



Planning & Zoning Board Regular Meeting

Agenda

July 1, 2025 @ 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 3. Consent Agenda**
 - a. Approve the minutes of June 3, 2025. 1 minute
- 4. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. SPR #25-09. Request of Charles Clayton for: Approval to construct a new, two-story single-family home, totaling 6,791 square-feet, located on Lake Killarney, at 2056 Lake Drive, zoned R-1A. 5 minutes
 - b. SPR #25-08. Request of Robert Kopperud for: Approval to construct a detached carport, totaling 240 square-feet in size, located at 465 Lake Front Boulevard on Lake Killarney, zoned R-1A. 5 minutes
 - c. SPR #25-03. Request of Matthew Johnson with Winter Park Design for approval to construct additions to the existing, single-story single-family home, totaling 333 square-feet in size, located at 884 Audubon Lane on Lake Mizell, zoned R-1AAA. 10 minutes
 - d. ZTA #25-03. Request of the City of Winter Park for: An Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-71 "General Provisions for Residential Zoning Districts" and Section 58-84 "General Provisions For Non-Residential Zoning Districts". 15 minutes
 - e. ZTA #25-01. Request of the City of Winter Park for: An Ordinance amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-76 "Commercial (C-3) District" so as to add provisions relating to the South of Fairbanks Avenue (SOFA) District as outlined in the Comprehensive Plan. 15 minutes
- 5. Action Items**
- 6. Non-Action Items**
- 7. Staff Updates**
- 8. Board Comments**
- 9. Upcoming Agenda Items**

10. Adjournment



Planning & Zoning Board

agenda item 3.a

item type

Consent Agenda

meeting date

July 1, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of June 3, 2025.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

June 3, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Jason Johnson, Bill Segal, Charles Steinberg, Michael Dick, Vashon Sarkisian

Absent

None

Staff Present

Director of Planning and Zoning Allison McGillis, Asst. Director/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Director of Planning and Zoning Allison McGillis called the meeting to order at 6:00 p.m.

2. Selection of Chair and Vice Chair

Motion made by Charles Steinberg, seconded by Michael Dick, to nominate Jason Johnson as Chair of the Board. Mr. Johnson accepted the nomination.

By a roll call vote, the motion carried 4-3. (In Favor: Michael Dick, Bill Segal, Charles Steinberg, and Jason Johnson. Opposed: Vashon Sarkisian, Alex Stringfellow, David Bornstein.)

Motion made by Bill Segal, seconded by Michael Dick, to nominate David Bornstein as Vice-Chair of the Board. Mr. Bornstein accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

3. Consent Agenda

- a. Approve the minutes of May 6, 2025.

Motion made by Michael Dick, seconded by Alex Stringfellow, to approve the May 6, 2025 meeting minutes.

The motion carried unanimously by a 7-0 vote.

4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

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

5. Public Hearings (Public participation and comment on these matters must be in person.)

- a. SPR #25-06. Request of Stephen Williams for: Approval to construct a covered pergola, totaling 672 square feet, located on Lake Berry, at 657 Balmoral Road, zoned R-1AAA.

Ms. Lundgren provided a summary of the request. She noted that the lakefront review application had been submitted after the pergola was constructed. She explained that the application met all zoning criteria and requirements, but it still had to go before the Planning and Zoning Board because it is a structure that's over 500 square feet, and it was constructed a bit closer to the lake. She then indicated that the views from the lake and of the neighbors would not be affected, and there would be a large swale retention area of 50 cubic feet to meet the city's stormwater requirement.

Staff recommendation was for approval.

A brief discussion ensued about the signatures on the applicant's site plan and if any neighbor letters had been received by staff.

The applicant, Stephen Williams of 657 Balmoral Drive, Winter Park, FL 32789 addressed the Board. The Board asked if the applicant would construct the proposed swale and maintain it over the years, to which the applicant responded yes.

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

Motion made by Alex Stringfellow, seconded by Michael Dick, for approval to construct a covered pergola, totaling 672 square feet, located on Lake Berry, at 657 Balmoral Road, zoned R-1AAA.

The motion carried unanimously by a 7-0 vote.

- b. SPR #25-05. Request of David and Nancy Witter for: Modification to previous lakefront approval, to allow up to a 7ft-tall solid vinyl fence with a 30ft lakefront setback, located at 2250 Venetian Way, zoned R-1AA.

Mr. Harbilas provided a summary of the request. He noted that the applicants' new house is currently under construction, but previous to the new construction the applicant had a solid fence that essentially went down about 30 feet from the canal. This provided both of the applicants' adjacent neighbors privacy to their pools. Mr.

Harbilas explained that when the applicants started the new construction on the new house, the neighbors realized that they missed that privacy, and so the applicants came back with a request to add a solid white vinyl fence out to the same 30-foot setback as previously existed. He indicated that the applicants had obtained signed letters from both of their neighbors, who are in agreement and wish to maintain the privacy that they previously had. Because it was a change to the approved lakefront plan, the application had to go back before the Planning and Zoning Board. Mr. Harbilas also indicated that the fence will be on top of the new retaining walls that will run down the sides of the property to accommodate the new building grade, which is why the request was for up to 7 feet tall.

Staff recommendation was for approval.

Discussion ensued about what would be included in the 7-foot allowance for the fence and whether the neighbors were clear on what color and type the proposed fence would be.

Chairman Johnson disclosed that the applicants were friends and neighbors of his, but he had not had any communication with them about the request.

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

Motion made by Bill Segal, seconded by Alex Stringfellow, for approval of the modification to the previous lakefront approval, to allow up to a 7ft-tall solid vinyl fence with a 30ft lakefront setback, located at 2250 Venetian Way, zoned R-1AA.

The motion carried unanimously by a 7-0 vote.

c. ANNEX #25-04/CPA #25-03/RZ #25-03. Request of Cory Kroeger to:

- Annex approximately 0.50 acres of real property located at 874 Jackson Avenue;
- Establish Commercial Future Land Use on the annexed property and to indicate the annexation on the other maps within the Comprehensive Plan; and
- Establish Commercial (C-3) zoning on the annexed property.

Mr. Lewis provided a summary of the request. He indicated that the property is currently being used for the storage of commercial vehicles and is undeveloped. He added that the applicant is intending to sell the property and their potential buyer

would like to keep the use as commercial parking, which is permitted in C-3 zoning. He also indicated that the property is located in the city's annexation reserve area.

Staff recommendation was for approval.

A brief discussion ensued regarding whether there were any additional standards for outdoor storage that would be imposed under city standards but are not currently imposed under county standards.

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

Motion made by Bill Segal, seconded by Alex Stringfellow, for approval to annex approximately 0.50 acres of real property located at 874 Jackson Avenue; establish Commercial Future Land Use on the annexed property and to indicate the annexation on the other maps within the Comprehensive Plan; and establish Commercial (C-3) zoning on the annexed property.

The motion carried unanimously by a 7-0 vote.

d. CPA #25-04/RZ #25-04. Request of Benjamin Partners, LTD to: 5 minutes

- Amend the Future Land Use designation of 1101 Lewis Drive from Low Density Residential to Orange County Planned Development; and
- Amend the zoning designation of 1101 Lewis Drive from Low Density Residential (R-2) to Orange County Planned Development (OC PD).

Mrs. McGillis provided a summary of the request. She noted that the property was in the Ravaudage Planned Development area, northwest of Lee Road and U.S. 1792. So, as the master developer for the Ravaudage Planned Development area purchases the out parcels within the planned development, he is, one by one, rezoning them and changing the future land use to Orange County Planned Development. This is consistent with the rest of the Ravaudage Planned Development. Mrs. McGillis then explained that the application previously went before the city's Development Review Committee to accept the parcel into the Ravaudage Planned Development area. The next step was to go before the Planning and Zoning board to change the future land use and zoning. Then it will go to the City Commission to amend the development order for the Ravaudage Planned Development area to include it and to rezone and change the future land use.

Staff recommendation was for approval.

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

Motion made by Vashon Sarkisian, seconded by Charles Steinberg, for approval to amend the Future Land Use designation of 1101 Lewis Drive from Low Density Residential to Orange County Planned Development; and amend the zoning designation of 1101 Lewis Drive from Low Density Residential (R-2) to Orange County Planned Development (OC PD).

The motion carried unanimously by a 7-0 vote.

- e. RZ #25-02/SUB #25-01. Request of David Rasmussen to: Rezone the property at 2260 Hawick Lane from single-family (R-1A) to low-density residential (R-2) and subdivide the property into three 50-foot-wide lots that meet the minimum lot sizes to build three single-family homes.

Mrs. McGillis provided a summary of the request. She noted that the applicant was requesting a rezoning from R-1 to R-2, which aligns with the property's existing office future land use designation and therefore did not necessitate a companion future land use amendment. She indicated that the applicant planned to demolish the existing home, splitting the lot into three R-2 parcels, each meeting minimum lot width requirements, and then construct three single-family homes. The applicant also planned to replace the existing sewer tank with city sewer connections, and the applicant initially proposed one lift station, but staff made a recommendation for three separate lift stations as a condition of approval. Mrs. McGillis then noted that the city's Urban Forestry department recommended preserving several mature trees on the site, with the condition that one damaged tree could be removed following proper permits. The tree preservation would require adjustments to the driveways during permitting to accommodate root zones. While conceptual elevations were provided, no final designs are yet available. Additionally, Mrs. McGillis indicated that a suggestion by the Board was made at the last Planning and Zoning Board work session to require front porches for all three proposed homes. She also indicated that although a community meeting in mid-April was held for the application, no attendees showed up, and only minimal inquiries were received.

Staff recommendation was for approval with the following conditions:

- Preservation of the four front-yard oak trees and the 32-inch oak in the rear of the eastern lot; and the removal of the damaged 42-inch oak tree in the right-of-way in accordance with code requirements.
- Each new parcel must include its own individual lift station and a separate force main discharge line, with individual utility taps installed at the right-of-way.

Discussion ensued regarding whether the city's Comprehensive Plan states a preference for rezoning a R-1A property to R-2, whether a fence could be built on either of the

side property lines with the proposed swales, whether there would be a homeowner's association, and clarification of the front setbacks for the proposed lots. It was expressed that an image more consistent with what the applicant was planning to build would have been good for the Board to review.

The applicant, David Rasmussen, of 1460 Holts Grove Circle, Winter Park, FL 32789 addressed the Board. A discussion ensued and Mr. Rasmussen provided detailed clarification regarding the design and infrastructure elements associated with the request. He referenced specific homes on 50-foot lots—two in the City of Orlando, both of which he built himself—as examples to support the feasibility of constructing similar homes within the City of Winter Park's zoning and design constraints. The visual representations presented were not definitive blueprints but intended to illustrate the general architectural character and viability of the proposed design on similarly sized lots. Mr. Rasmussen also indicated a willingness to incorporate a front porch, provided flexibility was allowed in its dimensions so it could be appropriately sized without being overly large or structurally forced.

A significant portion of the discussion focused on the wastewater management strategy for the proposed lots. Mr. Rasmussen stated that his preference would be for the city's utility department to extend an existing gravity sewer line approximately 150 feet, allowing the new homes to connect via gravity flow. His second preference was to implement a collective lift station for the three proposed lots, referencing a similar system he owns in Altamonte Springs that requires quarterly professional maintenance. He stressed that he did not favor individual lift stations for each lot, which was the solution initially recommended by city staff. While he acknowledged that a collective lift station would require the creation of an association and shared easement rights, he argued that such a system would be more efficient and easier to maintain than individual systems.

City staff and Board members expressed concern that collective lift stations, although potentially more efficient, often end up becoming the city's maintenance responsibility over time due to homeowner complaints and lack of understanding. This historical precedent supported the staff's recommendation for individual lift stations, which would clearly allocate responsibility to each property owner. However, some Board members expressed sympathy for the applicant's preference and recognized the appeal of avoiding multiple small systems in close proximity.

The discussion concluded with a general consensus that if Mr. Rasmussen or a group of property owners were willing to pay the full cost of extending the city's sewer line, the city would be open to that alternative. The Board discussed creating a condition of approval to allow for this possibility. Specifically, the proposed language stated that the applicant may either install individual lift stations as originally recommended or, at no cost to the city, fund the extension and connection of the city sewer line. This

modification preserves flexibility while ensuring that the city will not incur unexpected expenses. The Board agreed that Mr. Rasmussen could seek financial contributions from neighboring property owners who would also benefit from such a sewer line extension. A suggestion was also made to add a condition requiring the inclusion of a front porch for each proposed home to enhance the architectural design and maintain neighborhood character. Mr. Rasmussen accepted this condition with the caveat that he be allowed discretion regarding the porch's size and scale to ensure it fits well with the home design. With these revisions, the Board expressed support for moving the item forward with the updated conditions.

The Board heard public comment from the following resident opposed to the request: David Williams of 209 Tyree Lane, Winter Park, FL 32789.

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

Discussion then ensued, and City Attorney Langley was asked to restate the revised condition concerning sewer connections. He clarified that the original stipulation, which required each new parcel to include its own individual lift station, would now include an alternative. The new language allowed for the applicant to instead connect the lots to the city's gravity sewer system—provided it occurred at the applicant's cost and with no financial burden to the city. This revision gave the applicant flexibility while protecting public resources and was seen as a reasonable compromise given the infrastructure complexities.

The Board then turned its attention to the architectural element of front porches, which had been raised as a design condition earlier. There was consensus that a front porch should be a required element of each proposed home to promote neighborhood compatibility and visual interest. To ensure the porches would be functional and not merely decorative, Board members discussed minimum sizing. It was noted that city code already allows porches to encroach up to 7 feet into the required front setback and that these porches are excluded from floor area ratio calculations, meaning they do not impact the allowable square footage of the home. After further discussion, the Board agreed that a minimum depth of 5 feet would be necessary to ensure usability, such as space for outdoor seating. The applicant would still have flexibility in determining the width of the porch across the front façade.

Additionally, there was brief consideration of existing trees on the lots, particularly on the center lot where potential conflicts between the porch design and a preserved tree were noted. However, it was concluded that the porch could likely be accommodated without interference by slightly adjusting driveway placement. No modifications to the porch requirement were made on that basis.

Motion made by Alex Stringfellow, seconded by Vashon Sarkisian, for

approval to rezone the property at 2260 Hawick Lane from single-family (R-1A) to low-density residential (R-2) and subdivide the property into three 50-foot-wide lots that meet the minimum lot sizes to build three single-family homes, with the following conditions

- **Preservation of the four front-yard oak trees and the 32-inch oak in the rear of the eastern lot; and the removal of the damaged 42-inch oak tree in the right-of-way in accordance with code requirements.**
- **Each new parcel must include its own individual lift station and a separate force main discharge line, with individual utility taps installed at the right-of-way, or the applicant shall cause the connection of the lots to the city sewer system at the applicant's cost.**
- **All three homes must include a front porch that is no less than 5 feet deep.**

The motion carried unanimously by a 7-0 vote.

- f. ZTA #25-02. Request of the City of Winter Park for: An Ordinance Amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-71 through 58-83 to add provisions relating to the adoption of updated design standards for the Central Business District/West New England Avenue, Morse Boulevard, And the Orange Avenue Overlay District.

Mrs. McGillis introduced a proposed amendment to the city's design standards that would impact several key areas: the Central Business District, Morse Boulevard, and the Orange Avenue Overlay (OAO) District. McGillis noted that current facade design guidelines for these areas had not been updated since 2010 and required refreshing. The update process involved collaboration over eight months between city staff, the Design Guidelines Ad Hoc Committee, and the city's urban design consultant, Alex Stringfellow and his firm. Due to his involvement in developing the standards while also being a Planning and Zoning Board member, Mr. Stringfellow recused himself from voting on the matter.

Mr. Stringfellow presented an overview of the revised design standards. The goal of the update is to clearly define what constitutes compatible architecture in Winter Park, using specific criteria such as building massing, architectural styles, materials, and pedestrian-oriented design elements. The new standards consolidate previous documents and aim to simplify the review process through clearer visuals, reference tables, and defined standards. The standards emphasize traditional architectural styles such as Mediterranean, Spanish Colonial, and Main Street Americana, but also acknowledge the presence of contemporary styles in areas like the Orange Avenue Overlay. The standards include a framework for applicants to propose their own styles,

subject to city review.

Staff and the Design Guidelines Ad-Hoc Committee recommendation was for approval.

Discussion ensued and a major point of it concerned the inclusion of contemporary architectural styles specifically within the Orange Avenue Overlay. A concern was expressed that allowing contemporary designs without more oversight could lead to incompatible development. Mr. Stringfellow acknowledged this and suggested that the city could either require applicants proposing contemporary styles to justify their approach through a more rigorous review process or remove the style as a pre-approved option entirely. This flexibility, he noted, could be left to the board's discretion in their recommendation.

The discussion then turned to clarifying the implications of the new ordinance on process and administration. There were questions regarding changes to public notice procedures and whether key processes had been altered. Staff reassured the Board that the procedural changes in the ordinance were largely a matter of centralizing and streamlining redundant language found across multiple zoning districts. The intent was not to remove public notice or any administrative steps but rather to make them easier to find and apply. The design standards now have more objective criteria than the previous guidelines, allowing for clearer expectations and consistent application.

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

Discussion continued, and the Board reflected on concerns raised during their last work session, particularly about the inclusion of "contemporary" as an allowed architectural style. It was emphasized that the term is too open to interpretation and could justify a wide range of designs simply because they are deemed "contemporary" at the time. A preference to remove it as a formal category and instead allow applicants to propose such designs individually for consideration, rather than granting blanket acceptance, was also expressed.

Discussion then expanded to how the new standards might apply to other corridors beyond the Central Business District, Morse Boulevard, and the OAO area. Specific mention was made of the South of Fairbanks (SOFA) district, which presents unique challenges such as smaller parcels and outdoor storage. Mr. Stringfellow suggested considering how consistent edge treatments, like those seen in the Bulla Gastrobar area along U.S. 17-92, could be analyzed for future guidance for development along major corridors within the city. He also noted that the standards tables were designed with modularity in mind, making it easier to adapt them to additional districts as needed.

The discussion concluded with logistical clarification on compliance review: minor re-skins and remodels would be administratively reviewed by city staff and Mr.

Stringfellow. If there were an appeal, it would be heard by the Board.

Board member Alex Stringfellow recused himself from the vote due to being the urban design consultant for the design standards.

Motion made by David Bornstein, seconded by Vashon Sarkisian, for approval of an Ordinance Amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-71 through 58-83 to add provisions relating to the adoption of updated design standards for the Central Business District/West New England Avenue, Morse Boulevard, and the Orange Avenue Overlay District, with the following condition:

- **removal of the Contemporary category in all three districts.**

The motion carried by a 4-2 vote. (In Favor: Vashon Sarkisian, Charles Steinberg, David Bornstein, and Jason Johnson. Opposed: Bill Segal and Michael Dick. Alex Stringfellow was recused.)

6. Action Items

7. Non-Action Items

8. Staff Updates

Mrs. McGillis noted that there would be a Board orientation meeting on June 6th in the commission chambers of City Hall and a Board appreciation event on June 12th at the Events Center.

9. Board Comments

10. Upcoming Agenda Items

11. Adjournment

The meeting adjourned at 7:26 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Planning & Zoning Board

agenda item 4.a

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

July 1, 2025

prepared by

Corinna Lundgren, Planner I

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #25-09. Request of Charles Clayton for: Approval to construct a new, two-story single-family home, totaling 6,791 square-feet, located on Lake Killarney, at 2056 Lake Drive, zoned R-1A.

motion | recommendation

Staff recommendation is for approval of the request subject.

background

The applicant, Charles Clayton, on behalf of the owners Zachary Sonberg and Erin Day, is requesting approval to build a new two-story single-family home totaling 6,791 square feet located at 2056 Lake Drive on Lake Killarney. The property is zoned R-1A, and the unsubmerged portion of the property is 41,121.78 square feet in size. The proposed impervious lot coverage of 11,190 square feet at 27.2% which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet in size is 35% of the lot area or 5,000 square feet, whichever is greater. The applicant is proposing an 6,791 square-foot home, which equates to a FAR of 17%, and is well under the 14,393 allowable square footage, meeting this requirement.

The lot is large but has some unique circumstances. The 100-year-flood line cuts starkly into the lot which has water on two sides.

Lakefront Lot Review Criteria:**Tree Preservation**

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. This lot will save numerous trees, and the only specimen trees to be removed include an existing stump located at the front of the lot and a dead 15-inch maple located at the rear of the property.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three (3) feet in height. This plan complies with that provision. The lot is relatively flat, and no such component is being proposed with the request.

Stormwater Retention

The Code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicant is proposing multiple large swale retention areas along the waterfront and the front yard area of the property to meet the required stormwater storage. The proposed impervious surface required 932 cubic feet of retention. The applicant is proposing 1,487 cubic feet to meet this requirement, and the swales have been designed with a natural shape around the existing specimen trees.

Summary

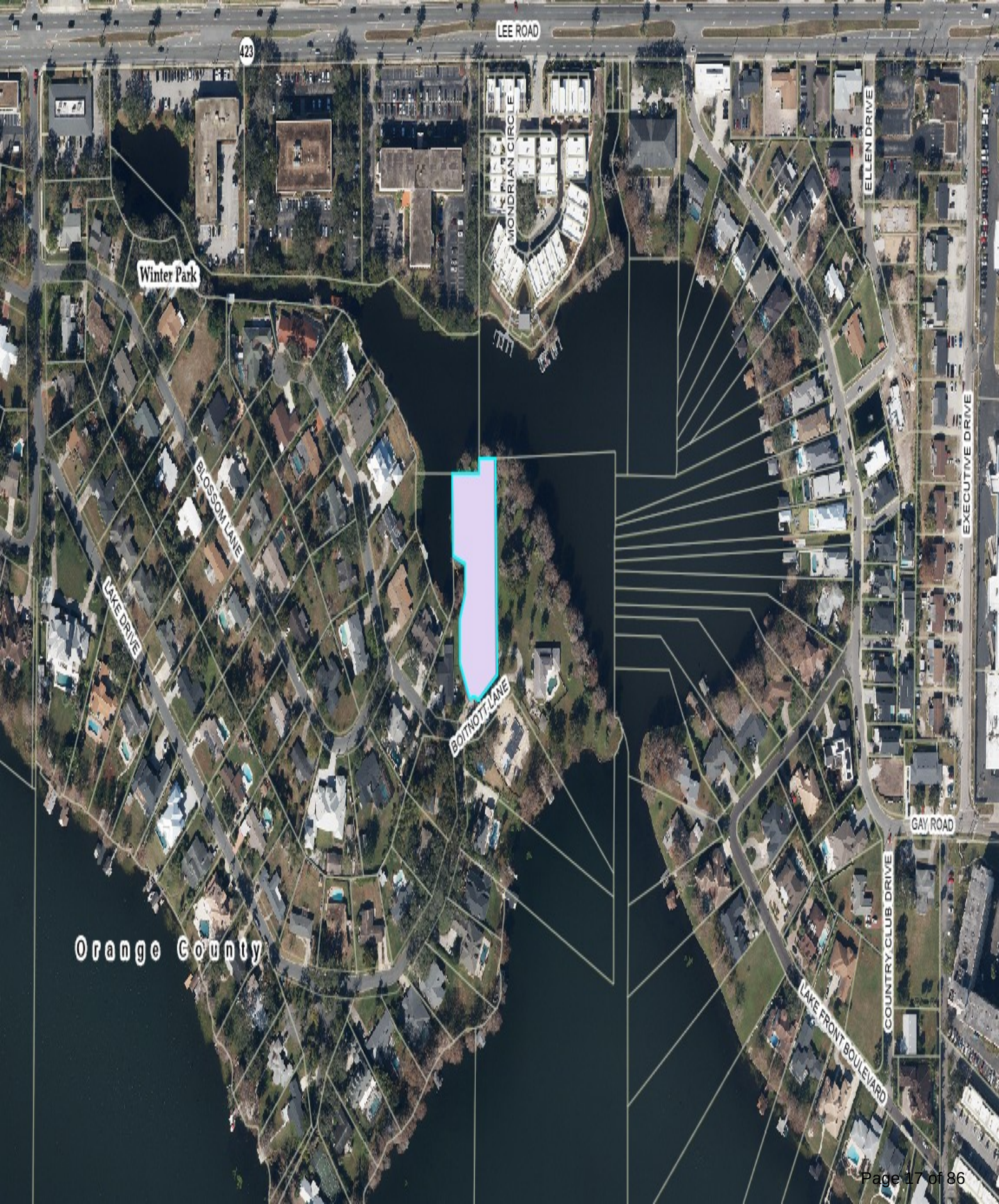
Overall, the plans meet the intent of the lakefront review criteria.

alternatives | other considerations

fiscal impact

attachments

1. 2056 Lake Dr. - Aerial Map
2. 2056 Lake Dr. - Area Map
3. 2056 Lake Drive - Lakefront Table
4. 2056 Lake Dr - Plan Set



LEE ROAD

423

Winter Park

MONDRIAN CIRCLE

ELLEN DRIVE

EXECUTIVE DRIVE

GAY ROAD

COUNTRY CLUB DRIVE

LAKE FRONT BOULEVARD

BOITNOTT LANE

BLOSSOM LANE

LAKE DRIVE

Orange County



Lake
Killamey

LAKE FRONT BOULEVARD

BOYNOTT LANE

LAKE DRIVE

BLOSSOM LANE

LAKE DRIVE

Lakefront Site Plan Review: 2056 Lake Drive

	R-1A Requirements	Existing	Proposed
Zoning	N/A	R-1A	R-1A
Future Land Use	N/A	SFR	SFR
Lot Width	75 ft.	110 ft.	110 ft.
Lot Depth	N/A	373.5 ft. (avg.)	373.5 ft. (avg.)
Lot Area	8,500 sf	41,121.78 sf	41,121.78 sf
Floor Area Ratio	35% (14,393 sf)	-	17% (6,791 sf)
Impervious Lot Coverage	50% (20,560.89 sf)	-	27.2% (11,190 sf)
Front Setback	50 ft. min	-	50 ft.
Side Setbacks	16 ft. (first floor) 22 ft. (second floor)	-	16 ft. (first floor) 22 ft. (second floor)
Lakefront Setbacks	No avg.	-	200 ft.



2056 Lake Drive Winter Park, FL

the SONBERG / DAY RESIDENCE

winter park design | residential architecture | 151 circle drive maitland, fl | 407 644 8993 |

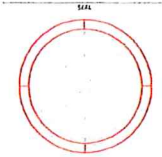
Project Name	151 Circle Drive
Project Location	Winter Park, FL
Project Type	Residential
Project Status	Completed
Project Budget	\$1,200,000
Project Completion Date	12/15/2023

COVER SHEET

G000



alba
ENGINEERING
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[illegible]

	WOOD FINISH
	WOOD BLOCKING OR SHIM
	WOOD FRAMING
	SAND, MORTAR, OR GROUT
	CONCRETE, CAST IN PLACE
	STEEL
	ALUMINUM
	GRAVEL, CRUSHED ROCK
	EARTH
	PLYWOOD
	RIGID INSULATION
	BATT INSULATION
	GYPSON BOARD
	CEMENT PLASTER
	CONCRETE MASONRY UNIT

Item	Sheet Name	Issue Date
G000	COVER SHEET	5/15/2025
G001	GENERAL NOTES	5/15/2025
G002	PROJECT OVERVIEW	5/15/2025
A101	SITE PLAN	5/15/2025
A101B	SITE PLAN w/ NEIGHBOR	5/15/2025
A102	AREA PLAN	5/15/2025
A201	PRESENTATION PLAN LEVEL 1	5/15/2025
A202	PRESENTATION PLAN LEVEL 2	5/15/2025
A203	ARCHITECTURAL SLAB PLAN	5/15/2025
A204	DIMENSION PLAN LEVEL 1	5/15/2025
A205	DIMENSION PLAN LEVEL 2	5/15/2025
A206	ARCHITECTURAL ROOF PLAN	5/15/2025
A301	REFLECTED CEILING PLAN LEVEL 1	5/15/2025
A302	REFLECTED CEILING PLAN LEVEL 2	5/15/2025
A501	EXTERIOR ELEVATIONS	5/15/2025
A502	EXTERIOR ELEVATIONS	5/15/2025
A503	EXTERIOR ELEVATIONS	5/15/2025
A603	WALL SECTIONS	5/15/2025
A604	STAIR SECTIONS	5/15/2025
A701	DETAILS	5/15/2025
A703	DETAILS	5/15/2025
A704	DETAILS	5/15/2025
A705	ZIP SHEATHING DETAILS	5/15/2025
A706	ZIP SHEATHING DETAILS	5/15/2025
A801	SCHEDULES	5/15/2025
A901	ELECTRICAL PLAN - LEVEL 1	5/15/2025
A902	ELECTRICAL PLAN - LEVEL 2	5/15/2025

IF IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE BY THE
REGULATIONS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF
CONSTRUCTION AND OCCUPANCY, ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE
WITH SUCH APPLICABLE CODES AND REGULATIONS.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE PRIOR TO COMMENCING
WORK.

3. CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO
THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

4. CONTRACTOR SHALL SUPPLY LOCATION AND BUILT UP WITHIN WALL INSIDE, ANCHORS, ANGLES,
FASTENERS, ETC., REINFORCING STEEL, HANGERS, BRACE DEPRESSIONS, & DEFLECTIONS AS MAY BE REQUIRED.
ALL SUCH MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

5. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND
WILL NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE
ARCHITECT.

6. ALL DETAILS AND SPECIFICATIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND A
REPRESENTATIVE SAMPLE OF THE WORK TO BE DONE. ANY OTHER SPECIAL REQUIREMENTS
NOT DESCRIBED HEREIN SHALL BE SHOWN ON THE DRAWINGS.

7. SURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR
A 2000 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL PROVIDE AN AFFIRMING
STATEMENT TO THE ARCHITECT THAT THE ACTUAL SOIL BEARING CAPACITY MEETS OR EXCEEDS
THAT ASSUMED.

8. CONTRACTOR SHALL INCORPORATE ALL NECESSARY LOCAL, STATE, FEDERAL, BUILDING, FIRE AND
HANDICAP CODES INTO THE DESIGN AND MAKE PROPOSAL FOR A COMPLETE TURNKEY PROJECT, FROM
FOUNDATION THROUGH ROOFING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS
REQUIRED FOR THE PROJECT. CONTRACTOR SHALL REMOVE ALL EXISTING UTILITIES AND STRUCTURES
REMOVED FROM SITE, ALL WINDOWS AND GLASS CLEAN, ALL HORIZONTAL SURFACES DUSTED
AND CLEANED, AND ALL TOILET AND PLUMBING FIXTURES CLEAN AND IN GOOD WORKING ORDER
AND OPERATIONAL. CONTRACTOR SHALL RUSH FROM SITE ON A REGULAR BASIS, DO NOT ALLOW IT
TO ACCUMULATE.

11. CONTRACTOR TO OBTAIN ALL PERMITS AND TO PAY FEES AND TAXES.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS ARE
THE BEST AVAILABLE DATA OBTAINABLE, BUT ARE NOT GUARANTEED, BEFORE PROCEEDING WITH ANY
WORK THAT IS DEPENDANT UPON THE DATA INVOLVED. THE CONTRACTOR SHALL FIELD CHECK
AND VERIFY ALL DIMENSIONS, GRADES, LINES, LEVELS OR OTHER CONDITIONS OF EXISTENTS AT
THE JOBSITE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE
OBTAINING OF HIS SUBCONTRACTORS PRIOR TO AGREEING VERIFICATION OF APPLICABLE DATA, THE
NECESSARY EXTRA COST FOR ADJUSTMENT OF WORK AS REQUIRED TO CONFORM TO EXISTING
CONDITIONS SHALL BE BORNE BY THE CONTRACTOR WHO HAS RECEIVED THE INFORMATION OR
CONFUSION BY THE OWNER.

13. A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL
BE ESTABLISHED AND MAINTAINED THROUGHOUT THE PROJECT.

14. CONTRACTOR PERSONNEL ARE COMPILED TO ADVISE OF BUILDING NECESSARY FOR COMPLETION
OF THE WORK. FREE ACCESS TO ALL PARTS OF THE BUILDINGS IS NOT ALLOWED. ALL CONTRACTOR
PERSONNEL SHALL BE REQUIRED TO WEAR PROTECTIVE CLOTHING AND SAFETY EQUIPMENT. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ENTRY, RECEIVING, UNLOADING, STAGING, SETTING IN PLACE,
AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT BY THE CONTRACTOR. THIS SHALL ALSO
INCLUDE THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES.

15. WRITTEN WORK TASK PRECEDENCE OVER DRAWN LINES, LARGE SCALE DETAILS AND FLATS
TASK PRECEDENCE OVER SMALLER DETAILS AND PLANS, SHOULD A CONFLICT ARISE BETWEEN
THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEMAND MOST SIGNIFICANT SHALL
BE USED.

16. ALL MID-LOW CALCULATIONS & DESIGN CRITERIA ARE BASED UPON A "EXCLUDED" STRUCTURE
ANALYSIS ON FLEXURAL SHAPE, SUCH AS WINDSHOCKS, DAMAGED CORNERS, ETC., DUROV
CONCENTRATED LOADS, COLLISIONS, IMPACTS, ETC.

17. ALL DOOR AND WINDOW FINISHINGS SHALL BE INSTALLED PER MANUFACTURERS
SPECIFICATIONS.

18. ALL SLABS MUST TRANSFER LOADS TO FLOOR JOISTS OR FOUNDATION.

	110 V. DUPLEX OUTLET		SMOKE/CO DETECTOR
	110 V. DUPLEX OUTLET (ANCH FAN/INT. LPT)		FIXTURE TYPE SEE SCHED.
	110 V. DEDICATED DUPLEX OUTLET		SURFACE MTG. LIGHT
	110 V. GFI DUPLEX OUTLET		RECESSED LIGHT (ARROW - DIRECTIONAL)
	FLOOR DUPLEX RECEPTACLE		MOISTURE PROOF RECESSED LIGHT
	220 VOLT OUTLET		WALL MOUNTED LIGHT
	WEATHER PROOF GFI		MONOPOINT
	110 V. FLR. INTD. DUPLEX OUTLET		FLUSH-FIT FIXTURE
	110 V. CLO. INTD. DUPLEX OUTLET		PENDANT FIXTURE
	QUAD RECEPTACLE		OVERHEAD FAN
	DUPLEX RECEPTACLE (USB INDICATES CHARGEABLE OUTLET/STATION)		OVERHEAD FAN
	240 VOLT ELECTRIC VEHICLE CHARGEABLE OUTLET		
	SWITCH @ 42"		
	3-WAY SWITCH @ 42"		CEILING MOUNTED SPEAKER
	SWITCH DIMMING CIRCUIT @ 42"		IN-WALL SPEAKER
	FLASH BUTTON		LED STRIP LIGHT
	CHIMES		STEP LIGHT
	TV JACK		IN-GROUND WELL LIGHT
	ETHERNET / PHONE JACK		TRACK HEADS
	KEYPAD		WALL MOUNTED SWING ARM LIGHT
	THERMOSTAT		ELECTRICAL PANEL
	EXHAUST FAN + TIMER SWITCH		ELECTRICAL METER
	HEAT DETECTOR (LOW - LOW TEMP SENSOR, LP - LP GAS DETECTOR)		A/C DISCONNECT
	REMOTE TRANSFORMER		GAS TANKLESS WATER HEATER
	FLOOD LIGHT		GARAGE DOOR OPENER
			FLUORESCENT LIGHT

	Wall Type (see wall type schedule)
	Door Type (see door schedule)
	Window Type (see window schedule)
	Building Section
	Wall Section
	Detail Number
	Building Elevation
	Interior Elevation
	Elevation Mark
	Room Name
	Column Line
	Center Line
	Revision Tag
	Stair Tag
	Single Step
	Floor Grille
	Window
	View Callout
	Door w/ Screen Panel

building	CONSTRUCTION SHALL BE IN ACCORDANCE W/ THE 2023 FLORIDA BUILDING CODE RESIDENTIAL.
electrical	ALL ELECTRICAL SHALL BE IN ACCORDANCE W/ THE 2020 NATIONAL ELECTRICAL CODE.
gas	ALL GAS SHALL BE IN ACCORDANCE W/ THE 2023 FLORIDA BUILDING CODE GAS.
mechanical	ALL MECHANICAL SHALL BE IN ACCORDANCE W/ THE 2023 FLORIDA BUILDING CODE MECHANICAL.
plumbing	ALL PLUMBING SHALL BE IN ACCORDANCE W/ THE 2023 FLORIDA BUILDING CODE PLUMBING CODE.
accessibility	ALL ACCESSIBILITY CODE SHALL BE IN ACCORDANCE W/ FLORIDA BUILDING CODE (FBC) 6th EDITION (2023) FLORIDA ACCESSIBILITY CODE.
conservation	ALL ENERGY CODE SHALL BE IN ACCORDANCE W/ FLORIDA BUILDING CODE - ENERGY CONSERVATION (FBC 6th EDITION 2023)
fire prevention	ALL FIRE PROTECTION CODE SHALL BE IN ACCORDANCE W/ FLORIDA FIRE PREVENTION CODE (FPC) 6th EDITION (2023) WHICH INCORPORATES NFPA 1. FIRE CODE (LSC) 6th EDITION (2023), FLORIDA AMENDMENTS
	NFPA 101. LIFE SAFETY CODE (LSC) 6th EDITION (2023), FLORIDA AMENDMENTS
	NFPA 13. INSTALLATION OF FIRE SPRINKLERS, 2022 EDITION "

	DISCIPLINE		29. ALL INTERIOR SLABS TO HAVE STEEL TROVEIL PLANS. ALL EXTERIOR SLABS TO HAVE MINIMUM BROWN FINISH. 30. REFER TO THE SHOWER MANUFACTURER FOR DRAIN LOCATION. PER OWNER'S SELECTION. 41. ALL FLOORS TO MEET LOCAL PLUMBING CODES. 42. PROVIDE SLUICUT FOR RE-ENTRY AT REFRIGERATOR LOCATION. WINDOWS AND EXTERIOR DOORS SHALL COMPLY WITH ASFC WIND LOAD REQUIREMENTS. 43. USE GREEN BOARD AT VENT WALLS. 44. PROVIDE ELECCHING AT 3'-3" SP. IF IN BATHROOM WALLS ABOVE WATER CLOSET. TWO SHOWER FACETS AND TWO SHOWER HEADS FOR FUTURE GRAB BAR. 45. CONTRACTOR TO PROVIDE SITE ADDRESS PER SECTION R319 OF 2023 FEED. 46. 1" FOAM PLASTIC BATT INSULATION TO MEET THE REQUIREMENTS OF THE 2023 FEED. 47. PROTECTION OF WOOD DECAY TO MEET THE REQUIREMENTS OF THE 2023 FEED. 48. PROVIDE HEADCAP ACCESSIBILITY PER SECTION R320 OF THE 2023 FEED. 49. TERNATE TRASHING AND PROTECTION TO MEET THE REQUIREMENT OF SECTION R319 OF THE 2023 FEED. 50. FINISHED FLOOR TO MINIMUM 8" ABOVE GRADE. FINISHED FLOOR TO MINIMUM 12" ABOVE CROWN OF ROAD. 51. THIS STRUCTURE SHALL MEET THE REQUIREMENTS OF THE 2023 FEED, Maintenance of Traffic SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION AND REVISIONS) AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS (LATEST EDITION AND REVISIONS) 52. LOCAL RESIDENTIAL PERMITS SHALL BE MAINTAINED AT ALL TIMES. 53. NO-LANE CLOSURES WILL OCCUR BETWEEN THE HOURS OF 6 A.M. AND 6 P.M. USWEN THE HOURS OF 3:30 P.M. AND 6:30 P.M. MONDAY THROUGH FRIDAY. 54. THE USE OF TRAFFIC CONES WILL BE RESTRICTED TO ACTIVE WORK PERIODS ONLY. CHANNELIZING DEVICES (TYPE A, B, P, R) SHALL BE USED DURING ACTIVE WORK PERIODS UNLESS OTHERWISE SPECIFIED. 55. THE A.H. RESERVES THE RIGHT TO REQUIRE ADDITIONAL DEVICES AND/OR CHANGES TO THE TRAFFIC CONTROL PLAN BASED UPON CHANGING TRAFFIC CONDITIONS. 56. PEDESTRIAN TRAFFIC SHALL BE MAINTAINED ON ONE SIDE OF THE ROAD AT ALL TIMES. IF UNABLE TO DO SO, THE CONTRACTOR SHALL PROVIDE TEMPORARY VALEINAKS, ROADWORKS AND/OR TEMPORARY CONCRETE SIDEWALKS. 57. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING EACH EMPLOYEE SUPERVISING THE SELECTION AND PLACEMENT OF MAINTENANCE OF TRAFFIC (MOT) CONTROL DEVICES SHALL BE PROPERLY TRAINED BY ATTENDING AND SUCCESSFULLY COMPLETING THE COURSEMENT OF TRANSPORTATION (DOT) APPROVED MOT COURSE. THE TRAINING SHALL BE AT LEVEL AFFICABLE TO THE EMPLOYEES LEVEL OF INVOLVEMENT. COPIES OF CERTIFICATION SHALL BE PROVIDED TO THE CITY TRANSPORTATION ENGINEERING DIVISION PRIOR TO IMPLEMENTING ANY PHASE OF MOT.
	CATEGORY		
	DRAWING NUMBER		
DISCIPLINE	CATEGORY		
ARCHITECTURE	GENERAL, LIFE SAFETY		
CIVIL	1	SITE PLAN	
INTERIOR DESIGN	2	FLOOR PLAN	
LANDSCAPE	3	REFLECTED PLANTING PLAN	
MECHANICAL	4	INTERIOR ELEVATIONS	
STRUCTURAL	5	EXTERIOR ELEVATIONS	
	6	BUILDING & WALL SECTIONS	
	7	EXTERIOR / INTERIOR DETAILS	
	8	SCHEDULES	
	9	ELECTRICAL	

architect	WINTER PARK DESIGN ADDRESS: 161 CIRCLE DRIVE MAITLAND, FL 32151 PHONE: 407.614.8993 CONTACT: HANDEEH JOHNSON
consultant	
structure	ALFA ENGINEERING ADDRESS: P.O. # 67901 OLLAYDO, FL 32854 PHONE: 407.431.1816 CONTACT: DAN SOUTER
interior	N/A
landscape	N/A

the **SONBERG / DAY RESIDENCE**
2056 Lake Drive Winter Park, FL

G001

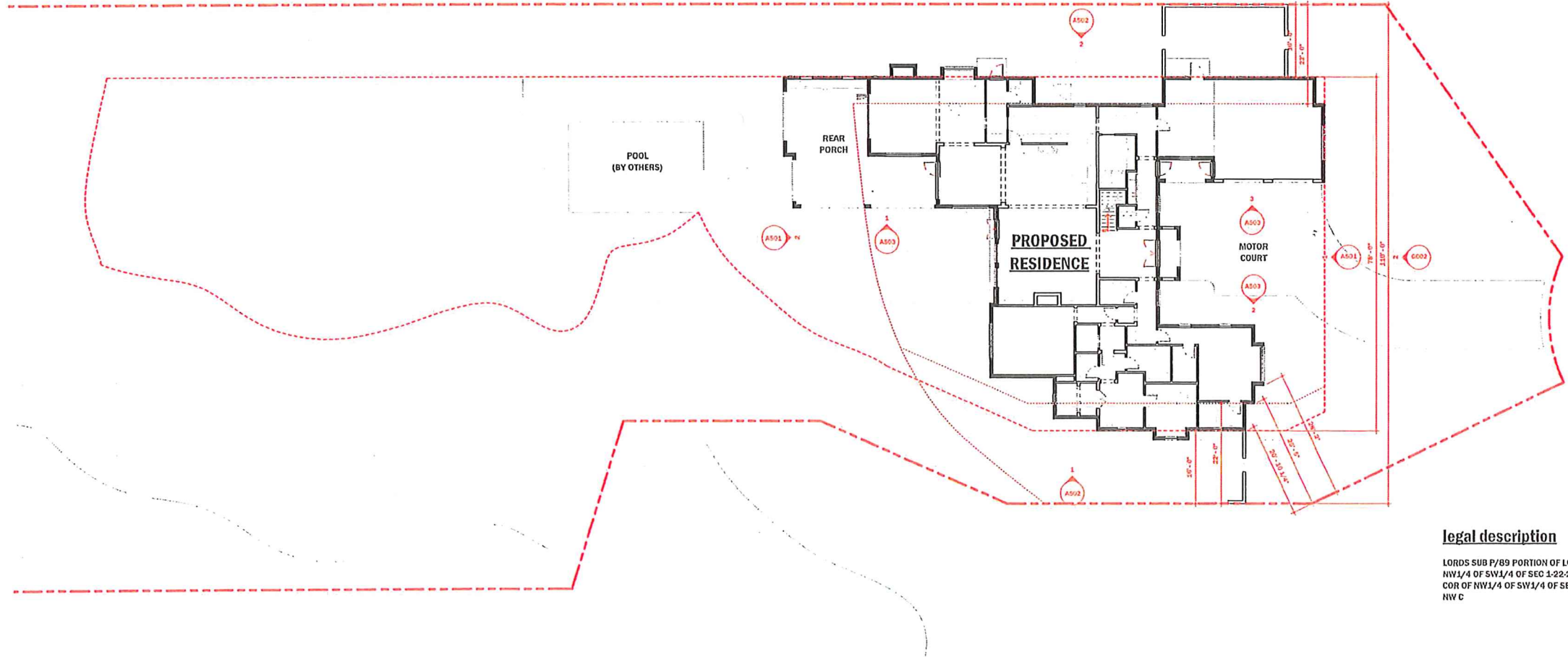


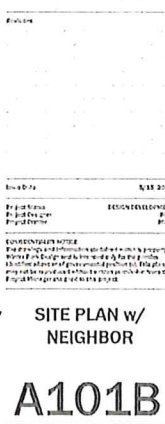
zoning requirements

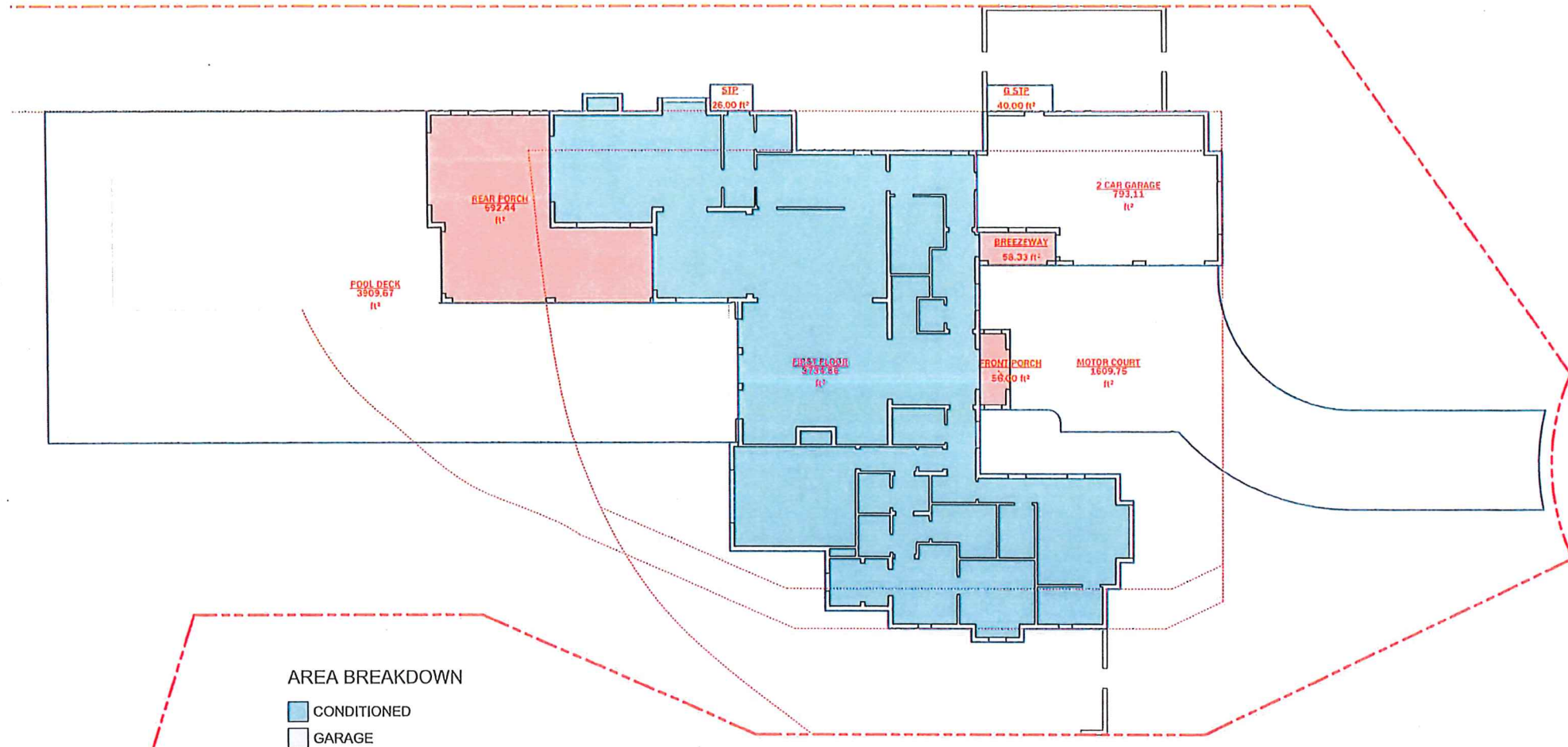
SITE INFORMATION		
PROJECT NAME	2056 Lake Drive	
PROJECT ADDRESS	R-1A	
EXISTING ZONING		
FAR CALCULATIONS		
LOT AREA	41132.18 sq ft	
FAR ALLOWED	14192.42 sq ft (35%)	
FAR PROPOSED	6622.55 sq ft	
LOT WIDTH	105'-11"	
SITE SETBACKS		
FRONT	50'	50'-0"
REAR (FIRST)	50'	20'-0"
REAR (SECOND)	35'	20'-0"
LEFT SIDE (FIRST)	15'	15'-0"
LEFT SIDE (SECOND)	22'	22'-0"
RIGHT SIDE (FIRST)	15'	15'-0"
RIGHT SIDE (SECOND)	22'	22'-0"
BUILDING HEIGHT		
ALLOWED	35'-0"	
PROPOSED	31'-2"	
LANDSCAPE COVERAGE		
LOT AREA	41132.18 sq ft	
ALLOWED	15012.05 sq ft (36%)	
PROPOSED	5334.45 sq ft	
BUILDING COVERAGE	5555.42 sq ft	
HARDSCAPE	15919.87 sq ft	
TOTAL		

area tabulations

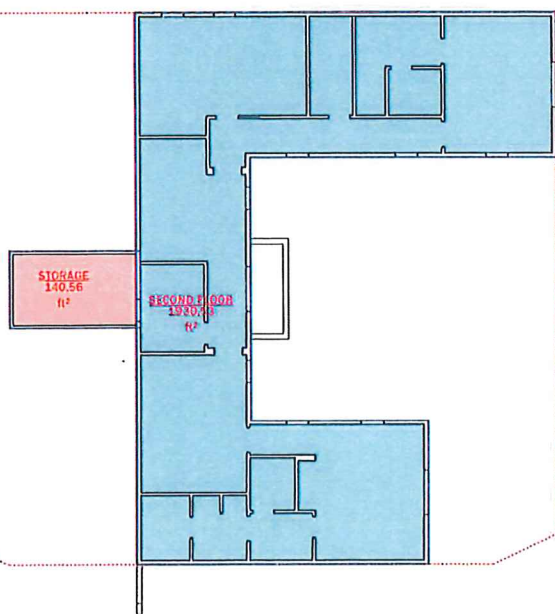
FLOOR AREA RATIO			
NAME	TYPE	SQFT	
FIRST FLOOR	CONDITIONED	2734.56 sq ft	
SECOND FLOOR	CONDITIONED	1930.53 sq ft	
2 CAR GARAGE	GARAGE	793.11 sq ft	
BREEZEWAY	NON-CONDITIONED	55.33 sq ft	
STORAGE	NON-CONDITIONED	140.56 sq ft	
TOTAL FAR		5537.09 sq ft	
LOT COVERAGE			
NAME	TYPE	SQFT	
FIRST FLOOR	CONDITIONED	2734.56 sq ft	
2 CAR GARAGE	GARAGE	793.11 sq ft	
BREEZEWAY	NON-CONDITIONED	55.33 sq ft	
FRONT PORCH	NON-CONDITIONED	56.00 sq ft	
REAR PORCH	NON-CONDITIONED	692.44 sq ft	
TOTAL SF		5231.45 sq ft	
AREA CONDITIONED			
NAME	TYPE	SQFT	
FIRST FLOOR	CONDITIONED	2734.56 sq ft	
SECOND FLOOR	CONDITIONED	1930.53 sq ft	
TOTAL CONDITIONED		5565.09 sq ft	
AREA NON-CONDITIONED			
NAME	TYPE	SQFT	
REAR PORCH	NON-CONDITIONED	692.44 sq ft	
FRONT PORCH	NON-CONDITIONED	56.00 sq ft	
BREEZEWAY	NON-CONDITIONED	55.33 sq ft	
STORAGE	NON-CONDITIONED	140.56 sq ft	
TOTAL COVERED		947.33 sq ft	
AREA GARAGE			
NAME	TYPE	SQFT	
2 CAR GARAGE	GARAGE	793.11 sq ft	
TOTAL GARAGE		793.11 sq ft	







- AREA BREAKDOWN**
- CONDITIONED
 - GARAGE
 - HARDSCAPE
 - NON-CONDITIONED



2 LEVEL 2
SCALE: 1/8" = 1'-0"

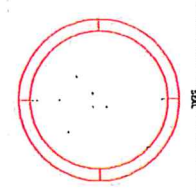
1 LEVEL 1
SCALE: 1/8" = 1'-0"

BUILDING AREA

Name	Area
Building Common Area	
2 CAR GARAGE	793.11 ft ²
FIRST FLOOR	3734.56 ft ²
SECOND FLOOR	1930.53 ft ²
STORAGE	140.56 ft ²
	6598.75 ft ²
Exterior Area	
BREEZEWAY	58.33 ft ²
FRONT PORCH	56.00 ft ²
REAR PORCH	692.44 ft ²
	806.78 ft ²
Grand total	7405.53 ft ²

AREA SCHEDULE

Level	Area	Name
CONDITIONED		
LEVEL 1	3734.56 ft ²	FIRST FLOOR
LEVEL 2	1930.53 ft ²	SECOND FLOOR
	5555.08 ft ²	
GARAGE		
LEVEL 1	793.11 ft ²	2 CAR GARAGE
	793.11 ft ²	
HARDSCAPE		
LEVEL 1	40.00 ft ²	G.SIP
LEVEL 1	1609.75 ft ²	MOTOR COURT
LEVEL 1	3909.67 ft ²	POOL DECK
LEVEL 1	26.00 ft ²	SIP
	5585.42 ft ²	
NON-CONDITIONED		
LEVEL 1	58.33 ft ²	BREEZEWAY
LEVEL 1	56.00 ft ²	FRONT PORCH
LEVEL 1	692.44 ft ²	REAR PORCH
LEVEL 2	140.56 ft ²	STORAGE
	947.33 ft ²	
Grand total	12990.95 ft ²	



alba
ENGINEERING
C.A. #30556
DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE: (407) 421-4666



WINTER PARK DESIGN

alba
ENGINEERING
C.A. #30556
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ORLANDO, FL 32854
PHONE: (407) 421-4666

the **SONBERG / DAY RESIDENCE**
2056 Lake Drive Winter Park, FL

AREA PLAN

Rev	Description	Date
1	ISSUED FOR PERMIT	03/13/2018
2	REVISION	03/13/2018

CONSTRUCTION NOTICE
This drawing and its contents are the property of WINTER PARK DESIGN. It is to be used only for the project and location specified on the title block. It is not to be reproduced, copied, or used for any other project without the written consent of WINTER PARK DESIGN.

LOT SIZE	41,121.78 SF (+/-)
EXISTING IMPERVIOUS AREA	N/A
ALLOWED= 41,121.78 SF x 50%	20,560.89 SF
PROPOSED IMPERVIOUS AREA	11,190 SF (27.2%)

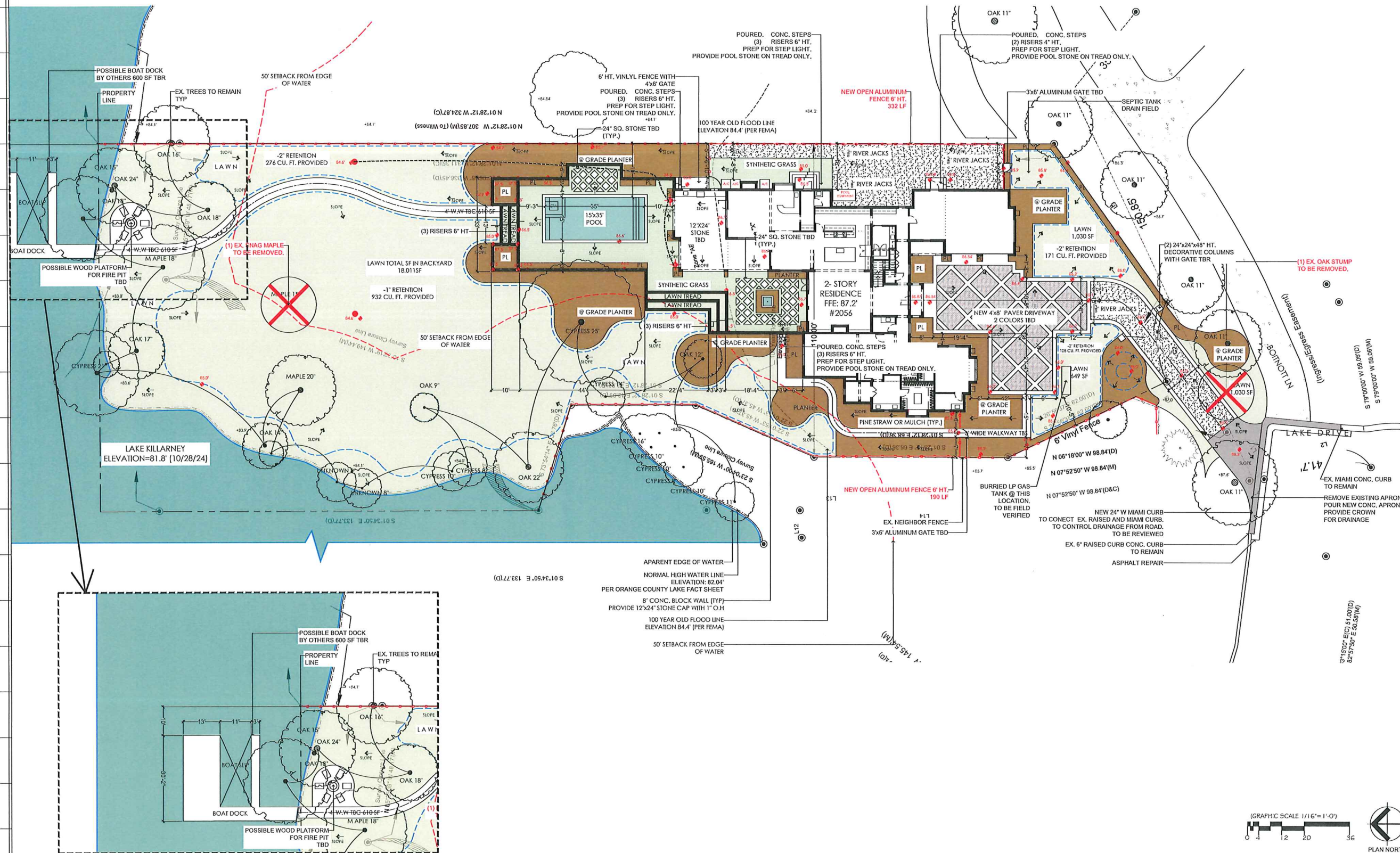
NOTE: SYNTHETIC GRASS INCLUDED AS IMPERVIOUS SURFACE IN IMPERVIOUS CALCS.

EX. FRONT AREA	5,723 (+/-)
MIN REQUIRED 5,723x 50%	2,861.5 SF (50%)
PROPOSED LANDSCAPE	3,410 SF (59.6%)

EX. AREA	14,400(+/-)
MAX REQUIRED 14,400x 5%	720 SF (5%)
PROPOSED IMPERVIOUS	440 SF (3%)

11,190 SF TOTAL IMPERVIOUS x .0833	932 CU. FT. NEEDED
	1,487 CU. FT. PROVIDED

EXISTING ELEVATION	+
PROPOSED ELEVATION	
CATCH BASIN	
20" DIA CATCH BASIN	
WATER FLOW	
4" CORRUGATED PIPE	



blacktower and partners
747 MARLENE DRIVE
OCOE, FL 34761
PHONE:
407.494.2424
EMAIL:
info@blacktowerandpartners.com
ONLINE:
blacktowerandpartners.com

2056 Lake Dr. Winter
park

[illegible]

HARDSCAPE AND DRAINAGE PLAN

Client Name	Zach & Erin Sonberg
Date	06.09.2025
Drawn by	DT
Checked by	IT
1	
Scale	1" = 10'

Legal Description: (Per Surveyor, Subject to Verification)

Beginning at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, said point also being the Northwest corner of said Lot 4, run North 90°00'00" East along the North line of said Lot 4, for a distance of 29.16 feet; then departing said North line run South 00°06'38" West, for a distance of 336.45 feet; then run South 54°45'04" West, for a distance of 68.10 feet to a point on a curve concave Southeastly, said curve having a radius of 331.1 feet; then run South westerly along said curve through a central angle of 99°01'31" until an angle of 121°02'42" of the curve, the short arc of said curve being 100.00 feet; then run North 04°41'41" West, for a distance of 50.62 feet; then run N51°32'23" West, for a distance of 21.01 feet to a point on the East right of way line of Lake Drive, thence North 06°15'00" West along said East right of way and it's Northerly projection, for a distance of 98.84 feet, then run South 00°00'00" East, for a distance of 312.00 feet to a point on the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 1; thence North 54°45'04" East along said North line, for a distance of 100.00 feet to the Point of Beginning.

A portion of Lots 18 through 21, of West Winter Park, known as Holden Brothers' Subdivision of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 22 South, Range 29 East, as recorded in Plat Book "A", Page 62, of the Public Records of Orange County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of Northwest 1/4 of the Southwest 1/4 of said Section 1, thence run North 89°35'55" West, along the North line of the Southwest 1/4 of Section 1, for a distance of 81.26 feet; thence departing said North line, run North 01°34'50" West, for a distance of 20.63 feet; then run South 88°25'10" East, for a distance of 81.91 feet, to a point on the West line of the Southeast 1/4 of the Northwest 1/4 of said Section; thence run South 00°06'50" West, along said West line, for a distance of 23.45 feet, to the Point of Beginning.

A portion of Lot 1, of Lord's Subdivision, as recorded in Plat Book "P", Page 89, of the Public Records of Orange County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of Northwest 1/4 of the Southwest 1/4 of Section 1, Township 22 South, Range 29 East, being the Southwest corner of said Lot 1, thence run North 00°06'50" East, along the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 1, for a distance of 23.35 feet; thence departing said West line, run North 85°25'16" East, for a distance of 47.25 feet; thence run South 01°28'12" East, for a distance of 25.09 feet, to a point on the North line of the Southwest 1/4 of said Section 1; thence run North 89°35'55" West, along said North line, for a distance of 47.93 feet, to the Point of Beginning.

A portion of Lot 1, of Lord's Subdivision, as recorded in Plat Book "P", Page 89, of the Public Records of Orange County, Florida, being more

Beginning at the Northeast corner of Northwest 1/4 of the Southwest 1/4 of Section 1, Township 22 South, Range 29 East, being the Southwest corner of said Lot 1, thence run North 00°06'50" East, along the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 1, for a distance of 23.45 feet; thence departing said West line, run North 88°25'10" East, for a distance of 418.09 feet; thence run South 01°34'50" East, for a distance of 37.93 feet, to a point on the North line of the Southwest 1/4 of said Section 1; thence run North 89°35'55" West, along said North line, for a distance of 419.04 feet, to the Point of Beginning.

A portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 22 South, Range 29 East, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 22 South, Range 29 East; thence run North 89°55'55" West, a distance of 81.26 feet to a point; thence run North 01°34'50" East, a distance of 133.77 feet to a point; said point being the Point of Beginning.

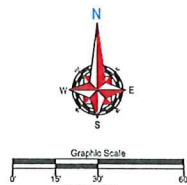
Thence run South 73°51'54" East, a distance of 38.76 feet; thence run South 01°28'12" East, a distance of 43.89 feet; thence run South 22°03'55" West, a distance of 45.37 feet; thence run North 01°28'12" East, a distance of 68.36 feet; thence run North 26°56'53" East, a distance of 62.00 feet to a point on a curve concave Southwest, having a radius of 33.11 feet, together with a chord bearing of South 48°17'29" West, and chord distance of 27.74 feet; thence along aforesaid curve run Southwesterly a distance of 28.62 feet through a central angle of 49°31'48" to a point on aforesaid curve; thence depart aforesaid curve North 50°03'33" West, a distance of 21.01 feet to a point on the North line of the Township 22 South, Range 29 East; thence run North 01°34'50" East, a distance of 157.70 feet to a point, said point being the Point of Beginning.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE XAE. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 9/25/2009.

CERTIFIED TO:
DAVID WOLF; AMS TITLE AGENCY & ESCROW, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Note: Legal Description is based upon the Special Warranty Deed in Document # 20210524769, the Quit-Claim Deed in Document # 20220220192, and the Final Judgement Quieting Title and Determining Heirs in Case # 2022-CA-006001-O in Orange County's records, and upon lot split documents prepared for David Wolf.

- >This Surveying Company was NOT given a Title Commitment at the time of Execution of Survey
- >There was NO Title Search performed by this Surveying Company.
- >Survey is Subject to an Accurate Title Search.



-Benchmark Information-

Orange County Datum
Found Orange County Benchmark Designation L651004.
Elevation=89.99'
2" Brass Disk in the South side of a drop inlet on the Northeast corner of the intersection of Lee Road and Turner Road. 25'± East of the centerline of Turner Road. 55'± North of the centerline of Lee Road.
(Elevations are based upon NAVD 88)

-Site Benchmark Information

#1
Set Nail & Disk "TR LB 7623" in Asphalt Road.
Elevation: 68.00'

#2
Set Nail & Disk "TR LB 7623" in Asphalt Road.
Elevation: 67.69'

L1
S 50°03'33" W 21.01' (C)
S 50°03'33" W 21.01' (M)
S 51°38'23" W (D)

L2

L3
10°13' E 68.10' (C)
10°13' E 68.10' (M)
5°04' W (D)

L4
62°50' W 5.21' (D)
62°50' W 5.21' (M)

L5
32°50' E 65.71'(D)
39°55' E (C)
39°55' E 65.71'(M)

L6
00'00" E 29.16'(D)
55" W 47.93'(D&C)

L12
N 84°42'01" E 9.59'(M)
Survey Closure Line

L13
N 01°34'50" W 157.70'(D)
N 01°34'50" W 65.54'(M)

N 01°34'50" W 65.44'(C)

Revision: Updated Tree & Driveway Location - 06/03/25 - JT
Revision: Updated Legal - 11/12/24 JTP
Revision: Updated Linework - 11/08/24 JTP

[illegible][illegible]



2056 Lake Dr. Winter
park

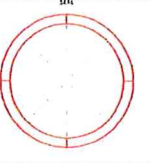
[illegible]

1
Scale 1" = 10'





alba
ENGINEERING
DANIEL SOUTER, P.E.
C.A. #35556
P.O. BOX 24774
ORLANDO, FL 32824
PHONE (407) 321-4455



the SONBERG / DAY RESIDENCE

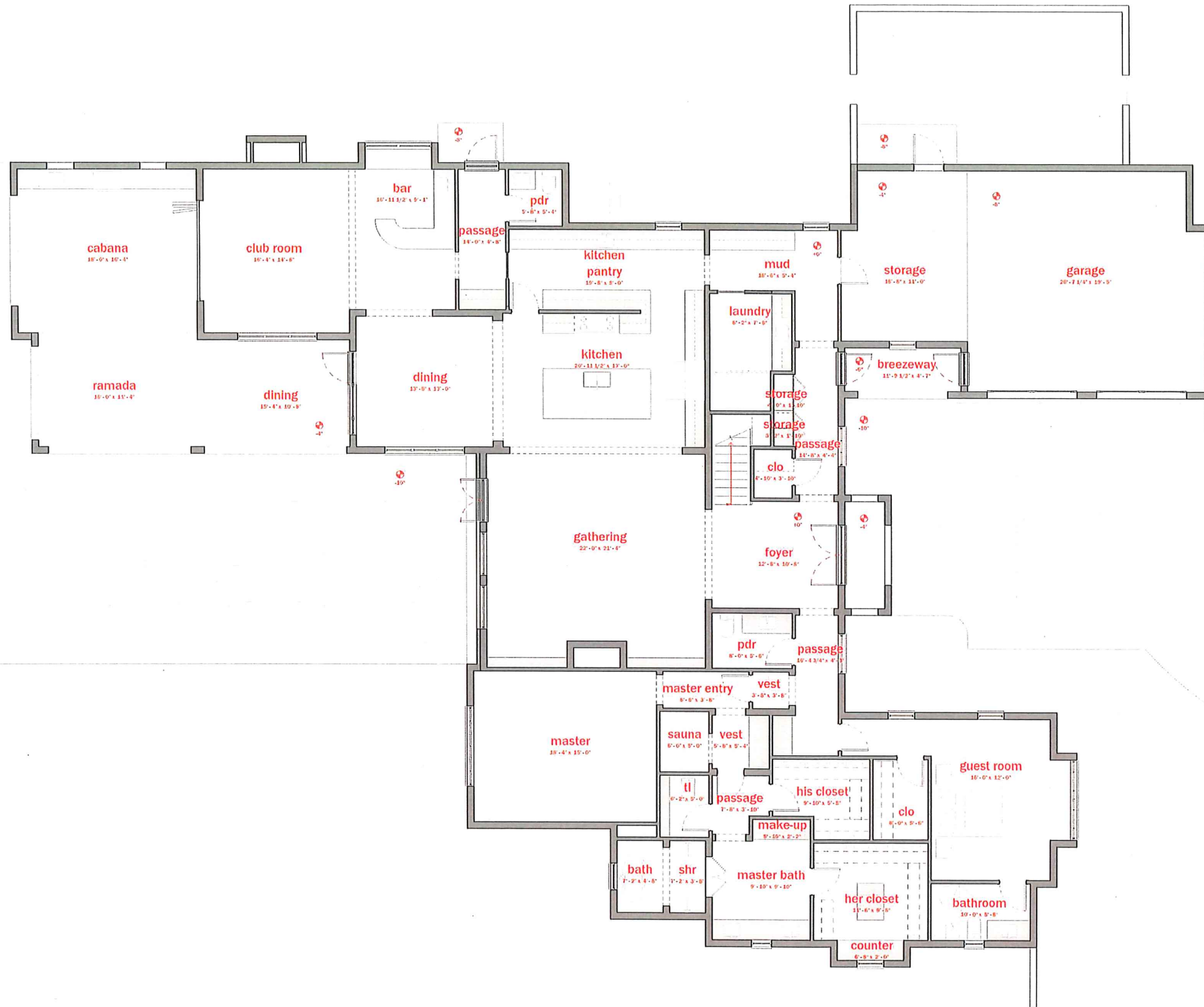
2056 Lake Drive Winter Park, FL

Revised: 8/18/2018
Project: RESIDENTIAL
Phase: Final
Drawing: A201
Scale: 1/4" = 1'-0"

PRESENTATION
PLAN LEVEL 1

A201

Works: 4/20/18



1

presentation plan

SCALE: 1/4" = 1'-0"



1

presentation plan level 2
SCALE: 1/4" = 1'-0"

WINTER PARK DESIGN
ARCHITECTS
10000 N. WINTER PARK DRIVE
DENVER, CO 80231
TEL: 303.751.1000
WWW.WINTERPARKDESIGN.COM

alba
ENGINEERING
DANIEL SOUTER, P.E.
P.O. BOX 347774
DENVER, CO 80231-7774
PHONE: 303.751.1000

DATE: 8/15/2018

the SONBERG / DAY RESIDENCE

2056 Lake Drive Winter Park, FL

Revised By	8/15/2018
Project Name	SONBERG / DAY RESIDENCE
Project Location	FL
Project Number	100

PRESENTATION
PLAN LEVEL 2
A202

WINTER PARK DESIGN

ENGINEER

alba ENGINEERING

DANIEL SOUTER, P.E.
P. 408.556.5566
P. 408.556.5566
ORLANDO, FL 32834
PHONE (407) 421-4866

SCALE

roof notes

- 1. ROOF FLASHING TO MEET THE REQUIREMENTS OF SECTIONS R105.2.8, R105.2.9, R105.6.6 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL
- 2. ATTIC VENTILATION REQUIREMENTS TO MEET SECTION R106 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL
- 3. CONDENSATE LINES AND ROOF DOWNSPOUTS TO DISCHARGE MINIMUM OF ONE FOOT AWAY FROM RESIDENCE

roof vent notes

- ROOF VENTING PER SECTION R106 OF THE 2023 FLORIDA BUILDING CODE RESIDENTIAL
- 1. VENTING SHALL PROVIDE CROSS VENTILATION OF ATTIC SPACE BY WEATHER PROTECTED VENTS
- 2. ALL VENTS SHALL BE SCREENED BY MAXIMUM 1/4" OPENINGS TO PREVENT ENTRY OF BIRDS, SQUIRRELS, RODENTS, ETC.
- 3. RATIO OF TOTAL NET FREE VENTILATION AREA TO THE AREA OF CEILING SHALL BE NOT LESS THAN 1/150
- 4. OFF ROOF VENTS TO BE ALUMINUM W/ SCREEN, PAINT TO MATCH ROOF
- 5. VENTILATION NOT REQUIRED ON AREAS USING CLOSED CELL INSULATION THROUGHOUT.

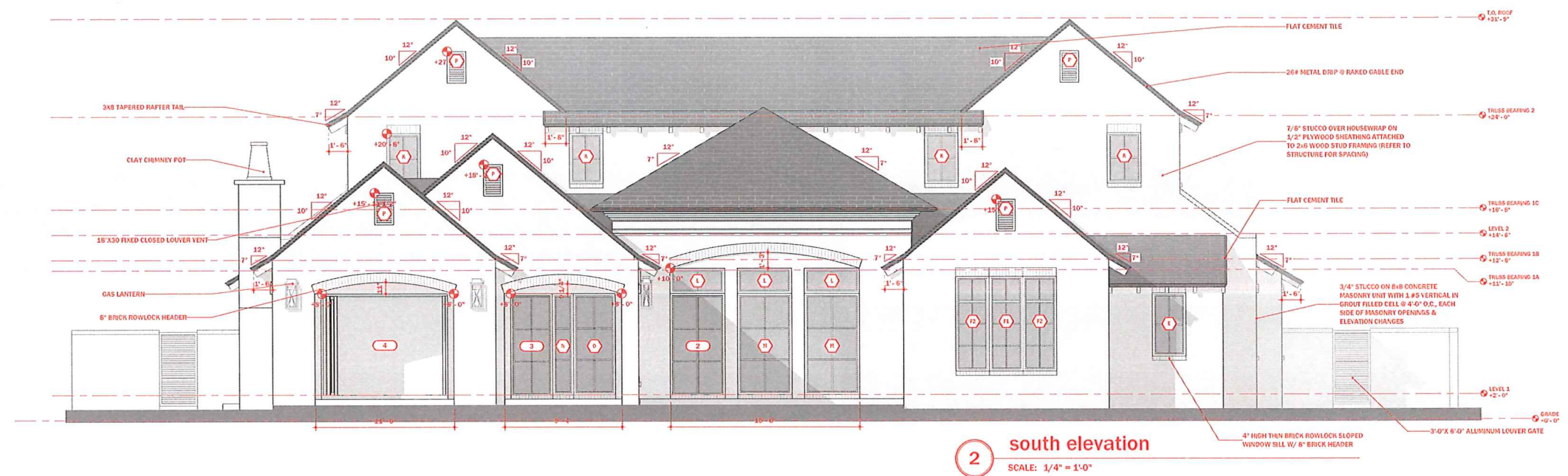
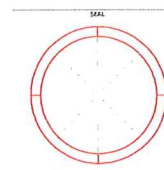
roof drainage notes

- ROOF DRAINAGE SHALL COMPLY WITH SECTION R103 OF THE FLORIDA BUILDING CODE RESIDENTIAL (FBC-R) IN EDITION (2023) AS FOLLOWS:
- R103.4 ROOF DRAINAGE
UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF, WHERE REQUIRED FOR ROOF DRAINAGE. SCUPPERS SHALL BE PLACED LEVEL WITH THE ROOF SURFACE IN A WALL OR PARAPET. THE SCUPPER SHALL BE LOCATED AS DETERMINED BY THE ROOF SLOPE AND CONTRIBUTING ROOF AREA.
- R103.4.1 OVERFLOW DRAINS AND SCUPPERS
WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2" (51 MM) NOR MORE THAN 4" (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. OVERFLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.
- R103.4.2 ONE AND TWO FAMILY DWELLINGS AND PRIVATE GARAGES
WHEN GUTTERS AND LEADERS ARE PLACED ON THE OUTSIDE OF BUILDINGS, THE GUTTERS AND LEADERS SHALL BE CONSTRUCTED OF METAL OR APPROVED PLASTIC FOR OUTDOOR EXPOSURE WITH LAP JOINTS SOLIDIFIED OR CAULKED JOINTS AND SHALL BE SECURELY FASTENED TO THE BUILDING WITH A CORROSION RESISTANT FASTENING DEVICE OF SIMILAR OR COMPATIBLE MATERIAL TO THE GUTTERS AND DOWNSPOUTS.

the SONBERG / DAY RESIDENCE
2056 Lake Drive Winter Park, FL



alpa
ENGINEERING
CA 93056
DANIEL SOUTER, P.E.
P.O. BOX 54774
SAN JOSE, CA 95154
PHONE (408) 231-1886



the
2056 LAKE DRIVE
2056 Lake Drive Winter Park, FL

Issue Date	5/15/2025
Project Name	DESIGN DEVELOPMENT
Project Designer	RJM
Project Engineer	RJM

CONTRACTOR NOTICE
The drawings and information contained within is property of Winter Park Design and is intended only for the project identified above and for general reference only. This plan may be used for construction without the permission from the project manager assigned to the project.

EXTERIOR
ELEVATIONS

A501

Sheet No. 02029

SONBERG-DAY:COLORS FOR EXTERIOR

STUCCO BODY: “DOVE WHITE

ROOF: SAXONY COUNTRY SPLIT SHAKE CONCRETE TILE GRAY

WINDOWS AND DOOR CLADDING: ANDERSEN OR JELD WEN BRONZE

Margaret A Black
1800 Boitnott Ln
Winter Park, FL 32789
May 29, 2025

To Whom It May Concern,

I am writing to express my full support for my neighbor's plans to build a new home at 2056 Lake Dr. As a nearby resident, I believe their proposed design will be a positive addition to our neighborhood and will enhance the overall character of our community.

Please contact me if any additional information is required.

Sincerely,

Margaret A Black

David Wolf
2054 Lake Dr
Winter Park, FL 32789
May 27, 2025

To Whom It May Concern,

I am writing to express my support for the proposed development of Zach Sonberg and Erin Day's property at 2056 Lake Dr. After reviewing their house plans, I believe their project aligns well with the character of our neighborhood and will be a positive addition to our community.

As a neighbor, I appreciate their thoughtful approach to design and development, and I have no objections to their plans. I look forward to seeing their project come to life and enhancing our neighborhood.

Please feel free to contact me if any further information is required.

Sincerely,



David Wolf



Planning & Zoning Board

agenda item 4.b

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

July 1, 2025

prepared by

John Harbilas, Senior Planner

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #25-08. Request of Robert Kopperud for: Approval to construct a detached carport, totaling 240 square-feet in size, located at 465 Lake Front Boulevard on Lake Killarney, zoned R-1A.

motion | recommendation

Staff recommendation is for approval.

background

The applicant and homeowner, Robert Kopperud, is requesting approval to add a detached carport, 240 square-feet in size, to the home located at 465 Lake Front Boulevard on Lake Killarney. The property is zoned R-1A and the unsubmerged portion of the property is 17,406 square feet in size. The proposed impervious lot coverage of 6,962 square feet is 39.9% of the total lot, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet is 35% of the lot area or 5,000 square feet, whichever is greater. In this case, the applicant is proposing a 240 square-foot carport, which in addition to the 3,806 square-foot home, is well under the maximum 5,998 square feet (35%) as the code allows.

The proposed location of the carport is on the east side of the existing house, set 6 feet behind the existing house, which has a 25ft setback. A large vegetation hedge, approximately 10ft high currently exists along the east property line. The carport will not be closer to the lakefront than the existing house and will be screened from the lake by an existing avocado tree. However, the east property line slants, being narrower at the front. As a result, to orient the carport parallel to the home, keep the avocado tree for buffering, and avoid conflict with an existing CMU screen wall, the structure cannot meet the 10ft required side setback for accessory structures. The applicant is proposing the structure to be 7ft at the NE corner, with the setback increasing as it goes toward the lake. All other zoning requirements are being met.

Lakefront Lot Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. No specimen trees are being removed as part of this request and, therefore, the applicant meets this criterion.

View from the Lake

The new structure does not come any closer to the lake than the existing house. It will be screened from view by an existing avocado tree and podocarpus hedge along the property line.

View of Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors.

The applicant's proposal maintains the existing lakefront setback and the single-story nature of the structure. Therefore, no traditional views of the neighbors are negatively impacted by the proposal.

Stormwater Retention

The Code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicant is proposing a retention area behind the new carport to meet this requirement.

Summary

Overall, the plans meet the intent of the lakefront review criteria. Staff recommendation is for approval.

alternatives | other considerations

fiscal impact

attachments

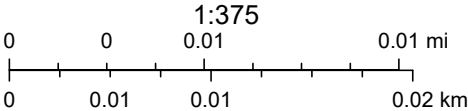
1. Location Map
2. 465 Lakefront Blvd Plans

Location map



6/24/2025, 4:14:18 PM

 Parcels Orange





**CITY OF WINTER PARK
APPLICATION FOR SITE PLAN REVIEW**

SPR# 25-08

FEE PAID

ck # _____
amt. \$ _____
date _____

General Instructions: To request approval of a site plan, complete this application and submit it to the Planning Department along with the \$125 application fee for residential or \$250 application fee for commercial or multi-family and all additional information necessary for the public hearing before the Planning and Zoning Board. For Lakefront, Canalfront or Streamfront lots please see submittal checklist. **Please submit one (1) electronic copy and one (1) paper copy (11" by 17") of the required documents with this application. Digital copies may be submitted via flash drive, CD-ROM, etc. or through the wpcloud.** Please contact the Planning Department for instructions to upload to the wpcloud.

I. APPLICANT

Name Robert Kopperud
Address 465 Lakefront Blvd
Winter Park FL 32789
Phone 321-299-2956
Email Address Kopperud59@aol.com

OWNER

Robert & Valerie Kopperud

Email Address _____

Is the property under contract for purchase or lease?

☐ Yes

☒ No

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application.

Is the contract for purchase or lease contingent upon this approval?

☐ Yes

☒ No

II. PROPERTY

Street Address: 465 Lakefront Blvd.

Zoning Classification: WP-B-1A Comprehensive Plan Future Land Use Designation: 0130-SFR-Lake Front

PARCEL # 01-22-29-5224-00-047 (same as tax ID number of Orange County property tax records)

Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application.

Lords Sub P/89 Comm 12295 FT W OF SE COR OF NW 1/4 OF
SE 1/4 ON S line of Lot 3 TH N 240 17 FT N 58 Deg W 90 FT

Property is on: ☐ Septic ☒ Sewer

Name of Lake, canal or stream Lake Killarney

III. SITE PLAN REVIEW REQUESTED

The applicant requests a Site Plan Review for:

IV. CERTIFICATION

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- a. the owner of the property described herein
- b. a party to an agreement for purchase or lease of this property
- c. an agent for the owner or purchaser/lessee of this property

If applicable, it is understood and agreed that approval of this application by the Planning and Zoning Board is contingent upon the recording of restrictive covenants designing the terms and conditions of an approval. These restrictive covenants will be executed by the owner of the property and recorded by the City of Winter Park. Said owner will be responsible for all fees associated with the recording of this document.

SIGNATURE

Robert Kopperud

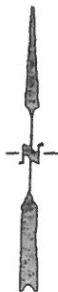
DATE

6/2/2025

PLAT OF BOUNDARY SURVEY

DESCRIPTION (As Furnished)

From the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 22 South, Range 29 East, run West 1229.5 feet to a point on the South line of Lot 3, Lord's Subdivision, according to the Plat thereof, as recorded in Plat Book "P", Page 89, Public Records of Orange County, Florida, run thence North 0 degrees 33 minutes West 240.17 feet, thence North 58 degrees 23 minutes West 90 feet to the point of beginning, thence continue North 53 degrees 23 minutes West 95 feet, thence at right angles South 31 degrees 37 minutes West 123 feet more or less to the low water mark of Lake Killarney, thence Southeasterly along said low water mark 125 feet more or less to a point lying South 17 degrees 58 minutes West 127.3 feet, more or less from the point of beginning, thence North 17 degrees 58 minutes 127.3 feet more or less to the point of beginning.



SCALE: 1" = 30'

THE REMAINDER
OF LOT 3
NOT INCLUDED

THE REMAINDER
OF LOT 3
NOT INCLUDED

POINT OF
- BEGINNING

FOUND 1° AXLE
(NO NUMBER)

SET 1/2" IRON
ROD & CAP,
LB # 5948

LOW WATER MARK
OF LAKE KILLARNEY (D)

A PORTION OF
LOT 3

THE REMAINDER
OF LOT 3
NOT INCLUDED

SE CORNER OF THE
NW 1/4 OF THE SE 1/4
OF SECTION 1-22-29

1N90°00'00"W
1228 50

POINT ON S LINE
OF LOT 3

1N90°00'00"W
1228 50

CERTIFIED TO: OF LOT 3
ROBERT KOPPERUD AND ADAIR KOPPERUD
CHASE MANHATTAN CORP.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Orange County, Florida, Community Panel Number 1201790255 E, last dated 12/6/00, it appears from a reading of said map that the land described herein is shown to be in Zone "X" (AREA OF MINIMAL FLOODING) and Zone "AE" (AREA OF THE 100 YEAR FLOOD, BFE=85). Said map is not a Survey and no responsibility is taken for the information contained in or the accuracy of the above referenced map.

1. This Plot represents a Boundary Survey of the description as furnished
Horton Surveying and Mapping, Inc. per client's instruction and makes
no claims regarding ownership or rights of possession.

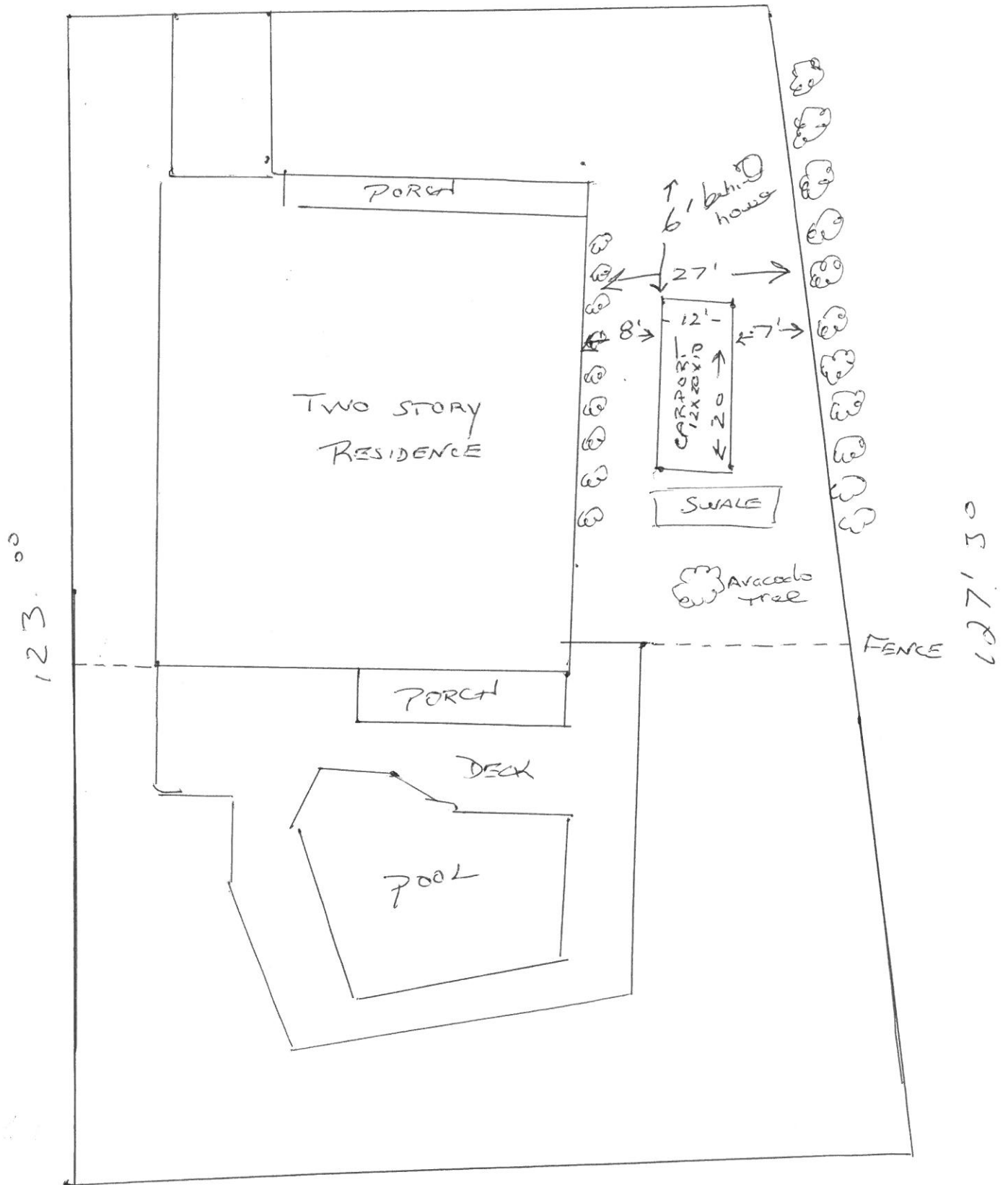
REVISIONS AND ADDITIONS

LEGEND:

Δ	=	Delta (Intersection Angle)		=	DENOTES CONCRETE
R	=	Radius	WF	=	Wood Fence
CB	=	Chord Bearing	(M)	=	Measured
CL	=	Chord Length	CBW	=	Concrete Block Wall
P.C.	=	Point of Curvature	Pi	=	Point of Intersection
P.T.	=	Point of Tangency	DWF	=	Corner nail

Page 40

LAKEFRONT BLVD



CARPORT 12x20x10

- (A) 6' behind or put house away from street
- (B) 8' off the house
- (C) 7' off the side property line
- (D) Gutters
- (E) No Tree

BUILDING VIEW

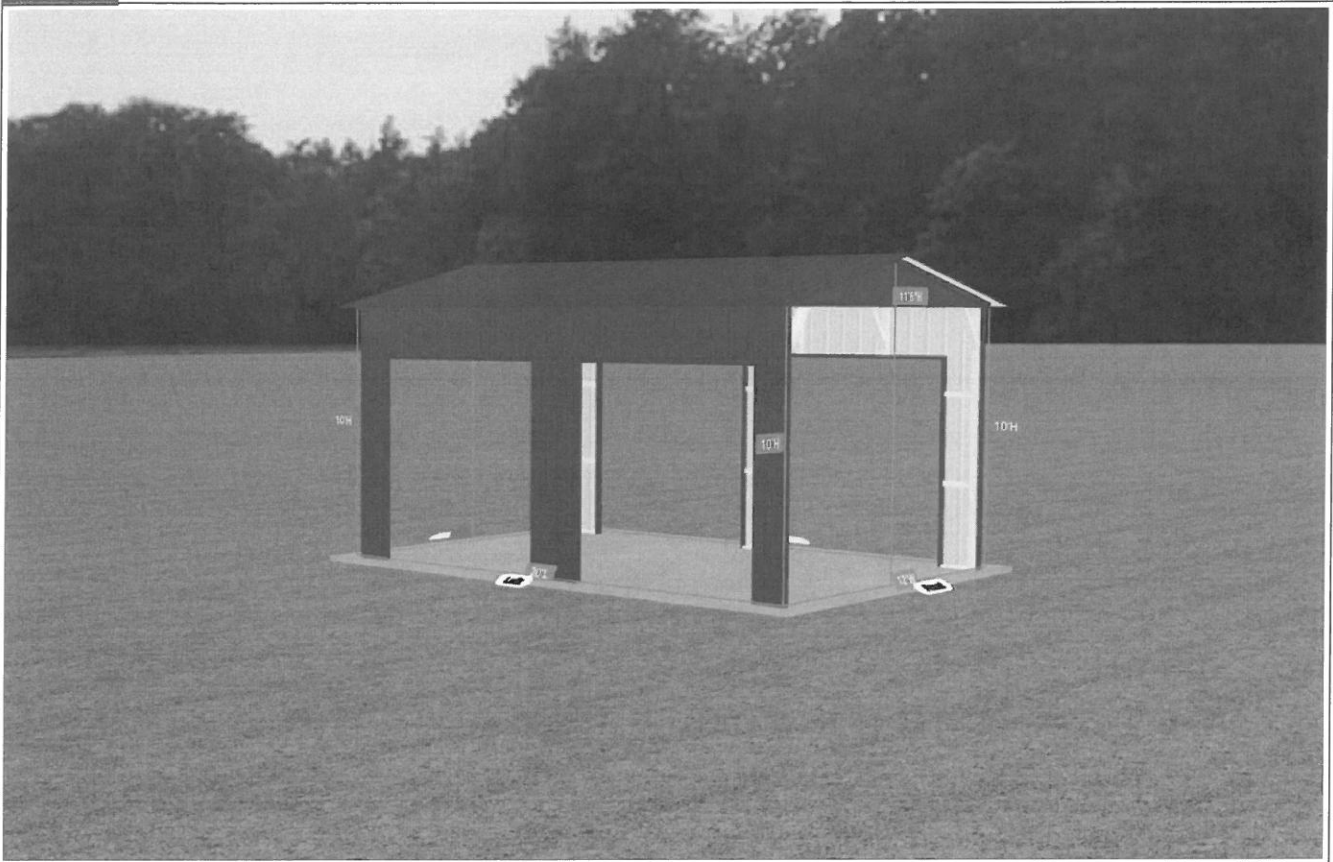


IMAGE 3

BUILDING VIEW

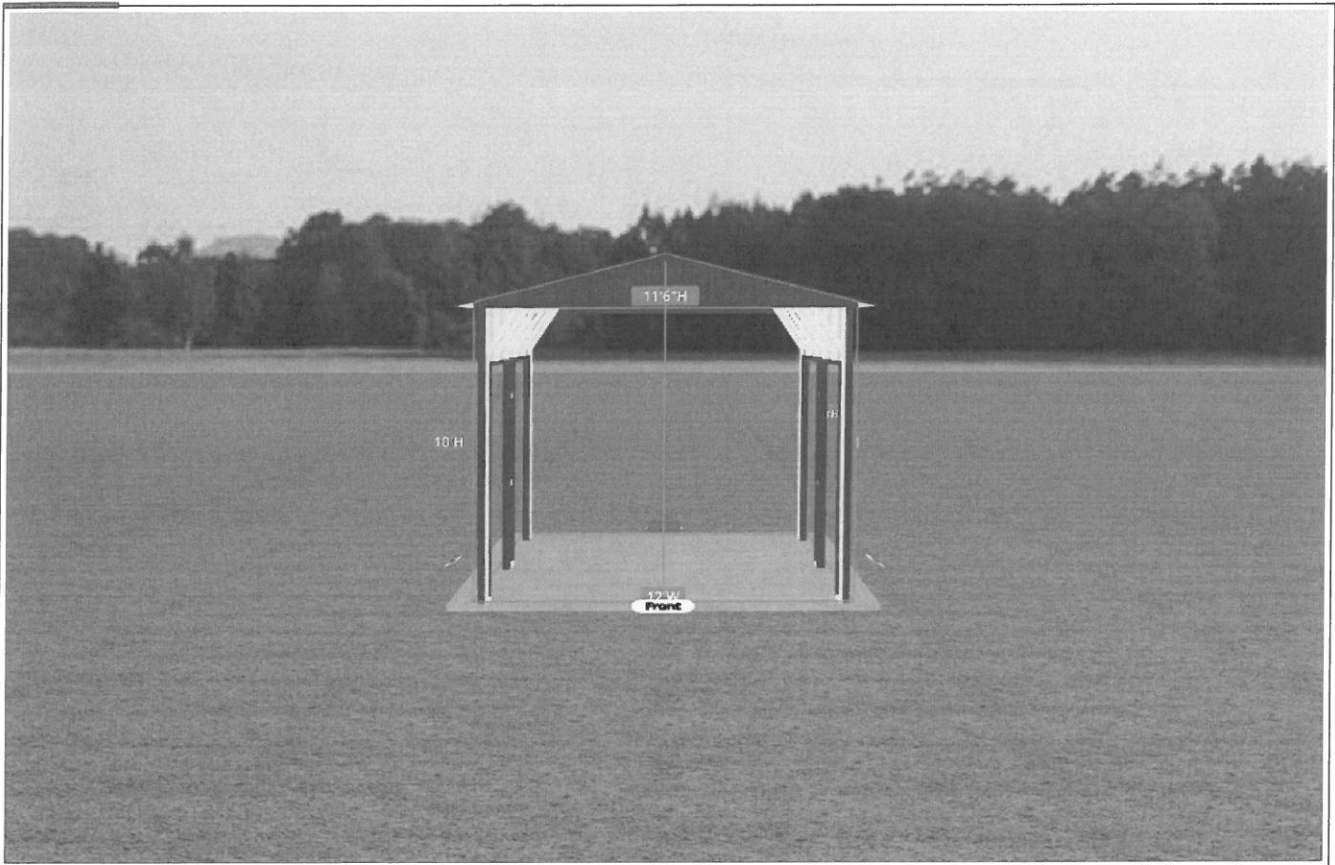
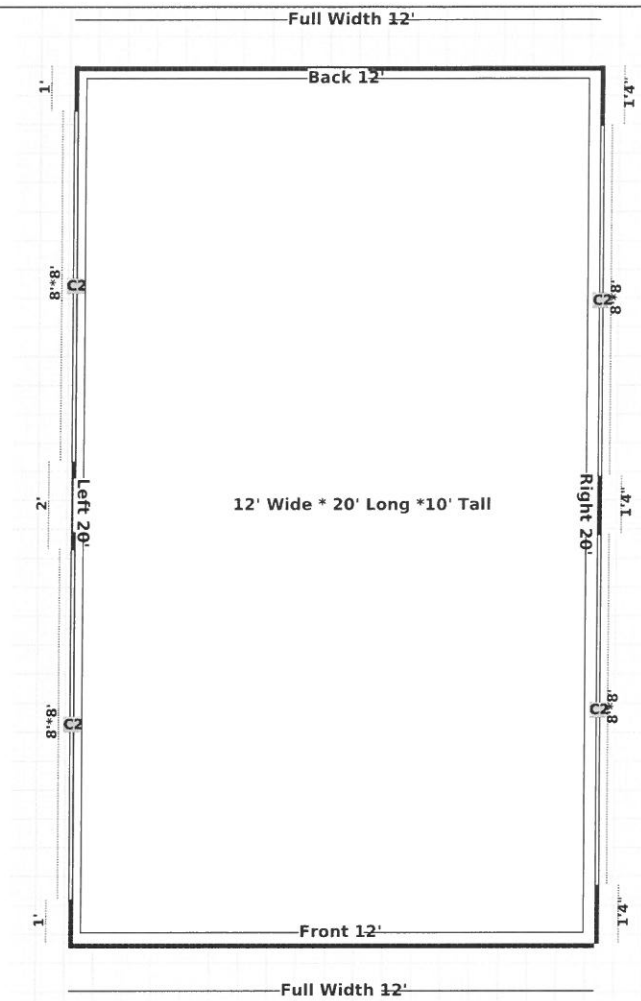


IMAGE 4

2D DRAWING-1



LEGENDS

- C1 Garage Door C2 Garage Door Frameout C3 Walk in Door C4 Walk in Door Frameout C5 Windows C6 Windows Frameout C7 Open Wall
 C8 Close Wall C9 Distance C10 Storage Length (Utility) C Cupola

Anthony Filardo
455 Lakefront Blvd
Winter Park, FL 32789

6/2/2025

City of Winter Park Planning And Zoning Commission

Subject: Letter of Support for Variance Request (465 Lakefront Blvd.
Winter Park, FL 32789

Dear Sir or Madam,

I am writing to express my support for the variance request for property located at 465 Lakefront Blvd. My name is Anthony Filardo, I am a next door neighbor of Robert Kopperud at 455 Lakefront Blvd, and I have no objection to the proposed variance.

The carport project is well thought out and will not adversely impact property values. In addition we have a large hedge of podocarpus plants that buffer both properties so the structure will have no visual impact on either our front view or lake view. Also this will allow him to park his truck on his property and off the street.

I believe the proposed variance is reasonable and should be approved. If you have any questions please do not hesitate to contact me.

Sincerely,

Anthony Filardo

407-257-7725

Anthony Filardo
455 Lakefront Blvd
Winter Park, FL 32789

6/2/2025

City of Winter Park Planning And Zoning Commission

Subject: Letter of Support for Variance Request (465 Lakefront Blvd.
Winter Park, FL 32789

Dear Sir or Madam,

I am writing to express my support for the variance request for property located at 465 Lakefront Blvd. My name is Anthony Filardo, I am a next door neighbor of Robert Kopperud at 455 Lakefront Blvd, and I have no objection to the proposed variance.

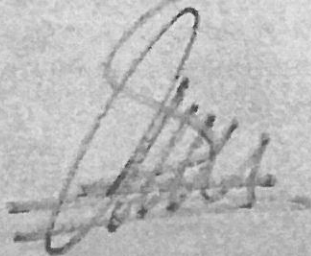
The carport project is well thought out and will not adversely impact property values. In addition we have a large hedge of podocarpus plants that buffer both properties so the structure will have no visual impact on either our front view or lake view. Also this will allow him to park his truck on his property and off the street.

I believe the proposed variance is reasonable and should be approved. If you have any questions please do not hesitate to contact me.

Sincerely,

Anthony Filardo

407-257-7725

A handwritten signature in dark ink, appearing to read 'Anthony Filardo', is written over a horizontal line.

STREET VIEW



Avocado Tree Will Remain

Lake View



LAKE
VIEW





item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

July 1, 2025

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #25-03. Request of Matthew Johnson with Winter Park Design for approval to construct additions to the existing, single-story single-family home, totaling 333 square-feet in size, located at 884 Audubon Lane on Lake Mizell, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval.

background

The applicant, Matthew Johnson with Winter Park Design, on behalf of the homeowner, is requesting approval to add a total of 333 square-feet to the existing, single-story home located at 884 Audubon Lane on Lake Mizell. The property is zoned R-1AAA and the unsubmerged portion of the property is 17,139 square feet in size. The proposed impervious coverage of 8,162 square feet is 47.6% of the total lot, which is below the maximum 50% the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet in size is 35% of the lot area or 5,000 square feet, whichever is greater. In this case, the applicant is proposing a 4,458-square-foot home which is well under the maximum 5,998 square feet (35%) the code allows.

The lot is extremely unique in both shape and circumstance. The required setbacks render a new structure on the lot extremely difficult to build. The lot itself is a triangular shape with a uniquely shallow depth. The existing structure currently has a nonconforming 30-foot lakefront setback, whereas a new structure would be required to at minimum meet a 50-foot setback. The applicant's request is largely to renovate the existing single-story structure, adding the swimming pool area, and adding the detached garage in the front of the structure. The request does not increase the nonconformity on the lakefront side and the proposed renovations meet the required front setback. The applicant is proposing the detached garage to meet the same existing 10-foot side setback as the principal structure. Both the main house and garage will remain single-story.

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. No specimen trees are being removed as part of this request.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does permit walls/swimming pool decks facing the lake in excess of three (3) feet in height. No such component is being proposed as part of this request.

Traditional Views of Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors.

The required lakefront setback is made up of the average of the two waterfront structures neighboring the subject property. In this instance, the average is 87.5 feet. The neighbor to the west has a 150-foot setback sitting on a much deeper lot. The home to the east has a 25-foot setback. The applicant's proposal maintains the existing lakefront setback of 30-feet and the single-story nature of the structure. Therefore, no traditional views of the neighbors are negatively impacted by the proposal.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicant is proposing multiple swale retention areas on the property lining both the lakefront and Audubon Lane to meet this requirement.

Summary

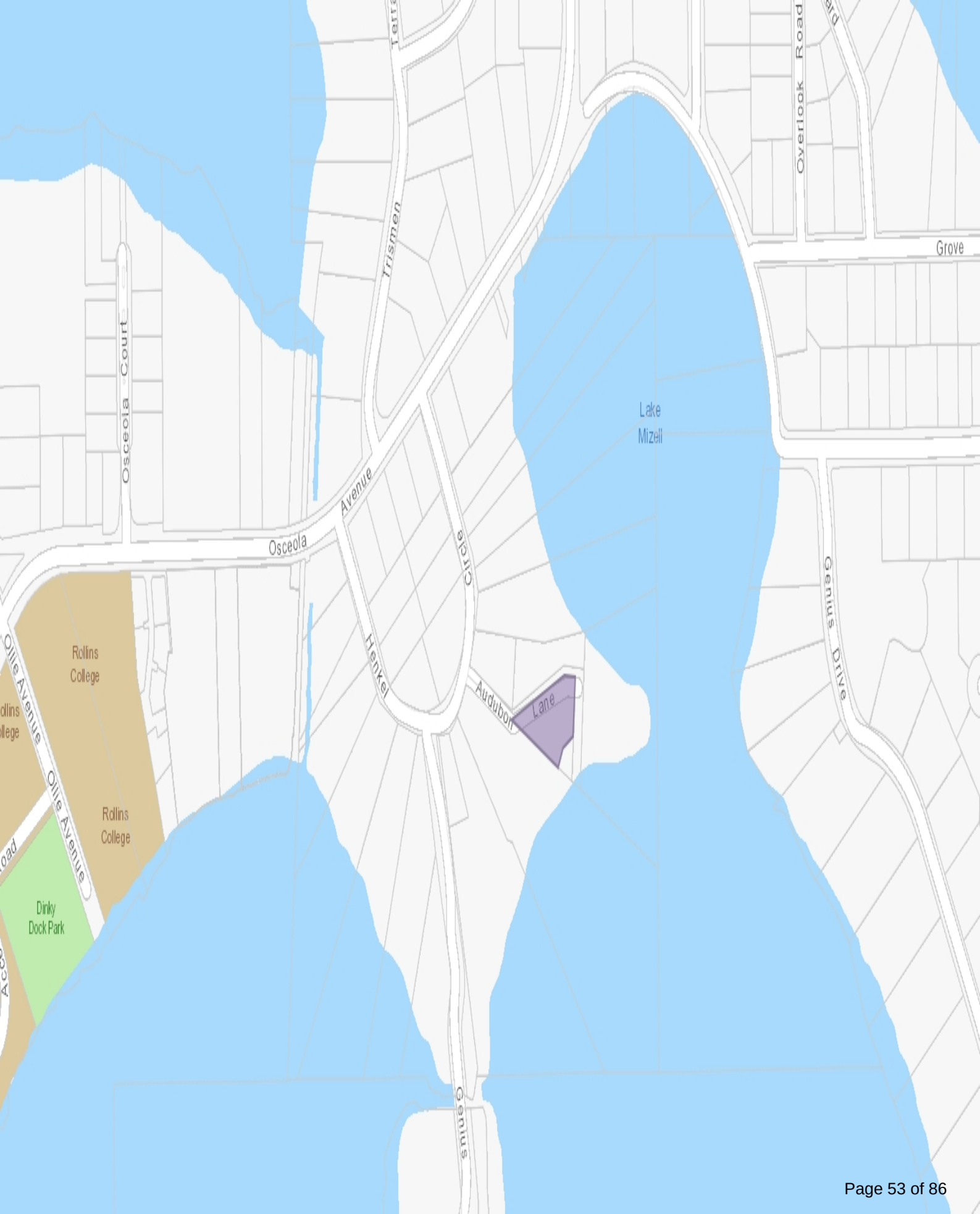
Overall, the plans meet the intent of the lakefront review criteria.

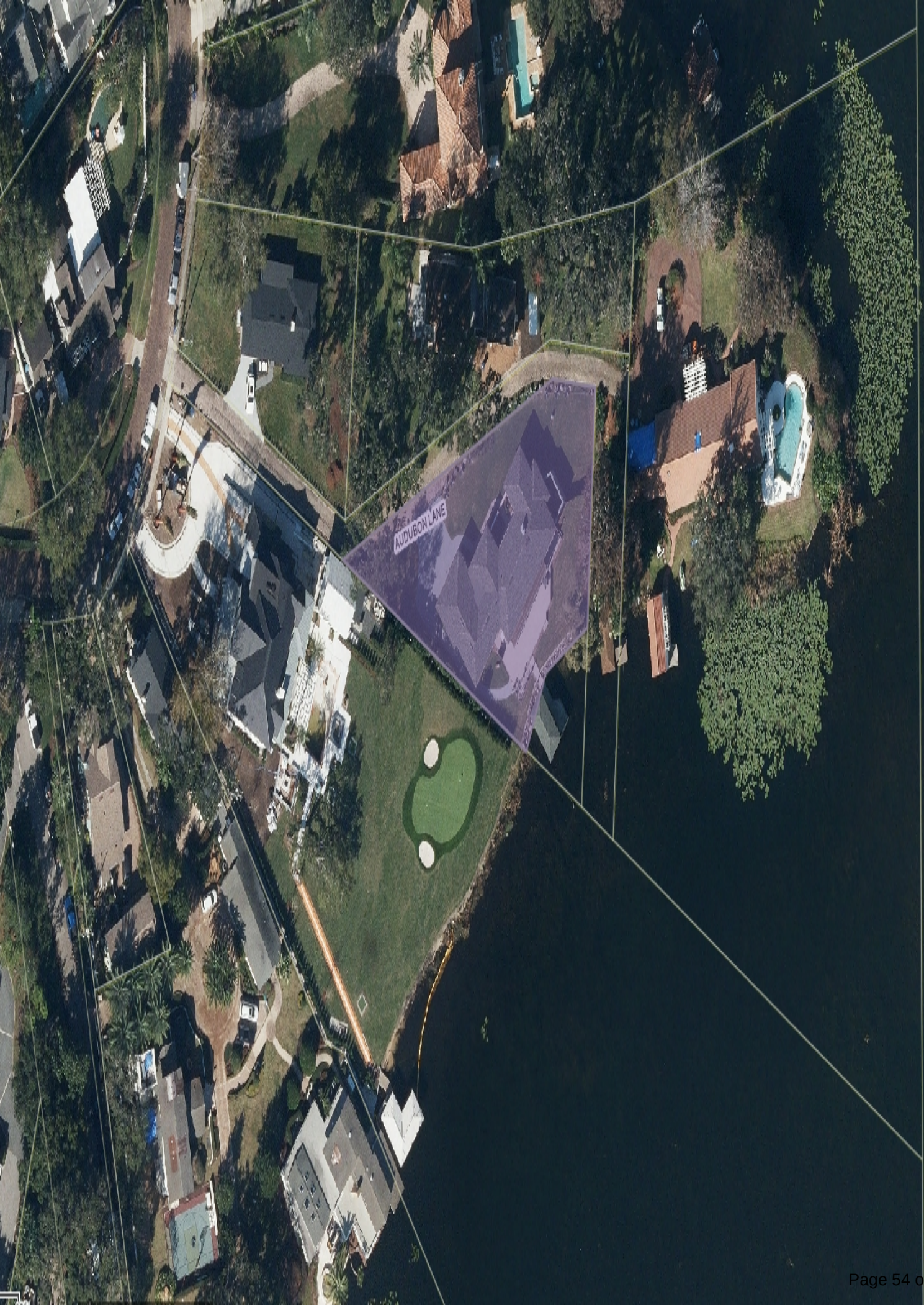
alternatives | other considerations

fiscal impact

attachments

1. 884 Audubon Ln - Area Map
2. 884 Audubon Ln - Aerial Map
3. 884 Audubon Ln - Lakefront Table
4. 884 Audubon Ln - FAR Tabs
5. 884 Audubon Ln - Site Plan
6. 884 Audubon Ln - Drainage Plan
7. 884 Audubon Ln - Plan Set





Lakefront Site Plan Review: 884 Audubon Ln

	R-1AAA Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	150 ft.	150 ft.	150 ft.
Lot Depth	N/A	136 ft. (avg.)	136 ft. (avg.)
Lot Area	25,000 sf	17,139 sf	17,139 sf
Floor Area Ratio	35% (5,998 sf)	4,125 sf	4,458 sf
Impervious Lot Coverage	50% (8,569 sf)	-	41.6% (5,721 sf)
Front Setback	20 ft.	16 ft.	16 ft.
Side Setbacks (1st floor/2nd floor)	22 ft./30 ft.	31 ft./-- (east) 10 ft./-- (west)	31 ft./-- (east) 10 ft./-- (west)
Lakefront Setbacks	87.5 ft. (avg.)	30 ft.	30 ft.

site tabulations

EXISTING FAR

NAME	TYPE	SQFT
EXISTING CONDITIONED	CONDITIONED	3497.23 ft ²
EXISTING GARAGE	GARAGE	628.18 ft ²
TOTAL FAR		4125.41 ft ²

PROPOSED FAR



NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	3567.17 ft ²
2 CAR GARAGE	GARAGE	552.00 ft ²
OUTDOOR LIVING	NON-CONDITIONED	339.11 ft ²
TOTAL FAR		4458.28 ft ²

CONDITIONED SQUARE FOOTAGE INCREASED = 70 SQFT

TOTAL FAR INCREASED = 333 SQFT



PRE-DEVELOPMENT AREA SUMMARY

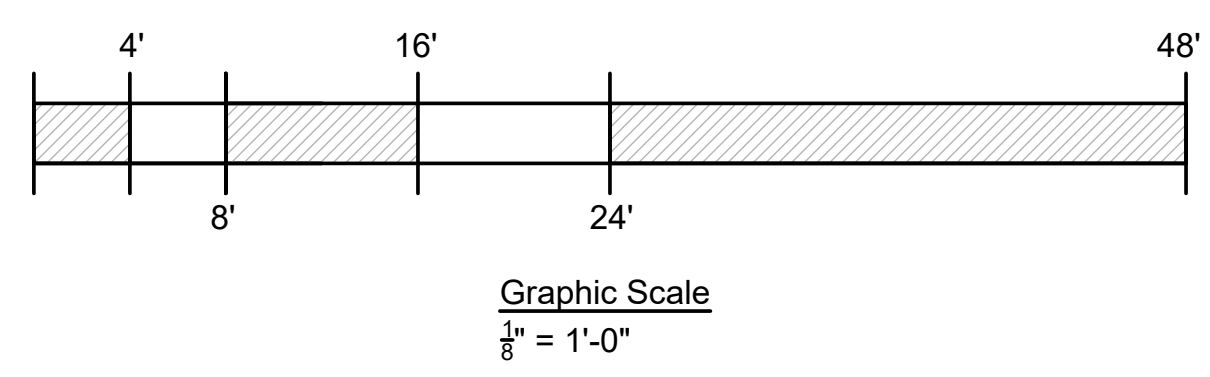
TOTAL LOT AREA	100%	17,139 SQ FT
DRIVEWAY, WALKS, AND WALLS		2,142 SQ FT
AREA 1ST FLOOR		3,720 SQ FT
TOTAL IMPERVIOUS	34.2%	5,862 SQ FT
TOTAL PERVIOUS	65.8%	11,277 SQ FT

POST-DEVELOPMENT AREA SUMMARY

TOTAL LOT AREA	100%	17,139 SQ FT
DRIVEWAY, WALKS, AND WALLS		2,233 SQ FT
POOL AND POOL DECK		1,525 SQ FT
AREA 1ST FLOOR		4,404 SQ FT
TOTAL IMPERVIOUS	47.6%	8,162 SQ FT
TOTAL PERVIOUS	52.4%	8,977 SQ FT

BACK YARD AREA SUMMARY

TOTAL BACK YARD AREA	100%	5,786 SQ FT
WALKWAY	4.65%	269 SQ FT
GREEN SPACE	95.35%	5,517 SQ FT



REDMON
DESIGN
COMPANY, PA
Landscape Architecture

407.647.2006
Fax 407.647.3314



92 S. Lakewood Circle
Maitland, FL
32751

Revisions	
Date	By
6/6/25	BG
6/11/25	BG
6/23/25	BG

The Millman Residence
Preliminary Landscape Plan
884 Audubon Lane, Winter Park, FL

06/01/2025 Date
1/8" = 1'-0" Scale
S. REDMON Designed By
B. GRAHAM Drawn By
Job #

Sheet
LA-1
Of 2 Sheets

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LANDSCAPE ARCHITECT

PRE-DEVELOPMENT AREA SUMMARY

TOTAL LOT AREA	100%	17,139 SQ FT
DRIVEWAY, WALKS, AND WALLS		2,142 SQ FT
AREA 1ST FLOOR		3,720 SQ FT
TOTAL IMPERVIOUS	34.2%	5,862 SQ FT
TOTAL PERVIOUS	65.8%	11,277 SQ FT

POST-DEVELOPMENT AREA SUMMARY

TOTAL LOT AREA	100%	17,139 SQ FT
DRIVEWAY, WALKS, AND WALLS		2,233 SQ FT
POOL AND POOL DECK		1,525 SQ FT
AREA 1ST FLOOR		4,404 SQ FT
TOTAL IMPERVIOUS	47.6%	8,162 SQ FT
TOTAL PERVIOUS	52.4%	8,977 SQ FT

BACK YARD AREA SUMMARY

TOTAL BACK YARD AREA	100%	5,786 SQ FT
WALKWAY	4.65%	269 SQ FT
GREEN SPACE	95.35%	5,517 SQ FT

STORMWATER RETENTION CALCULATIONS:

Retention Breakdown
1" (.083') x 8,162 sq. ft. (impervious area) =
677 CU. FT. REQUIRED RETENTION

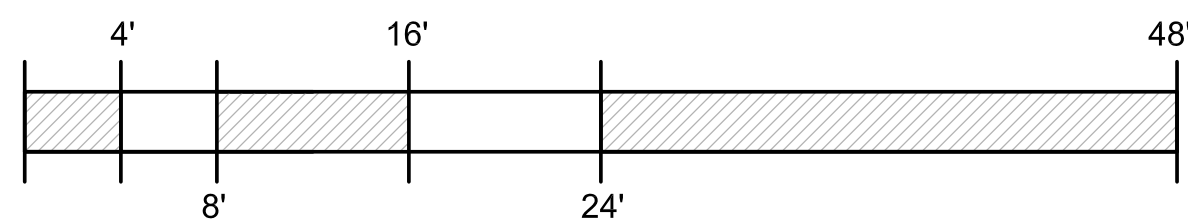
Retention Area #1 =
533 sq.ft. 6" (.5') = 266 cu.ft.
(13' x 41')

Retention Area #2 =
390 sq.ft. 4" (.33') = 129 cu.ft.
(13' x 30')

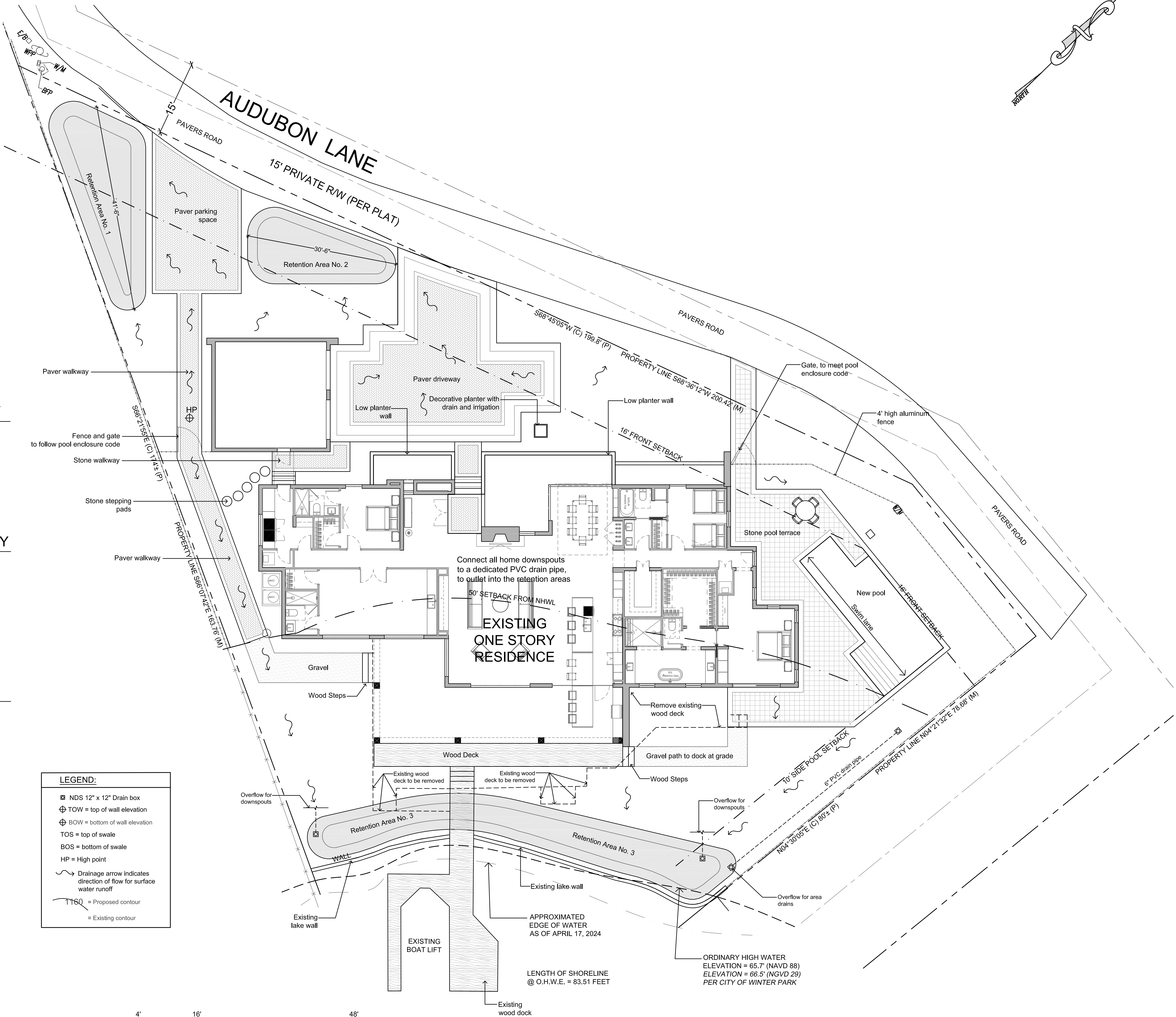
Retention Area #3 =
688 sq.ft. 6" (.5') = 344 cu.ft.
(86' x 8')

= 739 TOTAL CU. FT. PROVIDED

LEGEND:	
	NDS 12" x 12" Drain box
	TOW = top of wall elevation
	BOW = bottom of wall elevation
	TOS = top of swale
	BOS = bottom of swale
	HP = High point
	Drainage arrow indicates direction of flow for surface water runoff
	Proposed contour
	Existing contour



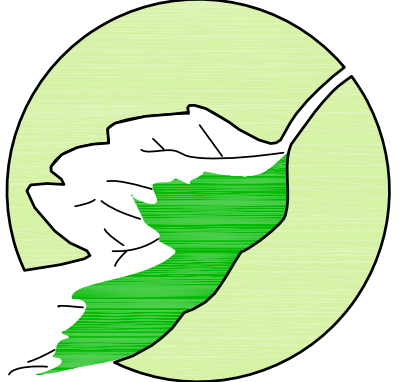
Graphic Scale
3/8" = 1'-0"



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REDMON
DESIGN
COMPANY, P.A.
Landscape Architecture

407.647.2006
Fax 407.647.3314



92 S. Lakewood Circle
Maitland, FL
32751

Revisions	
Date	By
6/6/25	BG
6/11/25	BG
6/23/25	BG

The Millman Residence
Grading and Drainage Plan
884 Audubon Lane, Winter Park, FL

06/01/2025
Date

1/8" = 1'-0"
Scale

S. REDMON
Designed By

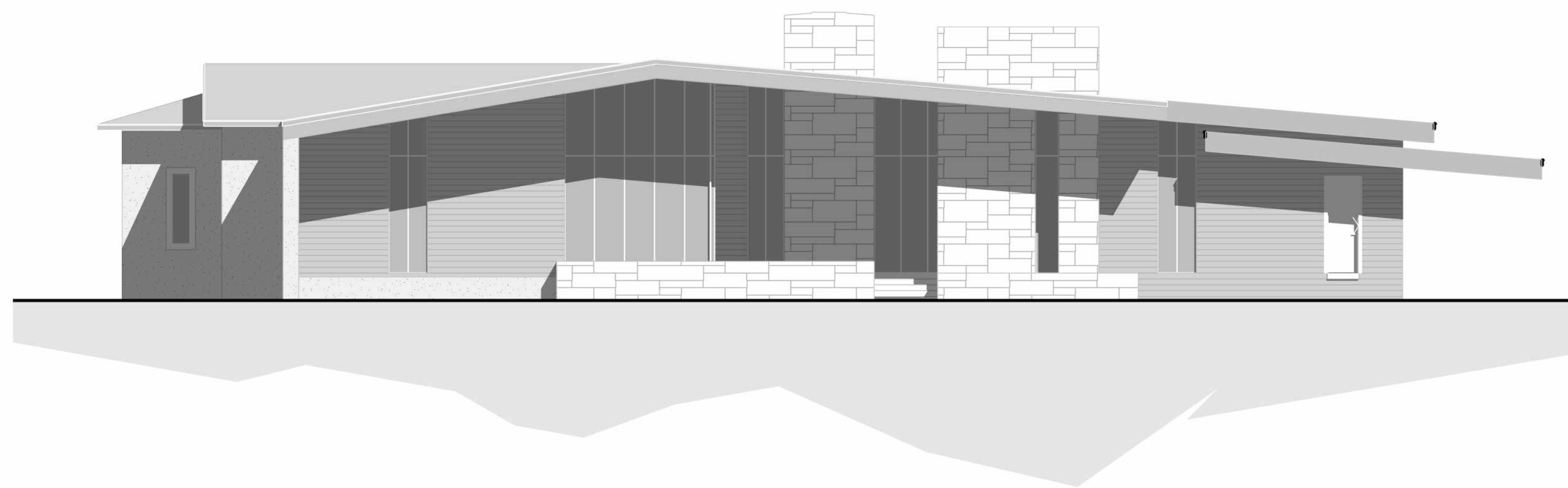
B. GRAHAM
Drawn By

Job #

Sheet

LA-2

Of 2 Sheets



884 AUDUBON PLACE

the AUDUBON RESIDENCE

winter park design | residential architecture | 151 circle drive maitland, fl | 407 644 8993 | firm license number : ra-006586

100% SCHEMATIC DESIGN

2025.06.11
FOLIO: 1225

Issue Date	2025.06.1
Project Status	100% SCHEMATIC DESIGN
Project Designer	MC
Project Drafter	DT

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COVER SHEET

G000

Sheet No. _____ ©2023
P. 50 of 100



WINTER PARK DESIGN
ARCHITECT

ENGINEER

alba
ENGINEERING
C.A. #30556

DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO FL 32854
PHONE: (407) 421-4866

Diagram of a circular seal. The seal is divided into four segments by a central cross. The segments are labeled 1, 2, 3, and 4. The label 'SEAL' is positioned above the diagram.

110 V. DUPLEX OUTLET		SMOKE, CO DETECTOR	
110 V. DUPLEX OUTLET (ARCH FAULT INTERRUPT)		FIXTURE TYPE, SEE SCHED.	
110 V. DEDICATED DUPLEX OUTLET		SURFACE MTD. LIGHT	
110 V. GFI DUPLEX OUTLET		RECESSED LIGHT (ARROW = DIRECTIONAL)	
FLOOR DUPLEX RECEPTACLE		MOISTURE PROOF RECESSED LIGHT	
220 VOLT OUTLET		WALL MOUNTED LIGHT	
WEATHER PROOF GFI		MONOPOINT	
110 V. FLR. MTD. DUPLEX OUTLET		PLUG-IN FIXTURE	
110 V. CLG. MTD. DUPLEX OUTLET		PENDANT FIXTURE	
QUAD RECEPTACLE		OVERHEAD FAN	
DUPLEX RECEPTABLE (USB INDICATES CHARGING OUTLET/STATION)		OVERHEAD FAN	
240 VOLT ELECTRIC VEHICLE CHARGING OUTLET			
SWITCH @ 42"			
3-WAY SWITCH @ 42"		CEILING MOUNTED SPEAKER	
SWITCH DIMMING CIRCUIT @ 42"		IN-WALL SPEAKER	
PUSH BUTTON		LED STRIP LIGHT	
CHIMES		STEP LIGHT	
TV JACK		IN-GROUND, WELL LIGHT	
ETHERNET / PHONE JACK		TRACK/HEADS	
KEYPAD		WALL MOUNTED SWING-ARM LIGHT	
THERMOSTAT		ELECTRICAL PANEL	
EXHAUST FAN + TIMER SWITCH		ELECTRICAL METER	
HEAT DETECTOR (LOW = LOW TEMP SENSOR, LP = LP GAS DETECTOR)		A/C DISCONNECT	
REMOTE TRANSFORMER		GAS TANKLESS WATER HEATER	
FLOOD LIGHT		GARAGE DOOR OPENER	
		FLUORESCENT LIGHT	

	WOOD FINISH
	WOOD BLOCKING OR SHIM
	WOOD FRAMING
	SAND, MORTAR, OR GROUT
	CONCRETE, CAST IN PLACE
	STEEL
	ALUMINUM
	GRAVEL, CRUSHED ROCK
	EARTH
	PLYWOOD
	RIGID INSULATION
	BATT INSULATION
	GYPSUM BOARD
	CEMENT PLASTER
	CONCRETE MASONRY UNITS

Num.	Sheet Name	Issue Date
G000	COVER SHEET	2025.06.11
G001	GENERAL NOTES	2025.06.11
A101	EXISTING SITE CONDITIONS	2025.06.11
A102	SITE PLAN	2025.06.11
A201	PRESENTATION PLAN	2025.06.11
A204	ARCHITECTURAL ROOF PLAN	2025.06.11
A501	EXTERIOR ELEVATIONS	2025.06.11
A502	EXTERIOR ELEVATIONS	2025.06.11

IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE W/ ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE CONTRACTOR SHALL DO THEIR WORK IN CONFORMANCE W/ ALL APPLICABLE CODES & REGULATIONS.

27. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE PRIOR TO COMMENCING WORK.

28. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWING AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.

29. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD IN THE WORK ALL SINKS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND SECURE ALL OTHER WORK.

30. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SERVICE. ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED, AS INSTRUMENT, W/ OUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

31. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL AND SHALL BE GROUPED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

32. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING INFORMATION TO THE ARCHITECT.

33. CONTRACTOR SHALL INCORPORATE ALL NECESSARY LOCAL/STATE/FEDERAL BUILDING, FIRE AND HANDICAP CODES INTO THE DESIGN AND BASE PROPOSAL FOR A COMPLETE TURNKEY PROJECT.

34. PROJECT SHALL BE TURNED OVER TO TENANT IN CLEAN CONDITION W/ ALL TRASH AND DEBRIS REMOVED. ALL WORK SHALL BE COMPLETED AND ALL MATERIALS TO BE LEFT IN A CLEAN, ORDERED AND CLEANED, AND ALL TOILET AND PLUMBING FIXTURES CLEAN AND IN GOOD WORKING ORDER.

10. CONTRACTOR SHALL Haul ALL RUBBISH FROM SITE ON A REGULAR BASIS, DO NOT ALLOW TO ACCUMULATE.

11. CONTRACTOR TO OBTAIN ALL PERMITS AND TO PAY FEES AND TAXES.

12. DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATA OBTAINABLE, BUT ARE NOT GUARANTEED. BEFORE PROCEEDING W/ ANY WORK THAT IS DEPENDANT UPON THE DATA INVOLVED, THE CONTRACTOR SHALL FIELD CHECK THE DATA AND REPORT TO THE ARCHITECT. ALL PARTS OF THE BUILDING IS NOT ALLOWED TO BE LIMITED AT THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS PRIOR TO ADEQUATE VERIFICATION OF APPLICABLE DATA, ANY RESULTANT EXTRA COST FOR ADJUSTMENT OF WORK AS REQUIRED TO CONFORM TO EXISTING CONDITIONS, SHALL BE ASSUMED BY THE CONTRACTOR W/ OUT REIMBURSEMENT OR COMPENSATION BY THE ARCHITECT.

13. A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL BE DETERMINED BY OWNER AND IDENTIFIED AT THE PRE-CONSTRUCTION MEETING.

14. CONTRACTOR PERSONNEL ARE CONFINED TO AREAS OF FIELD WORK NECESSARY FOR COMPLETING THE WORK. ALL OTHER AREAS, INCLUDING ALL PARTS OF THE BUILDING, ARE OFF LIMITS. ALL CONTRACTOR TOOL BOXES, CONTAINER, ETC. ARE SUBJECT TO OWNER'S INSPECTION. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, STORING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT BY THE CONTRACTOR. THIS SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

15. WRITTEN WORK TASK PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEMAND MOST STRINGENT SHALL BE THE GOVERNING DOCUMENT.

16. ALL WIND LOAD CALCULATIONS & DESIGN CRITERIA ARE BASED ON A "ENCLOSED" STRUCTURE, ANY BREACH OR PENETRATION, SUCH AS WINDOWS, DOORS, GARAGE DOORS, ETC. DURING STORM EVENT WILL COMPROMISE STRUCTURAL INTEGRITY.

17. ALL WINDOW AND WINDOW OPENINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION.

18. ALL SHEAR WALLS MUST TRANSFER LOADS TO FLOOR JOISTS OR FOUNDATION.

19. DIAPHRAGM SYSTEMS MUST BE ATTACHED TO END WALLS AND/OR SIDE WALLS.

20. ALL WALLS MUST BE CAPABLE OF WITHSTANDING THE DESIGN PRESSURES OF THE WALLS.

21. TRUSSES, GIRDERS AND BEAM THE DOWNS ARE SIZED PER UPLIFT REQUIREMENTS. ANY QUESTIONS AS TO SIZE, TYPE OR VALUE OF A NAIL, STRAP OR CLIP SHOULD BE VERIFIED BY STRUCTURAL ENGINEER.

22. ALL WINDOWS TO COMPLY W/ THE 2023 FLORIDA BUILDING CODE 139 MPH WIND LOAD REQUIREMENT.

23. SUBCONTRACTORS SHALL VERIFY ALL APPLICABLE DIMENSIONS AND FIXTURE LOCATIONS.

24. ALL INTERIOR SLABS TO HAVE STEEL TROWEL FINISH. ALL EXTERIOR SLABS TO HAVE MEDIUM FINISH. ALL INTERIOR FINISHES TO BE AS SHOWN.

25. REFLECT TO T/SHOWER MANUFACTURER FOR DRAIN LOCATION, PER OWNER'S SELECTION.

26. ALL PLUMBING TO MEET LOCAL PLUMBING CODES.

27. PROVIDE SUB-OUT FOR ICE MAKER AT REFRIGERATOR LOCATION. WINDOWS AND EXTERIOR DOORS SHALL COMPLY W/ SSC WIND LOAD REQUIREMENTS.

28. USE GREENWASH AT T/SHOWER.

29. PROVIDE BLOCKING AT 33" PACE IF IN BATHROOM WALLS ABOVE WATER CLOSET, T/SHOWER FAUCETS AND TUB SPOAD DISH FOR FUTURE GRAB BARS.

30. CONTRACTOR TO PROVIDE SITE ADDRESS PER SECTION R319 OF 2023 FBCR.

31. ALL PLASTIC MATERIAL TO BE USED TO PROTECT ELEMENTS OF THE 2023 FBCR.

32. PROTECTION OF WOOD DECKAY TO MEET THE REQUIREMENTS OF THE 2023 FBCR.

33. PROVIDE HANDICAP ACCESSIBILITY PER SECTION R320 OF THE 2023 FBCR.

34. THERMITE TREATING AND PROTECTION TO MEET THE REQUIREMENT OF SECTION R318B OF THE 2023 FBCR.

35. FINISHED FLOOR TO MINIMUM 8" ABOVE GRADE. FINISHED FLOOR TO MINIMUM 12" ABOVE CROWN OF ROAD.

36. THIS STRUCTURE SHALL MEET THE REQUIREMENTS OF THE 2023 FBCR. Maintenance of Traffic shall be in accordance with the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION AND REVISIONS) AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS (LATEST EDITION AND REVISIONS)

37. LOCAL RESIDENTIAL BUSINESS ACCESS SHALL BE MAINTAINED AT ALL TIMES.

38. TRAFFIC AND CLOSURES W/IN THE PROJECT AREA SHALL BE IN EFFECT FROM 6 A.M. AND 9 A.M. OR BETWEEN 11 HOURS OF 5:30 P.M. AND 6:30 P.M. MONDAY THROUGH FRIDAY.

39. THE USE OF TRAFFIC CONES WILL BE RESTRICTED TO ACTIVE WORK PERIODS ONLY.

40. CHANNELIZING DEVICES (TYPE I, II, DRUMS) SHALL BE USED DURING INACTIVE WORK PERIODS THROUGHOUT OTHERWISE SPECIFIED.

41. THE A.H.J. RESERVES THE RIGHT TO REQUIRE ADDITIONAL DEVICES AND/OR CHANGES TO THE TRAFFIC CONTROL PLAN BASED UPON CHANGING TRAFFIC CONDITIONS.

42. PEDESTRIAN CONTROL SHALL BE MAINTAINED ON ONE SIDE OF THE ROAD AT ALL TIMES. IF UNABLE TO DO SO, THE CONTRACTOR SHALL PROVIDE TEMPORARY WALLWAYS, BOARDWALKS OR OTHER MEANS TO PREVENT PEDESTRIAN ACCESS TO THE WORK AREA.

43. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING EACH EMPLOYEE SUPERVISING THE SELECTION AND PLACEMENT OF MAINTENANCE OF TRAFFIC (MOT) CONTROL DEVICES SHALL BE PROPERLY TRAINED BY ATTENDING AND SUCCESSFULLY COMPLETING A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TRAINING COURSE. ALL EMPLOYEES SHALL BE AT ALL TIMES APPLICABLE TO THE EMPLOYEES LEVEL OF INVOLVEMENT. COPIES OF CERTIFICATION SHALL BE PROVIDED TO THE CITY TRANSPORTATION ENGINEERING DIVISION PRIOR TO IMPLEMENTING ANY PHASE OF MOT.

44. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL SUPERVISOR (TCS) WHO IS RESPONSIBLE FOR INITIATING, INSTALLING, AND MAINTAINING ALL TRAFFIC CONTROL DEVICES.

45. THE TCS SHALL BE AVAILABLE ON A 24-HOUR PER DAY BASIS, PARTICIPATE IN ALL CHANGES TO TRAFFIC CONTROL AND REVIEW THE PROJECT ON A DAY-TO-DAY BASIS.

46. THE TCS SHALL PREPARE AND PRESENT TO THE CITY A TRAFFIC CONTROL PLAN AND ALL SUBSEQUENT PHASES OR CHANGES TO THE TRAFFIC CONTROL.

47. THE TCS SHALL IMMEDIATELY CORRECT ALL DEFICIENCIES.

48. THE CONTRACTOR SHALL ENSURE THE TCS IS AVAILABLE ON SITE WITHIN 45 MINUTES OF THE COMMENCEMENT OF AN EMERGENCY SITUATION IN ORDER TO RESPOND TO AND CORRECT THE TRAFFIC CONTROL OR PROVIDE ALTERNATE ARRANGEMENTS FOR CORRECTIVE ACTIONS.

49. THE TCS SHALL BE RESPONSIBLE FOR PERFORMING WEEKLY DAYTIME AND NIGHTTIME INSPECTIONS OF ALL TRAFFIC CONTROL DEVICES, TRAFFIC FLOW, AND PEDESTRIAN. BICYCLIST NOT THROUGH THE WORK AREA AND BUSINESS FLOW.

50. THE CITY MAY SUSPEND AND REMOVE THE PROJECT'S TRAFFIC CONTROL SUPERVISOR THAT FAILS TO COMPLY WITH THESE PROVISIONS. THE CITY MAY ALSO SUSPEND ALL WORK ACTIVITIES UNTIL CORRECTIVE ACTIONS HAVE BEEN COMPLETED.

51. NO DRAINAGE IS PERMITTED TO BE DISCHARGED OUT SURROUNDING PRIVATE PROPERTY, NOR INTO ANY DRAINAGE MANHOLE OR DRAINAGE STRUCTURE.

52. DRAINAGE TO MEET THE REQUIREMENTS OF THE A.H.J. CODE OF ORDINANCES.

	Wall Type (see wall type schedule)
	Door Type (see door schedule)
	Window Type (see window schedule)
	Building Section
	Wall Section
	Detail Number
	Building Elevation
	Interior Elevation
	Elevation Mark
	Room Name
	Column Line
	Center Line
	Revision Tag
	Stair Tag
	Single Step
	Floor Grille
	Window
	View Callout
	Door w/ Screen Panel

building	CONSTRUCTION SHALL BE IN ACCORDANCE W/ THE 2023 FLORIDA BUILDING CODE RESIDENTIAL.
electrical	ALL ELECTRICAL SHALL BE IN ACCORDANCE W/ THE 2020 NATIONAL ELECTRICAL CODE.
gas	ALL GAS SHALL BE IN ACCORDANCE W/ THE 2023 FLORIDA BUILDING CODE GAS.
mechanical	ALL MECHANICAL SHALL BE IN ACCORDANCE W/ THE 2023 FLORIDA BUILDING CODE MECHANICAL.
plumbing	ALL PLUMBING SHALL BE IN ACCORDANCE W/ THE 2023 FLORIDA BUILDING CODE PLUMBING CODE.
accessibility	ALL ACCESSIBILITY CODE SHALL BE IN ACCORDANCE W/ FLORIDA BUILDING CODE (FBCA), 8th EDITION (2023) FLORIDA ACCESSIBILITY CODE
energy conservation	ALL ENERGY CODE SHALL BE IN ACCORDANCE W/ FLORIDA BUILDING CODE - ENERGY CONSERVATION (FBC-EC), 8th EDITION (2023)
fire prevention	ALL FIRE PROTECTION CODE SHALL BE IN ACCORDANCE W/ FLORIDA FIRE PREVENTION CODE (FFPC), 8th EDITION (2023) WHICH INCORPORATES NFPA 1, FIRE CODE (LSC), 8th EDITION (2023), FLORIDA AMENDMENTS NFPA 101, LIFE SAFETY CODE (LSC), 8th EDITION (2023), FLORIDA AMENDMENTS NFPA 13, INSTALLATION OF FIRE SPRINKLERS, 2022 EDITION`

architecture	WINTER PARK DESIGN ADDRESS: 151 CIRCLE DRIVE MATTLAND, FL 32751 PHONE: 407.644.8993 CONTACT: MATTHEW JOHNSON
contractor	TOTAL CARE ORLANDO ADDRESS: 840 N HIGHLAND AVENUE, ORLANDO FL 32804 PHONE: 407.650.1519 CONTACT: GARY ACKMAN
structure	ALBA ENGINEERING ADDRESS: P.O. # C58001 ORLANDO, FL 32854 PHONE: 407.422.4866 CONTACT: DAN SOUTER
landscape	REDMON DESIGN 92 S. LAKEWOOD CIRCLE MATTLAND, FL 32751 PHONE: 407.647.2006 CONTACT: BRENT GRAHAM
interior	N/A

DISCIPLINE CATEGORY DRAWING NUMBER	
A235	
DISCIPLINE	CATEGORY
ARCHITECTURE	0 GENERAL / LIP
CIVIL	1 SITE PLAN
INTERIOR DESIGN	2 FLOOR PLAN
LANDSCAPE	3 REFLECTED CE
IRRIGATION	4 INTERIOR ELEV
STRUCTURAL	5 EXTERIOR ELEV
	6 BUILDING & W
	7 EXTERIOR / IN
	8 SCHEDULES
	9 ELECTRICAL



SCALE: 1" = 10'-0"



1

SCALE: 1/8" = 1'-0'

CONDITIONED SQUARE FOOTAGE REDUCED = 558.22 SQFT
TOTAL CONSTRUCTION SQUARE FOOTAGE REDUCED = 661 SQFT

the AUDUBON RESIDENCE

Revisions

Issue Date 2025.06

Project Status	100% SCHEMATIC DESIGN
Project Designer	
Project Drafter	

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A102

the **MOJO**
884 AUDUBON PLACE

Project Status	100% SCHEMATIC DESIGN
Project Designer	
Project Drafter	

PRESENTATION PLAN

Page No. 02

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SEAI



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

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A501

Sheet No. ©2022
Page 65 of 86



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

Revisions



Planning & Zoning Board

agenda item 4.d

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

July 1, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

ZTA #25-03. Request of the City of Winter Park for: An Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-71 "General Provisions for Residential Zoning Districts" and Section 58-84 "General Provisions For Non-Residential Zoning Districts".

motion | recommendation

Staff recommendation is for approval.

background

The City Commission directed staff to update the land development code to address concerns about the growing popularity of private pickleball courts and their potential noise and visual impacts in both residential and non-residential zoning districts. As part of this update, staff has also taken the opportunity to revise related zoning provisions to improve clarity, consistency, and alignment throughout the code. These additional revisions cover regulations for accessory structures, walls, fences, mechanical equipment, and other zoning elements.

The key pickleball-related amendments include:

- Residential Zoning Districts (Sec. 58-71(k)): Private outdoor recreational areas, including pickleball courts, must now have side and rear setbacks of 20 feet from the court's exterior boundary—an increase from the previous 10-foot requirement for tennis courts—to help reduce noise and visual impacts. If proposed, the associated fencing and backstops must comply with these setbacks, cannot exceed 12 feet in height, and must be constructed of vinyl-coated chain link or another decorative, air-permeable material approved by the zoning official. For private pickleball courts on properties abutting other residentially zoned properties, there must be a six (6) foot masonry wall between the property line and the perimeter of the court to also help with noise impacts. Furthermore, pickleball activity will be limited to the hours of 8:00 am to 8:00 pm.
- Non-Residential Zoning Districts (Sec. 58-84(i)): Private pickleball courts in these areas

must maintain setbacks of 20 feet from non-residentially zoned properties and 100 feet from residentially zoned properties to minimize impacts on nearby homes. Fencing requirements for height and materials mirror those in residential districts and are also subject to zoning official approval. For private pickleball courts on properties abutting residentially zoned properties, there must be a six (6) foot masonry wall between the property line and the perimeter of the court to mitigate noise concerns.

These updates directly respond to community feedback regarding noise and activity disturbances, aiming to balance recreational use with neighborhood compatibility. In addition to the pickleball-specific changes, the ordinance also modernizes various zoning standards to ensure greater consistency and usability throughout the land development code.

alternatives | other considerations

fiscal impact

attachments

1. ORD xxxx-25 General Provision Updates

ORDINANCE XXXX-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" SECTION 58-71 "GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS" AND SECTION 58-84 "GENERAL PROVISIONS FOR NON-RESIDENTIAL ZONING DISTRICTS", PROVIDING FOR ASSESSMENT AND UPDATES TO THE CURRENT REGULATIONS, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park deems it necessary for the general welfare of the City to amend the City of Winter Park Land Development Code as set forth in this Ordinance;

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida;

WHEREAS, the City Commission hereby finds that the land development regulations adopted herein are consistent with the Comprehensive Plan;

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Land Development Code set forth in this Ordinance having held an advertised public hearing on July 1, 2025, and has recommended approval of this Ordinance to the City Commission.

NOW THEREFORE, BE IT ENACTED by the City Commission of the City of Winter Park, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-71 "General provisions for residential zoning districts" is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-71. General provisions for residential zoning districts.

- (h) *Accessory buildings, structures, air-conditioning equipment and other accessory uses in residential zones.*

- (7) Garages and carports for single-family dwellings on any lot and two-family dwellings on lots over 70 feet wide:

- e. *Porte cochere.* The roof height of a porte cochere in front of a home must not exceed 14 feet unless located behind the front setback by five feet or more. A porte cochere attached to the front of the home may encroach up to ten feet into the required front setback or porte cocheres attached to the side of a home may utilize a side-yard setback of five feet from an interior side lot line or 15 feet from a street-side lot line subject to the following: three sides of the structure must be at least 75 percent open; a maximum height of 13 feet from existing grade to roof top and a maximum roof overhang of 12 inches. If a porte cochere has an area greater than 250 square feet, then the principal building setbacks shall be applied. Porte cocheres less than 250 square feet shall not be counted towards floor area ratio.

- (11) ~~An arbor, pergola or trellis structure may be placed up to five feet from side and rear lot lines and the overhead beams or framing members may be permitted to terminate on top of a six-foot wall or solid fence subject to a maximum length of 18 feet when attached along a side or rear yard wall or fence. The overall maximum height shall be ten feet, except within the building area of the lot, the structure may extend to no higher than the height of the principal building on the property. In front-yard and street-yard setback areas, a decorative arbor or trellis may be placed 15 feet from any front lot line or ten feet from any street side yard lot line, subject to approval by the zoning official and a maximum size of 50 square feet. Vertical arbors and trellis structures may be located no closer than five (5) feet to side and rear lot lines. The structure shall not exceed a maximum length of fifteen (15) feet along a side or rear yard wall or fence. The maximum overall height of such structures shall not exceed ten (10) feet, except within the buildable area of the lot, where the structure may extend to a height not exceeding that of the principal building on the property. In front-yard and street-yard setback areas, decorative arbors or trellises may be permitted no closer than fifteen (15) feet from any front lot line and ten (10) feet from any street side yard lot line, subject to approval by the zoning official.~~

- (k) *Private Outdoor recreational areas.* Private Outdoor recreational areas including tennis courts, basketball courts, pickleball courts, etc., shall require side and rear setbacks of ~~ten~~twenty feet to the exterior boundary of the court. Their associated backstop and side fencing shall also conform to these setbacks and shall not exceed 12 feet in height. The composition of this fencing shall be vinyl-coated chain link or other decorative fencing that does not impede the flow of air and which received the approval of the zoning official. For private pickleball courts on

properties abutting other residentially zoned properties, there must be a six (6) foot masonry wall between the property line and the perimeter of the court on at least three sides of the court. Pickleball activity is limited to the hours of 8:00 am to 8:00 pm.

- (l) *Residential decks; patios.* ~~Any deck or patio shall not be closer to the side lot line than 50 percent of the required side setback.~~ Decks or patios may not be located closer than five feet from a side or rear property line. These provisions shall apply to decks or patios only if they are less than three feet above existing grade, otherwise, such decks or patios must conform to the setbacks for the main structure.

- (n) *Walls and fences.*

- (2) *Height and setbacks in residential districts.* The table provided below summarizes the maximum height of walls and fences in each required yard as well as the types of walls and fences permitted, as outlined in the following paragraphs. Decorative fences must be a minimum of 75 percent open.

- a. In front yards and in side yards with street frontages, walls and fences shall not exceed three feet in height above the existing grade. However, these decorative front yard or street frontage walls and fences may be permitted columns or posts to exceed this height limit by one foot provided they are spaced at least ten feet apart. Light fixtures may also be placed on columns at driveway entrances up to one foot in height.
- b. In side yards with street frontages, a decorative fence may be permitted up to four feet in height above the existing grade where necessary to meet swimming pool safety requirements. Additionally, ~~i~~In street-side yard areas of corner lots, a privacy fence or wall may be constructed six feet in height above the existing ground level when setback at least ten feet from the street-side property line, subject to vegetative planting on the street facing side of the fence.
- c. In all other side and rear yard areas, walls and fences may be a maximum of six feet in height above the existing grade.
- d. No wall or fence shall be permitted which would in any way obstruct or impair the visibility of automobiles at intersections and points of ingress and egress to the public right-of-way. For walls and solid fences located on any street, a setback of one foot from the lot line is required to prevent interference with pedestrian mobility on existing or future sidewalks.

- e. Gates located on any street are permitted up to a maximum four feet in height from existing grade and must match the material of the fencing or no less than 60 percent open in composition, whichever is greater.
- f. Walls and fences on the lakefront, canalfront, or streamfront side of properties shall meet the requirements established in this article for such waterfront properties.
- g. For purposes of locating walls and fences, front yards shall be the area from the front lot line to the front building wall or as determined by the zoning official.

- (5) Walls and fences shall be finished on both sides with similar architectural treatments and color on both surfaces so that, for example, a brick-veneered masonry wall shall have brick veneer on both sides or a stuccoed masonry wall shall have a stucco finish on both sides, a painted wood fence would be painted on both sides. ~~At no point shall the exposed fence posts face outward toward the adjacent neighbor or public right-of-way.~~

- ~~(7) Corner lots with nonconforming walls or fences for one- or two-family dwellings: When an existing dwelling has a nonconforming building wall or fence located along a street side yard at a distance of ten feet or greater from the street side lot line, a new fence or wall complying with a permitted material up to six high is allowed to be constructed at the same nonconforming street side setback as a replacement in the same location.~~

SECTION 2. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-71 "General provisions for non-residential zoning districts" is hereby amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-84. General provisions for non-residential zoning districts.

- (d) *Mechanical penthouses, rooftop mechanical and air-conditioning equipment, stair tower enclosures, elevators and parapets.* Mechanical penthouses, mechanical and air-conditioning equipment, stair tower enclosures, or elevators on rooftops of buildings shall not exceed a total height of ten feet above the allowable building height. Any penthouses shall only be used for mechanical equipment to serve the building. Parapets, or mansard roofs serving as parapets, may extend a maximum of five above the height limit in the zoning district unless other parapet heights are more restrictive for the respective zoning district. In addition, mechanical equipment and air-conditioning equipment on rooftops shall be screened from view from ground level on all buildings in all zoning districts, with material of a similar

style to the building façade and shall be located to the maximum extent possible so that they are not visible from any street.

(f) *Projections into setbacks.*

- (1) Eaves, roof overhangs, open fire escapes, balconies, canopies, and awnings may project into the minimum yard or setback areas up to three and one-half feet, except as otherwise permitted in the CBD-2 district. Chimneys and flues may project into the minimum yard or setback area up to three feet. Fabric canopies, awnings, etc., with ground supports are considered a structure and shall observe the setback requirements of the districts in which they are located. Bay windows may project two feet into the front, street-side yard and rear setbacks and are limited to a maximum width of eight feet. Second floor open porches, two-story high columns or similar features shall not project into the required front setback or street-side setback.
- (2) Mechanical equipment, which includes aAir-conditioning equipment, swimming pool equipment, and electric generators, and similar type equipment, shall not be located in any front yard or side yard with street frontage unless totally shielded from view from the street by ~~shrubbery or walls and/or vinyl~~ fences otherwise complying with the zoning code. ~~Air-conditioning~~Mechanical equipment may be located up to ten feet from a rear lot line as long as they are adjacent to the accessory structure or principal structure. ~~Air-conditioning compressors and electric generators~~Mechanical equipment shall not be located in any required side yard or within ten feet from the rear lot line except that they may be permitted six feet from a side or rear property line if written permission is granted by the adjacent property owner up to five feet from a side or rear property line if screened by a solid fence or wall that is a minimum equal in height of the equipment. Propane tanks shall not be located within five feet of any side or rear lot line. Any ~~air-conditioning~~mechanical equipment placed on a roof must be screened from view from surrounding properties and from public streets with material of a similar style to the building facade.

- ~~(i) *Tennis courts.* Tennis courts shall be located within the buildable areas of any given property, except that they may be within ten feet of the rear property line. Their associated backstop and side fencing shall also conform to these setbacks and shall not exceed 12 feet in height. The composition of this fencing shall be chain link or other decorative fencing that does not impede the flow of air and which received the approval of the building director. The location of tennis courts, the composition and height of tennis court fences, the nature of any lighting and control of stormwater shall be subject to the approval of the Code enforcement director. *Private outdoor recreational areas.* Private outdoor recreational areas~~

including tennis courts, basketball courts, pickleball courts, etc., shall require side and rear setbacks of twenty feet to the exterior boundary of the court to any non-residentially zoned property and 100 feet to the exterior boundary of the court to any residentially zoned property. Their associated backstop and side fencing shall also conform to these setbacks and shall not exceed 12 feet in height. The composition of this fencing shall be vinyl coated chain link or other decorative fencing that does not impede the flow of air and which received the approval of the zoning official. For private pickleball courts on properties abutting residentially zoned properties, there must be a six (6) foot masonry wall between the property line and the perimeter of the court.

(j) *Walls and fences.*

- (4) Walls shall be finished on both sides with similar architectural treatments and color on both surfaces so that, for example, a brick-veneered masonry wall shall have brick veneer on both sides or a stuccoed masonry wall shall have a stucco finish on both sides, ~~unless different surface treatments and color are agreed upon by the property owners on both sides of the wall and the administrative official.~~

- (l) *Solid waste containers.* Prior to the issuance of a building permit, plans for the construction of any commercial, office, industrial, planned development or any other nonresidential buildings must show the location of container(s) for solid waste disposal. The number of containers, their location and access to them for unloading purposes are subject to the approval of the city. Solid waste containers or dumpsters shall be screened from view of surrounding properties for all new development. Recycling containers ~~may be exempted from this requirement by the city.~~ Screening enclosures must be made of a similar material and style to the building façade.

- (x) *Restaurant, bar, tavern, lounge; conditional uses in the Hannibal Square neighborhood.* The city has established that restaurants, bars, taverns or lounges, in the Hannibal Square Neighborhood Commercial District located on Morse Boulevard or on Pennsylvania Avenue north of Morse Boulevard, shall be limited in the hours of sale and consumption of alcoholic beverages due to the proximity of residential homes and apartments and the related problems of nighttime activity and noise generated by these establishments and their customers outside the establishments. ~~This restriction shall be in effect within the geographic area of the Hannibal Square neighborhood bounded by Denning Drive, Comstock Avenue, New York Avenue and Webster Avenue.~~ The restriction shall limit the hours of sale and consumption of alcoholic beverages to no later than 11:00 p.m. on Sundays through Thursdays and no later than 12:00 a.m. (midnight) on Fridays and Saturdays, except for New Year's Eve when the hours are extended until 1:00 a.m.

- (jj) Prohibited back-out parking. Parking spaces shall be designed to allow vehicles to enter and exit without reversing directly into a public right-of-way. Back-out parking that requires vehicles to reverse directly into streets, alleys, or other public rights-of-way is prohibited.

SECTION 3. CODIFICATION. Section 1 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

SECTION 4. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 5. CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this _____ day August, 2025.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis



Planning & Zoning Board

agenda item 4.e

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

July 1, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

ZTA #25-01. Request of the City of Winter Park for: An Ordinance amending Chapter 58 "Land Development Code", Article III, "Zoning Regulations" Subsection 58-76 "Commercial (C-3) District" so as to add provisions relating to the South of Fairbanks Avenue (SOFA) District as outlined in the Comprehensive Plan.

motion | recommendation

Staff recommendation is for approval.

background

The proposed Ordinance amends Chapter 58, "Land Development Code," Article III, "Zoning Regulations," Section 58-76, "Commercial (C-3) District," to incorporate provisions for the South of Fairbanks Avenue (SOFA) District. These amendments align the Land Development Code with the policies of the Comprehensive Plan, adopted on February 14, 2024, via Ordinance 3291-24, ensuring consistency in guiding growth and development within the SOFA District.

The Ordinance introduces Subsection (j) to Section 58-76, C-3 zoning district, defining the SOFA District and establishing the following key provisions:

- Density: Allows up to 17 dwelling units per acre without vertically-integrated commercial uses, with the option to exceed this through a density bonus pool.
- Density Bonus Pool: Permits up to 25 dwelling units per acre and a 1.0 floor area ratio (FAR), with an additional 5 units per acre for certified workforce housing (up to 120% of Area Median Income). Eligibility requires offsite infrastructure improvements, such as road enhancements, wastewater infrastructure, stormwater ponds, or public parks, tailored by subarea (Triangle, Center, Industrial).
- Maximum Withdrawal: Limits projects to 50% of the remaining density bonus pool units, based on public benefit provided.
- Future Annexations: Increases the density bonus pool for annexed properties within the SOFA District at the same rate (25 units per acre, 1.0 FAR).

- Height: Subjects height to Conditional Use review and compatibility standards, as guided by the Comprehensive Plan's Maximum Height Map.

The proposed amendments ensure that the Land Development Code is consistent with the Comprehensive Plan adopted in 2024, which incorporated policies for the SOFA District to guide redevelopment, promote workforce housing, and support infrastructure improvements. These changes implement the Comprehensive Plan's vision for sustainable growth in the SOFA District.

alternatives | other considerations

fiscal impact

attachments

1. Ord._SOFA District LDC - 2025
2. W Fairbanks Comp Plan policies

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA
AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE",
ARTICLE III, "ZONING REGULATIONS" SUBSECTION 58-
76 "COMMERCIAL (C-3) DISTRICT" SO AS TO ADD
PROVISIONS RELATING TO THE SOUTH OF FAIRBANKS
AVENUE (SOFA) DISTRICT AS OUTLINED IN THE
COMPREHENSIVE PLAN PROVIDING FOR CONFLICTS,
CODIFICATION, SEVERABILITY, AND AN EFFECTIVE
DATE.**

WHEREAS, the Florida Legislature has adopted Chapter 163, Florida Statutes which requires all local communities to adopt amendments to their Land Development Codes to implement the growth and development policies of Comprehensive Plans adopted pursuant to Chapter 163, Florida Statutes and Florida Administrative Rules in order to provide appropriate policy guidance for growth and development: and

WHEREAS, the Winter Park City Commission adopted a new Comprehensive Plan on February 14, 2024 via Ordinance 3291-24; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Zoning Regulations portion of the Land Development Code having held an advertised public hearing on May 6, 2025, and rendered its recommendations to the City Commission; and

WHEREAS, the Winter Park City Commission has reviewed the proposed amendments to the Zoning Regulations portion of the Land Development Code and held advertised public hearings on May 28, 2025, and on June 11, 2025; and

WHEREAS, the portions of Chapter 58, Land Development Code, Article III, Zoning Regulations that are to be amended and modified as described in each section and amended to read as shown herein where words with single underlined type shall constitute additions to the original text and ~~strike through~~ shall constitute deletions to the original text.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK:

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified within Section 58-76 "Commercial (C-3) district", Subsection (j) in the "Zoning" Article of the Land Development Code to read as follows:

(j) South of Fairbanks Avenue (SOFA) District

- (1) The Sofa District is defined as the area south of Fairbanks Avenue, east of Interstate 4, north of Minnesota Avenue and Oglesby Avenue, and west of Nicolet Avenue as shown on Future Land Use Map FLUP 1-23a.
- (2) *Density*. Properties within the SOFA District shall be allowed to redevelop at a maximum of seventeen (17) dwelling units per acre without the requirement to provide vertically-integrated commercial uses. Density bonus pool units may be used to exceed seventeen (17) dwelling units per acre through the provision of offsite infrastructure improvements.
- (3) *Density Bonus Pool*. The density bonus pool shall allow for consideration of up to twenty-five (25) dwelling units per acre and a 1.0 floor area ratio (FAR) for the SOFA District. An additional bonus of up to five (5) dwelling units per acre per project may be achieved if those units are utilized specifically for certified workforce housing to serve households with incomes of up to 120% of the Area Median Income. Properties within the SOFA District shall be eligible for the density bonus pool through the provision of offsite infrastructure improvements delineated by subarea. Eligible infrastructure improvements by subarea include:
 - a. Triangle Subarea: Road improvements for Formosa Avenue, wastewater infrastructure, shared stormwater ponds, and public parks at least half an acre in size that provide active or passive recreational opportunities such as playgrounds, trails, seating areas, sports fields, natural green spaces with public art, or other community amenities designed for public use and enjoyment.
 - b. Center Subarea: Road improvements for Kentucky Avenue, Oglesby Avenue, Formosa Avenue, and Clay Street, wastewater infrastructure, shared stormwater ponds, and public parks at least half an acre in size that provide active or passive recreational opportunities such as playgrounds, trails, seating areas, sports fields, natural green spaces with public art, or other community amenities designed for public use and enjoyment.
 - c. Industrial Subarea: Road improvements for Clay Street, Cherry Street, Harold Avenue, Jackson Avenue, and Nicolet Avenue, wastewater infrastructure, shared stormwater ponds, and public parks at least half an acre in size that provide active or passive recreational opportunities such as playgrounds, trails, seating areas, sports fields, natural green spaces with public art, or other community amenities designed for public use and enjoyment.
- (4) *Maximum withdrawal from density bonus pool*. Each project may request a maximum withdrawal of up to 50% of the currently remaining available units based on the level of public benefit provided by the project.

(5) Future Annexations. As properties currently located outside the city, but located within the SOFA District boundary, are annexed into the city, the density bonus pool shall increase at the same rate as it was established, 25 units per acre and 1.0 FAR.

(6) Height. The height allowed under the Maximum Height Map in the Comprehensive Plan may not always be achievable, as Conditional Use review may impose additional height limitations based on compatibility standards.

SECTION 2. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3. CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance, Section 1, shall become and be made a part of the Code of Ordinances of the City of Winter Park, Florida, and not Sections 2-5;

SECTION 4. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2025.

Sheila DeCiccio, Mayor

ATTEST:

City Clerk

PLANNING AREA L: West Fairbanks Avenue

Policy 1-L-1: Protect the Lake Killarney Residential Neighborhood from Commercial, Office & Parking Lot Encroachments The City shall preserve and protect the existing Lake Killarney residential neighborhood from commercial, office and parking lot encroachments and shall deem land use changes from single family residential to low or medium density residential or to a non-residential designation to be in conflict with this Comprehensive Plan policy and shall not be permitted unless otherwise provided for in the Comprehensive Plan.

Policy 1-L-2: Annexation, Rezoning & Redevelopment of Certain Residential Properties in the Lake Killarney Neighborhood At such time annexation occurs, the City shall consider amending the Future Land Use Map to allow non-residential use and redevelopment of the residential properties abutting commercial or office properties that front on the north side of Fairbanks Avenue in the Lake Killarney neighborhood from Kilshore Lane west to Interstate 4 subject to compliance for special setback and design standards to ensure compatible development and to enhance the appearance of the Fairbanks Gateway corridor.

Policy 1-L-3: Protections for the Lake Killarney Neighborhood The City shall utilize the conditional use process and the land development code regulations to provide protections for the residential neighborhood north of Fairbanks Avenue from any nuisances generated by fast food and drive-in businesses as well as convenience stores in order to minimize any nuisances from noise, over-flow parking, off-site parking of employees or cut-through traffic. Such protections may include limitations on the hours of operation of stores or restaurants and such restrictions on hours of operations may be imposed retro-actively if deemed necessary to safeguard the peaceful residential use of neighboring homes.

Policy 1-L-4: Annexation, Rezoning, & Redevelopment of Certain Residential Properties South of Fairbanks Avenue At such time that annexation occurs, the City shall encourage and permit amending the future land use map and redeveloping the isolated pockets of residential properties located along Kentucky and Ogelsby Avenues, south of Fairbanks Avenue from US Highway 17-92 to Interstate 4 to ensure compatible development and to enhance the appearance of the Fairbanks gateway corridor.

Policy 1-L-5: Annexation, Rezoning & Redevelopment of Certain Properties, South of Fairbanks Avenue and West of Formosa Avenue The City shall encourage the annexation and redevelopment of properties in the area south of Fairbanks Avenue and west of Formosa Avenue along Fairbanks, Kentucky, Ogelsby and Crandon Avenue. Prior to or at the time annexation of such properties within this area occurs, the City shall consider amendment to the Future Land Use element to create a future land use designation and a corresponding zoning designation and land development code standards that may permit for this area either mixed use development or mixed use projects with urban scale with parking garage components and notwithstanding other

limitations within the Future Land Use element, permitted floor area ratios consistent with the appropriate future land use designations. Such density and scale of development is deemed compatible given the location on Fairbanks Avenue adjacent to Interstate 4 and to enhance the appearance of the Fairbanks gateway corridor. Roadway abandonments or vacations necessary for assemblage of properties within this area are also encouraged.

Policy 1-L-6: Community Redevelopment Area (CRA) in the West Fairbanks Planning Area The City shall analyze and evaluate the creation of a Community Redevelopment Area (CRA) for all or portions of this West Fairbanks Planning Area.

Policy 1-L-7: Support a Smooth Land Use Transition along the North Side of Fairbanks Avenue with Business Uses Compatible with the Adjacent Neighborhoods The City shall consider future land use changes along the north side of Fairbanks from Lakeview to Shoreview Avenues to commercial to allow business types complimentary to and compatible with the adjacent neighborhoods, such as retail stores and salons provided there are restrictions prohibiting late evening hours, and drive-in components. The City shall ensure compatible development by enforcing architectural design standards as part of the site plan review process and require adequate buffers including architecturally designed capped masonry brick walls landscaped with canopy trees, specimen trees, and shrubs.

Policy 1-L-8: Support Efficient Land Use Development Along the South Side of Fairbanks Avenue Given the City's desire for the aggregation and assemblage of properties along the south side of Fairbanks Avenue for more comprehensive redevelopment along that south side of Fairbanks Avenue, as an important gateway corridor into the City, versus isolated single purpose developments, the City shall only permit via conditional use any drive-in component of business when that business is part of a larger building development program such as via an end-cap use on a larger project.

Policy 1-L-9: Property Redevelopment West of Interstate 4 Given the need for the visibility and convenience of travelers on Interstate highways for quick on-and-off gas station and convenience stores to be proximate to Interstate Four, notwithstanding other limitations in this planning area, the commercial properties on Fairbanks Avenue, west of Interstate Four may be permitted to develop for those purposes.

Policy 1-L-10: Accommodations for the Warehouse & Industrial Land Uses in the Area South of Fairbanks Avenue and north of Minnesota Avenue The City recognizes that previous and future annexations south of Fairbanks Avenue and north of Minnesota Avenue contain existing warehouses and light manufacturing buildings and land uses that were legally developed under the previous Orange County C-3 zoning regulations. As such, while the long term goal of the City is for that area to transition, the City has made and will continue to make accommodations that allow those existing warehouse and light manufacturing businesses to continue to operate and to provide for tenant transitions.

Policy 1-L-11: Provide for & Encourage the Redevelopment of the North Side of Fairbanks Avenue

Given the shallow lot depths on the north side of Fairbanks Avenue, the City shall consider the annexation of properties to the rear/north up to Karolina Avenue and land use designations for parking usage provided that the parking is screened from view by a brick wall, landscape, and ligustrum tree buffer per the template provided by the City; that no driveways are permitted that allow access onto the rear streets and that any lighting has no negative impact on nearby homes.

Policy 1-L-12: Establishment of the West Fairbanks Study Area

The West Fairbanks Study Area is hereby defined as the area south of Fairbanks Avenue, east of Interstate 4, north of Minnesota Avenue and Oglesby Avenue, and west of Nicolet Avenue. As shown on Map FLUM 1-23a, the West Fairbanks Study Area includes three subareas: the Triangle, the Center, and the Industrial.

Policy 1-L-13: Provide for and Encourage the Redevelopment of the West Fairbanks Study Area

The City shall encourage the annexation of properties within the West Fairbanks Study Area to inspire redevelopment.

Policy 1-L-14: Provide for Infrastructure Improvements South of Fairbanks Avenue

The City shall encourage the provision of infrastructure improvements within the West Fairbanks Study Area through a combination of private construction and proportionate share payments.

Policy 1-L-15: Density within the West Fairbanks Study Area

Properties with the Commercial Future Land Use Map designation within the West Fairbanks Study Area shall be allowed to redevelop at a maximum of seventeen (17) dwelling units per acre without the requirement to provide vertically-integrated commercial uses. Density bonus pool units may be used to exceed seventeen (17) dwelling units per acre through the provision of offsite infrastructure improvements.

Policy 1-L-16: Establishment of the Density Bonus Pool

The City shall establish a density bonus pool to encourage the redevelopment of the West Fairbanks Study Area. The intent of this bonus pool is to incentivize offsite infrastructure to the benefit of existing property owners and the City of Winter Park. The density bonus pool shall allow for consideration of up to twenty-five (25) dwelling units per acre and a 1.0 floor area ratio (FAR) for the Study Area.

Policy 1-L-17: Additional Bonus for Certified Workforce Housing

The density bonus pool shall allow for an additional bonus of up to five (5) dwelling units per acre per project, for certified workforce housing to serve households with incomes of up to 120% of the Area Median Income.

Policy 1-L-18: Allocation of Density Bonus Pool Units Properties within the West Fairbanks Study Area shall be eligible for the density bonus pool through the provision of offsite infrastructure by subarea. Eligible infrastructure by subarea includes:

1. Triangle Subarea: Road improvements for Formosa Avenue, wastewater infrastructure, shared stormwater ponds
2. Center Subarea: Road improvements for Kentucky Avenue, Oglesby Avenue, Formosa Avenue, and Clay Street; wastewater infrastructure, shared stormwater ponds
3. Industrial Subarea: Road improvements for Clay Street, Cherry Street, Harold Avenue, Jackson Avenue, and Nicolet Avenue; wastewater infrastructure, shared stormwater ponds

