Planning & Zoning Board Regular Meeting Minutes

April 1, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
Alex Stringfellow, David Bornstein, Michael Spencer, Jason Johnson, Bill Segal

Absent
Jim Fitch

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 Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Bornstein called the meeting to order at 5:59 p.m.

2. Consent Agenda

a. Approve the minutes of March 4, 2025.

Motion made by Jason Johnson, seconded by Michael Spencer, to approve the March 4, 2025 meeting minutes.

The motion carried unanimously by a 5-0 vote. (Jim Fitch was absent from the meeting. Warren Lindsey is no longer on the Board.)

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. RZ #25-02/SUB #25-01. Request of David Rasmussen to rezone the property at 2260 Hawick Lane from single-family (R-1A) to low-density residential (R-2) and subdivide the property into three 50-foot-wide lots that meet the minimum lot sizes to build three single-family homes. **The applicant has requested to table this item until June 3, 2025 in order to hold a**

community meeting in April.

Mrs. McGillis indicated that the applicant had requested to table the item until the June regular meeting in order to have a community meeting in April.

b. SPR #25-02. Request of Rob Mercier for approval to construct additions to the existing, single-family home, totaling 830 square-feet, located on Lake Berry, at 665 Balmoral Road, zoned R-1AAA.

Ms. Lundgren provided a summary of the item. She noted that the request was below the required floor area ratio and met all setback requirements except the lakefront setback. She explained that the proposed lanai addition encroaches two feet into the required lakefront setback of 99.6 feet. She then indicated that no specimen trees would be removed, views from the lake and neighbors would not be affected, and stormwater requirements would be met by multiple proposed sales on the property.

Staff recommendation was for approval.

The Board confirmed with staff the reason that the request was being heard by the Planning & Zoning Board and not the Board of Adjustments and that the only requested variance was for the lakefront setback.

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

Motion made by Alex Strigfellow, seconded by Michael Spencer, for approval to construct additions to the existing, single-family home, totaling 830 square feet, located on Lake Berry, at 665 Balmoral Road, zoned R-1AAA.

The motion carried unanimously by a 5-0 vote. (Jim Fitch was absent from the meeting. Warren Lindsey is no longer on the Board.)

c. SPR #25-03. Request of David Konkol for approval to construct additions to the existing, two-story single-family home, totaling 848 square-feet in size, located at 255 Stirling Avenue on Lake Virginia, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that the lot had a unique triangular shape with only about 102 feet at the front and 40 feet at the lakefront. He added that a canal front runs all the way down the side of the lot line. He then indicated that there are adjacent houses on the east and west sides of the lot, one being on the other side of the canal. He also indicated that due to the shape and size of the lot, the applicant would not be able to build any more than a tiny house or shed, so they had to figure out how to make the lot's existing unique-shaped house more functional but within the confines of the city's land development code. Mr. Lewis went on to express that the applicant's proposed plans meet the city's floor area ratio, impervious coverage, and setback requirements. He then provided more details about the applicant's plans for the first and second stories of the proposed additions. He also noted that no specimen trees would be removed, views from the lake and neighbors would not be affected, and stormwater requirements would be met by the proposed lakefront swale.

Staff recommendation was for approval.

The Board inquired about the applicant's proposed stormwater pond and driveway in relation to adequate drainage for the property. A brief discussion ensued.

The Board heard public comment from the following resident who inadvertently spoke about another agenda item. The resident spoke about agenda item RZ#25-02/SUB #25-01 which had been tabled by the applicant.

Giuseppe Totino at 2255 Nairn Drive, Winter Park, FL 32792.

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

Motion made by Jason Johnson, seconded by Alex Stringfellow, for approval to construct additions to the existing, two-story single-family home, totaling 848 square-feet in size, located at 255 Stirling Avenue on Lake Virginia, zoned R-1AAA.

The motion carried unanimously by a 5-0 vote. (Jim Fitch was absent from the meeting. Warren Lindsey is no longer on the Board.)

d. RP #25-01. Request of Fairbanks Winter Park LLC for final plat approval to combine 1980 West Fairbanks Avenue and the property behind it fronting on Kentucky Avenue.

Mrs. McGillis provided a summary of the item. She noted that typically the request would not be for just a final plat approval. Plat approvals are usually part of a conditional use, rezoning, or some other request that comes along with it, but the development that the applicant would be doing on the property does not require a conditional use or rezoning, or anything of the like. She explained that the applicant's request was just a final plat approval to combine the property fronting on Fairbanks Avenue and the one behind it, fronting on Kentucky Avenue, into one property. She further explained that the properties were platted in the early 1920s, so instead of just administratively combining the two properties into one lot, the plat would be updated as well. Mrs. McGillis then indicated that the applicant planned office and commercial uses for the front property and a parking lot for the rear property. The parking lot would support the front property uses and building as well as provide access from

Kentucky Avenue. She also indicated that the final plat document had been reviewed by the city's surveyor and attorney as well as Orange County, and it meets all the appropriate requirements.

Staff recommendation was for approval.

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

Motion made by Jason Johnson, seconded by Bill Segal, for final plat approval to combine 1980 West Fairbanks Avenue and the property behind it fronting on Kentucky Avenue.

The motion carried unanimously by a 5-0 vote. (Jim Fitch was absent from the meeting. Warren Lindsey is no longer on the Board.)

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

The Board acknowledged that Vice-Chair Spencer had been termed out and would no longer be on the Board after April. The Board and staff bid farewell to the Vice-Chair and expressed gratitude for his years of service on the Board.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:24 p.m.

Minutes approved by the Board on May 6, 2025.

ATTEST:

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/s/ Mary Bush, Board Secretary