



Planning & Zoning Board Work Session Minutes

August 25, 2026 at 12:00 PM

Chapman Room
401 S. Park Avenue

Present

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

Absent

None

Staff Present

Director of Planning & Zoning Allison McGillis, Asst. Director of Planning & Zoning/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Jean

1. Meeting Called to Order

Chairman Johnson called the meeting to order at 12:05 p.m.

2. Discussion Item (s)

a. Upcoming agenda items

Chairman Johnson recited the work session opening statement.

Mrs. McGillis began a review of the upcoming agenda items. She noted that the September agenda is expected to be brief and will include two lakefront site plans, one at 633 Balmoral Road, which is adjacent to a property previously reviewed by the Board, and another at 1294 Howell Branch Road.

The Board then discussed the Winter Park Day Nursery at 741 S. Pennsylvania Avenue, for which the applicant is requesting conditional use approval for an approximately 1,000-square-foot rear addition and interior renovations. The project will provide additional classrooms, bathrooms, conference space, and storage and accommodate approximately 18 additional children. Parking will increase from 21 to 35 spaces. Staff is coordinating with Urban Forestry regarding tree impacts and will recommend screening existing rooftop equipment. The application is expected to be heard in October because the property is within the College Quarter Historic District and must first be reviewed by the Historic Preservation Board.

The Board then discussed the proposed rezoning from R-2 to O-1 and preliminary plans for one-story office buildings and surface parking at the former The Gardens at DePugh

Nursing Center site at 550 W. Morse Boulevard. Discussion included requested setback and landscape buffer variances, parking for a potential medical use, tree preservation, utilities, and architectural standards. Mrs. McGillis explained that the additional Comprehensive Plan amendment would require compensation for the loss of residential development potential through the City's Affordable and Workforce Housing Trust Fund. She also noted that the application remains incomplete and additional information is needed.

The Board then went on to briefly discuss upcoming lakefront reviews associated with previously approved subdivision lots.

3. Adjournment

The meeting adjourned at 12:38 p.m.

ATTEST:

/s/ Mary Jean, Board Administrator