



Planning & Zoning Board Regular Meeting

Agenda

June 3, 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. Selection of Chair and Vice Chair****3. Consent Agenda**

- a. Approve the minutes of May 6, 2025. 1 minute

4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**5. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. SPR #25-06. Request of Stephen Williams for: Approval to construct a covered pergola, totaling 672 square feet, located on Lake Berry, at 657 Balmoral Road, zoned R-1AAA. 10 minutes
- b. SPR #25-05. Request of David and Nancy Witter for: Modification to previous lakefront approval, to allow up to a 7ft-tall solid vinyl fence with a 30ft lakefront setback, located at 2250 Venetian Way, zoned R-1AA. 5 minutes
- c. ANNEX #25-04/CPA #25-03/RZ #25-03. Request of Cory Kroeger to: 5 minutes
- Annex approximately 0.50 acres of real property located at 874 Jackson Avenue;
 - 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.
- d. CPA #25-04/RZ #25-04. Request of Benjamin Partners, LTD to: 5 minutes
- Amend the Future Land Use designation of 1101 Lewis Drive from Low Density Residential to Orange County Planned Development; and
 - Amend the zoning designation of 1101 Lewis Drive from Low Density Residential (R-2) to Orange County Planned Development (OC PD).
- e. 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 30 minutes

lots that meet the minimum lot sizes to build three single-family homes.

- f. ZTA #25-02. Request of the City of Winter Park for: An Ordinance Amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-71 through 58-83 to add provisions relating to the adoption of updated design standards for the Central Business District/West New England Avenue, Morse Boulevard, And the Orange Avenue Overlay District. 30 minutes

6. Action Items

7. Non-Action Items

8. Staff Updates

9. Board Comments

10. Upcoming Agenda Items

11. Adjournment