped Corner Commons shopping center. The proposed site plans show a one-story, 2,782-square foot, PDQ with one drive-thru lane. The site plans shows 33 parking spaces which meets the code requirements for the proposed seats and patron area.

The landscape plan provided meets the minimum code requirements, with the exception of the landscape width along the Minnesota Avenue frontage. The unique situation is that there is an extra wide 10 foot sidewalk along the Minnesota and Orlando Avenue frontages of this site. Staff requested that the applicant maintain the wide sidewalk. This sidewalk extends into the private property, so in recognition of that, staff made this request to preserve the sidewalk, and the site plan shows this preservation, which reduced the landscape width to five feet in lieu of the required eight feet along Minnesota. The applicant has agreed to grant a sidewalk easement along the Minnesota and Orlando Avenue frontages, as well as agree to repair any damages to the sidewalk that may occur during the construction of the restaurant.

As part of the application package, PDQ submitted their preliminary sign package. The project is proposing signage on the building itself on both the Orlando and Minnesota frontages. Also included in the sign package is a 25 foot interior illuminated pylon sign. Mr. Briggs reminded Board that the Orchard Supply hardware store two blocks south of this site had a condition of approval to build a monument sign instead of a pylon sign. Staff feels that this type of design should be continued as properties redevelop along Orlando Avenue. Since this redevelopment is removing approximately 5,000 square feet of landscaping at the corner of Minnesota and Orlando Avenue and replacing it with less than half that amount in that area, staff feels that a monument sign would add sophistication to the property. This type of signage will also be more visible as is at eye level with motorists passing by. Surface lighting should also be used here, instead of internal illumination. The size of the sign should also be limited to 50 square feet in size in lieu of 100 square feet, staff feels that this size is more compatible with a 2,782-square foot building.

Mr. Briggs answered questions from the Board.

Chris Blurton from Interplan, LLC, 604 Courtland Street, Orlando, FL 32804, represented the applicant. Mr. Blurton answered questions from the Board related to how traffic would be affected going in and coming out of the restaurant, location of the electric transformer on property and noise control at the drive-thru window.

Kevin Latch, Project Manager for PDQ, also spoke with the Board. He reiterated to the Board that there would be no speaker box at the drive-thru window so noise control would not be an issue. He also explained the new design of the PDQ brand and look of their new buildings. He made a request that PDQ meet with Staff to develop a mutually agreeable signage plan. During further commentary it was agreed that the final decision would come back to P&Z.

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

Mr. Waugh expressed concerns about the Minnesota entrance/exit during peak hours. Cars traveling west on Minnesota, if they stop to turn left into this site and are blocked by a traffic line could cause a backup into 17-92. Exiting lefts may also be an issue. He requested a more detailed traffic engineering study on this situation from the applicant with the involvement of the city's traffic engineer. Other Board members also expressed concern and agreed that further study was needed. Otherwise the Board agreed that all the other elements of the plans were compliant and thus they did not foresee any other concerns.

**Motion made by Raymond Waugh, seconded by Laura Turner for conditional use approval to build a 2,782 Square Foot, PDQ restaurant with a drive-thru on the current vacation Seacoast Bank site, zoned (C-3) at 925 S. Orlando Avenue on the southwest corner of Minnesota and Orlando Avenues with the conditions as follows:**

- 1. That along Minnesota Avenue and Orlando Avenue, sidewalk easements be granted to the City, as well as agree to repair any damages to the sidewalk that may occur during the construction of the restaurant.**
- 2. That the P&Z Board shall review and approve the ground signage (pylon versus monument sign) at a future meeting after comparisons are presented.**
- 3. That to the extent feasible the electric transformer/switch gear, backflow preventers and other utility components will be landscaped so as to be effectively screened from view.**
- 4. That the applicant submit a traffic analysis of the left turn movements into and out of the site on Minnesota Avenue including any recommendations for access control for review and approval by the City.**

**Motion carried unanimously with a 5-0 vote.**

#### **NEW BUSINESS:**

There was no further business. Meeting adjourned at 6:51 p.m.

Respectfully submitted,

Kim Breland  
Recording Secretary