



# Planning & Zoning Board Regular Meeting Minutes

**November 4, 2025 at 5:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

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

## **Absent**

David Bornstein, Michael Dick

## **Staff Present**

Director of Planning and Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corrinna Lundgren, Administrative Coordinator Mary Jean

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

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

### **2. Consent Agenda**

- a. Minutes of October 7, 2025.

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

Motion made by Alex Stringfellow, seconded by Charles Steinberg, to approve the October 7, 2025, regular meeting minutes.

The motion carried unanimously by a 5-0 vote. (David Bornstein and Michael Dick were 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 #25-13. Request of Shravan Kandula and Savina Aneja for: Approval to construct a new, two-story, 6,440 square-foot, single-family home located at 2020 Venetian Way on Lake Maitland, zoned R-1AAA.

Mr. Lewis provided a summary of the request. He noted that three cypress trees on the property that would be critically damaged by any sort of demolition had been approved for removal by the city's Urban Forestry department. He also noted that there would be no infringement on the traditional views of the neighbors. He then added that there would be an abundance of natural stormwater retention due to the 19 trees on the property and the proposed swales. He then went on to review the floor plan and elevations for the property.

Staff recommendation was for approval with the following condition:

- That the trees requested for removal be fully mitigated through the City's Urban Forestry Tree Removal Permit Program.

The applicant, Savina Aneja of 1750 Palmer Avenue, Winter Park, FL 32789 addressed the Board. She indicated that she would be very flexible about adjusting the proposed plans to meet the Board's required criteria.

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

A brief discussion ensued regarding the proposed stormwater system and the extent of runoff into the lake.

**Motion made by Alex Stringfellow, seconded by Charles Steinberg, for approval to construct a new, two-story, 6,440 square-foot, single-family home located at 2020 Venetian Way on Lake Maitland, zoned R-1AAA, with the following condition:**

- **That the trees requested for removal be fully mitigated through the City's Urban Forestry Tree Removal Permit Program.**

**The motion carried unanimously by a 5-0 vote. (David Bornstein and Michael Dick were absent from the meeting.)**

- b. SUB #25-03. Request of Mollie and Andrew Samaan for: Approval to divide the property at 1210 Alberta Drive, zoned R-1AA, into two separate lots.

Mr. Lewis provided a summary of the request. He briefly discussed the existing lot width and depth. He then indicated that the first proposed lot of the split was the corner lot and discussed the proposed lot width and area. He noted that the applicant was intending to keep the existing two-story house after the lot split. He added that the house would still meet the required FAR and all setbacks except for the garage. He explained that the applicant would need a 12-foot first floor side setback in lieu of the

required 20 feet to keep the existing garage structure. Mr. Lewis then discussed the second proposed lot's width and area, noting that a variance would be needed for the width. He then indicated that the applicant has no desire to currently construct on the lot and was applying for the lot split for future consideration when they ever choose to sell the property.

Staff recommendation was for approval.

Discussion ensued about whether the pool deck would be within code after the lot split, whether the applicant's current use of the area for the new lot would cease, and the rear and side setbacks.

The applicant, Andrew Samaan addressed the Board. Mr. Samaan noted that he was not looking to do anything with the lot other than what he currently uses it for. He indicated that he wanted the lot split to reduce the property tax and to have the ability to do something different with the lot.

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

Peter Brethauer of 420 Cortland Avenue, Winter Park, FL 32789; Stan Sujka of 345 Cortland Avenue, Winter Park, FL 32789; and Robert Randell of 421 Cortland Avenue, Winter Park, FL 32789.

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

Discussions ensued about the depths of the surrounding properties, overbuilding, FAR restrictions, possible impacts on the neighbors, minimum lot criteria, and the existing and proposed FAR for the property.

**Motion made by Alex Stringfellow, seconded by Bill Segal, for approval to divide the property at 1210 Alberta Drive, zoned R-1AA, into two separate lots with the following condition:**

- **That the side setback variance relates solely to the existing structure and that a new structure must conform to all appropriate setback requirements.**

**The motion carried unanimously by a 3-2 vote. (In Favor: Vashon Sarkisian, Alex Stringfellow, and Bill Segal. Opposed: Jason Johnson and Charles Steinberg. David Bornstein and Michael Dick were absent from the meeting.)**

A brief discussion ensued about the requirement for affirmative Board votes versus a

majority present vote.

- c. ZTA #25-05. Request of The City of Winter Park for: An Ordinance to create a new Section 58-98 to establish regulations and procedures for certified recovery residences requesting reasonable accommodation as required by Chapter 2025-182, Laws of Florida.

Mrs. McGillis provided a summary of the request. She noted that the request was a result of Senate Bill 954, which requires that all Florida cities adopt an ordinance by January 1st, 2026, to establish uniform procedures and reasonable accommodation process for reviewing certified recovery residences. She explained that the ordinance defines what reasonable accommodation means, which is a waiver, modification of land use, zoning, or other regulations to afford persons with disabilities an equal opportunity to use and enjoy a dwelling consistent with the Fair Housing Amendments Act and American with Disabilities Act. She explained further that in the Senate bill, it basically prohibits local governments from banning or over-regulating certified recovery residences, if certain criteria are met. Mrs. McGillis then went on to explain what the bill required. She noted that the ordinance relates to the city's multifamily zoning districts, which already allow adult congregate living facilities, including certified recovery residences which are a conditional use request. She added that even though there is this reasonable accommodation that can be an administrative approval, it more than likely will be a conditional use that would go before the Planning & Zoning Board and also need City Commission approval.

Staff recommendation was for approval.

Discussion ensued about the enforcement of the use of the facilities, certification requirements for the facilities, what reasonable accommodations consist of, who determines the reasonable accommodations, and whether an applicant can file a petition to challenge a denial.

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

**Motion made by Bill Segal, seconded by Alex Stringfellow, for approval of an Ordinance to create a new Section 58-98 to establish regulations and procedures for certified recovery residences requesting reasonable accommodation as required by Chapter 2025-182, Laws of Florida.**

**The motion carried unanimously by a 5-0 vote. (David Bornstein and Michael Dick were absent from the meeting.)**

- d. ZTA #25-04. Request of The City of Winter Park for: An Ordinance to amend Chapter 58, "Land Development Code"; Revising Article III, "Zoning," Section 58-64, "Nonconforming

Lots, Nonconforming Uses, And Nonconforming Structures," to update regulations relating to structural renovation and valuation thresholds; and Amending Article V, "Environmental Protection Regulations," Division 1, "Stormwater Management," to revise performance standards for new development and redevelopment, establish a stormwater utility fee in lieu option for small sites, and update technical and design standards.

Mrs. McGillis provided a summary of the request. She noted that the request had been discussed at the Board's work session the week prior and staff had made the requested changes from that meeting. She then explained that the ordinance relates to non-conforming structures, which are basically structures that do not meet current zoning rules. She further explained that the city currently has a 50% valuation threshold. So, if demolition, remodeling, or reconstruction exceeds 50% of the building's assessed value, it must be rebuilt to current code. Renovations phased within two years are combined to determine if the threshold is met. Mrs. McGillis then indicated that value is based on either the Orange County Property Appraiser's records or by an independent property appraiser that is licensed in Florida. She noted that at the last work session it was requested that the word 'certified' be removed from the title of licensed property appraiser. Also, the currently used averaging of the two appraiser reports was eliminated, which will allow property owners to reinvest in existing structures more than they are currently able to. She then went over the added residential and nonresidential exceptions, as well as other exclusions from the 50% calculations. She indicated that property owners may opt to increase their Stormwater Utility Fee in lieu of providing stormwater retention onsite for properties with a total area less than one acre that trip the valuation threshold. She then added that the ordinance removes the 25% threshold for commercial properties and the 50% threshold for single-family properties.

Staff recommendation was for approval.

A brief discussion ensued regarding clarification that, with the removal of the 90% roof provision, the new roof must conform to code. Also, suggestions were made to reword the language of the ordinance to read "as determined by an independent property appraiser licensed by the state of Florida" and to, at some point in the future, further simplify the ordinance.

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

**Motion made by Charles Steinberg, seconded by Alex Stringfellow, for approval of an Ordinance to amend Chapter 58, "Land Development Code"; Revising Article III, "Zoning," Section 58-64, "Nonconforming Lots, Nonconforming Uses, And Nonconforming Structures," to update regulations relating to structural renovation and valuation thresholds; and Amending**

**Article V, "Environmental Protection Regulations," Division 1, "Stormwater Management," to revise performance standards for new development and redevelopment, establish a stormwater utility fee in lieu option for small sites, and update technical and design standards.**

**The motion carried unanimously by a 5-0 vote. (David Bornstein and Michael Dick were 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 6:07 p.m.

Minutes approved by the Board on January 6, 2026.

ATTEST:

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/s/ Mary Jean, Recording Secretary