



Planning & Zoning Board Regular Meeting Minutes

December 6, 2022 at 6:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present: Richard James, David Bornstein, Melissa Vickers, Vashon Sarkisian, Jim Fitch, and Alex Stringfellow. Absent: Michael Spencer. Also Present: City Attorney Dan Langley. Staff: Director of Planning and Transportation Jeff Briggs, Assistant Director of Planning and Transportation Allison McGillis, Planner I Nicholas Lewis, Planning Technician Aaron Hull, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Richard James called the meeting to order at 5:58 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by Vashon Sarkisian, seconded by Melissa Vickers to approve the November 5, 2022 meeting minutes with an amendment that the call to order should state that Chairman Richard James called the meeting to order rather than Vice-Chair David Bornstein.

Motion carried unanimously with a 6-0 vote. (Michael Spencer was not present for the meeting.)

(3) Public Comments (for items not on Agenda)

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

(4) Public Hearings

- SPR #22-14: Request of Rob Smith with E2 Homes for approval to construct a new, two-story, 7,957 square-foot, single-family home located at 700 Via Lugano on Lake Maitland, zoned R-1AAA.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map and aerial of the property. He noted that no neighbor letters for or against the item were received. He then reviewed the building standards table with the Board, noting that the applicant's plans were at a 32.2% floor-area-ratio (FAR) and 43% impervious lot coverage, which both fall below maximum code requirements. He also noted that the average for the lakefront setbacks in the area is 60 feet and the applicant proposed a 69 foot 5 inch setback. Mr. Lewis then presented and spoke on the applicant's existing survey, tree and grading plan, and floor plan. He indicated that no trees were to be removed. He also indicated that there were two proposed swales on the property that together added up to about 100 cubic feet less than the applicant's entire required retention with natural retention from the existing, numerous cypress trees along the lakefront portion of the lot fulfilling the rest. With regard to the floor plan, Mr. Lewis noted that a small portion of the pool deck would extend into the 50-foot setback but was still within the allowed 10% impervious lot coverage within the 50-foot setback from the high-water line. He also noted that no views from the lake or the neighbors would be blocked by the proposal.

Staff recommendation was for approval.

Chairman James asked if the artificial turf portion of the applicant's request was included in the calculations for impervious lot coverage to which Mr. Lewis replied that it was included.

The applicant, Rob Smith of 66 Eastwind Lane, Maitland, FL 32751 addressed the Board. Mr. Smith noted that a lot of effort was placed on working around the existing trees on the property and minimizing the impact on them.

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

The Board briefly discussed the item. Mr. Bornstein inquired whether or not applications that meet all of the City standards can be placed as consent agenda items rather than as hearing items. City Attorney Langley advised that the Board could adopt a policy for it. He added, though, that if someone wants to come to the hearing and speak on any of the items then the specific item would have to be pulled off of the consent agenda and the person allowed to speak on it. He also noted that staff may not be able to pre-determine if the Board would desire to have discussion on an item.

Motion made by Alex Stringfellow, seconded by Melissa Vickers, for approval to construct a new, two-story, 7,957 square-foot, single-family home located at 700 Via Lugano on Lake Maitland, zoned R-1AAA.

Motion carried unanimously with a 6-0 vote. (Michael Spencer was not present for the meeting.)

- SPR #22-13: Request of Rob Smith with E2 Homes for approval to construct a new, one-story, 2,805 sq. ft., single-family home located at 410 Lakewood Drive on Lake Osceola, zoned R-1AAA.

Mr. Hull provided the Board a brief summary of the request. He presented to the Board an area map and aerial of the property. He noted that the applicant would only be using 12% of the allowed FAR and 35% of the allowed impervious lot coverage. He also noted that the applicant's lakefront setback is proposed at 66 feet 2 inches while the average lakefront setback of the adjacent homes is 60 feet. Mr. Hull then presented the proposed site plan for the property noting that only one tree was removed per previous approval by the City's Urban Forestry Department. He added that the applicant's proposed stormwater retention plan meets code requirements, there would be no blocked views from the lake or the neighbors, and no neighbor letters for or against the item had been received.

Staff recommendation was for approval.

Public attendee Jon Rose of 333 Trismen Terrace, Winter Park, FL 32789 requested to address the Board. Mr. Rose inquired about the setback on the southside of the lot, if there were to be any more trees to be planted, and where a fence could be placed on the property.

The applicant, Rob Smith of 66 Eastwind Lane, Maitland, FL 32751 addressed the Board. Mr. Smith noted that the original home on the lot was much larger and closer to the south property line than the new proposed home. He also noted that the tree that was removed had been deemed a hazard by the City's Urban Forestry Department.

The Board inquired if there were more public requests to speak but no one else from the public made a request. The public hearing was closed.

Mr. Fitch briefly asked for clarification on the square feet of the proposed home.

Motion made by David Bornstein, seconded by Alex Stringfellow, for approval to construct a new, one-story, 2,805 sq. ft., single-family home located at 410 Lakewood Drive on Lake Osceola, zoned R-1AAA.

Motion carried unanimously with a 6-0 vote. (Michael Spencer was not present for the meeting.)

- SPR #22-15: Request of Scott Webb with Hanson Custom Homes for approval to construct a new, two-story, 4,618 square-foot, single-family home located at 1891 Lake Spier Drive on Lake Spier, zoned R-1A.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map and aerial of the property. He noted that the request falls well under the FAR and impervious lot coverage requirements. He also noted that the request meets the front and side setback requirements but does not meet the lake front setback requirements. He added that the average lake front setback for the area is 65 feet and the applicant requested a 53.22 foot setback. Mr. Lewis pointed out that the original home on the lot had a setback of 50.56 feet and a finished floor elevation of 95.5 feet. Mr. Lewis then presented the proposed drainage plan and indicated that there would be sufficient swales across the property for proper stormwater retention. He also presented the site plan and elevations for the property noting that the proposed home had a single-story wing protruding down towards the lakefront along the west lot line. The nearest corner of the wing

to the west lot line is at slightly more than 64 feet and the opposite corner is at 54.35 feet. He went on to note that the applicant had removed one tree that was approved and permitted for removal by the Urban Forestry department due to health and safety concerns. Mr. Lewis briefly discussed the views from the lake and the neighbors, noting that the proposed home would keep the same 95.5 foot finished floor elevation as the original home. He added that the applicant's neighbor to the west has an existing six foot privacy fence, an eight by ten foot shed, eleven foot tall bamboo, and a four foot chain-link fence along their property line down to the lake front allowing for very minimal views of the lake by the neighbor to the east. Mr. Lewis indicated that he had spoken with the neighbor to the west about their concerns with possible damage to their existing fence, additional fill, and stormwater retention and they were currently comfortable with the applicant's request. Mr. Lewis also indicated that he had spoken to the neighbor to the east who expressed concerns about their lake views to the west. He briefly discussed the viewshed of the neighbor to the east, providing the Board with a visual outline of how the proposed home would fall in line with the previously existing screen enclosure of the original home.

Staff recommendation was for approval.

Chairman James asked for clarification on the lakefront setback for the lot.

The co-applicant and homeowner for the request, Brian Wilson of 1666 Joeline Court, Winter Park, FL 32789 addressed the Board. Mr. Wilson noted that the shape of the lot created a challenge for the shape and setbacks of the proposed home. He also noted that he tried to minimize any impacts to the neighbors when designing the home.

Chairman James asked if the home would be on septic to which the applicant responded yes, that it would be on septic. Brief discussion ensued about the ability of the home to be connected to sewer.

The Board heard public comment from the following resident:

Daryl LeBlanc of 1895 Lake Spier Drive, Winter Park, FL 32789 addressed the Board. Mr. Leblanc noted that he is the applicant's neighbor to the east. He indicated that his concern was with the western portion of the proposed home, which would block views such as the daily sunset. He expressed desire for the western portion of the proposed home to be minimized or mitigated.

Brief discussion ensued with the Board regarding the view from Mr. LeBlanc's property to the west end of the applicant's proposed home.

The project's architect, Chris Gooden of 1009 Summer Lakes Drive, Orlando, FL 32835 addressed the Board. Mr. Gooden noted that the proposed home would have a 10 foot wall height and a 14 foot roof peak on the western portion.

Mrs. McGillis reminded the Board that the lakefront criteria is with regards to the view of the lake and not the entire property.

Mr. Stringfellow inquired as to whether or not anything would preclude the applicant from hedging or fencing their entire eastern lot line.

Mr. Wilson addressed the Board and emphasized that he had carefully considered the neighbors views of the lake and felt that his proposed home would create a de minimis change to the views that existed with the original home.

Mr. Stringfellow asked for clarification of the width of the lot.

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

The Board briefly expressed their thoughts on the request. The Board overall felt that the applicant had tried his best to minimize any impacts on the views of the neighbors.

Motion made by Jim Fitch, seconded by David Bornstein, for approval to construct a new, two-story, 4,618 square-foot, single-family home located at 1891 Lake Spier Drive on Lake Spier, zoned R-1A.

Motion carried unanimously with a 6-0 vote. (Michael Spencer was not present for the meeting.)

(5) Action Items

No action items.

(6) Non-Action Items

Discussion of West Fairbanks Study Area by Canin Associates & Next Steps.

Brian Canin with Canin Associates provided the Board a brief update on the West Fairbanks Study. He noted that they are currently doing data gathering and have started work on the planning portion of the study as well. He indicated that he feels the area deserves a complete master plan and he spoke briefly on the City's inspirations for the area, which include arts and culture and enhancing the Winter Park brand. Mr. Canin then reviewed the study analysis and discussed design and art districts, the complex area aspects, required annexation, and various street views within the area. He also discussed the redevelopment area and its existing deficiencies such as there being no connectivity, many varied uses, lots of vacant land and parking lots, and significantly aged buildings. He also discussed the tax value ratio on lots and the unusual lot pattern that exists. He expressed that the area needs a pilot project and could become a very walkable, live and work area over time. Mr. Canin then provided the Board with a hard copy summary of the images he reviewed and discussed.

Brief discussion ensued with the Board about the number of acres within the study area, the size of the parks planned for the area, and the next steps for the Board. Mr. Canin indicated that he would have a confirmed number of acres provided to the Board after the meeting. Mrs. McGillis noted that the Board would have a work session in January to brainstorm how they would like to move forward.

Mr. Stringfellow recommended looking at the tax revenue benefits and incorporating the design district in the project as well.

(7) Staff Updates

No staff updates.

(8) Board Comments

The Board requested to have the topic of creating a consent agenda policy included on the February 2023 work session agenda.

(9) Upcoming Agenda Items

Mrs. McGillis noted that only minor code changes brought to the Board by staff would be on the next regular Board meeting agenda.

(10) Adjournment

Meeting adjourned at 7:13 p.m.

Minutes approved by the Board on January 3, 2023.

/s/ Recording Secretary Mary Bush