The meeting was called to order by Mr. Swisher at 7:00 p.m. in the Commission Chambers of the Winter Park City Hall.

Present: Vice-Chairman Rick Swisher, Michael Dick, and George Livingston Absent: Chairman Drew Krecicki, Sara Whiting and Wendell B. Hays. Staff: Planning Director Jeffrey Briggs, Sr. Planner Stacey Scowden, and Planning Technician Caleena Shirley.

APPROVAL OF MINUTES

Motion made by Mr. Dick, seconded by Mr. Livingston to approve the July 2010 meeting minutes, as written. Motion carried unanimously with a 3-0 vote.

REQUEST OF PANERA BREAD FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT A NEW RESTAURANT WITH A DRIVE-THRU LANE ON THE PROPERTY AT 2516 ALOMA AVENUE, ZONED C-3.

Mr. Briggs presented the staff report. He explained that this item is a conditional use for the development of a Panera Bread restaurant with a drive-thru lane on the property at 2516 Aloma, zoned C-3 (the vacant site of the former Pebbles Restaurant). He stated that the applicant proposes to demolish the old 7,200 sq. ft. structure and construct a new 4,100 square foot restaurant with one drive-thru lane. He noted that the proposed project meets all setbacks and parking requirements. He added that with the drive-thru being a new concept for Panera, the applicant’s provided a detailed stacking and queuing plan based on data from a similar location in Illinois. Further, staff indicated no issues with the stacking plan or ingress/egress to the site. The issues of tree preservation, landscaping and storm water requirements were discussed. Staff recommendation was for preliminary and final approval of the conditional use with the following condition: If there are complaints from the residential property adjacent to the site modifications will need to be made to the PA system for ordering. Mr. Briggs responded to Board member questions and concerns.

Kim Phillip, architect, 142 East Market Street, Warren, Ohio was present representing the applicants. He responded to Board member questions. No one wished to speak concerning this request. Public Hearing closed.

The Board members present expressed overall support for the project. Mr. Dick expressed that he would like for the applicants to give more consideration to what fencing and landscaping will be used to buffering the adjacent residential apartments and whether there would be any changes to the parking lot lighting. He requested that this information be provided to staff prior to the City Commission meeting to insure protection for that adjacent residential property.
Motion made by Mr. Livingston, seconded by Mr. Dick to recommend approval of the Final Conditional Use with the following conditions:

1. That the applicant provide to the City more detail for staff’s approval on the exterior fence and landscape screening to adequately buffer the adjacent apartments and on any changes to the parking lot lighting which might adversely affect the adjacent apartments.
2. That any complaints involving noise from the PA ordering system will be addressed.

The motion carried unanimously with a 3-0 vote.

REQUEST OF SUNTRUST BANK FOR: A FINAL CONDITIONAL USE APPROVAL FOR THE DRIVE-THRU BANK FACILITY AT 300 S. NEW YORK AVENUE, ZONED C-3.

Planning Director, Jeffrey Briggs provided the staff report. He explained that in June 2010, the Planning Commission and City Commission provided the preliminary conditional use approval to SunTrust Bank for the development of a drive-in teller facility with four drive-through teller lanes on the property at 301 S. New York Avenue, currently zoned C-3, and is located at the northwest corner of New York and New England Avenues. He stated that at this time, the final plans have been completed and the applicant is seeking the final conditional use approval. The City Commission delegated to the Planning Commission, this final conditional use approval (as is permitted for projects of this size). The unresolved issues were:

1. Project Architecture – This submittal includes the revised perspective elevations based upon the design direction provided by the City. It is an upgrade to the original submittal and accomplishes the design direction.
2. Parking Lot Lighting – This submittal contains a revised site lighting plan and revised photometric layout. The ATM has been moved to the interior teller lane so that the nuisance light spillover to the adjacent apartments has been eliminated. Also different ‘cut-off’ fixtures are being used on the light poles vs. the previous ‘sternberg’ models to direct the light straight down and again avoid nuisance spillover to the apartments.
3. Landscape Plan - The revised landscape plan now includes new oak trees out along New York Avenue (since the electric wires are coming down), new landscape screening (crape myrtles and elm trees) to buffer the apartments and additional details on the types and sizes to be planted.
4. Storm Water Retention – The civil engineering plans are included and comply with code.
5. Signage – Two monument signs are proposed (as shown) which meet the code at the driveways adjacent to New York and New England Avenues. The location of the one on New York Avenue conflicts with the landscape plan location for a new oak tree which will be relocated to the south.

The Planning and City Commission conditions of preliminary conditional use approval were as follows:

1. That the preliminary conditional use approval does not include approval of the architectural elevations. The architectural designs shall be approved by the City coincident with the final conditional use approval. Following recommendations from the City staff and revisions by the applicant as to style, incorporation of a front door image onto New York Avenue and compatibility with adjacent buildings, such revised architectural plans shall be submitted as part of the final conditional use review process.
2. That the landscape plan (with required tree compensation) and lighting plan also be approved as part of the final conditional use review process.

3. That the ATM facility shown on the westernmost drive-thru lane be relocated to the easternmost drive-thru lane or eliminated as necessary so as to minimize light spread and comply with city code related to the adjacent residential property.

4. That Sun Trust contribute the proportionate share ($5,000) to the electric undergrounding project for New York Avenue and provide an electric utility easement for a pad mounted transformer in the northwest corner of the site and as otherwise needed for underground service to provide service to this building and to facilitate the removal of the utility poles on New York Avenue in conjunction with the CRA project.

5. That the sign plans be included as part of the final conditional use approval package and that consistent with the Park Avenue and New England Avenue design guidelines, no internally illuminated signs are permitted. Furthermore that the signage be limited to that allowed in the office zoning districts so as to be the same as permitted in height, square footage, etc. to that of the adjacent Wachovia and Washington Mutual banks, zoned O-1.

Mr. Briggs noted that the Planning staff believes that these submittals are complete and cover the issues. Staff recommendation is for approval with the one remaining condition from the preliminary approval: (1) That Sun Trust contribute the proportionate share ($5,000) to the electric undergrounding project for New York Avenue and provide an electric utility easement for a pad mounted transformer on their site and as otherwise needed for underground service to provide service to this and the adjacent building in order to facilitate the removal of the utility poles on New York Avenue in conjunction with the CRA project.

Justin Pope, CPH Engineers, represented the applicant. He stated they are in agreement with staff recommendations. Mr. Pope responded to Board member questions and concerns. No one wished to speak concerning this request. Public Hearing closed.

Motion made by Mr. Livingston, seconded by Mr. Dick to approve the request subject to the following conditions:

1. That Sun Trust contribute the proportionate share ($5,000) to the electric undergrounding project for New York Avenue and provide an electric utility easement for a pad mounted transformer on their site and as otherwise needed for underground service to provide service to this and the adjacent building in order to facilitate the removal of the utility poles on New York Avenue in conjunction with the CRA project.

2. Perimeter trees on New England and residential on the west be are to be non-deciduous.

Motion carried unanimously with a 3-0 vote.


Motion made by Mr. Dick, seconded by Mr. Swisher to table the request until Tuesday, August 10, 2010 at Noon (dependent upon staff verifying that there is a quorum for that date).

Planning Director, Jeffrey Briggs gave the staff report. He explained that as the “designated local planning agency”, a recommendation is required from the Planning Commission on the annual Comprehensive Plan amendment to update our Five Year Capital Improvement Plan in the Capital Improvements Element. He added that every city/county in Florida is required to do this annually to ensure that cities/county are budgeting and planning for the water and sewer plants, storm drainage systems and roads needed/expected for future growth. He added that the City Commission will adopt this ordinance update as part of the adoption of the annual budget on September 13th and September 27th. Staff recommended approval of the request. Mr. Briggs responded to Board member questions and concerns.

No one wished to speak concerning the request. Public Hearing closed.

Motion made by Mr. Dick, seconded by Mr. Livingston to approve the request with corrections noted. Motion carried unanimously with a 3-0 vote.

This item was tabled at the request of staff.

REQUEST OF THE CITY OF WINTER PARK FOR: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE III, “ZONING” SO AS TO AMEND WITHIN SECTION 58-83 “LAKEFRONT LOTS, CANALFRONT LOTS, STREAMFRONT LOTS, BOATHOUSES AND DOCKS” SUBSECTION (d) (5) SO AS TO MODIFY THE LAKEFRONT SETBACK PROVISIONS, PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

SITE PLAN REVIEWS

SPR 4:10 Request of Mr. Michael Corddry for additions and renovations to the home At 433 Lakewood Drive on Lake Osceola, zoned R-1AAA.

Motion made by Mr. Dick, seconded by Mr. Swisher to table the request until Tuesday, August 10, 2010 at Noon (dependent upon staff verifying that there is a quorum for that date).

There was no further business. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary

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