

# Winter Springs Dunkin PD Major Amendment Rezone

Board of County Commissioners Meeting

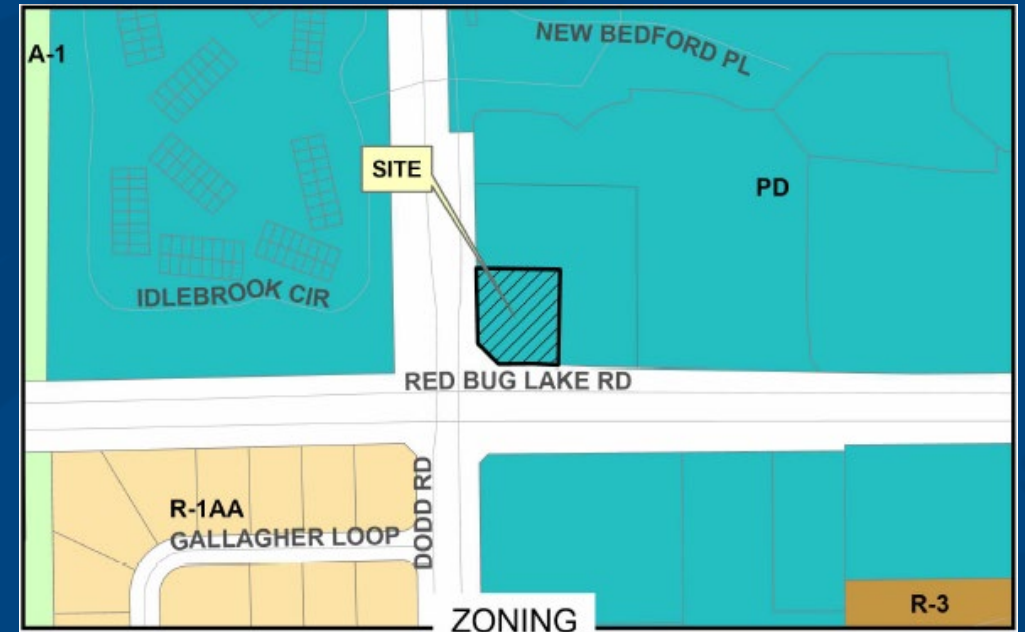
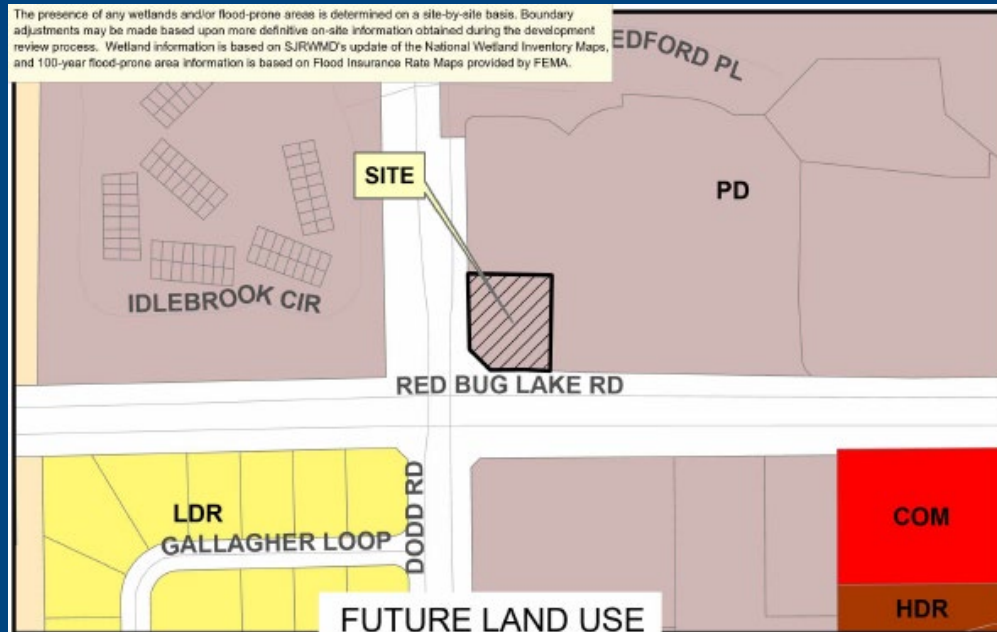
May 13, 2025

# WINTER SPRINGS DUNKIN PD MAJOR AMENDMENT REZONE

**Applicant:** Brian Forster

**Request:** Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a restaurant with a drive-through facility on approximately 0.51 acres, located on the northeast corner of Red Bug Lake Road and Dodd Road.

# WINTER SPRINGS DUNKIN PD MAJOR AMENDMENT REZONE



 Site 
  COM 
  HDR 
  LDR 
  PD 
  PUBC

Applicant: Brian Forster

Physical STR: 24-21-30

Gross Acres: 0.5+/- BCC District: 2

Existing Use: bank

	Amend/Rezone #	From	To
FLU	-	-	-
Zoning	Z2024-019	PD	PD



# WINTER SPRINGS DUNKIN PD MAJOR AMENDMENT REZONE

## SUBJECT SITE



## DEPICTION OF ENTIRE PD PERIMETER





[illegible]

## WINTER SPRINGS DUNKIN PD MAJOR AMENDMENT REZONE

- PD Commitments to be amended:
  - Drive through Use
    - Currently restaurants are to be “sit-down facilities”. Request to allow for a restaurant with a drive-through facility specific to the Subject Property.
  - Operational Hours
    - Current hours of operation permitted: 7:00 a.m. to 11:00 p.m.
    - Proposed hours of operation for the Subject Property: 5:00 a.m. to 11:00 p.m.

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In compliance with SCLDC Sec. 30.8.5.3, the proposed development is consistent with the existing PD, Greater Benefit Criteria, and Seminole County Comprehensive Plan via the following:

- Consistency. The request is consistent with the Comprehensive Plan and the intent of Planned Development Future Land Use. The purpose and intent of the PD Future Land Use designation is to enable innovative arrangements of land development features that are not possible with standard land use designations and zoning districts. This designation provides for a variety of intensities arranged within a development site to encourage flexible and creative site design.
- Greater Benefit. The proposed development cannot be reasonably implemented through existing provisions of the SCLDC, and the requested PD amendment results in greater benefit to the County than development under conventional zoning district regulations as follows:
  - 1<sup>st</sup> Benefit: Neighborhood/community amenities
  - 2<sup>nd</sup> Benefit: Provision of new multimodal connectivity

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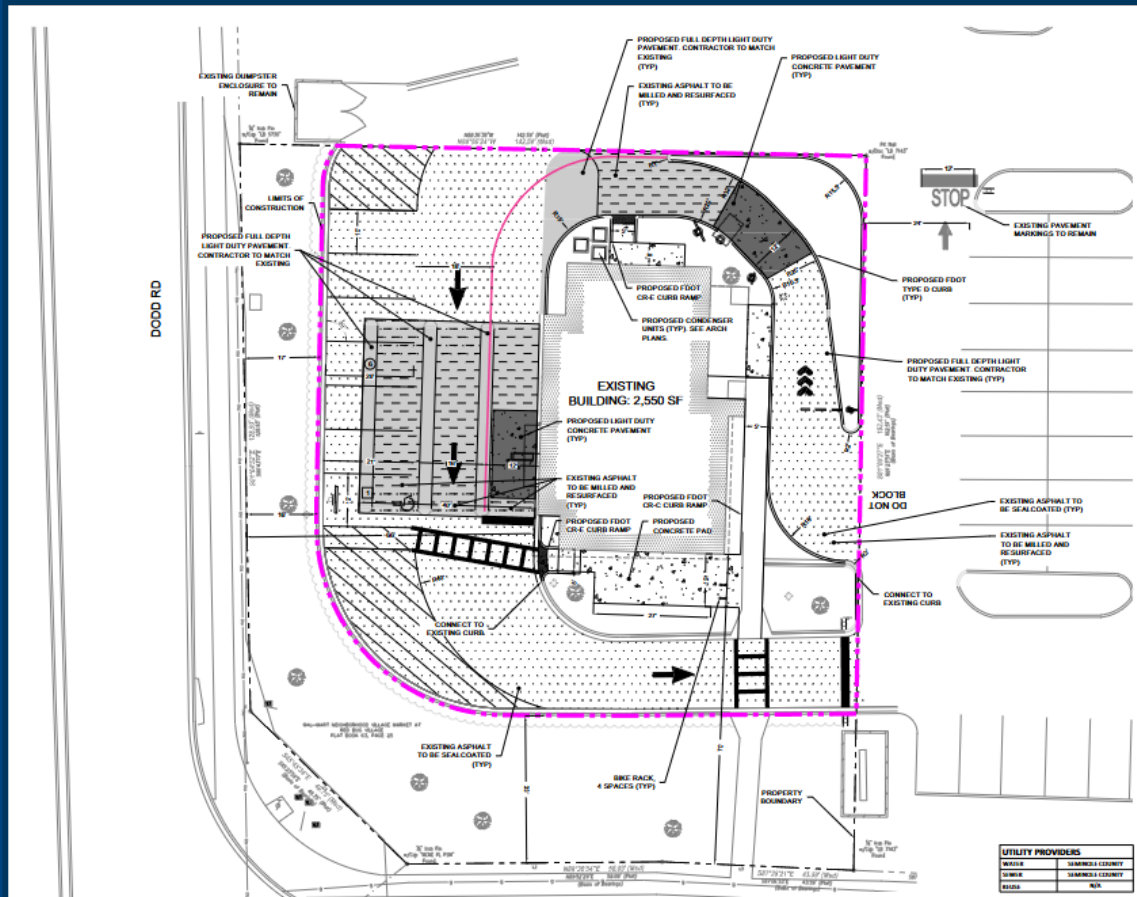
## PD Criteria Continued:

- Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.
  - The overall PD provided the required twenty-five (25) percent of open space, with Commercial Tract 2 of the north parcel providing thirty (30) percent open space. The PD also provides greater landscaping standards in accordance with the Lake Mary Boulevard Gateway Overlay.
- Minimize transportation impacts through design elements. The proposed redevelopment;
  - Provides bicycle parking and intends to preserve existing sidewalks
  - Maintains shared access with the adjacent parcel.



# WINTER SPRINGS DUNKIN PD MAJOR AMENDMENT REZONE

## PROPOSED PLAN LAYOUT



## INTERNAL TRAFFIC FLOW



# WINTER SPRINGS DUNKIN PD MAJOR AMENDMENT REZONE

## Requested Board Action:

Staff requests the Board of County Commissioners adopt the proposed Planned Development Major Amendment Rezone as per the following motion:

Based on Staff's findings and the testimony and evidence received at the hearing, the Board of County Commissioners finds the request meets the identified portions of the Seminole County Land Development Code and moves to approve the requested Rezone from PD (Planned Development) to PD (Planned Development), and associated Development Order and Master Development Plan.