



Planning & Zoning Board Regular Meeting Minutes

August 5, 2025 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, Jason Johnson, Bill Segal, Charles Steinberg, Michael Dick, Vashon Sarkisian

Absent

David Bornstein

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corrinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Johnson called the meeting to order at 5:00 p.m.

2. Consent Agenda

- a. Approve the minutes of July 1, 2025.

Motion made by Vashon Sarkisian, seconded by Alex Stringfellow, to approve the July 1, 2025 regular meeting minutes.

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

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. SPR #25-11. Request of Ovi Nasui with OVN Development for approval to construct a new, two-story, 6,496 square-foot, two-story single-family home located at 1441 Grove Terrace on Lake Sylvan, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that one specimen tree on the

driveway side of the home was requested for removal. He also noted that the lot is constraining with a significant front setback, so there's not much room for an adequate pool and pool deck. He explained that the applicant pushed the proposed home 10 feet forward to create room between the 50-foot setback and the lakefront for a pool and pool deck. He then indicated that the views from the lake as well as neighbor views would not be negatively impacted. Mr. Lewis went on to note that staff had received comments from the neighbor to the east but no comments from the neighbor to the west of the property. He then noted that the neighbor to the east wanted to ensure that the existing vegetation buffer stays in place. He also indicated that the swale retention areas proposed along the lake frontage and sides of the lot meet code requirements.

Staff recommendation was for approval with the following conditions:

- That the specimen tree designated for removal be fully mitigated through Urban Forestry's Tree Removal Permit process; and
- That the existing vegetation buffer, inclusive of the podocarpus and birds-of-paradise along the eastern property line, remain or be removed and replaced upon agreement between both properties adjacent to the shared property line.

The Board discussed the consequences for the applicant if the vegetation buffer is not maintained, what would happen if the neighbors are not able to come to an agreement on any replacement of the buffer, clarification of why certain trees on the property were or would be removed, whether there should be compensation or mitigation for the trees that are to be removed, whether the artificial turf noted on the site plan would be considered permeable, the rationale for the 10-foot encroachment on the front setback, whether there is a uniform front setback line, whether the proposed retaining wall would impact the existing vegetative buffer, clarification of the direction that the property grades would be shifted, and bringing the tree protection barriers into compliance.

The applicant, Ovi Nasul at 521 Minnehaha Road, Maitland, FL 32751 addressed the Board. Mr. Nasul noted that he intended to keep the existing vegetative buffer and also plant a barrier of podocarpus on the west side of the property. He also indicated that he would be adding four more oak trees on the property. Mr. Nasul then confirmed that one twelve-inch oak tree was removed with a permit.

A brief discussion ensued about conditions for line of sight regarding vegetation, the possibility of documenting an agreement regarding the vegetative buffer, and whether a hardship exists to warrant the request for the front setback variance.

The Board heard public comment from the following resident in favor of the request:

Madalene Milano of 1461 Grove Terrace, Winter Park, FL 32789.

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

Motion made by Alex Stringfellow, seconded by Bill Segal, for approval to construct a new, two-story, 6,496 square-foot, two-story single-family home located at 1441 Grove Terrace on Lake Sylvan, zoned R-1AAA, with the following conditions:

- **That the specimen tree designated for removal be fully mitigated through Urban Forestry's Tree Removal Permit process;**
- **That tree barriers satisfying Urban Forestry requirements be erected around any protected trees on the subject property and within the right-of-way throughout construction; and**
- **That the existing vegetation buffer, inclusive of the podocarpus and birds-of-paradise along the eastern property line, remain or be removed and replaced upon agreement between both properties adjacent to the shared property line.**

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

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:00 p.m.

Minutes approved by the Board on September 2, 2025.

ATTEST:

/s/ Mary Bush, Recording Secretary