Mr. Johnston called the meeting to order at 7:00 p.m. in the Welcome Center. Present: Acting Chairman James Johnston, Tom Sacha, George Livingston, Peter Gottfried, Randall Slocum and Robert Hahn (alternate). Absent: Chairman Drew Krecicki and Sarah Whiting. Staff: Planning Director Jeffrey Briggs, Senior Planner Lindsey Hayes and Recording Secretary Lisa Smith.

Approval of minutes – February 7, 2012

Motion made by Mr. Gottfried, seconded by Mr. Sacha to approve the February 7, 2012, meeting minutes. Motion carried unanimously with a 6-0 vote.

PUBLIC HEARINGS:

REQUEST OF THE WINTER PARK TOWN CENTER LTD. FOR: CONDITIONAL USE APPROVAL UNDER THE DRIVE-IN ORDINANCE TO BUILD A NEW BRANCH BANK AND A NEW RESTAURANT WITH DRIVE-THRU COMPONENTS AS A REDEVELOPMENT OF THE FORMER BORDER’S BOOKS CORNER AT THE WINTER PARK VILLAGE, 600 N. ORLANDO AVENUE, ZONED (C-1).

Planning Director Jeffrey Briggs presented the staff report and explained that this item is a request for conditional use approval by the owners of the Winter Park Village to redevelop the former Borders Books location at the corner of Webster and Orlando Avenues. The proposed redevelopment would demolish the existing 25,000 square foot Borders Book store building and rebuild a new 4,874 sq. ft. branch bank facility, and also a second building with 7,200 square feet of retail space plus a “coffee” restaurant of 1,800 sq. ft. with a drive-thru lane. He noted that this project requires conditional use approval because of the two drive-in components. He added that this is a ‘complete’ application because all the information has been provided for both the ‘preliminary’ and ‘final’ conditional use approvals.

Mr. Briggs reviewed the project for site and context, parking, traffic circulation and stacking, storm water retention, architecture and landscaping. He said that staff is very complimentary of the overall site plan design and attention to detail for all the various architecture, landscaping and technical code requirements. The project meets all the code requirements, no variances are requested and the drive-in components are designed to meet the peak stacking needs. Staff recommendation is for approval. Mr. Briggs responded to Board member questions.

Jim Conroy, Vice-President of Development for Casto, stated that he agreed with the information that Mr. Briggs presented in the staff report. He introduced John Cunningham, ACI (project architect) and Rick Baldocchi, Avcon Engineering (project engineer). He responded to Board member questions and concerns regarding landscaping, parking, ATM lighting, turning radius and tree preservation. He introduced the members of the development team that were also available to answer questions.

No one else wished to speak concerning the request. Public Hearing closed.
Mr. Slocum asked about the possibility of revising the site plan in order to save the three nice existing oak trees that exist along the Webster Avenue frontage. Mr. Conroy and Mr. Cunningham explained the site complications involved. It was agreed that the design team would look at this again to see what possibilities might exist.

Mr. Hahn said he recognized that this area is more like an out-parcel for the WP Village and thus more auto-centric but he asked that with the Winter Park Village being very pedestrian oriented that consideration be given to make it a pedestrian friendly experience to walk over to these new stores from the main WP Village.

Mr. Sacha asked about the night security lighting for the ATM teller lane. He requested that the design team also look at the night lighting along the exit drive lane from the tellers for security for those customers leaving the ATM teller lane at night. He also questioned the tight turning radius from the first teller lane. The applicant agreed to address that situation.

The Board posed questions about the landscaping particularly with respect to screening the ‘flat’ walls of the sides or rear of the retail building. It was pointed out that while the landscape plan is labeled ‘conceptual’ it is actually a ‘final’ landscape plan with quantities and sizes of exactly will be installed. The Board noted the palm trees planned as screening for those areas. The applicant agreed to be sensitive to this issue.

Mr. Gottfried lamented that while the landscaping package looks great now, the City does not do a very good job in follow-up to require businesses to maintain their landscaping as the years go by. He cited the Walgreens building at Lakemont/Aloma and asked for more attention to these code enforcement matters.

The Board members consensus was that the project was well designed, met the city’s code requirements and would be an attractive redevelopment for that corner of the WP Village.

Motion made by Mr. Livingston, seconded by Mr. Sacha to approve the request with the caveat that the turning radius function properly. Motion carried unanimously with a 6-0 vote.

REQUEST OF THE HISTORIC PRESERVATION BOARD FOR: AN ORDINANCE AMENDING ARTICLE “HISTORIC PRESERVATION” SO AS TO PROVIDE CLARITY, IMPROVE FUNCTIONALITY, REVISE THE PROCESS AND PROCEDURES FOR THE CREATION OF HISTORIC DISTRICTS AND TO ALLOW THE CITY TO MEET THE STANDARDS FOR PARTICIPATION IN THE FLORIDA CERTIFIED LOCAL GOVERNMENT PROGRAM.

Planning Director Jeffrey Briggs introduced the item which had been discussed at the February 29 Planning and Zoning board work session. Senior Planner Lindsey Hayes provided a brief overview of the Historic Preservation Board’s proposed amendments. The amendments provide for board member qualifications and consistency with the city-wide board ordinance. The amendments improve the outreach during the historic district process and amend the voting process for local districts to a majority of the returned vote. She said that the amendments clarify when alterations can be approved administratively by staff, clarify when variances may be approved and reduce the size of accessory dwelling structures in most circumstances. The amendments also remove outdated inordinate burden references. Randall Glidden, Chairman of the Historic Preservation Board, 612 Dunblane Drive, spoke regarding the amendments. Together, they responded to Board member questions and concerns.

Sally Flynn, Highland Avenue, spoke in favor of the ordinance changes. She spoke from her experience of going through the historic district process with the now designated Virginia Heights East District. She said that she felt it was a very organized process, and appreciated the sensitivity of staff during the process.

No one else wished to speak in favor of or in opposition to the request. Public Hearing closed.
Motion made by Peter Gottfried, seconded by Tom Sacha to approve proposed ordinance change. Motion carried unanimously with a 6-0 vote.

NEW BUSINESS:

- UPDATE ON THE ULI TECHNICAL ASSISTANCE PANEL PROJECT FOR WEST FAIRBANKS AVENUE.

Mr. Briggs stated that this project will move forward in May.

Date of Next Meeting: Wednesday, March 21, 2012 @ noon concerning the State Office Building.

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

Respectfully submitted,

Lisa M. Smith,
Recording Secretary