



# Planning & Zoning Board Regular Meeting

## Agenda

**August 4, 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/](http://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. Consent Agenda**

- a. Minutes of July 7, 2026. 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. 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. 10 minutes
- b. SPR #26-11. Request of Christopher Salhab with Valdara Custom Homes for: Approval to construct a new two-story, 5,772 square-foot single-family home located at 516 Henkel Circle on Lake Mizell, zoned R-1AAA. 10 minutes
- c. SPR #26-10. Request of Steven and Laura Carras for: Approval to construct a new two-story, 4,259 square-foot single family home located at 2803 Wright Avenue on Lake Forest, zoned R-1A. 10 minutes
- d. SPR #26-14. Request of Adam Metel with Nasrallah Design Studio for approval to construct a new, two-story, 9,897 square-foot, single-family home located at 1024 Anchorage Court on Lake Maitland, zoned R-1AAA. 10 minutes
- e. SPR #26-12. Request of Christopher Salhab with Valdara Custom Homes for approval to construct a new, two-story, 6,989 square-foot, single-family home located at 641 Virginia Drive on Lake Virginia, zoned R-1AAA. 10 minutes
- f. SPR #26-13. Request of David Konkol with Konkol Custom Homes & Remodeling, LLC for approval to construct a new, two-story, 6,775 square-foot, single-family home located at 643 Balmoral Road on Lake Berry, zoned R-1AAA. 10 minutes
- g. ANNEX #26-01. Request of Summer Time Management, LLC: To Annex the Property at 915 North Wymore Road and establish Commercial Future Land Use and Commercial (C-3) Zoning on the annexed property. 5 minutes

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| h. | 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. | 60 minutes |
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**5. Action Items****6. Non-Action Items****7. Staff Updates****8. Board Comments****9. Upcoming Agenda Items****10. Adjournment**