



Planning & Zoning Board Regular Meeting Minutes

July 1, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Jason Johnson, Charles Steinberg, Michael Dick, Vashon Sarkisian

Absent

Bill Segal

Staff Present

Director of Planning and Zoning Allison McGillis, Asst. Director of Planning and Zoning/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corrinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Johnson called the meeting to order at 6:02 p.m.

2. 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.

3. Consent Agenda

- a. Approve the minutes of June 3, 2025.

Motion made by Alex Stringfellow, seconded by Charles Steinberg, to approve the June 3, 2025 regular meeting minutes.

The motion carried unanimously by a 6-0 vote.

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

- a. SPR #25-09. Request of Charles Clayton for: Approval to construct a new, two-story single-family home, totaling 6,791 square-feet, located on Lake Killarney, at 2056 Lake Drive, zoned R-1A.

Ms. Lundgren provided a summary of the request. She reviewed the site plan, floor plan, landscape plan and presented renderings of the proposed home. She noted that

the lot has a 100-year-flood line that cuts starkly into it and has water on two sides. She then reviewed the lakefront lot review criteria, noting that the only specimen trees to be removed include an existing stump located at the front of the lot and a dead 15-inch maple located at the rear of the property. She also indicated that there would be no infringement on the views of the neighbors and from the lake. In addition, she noted that multiple large swale retention areas are proposed along the waterfront and the front yard area of the property to meet the stormwater requirement.

Staff recommendation was for approval.

The Board inquired about an existing loop road adjacent to the property that would be cut off by the project.

The applicant's builder, Charles Clayton of 940 Old England Avenue, Winter Park, FL 32789, spoke on behalf of the applicant. There were no questions from the Board.

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

Vice Chair Bornstein reiterated his previous suggestion of adding items that appear to be straightforward and don't appear to have disapproval from neighbors to be placed on the consent agenda for a quicker approval process.

Motion made by Charles Steinberg, seconded by Alex Stringfellow, for approval to construct a new, two-story single-family home, totaling 6,791 square-feet, located on Lake Killarney, at 2056 Lake Drive, zoned R-1A.

The motion carried unanimously by a 6-0 vote. (Bill Segal was absent from the meeting.)

- b. SPR #25-08. Request of Robert Kopperud for: Approval to construct a detached carport, totaling 240 square-feet in size, located at 465 Lake Front Boulevard on Lake Killarney, zoned R-1A.

Mr. Harbilas provided a summary of the request. He noted that the proposed carport would be screened by vegetation from the view from the lake and adjacent neighbor. He also indicated that staff had received letters of support from the neighbors of the property and that the request met all lakefront review criteria.

Staff recommendation was for approval.

The Board inquired about the side setback, the distance between the carport and the existing home, how the carport would be accessed, and how the request would meet the impervious surface requirement in the front yard.

Chairman Johnson expressed that he wanted to make a record that any approval by the Board of the applicant's request would not be an indication of the Board's favor of any variance that the applicant might seek from the Board of Adjustments.

Applicant Robert Kopperud of 465 Lake Front Boulevard, Winter Park, FL 32789, addressed the Board. He indicated that he had not planned on creating a driveway and that the carport would be a much nicer structure than a standard carport.

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

Motion made by Charles Steinberg, seconded by Michael Dick, for approval to construct a detached carport, totaling 240 square-feet in size, located at 465 Lake Front Boulevard on Lake Killarney, zoned R-1A.

The motion carried unanimously by a 6-0 vote. (Bill Segal was absent from the meeting.)

- c. SPR #25-03. Request of Matthew Johnson with Winter Park Design for approval to construct additions to the existing, single-story single-family home, totaling 333 square-feet in size, located at 884 Audubon Lane on Lake Mizell, zoned R-1AAA.

Mr. Lewis provided a summary of the request. He reviewed code criteria and lakefront review criteria as well as provided aerial views and renderings of the proposed additions. He noted that the lot is a triangular shape with a uniquely shallow depth. He also indicated that the applicant's request was mainly to renovate the existing single-story structure, add a swimming pool area, and add a detached garage in the front of the structure. He also indicated that no specimen trees were to be removed as part of the request, no traditional views of the neighbors would be negatively impacted, and the required stormwater retention would be satisfied. Mr. Lewis then added that no neighbor letters for or against the request had been received, and staff was able to speak directly with both adjacent neighbors.

Staff recommendation was for approval, with the following condition:

- that any vegetation along the neighboring property lines be located to ensure that it falls entirely within the subject property and not on neighboring properties.

The Board inquired about the reasoning for the condition of approval, clarification of site tabulations for impervious coverage, the required front setback, and whether the wood deck would be considered permeable.

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

Motion made by Vashon Sarkisian, seconded by Alex Stringfellow, for approval to construct additions to the existing, single-story single-family home, totaling 333 square-feet in size, located at 884 Audubon Lane on Lake Mizell, zoned R-1AAA.

The motion carried unanimously by a 6-0 vote. (Bill Segal was absent from the meeting.)

- d. ZTA #25-03. Request of the City of Winter Park for: An Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-71 "General Provisions for Residential Zoning Districts" and Section 58-84 "General Provisions For Non-Residential Zoning Districts".

Mrs. McGillis provided a summary of the request. She reviewed the goals of the ordinance, which included updating the code language, protecting neighborhood character, enhancing safety, ensuring quality design, and reducing community impacts. She noted that the main reason for the ordinance was to address concerns about private pickleball courts and other outdoor recreation facilities. She indicated that the Board had reviewed and discussed the proposed amendments to the ordinance at their last Planning & Zoning Board work session. Mrs. McGillis gave a brief overview of the amendments.

Staff recommendation was for approval.

Discussion ensued about considering court/ball/racquet cushioning and adding a retroactive requirement for the use of noise-softening paddles to yield sound suppression.

Mrs. McGillis noted that zoning addresses standards related to the court, not the equipment. She explained that a requirement for specific equipment is outside the scope of the zoning code.

City Attorney Langley concurred with Mrs. McGillis. He indicated that the Board does not have the authority under the constitution to access and inspect the interior of people's homes and rear yards. His recommendation was not to include the proposed regulations for equipment and not to impose retroactivity. A brief discussion ensued about property use, residents' rights, and requiring a hedge to act as an additional noise buffer.

The Board heard public comment from the following residents opposed to the request:

Edson Campos of 2133 Lake Drive, Winter Park, FL 32789; Kathleen Brodeur of 2133 Lake Drive, Winter Park, FL 32789; and Chad Love of 2127 Lake Drive, Winter Park, FL 32789.

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

In-depth discussion ensued about the Board's options regarding the ordinance, the implications of the ordinance on a fixed basketball hoop on driveways, reconsideration of set hours of play, sound proofing of homes, and possible improvements to the city's noise ordinance.

Motion made by Charles Steinberg, seconded by Alex Stringfellow, for approval of an Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-71 "General Provisions for Residential Zoning Districts" and Section 58-84 "General Provisions For Non-Residential Zoning Districts".

The motion carried unanimously by a 6-0 vote. (Bill Segal was absent from the meeting.)

- e. ZTA #25-01. Request of the City of Winter Park for: An Ordinance amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-76 "Commercial (C-3) District" so as to add provisions relating to the South of Fairbanks Avenue (SOFA) District as outlined in the Comprehensive Plan.

Mrs. McGillis provided a summary of the request. She indicated that the south of Fairbanks Avenue area had been identified by the Planning & Zoning Board as the SOFA district when the Comprehensive Plan was updated in 2023. She explained that the district includes three distinct areas and the policies for the district established at that time are inconsistent with C-3 zoning districts in the Land Development Code. So, the purpose of the ordinance is to make the zoning code compliant with the standards in the Comprehensive Plan and to include the allowances that the Comprehensive Plan gives to the West Fairbanks study area. Mrs. McGillis then went over the changes that were made, which included taking most of the language in the Comprehensive Plan and adding it to the C-3 section of the zoning code.

Staff recommendation was for approval.

The Board inquired about the determination of the allowance given with regard to withdrawal from the density bonus pool, the city's definition of certified workforce housing, and the allowances for murals within the SOFA district.

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

Motion made by Alex Stringfellow, seconded by Vashon Sarkisian, for approval of an Ordinance amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-76 "Commercial (C-3)

District” so as to add provisions relating to the South of Fairbanks Avenue (SOFA) District as outlined in the Comprehensive Plan.

The motion carried unanimously by a 6-0 vote. (Bill Segal was absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

Vice Chair Bornstein asked for clarification of a discussion that occurred at the June work session regarding his term as Chairman of the Board.

The Board discussed moving the Planning & Zoning Board's regular meeting from 6:00 p.m. to 5:00 p.m. By consensus, the Board agreed to change the meeting start time to 5:00 p.m.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 7:44 p.m.

Minutes approved by the Board on August 5, 2025.

ATTEST:

/s/ Mary Bush, Board Secretary