



Planning & Zoning Board Regular Meeting

Agenda

May 6, 2025 @ 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. Public Comments (for items not on the agenda): Three minutes allowed for each speaker****3. Consent Agenda**

- a. Approve the minutes of April 1, 2025. 1 minute

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. RP #25-02. Request of Z Properties for the Allen Trovillion's Addition to Winter Park Replat, located along Palmetto Avenue between Harmon Avenue and Cypress Avenue. 1 minute
- b. ANNEX #25-03/CPA #25-02/RZ #25-02. Request of Toren Veigle to: 10 minutes
- Annex approximately 0.31 acres of real property located at 687 Harold Avenue along with approximately 0.2 acres of right-of-way of Harold Avenue adjacent to the property to be annexed; and
 - Establish Commercial Future Land Use on the annexed property and to indicate the annexation on the other maps within the Comprehensive Plan; and
 - Establish Commercial (C-3) zoning on the annexed property.
- c. SUB #25-02. Request of Barefoot Brothers Construction for: Subdivision approval to split the property at 747 McIntyre Avenue (zoned R-2) into two lots. Each proposed lot would exceed the minimum size requirements of R-2 with 52 feet of lot width and 8,736 square feet of area. 10 minutes
- d. CU#25-02. Request of John and Gold Cohen Trust, for Conditional Use approval to develop a 6,956 square-foot auto parts retail store (Autozone), at 2684 Lee Road, zoned C-3. 20 minutes
- e. CPA #25-01/RZ #25-01. Request of the City of Winter Park to: 5 minutes
- Establish Single-Family Future Land Use on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road and to indicate the annexation on the other maps within the Comprehensive Plan; and
 - Establish Single-Family (R-1AA) zoning on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819,

1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923
Stonehurst Road.

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment