



Planning & Zoning Board Regular Meeting

Agenda

May 7, 2024 @ 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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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 April 2, 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. SPR #24-07. Request of Dillon Muto for approval to construct a 1,164 square foot addition to the existing, single-family home located at 1475 Grove Terrace on Lake Sylvan, zoned R-1AAA. 5 minutes
- b. SPR #24-05. Request of Mark Nasrallah for approval to construct a new, 14,739 square-foot, single-family home located at 1180 N. Park Avenue, zoned R-1AAA. 5 minutes
- c. SPR #24-06. Request of Richard Haines for approval to construct a 2,214 square-foot addition to the existing, single-family home located at 201 Genius Drive on Lake Mizell, zoned R-1AAA. 5 minutes
- d. SUB #24-01/RZ #24-02. Request of Z Properties for: 30 minutes
- Subdivision or Lot Split approval to divide the south 12,680 square feet of 1290 N. Park Avenue as a separate lot from the remaining 16,380 square feet holding the existing home at 1290 N. Park Avenue, subject to the designation on the Winter Park Register of Historic Places; and
 - A change in Zoning Designation from Single-Family (R-1AAA) District to the Single Family (R-1AA) District on the south 12,680 square feet of 1290 N. Park Avenue.
- e. CU #24-05. 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). 20 minutes
- f. CU #24-08. Request of Rollins College for Conditional Use and Special Permit approval to build a three-story, 50,671 square foot Rollins Faculty & Staff housing building of 30 units. 45 minutes
- g. ANNEX #24-01/CPA #24-01/CU #24-04/ RZ #2401. Request of Verax Florida, LLC: 30 minutes

- To Annex approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue; redefining the city boundaries to give the City of Winter Park jurisdiction over said property.
- To establish a Parking Lot Future Land Use on the annexed property at 1820 and 1824 Karolina Avenue and to indicate the annexation on the other maps within the Comprehensive Plan as well as to change the Future Land Use designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot to Commercial.
- To establish Parking Lot (PL) zoning on the annexed property at 1820 and 1824 Karolina Avenue as well as to change the zoning designation from Parking Lot (PL) to Commercial (C-3) on the southeastern 1,000 square-feet of 1800 Karolina Avenue.
- Conditional Use approval to construct a two-story, 18,790 square-foot office building on the combined properties of 1801/1805 W. Fairbanks Avenue and 1800/1820/1824 Karolina Avenue.

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