



Planning & Zoning Board Work Session Minutes

August 29, 2023 at 12:00 p.m.

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

Present

Present: David Bornstein, Melissa Vickers, Warren Lindsey, and Vashon Sarkisian. Absent: Jim Fitch, Alex Stringfellow, and Michael Spencer. Staff: Director of Planning and Zoning Jeff Briggs, Assistant Director of Planning and Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna Lundgren, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman David Bornstein called the meeting to order at 11:58 a.m.

(2) Discussion Items

Mr. Briggs briefly discussed the agenda for the next Planning & Zoning Board meeting scheduled for September 5, 2023. He noted that the continuation of the Metro Winter Park, LLC item that was tabled at the last Planning & Zoning meeting is intended to be on the agenda as well as the Comprehensive Plan update that was noticed citywide. He added that the applicant, Metro Winter Park, LLC agreed to staff's recommendation for a 20-foot separation of the live oaks located near the center of the property, the applicant has not agreed to creating single-family homes along Capen Avenue, and the applicant has only added minimal retention to the original site plans. A brief discussion ensued regarding staff's review of the applicant's stormwater plan and staff's recommendations, and if there are any locations in the city that have a multi-family project adjacent to single-family residential homes.

Chairman Bornstein disclosed that he had recently received a call from Attorney Becky Wilson, the applicant's attorney. He briefly discussed what transpired during the call and noted that he informed Atty. Wilson that a huge sticking point for the Board is the proposed apartments that the Board has requested to be changed into single-family homes. Brief discussion ensued regarding stormwater retention for the project and compatibility.

A. Discussion of updates to Article V. Divisions 6 and 8 of Chapter 58 of the Land Development Code concerning tree preservation and protection and landscape regulations.

Mr. Briggs introduced Josh Nye, the City's Parks Services Manager. He noted that the City's tree ordinance has not been reviewed and updated for over a decade and the Tree Preservation Board has recently provided some recommendations for changes to the ordinance. He also noted that the proposed changes to the ordinance have to come to the Planning & Zoning Board for a recommendation at a future hearing.

Mr. Nye briefly explained the current tree ordinance noting an issue with the appeals process for denials, which provides for removal of a tree even after denial of the appeal from the Tree Preservation Board and the City Commission. He noted that the Tree Preservation Board has already removed the current appeals language from the code to resolve the issue. Brief discussion ensued about the permit and mitigation requirements for tree removals, protected tree species, and required locations to plant trees.

Mr. Nye then went on to discuss with the Board all of the recommended changes that were made by the Tree Preservation Board. He discussed tree canopy loss, the number of trees required per lot, the distance required between trees, removal permits for protected trees, meeting minimal landscape requirements on commercial lots, tree mitigation and compensation, pruning of trees, certification of vendors, violation fees, incentives for saving trees, and the legal limits for penalties.

Ms. Sarkisian suggested that the City of Maitland's comprehensive tree protection ordinance be used for reference for the City of Winter Park's update to the ordinance.

Chairman Bornstein recommended that the City's ordinance specify that willful blindness in terms of cutting down a tree will not excuse someone from penalties. He added that he would like to see citations served as the penalties.

(3) Adjournment

Meeting adjourned at 12:59 p.m.

/s/ Recording Secretary Mary Bush