



Planning & Zoning Board Regular Meeting

Agenda

July 7, 2026 @ 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/ and include virtual meeting instructions.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

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).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

1. **Call to Order**
2. **Selection of Chair and Vice Chair**
3. **Consent Agenda**
 - a. Minutes of June 2, 2026. 1 minute
4. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
5. **Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. SPR #26-08. Request of Ryan Raczkowski with Factotum Worldwide LLC for: Approval to construct a two-story, 1,000 square-foot detached accessory structure on the property located at 161 Palmer Avenue on Lake Maitland, zoned R-1AAA. **THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM TO THE AUGUST 4TH, 2026 REGULAR MEETING.** 1 minute
 - b. SPR #26-07. Request of William Wendorf for: Approval to construct a two-story, 582 square feet addition to the existing, single-family home, located on Lake Killarney, at 2154 Lake Drive, zoned R-1A. 10 minutes
 - c. SPR #26-09. Request of David Runnels on behalf of the homeowners for approval to construct a new, single-story, 1,382 square-foot addition to the existing single-family home located at 147 Virginia Drive on Lake Virginia, zoned R-1AAA. 10 minutes
 - d. SPR #26-06. Request of Charles Fitzgerald for approval to construct a new, two-story, 6,054 square-foot single-family home located at 681 Balmoral Road on Lake Berry, zoned R-1AAA. 10 minutes
 - e. CU #26-01. Request of GAI Consultants, Inc. for: Conditional Use approval for the property located at 210 E. Morse Boulevard (zoned R-4), on behalf of El Cortez, LTD (property owner), in conjunction with Chabad of Greater Orlando, for a project consisting of five townhome units fronting Morse Boulevard, which will be two stories in height plus partially below-level basement garages for parking; and a three-story synagogue building fronting Knowles Avenue, including an underground parking garage, a place of worship with rooftop deck for associated functions, and a daycare facility. **THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM TO THE AUGUST 4TH, 2026 REGULAR MEETING.** 60 minutes

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| f. | CU #26-04. Request of Rebecca Wilson, Lowndes-Law, on behalf of WP Station Tower, LLC (property owner) for: Conditional Use approval to establish a 301-seat restaurant and 50-seat café within the existing office building located at 1560 North Orange Avenue, zoned O-1. | 60 minutes |
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6. Action Items**7. Non-Action Items****8. Staff Updates****9. Board Comments****10. Upcoming Agenda Items****11. Adjournment**