



**CITY OF WINTER PARK  
Planning & Zoning Board**

**Regular Meeting  
City Hall, Commission Chambers**

**June 6, 2017  
6:00 p.m.**

**MINUTES**

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Planning Manager Jeff Briggs called the meeting to order at 6:00 p.m. in the Commission Chambers of City Hall, and welcomed the four new members to the Planning and Zoning Board. Present: Shelia De Ciccio, Ross Johnston, Raymond Waugh, Bob Hahn, Laura Turner, Laura Walda, Owen Beitsch and Adam Bert. Also Present: City Attorney Dan Langley. Staff: Planning Manager Jeff Briggs and Senior Planner Allison McGillis. He announced that the Board must elect a new Chairman and Vice Chairman.

**Motion made by Shelia De Ciccio to nominate Ross Johnston as Chairman, seconded by Raymond Waugh. Motion carried unanimously with a 7-0 vote.**

**Motion made by Bob Hahn to nominate Shelia De Ciccio as Vice Chairman, seconded by Ross Johnston. Motion carried unanimously with a 7-0 vote.**

**APPROVAL OF MINUTES**

**Motion made by Ross Johnston, seconded by Bob Hahn to approve the May 9, 2017 meeting minutes. Motion carried unanimously.**

**PUBLIC HEARINGS**

**REQUEST OF THE DOROUGH BROTHERS PROPERTIES LLC FOR: SUBDIVISION OR LOT SPLIT APPROVAL TO DIVIDE THE PROPERTY AT 331 S. LAKEMONT AVENUE, ZONED R-1A, INTO TWO SINGLE FAMILY BUILDING LOTS, FRONTING ON GRINNELL TERRACE.**

Senior Planner Allison McGillis presented the staff report and explained that the public hearing is a request for a lot split approval to divide the property located at 331 South Lakemont Avenue into two single-family lots, zoned R-1A. Ms. McGillis explained that this is a corner lot that is proposed to be divided north and south so that the new lots will front along Grinnell. The applicant is only planning to remove one camphor tree that is in the building footprint, and is planning to preserve the rest of the trees onsite.

For the benefit of the new P&Z members, Ms. McGillis explained that when staff reviews lot split requests we first review the zoning, to see if the lots meet the minimum requirements, and then perform the comprehensive plan test to see if the lots match the surrounding neighborhood character. With the 160 feet of width along Grinnell, this yields a 75 foot wide lot for the interior lot and an 85 foot wide lot for the corner lot, with lot areas in excess of 12,000 square feet. The proposed lots meet the R-1A zoning requirements including the extra 10 feet of width needed for a corner lot, so no variances are requested. There are 64 homes within 500 feet that also have R-1A zoning. The average lot width of these homes is 79 feet and the average lot area is just under 11,000 square feet.

Ms. McGillis stated that because the proposed lots compare favorably to the neighborhood, and no variances are requested, the staff recommendation is for approval with two conditions:

1. That the proposed homes be of varying architecture; and

2. That the applicant preserves the existing trees onsite with the exception of the camphor tree located within the building footprint.

The applicant addressed the Board to answer any questions the Board may have. The Board did not have any questions for the applicant, and opened the hearing up for public comment.

Hilary Stalder, 2407 Forfarshire Drive, spoke in opposition of the request. Ms. Stalder stated that the single-family home currently located on the property is a historical home built in 1925 and should be preserved.

Mr. Briggs responded to the Board and stated that staff attempted to work with potential buyers of the property to possibly grant setback variances and option for a rental garage apartment to save the home. He also reminded the Board that the City's historic preservation program is voluntary.

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

The P&Z Board recognized the voluntary nature of the City's historic preservation program and the fact that the current owner was not interested, thus Board commentary was in favor of the request since the request meets all of the R-1A zoning requirements for lot sizes, and no variances are requested.

**Motion made by Raymond Waugh, seconded by Laura Turner to approve the lot split request with the conditions recommended by staff:**

- 1. That the proposed homes be of varying architecture; and**
- 2. That the applicant preserves the existing trees onsite with the exception of the camphor tree located within the building footprint.**

**Motion carried unanimously with a 7-0 vote.**

**NEW BUSINESS:**

City Attorney Dan Langley gave an overview of the Sunshine Law, public records, and voting conflicts to the Board. Mr. Langley responded to questions posed by Board members.

There was no further business. Meeting adjourned at 6:53 p.m.

Respectfully submitted,

Kim Breland  
Recording Secretary