Mr. Briggs called the meeting to order at 7:00 p.m. in the Commission Chambers of City Hall. He explained that both the Chairman and Vice-Chairman would not be present at the meeting and opened the floor for nominations to select an Interim Chairman.

Motion made by Mr. Livingston, seconded by Mr. Hahn nominating Mr. Johnston as the Interim Chairman. Motion carried unanimously with a 5-0 vote.


Approval of minutes – September 13, 2011

Motion made by Mr. Livingston, seconded by Mr. Hahn to approve the September 13, 2011, meeting minutes. Motion carried unanimously with a 5-0 vote.

PUBLIC HEARINGS:

REQUEST OF WINTER PARK INVESTORS LLC ON BEHALF OF WAWA, INC. FOR:
CONDITIONAL USE APPROVAL TO CONSTRUCT A CONVENIENCE STORE AND DRIVE-IN
GAS/FUEL SALES ON THE PROPERTY AT 901 AND 911 NORTH ORLANDO AVENUE,
ZONED C-3.

Planning Director Jeffrey Briggs presented the staff report. He explained that the applicant Winter Park Investors LLC is requesting conditional use approval on behalf of WAWA Inc., for a convenience store and gas station on the property at 901/911 N. Orlando Avenue, currently zoned C-3. He noted that this is the property just south of the Flemings, the former Quality Inn which is now vacant. He presented an overview of the site, the urban design aspect, parking, traffic circulation, tree preservation, landscaping, and architecture. Mr. Briggs also provided the Board members with an overview of the proposed redevelopment plans for the Lee Road/17-92 corridor neighborhood. Staff related that the only issue, but major issue, is whether to follow the form based code template for “urban” development or keep to the old style “suburban” development pattern. In summary the “urban” form is to place the building on the street frontage and the parking behind. In this case by ‘flipping’ or ‘reversing’ the site plan, the more attractive convenience store building would be on the Orlando Avenue frontage and the less attractive gas pump canopy would be in the rear. Staff presented a revised site plan that depicted this switch of locations. Staff recommended denial of the conditional use pursuant to resubmission based on an “urban” site plan form with the building on the Orlando Avenue street frontage and he gas pump canopy in the rear (west). However, if the Planning Commission decides to recommend approval then staff suggests the following conditions:

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.
2. That the preliminary conditional use approval does not include the landscape plan or sign plans. The landscape and sign plans shall be approved by the City coincident with the final conditional use approval.

Mr. Briggs responded to Board member questions and concerns.

Todd Souders, Director of Store Operations for WAWA, Florida provided the Board members with a detailed overview of the project, history of the company and how the company will integrate into the surrounding community. He also introduced the members of the WAWA development team that were present to address any questions and concerns the Board members may have.

Ryan Stahl, Equinox Development Group, 425 West New England Avenue, also provided the Board members with insight of the proposed project. He explained that their development company was one that was selected to assist in establishing the Florida market. He explained that the subject property has not been developed because it is bank owned and has contamination on the site. Wawa is the only one willing to work with these issues and address the contamination situation. He noted that the company is committed to working through both processes to make the proposed project successful. With regard to architectural design, he explained the upgrades for this building in terms of materials and presented color boards to demonstrate that the colors were selected to match the existing Flemings Steak House and Mitchell’s Fish House. He said that they feel strongly that the colors are in line with other developments along the corridor. Mr. Stahl also addressed the issues of the form based code, landscaping, parking and safety. He presented an outline of the reasons why the company cannot “flip” the site plan and must have the gas canopy on the frontage. He explained that Wawa will not build on this site if the City imposes this requirement to “flip” the site plan. He also explained how the landscape buffer was ‘over and above’ the typical store location and would buffer the view from Orlando Avenue. The representatives of WAWA responded to Board member questions and concerns.

The following people spoke in favor of the request: Jenelle Ferrer, 519 Country Club Drive, Winter Park; Diane Patzke, 534 Country Club Drive; and Grant Morrell, 534 Country Club Drive, Winter Park.

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

Mr. Johnston commented that given this location at Lee Road and Orlando Avenue, he did not see a compelling reason to force the applicant to redesign the project from the customary orientation. He also indicated that he agreed with the applicant’s safety concerns. Mr. Livingston indicated that he was satisfied with the design as presented and felt the landscaping along Orlando Avenue would be a sufficient buffer. Mr. Sacha agreed that the landscaping along the frontage is the key to the public image of the project and that the additional effort in design and plantings by the applicant was satisfactory. Mr. Hahn stated that he applauded the staff efforts to try to set a precedent and improve the aesthetics of the project. However, he felt that in this location and context, the design of the applicants was acceptable provided again that the key is signature landscape buffering along the frontage. Mr. Slocum stated that he agreed with staff that the only visual impression one would see from Orlando Avenue is the gas pumps and canopy which together conceal the view of the convenience store building. He felt there were better design orientations for this project, perhaps side by side, that should be explored.

Further discussion ensued amongst the Board members. The consensus that evolved was that while the urban form arrangement had its merits, in this location and context there was not a compelling reason to alter the site plan arrangement presented.

Motion made by Mr. Livingston, seconded by Mr. Sacha to recommend approval of the ‘final’ conditional use as presented by the applicant with the provision that the palm trees be spread out evenly across the length of the front landscape area. Motion carried by a 4-1 vote with Mr. Slocum dissenting.
REQUEST OF THE CITY OF WINTER PARK TO: AMEND CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE III, “ZONING” SO AS TO REVISE THE PUBLIC NOTICE REQUIREMENTS FOR ZONING AMENDMENTS AND CONDITIONAL USES AND THE EXTENSION OR RE-ESTABLISHMENT OF CONDITIONAL USES, PROVIDING FOR SEVERABILITY, CONFLICTS, PROVIDING AN EFFECTIVE DATE.

REQUEST OF THE CITY OF WINTER PARK TO: AMEND CHAPTER 58 “LAND DEVELOPMENT CODE” ARTICLE I, “COMPREHENSIVE PLAN” SO AS TO ADOPT NEW PUBLIC NOTICE AND ADOPTION PROCEDURES FOR AMENDMENTS TO THE CITY OF WINTER PARK, COMPREHENSIVE PLAN, GOALS, OBJECTIVES AND POLICIES DOCUMENT, SUBSTITUTING FOR THE CURRENT AMENDMENT PROCEDURES, PROVIDING FOR SEVERABILITY, CONFLICTS, PROVIDING AN EFFECTIVE DATE.

Mr. Briggs announced that a simultaneous public hearing will be held on these two items.

Planning Director Jeffrey Briggs presented the staff report and explained that, as part of their city’s strategic plan, the staff has been asked to outline ways to streamline the zoning approval process for new development. At the August 2nd Planning Board meeting several initiatives were reviewed outlining ways to streamline the zoning approval process for new development. The goal is to look for ways to shorten the process for applicants needing a zoning approval, such as a conditional use from the planning board and/or city commission. As part of this effort, the Planning Board in August approved ordinances to increase the threshold for small additions needing P&Z reviews, revamped the lakefront review process to allow for staff approval of swimming pool additions and eliminated the wait for the twice a year cycle for comprehensive plan amendments. This ordinance revises the threshold for the city-wide notice requirements which translates into a 30 day time savings for applicants that do not need the city-wide notice.

These ordinances increase the threshold for a city-wide notice for conditional uses from 25,000 sq. ft. to 35,000 sq. ft. and for FLU/Rezonings from one acre to 80,000 square feet land. There are two ordinances to accomplish this since one changes the Zoning Code notice requirements and the second one amends the Comp. Plan notice requirements. The 80,000 sq. ft. was chosen because that is the threshold for a rezoning to the Planned Development zoning districts which would include parking garages. The typical maximum FAR of 45% on an 80,000 sq. ft. parcel would permit 35,000 sq. ft. of building so that number then correlates to the land area threshold number.

Another minor change is also to eliminate the requirement for a city-wide notice to extend or re-establish an expired (already approved) conditional use and rely instead upon a quarter page advertisement notice.

No one wished to speak concerning this issue. Public Hearing closed.

The Planning Board members concurred that these changes had been discussed at their September 28th work session and there was agreement to proceed.

Motion made by Mr. Sacha, seconded by Mr. Livingston to approve the ordinance amending public notice requirements for zoning amendments and conditional uses. Motion carried unanimously with a 5-0 vote.

Motion made by Mr. Sacha, seconded by Mr. Livingston to approve the ordinance amending the adoption of new public notice and adoption procedures for comprehensive plan amendments. Motion carried unanimously with a 5-0 vote.

NEW BUSINESS:

- Discuss the proposed date for the work session for the Alfond Inn parking management plan.
Mr. Briggs noted that the work session will occur later in the month of October and will be scheduled when plans for the parking management plan are submitted by the applicant.

There was no further business. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Lisa Smith,
Recording Secretary