



Planning & Zoning Board Regular Meeting

Agenda

April 2, 2024 @ 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order**2. Consent Agenda**

- a. Approve the minutes of March 5, 2024. 1 minute

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. Request of Z Properties Group, Inc. for Conditional Use approval to redevelop the site at 111 S. Knowles Avenue with a three-story, 11,280-square-foot building on property zoned Commercial (C-2).
This item has been requested to be tabled by the Applicant until the May 7, 2024 meeting
- b. Request of Michael Wenrich for approval to construct a new, two-story, 6,597 square-foot single-family home located at 1098 McKean Circle on the canal connecting Lakes Maitland and Osceola, zoned R-1AA. 5 minutes
- c. Request of Michael Wenrich for approval to construct a new, two-story, 10,025 square-foot single-family home located at 581 Sylvan Drive on Lake Osceola, zoned R-1AAA. 10 minutes
- d. Request of Z Properties for approval to construct a new, two-story, 11,728 square-foot single-family home located at 1602 Summerland Avenue on Lake Maitland, zoned R-1AAA. 10 minutes
- e. Request of Verax Florida, LLC to Annex the Properties at 1820 & 1824 Karolina Avenue, and establish Parking Lot (PL) Future Land Use and Zoning, rezone the south 1,000 square feet of 1800 Karolina Avenue from Parking Lot (PL) Future Land Use and Zoning to Commercial (C-3) Future Land Use and Zoning, and for Conditional Use approval to build a two-story, 18,790 sq. ft office building on the combined properties at 1801 & 1805 W. Fairbanks and 1800, 1820, & 1824 Karolina Avenue. 25 minutes
- f. Request of the City of Winter Park for an Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-83 "Orange Avenue Overlay District (OAO)" to revise the definitions of building story and mixed-use, providing for codification, severability, conflicts and an effective date. 10 minutes

-
- 5. Action Items**
 - 6. Non-Action Items**
 - 7. Staff Updates**
 - 8. Board Comments**
 - 9. Upcoming Agenda Items**
 - 10. Adjournment**