



Planning & Zoning Board Regular Meeting Minutes

June 2, 2026 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, Jason Johnson, Bill Segal, Charles Steinberg, Michael Dick, Samuel King

Absent

Vashon Sarkisian

Staff Present

City Attorney Dan Langley, Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna 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 May 5, 2026.

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

Motion made by Michael Dick, seconded by Charles Steinberg, for approval of the May 5, 2026, meeting minutes.

The motion carried unanimously by a 6-0 vote. (Vashon Sarkisian 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. SPR #26-05. Request of Nasrallah Design Studios for: Approval to construct additions to the existing, single-family home, totaling 1,907 square feet, located on Lake Berry, at 1128 Preserve Point Drive, zoned PURD.

Ms. Lundgren introduced the new Board member, Samuel King, who was appointed by City Commissioner Craig Russell. She then went on to give a brief overview of what a lakefront review entails.

Ms. Lundgren then provided a summary of the hearing request. She noted that the area was zoned PURD. She then indicated that the applicant's proposal met floor area ratio, impervious coverage, and lake front setback requirements. She added that the proposed garage and pool house additions were well within the setback lines of the property. Ms. Lundgren went on to note that the views from the lake and the neighbor views would not be affected. She also indicated that the stormwater retention requirements would be met because the property had four existing swales and the applicant was proposing two additional ones.

Staff recommendation was for approval.

The Board inquired about the front yard permeability percentage.

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

Motion made by Charles Steinberg, seconded by Michael Dick, for approval to construct additions to the existing, single-family home, totaling 1,907 square feet, located on Lake Berry, at 1128 Preserve Point Drive, zoned PURD.

The motion carried by a 6-0 vote. (Vashon Sarkisian was absent from the meeting.)

- b. CPA #25-05. Request of Tara Tedrow: An Ordinance amending Chapter 58 "Land Development Code" Article, I, "Comprehensive Plan" so as to add a new policy within the text of the Future Land Use Element to permit the subdivision or lot split of lakefront property that meets specific criteria.

Mrs. McGillis provided a summary of the request. She noted that the proposed amendment to the city's Comprehensive Plan would create a new exception allowing the subdivision of certain lakefront properties. She explained that the proposal would effectively apply to only one property: 1020 Palmer Avenue. She indicated that current policy prohibits the subdivision of lakefront estates to preserve larger lots, lower residential density, and the character of the city's lakefront neighborhoods, with only limited existing exceptions for historic properties and certain locations. She then explained that the applicant was requesting a new policy permitting the division of lakefront properties that meet very specific criteria, including a minimum of 3.5 upland acres, R-1AAA zoning, and a single-family residential future land use designation. The proposal would allow the property to be divided into two lots, each with at least 150

feet of lake and street frontage and a minimum of 1.5 upland acres. Mrs. McGillis noted that these requirements are so restrictive that no other property in the city currently qualifies. She also noted that the applicant was proposing limiting the combined gross floor area of homes on the two new lots to 40,000 square feet, significantly less than the nearly 56,000 square feet that could be built if the property remained a single lot under existing regulations. She then reviewed how the proposal compared with surrounding development, explaining that the resulting lots would still be substantially larger than neighboring properties and would comply with zoning requirements without requiring variances. Conceptual drawings illustrated both the proposed subdivision and what could be built under the current single-lot configuration. The proposed split would reduce the maximum overall development potential while still creating two large estate-sized lots.

Mrs. McGillis indicated that there was an existing historic home located on the property, a 1939 residence designed by James Gamble Rogers and known as Merrywood. Although the home is listed on the Florida Master Site File and identified by the city as a potential historic landmark, it is not currently designated on the city's historic register. Staff noted that the home's location on the eastern portion of the property makes it feasible to preserve during a subdivision. Rather than supporting the applicant's proposal, staff recommended an alternative Comprehensive Plan policy centered on historic preservation. Under the alternative, a lakefront lot could be split only if a pre-1950 home were designated on the Winter Park Register of Historic Places. The resulting lots would each need at least 110 feet of lake and street frontage and a minimum of 52,000 square feet of upland area. Staff explained that this approach would preserve the existing historic home while still allowing one additional lakefront lot. Like the applicant's proposal, the alternative would effectively apply only to this property because no other parcel in the city meets the combination of size, frontage, and historic-home requirements.

Mrs. McGillis then outlined the three recommendation options for the board: recommend approval of the applicant's proposed Comprehensive Plan amendment, recommend denial and retain the existing prohibition on lakefront lot splits, or recommend moving forward with staff's alternative policy focused on preserving historic homes while allowing a limited subdivision under narrowly defined circumstances.

Discussion then ensued about the following:

- Staff's proposed policy and whether it differed from the proposal discussed in the previous Board work session.
- Minimum lot width and setback requirements.
- Applicability of the proposed policy to the subject property.
- Historic designation of Merrywood as a condition for a lot split.

- Applicant's position on the staff proposal.
- Whether historic designation requires preservation of the existing home.
- Historic Preservation Board's authority over renovations, additions, and demolition.
- Benefits and drawbacks of historic designation for property owners.
- Potential scale of future development if the lot is not split.
- Applicant's conceptual home examples and Land Development Code compliance.
- Typical use of maximum floor area ratio (FAR) in residential development.
- Historical trends in approved FAR for similar projects.
- Property owner's position on historic designation.
- Comparison of setbacks for potential new development and the nearby Hagle House.

The applicant, Tara Tedrow of 1473 Kelso Boulevard, Windermere, FL 34786, addressed the Board. Ms. Tedrow explained that extensive efforts were made over many months to preserve the Merrywood property, including working with preservation organizations, marketing the property to prospective buyers, hosting nearly 100 vetted tours, and commissioning a structural engineering report. Despite these efforts, no buyer was willing to purchase and restore the home, and the engineering report concluded that the house suffered from serious structural problems and should not be saved. She emphasized that demolition is financially unavoidable but expressed support for preserving the home's history through salvaging architectural elements and documenting the property. Ms. Tedrow presented a proposal to divide the unique 3.67-acre lakefront property into two estate-sized lots of at least 1.5 acres each while limiting the allowable floor area of future homes. She argued that this approach better aligns with Winter Park's Comprehensive Plan by preserving neighborhood scale, character, and estate-lot development. She contended that leaving the property as a single parcel could allow the construction of an extremely large mansion—potentially over 50,000 square feet under existing regulations—which would be out of scale with surrounding homes. She then cited Comprehensive Plan policies emphasizing neighborhood character, estate preservation, and flexibility for unique circumstances, arguing that the proposed lot split with floor area restrictions would produce a more appropriate long-term outcome for the property and the surrounding neighborhood.

Discussion ensued, and Ms. Tedrow was questioned about whether the proposed Comprehensive Plan amendment was intentionally crafted to apply only to the Merrywood property, which she confirmed, stating no other property in the city would qualify. She was also asked why she sought a property-specific amendment rather than revising the existing policy prohibiting lakefront lot splits. Ms. Tedrow responded that the proposal addressed a unique circumstance while preserving the city's broader goals of maintaining large estate lots and neighborhood character. When asked about the city's alternative proposal requiring historic designation, she said she opposed it

because extensive efforts over 11 months had failed to find a buyer willing to preserve the house, making demolition unavoidable.

The Board heard public comment from the following residents:

In favor:

Mick Night of 1160 Tom Gurney Drive, Winter Park, FL 32789 and David Bornstein of 1670 Mayfield Avenue, Winter Park, FL 32789.

Opposed:

Aimee Spencer of 1509 Orange Avenue, Winter Park, FL 32789 and Michael Spencer of 1509 Orange Avenue, Winter Park, FL 32789.

Did not confirm favor of or opposition to the request:

John Skolfield of 358 Vitoria Avenue, Winter Park, FL 32789 and Scott Peelen of 1555 Lakehurst Ave, Winter Park, FL 32789.

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

Ms. Tedrow addressed the Board and reiterated that extensive efforts were made to find a buyer willing to preserve the Merrywood property, but none emerged despite outreach to preservation groups and prospective purchasers. She explained that property pricing reflected market values rather than the owners' preferences and argued that the proposal was based on existing Comprehensive Plan policies governing floor area ratio and neighborhood scale, not intended as a scare tactic. She maintained that this unique 3.67-acre property warranted a narrowly tailored exception allowing a split into two estate-sized lots with limits on home size to better preserve the character of the surrounding neighborhood.

After confirming that the applicant would not proceed if historic preservation of Merrywood were required, the Board began deliberations. Several members expressed support for the proposed amendment, concluding that preserving the house was no longer feasible and that allowing the property to be divided into two large estate lots with development controls would better protect Winter Park's scale and character than allowing a single, much larger home under existing regulations. Supporters also emphasized respect for private property rights and viewed the proposal as a practical compromise.

Other Board members opposed the amendment, arguing that the city's Comprehensive Plan clearly prohibits lakefront lot splits to preserve large lakefront estates and that

creating a policy applicable to only one property would constitute an inappropriate special exception. They maintained that any change should be made by amending the existing Comprehensive Plan policy rather than adopting a property-specific provision. Opponents also questioned whether fears of an oversized future home justified altering long-standing policy and raised concerns about potential legal risks associated with granting unique development rights to a single property.

Motion made by Bill Segal, seconded by Charles Steinberg, for approval of an Ordinance amending Chapter 58 "Land Development Code" Article, I, "Comprehensive Plan" so as to add a new policy within the text of the Future Land Use Element to permit the subdivision or lot split of lakefront property that meets specific criteria, as outlined below:

- **Policy 1-5.1.8: Additional Lakefront Lot Considerations.**
Notwithstanding anything to the contrary contained herein, the City shall permit the subdivision or lot split of a lakefront property with a minimum of 3.5 upland acres, which is zoned R-1AAA, and has a Single Family Residential Future Land Use designation (which lot exists as of October 1, 2025) into two resultant lots subject to the following standards:
 - 1. each lot shall have 150 feet of frontage on both the lake and street, and**
 - 2. each lot shall be a minimum of 1.5 acres each and**
 - 3. the total gross floor area between the two lots may equal, but shall not exceed, 40,000 square feet; provided the final gross floor area of each lot shall be determined at site plan review and in no event shall either lot's gross floor area exceed a 35% FAR.**

The motion carried by a 4-2 vote. (In Favor: Charles Steinberg, Bill Segal, Alex Stringfellow, and Sam King. Opposed: Jason Johnson and Michael Dick. Vashon Sarkisian was absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

Mrs. McGillis reminded the Board about the upcoming Board appreciation event scheduled for June 18th from 5:30 p.m. to 7:00 p.m. at the city's event center.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:59 p.m.

Minutes approved by the Board on July 7, 2026.

ATTEST:

/s/ Mary Jean, Board Administrator