



Planning & Zoning Board Regular Meeting Minutes

February 4, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Jim Fitch, Warren Lindsey, Michael Spencer, Jason Johnson, Bill Segal

Absent

None

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corrinna 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 January 7, 2025.

Motion made by Warren Lindsey, seconded by Jason Johnson, to approve the January 7, 2025 meeting minutes.

The motion carried unanimously by a 7-0 vote.

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. ANNEX #25-01; CPA 25-01; RZ 25-01 Request of Frank Locascio to: Annex the properties at 2137 Oglesby Avenue and 725 Formosa Avenue, establish Commercial Future Land Use and Commercial (C-3) Zoning on the annexed properties.

Mr. Harbilas provided a summary of the item. He indicated that the purpose of the request was to annex two properties from the county into the city and to establish commercial future land use and commercial C-3 zoning on them. He noted that the applicant's properties are contiguous to the city limits and are in the West Fairbanks Avenue area, which is in the city's comprehensive plan as an annexation reserve area. He also noted that there's no proposed development plan for the properties, the applicant simply wanted to annex into the city to take advantage of city services and put the properties on the city's tax roll. He added that at some point in the future if the applicant decides to do a development, depending on the size, it may come in front of the Planning and Zoning Board.

Staff recommendation was for approval.

The Board inquired about what currently exists on the properties, Orange County's opinion of the request, whether the properties had sewer or septic, if Winter Park water was on the property, if tying into the city's sewer system would be an obligation for the applicant at the time of any future development, and if the properties would be in the CRA. The Board indicated interest in having a future work session to identify where sewer is supplied throughout the city.

The applicant's representative, Michael Halpin at 1620 Pine Avenue, Winter Park, FL 32789 addressed the Board. Mr. Halpin explained the ownership of the parcels surrounding the project and noted that there is currently 80-85% agreement among the parcel owners to sell their parcels to create a shared campus type product. He noted that the church and the smoke shop parcels were not interested in selling.

The Board inquired about the Hertz Rental Car property. Mr. Halpin noted that the Veigle's, who own several of the surrounding lots, in recent years entered into a 20-year lease agreement for one of the lots with the Hertz Rental Car company. He added that the Hertz Rental Car company's lease would either get bought out or their lot would be carved out of whatever project would be done there in the future. The Board then briefly discussed Mr. Halpin's future development plans and the possibility of bringing him in to discuss the development of the South of Fairbanks Avenue (SOFA) district.

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

Motion made by Jason Johnson, seconded by Alex Stringfellow, for approval to Annex the properties at 2137 Oglesby Avenue and 725 Formosa Avenue, and establish Commercial Future Land Use and Commercial (C-3) Zoning on the annexed properties.

The motion carried unanimously by a 7-0 vote.

5. Action Items

6. Non-Action Items

7. Staff Updates

A brief discussion ensued about future work session topics. The Board suggested discussion on the available public use of the small pocket parks around the city, the city's priorities for annexation and the requirements for annexation, the next steps regarding sign regulations, how annexations affect ad valorem taxes, and the degree of non-conformity across the city.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:25 p.m.

Minutes approved by the Board on March 4, 2025.

ATTEST:

/s/ Mary Bush, Recording Secretary