



Planning and Zoning Board Minutes

January 4, 2022 at 06:00 p.m.

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

Call to Order

Chairman Richard James called the meeting to order at 5:58 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 Bronce Stephenson, Principal Planner Jeff Briggs, Senior Planner John Harbilas, Planner I Nicholas Lewis, Planning Technician Aaron Hull, and Recording Secretary Mary Bush.

Consent Agenda

Motion made by Michael Spencer, seconded by Alex Stringfellow to approve the December 7, 2021 meeting minutes.

Motion carried unanimously with a 6-0 vote. (Due to technical difficulties, Jim Fitch was not present for the approval of the minutes.)

Staff Updates

Mr. Stephenson spoke briefly regarding the transition of the Board of Adjustments from under the lead of the City's Building Department to the Planning and Transportation Department and how it will relate to the Planning and Zoning Board. He also spoke on the Multi-Modal Transportation Impact Fee that was recently adopted and is now in effect as of January 1, 2022.

Mr. Stringfellow asked if there was an existing to-do list for the selected urban design consultant under the Planning Department. Mr. Stephenson noted that there have been two urban design firms selected that can do 3D renderings and modeling. The City Commission plans to have a work session specific to transforming the City's vision statement into a document that has more visual representation.

Public Comments (for items not on Agenda)

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

Non-Action Items

No non-action items.

Action Items

No action items.

Public Hearings

- SPR #22-02 Request of Michael Wenrich. Approval to construct a new, two-story 6,891 square-foot, single-family home located at 581 Sylvan Drive on Lake Osceola, zoned R-1AAA.
THIS ITEM WAS CONTINUED TO THE FEBRUARY 1ST PLANNING & ZONING BOARD REGULAR MEETING BY STAFF.
- ANNEX #22-01. Request of Mr. & Mrs. Reiff. Approval to construct a new, two-story, 7,216 sq. ft., single-family home located at 315 Virginia Drive on Lake Virginia, zoned R-1AAA.

Mr. Briggs provided the Board a brief summary of the request. He presented the Board an aerial view and photo of the existing vacant lot and the site plan for the home that previously existed on the lot. He mentioned that there had been a previously approved application for a three-story home to be built on the lot but that applicant decided not to move forward with the project and sold the lot to the current applicant. He noted that the applicant would be adding a master bedroom and making various renovations to the home and lakefront. He also noted that they would be addressing grade issues by significantly sloping the front driveway down to the motor court to bring vehicle activity down to a lower elevation. They also plan to install an inlet and piping from the motor court area to make sure that the water flows around the home. Mr. Briggs went on to discuss the landscaping, which involves no tree removals. He also discussed the pool elevation, which does not exceed more than 5-1/2 feet above existing grade. Mr. Briggs noted that there are no impaired views of the neighbors.

Staff recommendation was for approval with the following conditions:

- The applicant must preserve the two oak trees in the front yard.
- Dense bamboo privacy screening must be placed between the home and both adjacent homes.
- The applicant must provide a construction management plan.
- The applicant's contractor is required to establish a personal repertoire with the neighbors and provide them a point of contact.

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

Motion made by Michael Spencer, seconded by Alex Stringfellow, for approval to construct a new, two-story, 7,216 sq. ft., single-family home located at 315 Virginia Drive on Lake Virginia, zoned R-1AAA with the following conditions:

- The applicant must preserve the two oak trees in the front yard.
- Dense bamboo privacy screening must be placed between the home and both adjacent homes.
- The applicant must provide a construction management plan.
- The applicant's contractor is required to establish a personal repertoire with the neighbors and provide them a point of contact.

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

- SPR #22-03. Request of Mike and Linda Cegelis. Approval of additions to the existing home at 1200 Lakeview Drive on Lake Virginia, Zoned R-1AAA.

Mr. Briggs provided the Board a brief summary of the request. Mr. Briggs presented the Board a map and aerial view of the property. He discussed the applicant's plans for the home, which include renovations to the home, adding a master bedroom addition, and renovations and expansions on the lakefront. Mr. Briggs noted that the home is also a historically designated home. He also noted that the applicant will be removing one camphor tree in order to build the addition. Mr. Briggs added that the applicant is requesting a 10-foot setback in lieu of the required 14-foot setback for the addition to protect a large Cypress tree on the property. He further explained that the applicant has made an agreement with the neighbor with regard to the requested variance and has provided a letter of support from the neighbor. Mr. Briggs provided photos of the existing home and the proposed elevations for the project. He briefly discussed the applicant's desired enhancements for the lakefront side of the home and the proposed expansions for the deck area and landscaping. He noted that the applicant provided additional support letters from the surrounding neighbors. Mr. Briggs also noted that there are no blocked views of the lake for the neighbors and there is ample room for storm water retention.

Staff recommendation was for approval.

Discussion ensued with the Board regarding the amount of space between the addition and oak tree on the property.

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

Motion made by Melissa Vickers, seconded by Alex Stringfellow, for approval of additions to the existing home at 1200 Lakeview Drive on Lake Virginia, Zoned R-1AAA.

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

Board Comments

Chairman James inquired about topics for upcoming work sessions and discussion ensued. Mr. Spencer inquired about the Fairbanks and I-4 project and asked to be made aware of the next City Commission meeting date for the item. Mr. Stringfellow recommended discussing expanding and developing the particular area.

Adjournment

Meeting adjourned at 6:43 p.m.

/s/ Mary Bush.

Approved by Board on February 1, 2022.