



# Planning and Zoning Board Minutes

October 6, 2020 at 6:00 p.m.

Virtual | Winter Park, Florida

## 1. Present

Chairman Ross Johnston called the meeting to order at 6:01 p.m. Present: Jim Fitch, Laura Turner, Owen Beitsch, Ross Johnston, Michael Spencer, Richard James and David Bornstein. Also Present: City Attorney Dan Langley. Staff: Director of Planning & Transportation Bronce Stephenson, Principal Planner Jeff Briggs, Senior Planner Allison McGillis; Building Director George Wiggins, Kris Stenger, assistant Building Director and Recording Secretary Mary Bush.

## 2. Approval of minutes

**Motion made by Ross Johnston, seconded by David Bornstein, to approve the September 1, 2020 meeting minutes.**

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

## 3. Public Hearing:

- SPR #20-11 Request of Dr. Daniel Cohen for approval to construct a new swimming pool at 2104 Venetian Way on Lake Maitland.

Mr. Briggs provided the Board a brief summary of the SPR #20-11 request. Mr. Briggs explained that the home has been previously designated as a floodway by FEMA so there is a significantly large amount of retention required on the lot. Due to this factor, the applicant obtained an engineering report to assist with the project and any area that is filled by the pool will be counter-balanced with an equal amount of excavated area for storm water retention.

Mr. Briggs reported that staff recommends approval with the following conditions:

- That the contractor implements the regrading of the lot prior to the issuance of the permit for the swimming pool and provide to the City an as-built survey of the finished lot changes to substantiate compliance with the engineer report.
- That no additional fill is allowed on any other portion of the lake frontage.
- That the additional buffer privacy landscaping as shown on the applicant's plans down to the lakeside edge of the pool consist of a five-foot viburnum hedge at time of planting and grow six to seven feet in height.

Zoltan Kecskes identified himself as the contractor and was available to answer any questions. No one else from the public wished to speak. The public hearing was closed.

The Board agreed the plans appeared to be in order and agreed with the Staff recommendation and conditions of approval.

**Motion made by Michael Spencer, seconded by Owen Beitsch, for approval to construct a new swimming pool at 2104 Venetian Way on Lake Maitland.**

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

- SPR #20-12 Request of Lazarus Development Group for approval to construct a new two-story single-family home at 540 Country Club Drive on Lake Killarney.

Ms. McGillis provided an overview of the SPR #20-12 request to the Board. Ms. McGillis explained that all the lakefront site plan criteria for this home have been met and no variances are requested. Staff recommendation was for approval.

Randy Lazarus identified himself as the contractor and was available to answer any questions. No one else from the public wished to speak. The public hearing was closed.

The Board agreed the plans appeared to be in order and agreed with the Staff recommendation.

**Motion made by Richard James, seconded by Laura Turner, for approval to construct a new two-story single-family home at 540 Country Club Drive on Lake Killarney.**

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

- ZTA #20-08 Request of the City of Winter Park for: An Ordinance Amending Article III “Zoning”, Subsection 58-86 “Off-street Parking and Loading Regulations” to add Regulations for Electric Vehicle Charging Infrastructure in Multi-family and Non-Residential parking lots and parking garages.

Mr. Stenger provided the Board a summary of the ZTA #20-08 request. The Planning Board members had several questions about the proposal and how it would be implemented and the need for such requirements. Guest speaker, Joe Territo with Territo Electric briefly spoke to his experience with electric vehicles. After lengthy discussion, the Board and the staff agreed that a work session would be beneficial to further discuss this matter before any action was taken.

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

**Motion made by Owen Beitsch, seconded by Laura Turner, to table this item to the next Planning & Zoning work session on October 27, 2020.**

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

- ZTA #20-06 Request of the City of Winter Park for: An Ordinance Amending Article IV “Sign Regulations” Providing for Revised Regulations Relating to Temporary Signage.

Mr. Briggs provided the Board a brief summary of the ZTA #20-06 request. Mr. Briggs explained that the City Commission is seeking to change the size limit of election signs from two square feet to four square feet to be in alignment with all the other jurisdictions in Orange County. The temporary sign regulations are proposed to be grouped together into one section and include the following adjustments:

- The size of all temporary signs revised to a maximum of 12 square feet per property, per street frontage. No one temporary sign may be more than four square feet on any property. Thus, a maximum of three signs, up to four square feet each.
- The allowance of up to two election signs and up to one real estate sign or one free expression sign.
- Removal of the 45-day pre-election timeline that currently exists.
- Added emphasis that all types of temporary signage, including election signs cannot be placed in the public right-of-way or on city property and cannot be placed on a property without the consent of the owner or the tenant of the property.

The Board briefly discussed the proposed ordinance. Questions were raised regarding necessary conformity, time limits for removal of election signs, and any public appeal with regard to the current sign regulations. There were concerns expressed by some Board members about increased the size of permitted temporary signs and the desire to maintain the current rules. Other board members agreed that consistency was valuable and that our citizens feel uncomfortable violating the Code when the

only size election signs for County, State and National candidates made available by their campaigns are larger than the two sq. ft. permitted.

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

**Motion made by David Bornstein, seconded by Michael Spencer, for recommendation of an Ordinance Amending Article IV “Sign Regulations” Providing for Revised Regulations Relating to Temporary Signage.**

**Motion carried with a 5-2 vote. (Chairman Ross Johnston and Jim Fitch voted in opposition of the recommendation)**

- ZTA #20-07 Request of the City of Winter Park for: An Ordinance Amending Article IV “Sign Regulations” Providing for Revised Regulations Relating to Definitions; Modifications for Signage in certain Zoning locations; and Clarifying the types of permitted and prohibited signs.

Mr. Briggs provided the Board an overview of the ZTA #20-07 request. Mr. Briggs explained that the proposed revisions to the Ordinance include the following:

- The requirement that ground or pole signs are entirely demolished when a building is demolished. The pole sign must also be replaced by a ground level monument sign on such redeveloped office or commercial properties.
- The imposition of a maximum 50 square foot limitation for wall signs regardless of the amount of signable wall area.
- The reduction of the size of under awning and under canopy signs along Park Avenue and New England Avenue from six square feet to four square feet to match the existing conditions along these streets.
- The addition of various sign definitions that were missing from the current code language and the clarification that other types of signs are prohibited.

The Board briefly discussed the proposed ordinance. Questions were raised regarding existing signs being grandfathered in, controlling signage on dark store fronts, and monument sign height limits.

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

**Motion made by Laura Turner, seconded by Richard James, for recommendation of an Ordinance Amending Article IV “Sign Regulations” Providing for Revised Regulations Relating to Definitions; Modifications for Signage in certain Zoning locations; and Clarifying the types of permitted and prohibited signs.**

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

#### **4. New Business:**

No new business.

#### **5. Planning Director’s Report:**

Planning Director Bronce Stephenson addressed the Board and provided the following updates:

- A task force has been created, which includes the City of Winter Park, the Park Avenue Merchants Association, and the Winter Park Chamber of Commerce to plan city wide events for the public that adhere to social distancing guidelines in an effort to get people outdoors.
- There have not been any regulations or restrictions made at this time by the City regarding upcoming holiday activities.
- The next Planning and Zoning work session agenda topics will include electric vehicle charging regulations and two significant conditional use applications.

#### **6. Board Update & Comments:**

No Board updates or comments.

## 7. Upcoming Meeting Schedule:

The next regular meeting will be held on November 2, 2020 and the next work session will be on October 27<sup>th</sup>.

### Adjourn

Meeting adjourned at 8:19 p.m.

Respectfully Submitted,

Mary Bush

Recording Secretary