



Planning & Zoning Board Regular Meeting Minutes

January 7, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Warren Lindsey, Jason Johnson, Bill Segal

Absent

Jim Fitch, Michael Spencer

Staff Present

City Attorney Ben Schafer, Director of Planning and Zoning Allison McGillis, Planning Consultant Jeff Briggs, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

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

2. Consent Agenda

- a. Approve the minutes of December 3, 2024.

Motion made by Bill Segal, seconded by Warren Lindsey, to approve the December 3, 2024 meeting minutes.

The motion carried by a 5-0 vote. (Michael Spencer and Jim Fitch were 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 #24-13. Request of Mark Nasrallah for approval to construct a new, two-story, 4,339 square-foot single-family home located at 1400 Elizabeth Drive on Lake Osceola, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that the lot is assumedly difficult

being a narrow, pie-shaped lot. He also noted that the lot is only 90-feet wide at the front lot line and then narrows to about 50-feet wide at the lakefront side. He then indicated that the property abuts a 30-foot strip of land owned by the City for utilities and Elizabeth Drive dead-ends at the City-owned piece of land. He also mentioned that the request meets the city's code requirements for the floor area ratio, impervious coverage, and the side setbacks on the neighbor's side to the east. Mr. Lewis went on to explain that the property has a very tight building pad with only 64-feet of depth for the buildable area, so to help alleviate it, the applicant requested an 8-foot first-floor side setback and 14.5-foot second-story side setback from the city-owned parcel in lieu of the required 12-foot and 16-foot side setbacks respectively. He added that as part of the request, the applicant pushed the design away from the only neighbor to the east by an extra half-foot over the required side setbacks. He then indicated that the applicant had amended their original site plan which met the 25-foot front setback and had a 62-foot lakefront setback by shifting the structure 5-feet away from the lake. The result was that the lakefront request changed to 67-feet, which is much closer to the required 71-foot average and a front setback of 20-feet in lieu of the required front setback of 25-feet. He then went on to discuss the lakefront review criteria and noted that no specimen trees were being removed as part of the request, and there was no infringement on the views from the lake and the views of the neighbors.

Staff recommendation was for approval.

Discussion then ensued about whether the public land strip had a dock, if the existing or a new concrete pad would be used for the carport, if any neighbors were notified of the request, and whether a retaining wall on either property line was proposed. Discussion also ensued about how the 15-inch reinforced steel and concrete pipe under the proposed driveway, which appears to be a storm drain for public use, would be maintained by the city and if an easement was needed for it.

The property owner's architect, Mark Nasrallah of 1007 Lewis Drive, Winter Park, FL 32789 addressed the Board and noted that no easement had been found on the drain pipe the Board inquired about, and that the proposed carport placement was changed from the original design and moved to the west on the design for the request.

A brief discussion then ensued between the Board and Mr. Nasrallah regarding whether the drain pipe would benefit both the property and the street on Elizabeth Drive.

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

Motion made by Bill Segal, seconded by Jason Johnson, for approval to construct a new, two-story, 4,339 square-foot single-family home located at 1400 Elizabeth Drive on Lake Osceola, zoned R-1AAA.

The motion carried by a 5-0 vote. (Michael Spencer and Jim Fitch were absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

Mrs. McGillis noted that the city's Planning Consultant Jeff Briggs was retiring at the end of the month, so it was his last Planning and Zoning Board meeting. Mr. Briggs gave a brief farewell speech.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:34 p.m.

Minutes approved by the Board on February 4, 2025.

ATTEST:

/s/ Mary Bush, Board Secretary