



# Planning and Zoning Board Minutes

February 2, 2021 at 6:00 p.m.

721 W. New England Avenue | Virtual | Winter Park, Florida

## 1. Present

Chairman Ross Johnston called the meeting to order at 6:00 p.m. Present: Jim Fitch, Owen Beitsch, Laura Turner, 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, Transportation Manager Sarah Walter, and Recording Secretary Mary Bush.

## 2. Approval of minutes

**Motion made by Laura Turner, seconded by Owen Beitsch, to approve the January 5, 2021 meeting minutes with a revision to add Richard James, Michael Spencer, and Jim Fitch to the Board disclosure statement for meeting with the public.**

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

## 3. Public Hearing:

- SPR #21-01. Request of Z Properties for: Approval to construct a new, two-story, 3,702 square foot, single-family home located at 1333 Alberta Drive on Lake Osceola, zoned R-1AAA.

Mrs. McGillis provided the Board a brief summary of the SPR #21-01 request. Mrs. McGillis noted that no trees will be removed including a 44" Cypress tree located near the lakefront. Staff determined that the average lakefront setback in the area is 54-ft, but the applicant proposed a 65.5-ft setback from the lake to the home and a 50-ft setback from the lake to the pool deck. Mrs. McGillis also noted that the applicant removed several nonconforming walls and fences around the pool deck within the 50-ft lake setback. Due to a grade drop between the street and the lakefront, which is approximately 18-ft, the applicant's request included a variance of 6.5-ft to the pool deck height. Mrs. McGillis explained that Staff determined the variance to be acceptable due to what was existing previously and that the applicant will screen the walls viewed from the lakefront with vegetation. The applicant also proposed a swale near the lakefront that meets code requirements.

Staff recommendation was for approval.

The Board inquired about possible blockages to lake views of neighbors, piping and swale information on the site plan, and sufficiency of runoff coverage.

Mrs. McGillis addressed the Board's questions and advised that no views will be blocked and that the lot has sufficient room to accommodate runoff, which will be verified during the permitting process.

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

**Motion made by Owen Beitsch, seconded by Michael Spencer, for approval to construct a new, two-story, 3,702 square foot, single-family home located at 1333 Alberta Drive on Lake Osceola, zoned R-1AAA.**

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

- SPR #21-02. Request of Ramon & Michelle Cornell for: Approval to construct a new, two-story, single-family home located at 531 Virginia Drive on Lake Virginia, zoned R-1AAA.

Mr. Briggs provided a brief overview of the SPR #21-02 request to the Board. Mr. Briggs noted that the home meets all zoning requirements. He also noted that the home is about 2 feet lower than

neighboring homes and is at less than the average 97-ft lakefront setback. Mr. Briggs added that a 5-1/2 foot setback is required for pool screening for privacy. Mr. Briggs also noted that the applicant is proposing a cabana addition that may block some views of their neighbor. The applicant's neighbor submitted a letter of agreement for the addition on the terms that the applicant will support and submit a letter of agreement for their future planned home addition as well. Mr. Briggs also mentioned that there is storm water retention with inlets and piping planned on the lakefront.

Staff recommendation was for approval with the following condition:

- That the applicant is required to maintain and enhance where feasible the landscape privacy buffer along the side property lines.

The Board inquired about having to consider the neighbor's planned addition in the future and recommended mutual discussions occur between applicants and neighbors about landscape and/or additional structures that may block views.

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

**Motion made by Jim Fitch, seconded by Michael Spencer, for approval to construct a new, two-story, single-family home located at 531 Virginia Drive on Lake Virginia, zoned R-1AAA with the following condition:**

- **That the applicant is required to maintain and enhance where feasible the landscape privacy buffer along the side property lines.**

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

- CPA #21-02; RZ #21-02. Request to establish Commercial future land use and Commercial (C-3) zoning on seven lots annexed into the City at 2269/2267/2265/2263/2261/2259/2257 Kentucky Avenue.

Mr. Briggs provided the Board a brief summary of the request. He noted that the applicant had already annexed the lots included in the request as they were under the same ownership but in different jurisdictions, which prevented them from being redeveloped. Mr. Briggs mentioned that the annexed lots have R-2 zoning and are entitled to ask for commercial zoning since they were within Orange County.

Staff recommendation was for approval.

The Board briefly discussed the item and raised questions regarding the following:

- the zoning and land use designation of the property to the north of the annexed lots;
- possibility of future assembly of the lots into a larger lot;
- sewer service to the property;
- status of the parcels to the east of the lots;
- how the micro plan of a larger parcel concept for the lots came about;
- total square footage of all of the lots;
- possible issues and a written release with Orange County;
- the zoning and land use of the Skycraft property;
- and the reason for properties across from each other being of different zoning and the protections provided for them.

Mr. Briggs addressed the Board's questions and noted that Orange County agrees with keeping the lots under commercial zoning.

The Board heard public comment from the following resident:

Matthew Thilmony at 642 East Ridgewood Street, Orlando, FL 32803 addressed the Board. Mr. Thilmony explained that he owns the seven lots to the east of the applicant's lots and would like the City's help to annex three of the lots into Winter Park and change them to C-3 zoning.

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

Motion made by Richard James, seconded by Laura Turner, to approve establishment of Commercial future land use and Commercial (C-3) zoning on seven lots annexed into the City at 2269/2267/2265/2263/2261/2259/2257 Kentucky Avenue.

Motion carried unanimously with a 7-0 vote.

**4. New Business:**

No new business.

**5. Planning Director's Report:**

No planning report.

**6. Board Update & Comments:**

No Board updates or comments.

**7. Upcoming Meeting Schedule:**

The next regular meeting will be held on March 2, 2021 and the next work session will be on February 23, 2021.

**Adjourn**

Meeting adjourned at 6:42 p.m.

Respectfully Submitted,

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Mary Bush

Recording Secretary

Approved by Board on March 2, 2021.