



Planning & Zoning Board Regular Meeting Minutes

December 5, 2023 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Melissa Vickers, David Bornstein, Alex Stringfellow, Vashon Sarkisian, Jim Fitch. Also Present: City Attorney Dan Langley. Staff: Planning Consultant Jeff Briggs; Planner II Nicholas Lewis; Planner I Corinna Lundgren; and Recording Secretary Mary Bush.

Absent

Michael Spencer, Warren Lindsey

1. Call to Order

Chairman David Bornstein called the meeting to order at 6:00 p.m.

2. Consent Agenda

- a. Approve the minutes of November 7, 2023.

Motion made by Jim Fitch; seconded by Alex Stringfellow to approve the November 7, 2023 meeting minutes.

The motion carried unanimously by a 6-0 vote. (Michael Spencer was absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. SPR #23-12. Request of Winters Brothers Construction Inc. for 10 minutes approval to construct a new, three-foot solid wall along both lakefront property lines at the single-family home located at 1250 College Point on Lake Virginia, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He presented an aerial map and site plan for the project. He noted that the applicant was asking to construct a 3-foot wall topped with a 3-foot aluminum gate along the north side of the property that's adjacent to a park. The applicant's neighbor at 1211 College Point had previously

requested to construct the same type of wall and gate next to the park and was approved by the Board to do so. He added that the applicant was also asking to construct the same wall and gate on the south side of the property alongside their adjacent neighbor at 1300 College Point. Mr. Lewis indicated that the neighbor had provided staff with a letter in favor of the applicant's request. He explained that staff felt that the applicant's safety and privacy concerns regarding the park side are clear and obvious and staff were in favor of the request. However, staff was not in favor of the applicant's request for the south side of the property. He then presented and briefly discussed elevations for the project and photos of the property. He went on to review the lakefront approval criteria and how it related to the request. He noted that no trees would be removed, there were no storm water issues, and no issues with lake views. He explained that staff was not in favor of allowing three-foot walls between private neighbors, even with neighbor support, due to the walls being a fairly permanent structure and the possibility of future changes in ownership of properties. He added that other materials could be used instead of the wall to achieve safety and privacy and still meet code requirements.

Staff recommendation was for approval of the wall along the northern lot line adjacent to the park and for denial of the wall along the southern lot line adjacent to the neighboring lakefront single-family home.

The Board inquired about how the park is accessed, what is permitted per code within the 75-foot setback between the property lines, and if a wall of the same nature had ever previously been approved.

The applicant, Brian Albertson of 350 East Reading Way, Winter Park, FL 32789 addressed the Board. Mr. Albertson spoke about privacy and safety concerns with the property and how he felt the wall and fence combination would be better for the view of his neighbor on the property's south side. He also expressed that he wanted to have continuity of fence on each side of the property.

The Board briefly inquired about the approval from the neighbor on the property's south side and if columns would be allowed in the 75-foot setback between the property lines.

No one from the public wished to speak. The public hearing was closed.

Motion made by Jim Fitch, seconded by Vashon Sarkisian, for approval to construct a new, three-foot solid wall along both lakefront property lines at the single-family home located at 1250 College Point on Lake Virginia, zoned R-1AAA.

The motion carried by a 5-1 vote. (In Favor: Vashon Sarkisian, Melissa

Vickers, Jim Fitch, and David Bornstein. Opposed: Alex Stringfellow. Michael Spencer was absent from the meeting.)

- b. Request of Rollins College for: Conditional Use approval to build a 20 minutes new 139,200 square foot Rollins Residence Hall on the campus at 1000 Holt Avenue.

Mr. Briggs gave a summary of the item. He presented an aerial map and site plan for the project. He noted that the applicant, Rollins College, wanted to build a new larger residence hall on the eastern portion of the campus where their current Holt Hall exists. He added that this area grades down to Lake Virginia, which can provide for additional building stories versus what the height is measured from the street. Mr. Briggs then indicated that the new residence hall would have 300 beds versus the 80 beds the existing hall has, allowing more students to live on campus. He added that the students will have access to a 900 space on campus parking garage adjacent to the hall and there would be no impacts to surrounding neighborhoods or offsite properties.

Staff recommendation was for approval with the following condition:

- That the maintenance building walls facing the street have architectural ornamentation and that a landscape plan be provided for approval by the City that adequately screens the view of this building and the tennis court fencing, to the satisfaction of the City.

The applicant's representative, Attorney Becky Wilson of 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson noted the college's desire to bring more of their existing students on campus. She added that the new residence hall would allow more students to move out of the surrounding neighborhoods and onto campus, resulting in fewer students commuting to and from campus each day.

No one from the public wished to speak. The public hearing was closed.

The Board inquired about their purview over the applicant's request and clarification on the applicant's proposed reduction in tennis courts.

Motion made by Melissa Vickers, seconded by Alex Stringfellow, for Conditional Use approval to build a new 139,200 square foot Rollins Residence Hall on the campus at 1000 Holt Avenue, with the following condition:

- That the maintenance building walls facing the street have architectural ornamentation and that a landscape plan be provided for approval by the City that adequately screens the view of this building and the tennis court fencing, to the satisfaction of the City.

The motion carried unanimously by a 6-0 vote. (Michael Spencer and Warren Lindsey were absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

Mr. Briggs announced that the Director of Planning and Zoning, Allison McGillis had returned to work from a recent leave of absence.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:30 p.m.

Minutes approved by the Board on January 17, 2024.

ATTEST:

/s/ Mary Bush, Recording Secretary