



# Board of Adjustments Regular Meeting

## Agenda

**October 21, 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](http://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. Consent Agenda**

- a. Approve the minutes of September 16, 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. BOA-2025-0010. Request of Leonardo Gomes with Mint Homes USA LLC: for a variance approval from Section 58-65 subsection (f)(6), to allow a 31-foot front yard setback for a new single-family home in lieu of the required principal setback of 51.5 feet of the recently demolished home, located at 2162 Nairn Drive, zoned R-1A. 10 minutes

**5. Non-Action Items**

**6. Staff Updates**

**7. Board Comments**

**8. Upcoming Agenda Items**

**9. Adjournment**



## Board of Adjustments

# agenda item 2.a

**item type**

Consent Agenda

**meeting date**

October 21, 2025

**prepared by**

Mary Bush, Administrative Coordinator IV

**approved by****subject**

Approve the minutes of September 16, 2025.

**motion | recommendation****background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Board of Adjustments Regular Meeting Minutes



# Board of Adjustments Regular Meeting Minutes

September 16, 2025 at 5:00 PM

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Michael Clary, Robert Trompke, Jeanne Reynaud, Frank Pruitt, Jim Fitch, Christopher Morrison

## **Absent**

Aimee Hitchner

## **Staff Present**

City Attorney Hillary Griffith, Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, and Planner I Corinna Lundgren

### **1. Call to Order**

Chairman Trompke called the meeting to order at 5:01 p.m.

### **2. Consent Agenda**

- a. Approve the minutes of August 19, 2025.

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

Motion made by Chris Morrison, seconded by Jim Fitch, for approval of the August 19, 2025, regular meeting minutes.

The motion carried unanimously by a 6-0 vote. (Aimee Hitchner 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. BOA #25-09. Request of Roman Petra and Sarah Hardimon for variance approval from Section 58-65(f)(6), to allow a 30-foot front setback in lieu of the required 43-foot front setback and from Section 58-71(h)(7), to allow a 15-foot street-side setback

to the garage in lieu of the required street-side setback of 20 feet to the garage in conjunction with the proposed single-family home located at 1861 Laurel Road, zoned R-1AA.

Mr. Lewis provided a summary of the item. He noted that staff had received five neighbor letters in favor of the request and none in opposition. He then reviewed the setbacks for the property, noting a 37.5-foot front setback being the average along the street except for the neighbor directly adjacent the applicant's property. He went on to indicate that there is a large oak tree 10 feet off the rear property line. He explained that usually on corner lots, a detached garage is utilized to make up for more strenuous setback requirements, since it allows some relief to the rear setback, but to preserve the tree, this option would be impossible. He added that Urban Forestry requires a minimum 10-foot setback from the tree but would prefer a 15-foot setback. Mr. Lewis noted that the applicant is proposing a 30' front setback which is in front of the average and the neighbor but allows for a 13' buffer from the oak. He then indicated that because of the lot's unique circumstances, being a narrow corner lot with a significantly large front setback, and the presence of the specimen oak tree in the rear of the property, staff did not believe that the request would allow for a special privilege to any other land, structures, or buildings in the same zoning district.

Staff recommendation was for approval with the following condition:

- That the 30-foot front setback be amended to a 33-foot front setback.

Discussion ensued regarding how moving the garage would impact the oak tree, the elimination of the 5-foot space between the main house and detached garage if the front setback was at 33 feet, the required rear setback if the garage was connected to the house, and whether the adjacent neighbor to the west of the property was in favor of the request.

The applicant, Sarah Hardimon of 1861 Laurel Road, Winter Park, FL 32789 addressed the Board. Ms. Hardimon spoke about her and Roman Petra's desire to have a detached garage, the setback required for the oak tree and the reasoning for their requested setback, the type of roof that would be on the garage, and how she would adjust the plans to staff's recommendation of a 33-foot front setback if it were approved.

The applicants' contractor, Daniel Kennerly of 1527 Waterwitch Drive, Orlando, FL 32806 addressed the Board. Mr. Kennerly spoke about the difficulty with corner lots and the potential impacts of building around the existing oak tree.

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

The Board shared their thoughts about the request. A brief discussion ensued regarding the existing oak tree and the proposed setbacks.

**Motion made by Michael Clary, seconded by Chris Morrison, for variance approval from Section 58-65(f)(6), to allow a 30-foot front setback in lieu of the required 43-foot front setback and from Section 58-71(h)(7), to allow a 15-foot street-side setback to the garage in lieu of the required street-side setback of 20 feet to the garage in conjunction with the proposed single-family home located at 1861 Laurel Road, zoned R-1AA, with the Board's consideration for the narrowness of the lot, the existing oak tree and the setback preference of the city's arborist.**

**The motion unanimously carried by a 6-0 vote. (Aimee Hitchner was absent from the meeting.)**

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

The meeting adjourned at 5:43 p.m.

ATTEST:

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/s/ Mary Bush, Board Secretary



# Board of Adjustments

# agenda item 4.a

**item type**

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

**meeting date**

October 21, 2025

**prepared by**

Corinna Lundgren, Planner I

**approved by**

Nicholas Lewis, Planner II

**subject**

BOA-2025-0010. Request of Leonardo Gomes with Mint Homes USA LLC: for a variance approval from Section 58-65 subsection (f)(6), to allow a 31-foot front yard setback for a new single-family home in lieu of the required principal setback of 51.5 feet of the recently demolished home, located at 2162 Nairn Drive, zoned R-1A.

**motion | recommendation**

Staff recommendation is for approval.

**background**

The applicant representing the homeowner, Leonardo Gomes, is requesting variance approval to allow a 31-foot front yard setback for a new single-family home in lieu of the required principal setback of 51.5 feet of the recently demolished home. The property is zoned R-1A.

**Variance Review Criteria:****Special Conditions and Circumstances**

In order for a variance to be granted, special conditions and circumstances must exist which are peculiar to the land, structure, or building involved and are not applicable to other land, structures, or buildings in the same zoning district.

The primary home is located along Nairn Drive, where a mixture of properties are zoned, O-2, R-2, and R-1A. The majority of the lots zoned R-1A are 140 feet in depth. The code requires the front yard setback of 20 percent of the lot depth, which is 28 feet or the current setback of the existing or recently demolished home, whichever is greater. The applicant is requesting 31 feet, which is over the 20 percent standard calculation. The majority of the structures along the same side of Nairn Drive have roughly a 25-to-35-foot front setback. The properties on the other side of Nairn Drive are zoned R-2, which allows a 25-foot front setback by code. The requested 31 feet falls in conformance more with the block structure than the existing 51.5 feet.

It is worth noting that the adjacent home to the east is the only other home setback about 50 feet and has submitted a letter in support of the variance requested.

### **Deprivation of Rights**

The second requirement of granting a variance request is that the literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.

A literal interpretation of Section 58-65 subsection (f)(6) requires the front yard setback to be calculated using 20 percent of the lot depth or the setback of the existing or most recently demolished home, whichever is greater.

The applicants wish to build a new single-family home on the vacant lot, bringing the structure into conformance with all other zoning requirements for R-1A zoned properties. They wish to build the home roughly in line with the neighboring structures along Nairn Drive and to be consistent with the neighborhood character and current development patterns. The applicant is requesting a front setback of 31 feet, which is greater than the standard 20 percent requirement of 28 feet. Additionally, the requested 31 feet falls within the middle of the properties on the same side of Nairn Drive.

### **Actions of the Applicant**

The special conditions and circumstances must not result from the actions of the applicant.

The demolished structure was constructed in 1950 and before modern zoning and permitting requirements. Therefore, the existing conditions and any subsequent special conditions and circumstances are not based on any actions of the applicants.

### **Special Privilege**

The last requirement necessary to grant a variance request is that the variance will not confer on the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings in the same zoning district. No nonconforming use of the neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

The lot is consistent with the character of the neighborhood, where single-family homes have a setback of around 20 percent of the 140-foot lot depth. The applicants have the ability to meet all code requirements except the front. Because the ask of 31 feet is greater than 20 percent, and the home will sit in line, if not a little behind the homes along Nairn Drive, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district regarding the variance requested.

### **Summary**

Staff believes that the applicants meet the four criteria required to grant the variance requested.

Staff recommendation is for approval.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. Aerial map - 2162 Nairn Dr
2. Area map - 2162 Nairn Dr (1)
3. 2162 NAIRN DR - SURVEY
4. SITE PLAN 2162 NAIRN DRIVE
5. 2162 NAIRN DR FRONT AND BACK ELEVATIONS PORTAL
6. Letter of support Non Objection



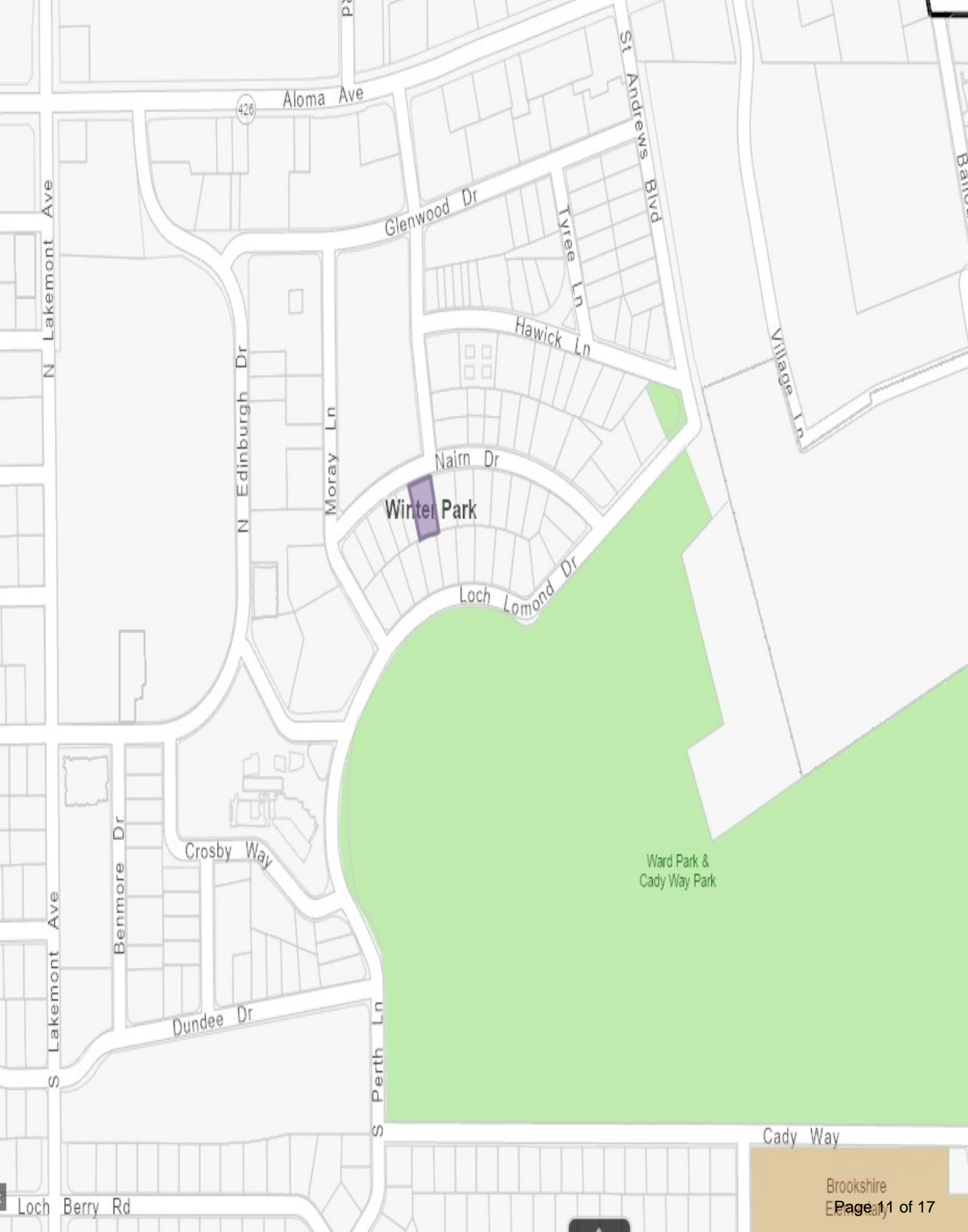
Orange County

Winter Park

MORAYLN

STRAYLN

WAINOR



428

Aloma Ave

Glenwood Dr

Tyree Ln

St Andrews Blvd

N Lakemont Ave

N Edinburgh Dr

Moray Ln

Hawick Ln

Village Ln

Nairn Dr

Winter Park

Loch Lomond Dr

Crosby Way

Ward Park & Cady Way Park

Benmore Dr

Dundee Dr

S Perth Ln

S Lakemont Ave

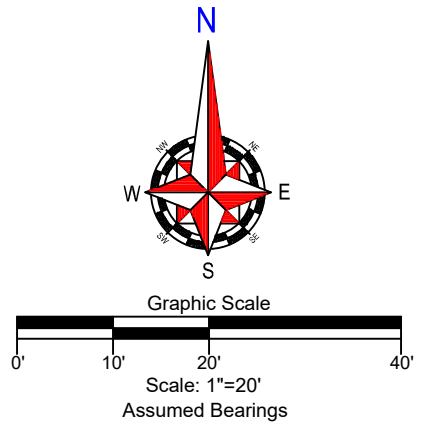
Cady Way

Loch Berry Rd

**Boundary, Topographic, Tree Location Survey**

**Legal Description:**  
 LOT 6 AND THE WEST 1/2 OF LOT 7, BLOCK 9, ALOMA SECTION 1, ACCORDING TO THE PLAT THEREOF,  
 AS RECORDED IN PLAT BOOK O, PAGE 51, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**FLOOD DISCLAIMER:**  
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE  
 LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 09-25-2009.  
**CERTIFIED TO:**  
 TT-BUILDER LLC



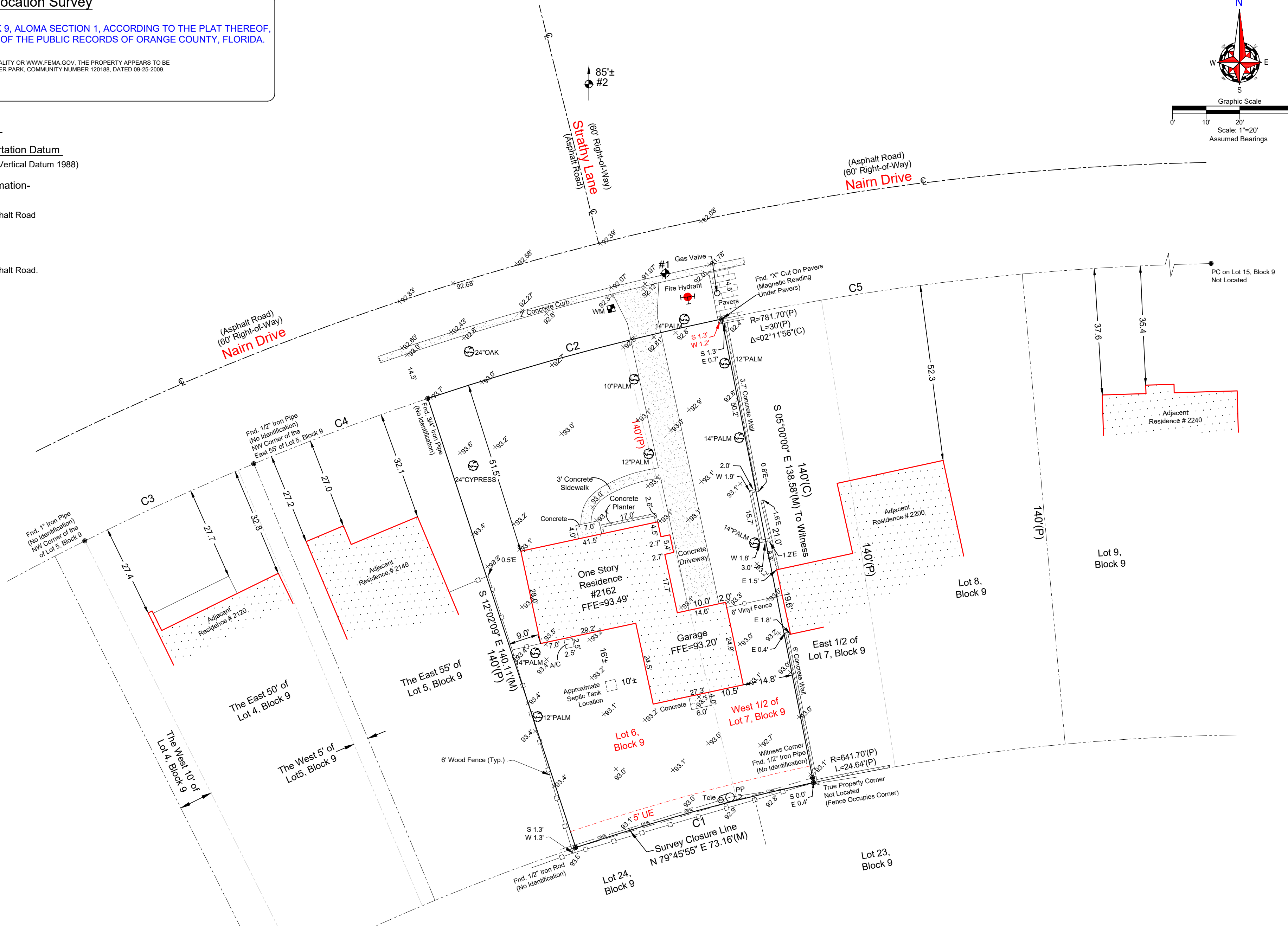
**-Benchmark Information-**

Florida Department of Transportation Datum  
 (Elevations are based upon North American Vertical Datum 1988)

**-Site Benchmark Information-**

**#1**  
 Set. Nail & Disk LB 7623 in Asphalt Road  
 Elevation: 91.92'

**#2**  
 Set. Nail & Disk LB 7623 in Asphalt Road.  
 Elevation: 91.97'



<b>C1</b> D=6°36'00"(C) R=641.70'(P) L=73.92'(C) Chord Bearing N 80°52'18" E 73.05'(C)	<b>C2</b> D=6°35'48"(C) R=781.70'(P) L=90.00'(C) Chord Bearing N 81°03'19" E 90.23'(M)	<b>C5</b> D=44°29'27"(C) R=781.70'(P) L=607.00'(C)
<b>C3</b> D=4°01'53"(C) R=781.70'(P) L=55.00'(D) Chord Bearing N 71°38'21" E 54.95'(M)	<b>C2</b> D=6°35'48"(C) R=781.70'(P) L=90.00'(C) Chord Bearing N 81°03'19" E 90.23'(M)	

**Tree Note:**  
 Oak - Denotes Tree Type  
 (18" - Diameter of Tree measured at Chest Height)

Field Date: 03/07/24 Drawn By: HP	Date Completed: 03/08/24 File Number: IS-127933	<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>&gt;Survey is Based upon the Legal Description Supplied by Client.</li> <li>&gt;Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.</li> <li>&gt;Subject to any Easements and/or Restrictions of Record.</li> <li>&gt;Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".</li> <li>&gt;Building Ties are NOT to be used to reconstruct Property Lines.</li> <li>&gt;Fence Ownership is NOT determined.</li> <li>&gt;Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.</li> <li>&gt;Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.</li> <li>&gt;Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified.</li> <li>&gt;Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland &amp; Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.</li> </ul>	<p><b>Revisions</b></p> <table border="1"> <tr> <td>Add Adjacent Buildings - 08/09/24 - TCD</td> </tr> <tr> <td>Topographic Survey - 03/29/24 - JTP</td> </tr> </table>	Add Adjacent Buildings - 08/09/24 - TCD	Topographic Survey - 03/29/24 - JTP
Add Adjacent Buildings - 08/09/24 - TCD					
Topographic Survey - 03/29/24 - JTP					

**Patrick K. Ireland**  
 Patrick K. Ireland, P.S.M. 6637, LB 7623  
 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.  
**Ireland & Associates Surveying, Inc.**  
 800 Currency Circle Suite 1020  
 Lake Mary, Florida 32746  
 www.irelandsurveying.com  
 Office-407.678.3366 Fax-407.320.8165

NO EXISTING WELLS OR SEPTIC SYSTEMS ON SITE OR WITHIN 75 FEET OF SUBJECT PROPERTY UNLESS OTHERWISE NOTED. NO DIGOUT REQUIRED & NO MIDPOINT INSPECTION REQUIRED. THE WATER METER AND WATERLINE SHOWN ARE PROPOSED THE UTILITY COMPANY WILL SET THE ACTUAL LOCATION CONTRACTOR TO VERIFY THESE LOCATIONS. THE ONSITE SEWAGE DISPOSAL SYSTEM SHALL NOT BE LOCATED WITHIN 10 FEET OF POTABLE WATER LINES UNLESS THESE LINES ARE SEALED WITH A WATERPROOF SEALANT WITHIN A SLEEVE OF A SIMILAR MATERIAL PIPE TO A DISTANCE OF AT LEAST 10 FEET FROM THE NEAREST PORTION OF THE DRAINFIELD IN NO CASE SHALL BE ENCASED LINE BE LOCATED WITHIN 2 FEET OF THE ONSITE SEWAGE DISPOSAL SYSTEM OR AT AN ELEVATION LOWER THAN THE DRAINFIELD ABSORPTION SURFACE. EASEMENTS INDICATED ON SKETCH AND FLOOD ZONES ( IF APPLICABLE ) ARE PER THE SURVEY FURNISHED BY CLIENT. ALL ON SITE DRAINAGE SHALL BE DIRECTED BY SWALES TO AN OFFSITE DRAINAGE FACILITY. THIS SKETCH IS A SEPTIC DESIGN AS PER CHAPTER 64E-6 FAC AND APPLICABLE COUNTY CODES. THIS SKETCH DOES NOT REPRESENT A BOUNDARY, TOPOGRAPHICAL, OR TREE SURVEY.

**SITE BENCHMARK # 1**

SET NAIL & DISK IN ASPHALT  
ELEVATION= 91.92'

**SITE BENCHMARK # 2**

SET NAIL & DISK IN ASPHALT  
ELEVATION= 91.97'

ELEVATIONS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM DATED 1988

**LEGAL DESCRIPTION:**

LOT 6 AND THE WEST 1/2 OF LOT 7, BLOCK 9, ALOMA SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 0, PAGE 51, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BUILDING SETBACK		
	REQUIREMENTS	PROPOSED
FRONT	28' 0"	31' 10"
SIDE	12' 10"	14' 1" & 14' 0"
REAR	25' 0"	29' 4"

- +0.00' DENOTES PROPOSED ELEVATION
- +0.00' DENOTES EXISTING ELEVATION
- +0.00' DENOTES PROPOSED ELEVATION
- +0.00' DENOTES EXISTING ELEVATION
- DENOTES NON-PERFORATED PIPE, EDGE OF DRAINBED AND TOP OF MOUND
- ← DENOTES DRAINAGE FLOW
- DENOTES OVERHEAD LINES
- DENOTES POWER POLE
- DENOTES WATER LINES
- DENOTES EXISTING STRUCTURES

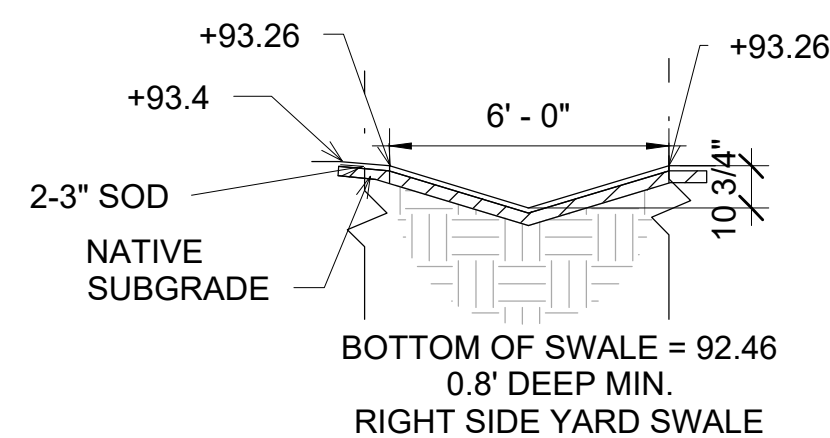
AREA DESCRIPTION	SQFT.	ACRES	%
SITE	11,250	0.14	100
BUILDING & POOL	3,809	0.05	33.86
PAVEMENT/CONCRETE	1,015.6	0.02	9.02
TOTAL IMPERVIOUS	4,824.6	0.08	42.88
TOTAL PERVIOUS	6,425.4	0.07	57.11

PROPOSED PERVIOUS AREA BREAKDOWN	SQFT.	%
PROPOSED LAWN	6,425.4	100
PROPOSED MULCH/LANDSCAPE	561.5	60
	374.3	40

BUILDINGS, ACCESSORY STRUCTURES, PATIOS, DECKS, DRIVES AND OTHER IMPERVIOUS SURFACES SHALL NOT COVER MORE THAN 50 PERCENT OF THE TOTAL LAND AREA OF THE LOT AND AT LEAST 50 PERCENT OF THE FRONT YARD AREA MUST CONSIST OF PERVIOUS SURFACES WITH LANDSCAPING MATERIAL.

FRONT YARD AREA DESCRIPTION	SQFT.	%
FRONT YARD	2,756.97	100
PROPOSED DRIVEWAY	855.22	31.02
PROPOSED WALKWAY	59.34	2.15
PROPOSED PERVIOUS AREA	1,842.41	66.82
PROPOSED IMPERVIOUS AREA	914.56	33.17

PROPOSED PERVIOUS AREA BREAKDOWN	SQFT.	%
PROPOSED LAWN	1,842.41	100
PROPOSED MULCH/LANDSCAPE	1,105.4	60
	736.96	40



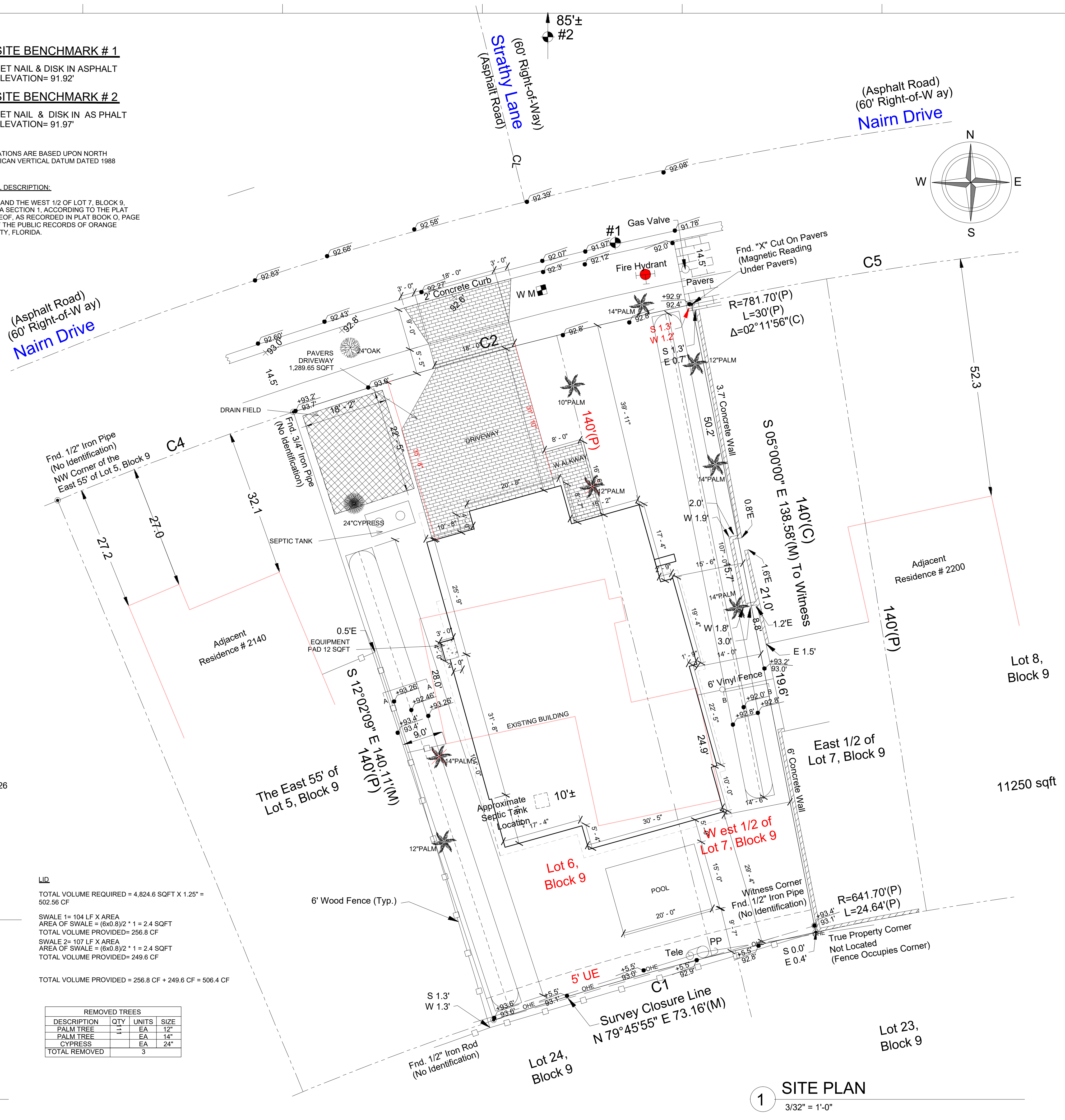
**3 SECTION AA**  
1/4" = 1'-0"



**4 SECTION BB**  
1/4" = 1'-0"

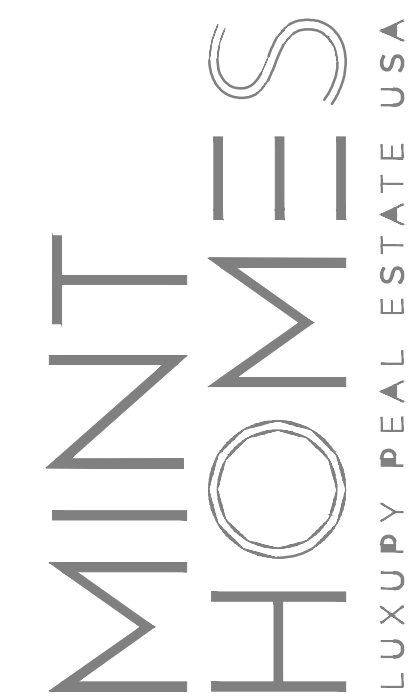
**LID**  
TOTAL VOLUME REQUIRED = 4,824.6 SQFT X 1.25" = 502.56 CF  
SWALE 1= 104 LF X AREA  
AREA OF SWALE = (6x0.8)2 \* 1 = 2.4 SQFT  
TOTAL VOLUME PROVIDED= 256.8 CF  
SWALE 2= 107 LF X AREA  
AREA OF SWALE = (6x0.8)2 \* 1 = 2.4 SQFT  
TOTAL VOLUME PROVIDED= 249.6 CF  
TOTAL VOLUME PROVIDED = 256.8 CF + 249.6 CF = 506.4 CF

REMOVED TREES			
DESCRIPTION	QTY	UNITS	SIZE
PALM TREE	1	EA	12"
PALM TREE	1	EA	14"
CYPRESS	1	EA	24"
TOTAL REMOVED	3		



**1 SITE PLAN**  
3/32" = 1'-0"

NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF MINT HOMES, ANY USE OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT BY MINT HOMES, IS PROHIBITED BY LAW.



MINT HOMES USA LLC  
2162 NAIRN DRIVE,  
WINTER PARK, FL 32792

OWNER/ADDRESS

SIGNED:

REVISIONS	
DATE	DESCRIPTION

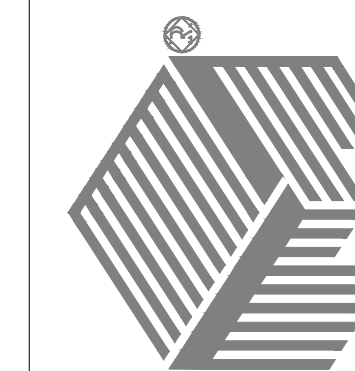
DATE: SEP - 2025  
DRAWN BY: LEONARDO G.  
SCALE: AS INDICATED  
Sheet Title: SITE PLAN

**A2**

Project No:



MINT HOMES  
LUXURY REAL ESTATE USA



MINT HOMES USA LLC  
2162 NAIRN DRIVE,  
WINTER PARK, FL 32792

SIGNED:

REVISIONS	
DATE	DESCRIPTION

DATE: SEP - 2025

DRAWN BY: LEONARDO G

SCALE: AS INDICATED

Sheet Title:  
FRONT VIEW - RENDER

**A1**

Project No:

NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF MINT HOMES, ANY USE OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT BY MINT HOMES, IS PROHIBITED BY LAW.



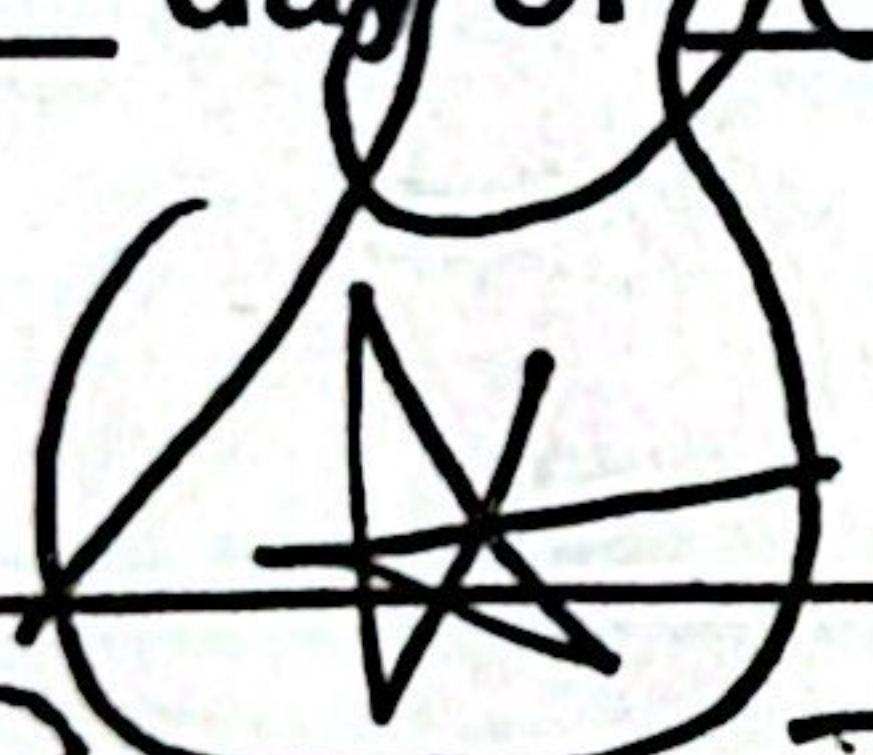
City of Winter Park – Board of Adjustment  
Letter of Support / Non-Objection

I/We, Greg ZURAWSKI\*, owner(s) of the property  
located at 2200 NAIRN DR, hereby state that

I/we have been informed of the variance request submitted by Leonardo Gomes for  
the property located at 2162 Nairn Dr, Winter Park, FL 32792, regarding a proposed  
front setback of 31 feet.

I/We have no objection to this request and support the application being  
considered by the Board of Adjustment.

Signed this 2 day of Oct, 2025.

Signature: 

Printed Name: Greg ZURAWSKI\*

Address: 2200 NAIRN DR



City of Winter Park – Board of Adjustment  
Letter of Support / Non-Objection

I/We, TEDDY J MCILRATH, owner(s) of the property  
located at 2240 NAIRN DR W.P., hereby state that

I/we have been informed of the variance request submitted by Leonardo Gomes for  
the property located at 2162 Nairn Dr, Winter Park, FL 32792, regarding a proposed  
front setback of 31 feet.

I/We have no objection to this request and support the application being  
considered by the Board of Adjustment.

Signed this 2 day of 10, 2025.

Signature: Teddy J. McIlrath

Printed Name: TEDDY J MCILRATH

Address: 2240 NAIRN DR WINTER PARK 32792

