Planning & Zoning Board
Work Session Minutes

August 26, 2025 at 12:00 PM

Chapman Room
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Bill Segal, Charles Steinberg, Michael Dick, Vashon Sarkisian

Absent

Jason Johnson

Staff Present

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

1. Meeting Called to Order

Vice Chair Bornstein called the meeting to order at 12:01 a.m.

2. Discussion Item (s)

a. Discuss upcoming agenda items & update on pickleball provisions/Design Standards Ordinances

The Board reviewed the upcoming agenda items, including the status of the recently updated design standards for the Central Business District and Orange Avenue Overlay (OAO) and the revisions to the pickleball ordinance. The Board recently approved updates to the design standards for the Central Business District and made recommendations to the City Commission regarding the OAO district, though the City Commission later chose to allow more contemporary architectural styles, differing from the Board's preference for traditional designs. The pickleball ordinance revisions were significant, increasing residential court setbacks to 150 feet, which effectively prohibits residential pickleball courts due to site constraints, while leaving commercial court standards and hours of operation unchanged. The Board also reviewed two lakefront projects; one was tabled by the applicant to allow more neighbor engagement, while the other will be presented with seemingly no objections. A major portion of the discussion centered on the Winter Park Racquet Club's proposed redevelopment, which involves demolishing an existing residential-style building and replacing it with a new single-story commercial-style facility including a small 1,200-square-foot fitness area and expanded parking. It was noted that neighbors expressed concerns primarily about the building's commercial appearance and the location of a large parking lot at the front of the property, which some felt was out of character with the neighborhood's residential feel. In response, the Board and staff discussed several proposed conditions aimed at mitigating impacts, such as limiting the southern driveway to entrance-only to reduce traffic, requiring an eight-foot podocarpus hedge buffer that must be maintained or replaced if damaged, installing a six-foot acoustic fence to minimize noise from pickleball courts, restricting membership growth, limiting hours of operation to 7 a.m. to 8 p.m. including deliveries, and controlling lighting to avoid spillover. There were suggestions to soften the front parking area's appearance through the use of a motor court design with decorative paving and enhanced landscaping to help the site better blend into the neighborhood. The Board acknowledged the validity of neighbors' concerns and recognized that some architectural and site design compromises could help balance operational needs with neighborhood compatibility. It was noted that the club's parking shortage primarily occurs during events, with regular daily use typically manageable. The Board anticipated an active public hearing at the next meeting, with both supporters and opponents expected to speak. Lastly, the Board briefly touched on the upcoming Jewett Orthopedic Clinic relocation, noting the potential for public comment given past neighborhood reactions to office development proposals in the area. The meeting adjourned with plans to continue coordination with applicants to refine conditions and address concerns.

3. Adjournment

The meeting adjourned at 12:43 p.m.

ATTEST:

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/s/ Mary Bush, Recording Secretary