



Planning and Zoning Board Minutes

May 3, 2022 at 06:00 p.m.

In-Person Meeting
401 S. Park Avenue | Winter Park, Florida

Call to Order

Chairman Richard James called the meeting to order at 6:02 p.m. Present: Richard James, Melissa Vickers, David Bornstein, Vashon Sarkisian, Michael Spencer, and Alex Stringfellow. Absent: Jim Fitch. Also Present: City Attorney Dan Langley. Staff: Director of Planning and Transportation Jeff Briggs, Planner I Nicholas Lewis, and Recording Secretary Mary Bush.

Consent Agenda

Motion made by David Bornstein, seconded by Michael Spencer to approve the April 5, 2022 meeting minutes.

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

Public Comments (for items not on Agenda)

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

Public Hearings

- SUB #22-03 - Request of Z Properties for subdivision and replat of their property at 1150 Louisiana Avenue, zoned O-2, into six fee simple lots, outlining the six single-story office buildings surrounded by common parking and greenspace to be maintained by a property owner's association, as part of the applicant's overall office park project.

Mr. Lewis provided the Board a brief summary of the request. He presented the Board an aerial view of the property and noted that it is a triangular shaped parcel. He also noted the surrounding single-family home lots along Wilma Avenue and Denning Drive and office lots along Louisiana Avenue. He then explained that since no other parcels zoned O-2 were found to be located within a 500 foot radius of the property, staff referenced the R-1A and the O-1 zoned properties to obtain the averages and medians for building size. He went on to review the site plan of the project with the Board detailing the proposed lots and the shared parking. Mr. Lewis also discussed a breakdown of both the zoning test and Comprehensive Plan 500-foot radius test performed for the request. He went on to review site photos, a location map, and elevations of the property. He noted that the proposed project did not meet the 10,000 square foot threshold for a single building, so a conditional use could not be requested. He also noted that the project is four spaces short of the required 46 parking spaces per code, so prior to the Planning and Zoning hearing, the applicant obtained a variance from the Board of Adjustment for the lack of spaces.

Staff recommendation was for approval.

Chairman James inquired about the stormwater management plan for the property and Mr. Lewis responded that a stormwater site plan was in place. Mr. Briggs noted that the Board would only be deciding on the allowance of the property buildings to be sold fee simple at the hearing. Attorney Langley inquired if all of the land area that is outside of the lots will be a single common area tract and if the applicant will be required to have the surveyor prepare a replat and have it filed and recorded. Ms. Sarkisian inquired about the building separation distance and if there will be firewalls.

The applicant, Zane Williams of 219 West Comstock Avenue, Winter Park, FL 32789 addressed the Board. Mr. Williams noted that the replat was close to being completed, the buildings will have firewalls, and the property will have a sufficient storm water retention system.

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

Motion made by Alex Stringfellow, seconded by Michael Spencer, subdivision and replat of their property at 1150 Louisiana Avenue, zoned O-2, into six fee simple lots, outlining the six single-story office buildings surrounded by common parking and greenspace to be maintained by a property owner's association, as part of the applicant's overall office park project.

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

- SUB #22-04 - Request of Richard Jennings to subdivide the lot at 1475 Berkshire Avenue into one 97.5-foot wide lot, which includes the existing home, known as the PJ Ness House, which the applicant will request designation from the Historic Preservation Board at their regular meeting on May 11, 2022, and one 52.5-foot lot, to construct a new single-family home.

Mr. Briggs provided the Board a brief summary of the request. He noted that the request was a reprise from last month's Board meeting but this time split into two different dimensions. He presented the Board an aerial view, location map, and site plan of the property. Mr. Briggs reminded the Board that at the last meeting there had been a lot of citizen opposition to the split and desire to preserve the existing house with a recommendation for denial. After the meeting, the applicant decided not to move forward to the City Commission and instead changed the project layout to align with the comments heard at the meeting. Mr. Briggs reviewed with the Board the details of the new proposed layout, which keeps the existing home intact. He explained that the applicant was asking for side setbacks of five feet to one story and ten feet to two story for the interior lot. He also reviewed the City's land development code and explained that it allows for and justifies action of variances in this case for a home that would be historically designated.

Staff recommendation was for approval.

Attorney Langley inquired if there were any conditions on the recommendation to which Mr. Briggs replied that the applicant will be requesting the existing home be historically designated by the Historic Preservation Board at their next meeting on May 11, 2022 to be eligible for the variances requested. Mr. Briggs also went on to briefly explain the applicant's intentions for the renovations to the existing home.

The applicant, Rick Jennings of 238 St. James Place, Longwood, FL 32750 addressed the Board. Mr. Jennings spoke on the intended enhancements to the existing home noting that everything will be maintained on the exterior and that he intends to eventually sell the home.

Chairman James noted that he had received a phone call from Stephen Pategas, the President of the Orwin Manor Homeowner Association that afternoon expressing the favor of Mr. Pategas and the community members for the revised request by the applicant.

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

Vice-Chair Bornstein commended the applicant for his work put into the project and his willingness to work with the neighborhood and Planning and Zoning to come up with a project that makes sense for everyone.

Motion made by Michael Spencer, seconded by Melissa Vickers, for approval to subdivide the lot at 1475 Berkshire Avenue into one 97.5-foot wide lot, which includes the existing home, known as the PJ Ness House, which the applicant will request designation from the Historic Preservation Board at their regular meeting on May 11, 2022, and one 52.5-foot lot, to construct a new single-family home.

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

Action Items

No action items.

Non-Action Items

No non-action items.

Staff Updates

Mr. Briggs informed the Board that the City's former Senior Planner, Allison McGillis would be returning on May 9, 2022 as the Assistant Director of the Planning and Transportation department.

Board Comments

Mr. Bornstein expressed his dismay regarding the Board not being informed of the prior Director of Planning and Transportation, Bronce Stephenson's resignation. He requested that the Board be timely and appropriately made aware of the resignation of any staff from the City that may affect or directly impact Planning and Zoning.

Upcoming Agenda Items

Chairman James inquired about the planned topics for the next Board meeting in June. Brief discussion ensued regarding the upcoming topics, including applications for 2525 Audrey Lane and the two lakefront properties at 1045 Lake Bell Drive and 314 Salvador Square.

Adjournment

Meeting adjourned at 6:30 p.m.

Minutes approved by the board on 06/07/2022.
/s/ Recording Secretary Mary Bush