



Planning & Zoning Board Regular Meeting

Agenda

March 3, 2026 @ 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

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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. Consent Agenda

- a. Minutes of February 3, 2026. 1 minute

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

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

- a. SPR #26-02. Request of Redmon Design Company for approval to construct a new, two-story, 11,426 square-foot, single-family home located at 1308 Green Cove Road on Lake Maitland, zoned R-1AAA. 5 minutes
- b. SPR #26-01. Request of Dillon Muto with Floridian Construction Group for approval to construct a new, two-story, 5,119 square-foot, single-family home located at 313 Sylvan Drive on Lake Sylvan, zoned R-1A. 15 minutes
- c. SUB #26-02. Request of Z Properties for subdivision approval, to divide the property at 436 North Knowles Avenue, zoned R-3, into two single family lots. Based on proposed lot size, each home to be developed under the R-2 provisions. Setback and lot coverage variances are also being requested. 15 minutes

5. Action Items

6. Non-Action Items

7. Staff Updates

- a. Discuss joint work session with Historic Preservation Board on April 28th at noon regarding 1020 Palmer Avenue, and if P&Z wants the applicant to be a speaking participant.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment



Planning & Zoning Board

agenda item 2.a

item type

Consent Agenda

meeting date

March 3, 2026

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Minutes of February 3, 2026.

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

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

February 3, 2026 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Absent

Vashon Sarkisian

Staff Present

Director of Planning & Zoning Allison McGillis, Asst. Director of Planning & Zoning/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corrinna Lundgren, Administrative Coordinator Mary Jean

1. Call to Order

Chairman Johnson called the meeting to order at 5:00 p.m.

2. Consent Agenda

- a. Minutes of January 6, 2026.

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

Motion made by David Bornstein, seconded by Michael Dick, to approve the January 6, 2026 meeting minutes.

The motion carried unanimously by a 6-0 vote. (Vashon Sarkisian was absent from the meeting.)

3. 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.

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

- a. Request of Tara Tedrow to amend Chapter 58 "Land Development Code" Article, I, "Comprehensive Plan" so as to add a new policy within the text of the Future Land Use Element to

permit the subdivision or lot split of lakefront property that meets specific criteria, which will impact 1020 Palmer Avenue. **Applicant will be requesting a continuance of this request to June 2, 2026 to give time to present this request to the Historic Preservation Board; continuance subject to P&Z approval.**

The applicant, Tara Tedrow requested a second continuance of her hearing request to June 2, 2026, to allow time to:

- Appear before the Historic Preservation Board.
- Explore options with Casa Feliz and others to potentially preserve the house.

Staff clarified that the home is not on the historic register, but if a demolition permit is filed, the Historic Preservation Board could delay demolition from the standard 30 days to 90 days to explore preservation alternatives. Discussion ensued about proper public notice procedures for continuances and future hearings, obtaining more information before making a policy decision, and whether the city should amend its Comprehensive Plan to allow splitting lakefront lots. Further discussion focused on balancing historic preservation considerations with the broader policy issue of allowing lakefront lot splits.

Motion made by Bill Segal, seconded by Charles Steinberg, to table the item to the June 2, 2026, Planning & Zoning meeting.

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

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

Mr. Dick inquired about when the Board could expect the previously discussed policy update regarding transformer placement, requesting it in advance of the next workshop to help bring closure.

Mrs. McGillis presented two proposed changes:

- Show proposed transformer location(s) on all Conditional Use and other applications that go before P&Z Board that propose a new transformer.

- Add a new requirement to the permitting checklist:
 - A site plan shall be provided identifying the proposed location of all pad-mounted transformers, switchgear, and related electrical equipment. The placement of such equipment shall prioritize aesthetic considerations and visual compatibility with surrounding development and streetscapes. The site plan shall demonstrate compliance with LDC Sec. 58-84(q), including the requirement that adequate space be provided on-site within private property or within the building for all necessary utility equipment, and shall illustrate dimensions, setbacks, access, and any required screening or buffering.

The Board agreed to review the proposed language ahead of the next work session and then at the work session discuss whether formal approval or a code amendment is necessary.

9. Upcoming Agenda Items

10. Adjournment

The meeting was adjourned at 5:38 p.m.

ATTEST:

/s/ Mary Jean, Recording Secretary



item type

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

meeting date

March 3, 2026

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #26-02. Request of Redmon Design Company for approval to construct a new, two-story, 11,426 square-foot, single-family home located at 1308 Green Cove Road on Lake Maitland, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval.

background

The applicant, Redmon Design Company, on behalf of the homeowners, is requesting approval to construct a new, two-story, 11,426 square-foot home located at 1308 Green Cove Road on Lake Maitland. The property is zoned R-1AAA, and the unsubmerged portion of the property is 37,935 square feet in size. The proposed impervious lot coverage of 17,957 square feet is 47.3% of the total lot, which is below 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. The applicant's proposal is 11,425 square feet, which is below the maximum 13,277 square feet, meeting this requirement.

The applicant is not requesting any variances as part of this request.

Lakefront 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. There are eight specimen trees on the property, including seven bald cypresses and one twin magnolia in the center of the existing driveway. The applicant is not requesting to remove any of these protected trees. The applicant will be removing most of the existing camphor trees from the property, except for the two large camphors located along the flag portion of the lot.

Views 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 3 feet in height. This plan complies with that provision. The applicant has terraced the pool deck to ensure that the three-foot height requirement is met.

Traditional Views of Neighbors

The code direction is to minimize 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 of the two neighbors is 84 feet. The applicant is proposing a 98.5-foot setback, located behind both neighbors. Therefore, there are no impacts on the traditional lake views of either neighbor. Additionally, the proposed swimming pool meets the required 50-foot setback requirement.

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's proposal includes a large swale area along the lakefront and multiple other swales throughout the property to meet this requirement.

Summary

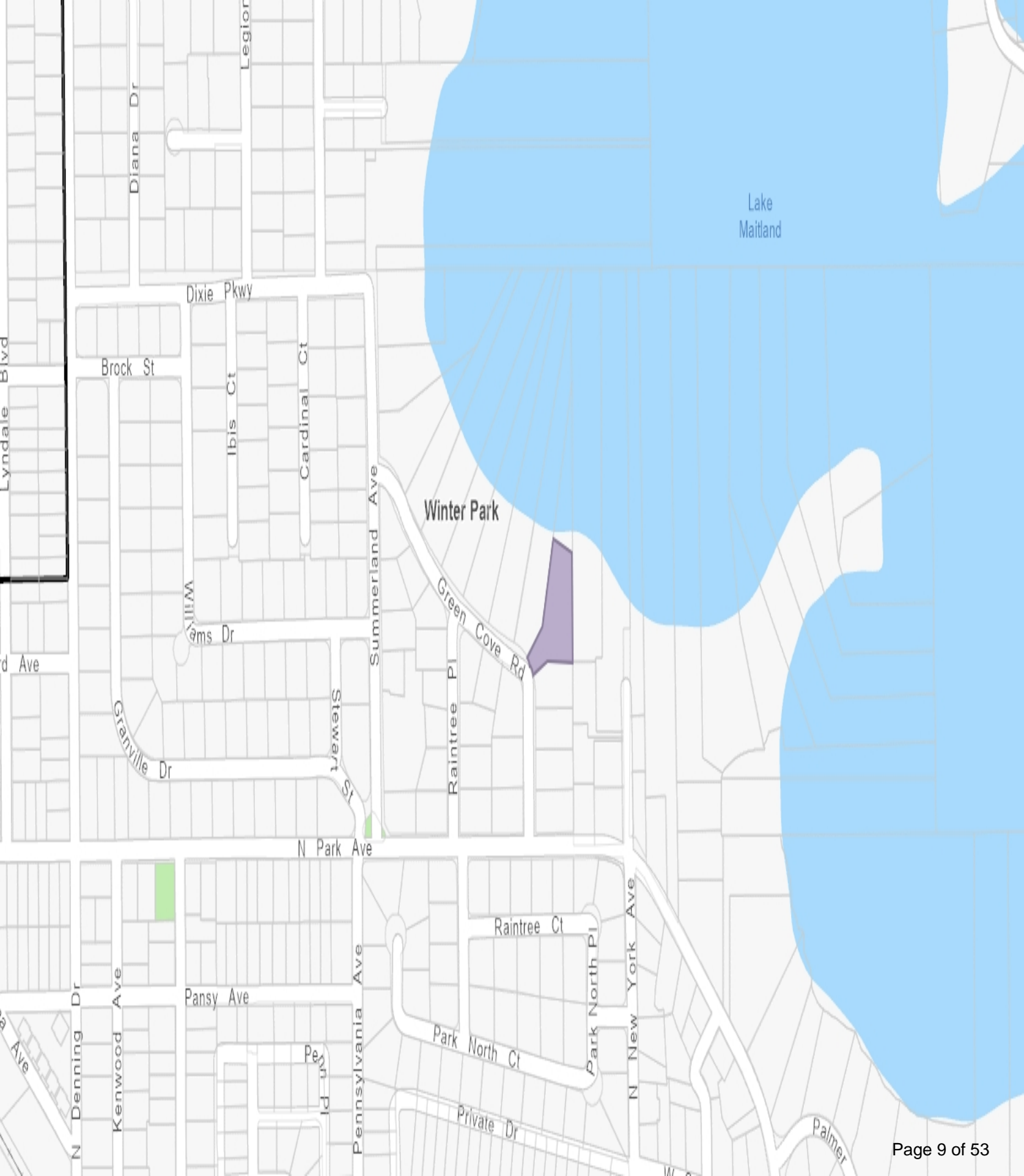
Overall, the plans meet the intent of the lakefront review criteria.

alternatives | other considerations

fiscal impact

attachments

1. 1308 Green Cove Rd - Area Map
2. 1308 Green Cove Rd - Aerial Map
3. 1308 Green Cove Rd - Survey
4. 1308 Green Cove Rd - Site Plan
5. 1308 Green Cove Rd - Arch Set
6. 1308 Green Cove Rd - Elevations



Lake Maitland

Winter Park

Orange County

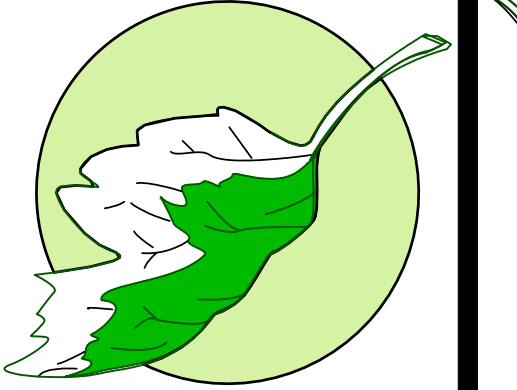
Winter Park

GREEN COVE RD

RAINTREE PL

N NEW YORK AVE





Revisions		
Date	By	
2/2/26	BG	
2/6/26	BG	
2/13/26	BG	

The Finfrock Residence
Preliminary Landscape Plan
1308 Green Cove Rd, Winter Park, FL

01/07/2026	Date
1" = 10'-0"	Scale
S. REDMON	Designed By
A. FABI	Drawn By
	Job #



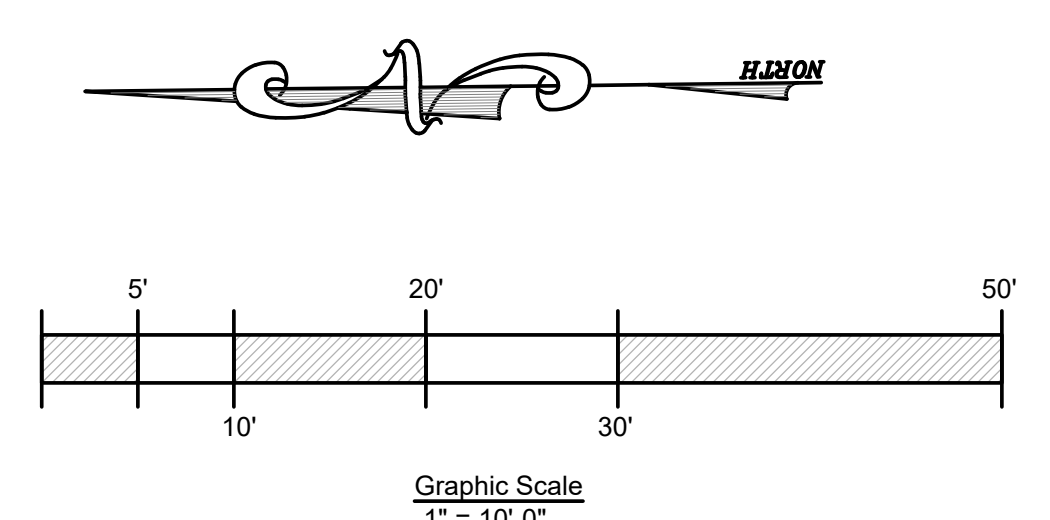
AREA SUMMARY

TOTAL LOT AREA	100%	37,935 SQ FT
DRIVEWAY, WALKS, AND WALLS		7,062 SQ FT
POOL AND POOL DECK		2,730 SQ FT
AREA 1ST FLOOR		8,165 SQ FT
<hr/>		
TOTAL IMPERVIOUS	47.3%	17,957 SQ FT
TOTAL PERVIOUS	52.7%	19,978 SQ FT

FRONT YARD GREEN SPACE

TOTAL FRONT YARD AREA	100%	2,723 SQ FT
DRIVEWAY AREA	36.8%	1,001 SQ FT
GREEN SPACE	63.2%	1,722 SQ FT

*SEE SHEET LA-2 FOR DETAIL GRADING INFORMATION

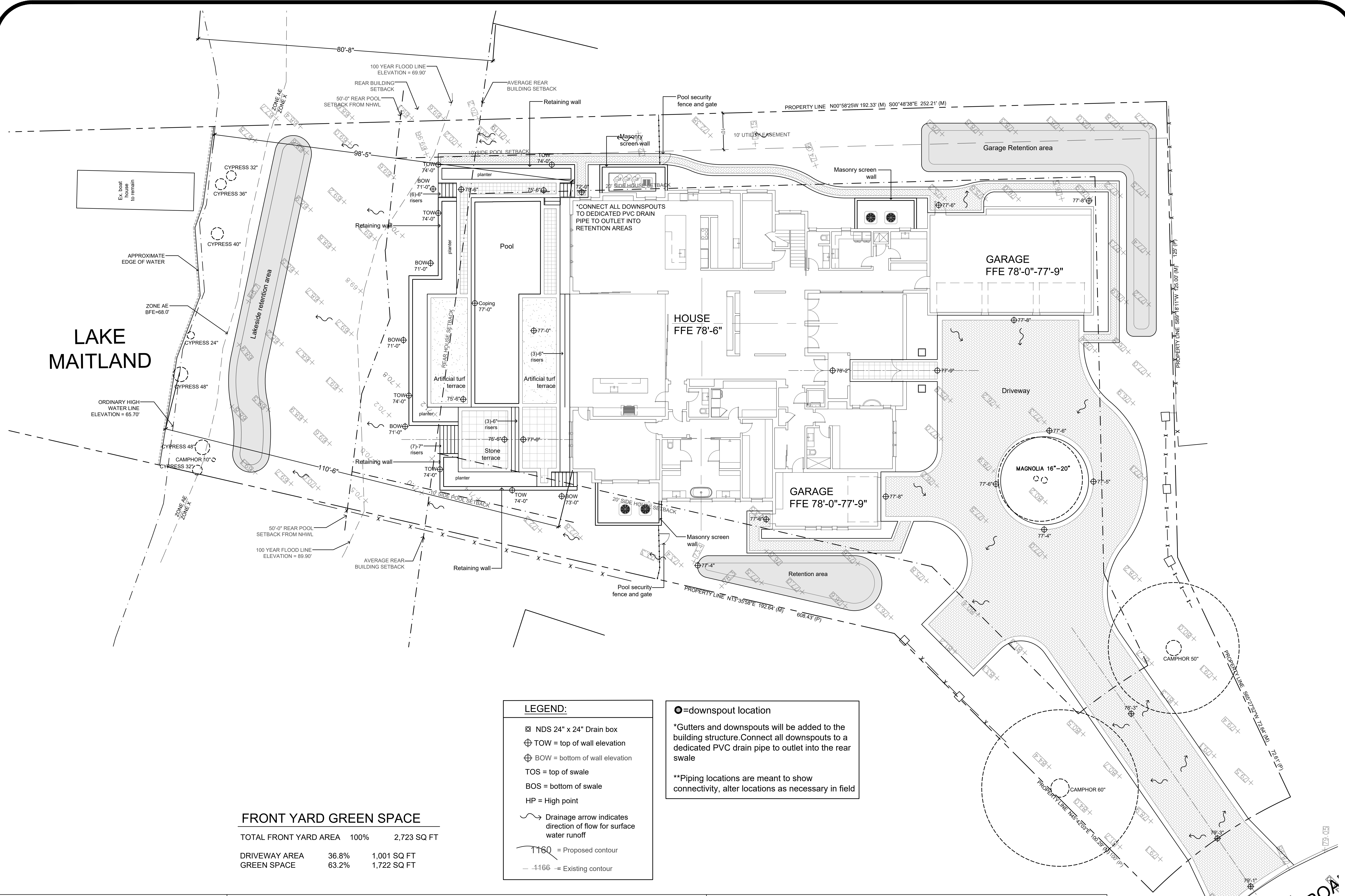


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Revisions	
Date	By
2/2/26	BG
2/6/26	BG
2/13/26	BG

The Finfrock Residence
Grading and Drainage Plan
1308 Green Cove Rd, Winter Park, FL

12/19/24	Date
1/8" = 1'-0"	Scale
S. REDMON	Designed By
B. GRAHAM	Drawn By
	Job #



FRONT YARD GREEN SPACE

TOTAL FRONT YARD AREA	100%	2,723 SQ FT
DRIVEWAY AREA	36.8%	1,001 SQ FT
GREEN SPACE	63.2%	1,722 SQ FT

LEGEND:

- ☒ NDS 24" x 24" 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
- 1160 = Proposed contour
- 4166 = Existing contour

● = downspout location

*Gutters and downspouts will be added to the building structure. Connect all downspouts to a dedicated PVC drain pipe to outlet into the rear swale

**Piping locations are meant to show connectivity, alter locations as necessary in field

AREA SUMMARY

TOTAL LOT AREA	100%	37,935 SQ FT
DRIVEWAY, WALKS, AND WALLS		7,062 SQ FT
POOL AND POOL DECK		2,730 SQ FT
AREA 1ST FLOOR		8,165 SQ FT
TOTAL IMPERVIOUS	47.3%	17,957 SQ FT
TOTAL PERVIOUS	52.7%	19,978 SQ FT

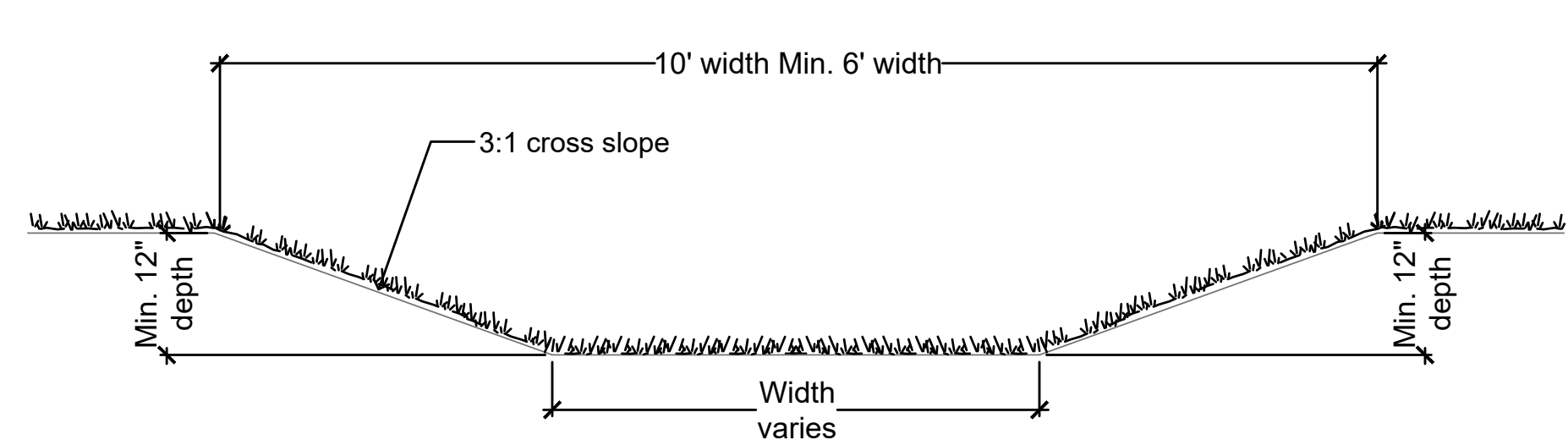
STORMWATER RETENTION CALCULATIONS:

Retention Breakdown
1" (.083) x 17,957 sq. ft. (impervious area) = 1,490 cu. ft. additional required retention

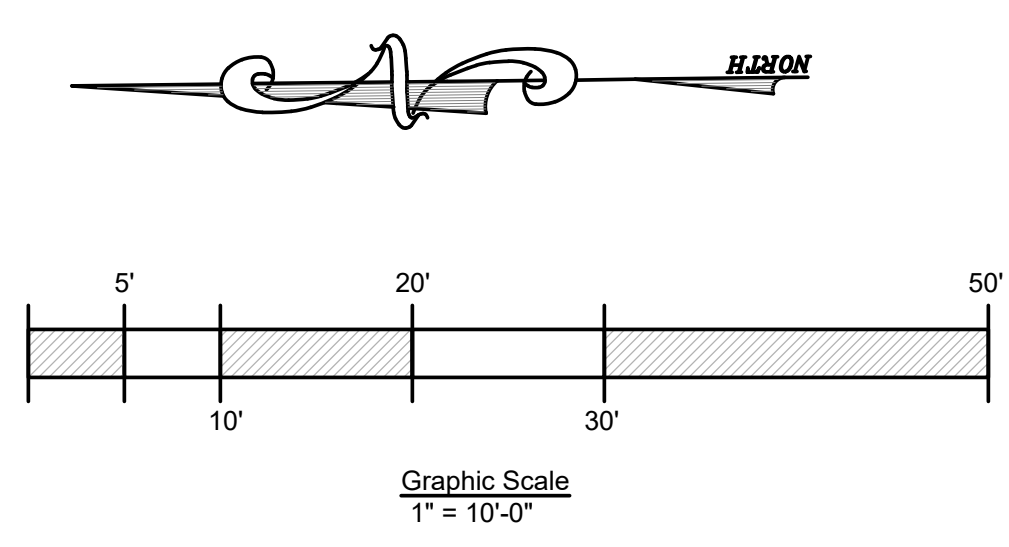
Lakeside retention area = 911 sq. ft. @ 14" (1.17') = 1,065 cu. ft.

Garage retention area = 1,210 sq ft @ 5" (.42') = 508 cu. ft.

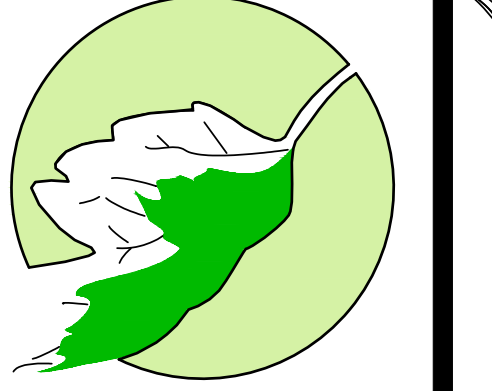
1,573 TOTAL CU. FT. PROVIDED



1 Environmental swale section
SCALE: 3/4" = 1'-0"



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Revisions	
Date	By
2/13/26	BG

The Finfrock Residence
Rear Pool Elevation
1308 Green Cove Rd, Winter Park, FL

12/18/24
Date

1/8" = 1'-0"
Scale

S. REDMON
Designed By

B. GRAHAM
Drawn By

Job #

Sheet

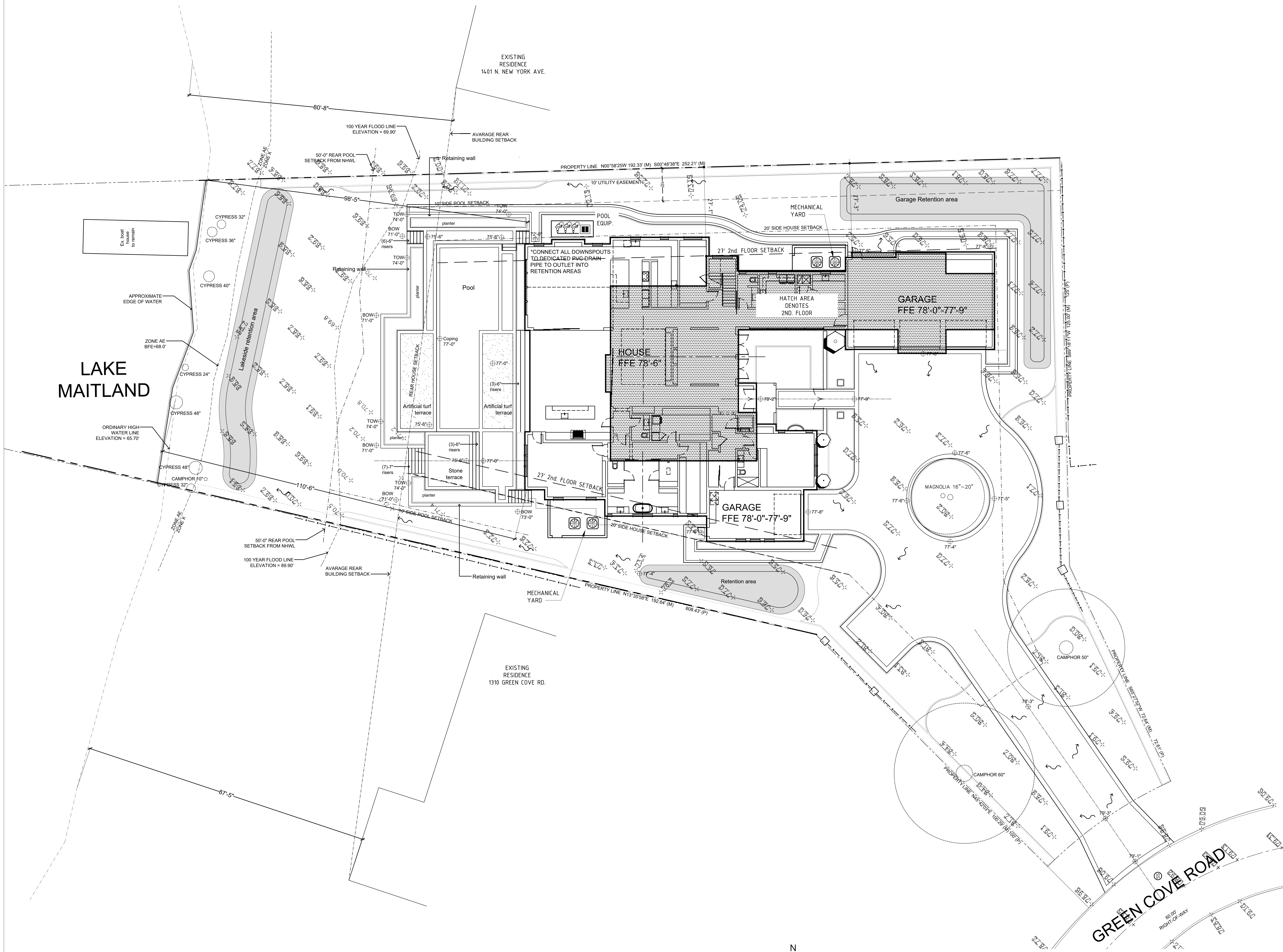
LA-2

Of 3 Sheets



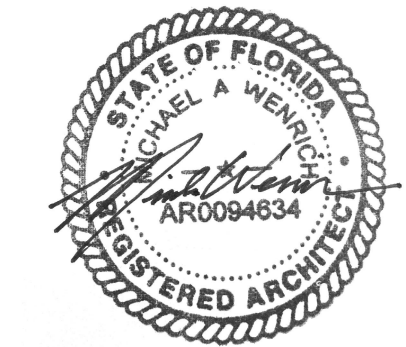
1 Rear Pool Elevation
LA-2 SCALE: 3/16"=1'-0"

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PROPOSED SITE PLAN
3/32" = 1'-0"

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FL # 94634 A.R.
DATE: _____
WWW.MICHAELWENRICH.COM

**FINROCK
RESIDENCE**
1308 GREEN COVE RD.
WINTER PARK, FL.
32789

REVISION HISTORY

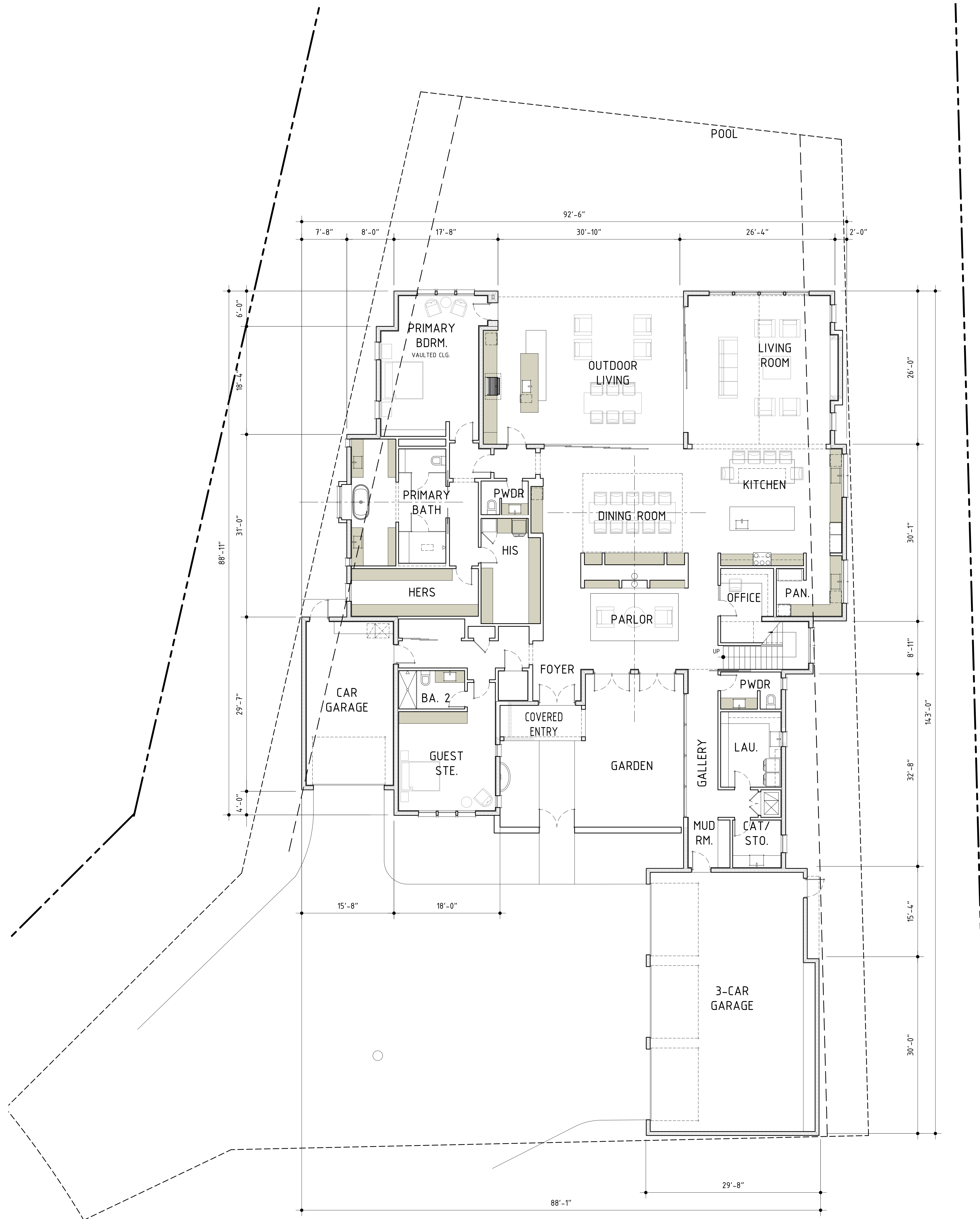
Revision	No.	Date
LAKE FRONT REVIEW		02.13.26

MWA PROJECT NO.: _____
DRAWN BY: JR
SCALE: 1/32"=1'-0"
DATE: 02/11/2026

SHEET TITLE
SITE PLAN

SCHEMATIC DESIGN
A1.0

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1ST. FLOOR PLAN

1/8" = 1'-0"

AREA TABULATION	
MAIN FLOOR LIVING	5588 SQ. FT.
UPPER FLOOR LIVING	3620
GARAGES	1850 SQ. FT.
COVERED ENTRY	87 SQ. FT.
OUTDOOR LIVING	868
TOTAL AREA UNDER ROOF	12013 SQ. FT.

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REVISION HISTORY	
Revision	No. Date
LAKE FRONT REVIEW	02.13.26

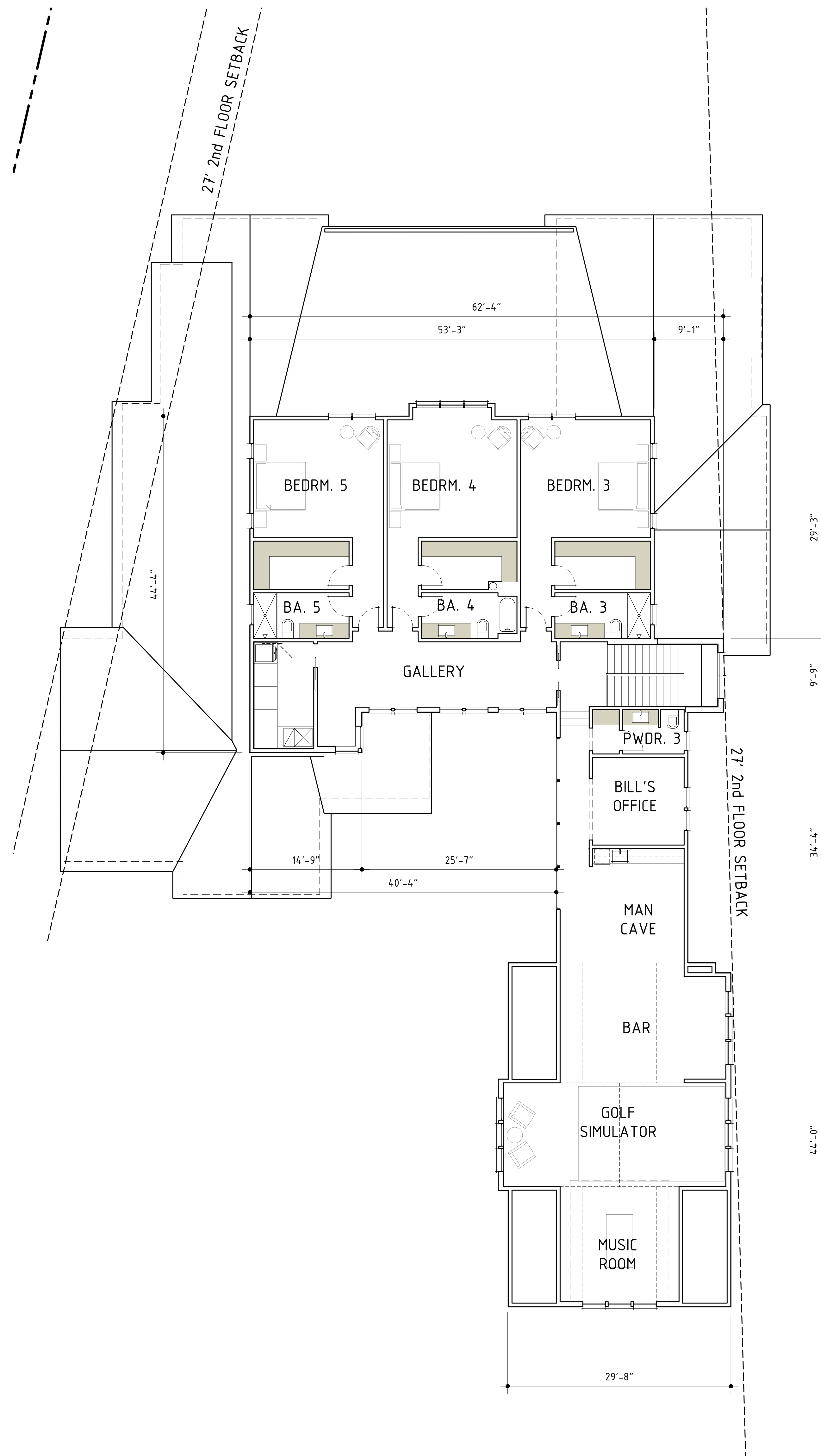
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DATE: 02/11/2026

SHEET TITLE

1ST.
FLOOR PLAN
SCHEMATIC DESIGN

A2.0

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2ND. FLOOR PLAN

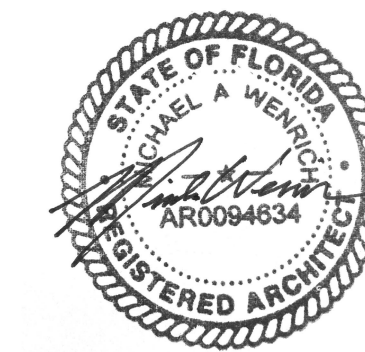
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REVISION HISTORY

Revision	No.	Date
LAKE FRONT REVIEW		02.13.26

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DRAWN BY: JR

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DATE: 02/11/2026

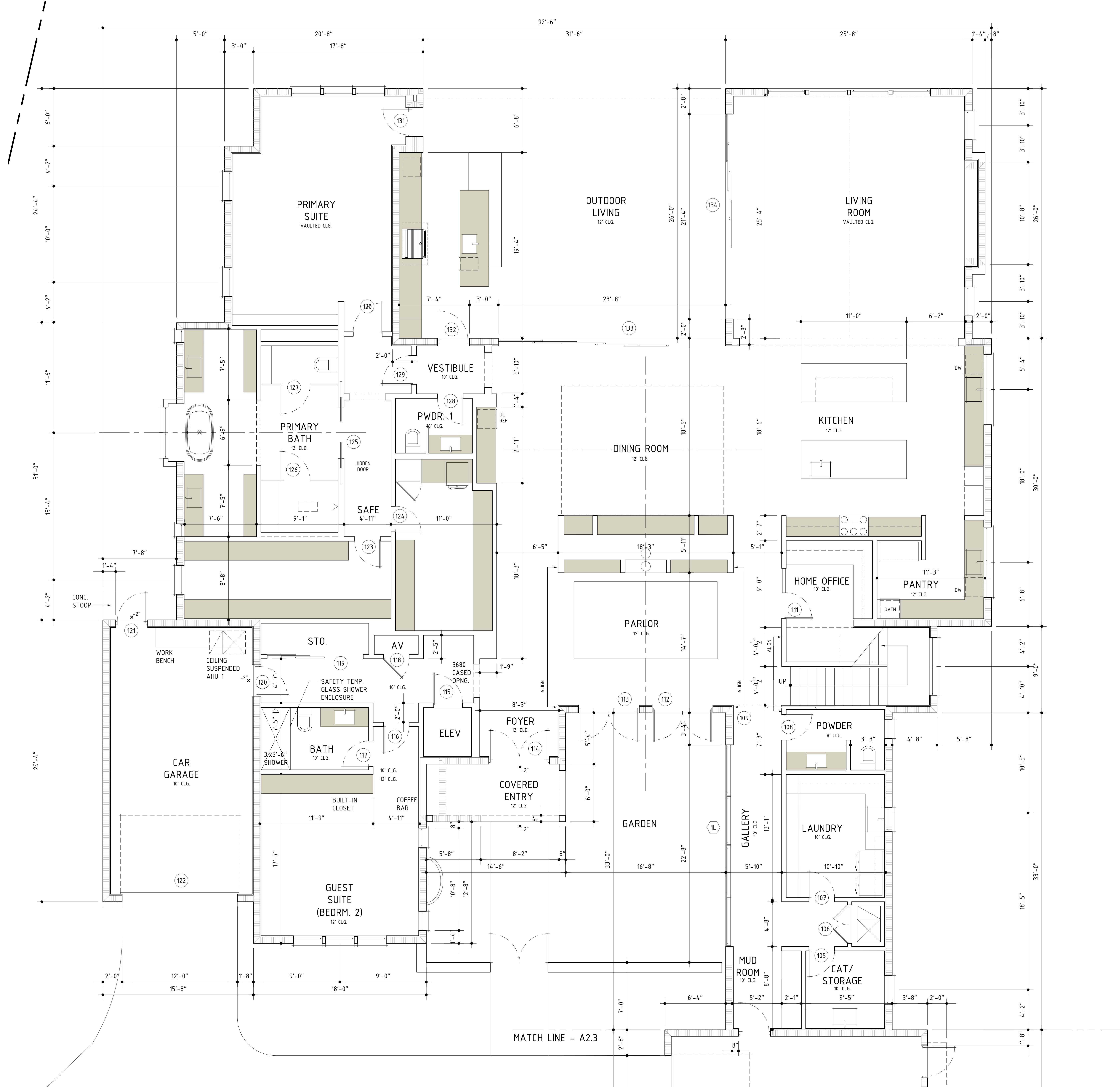
SHEET TITLE

**2ND.
FLOOR PLAN**

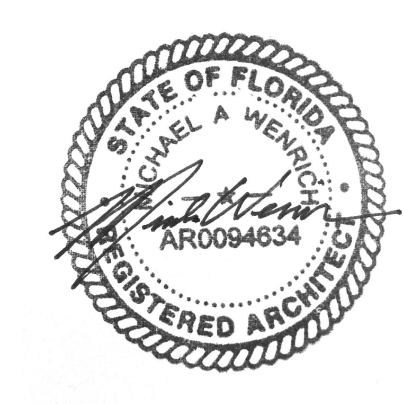
SCHEMATIC DESIGN

A2.4

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REVISION HISTORY

Revision No.	Date	Description
1	02.13.26	LAKE FRONT REVIEW

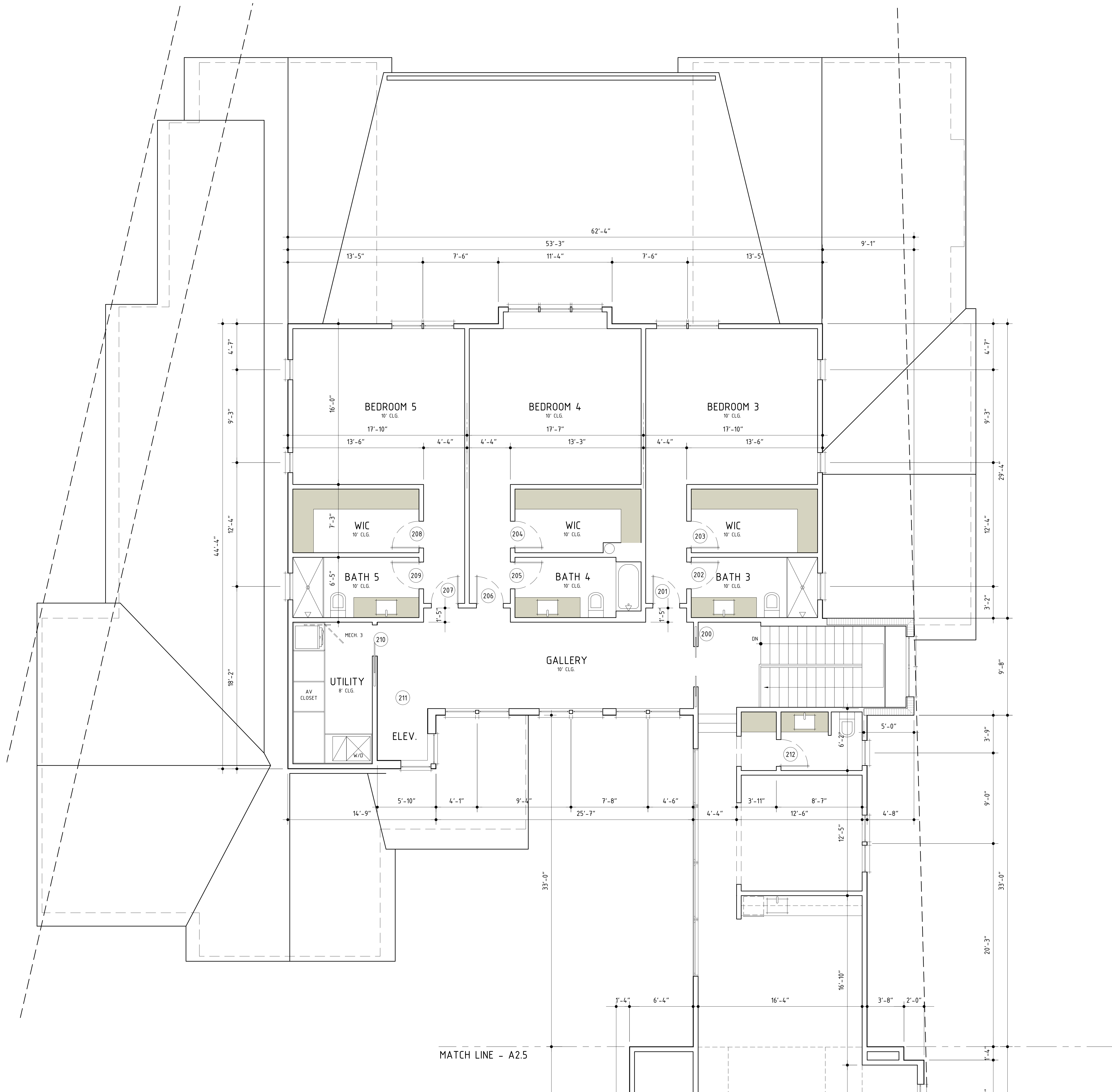
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SCALE: 1/4"=1'-0"
DATE: 02/11/2026

SHEET TITLE

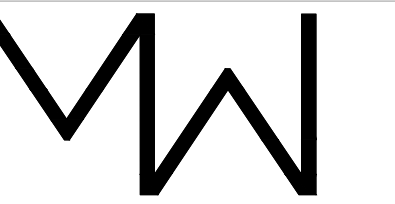
**PARTIAL MAIN
FLOOR PLAN**
SCHEMATIC DESIGN

A2.2

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REVISION HISTORY

Revision No. Date
LAKE FRONT REVIEW 02.13.26

MWA PROJECT NO. _____

DRAWN BY: JR

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

DATE: 02/11/2026

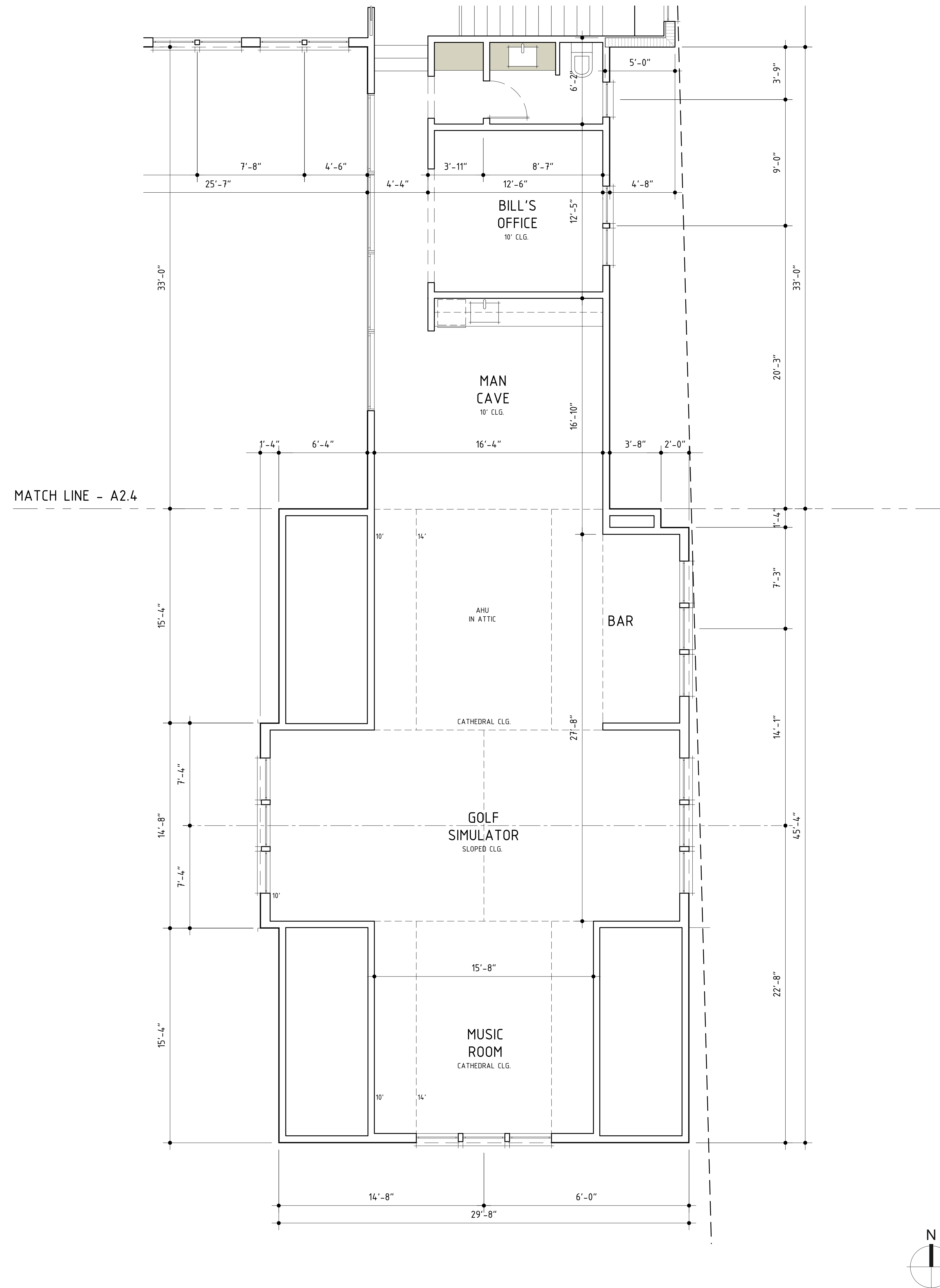
SHEET TITLE

**PARTIAL UPPER
FLOOR PLAN**

SCHEMATIC DESIGN

A2.4

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REVISION HISTORY

Revision	No.	Date
LAKE FRONT REVIEW		02.13.26

MWA PROJECT NO: _____
DRAWN BY: JR
SCALE: 1/4"=1'-0"
DATE: 02/11/2026

SHEET TITLE

**PARTIAL UPPER
FLOOR PLAN**

SCHEMATIC DESIGN

A2.5

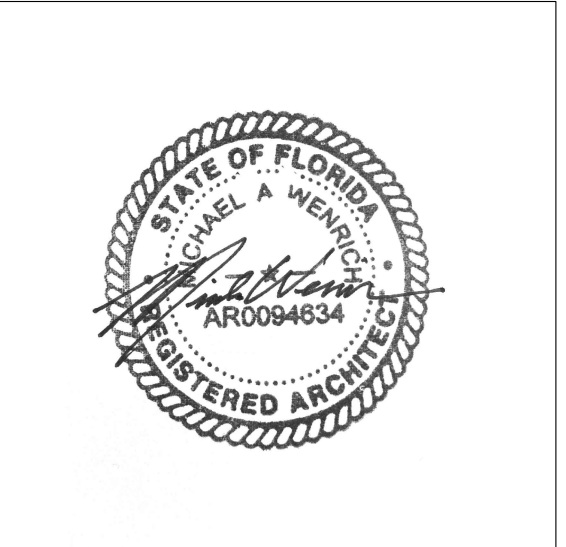
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1 SOUTH ELEVATION



2 NORTH ELEVATION



**FINFROCK
RESIDENCE**
1308 GREEN COVE RD.
WINTER PARK, FL.
32789

REVISION HISTORY

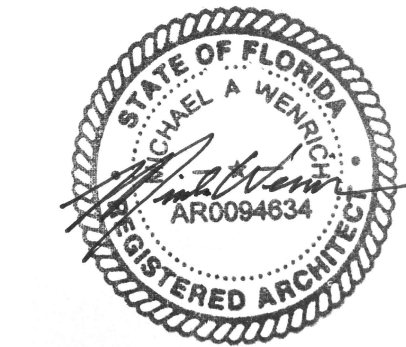
Revision	No.	Date
LAKE FRONT REVIEW		02.13.26
REVISIONS		02.20.26

MWA PROJECT NO.:
DRAWN BY: JR
SCALE: 1/4"=1'-0"
DATE: 02/11/2026

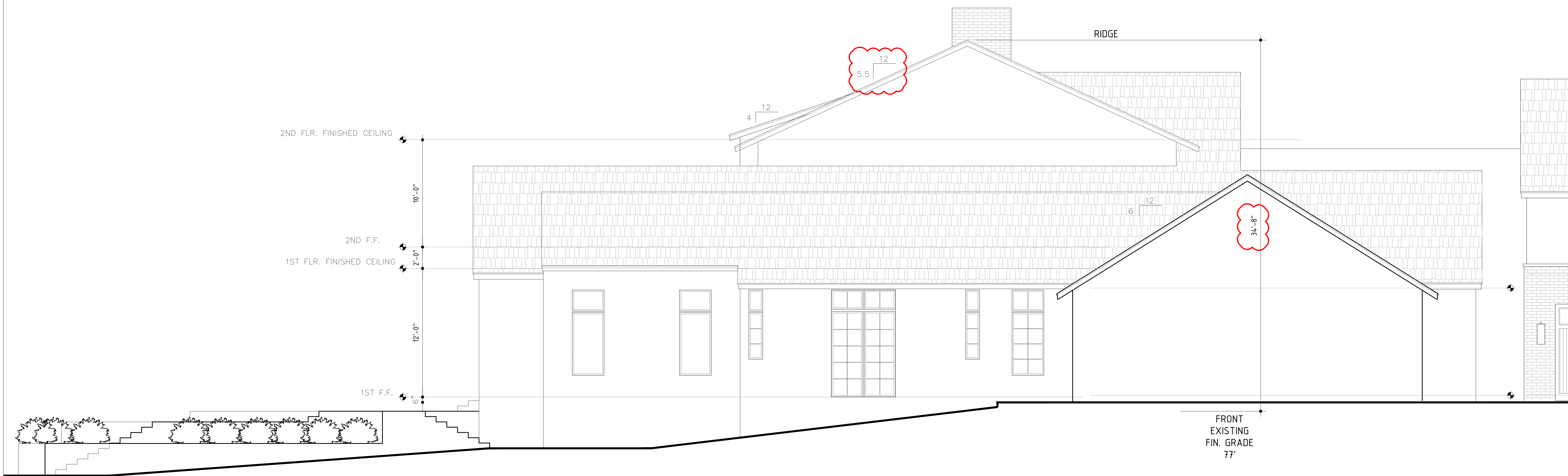
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SCHEMATIC DESIGN
A4.0

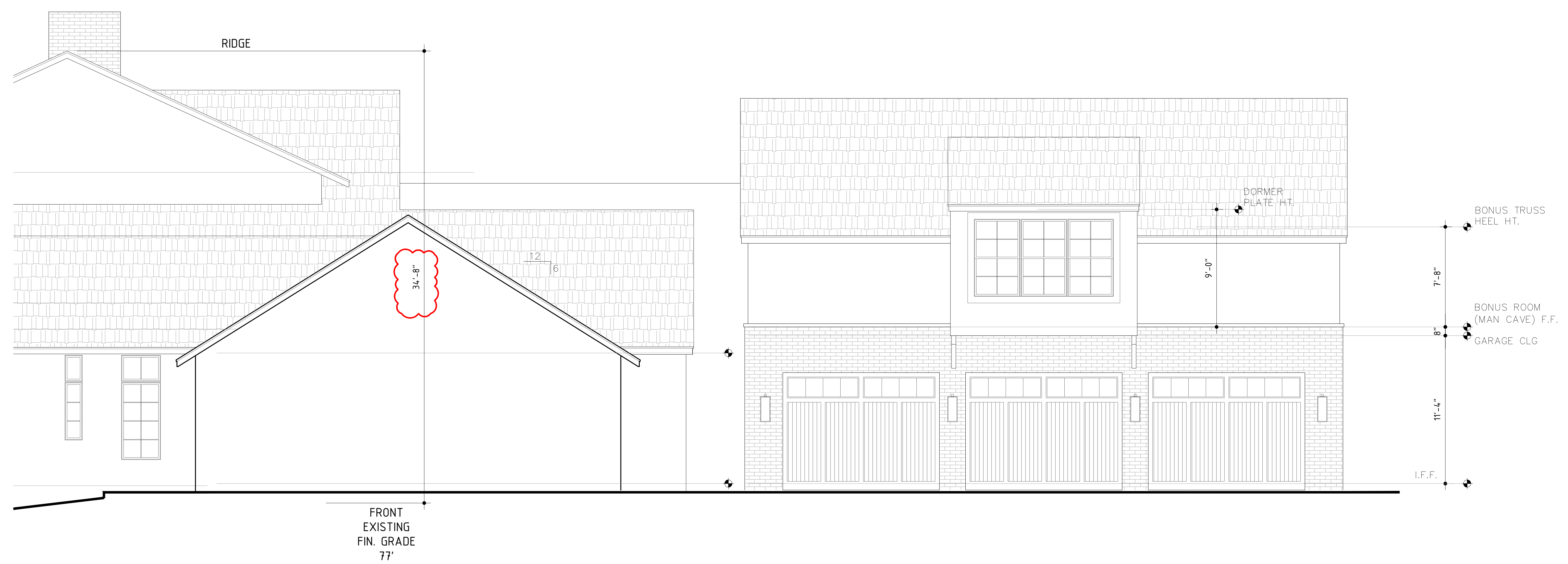
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DATE: _____
WWW.MICHAELWENRICH.COM



1 PARTIAL WEST ELEVATION



2 PARTIAL WEST ELEVATION

**FINFROCK
RESIDENCE**
1308 GREEN COVE RD.
WINTER PARK, FL.
32789

REVISION HISTORY

Revision	No.	Date
LAKE FRONT REVIEW		02.13.26
REVISIONS		02.20.26

MWA PROJECT NO.: _____
DRAWN BY: JR
SCALE: 1/4"=1'-0"
DATE: 02/11/2026

SHEET TITLE
**PARTIAL WEST
ELEVATION**

SCHEMATIC DESIGN

A4.3



item type

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

meeting date

March 3, 2026

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #26-01. Request of Dillon Muto with Floridian Construction Group for approval to construct a new, two-story, 5,119 square-foot, single-family home located at 313 Sylvan Drive on Lake Sylvan, zoned R-1A.

motion | recommendation

Staff recommendation is for approval subject to the following condition(s):

- 1) That the two trees requested for removal be fully mitigated through the City's Urban Forestry Tree Removal Permit Program.

background

The applicant, Dillon Muto of Floridian Construction Group, is requesting approval to construct a new two-story, 5,119-square-foot home at 313 Sylvan Drive on Lake Sylvan. The property is zoned R-1A, and the unsubmerged portion of the property is 16,457 square feet in size. The proposed impervious coverage of 6,534 square feet is 40% of the total lot, which is under the maximum 50% that 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. The applicant's proposal is 5,119 square feet, which is below the maximum 5,759 square feet, meeting this requirement.

The existing and required front setback for a new structure is 74 feet. The neighbor to the north has a front setback of 43 feet, and the neighbor to the south has a front setback of 35 feet. The applicant is seeking a front setback matching the 35-foot setback of the neighbor to the south to provide more use of the front portion of the property and to be better in line with the existing block structure. Additionally, the applicant is seeking a 9-foot side setback in lieu of 11 feet to make room for a side entry garage as opposed to a front entry garage. The rest of the structure meets the required first-floor and second-story side setbacks.

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. There are six specimen trees on the property, including two bald cypresses along the lakefront, two sycamore trees in the existing rear yard, and two laurel oak trees in the existing front yard. The applicant is requesting to remove the 28" laurel oak in the center of the property, which is in the buildable area of the lot, assuming the front setback request is approved. Additionally, the applicant is looking to remove the 10" sycamore to work around the larger 32" sycamore that is in much better health and condition. Urban Forestry has assessed both trees and has identified both as candidates for removal.

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 3 feet in height. This plan complies with that provision. The applicant has terraced the pool deck to ensure that the three-foot height requirement is met.

Traditional 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 required lakefront setback is made up of the average of the two waterfront structures neighboring the subject property. In this instance, the average of the two neighbors is 95.5 feet. However, the neighbor to the north has a detached structure with a 66-foot lakefront setback, which was approved by the Board in 2020. To work around the 32" sycamore, the applicant is requesting to utilize the average of the neighbor to the south (87') and the detached bathhouse of the neighbor to the north (66' in lieu of 104'). It is worth noting that the existing structure has an 88-foot setback.

Based on the curvature of the lake, there is no adverse effect on the neighbor to the south. However, there must be some unique conditions to ensure that there are minimal adverse impacts on the neighbor to the north. Several conditions warrant the request. Currently, along the northern property boundary, is a dense landscape buffer running down to the lakefront edge of the northern neighbor's pool deck (50' from the ordinary high-water line). The applicant has also limited the portion of the structure beyond the required lakefront setback to one story to both minimize adverse impacts on views and to avoid conflict with the canopy of the remaining sycamore.

Considering the preservation of the sycamore, the existing landscape buffer, the neighbor's detached structure, the narrow lot width, the fact that the applicant is keeping the relevant portion of the structure single-story, and the letter of support provided by the northern neighbor, staff believes that the applicant meets the intent of this criterion.

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 swales throughout the property to meet this requirement.

Summary

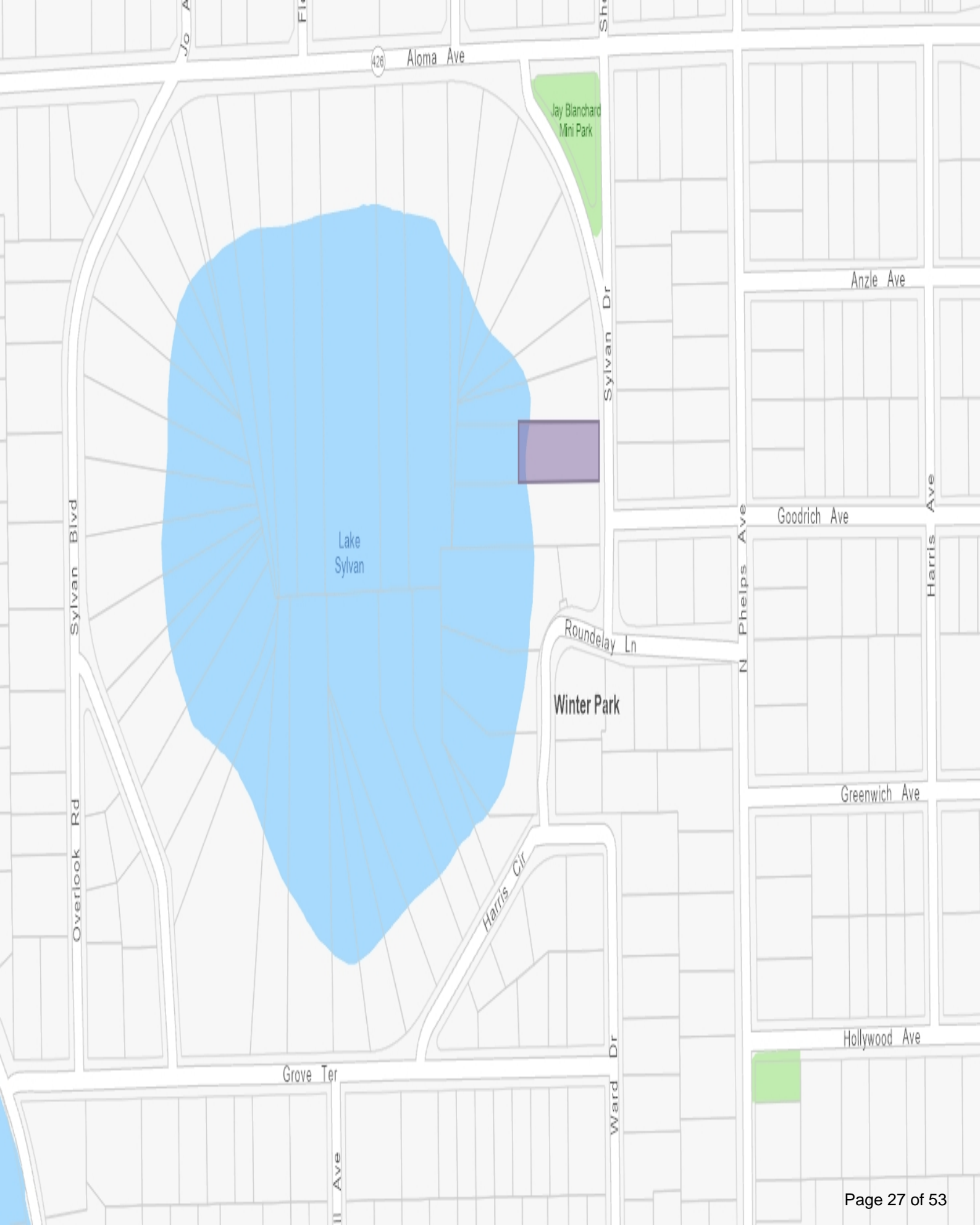
The narrow lot and existing harsh setback conditions provide a variety of unique challenges on an otherwise unassuming property. Overall, the plans meet the intent of the lakefront review criteria.

alternatives | other considerations

fiscal impact

attachments

1. 313 Sylvan Dr - Area Map
2. 313 Sylvan Dr - Aerial Map
3. 313 Sylvan Dr - Neighbor Letter Map
4. 313 Sylvan Dr - Neighbor Letter
5. 313 Sylvan Dr - Survey
6. 313 Sylvan Dr - Plan Set



426

Aloma Ave

Jay Blanchard
Mini Park

Anzle Ave

Goodrich Ave

Winter Park

Greenwich Ave

Hollywood Ave

007

Lake
Sylvan

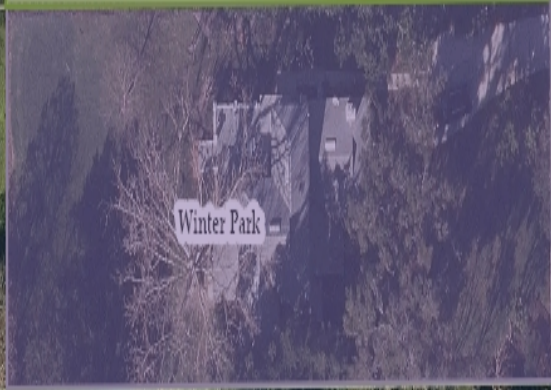


SYLVAN DR

GOODRICH AVE

city

Lake
Sylvan



Winter Park

SYLVAN DR

GOODRICH AVE

February 9, 2026

City of Winter Park
Attn: Lakefront Review & Variance Board
401 South Park Avenue
Winter Park, FL 32789

Re: 313 Sylvan Drive / Floridian Construction Group, LLC

To whom it may concern,

Our neighbor at 313 Sylvan Drive, Winter Park, 32789 is proposing a new home and is requesting a variance approval for the following

- Front Setback of 35'
- Right Setback Garage only 9'
- Lakefront Setback first floor 77' 01"

Neighboring Property Owner at 315 Sylvan Drive, Winter Park:

I am in favor of the setbacks proposed

Sincerely,

x  _____

Date: 2-11-26

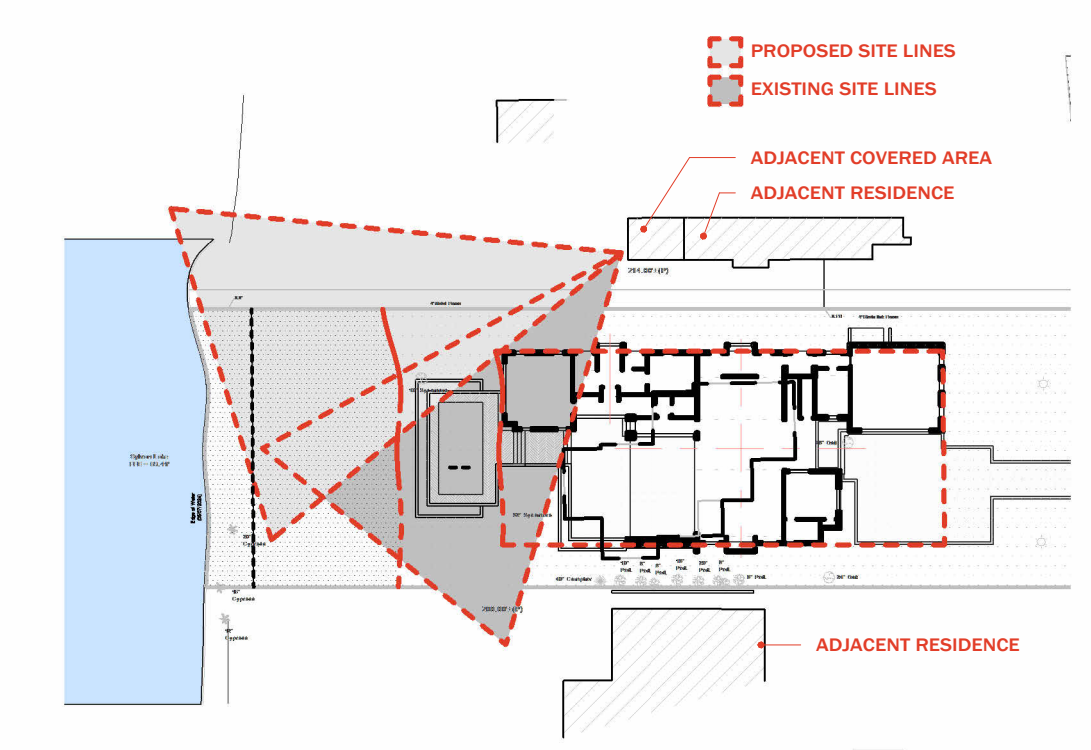
Jack Zimmer
315 Sylvan Drive,
Winter Park, FL 32789
Parcel: 302205850202090

Phone: 407-496-5747

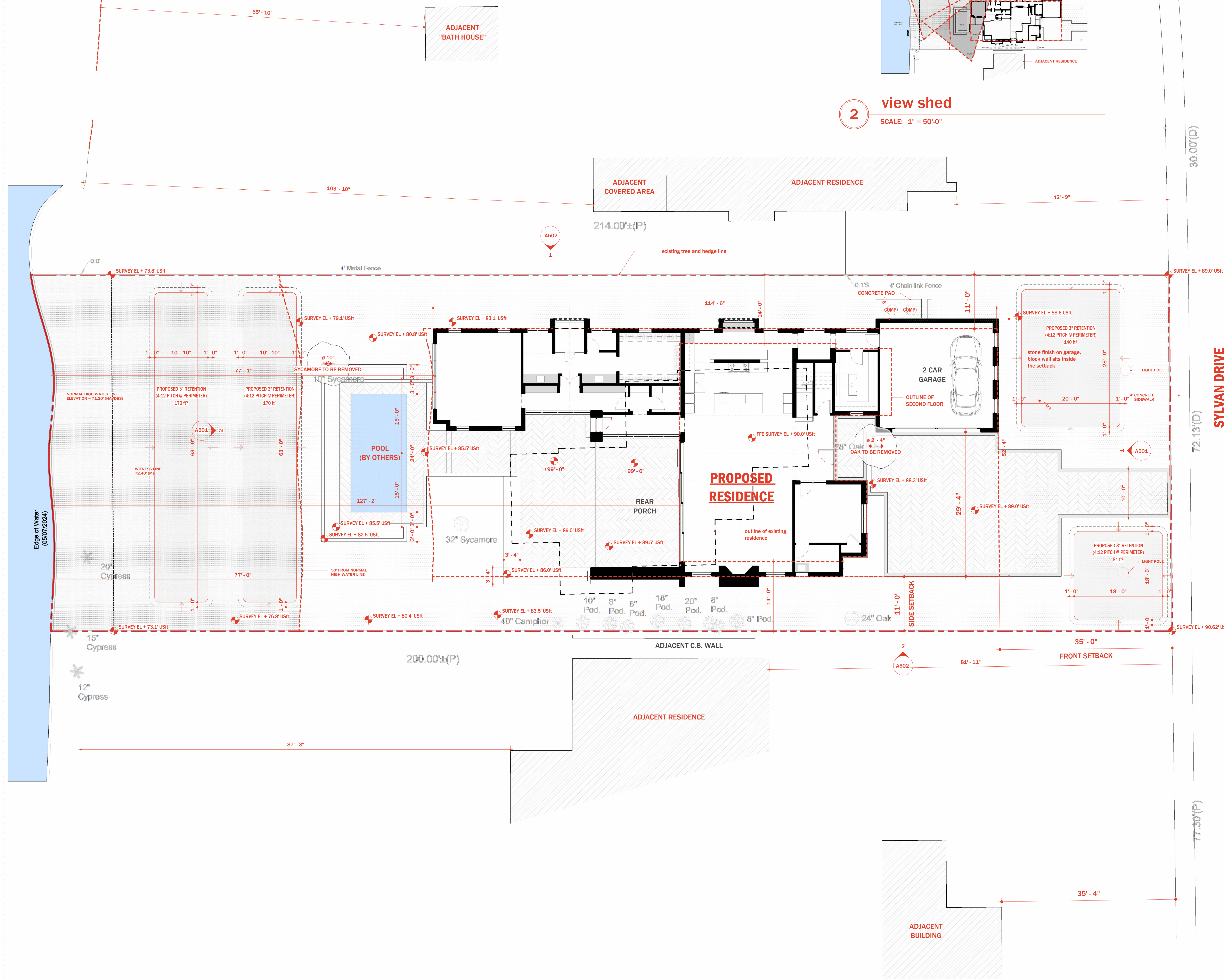
Email: jzimmerinvest@yahoo.com

zoning requirements

SITE INFORMATION		LAKE SYLVAN RESIDENCE
PROJECT NAME		313 LAKE SYLVAN DRIVE
EXISTING ZONING		R-2
SITE SETBACKS		
FRONT	REQUIRED	PROPOSED
REAR (FIRST)	35'	35'-0"
REAR (SECOND)	75'	77'-1"
LEFT SIDE (FIRST)	11'	11'-0"
LEFT SIDE (SECOND)	14'	14'-0"
RIGHT SIDE (FIRST)	11'	11'-0"
RIGHT SIDE (SECOND)	14'	14'-0"
BUILDING HEIGHT		
ALLOWED		35'-0"
PROPOSED		35'-0"
FAR CALCULATIONS		
LOT AREA		15,457.00 R ²
FAR ALLOWED		5,759.95 R ² (35%)
FAR PROPOSED		5,118.28 R ²
IMPERVIOUS COVERAGE		
LOT AREA		+/- 16,457 R ²
ALLOWED		8,229 R ²
PROPOSED		4,047.73 R ²
BUILDING		2,485.69 R ²
HARDSCAPE		6,533.41 R ²
TOTAL		
FRONT YARD IMPERVIOUS		
TOTAL AREA		2,534 R ²
IMPERVIOUS TOTAL		1,267 R ²
PERVIOUS REQUIRED		1,984 R ²
SITE RETENTION		
SITE AREA		16,457 R ²
IMPERVIOUS TOTAL		6,620 R ²
RETENTION REQUIRED		551 cubic inches
RETENTION PROVIDED		561 cubic inches



2 view shed
 SCALE: 1" = 50'-0"



AREA CONDITIONED

NAME	TYPE	SQFT
first floor	CONDITIONED	2887.81 R ²
second floor	CONDITIONED	1659.30 R ²
TOTAL CONDITIONED		4547.11 R ²

AREA GARAGE

NAME	TYPE	SQFT
garage	NON-COONDITIONED	571.17 R ²
TOTAL GARAGE		571.17 R ²

AREA NON-COONDITIONED

NAME	TYPE	SQFT
rear porch	NON-COONDITIONED	479.86 R ²
front porch	NON-COONDITIONED	108.89 R ²
TOTAL COVERED		588.75 R ²

AREA TOTAL CONSTRUCTION

NAME	TYPE	SQFT
first floor	CONDITIONED	2887.81 R ²
second floor	CONDITIONED	1659.30 R ²
two car garage	GARAGE	571.17 R ²
front porch	NON-COONDITIONED	108.89 R ²
rear porch	NON-COONDITIONED	479.86 R ²
TOTAL CONSTRUCTION		5707.03 R ²

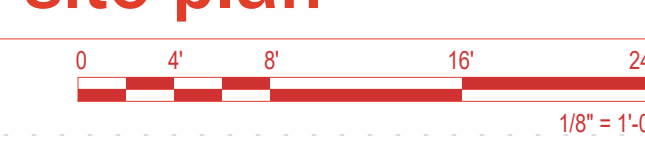
AREA HARDSCAPE

NAME	TYPE	SQFT
pool & deck	HARDSCAPE	552.11 R ²
motor court	HARDSCAPE	1259.85 R ²
rear terrace	HARDSCAPE	639.39 R ²
A/C pad	HARDSCAPE	34.33 R ²
TOTAL HARDSCAPE		2485.69 R ²

AREA IMPERVIOUS

NAME	TYPE	SQFT
first floor	CONDITIONED	2887.81 R ²
two car garage	GARAGE	571.17 R ²
pool & deck	HARDSCAPE	552.11 R ²
motor court	HARDSCAPE	1259.85 R ²
rear terrace	HARDSCAPE	639.39 R ²
A/C pad	HARDSCAPE	34.33 R ²
rear porch	NON-COONDITIONED	479.86 R ²
front porch	NON-COONDITIONED	108.89 R ²
TOTAL IMPERVIOUS		6533.41 R ²

1 architectural site plan
 SCALE: 1/8" = 1'-0"



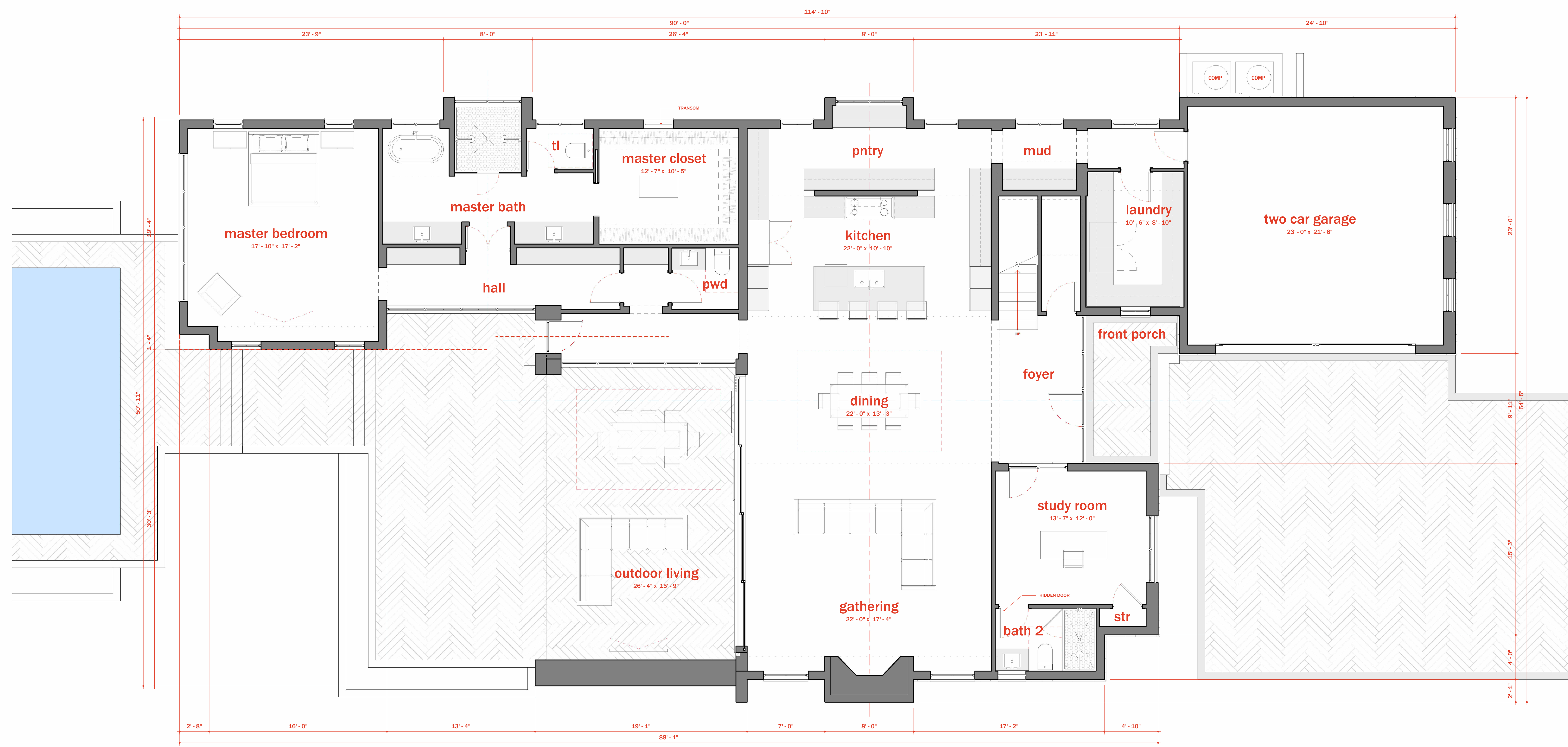
the LAKE SYLVAN RESIDENCE
 313 SYLVAN DRIVE, WINTER PARK, FL 32789

Revisions

Issue Date	Project Status	Project Designer	Project Drafter
02.04.26	SD	MCE	MCE

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SITE PLAN



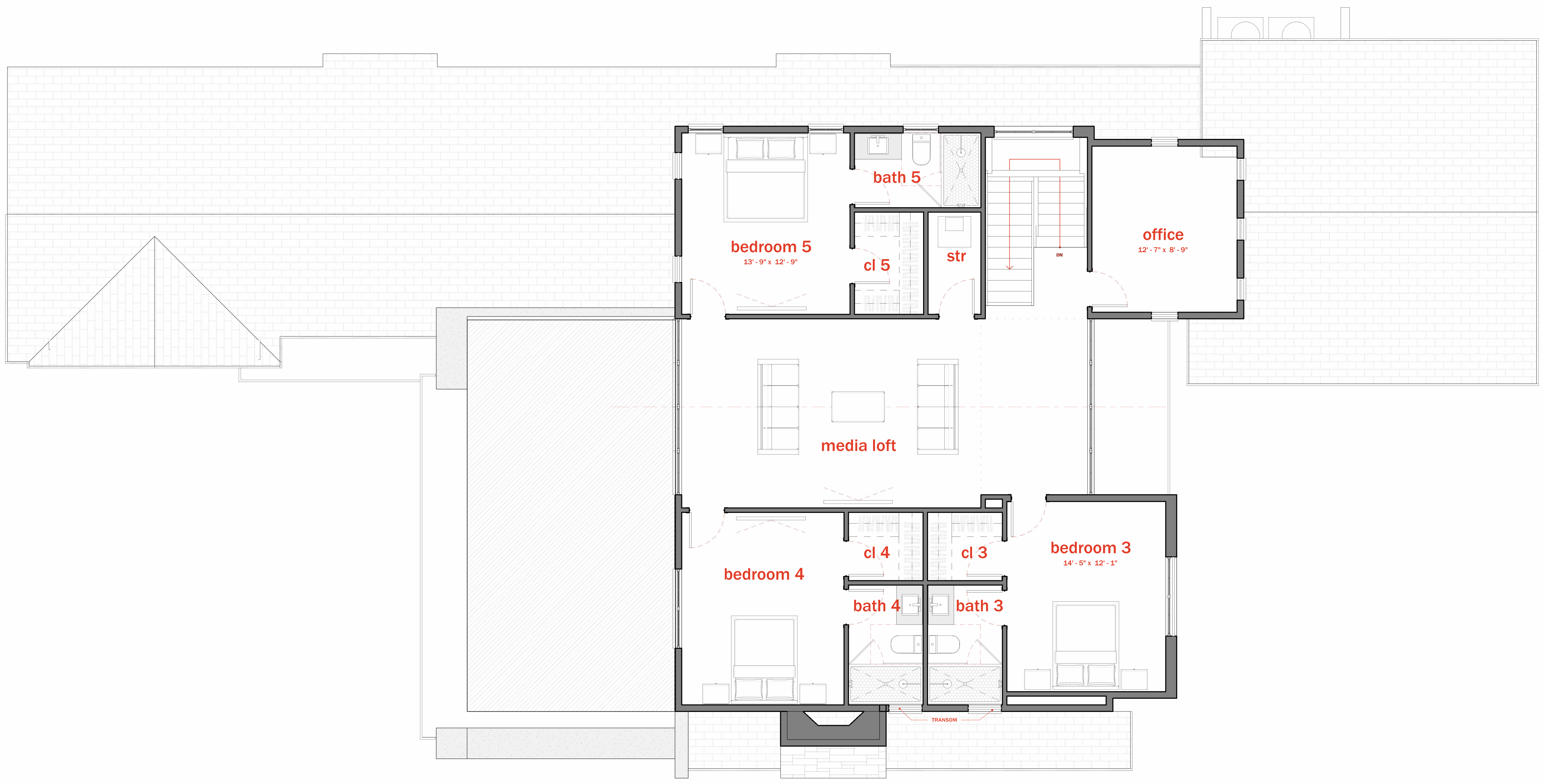
the **LAKE SYLVAN RESIDENCE**
 313 SYLVAN DRIVE, WINTER PARK, FL 32789

Revisions

No.	Description	Date

Issue Date: 02.04.26
 Project Status: SD
 Project Designer: MCG
 Project Drafter: MCG

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the **LAKE SYLVAN RESIDENCE**
 313 SYLVAN DRIVE, WINTER PARK, FL 32789

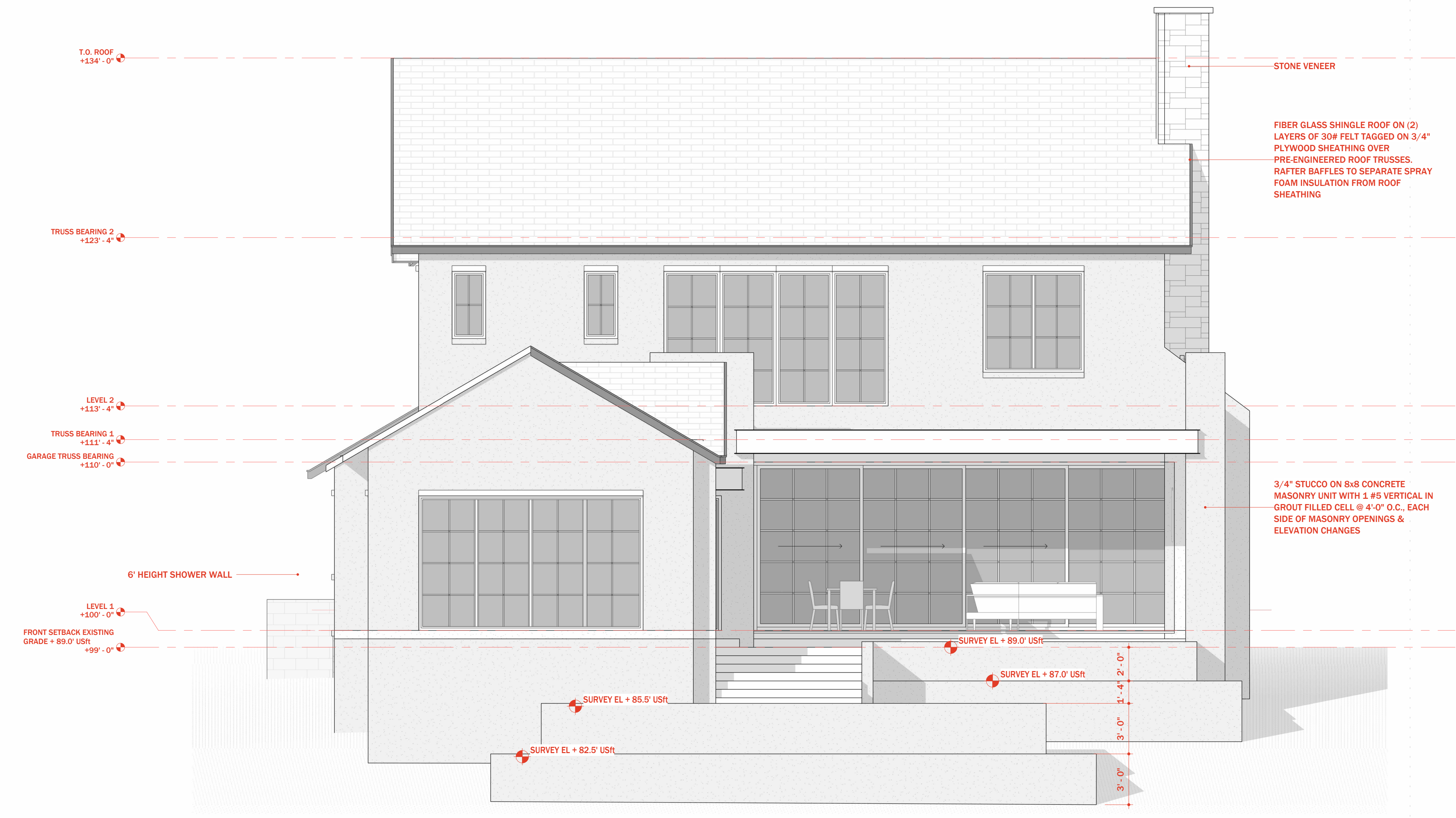
Revisions

Issue Date	02.04.26
Project Status	SD
Project Designer	MCI
Project Drafter	MCI

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PRESENTATION PLAN

A202



2 west elevation
 SCALE: 1/4" = 1'-0"



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

the
LAKE SYLVAN RESIDENCE
 313 SYLVAN DRIVE, WINTER PARK, FL 32789

Revisions

Issue Date	SD
02.04.26	MCE
	JR

Project Status: SD
 Project Designer: MCE
 Project Drafter: JR

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2 south elevation
SCALE: 1/4" = 1'-0"



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

the **LAKE SYLVAN RESIDENCE**
313 SYLVAN DRIVE, WINTER PARK, FL 32789

Revisions

Issue Date	Issue Description	By	Check
02.04.26		SD	MCJ
		MCJ	MCJ

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item type

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

meeting date

March 3, 2026

prepared by

John Harbilas, Assistant Director Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

SUB #26-02. Request of Z Properties for subdivision approval, to divide the property at 436 North Knowles Avenue, zoned R-3, into two single family lots. Based on proposed lot size, each home to be developed under the R-2 provisions. Setback and lot coverage variances are also being requested.

motion | recommendation

Staff recommendation is for approval

background

Z Properties is requesting approval to subdivide the property located at 436 N. Knowles Avenue, which is zoned R-3, into two separate lots. Each proposed lot would be developed in accordance with the R-2 minimum requirements with single-family homes.

The existing parcel measures 70 feet in width by 150 feet in depth. Under the property's R-3 zoning and Medium Density Residential Future Land Use designation, the applicant is entitled to a total of four residential units. However, the applicant proposes to construct only two units, each on an individual fee simple lot measuring 37.5 feet in width and 5,625 square feet in area. The R-3 code requires that any lot that is less than 70 feet wide must comply with R-2 development standards. The R-2 standards for lots less than 70 feet wide do not have minimum lot width or area requirements, so in terms of the proposed lot sizes, the applicant is not requesting any variances to established lot standards.

As part of the proposed plan, the applicant is requesting variances from three of the R-2 standards outlined below.

For R-2 lots less than 70 feet in width, the Code requires a minimum side yard setback of 7 feet for the first floor and 10 feet for the second floor. The proposed plan complies with these requirements along the side yards adjacent to neighboring properties. However, the plan does not comply along the newly created interior property line between the two homes. Specifically,

the stair towers are proposed at 1.5 feet from the interior lot line, with a total separation of 7 feet between the main portions of the buildings.

With respect to building coverage, the R-2 code permits a maximum of 40 percent lot coverage, while the R-3 code permits an extra three percent for residential units with a first floor main suite. The applicant is requesting approval for 45 percent coverage, which represents an increase of approximately 133 square feet beyond the permitted amount for an R-3 property. Lastly, R-2 standards include a provision for front-facing garages on single-family homes, requiring a minimum 35-foot front setback. The applicant is requesting a reduced setback of 25 feet, consistent with the primary structure setback, and proposes the use of a decorative garage door design in lieu of a standard metal door.

Overall, the proposed subdivision would reduce the number of units otherwise permitted under the existing zoning and future land use designation, while creating two fee simple single-family lots that are consistent with the surrounding residential pattern.

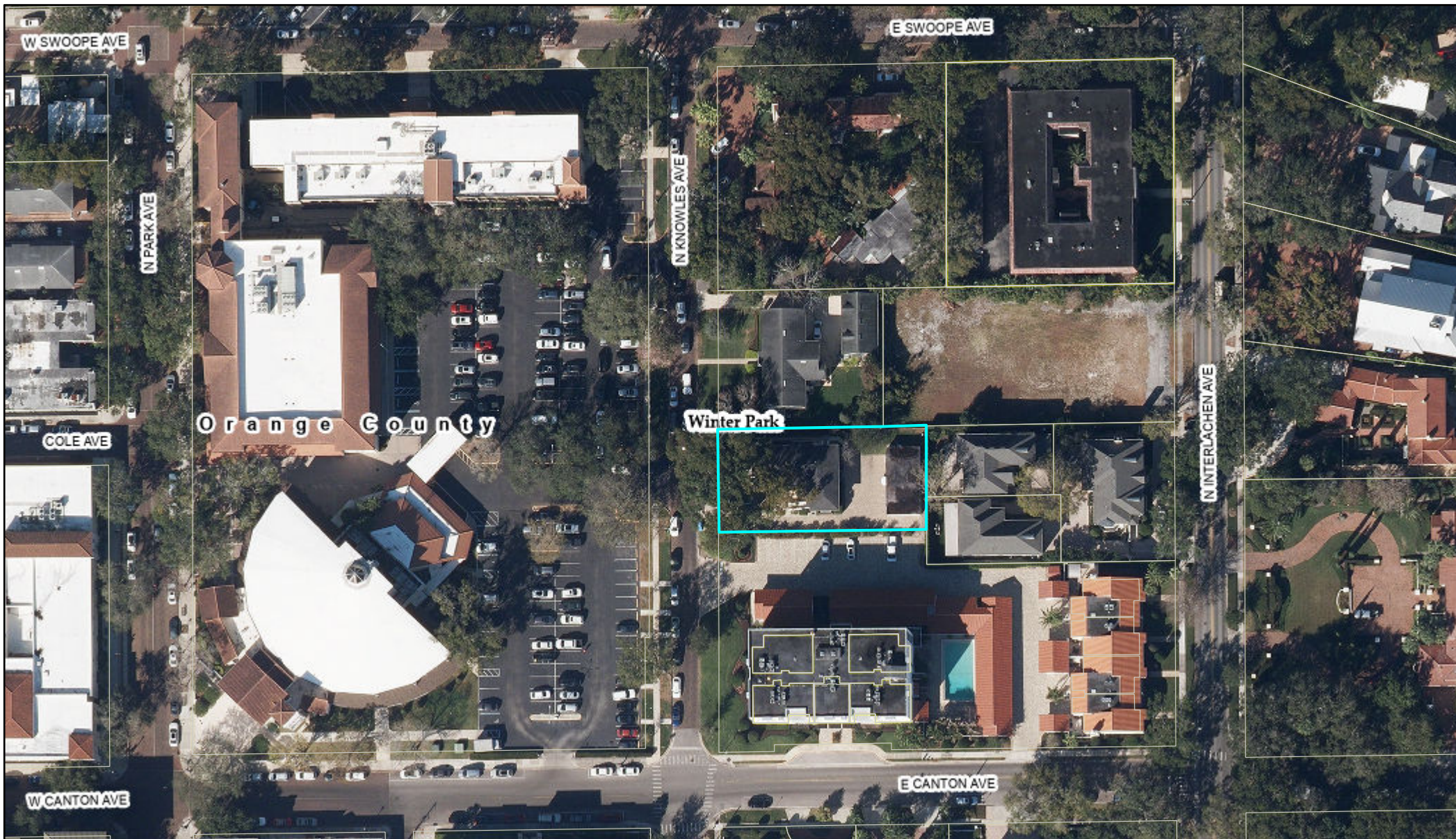
alternatives | other considerations

fiscal impact

attachments

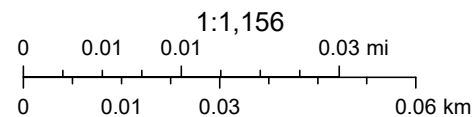
1. Location Map
2. FINAL 2.11.26 - 436 KNOWLES P&Z_compressed
3. Updated - R2-lots-70-less

436 N Knowles Ave



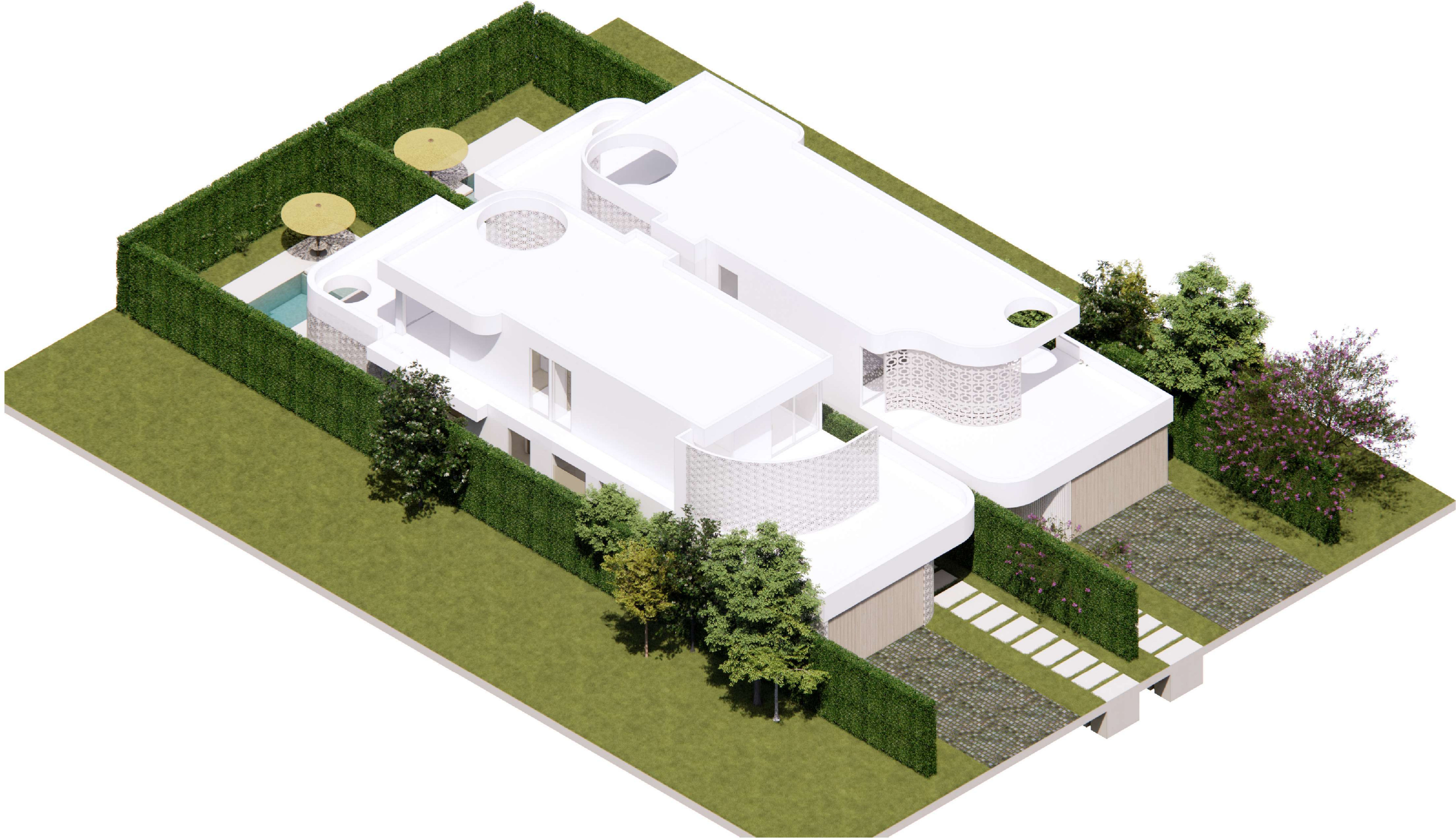
2/25/2026, 9:23:58 AM

 Parcels Orange



KNOWLES HOUSES

436 N Knowles Ave, Winter Park, FL 32789



P & Z PACKAGE



Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

Developer
 Name: Z PROPERTIES
 Address: 219 W Comstock Ave, Winter Park, FL 32789
 Tel: 407.929.3303
 Email: Zane@zpropertiesinc.com

Design:
 Name: Z PROPERTIES
 Address: 219 W Comstock Ave, Winter Park, FL 32789
 Tel: 407.929.3303
 Email: Zane@zpropertiesinc.com

Structure:
 Name:
 Address:
 Address:
 Tel:
 Email:

Trusses:
 Name:
 Address:
 Address:
 Tel:
 Email:

Landscape Architect:
 Name:
 Address:
 Address:
 Tel:
 Email:

Civil:
 Name:
 Address:
 Address:
 Tel:
 Email:

Pools: NOT PART OF PERMIT SET
 Name:
 Address:
 Address:
 Tel:
 Email:

Interior Design: NOT PART OF PERMIT SET
 Name:
 Address:
 Address:
 Tel:
 Email:

Rev.	Date

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Date 02 / 2026

Scale
 Cover

000

Sheet No. Page 40 of 53



Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

Developer
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407.929.3303
Email: Zane@zpropertiesinc.com

Design:
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407.929.3303
Email: Zane@zpropertiesinc.com

Structure:
Name:
Address:
Address:
Tel:
Email:

Trusses:
Name:
Address:
Address:
Tel:
Email:

Landscape Architect:
Name:
Address:
Address:
Tel:
Email:

Civil:
Name:
Address:
Address:
Tel:
Email:

Pools: NOT PART OF PERMIT SET
Name:
Address:
Address:
Tel:
Email:

Interior Design: NOT PART OF PERMIT SET
Name:
Address:
Address:
Tel:
Email:

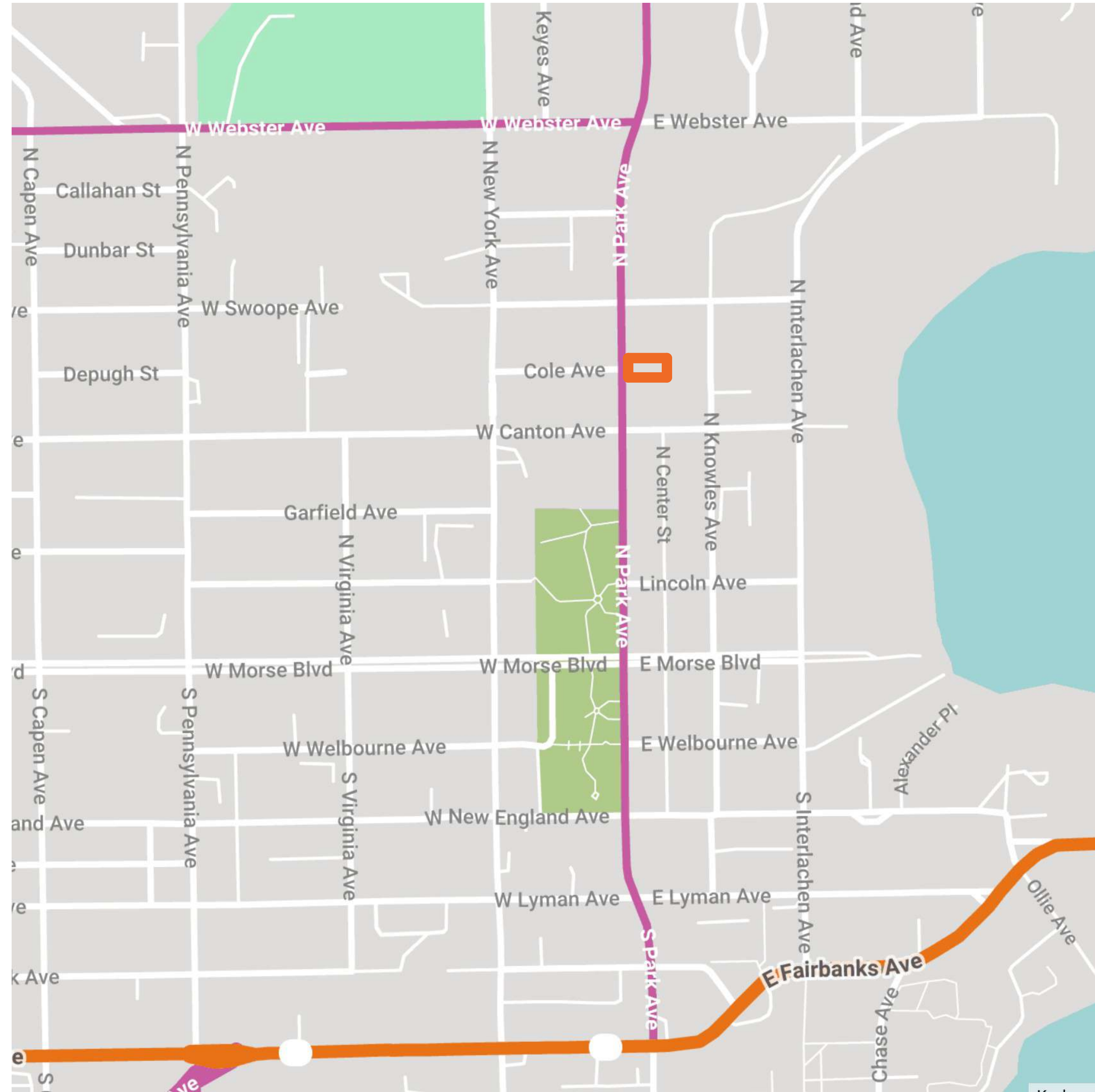
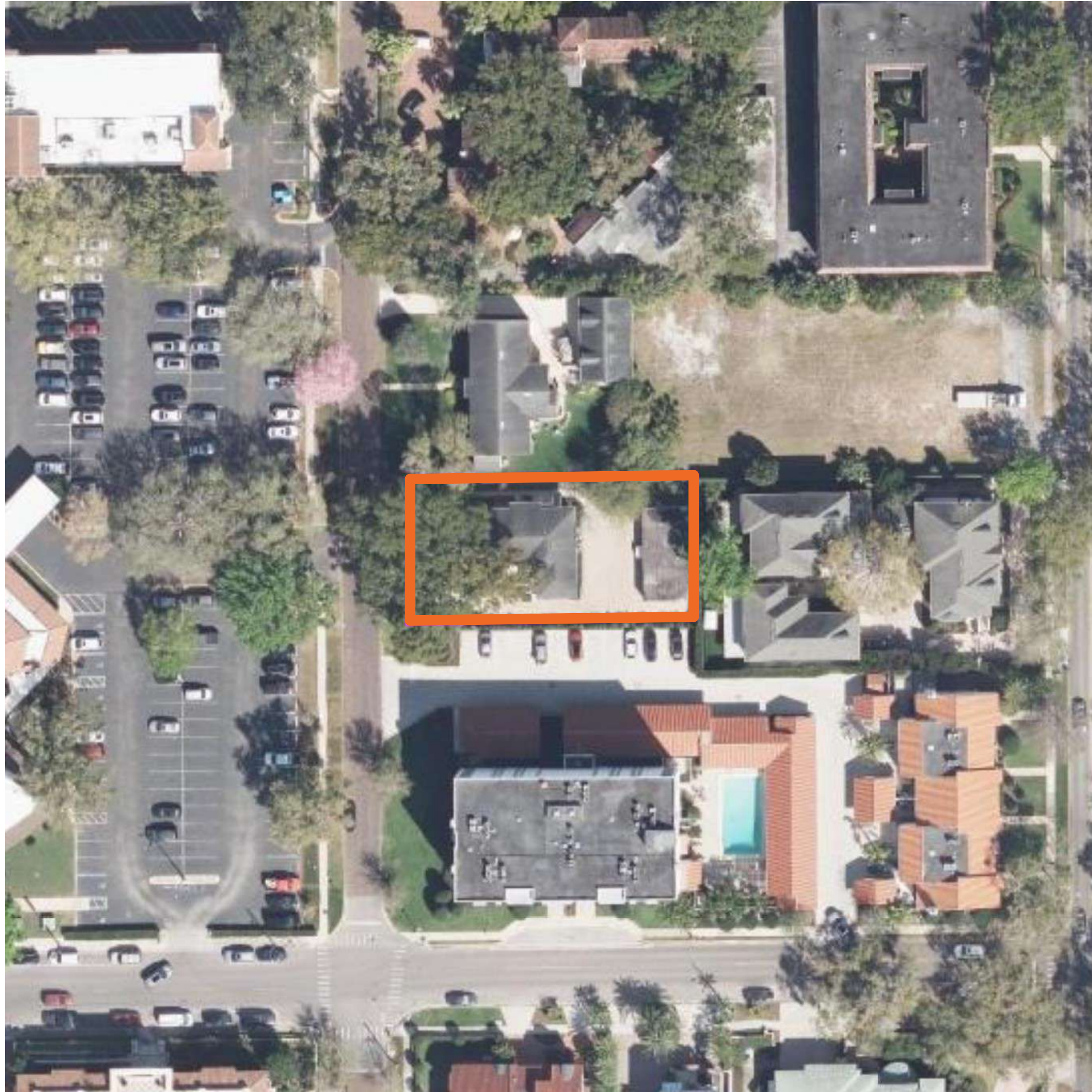
Rev. Date

Date 01 / 2026

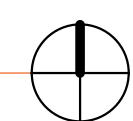
Scale
Project Data

A001

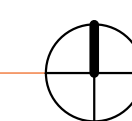
Sheet No.



1 AERIAL VIEW
SCALE: N.T.S



2 LOCATION MAP
SCALE: N.T.S



PROJECT DATA

PARCEL ID 05-22-30-9400-17-111
CITY WINTER PARK
11,262 SQFT (+/-) | 0.26 ACRES (+/-)

PROPERTY DESCRIPTION
TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 W 150 FT OF LOT 11 & W 150 FT OF THE N1/2 OF LOT 14 BLK 17

ZONING
WP-R-3



Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

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Email: Zane@zpropertiesinc.com

Design:
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Tel: 407.929.3303
Email: Zane@zpropertiesinc.com

Structure:

Name:
Address:
Address:
Tel:
Email:

Trusses:

Name:
Address:
Address:
Tel:
Email:

Landscape Architect:

Name:
Address:
Address:
Tel:
Email:

Civil:

Name:
Address:
Address:
Tel:
Email:

Pools: NOT PART OF PERMIT SET

Name:
Address:
Address:
Tel:
Email:

Interior Design: NOT PART OF PERMIT SET

Name:
Address:
Address:
Tel:
Email:

Rev. Date

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Date 02 / 2026

Scale

Renderings

A003

Sheet No.





Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

Developer
 Name **Z PROPERTIES**
 Address 219 W Comstock Ave, Winter Park,
 Address FL 32789
 Tel: 407.929.3303
 Email Zane@zpropertiesinc.com

Design:
 Name **Z PROPERTIES**
 Address 219 W Comstock Ave, Winter Park,
 Address FL 32789
 Tel: 407.929.3303
 Email Zane@zpropertiesinc.com

Structure:
 Name
 Address
 Address
 Tel:
 Email

Trusses:
 Name
 Address
 Address
 Tel:
 Email

Landscape Architect:
 Name
 Address
 Address
 Tel:
 Email

Civil:
 Name
 Address
 Address
 Tel:
 Email

Pools: NOT PART OF PERMIT SET
 Name
 Address
 Address
 Tel:
 Email

Interior Design: NOT PART OF PERMIT SET
 Name
 Address
 Address
 Tel:
 Email

Rev. Date

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Date 02 / 2026

Scale
Renderings

A004

Sheet No.



Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

Developer
 Name: Z PROPERTIES
 Address: 219 W Comstock Ave, Winter Park, FL 32789
 Tel: 407.929.3303
 Email: Zane@zpropertiesinc.com

Design:
 Name: Z PROPERTIES
 Address: 219 W Comstock Ave, Winter Park, FL 32789
 Tel: 407.929.3303
 Email: Zane@zpropertiesinc.com

Structure:
 Name:
 Address:
 Address:
 Tel:
 Email:

Trusses:
 Name:
 Address:
 Address:
 Tel:
 Email:

Landscape Architect:
 Name:
 Address:
 Address:
 Tel:
 Email:

Civil:
 Name:
 Address:
 Address:
 Tel:
 Email:

Pools: NOT PART OF PERMIT SET
 Name:
 Address:
 Address:
 Tel:
 Email:

Interior Design: NOT PART OF PERMIT SET
 Name:
 Address:
 Address:
 Tel:
 Email:

Rev. Date

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Date 02 / 2026

Scale
 Renderings

A005

Sheet No.



Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

Developer
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407.929.3303
Email: Zane@zpropertiesinc.com

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Tel: 407.929.3303
Email: Zane@zpropertiesinc.com

Structure:
Name:
Address:
Address:
Tel:
Email:

Trusses:
Name:
Address:
Address:
Tel:
Email:

Landscape Architect:
Name:
Address:
Address:
Tel:
Email:

Civil:
Name:
Address:
Address:
Tel:
Email:

Pools: NOT PART OF PERMIT SET
Name:
Address:
Address:
Tel:
Email:

Interior Design: NOT PART OF PERMIT SET
Name:
Address:
Address:
Tel:
Email:

Rev.	Date

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Date 02 / 2026

Scale
Renderings

A006

Sheet No. Page 46 of 53





Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

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Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407.929.3303
Email: Zane@zpropertiesinc.com

Structure:
Name:
Address:
Address:
Tel:
Email:

Trusses:
Name:
Address:
Address:
Tel:
Email:

Landscape Architect:
Name:
Address:
Address:
Tel:
Email:

Civil:
Name:
Address:
Address:
Tel:
Email:

Pools: NOT PART OF PERMIT SET
Name:
Address:
Address:
Tel:
Email:

Interior Design: NOT PART OF PERMIT SET
Name:
Address:
Address:
Tel:
Email:

Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

Date: 01 / 2026

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

2nd Floor Plan

A102

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1 SECOND FLOOR
3/16" = 1'-0"



Knowles Houses

436 N Knowles Ave, Winter Park, FL 32789

Project No. Project Number

Developer
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407.929.3303
Email: Zane@zpropertiesinc.com

Design:
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407.929.3303
Email: Zane@zpropertiesinc.com

Structure:
Name:
Address:
Address:
Tel:
Email:

Trusses:
Name:
Address:
Address:
Tel:
Email:

Landscape Architect:
Name:
Address:
Address:
Tel:
Email:

Civil:
Name:
Address:
Address:
Tel:
Email:

Pools: NOT PART OF PERMIT SET
Name:
Address:
Tel:
Email:

Interior Design: NOT PART OF PERMIT SET
Name:
Address:
Tel:
Email:

Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

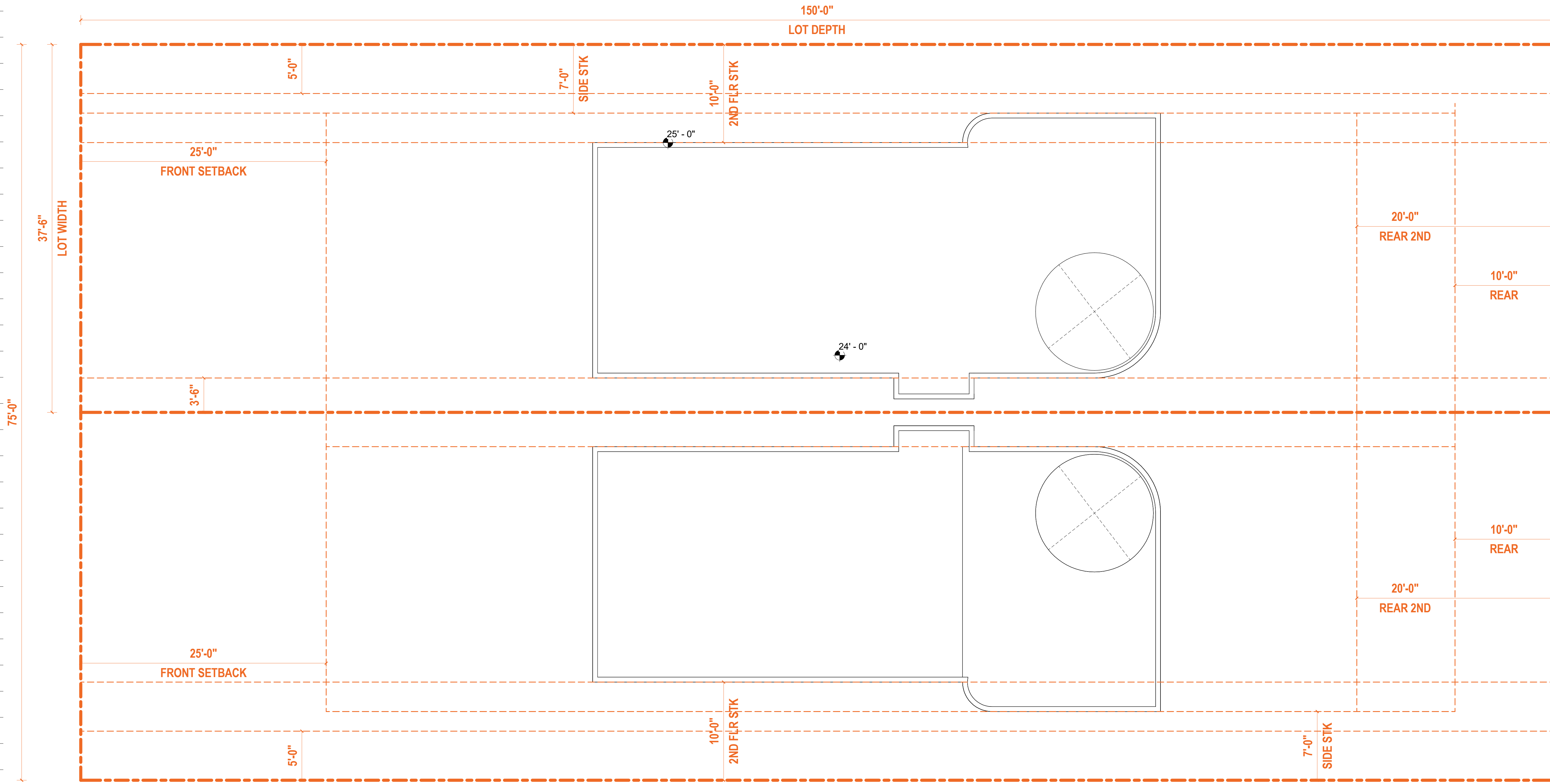
Date: 01 / 2026

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

Roof Plan

A103

Sheet No. Page 49 of 53



1 ROOF PLAN
3/16" = 1'-0"



Setback/Coverage Calculations (Lots 70 ft. or less in width)

For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: _____ Lot Width¹: _____

Submitted by: _____ Lot Area²: _____

Principal Dwelling _____ Cottage Dwelling _____ Single Family Residence _____ Duplex _____

THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS; SEE THE CITY'S LAND DEVELOPMENT CODE FOR ADDITIONAL PROVISIONS.

	Dwelling Type	Maximum % Allowed	Existing Area	Maximum Allowed Area	Additional Proposed Area	New Total Area
Impervious Lot Coverage	INCLUDE: building footprint(s), driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.					
	Detached Single-Family	65%				
	Cottage	65%				
	Single-Family	65%				
	Duplex	60%				
Maximum Building Coverage	Detached Single-Family /Cottage Dwelling	35%				
	Single-Family	40%				
	Duplex	35%				
Floor Area Ratio (FAR)	INCLUDE: First and second floors, garages/carports, attic areas with permanent access, stair areas on both floors, areas on second floors which are open to the first floor, and accessory buildings. EXCLUDE: pool screen enclosure areas and certain open front, side and rear porches.					
	Detached Single-Family	30%				
	Cottage	20%				
	Single-Family	55%				
	Duplex	50%				

Building Height Maximum Permitted: **30 ft.** Proposed Height: _____ (above existing grade)

Maximum Building Stories: **2**

		Required (ft)	Existing (ft)	Proposed (ft)
Front Setbacks³	First-Floor	25		
	Second-Story	25		
Side Setbacks	First-Floor ⁴	7		
	Driveway Side ⁵	11		
	Second-Story	10		
Rear Setbacks	First-Floor	10		
	Second-Story ⁶	25		
Corner Lots (Street-Side Setbacks)	First-Floor	15		
	Second-Story	15		

Notes:

¹Lot width is measured at the front building line across the lot. The building line is located at the required front setback for vacant lots or the front building wall, closest to the street for existing homes.

²Submerged lands or lands located across the street shall not be included in FAR.

³Two parking spaces per unit are required behind the front setback line, except only one space for a cottage dwelling.

⁴A five-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to 8-feet and limiting the building wall length to 22-feet.

⁵The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access.

⁶For lots that have rear lot lines adjoining non-residential zoning, the second-floor setback may be 10-feet.



Planning & Zoning Board

agenda item 7.a

item type

Staff Updates

meeting date

March 3, 2026

prepared by**approved by****subject**

Discuss joint work session with Historic Preservation Board on April 28th at noon regarding 1020 Palmer Avenue, and if P&Z wants the applicant to be a speaking participant.

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

None