



Board of Adjustments Regular Meeting Minutes

May 19, 2026 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Frank Pruitt, Jim Fitch, Christopher Morrison, Aimee Hitchner, Robert Trompke

Absent

Jeanne Reynaud

Staff Present

City Attorney Katherine Ruiz, Assist. Director of Planning & Zoning John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Jean

1. Call to Order

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

2. Consent Agenda

- a. Minutes of April 21, 2026.

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

Motion made by Michael Clary, seconded by Chris Morrison, to approve the April 21, 2026, meeting minutes.

The motion carried unanimously by a 6-0 vote. (Jeanne Reynaud 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 #26-05. Request of Jason Lee with MJS Designers Group for variance approval from Section 58-65(f)(6), to allow a 28-foot front yard setback in lieu of the required front setback of 35 feet in conjunction with the proposed single-family home, located at 2260 Mulbry Drive, zoned R-1A.

Mr. Lewis provided a summary of the request. He noted that the existing home has a setback of 36 feet and the current city's code requires a setback of 35 feet. He indicated that the property was the only home of the 14 homes along the same side of Mulbry Drive that has a required setback of over 30 feet. He then indicated that the applicant's proposal met all side, rear, and pool setback requirements. He went on to note that the home was unique in the fact that it is the only home required to be around 10 feet back from most of the properties along the block structure. He added that the lot and the applicant's request were consistent with the character of the neighborhood, where single-family homes have a setback around 26 feet. He also noted that staff did not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district.

Staff recommendation was for approval.

Discussion ensued about the 10-foot rule for the required setbacks.

The applicant, Jason Lee of MJS Designers Group at 815 Orienta Avenue, Ste. 1040, Altamonte Springs, FL 32701 addressed the Board and indicated that he was available to answer any questions.

The Board heard public comment from the following residents:

Did not confirm their favor for or opposition to the request:

Cindy Smith of 2909 Parkland Drive, Winter Park, FL 32789.

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

Motion made by Michael Clary, seconded by Aimee Hitchner, for variance approval from Section 58-65(f)(6), to allow a 28-foot front yard setback in lieu of the required front setback of 35 feet in conjunction with the proposed single-family home, located at 2260 Mulbry Drive, zoned R-1A.

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

5. Non-Action Items

6. Staff Updates

Mr. Lewis noted that the meeting was the last one for Board member Robert Trompke. Mr. Lewis expressed gratitude for Chairman Trompke's years of service on the Board.

7. Board Comments

8. Upcoming Agenda Items

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9. Adjournment

The meeting adjourned at 5:20 p.m.

Minutes approved by the Board on June 16, 2026.

ATTEST:

/s/ Mary Jean, Board Secretary