



Planning & Zoning Board Regular Meeting

Agenda

September 2, 2025 @ 5:00 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. Approval of Minutes**

- a. Minutes of August 5, 2025. 1 minute

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

- a. SPR #25-12. Request of James Hobson with S&W Kitchens for approval to construct a second-story addition, totaling 1,174 square feet, to the existing single-family home, located at 1727 Lake Berry Drive, zoned PURD. **The applicant has requested to table this item until next month, October 7, 2025.** 1 minute
- b. SPR #25-10. Request of Dillon Muto with Floridian Custom Homes for approval to construct a new, two-story, 4,721 square-foot, single-family home located at 425 Alberta Drive on Lake Osceola, zoned R-1AAA. 10 minutes
- c. CU #25-03. Request of Houseman Architecture for: Conditional use approval to demolish the existing, 5,421-square foot, two-story building located at the front of the Winter Park Racquet Club property located at 2011/2111 Via Tuscany in order to construct a new one-story, 6,300-square foot building and additional parking. 30 minutes

5. Action Items**6. Non-Action Items****7. Staff Updates****8. Board Comments****9. Upcoming Agenda Items****10. Adjournment**