



Planning & Zoning Board Regular Meeting Minutes

March 4, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Jim Fitch, Bill Segal

Absent

Warren Lindsey, Michael Spencer, Jason Johnson

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Bornstein called the meeting to order at 6:01 p.m.

2. Consent Agenda

- a. Approve the minutes of February 4, 2025.

Motion made by Jim Fitch, seconded by Alex Stringfellow, to approve the February 4, 2025 meeting minutes.

The motion carried unanimously by a 4-0 vote. (Warren Lindsey, Jason Johnson, and Michael Spencer 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 #25-01. Request of Mark Nasrallah for approval to construct a new, two-story, 6,838 square-foot, single-family home located at 75 Palmer Avenue on Lake Maitland, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that the proposed house meets all

zoning requirements, including setbacks, floor area ratio, impervious lot coverage, and stormwater retention. The property is situated at a curve in the road, which was noted but does not impact compliance. The proposed lakefront setback is 83 feet 9 inches, slightly farther from the lake than the existing home's 79 feet, with minimal impact on neighboring views. The project also preserves significant specimen trees, including cypress and oak. The stepped-down pool deck design accommodates the site's challenging grade while meeting lakefront criteria. The only neighbor who provided feedback had no concerns about the house itself but requested that an existing wall on the northwestern side either be retained or replaced with a taller one.

Staff recommendation was for approval with the following condition:

- That the existing wall along the west property line remain or be replaced in the same location with a new wall up to 6-feet in height except whereas to meet the minimum 75-foot setback from the ordinary high-water line.

The Board referenced a previous dispute regarding side yard vegetation and inquired whether any restrictions were necessary for plantings that might obstruct neighbors' views. Mr. Lewis clarified that there had been no concerns raised regarding vegetation blocking views, and existing podocarpus hedges already run along both property lines. He noted that only one neighbor expressed a preference for maintaining some vegetation, prioritizing privacy over an unobstructed view. Mr. Lewis ensured that the conditions for approval were clearly defined, allowing flexibility in maintaining or replacing the wall but not permitting its complete removal. However, no specific regulations or restrictions were imposed regarding side yard plantings, as no objections were received from the neighbors.

The applicant's architect, Mark Nasarellah, at 1007 Lewis Drive, Winter Park, FL 32789 addressed the Board. Mr. Nasarellah offered to answer any questions the Board had. The Board acknowledged that there appeared to be no major issues with the proposal.

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

During the Board discussion, Board members agreed that the project seemed straightforward and met all requirements. One Board member suggested that cases like this, with minimal conditions, might be suitable for a consent agenda to streamline the process. Others acknowledged the idea but emphasized the importance of maintaining transparency and allowing public input, as some neighbors might attend meetings or listen online for information. Ultimately, the discussion concluded with no objections, and a motion was made to approve the project, subject to staff's condition.

Motion made by Alex Stringfellow, seconded by Bill Segal, for approval to construct a new, two-story, 6,838-square-foot, single-family home located

at 75 Palmer Avenue on Lake Maitland, zoned R-1AAA, with the following condition:

- **That the existing wall along the west property line remain or be replaced in the same location with a new wall up to 6-feet in height except whereas to meet the minimum 75-foot setback from the ordinary high-water line.**

The motion carried unanimously by a 4-0 vote. (Warren Lindsey, Jason Johnson, and Michael Spencer were absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

The Board bid farewell to Jim Fitch, who was attending his last meeting after six years on the Planning and Zoning Board. Remarks were made acknowledging his contributions, particularly his continued emphasis on the importance of applicants maintaining good relations with the neighbors involved in the hearing requests. Mr. Fitch then reflected on his tenure, mentioning past projects like the delayed Henderson hotel development and the Rollins College faculty apartment project. He expressed gratitude for his time on the Board and shared that he had a desire for a position on the Board of Adjustment.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:16 p.m.

Minutes approved by the Board on April 1, 2025.

ATTEST:

/s/ Mary Bush, Board Secretary