



Planning & Zoning Board Regular Meeting

Agenda

June 2, 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.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"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).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

1. Call to Order

2. Consent Agenda

- a. Minutes of May 5, 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 #26-05. Request of Nasrallah Design Studios for: Approval to construct additions to the existing, single-family home, totaling 1,907 square feet, located on Lake Berry, at 1128 Preserve Point Drive, zoned PURD. 10 minutes
- b. CPA #25-05. Request of Tara Tedrow: An Ordinance amending 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. 60 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 2.a

item type

Consent Agenda

meeting date

June 2, 2026

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Minutes of May 5, 2026.

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

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

May 5, 2026 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Absent

Alex Stringfellow

Staff Present

City Attorney Dan Langley, Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Jean

1. Call to Order

Chairman Johnson called the meeting order at 5:01 p.m.

2. Consent Agenda

- a. Minutes of April 7, 2026.

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

Motion made by David Bornstein, seconded by Charles Steinberg, for approval of the April 7, 2026, meeting minutes.

The motion carried unanimously by a 6-0 vote. (Alex Stringfellow 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. CU #26-02. Request of Z Development Services for Conditional Use approval to construct four one-story buildings totaling 29,760 square feet at 860 West Fairbanks Avenue (former Orlando RV

property), including approval for alcohol sales within 300 feet of residential properties, on property with vested Commercial (C-3) zoning, together with a Community Benefit Agreement.

Mrs. McGillis provided a summary of the request. She noted that the Board had tabled the item at their April 7, 2026, regular meeting. She indicated that the Board requested the applicant revise the architectural design to incorporate additional building articulation and prepare a streetscape plan for Holt Avenue, which could include either a striping plan demonstrating dedicated on-street parking or enhancements such as a widened sidewalk and improved pedestrian buffer. She then reviewed the updated site plan and noted that the applicant had made the pond a more natural shape and moved forward with parallel parking along Holt Avenue. She explained that the applicant's proposal included a two-way drive aisle, 9x18 foot parking spaces, a 9-foot sidewalk on the back of the curb, an 8-foot landscape buffer, and accommodations for 13 parallel parking spaces. The applicant had also revised the articulation of the larger buildings at the corner of Denning Drive and Fairbanks Avenue and at the corner of Capen Avenue and Fairbanks Avenue.

Mrs. McGillis then provided a brief recap of what was presented for the application at the last meeting.

Staff recommendation was for approval with the following conditions:

- That the Community Benefit Agreement be fully executed prior to issuance of a Certificate of Occupancy.
- That the identified oak trees at the Fairbanks/Denning and Fairbanks/Capen intersections be preserved until future transportation improvements commence on Fairbanks Avenue.
- That the design of the pond be refined to incorporate a more naturalized shape, rather than rigid edges, given its visibility from the exterior of the site and its role as a visual component of the overall development.
- That the applicant enhances the streetscape along Holt Avenue between Denning Drive and Capen Avenue to incorporate dedicated on-street parking with landscaped tree islands. This improvement shall be completed prior to a Certificate of Occupancy for the project.

Discussion ensued about what the city's Transportation Department staff planned to do about the traffic concerns at the intersection of Holt Avenue and Denning Drive, and whether the oak trees at the corners of Denning Drive and Fairbanks Avenue and Capen Avenue and Fairbanks Avenue would be torn down and compensation provided.

The applicant, Bob Zeigenfuss, with City Development Services at 1201 East Robinson Street, Orlando, Florida, 32804 addressed the Board. Mr. Zeigenfuss spoke about the

revisions that had been made to the application to address the feedback that had been received at the last meeting.

The Board heard public comment from the following residents:

In approval:

Ken Brown of 1044 N. Kentucky Avenue, Winter Park, FL 32789.

Did not confirm their approval of or opposition to the request:

Sonia McClain of 935 N. Kentucky Avenue, Winter Park, FL 32789; Suzy Stein of 1035 N. Kentucky Avenue, Winter Park, FL 32789, and Steve Siegfried of 1041 S. Kentucky Avenue, Winter Park, FL 32789.

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

Mr. Zeigenfuss addressed the Board. He noted that the landowner and developer would be dedicating the right-of-way, both on the north and south sides of Fairbanks Avenue to help with the city's desire to put in a westbound left-turn lane from westbound Fairbanks Avenue onto southbound Denning Drive.

The Board then shared their thoughts about the request. They expressed appreciation for the changes that were made but emphasized their concern about the possible traffic impacts and recommended public transparency regarding traffic studies and plans in relation to the project.

Motion made by Charles Steinberg, seconded by Bill Segal, for Conditional Use approval to construct four one-story buildings totaling 29,760 square feet at 860 West Fairbanks Avenue (former Orlando RV property), including approval for alcohol sales within 300 feet of residential properties, on property with vested Commercial (C-3) zoning, together with a Community Benefit Agreement, with the following conditions:

- **That the Community Benefit Agreement be fully executed prior to issuance of a Certificate of Occupancy.**
- **That the identified oak trees at the Fairbanks/Denning and Fairbanks/Capen intersections be preserved until future transportation improvements commence on Fairbanks Avenue.**
- **That the design of the pond be refined to incorporate a more naturalized shape, rather than rigid edges, given its visibility from the exterior of the site and its role as a visual component of the overall development.**

- **That the applicant enhances the streetscape along Holt Avenue between Denning Drive and Capen Avenue to incorporate dedicated on-street parking with landscaped tree islands. This improvement shall be completed prior to a Certificate of Occupancy for the project.**

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

- b. SPR #26-04. Request of Verge Properties for approval to construct additions to the existing, single-family home, totaling 652 square feet, located on Lake Berry, at 673 Balmoral Rd, zoned R-1AAA.

Ms. Lundgren provided a summary of the request. She noted that staff had received neighbor letters in approval of the request. She then indicated that the request met the required floor-area-ratio, impervious coverage, and front setback. She also indicated that the applicant was requesting variances to the side and rear setbacks. She then went on to discuss the lakefront lot review criteria. She indicated that there were no trees being removed, the views from the lake and neighbor views would not be impacted, and the required storm water retention along the waterfront was met.

Staff recommendation was for approval.

Discussion ensued about clarification of the requested rear setback variance, comments from the adjacent neighbors, and compliance with front-loaded garages.

The applicant's representative, Chris Barnes of Verge Properties at 1014 West Fairbanks Avenue, Winter Park, FL 32789, addressed the Board. Mr. Barnes spoke about the proposed lanai, the reason for the requested variances, the compliance with front-loaded garages, and the neighbor approvals.

Discussion ensued about the proposed site plan, the open-air porch, the neighbor to the south's building plans for their lot, the possibility of setting a precedent if the Board approved the request, and the need for a variance if the adjacent lot was not vacant.

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

The Board shared their thoughts about the request. Concerns were raised about potential issues with granting variances for a new house and the implications for future developments as well as the risk of establishing a new rear setback average. The applicant's proposed layout and the proximity of neighboring houses to the lake was also discussed.

Motion made by Bill Segal, seconded by David Bornstein, for approval to construct additions to the existing, single-family home, totaling 652 square feet, located on Lake Berry, at 673 Balmoral Rd, zoned R-1AAA.

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

- c. CU# 26-03. Request of El Car Wash Florida, LLC for Conditional Use approval to construct a new, 3,700 square-foot automated car wash facility at 2011 Aloma Avenue and 416 Lander Road, zoned C-3.

Mr. Lewis provided a summary of the request. He explained the difference between C-1 and C-3 zoning. He noted that currently neither parcel of the request is being utilized. He added that one parcel contained a former Fifth Third Bank building and the other parcel contained a previous self-service car wash facility. He indicated that there was a lot of impervious coverage and curb cut area on the Lander Road portion of the properties. He also indicated that there were two trees that would be preserved as part of the request and the applicant had provided a tree mitigation plan for five trees that would be removed.

Mr. Lewis also indicated that the applicant had proposed a left in, right in, left out only entrance and pay stations up towards Aloma Avenue. He also indicated that the proposed dumpster enclosure met the 35-foot setback requirement, and the required 6-foot masonry wall was screened with 10 feet of landscape buffer. He added that there was both above-ground and underground storm water storage, with underground retention located in the drive aisle and an above-ground retention pond on the northwest corner. He then noted that all the landscape requirements had been met and that the applicant would be screening any type of enclosure, be it dumpster, vacuum, transformer or otherwise.

Mr. Lewis then indicated that staff had received three letters in opposition to and one letter in favor of the request from members of the neighborhood to the rear of the properties. Additional cut-through and increased traffic was a main concern. Additional concerns were regarding noise, storm water runoff and retention, and the general use of the properties as a car wash. Staff proposed a condition that adjusts the entrance of the property to a right-in and left-out-only pattern, along with the appropriate radius, directional signage, and raised curve to minimize the amount of potential illegal right out turns and cut-through traffic through the neighborhood. Mr. Lewis then reviewed the additional conditions of approval that address the concerns about noise, abandoned curb cuts on the properties, required signage, employee parking, the shape of the proposed pond, and the use of understory trees along the property line.

Staff recommendation was for approval with the following conditions:

- That the driveway access be adjusted to a right-in, left-out only pattern with

appropriate radius, directional signage, and raised curb to minimize the amount of potential illegal right-out turns and cut-through traffic through the neighborhood;

- That the operational hours of the car wash and vacuum facilities cease at 8:00 pm, consistent with other local El Car Wash locations, and that all non-essential lighting related to the building and vacuum stations be cut off at 8:00 pm;
- That all used/abandoned curb cuts have the apron removed and replaced with the appropriate curb and landscaping;
- That the final sign package meets all sign requirements, specifically, size and illumination requirements, at the time of sign permit;
- That all employees must be parked onsite; and
- That the design of the pond be refined to incorporate a more naturalized shape, rather than rigid edges, given its visibility from the exterior of the site.
- That the applicant provide additional understory trees where possible along the northern property line landscape buffer adjacent to the residential property.

Discussion ensued about the service hours for the car wash, the location of the signage on the property, street parking, employee parking, the locations of the required understory trees, the vacuum tower, adding non-deciduous trees to the anchor corners of the properties, chain link fences being prohibited, allowable building heights in C-3 zoning, the proposed front tower, conducting a noise abatement study, similar existing building heights along Aloma Avenue and their front setback, the proposed signage on the front tower, eliminating some of the vacuum spaces, the hedges screening the onsite dumpster and the mechanical equipment enclosure, and relocating the mechanical equipment enclosure.

The applicant's attorney, McGregor Love of 215 North Eola Drive, Orlando, FL 32801, addressed the Board. Mr. Love spoke about the lack of tree screening on the western boundary adjacent to Lander Road, the use of vacuum stalls for employee parking, the potential traffic impact, neighborhood concerns, the traffic studies that were submitted, and compliance with the conditional use permit criteria. Mr. Love emphasized the applicant's willingness to accommodate feedback and conditions imposed by city staff or the Board to address concerns.

The applicant's Senior Director of Development, Alex Quintana of 2753 Northwest 87th Avenue, Doral, Florida, 33172, addressed the Board. He discussed employee parking, staffing, the vacuum stations and their estimated customer usage, site traffic, queue management, noise and sound mitigation, signage, front tower height, and parking requirements.

The Board heard public comment from the following residents opposed to the request:

Julia Gessinger of 106 Bell Place, Winter Park, FL 32789; Jenna Foor of 118 Bell Place, Winter Park, FL 32789; Brett Bissey of 530 Lander Road, Winter Park, FL 32789; Sean Travis of 2108 Byron Road, Winter Park, FL 32792; Stephen Jacobs of 1928 Taylor Avenue, Winter Park, FL 32792; Mike Emerson of 2115 Taylor Avenue, Winter Park, FL 32792; Scott Patton of 2007 Byron Road, Winter Park, FL 32792; Greg Ackerman of 1933 Taylor Avenue, Winter Park, FL 32792; and Janice Burns of 506 Lander Road, Winter Park, FL 32789.

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

Mr. Love and Mr. Quintana addressed the Board. They spoke about community engagement and notification, traffic and roadway considerations, environmental compliance, operational details, and parking accommodations. It was noted that the applicant was open to making off-site traffic improvements if the city deemed them necessary. They also spoke about the project's proposed environmental and water use practices and noise and quality controls. Mr. Love indicated that the applicant was willing to concede 3 to 5 employee parking spaces, maintaining approximately 3 spaces at any given time.

The Board then discussed the request in depth, covering the following:

- Concerns about the origin and destination of the cars expected to use the car wash and existing traffic congestion.
- Fear of increased cut-through traffic in the adjacent residential neighborhood despite proposed "right-in/right-out" access.
- Lack of a specific location traffic study and noise abatement study, which Board members felt were necessary given the sensitive location.
- The site backs directly onto a residential neighborhood, exacerbating cut-through and traffic concerns.
- The project was perceived as incompatible with the surrounding community and the character and charm of Winter Park.
- Comparison to other commercial developments (e.g., AutoZone near Interstate 4) that were required to modify architectural design to fit the community.
- The proposed front tower height and bright pink signage were seen as imposing and out of scale with the neighborhood.
- Board members noted the absence of architectural guidelines in Winter Park, limiting the ability to assess design compatibility fully.
- The applicant agreed to reduce the number of vacuum stalls to add parking, but this was not considered sufficient.
- The residents that voiced strong opposition, citing cumulative impacts and neighborhood disruption.
- The neighborhood petitions that were disclosed by the public at the meeting.
- The status of the application and next steps.

The applicant requested tabling to address concerns and revise plans. It was clarified by City Attorney Langley that the Board must vote on tabling; the applicant could not unilaterally impose it. It was also clarified that withdrawal of the application before a vote would require restarting the entire process, including new hearings and fees.

Motion made by David Bornstein to table the request. The motion died for lack of a second.

Motion made by David Bornstein, seconded by Bill Segal, for denial of the Conditional Use approval to construct a new, 3,700 square-foot automated car wash facility at 2011 Aloma Avenue and 416 Lander Road, zoned C-3. Motion for denial due to concerns about the overall compatibility of the project with the location, the height of the proposed front tower, potential traffic issues with cut-through and increased traffic, and the need for local traffic and noise abatement studies.

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

- d. SUB 26-01. Request by William R. Prather to split the lot at 210 Stirling Ave into two single-family lots, zoned R-1AA, inclusive of lot dimension variances, located within the Virginia Heights East Historic District.

REQUEST WITHDRAWN BY THE APPLICANT

Mrs. McGillis informed the Board that the applicant had requested to withdraw the item. She indicated that a work session in June to discuss the request was planned.

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

Chairman Johnson took a moment to thank Vice Chair Bornstein for his six years of service on the Planning & Zoning Board. He noted that Mr. Bronstein had also been Chairman of the Board for a number of those years. He then expressed sincere appreciation for Vice Chair Bornstein's work and dedication.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 7:53 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

June 2, 2026

prepared by

Corinna Lundgren, Planner I

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #26-05. Request of Nasrallah Design Studios for: Approval to construct additions to the existing, single-family home, totaling 1,907 square feet, located on Lake Berry, at 1128 Preserve Point Drive, zoned PURD.

motion | recommendation

Staff recommendation is for approval of the request subject.

background

The applicant, Adam Metel with Nasrallah Design Studio, representing the owners Thomas & Jana Landreth, is requesting approval to construct a 682-square foot two-car garage in the front of the property and a 1,225-square-foot pool house in the rear of the property, which is a total of 1,907 square feet of additions located at 1128 Preserve Point Drive on Lake Berry. The property is zoned Planned Unit Residential Development (PURD), and under the Windsong Development standard, is platted as Lot 12, lot type B. The unsubmerged portion of the property is 90,933 square feet in size. The proposed impervious lot coverage of 25,570 square feet equals 28%, which is under the maximum 40% that the code allows. The maximum Floor Area Ratio (FAR) for properties in lot type B as part of the Windsong Development Standards is 25%. The applicant is proposing 1,907 square feet in addition, totaling 10,439 square feet, which equates to a FAR of 11%, and under the 22,733 allowable square footage, meeting this requirement.

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 trees are being removed as part of this proposal, and therefore, the applicant meets this requirement.

View from the Lake

The code direction is to minimize large stem walls, large swimming pool/patio walls, terraces, or retaining walls facing the lake. Generally, the policy does not permit such walls/swimming pool decks facing the lake in excess of three (3) feet in height.

The applicant is proposing a new pool house with an addition to the existing pool deck. The proposal's elevation matches the existing home and pool deck at 78 feet and does not exceed the 3-foot maximum. Therefore, the applicant meets this requirement.

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.

This property is zoned PURD with a required lakefront setback of 75 feet. The proposed pool house has a setback of 350 feet from the ordinary high-water line, meeting this requirement. The neighbor to the north is setback at 246.92 feet, which sits in front of the proposal, and the neighbor to the south is setback at 496 feet. However, when considering the curvature of the lake, it creates an eastern-facing lake view, and the proposed pool house sits behind the line between the existing structures of each neighbor. Therefore, there would not be any significant effect on the traditional view of the lake by either neighbor.

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 two additional large swale retention areas on the north and south sides of the lot. There are four existing swales, three in the rear and one in the front of the lot. The applicant is providing 2,319 cubic feet in total, meeting the required retention.

Summary

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

alternatives | other considerations

fiscal impact

attachments

1. Area Map

2. Aerial Map
3. Tree Survey - 1128 Preserve Point Dr
4. Final Site Plan - 1128 Preserve Point Dr
5. Plan Set - 1128 Preserve Point Dr
6. 1128 Preserve Point Dr - Lakefront Table



Lake Virginia

Lake Berry

Winter Park



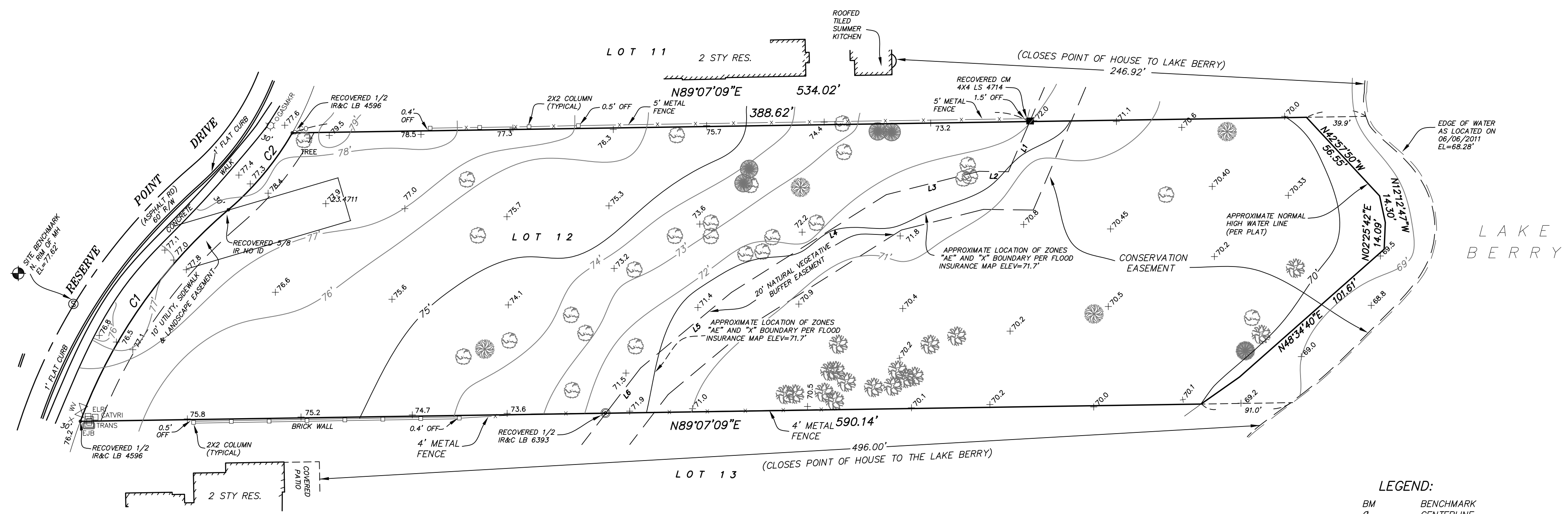
Orange County

Winter Park

PRESERVE POINT DR

Lake
Bery

BASIS OF BEARINGS: BEARINGS BASED UPON N. LINE OF LOT 12 HAVING A BEARING OF N89°07'09" E (PER PLAT)



CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	29°08'32"	270.00	137.33	CHORD S23°09'15"W	135.85
C2	19°32'36"	155.00	52.87	N39°47'21"E	52.61

LINE	LENGTH	BEARING
L1	28.71	S23°09'15"W
L2	15.42	N89°14'10"W
L3	50.40	S75°53'51"W
L4	96.39	S57°45'13"W
L5	62.21	S50°15'38"W
L6	29.96	S37°31'00"W

- LEGEND:**
- BM BENCHMARK
 - CL CENTERLINE
 - CM CONCRETE MONUMENT
 - CM CONCRETE MONUMENT
 - EL ELEVATION
 - IR IRON ROD
 - L LENGTH
 - LS LICENSED SURVEYOR
 - NHWL NORMAL HIGH WATER LINE
 - R RADIUS
 - REC RECOVERED
 - R/W RIGHT OF WAY
 - TYP TYPICAL
 - x EL SPOT ELEVATIONS

SURVEY REPORT:

- This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
- This survey does not reflect or determine ownership.
- No Title data has been provided to this surveyor unless otherwise noted.
- All easements of which the surveyor has knowledge of, or has had furnished to him, has been noted on the survey map.
- Underground improvements or underground foundations have not been located except as noted on survey map.
- According to the Federal Insurance Rate Map, this property lies in Zones "X & AE", Community Panel number 12095C0255 E, Dated: September 25, 2009.
- This property lies in Section 8, Township 22 South, Range 30 East, City of Winter Park, Orange County, Florida.
- Elevations hereon are based on the Orange County Datum. (NGVD 29)

DESCRIPTION:

LOT 12, WINDSONG - PRESERVE POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGES 76, 77 AND 78, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SHEET 1 OF 1

BOUNDARY & TOPOGRAPHIC
OF
LOT 12, WINDSONG - PRESERVE POINT
FOR
GARY ALLEN JENSEN FAMILY TRUST

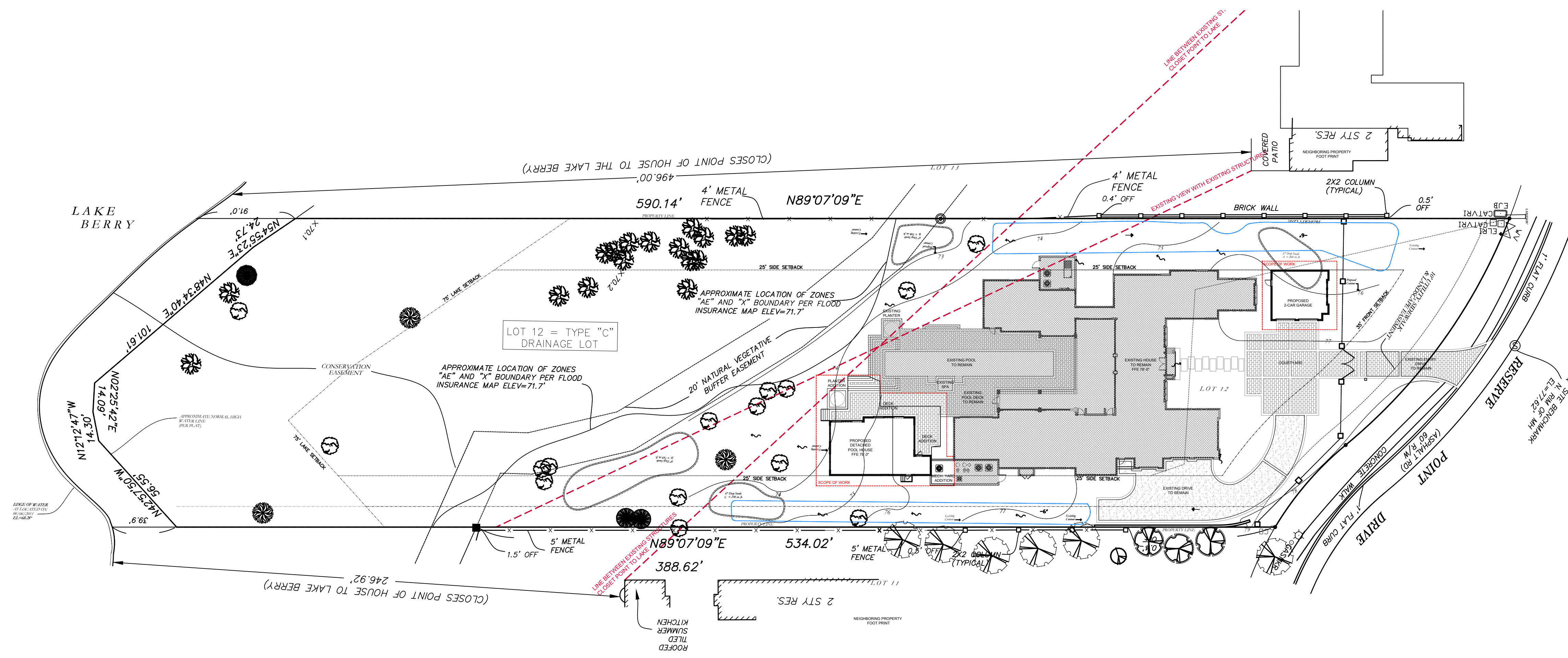
HENRICH-LUKE & SWAGGERTY, LLC
surveyors & mappers
165 Middle Street
Suite 207
Lake Mary, FL 32746
(407) 647-7346
FAX (407) 647-8097
Licensed Business No. 7276

REVISIONS

Rev. LOCATE ADJACENT RESIDENCES	Date: 07-15-11
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job No: E-7835	Field Date: 06/06/2011	Drawn By: JSL	Field By: 06/08/2011	Scale: 1"=40'	Drawing File: LOT 12
			Mark I. Luke Professional Surveyor & Mapper Florida Registration #5006		

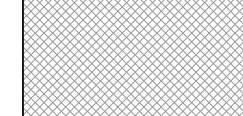


1
SP1.1

SITE PLAN

SEE LANDSCAPE ARCHITECTS/CIVIL ENGINEERS DOCUMENTS FOR ALL GRADING, DRAINAGE, AND HARDSCAPE DIMENSIONS AND DETAILS. THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY.

1/32" = 1'-0"



INDICATES EXISTING STRUCTURE NOT AFFECTED BY THIS PHASE OF RENOVATION

SITE AREA SUMMARY	
IMPERVIOUS AND PERVIOUS RATIO	
LOT AREA	90,933 SQ.FT.
MAX IMPERVIOUS SURFACE = 40% LOT AREA	36,373 SQ.FT.
EXISTING IMPERIOUS AREA	23,507 SQ.FT.
ADDITION - 2-CAR GARAGE	682 SQ.FT.
ADDITION - POOL DECK / PATIO AREA	156 SQ.FT.
ADDITION - POOL HOUSE	1,225 SQ.FT.
TOTAL AREA	25,570 SQ.FT.
PERVIOUS / IMPERVIOUS RATIO = X % LOT AREA	28.10 %

FLOOR AREA RATIO - (FAR) SUMMARY	
LOT AREA	90,933 SQ.FT.
MAX FAR = 25% BASE LOT AREA	22,733 SQ.FT.
TOTAL UNDER ROOF (FAR AREA)	10,551 SQ.FT.
ACTUAL FAR = X % LOT AREA	8.6 %

LEGAL DESCRIPTION:
 LOT 12, WINDSONG - PRESERVE POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGES 76, 77, AND 78, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PROJECT INFORMATION:	
PROPERTY ADDRESS: 1128 PRESERVE POINT, WINTER PARK, FLORIDA 92789.	
PARCEL ID NO: 08-22-30-9367-00-120	
SETBACKS:	
35'-0"	FRONT
75'-0"	LAKE (REAR)
25'-0"	SIDES

2026-05-05 Lake Front Review

START DATE:	MARCH 24, 2025
PROJECT NUMBER:	1736
DRAWN BY:	CW
CHECKED BY:	AM
SCALE AS INDICATED	

SP
1.1
SHEET NO

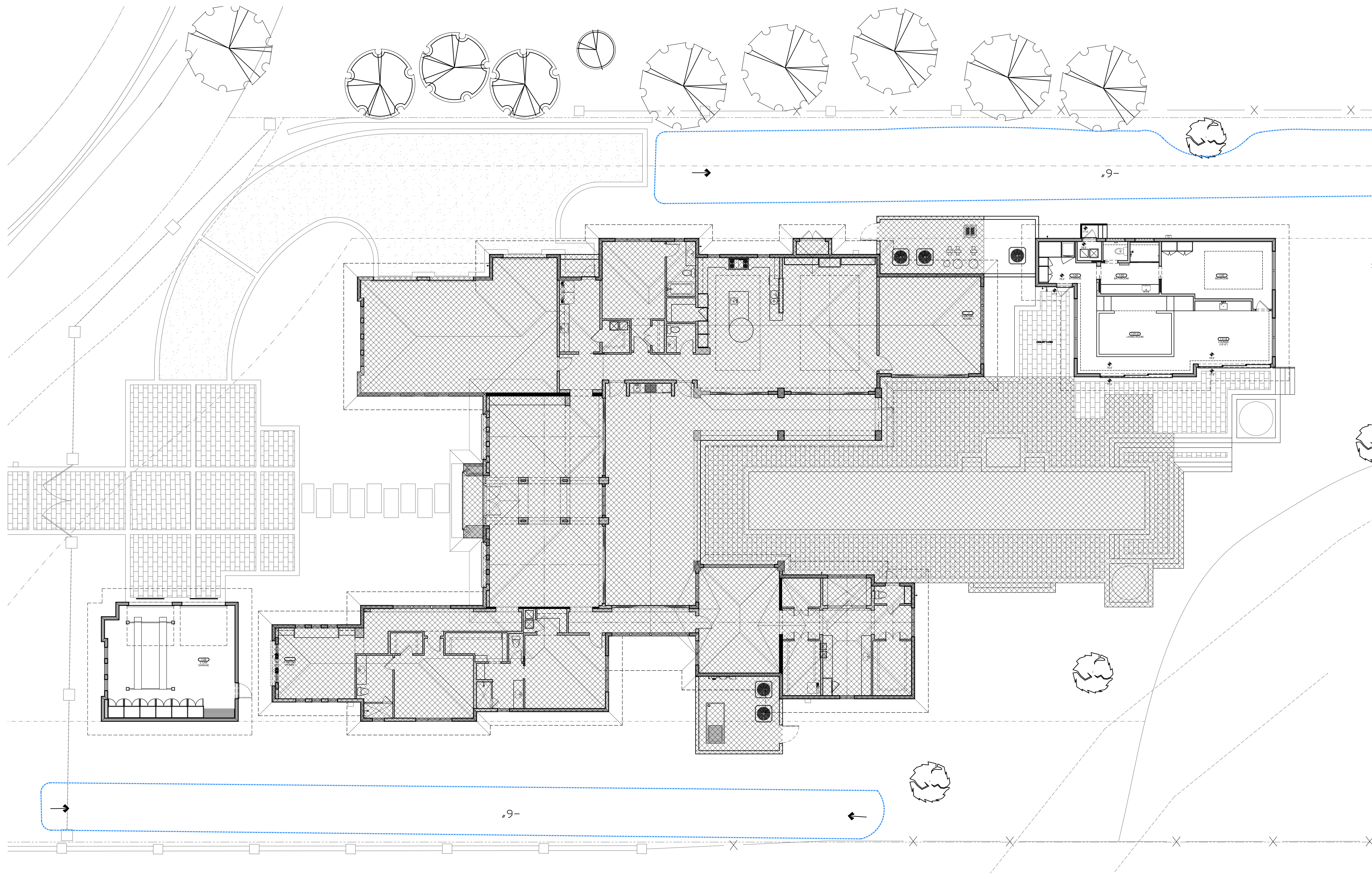
Nasrallah.com

NASRALLAH
 DESIGN STUDIO LLC
 1007 Lewis Drive Winter Park, Florida 32789
 Phone: 407-647-0938 Email: Mark@nasrallah.com

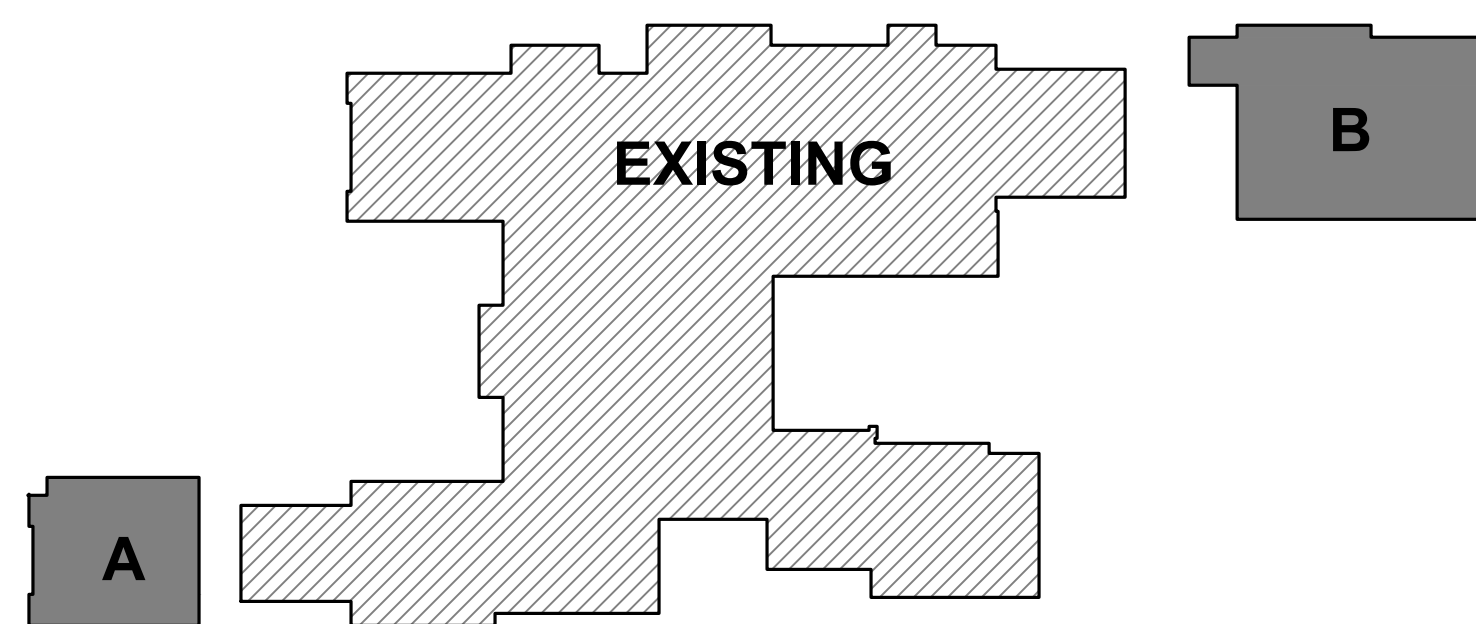
A Custom Renovation for the:
Landreth Family
 1128 Preserve Point
 Winter Park, FL 32789
 Parcel ID: 08-22-30-9367-00-120

DATE	MARK	REMARK

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KEY PLAN



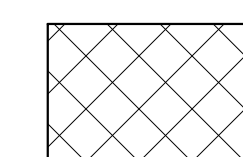
	NEW BUILDING AREA CALCULATIONS		
	CONDITIONED AREA	NON-CONDITIONED AREA	AREA NOT UNDER ROOF
FIRST FLOOR			
MAIN HOUSE (EXISTING)	6,179 SF		
POOL HOUSE (NEW CONST.)	1,225 SF		
2-CAR GARAGE (NEW CONST.)		682 SF	
3-CAR GARAGE (EXISTING)		1,091 SF	
COVERED ENTRY (EXISTING)		61 SF	
SCREENED LANAI (EXISTING)		1,249 SF	
SIDE ENTRY (EXISTING)		37 SF	
M/E ROOMS (EXISTING)		27 SF	
(TOTAL NEW CONSTRUCTION)	1,225 SF	682 SF	
AREA SUBTOTALS	7,404 SF	3,147 SF	
TOTAL CONSTRUCTED AREA	10,551 SF		



1
1.0

OVERALL FLOOR PLAN - LEVEL 01

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



INDICATES EXISTING STRUCTURE NOT AFFECTED BY THIS PHASE OF RENOVATION

2026-05-05 Lake Front Review

START DATE:	MARCH 24, 2025
PROJECT NUMBER:	1736
DRAWN BY:	CW
CHECKED BY:	AM

SCALE AS INDICATED
1.0
SHEET NO

Nasrallah.com

A Custom Renovation for the:
Landreth Family

1128 Preserve Point
Winter Park, FL 32789

Parcel ID: 08-22-30-9387-00-120

NASRALLAH

DESIGN STUDIO LLC

1007 Lewis Drive Winter Park, Florida 32789

Phone: 407-647-0938

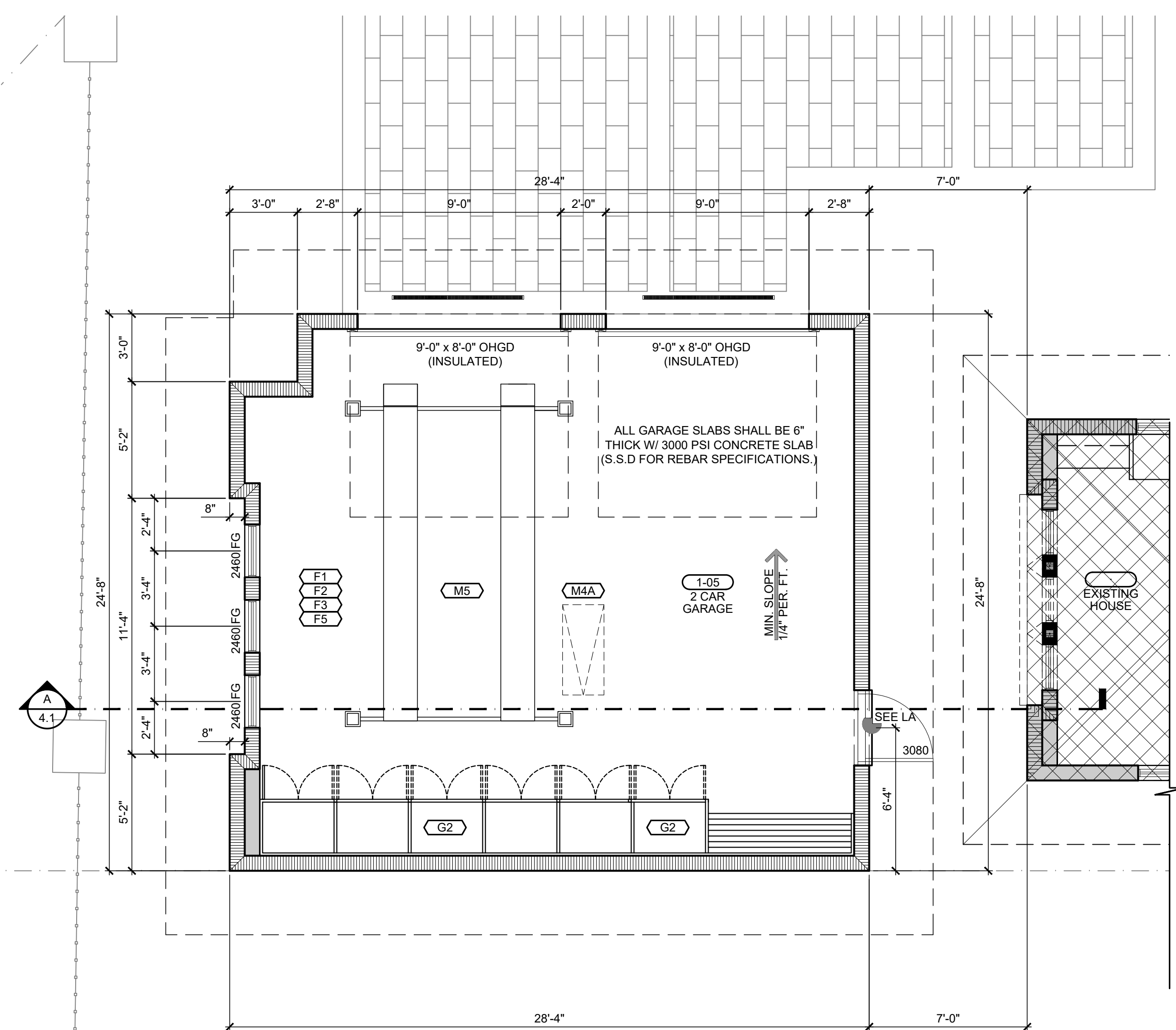
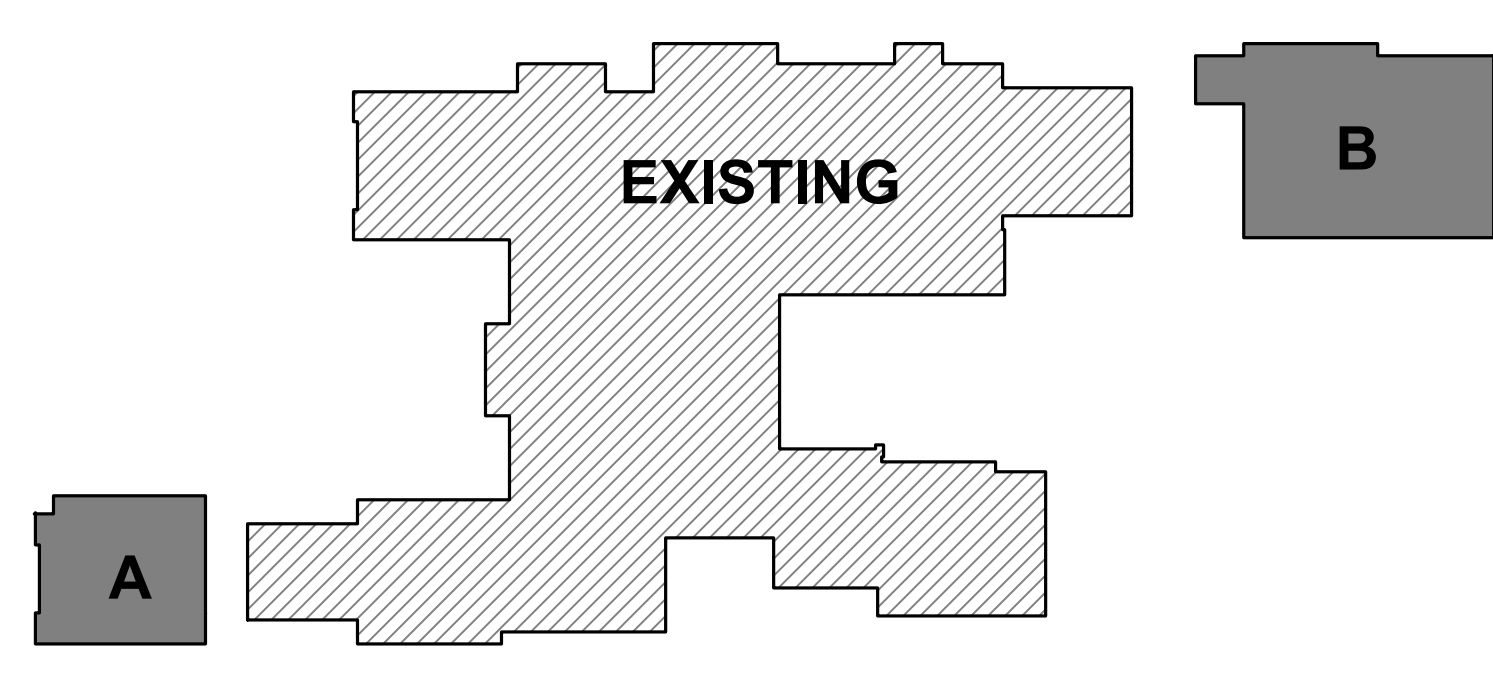
Email: Mark@nasrallah.com

DATE	MARK	REMARK

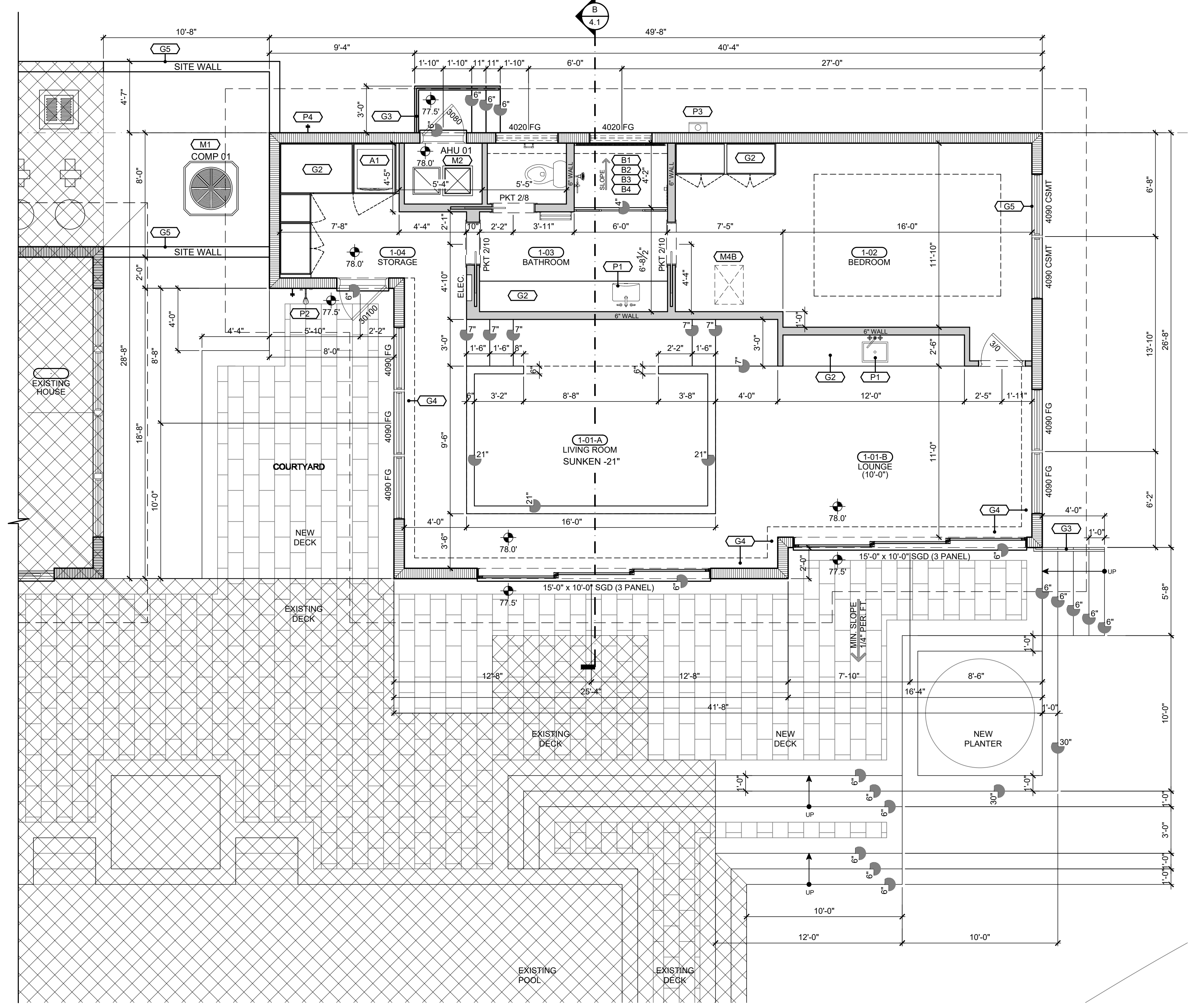
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INDICATES EXISTING STRUCTURE NOT AFFECTED BY THIS PHASE OF RENOVATION

KEY PLAN



1 2-CAR GARAGE - FLOOR PLAN "A"
SCALE: 1/4" = 1' - 0"



2 POOL HOUSE- FLOOR PLAN "B"
SCALE: 1/4" = 1' - 0"

FLOOR PLAN TYPICAL NOTES:

- INCLUDES BUT IS NOT LIMITED TO:
- APPLIANCES:** UNDER COUNTER APPLIANCES MAY VARY IN SIZE. BUILDER SHALL COORD. ALL APPLIANCES W/ ID/OWNER SELECTION AND CABINETRY CONSULTANT.
- COORD. WIDTH & HEIGHT WITH FRONT LOAD WASHER AND DRYER IF APPLICABLE.
- COORD. IRONING BOARD LOCATION - WALL INSET. W/ ID/ OWNER IF APPLICABLE.
- SEE FLOOR PLAN FOR ADDITIONAL APPLIANCES
- GENERAL:** VERIFY FINISH FLOOR ELEVATIONS W/ LANDSCAPE, GRADING, AND DRAINAGE PLANS.
- ALL EXTERIOR WINDOWS & DOORS ARE DIMENSIONED TO CENTER LINE U.N.O.
- ALL GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED BY FBC R308.4 TO BE SAFETY GLAZING IN ACCORDANCE WITH THE REQ. OF FBC R308.3.1
- ALL HANDRAILS AND GUARD RAILS TO BE 36" AFF U.N.O. W/ VERTICAL PICKETS/BALUSTRADES SPACED SO AS TO NOT ALLOW THE PASSAGE OF A 4" SPHERE. PROVIDE TOE RAILING AS REQ. MAX 2" A.F.F. COORD. FINAL MATERIAL, DESIGN, AND FINISH WITH ID/OWNER. HANDRAILS AND GUARDS MUST COMPLY WITH THE REQUIREMENTS OF THE FBC R311.7.8 HANDRAILS (STAIRS), R311.8.3 HANDRAILS (RAMPS), R312 GUARDS.

- PROVIDE METAL THRESHOLD (MT) AT DOORS LEADING TO THE GARAGE, ELEVATOR DOOR AND ALL EXTERIOR DOORS, TYP. U.N.O.
- COORDINATE ATTIC ACCESS LOCATIONS W/ FINAL TRUSS LAYOUT
- SEE STRUCTURAL DRAWINGS FOR ALL LOAD BEARING WALL, COLUMN AND FILLED CELL LOCATIONS.
- EXTEND SLAB EDGE @ DOORS 1/2" TYP. BEYOND STEM WALL
- ALL INTERIOR FACE OF DOOR JAMBS TO BE A MINIMUM OF 6" OFF ADJOINING WALL FOR TRIM, CORD. WITH INTERIOR DESIGNER / OWNER, TYPICAL. U.N.O
- PROVIDE A 6" WALL AT ALL W.C. & VENT AT ALL WASHER & DRYER LOCATIONS. V.T.E CLOTHES DRYER SHOULD COMPLY WITH FBC R1501
- VERIFY ELECTRIC AND A/C CHASE LOCATIONS W/ ELECTRICAL AND MECHANICAL CONTRACTOR. COORD. WITH CABINETRY PACKAGE.
- FOR WALLS THAT ABUT NON-CONDITIONED SPACE USE FIBERGLASS BACKED DRYWALL FOR WALLS & CEILINGS THAT ARE IN DIRECT CONTACT WITH WET AREAS. USE FIBERGLASS BACKED DRYWALLS FOR WALLS AND CEILING AT BATHROOMS & SHOWERS USE CEMENT BOARD SHEATHING W/ TILE FINISH AS SELECTED BY OWNER.

SITE:

- MECHANICAL SCREEN WALLS: T.O. WALL TO BE 6'-0" ABOVE FINAL GRADE. VERIFY FINAL GRADING WITH GRADING PLANS.
- SEE FOUNDATION PLAN FOR RETAINING WALL DIMENSION. SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR WALL HEIGHT ABOVE GRADE.
- REFER TO LANDSCAPE PLANS FOR POOL LOCATION.
- COORDINATE GUTTER DOWNSPOUT LOCATIONS WITH LANDSCAPE ARCHITECT.

FLOOR PLAN KEY NOTES:

- A: APPLIANCES**
 - A1 WASHER / DRYER - VENT TO EXTERIOR
 - A2 UNDER COUNTER REFRIGERATOR-SEE ID/ OWNER APPLIANCE PACKAGE-VERIFY ELEC. REQ. WITH SELECTION. COORD. WITH CABINETRY CONSULTANT.
- B: BATH / SHOWER**
 - NOTE: SEE ALSO, PLUMBING BELOW. PROVIDE CEMENT BOARD SHEATHING AND HYDRO BAN WATERPROOFING AT ALL TUB/SHOWER AND WET AREAS W/ TILE FINISH @ WALLS AND CEILING. COORD. FINISHED W/ ID/ OWNER.

- B1 COORD. FINAL SHOWER HEAD LOCATION, TYPE AND QUANTITY WITH ID/ OWNER. ALSO, COORD. LOCATION AND SIZE OF ANY WALL NICHE, TOWEL BAR, OR SHELF V.I.F. W/ OWNER
- B2 RECESS SHOWER FLOOR SLAB / FLOOR SYSTEM 6". PROVIDE FLUSH ROLL-IN SHOWER. SLOPE TO FLOOR DRAIN.
- B3 PROVIDE TEMP. GLASS DOOR / ENCLOSURE.
- B4 CEILING AT 8'-0". VERIFY HEIGHT WITH ID/ OWNER.
- F: FIRE RATING/ FIRE SAFETY (SEE SHEET. A0.2)**
 - F1 FBC R302.5 OPENING PROTECTION. SEE FIRE RATING NOTES.
 - F2 FBC R302.6 SEPARATION REQUIRED. SEE FIRE RATING NOTES.
 - F3 CMU WALL. PROVIDE MIN. EQUIVALENT FIRE SEPARATION PER FBCR TABLE R302.6. SEE FIRE PROOFING NOTES.
 - F4 ESCAPE AND RESCUE OPENING. MUST MEET REQUIREMENTS OF FBC R 310
 - F5 PROVIDE 1/2" TYPE 'X' DRYWALL TO THE CEILING OF THE GARAGE
 - F6 OPENING PROTECTION NOT REQUIRED - GRADE AND/OR SURFACE EXISTS WITHIN 72" OF WINDOW SILL OR THE WINDOW SILL IS A MINIMUM OF 24" ABOVE THE FINISHED FLOOR FBC R312.2.1
- G: GENERAL**
 - G1 ALL GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED BY FBC R308.4 TO BE SAFETY GLAZING IN ACCORDANCE WITH THE REQ. OF FBC R308.3.1.
 - G2 BUILT-IN UNIT
 - G3 GUARD AND DECORATIVE HANDRAILING SYSTEM. 36" AFF WITH 1-1/2" DIAMETER TOP HANDRAIL. SEE FLOOR PLAN TYPICAL NOTES. FINAL MATERIAL, DESIGN, AND FINISH WITH OWNER/ ID.
 - G4 INTERIOR WINDOW SHADOW POCKET; RETRACTABLE SCREEN. SEE DETAILS.
 - G5 SITE WALL. SEE SITE DRAWINGS. SEE STRUCTURAL DRAWINGS.

- M: MECHANICAL**
 - M1 A/C COMPRESSOR. COORD. WITH MECHANICAL CONTRACTOR
 - M2 AIR HANDLING UNIT. COORD. WITH MECHANICAL CONTRACTOR.
 - M3 SEE HVAC GENERAL NOTES ON SHEET MEP 0.1.
 - M4 MECHANICAL DUCT CHASE.
 - M5 ATTIC ACCESS
 - A 22" X 54" W/ PULL DOWN STAIR
 - B 22" X 30" ACCESS (NO EQUIPMENT)
- P: PLUMBING**
 - P1 SINK. COORD. FINAL LOCATION WITH OWNER.
 - P2 OUTDOOR SHOWER HEAD AND FOOT WASH.
 - P3 TANK-LESS GAS WATER HEATER.
 - P4 HOSE BIBB. VERIFY LOCATION IN FIELD. COORD. PROJECTION FROM WALL WITH FINAL WALL FINISH.

2026-05-05 Lake Front Review

START DATE:	MARCH 24, 2025
PROJECT NUMBER:	1756
DRAWN BY:	CW
CHECKED BY:	AM
SCALE:	AS INDICATED

1.1
SHEET NO

Nasrallah.com

NASRALLAH
DESIGN STUDIO LLC
1007 Lewis Drive Winter Park, Florida 32789
Phone: 407-647-0938 Email: Mark@nasrallah.com

A Custom Renovation for the:
Landreth Family
1128 Preserve Point
Winter Park, FL 32789
Parcel ID: 08-22-30-9367-00-120

DATE	MARK	REMARK

Lakefront Site Plan Review: 1128 Preserve Point Dr (Windsong)

	Lot 12 Type B Requirements	Existing	Proposed
Zoning	PURD	PURD	PURD
Future Land Use	SFR	SFR	SFR
Lot Width	150 ft.	150 ft.	150 ft.
Lot Depth	300 ft.	562 ft. (avg.)	562 ft. (avg.)
Lot Area	45,000 sf	90,933 sf (dryland)	90,933 sf (dryland)
Floor Area Ratio	25% (22,733) sf	8,532 sf	1,907 sf (addition) 10,439 (total)
Impervious Lot Coverage	40% (36,373.2 sf)	23,507 sf	2,063 sf (addition) 25,570 sf (total)
Front Setback	35 ft.	103 ft.	52 ft.
Side Setbacks (1st floor)	25 ft.	25 ft	25 ft
Side Setbacks (2nd floor)	25 ft.	N/A	N/A
Lakefront Setbacks	75 ft	366 ft	350 ft



item type

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

meeting date

June 2, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

CPA #25-05. Request of Tara Tedrow: An Ordinance amending 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.

motion | recommendation

Staff recommendation is for an alternate policy than the applicant's proposal:

Policy 1-5.1.1: Preserve Lakefront Estates. To maintain the diversity of sizes of lakefront properties and estates, the City shall prohibit the subdivision or split of such properties to preserve low densities along the City's lakefront property, including larger lakefront estates in order to perpetuate the unique character of Winter Park that sets it apart from other cities throughout Florida. The City may, at its discretion, provide ~~variance~~ an exception to this policy in order to allow for the split of lakefront property into two lots when obtaining the historic designation of distinguished historic homes and other historic structures that are built prior to 1950, under the following circumstances: ~~if the historic designation is achieved,~~

- a. That there is no increase in the number of lakefront lots, and that the lakefront lot is not a 'flag lot', or
- b. One new lakefront lot may be created if the resulting two lakefront lots are each at least 110 feet wide at the street and at the lake, and both lots have at least 52,000 square feet of upland area.

background

The applicant and contract purchaser of 1020 Palmer Avenue, Tara Tedrow, is requesting a Comprehensive Plan text amendment to create a new policy that would allow the split of the approximately 3.67-acre lakefront property into two residential lots as long as specific criteria

is met.

The justification statement provided by the applicant argues that the current Comprehensive Plan prohibition on splitting lakefront lots was intended to prevent excessive subdivision of lakefront properties, but that the subject property represents a unique circumstance due to its size and zoning. The applicant contends that under the existing regulations, the property could accommodate a single residence of approximately 56,000 square feet based on the permitted floor area ratio, which they state would be significantly larger than surrounding homes and inconsistent with the scale and character of the city. The proposed policy would instead allow two lots with a minimum size of 1.5 acres each, each maintaining at least 150 feet of lake and street frontage, while capping the combined gross floor area of development on both lots at 40,000 square feet. The applicant asserts that this would reduce the potential development intensity currently allowed on the property and result in development that is more compatible with surrounding residential character. The justification statement further maintains that the request is consistent with Comprehensive Plan goals related to neighborhood character, housing diversity, and compatibility, while having minimal impact on population density, infrastructure, and public services. The applicant also emphasizes that the proposed amendment is narrowly tailored to this specific property and would not broadly alter the city's existing lakefront subdivision policies. The policy is proposed as follows:

Policy 1-5.1.8: Additional Lakefront Lot Considerations. Notwithstanding anything to the contrary contained herein, the City shall permit the subdivision or lot split of a lakefront property with a minimum of 3.5 upland acres, which is zoned R-1AAA, and has a Single Family Residential Future Land Use designation (which lot exists as of October 1, 2025) into two resultant lots subject to the following standards:

1. each lot shall have 150 feet of frontage on both the lake and street, and
2. each lot shall be a minimum of 1.5 acres each and
3. the total gross floor area between the two lots may equal, but shall not exceed, 40,000 square feet; provided the final gross floor area of each lot shall be determined at site plan review and in no event shall either lot's gross floor area exceed a 35% FAR.

While the applicant is proposing a reduction in the overall development potential of the property, which staff recognizes as favorable given that the current regulations could allow a residence significantly out of scale with the surrounding area, staff notes that the property also contains a 1938 residence designed by James Gamble Rogers II that is listed on the Florida Master Site File, but is not currently designated on the City's historic register. Although the applicant's proposal would facilitate the creation of an additional lakefront lot, staff has concerns regarding the potential demolition or loss of the historic residence, as well as the broader precedent associated with permitting additional lakefront lot splits. As an alternative, staff is recommending consideration of a modification to the existing Comprehensive Plan policy governing lakefront lot splits that would allow limited exceptions only when tied to the preservation and designation of distinguished historic homes and structures constructed prior to 1950. Staff notes that a similar policy approach was previously utilized to preserve another James Gamble Rogers II residence located at 1290 N. Park Avenue. Under the proposed alternative approach, exceptions to the lakefront subdivision prohibition could only be

considered where the historic structure is preserved and designated on the Winter Park Register of Historic Places. In addition, the policy would require that either no additional lakefront lots are created, as occurred at 1290 N. Park Avenue, or in the case of 1020 Palmer Avenue, that any newly created lakefront lot comply with minimum lot width and upland area standards intended to maintain the character, scale, and pattern of existing lakefront estates. The staff proposed policy is as follows:

Policy 1-5.1.1: Preserve Lakefront Estates. To maintain the diversity of sizes of lakefront properties and estates, the City shall prohibit the subdivision or split of such properties to preserve low densities along the City’s lakefront property, including larger lakefront estates in order to perpetuate the unique character of Winter Park that sets it apart from other cities throughout Florida. The City may, at its discretion, provide variance an exception to this policy in order to allow for the split of lakefront property into two lots when obtaining the historic designation of distinguished historic homes and other historic structures that are built prior to 1950, under the following circumstances:, if the historic designation is achieved,

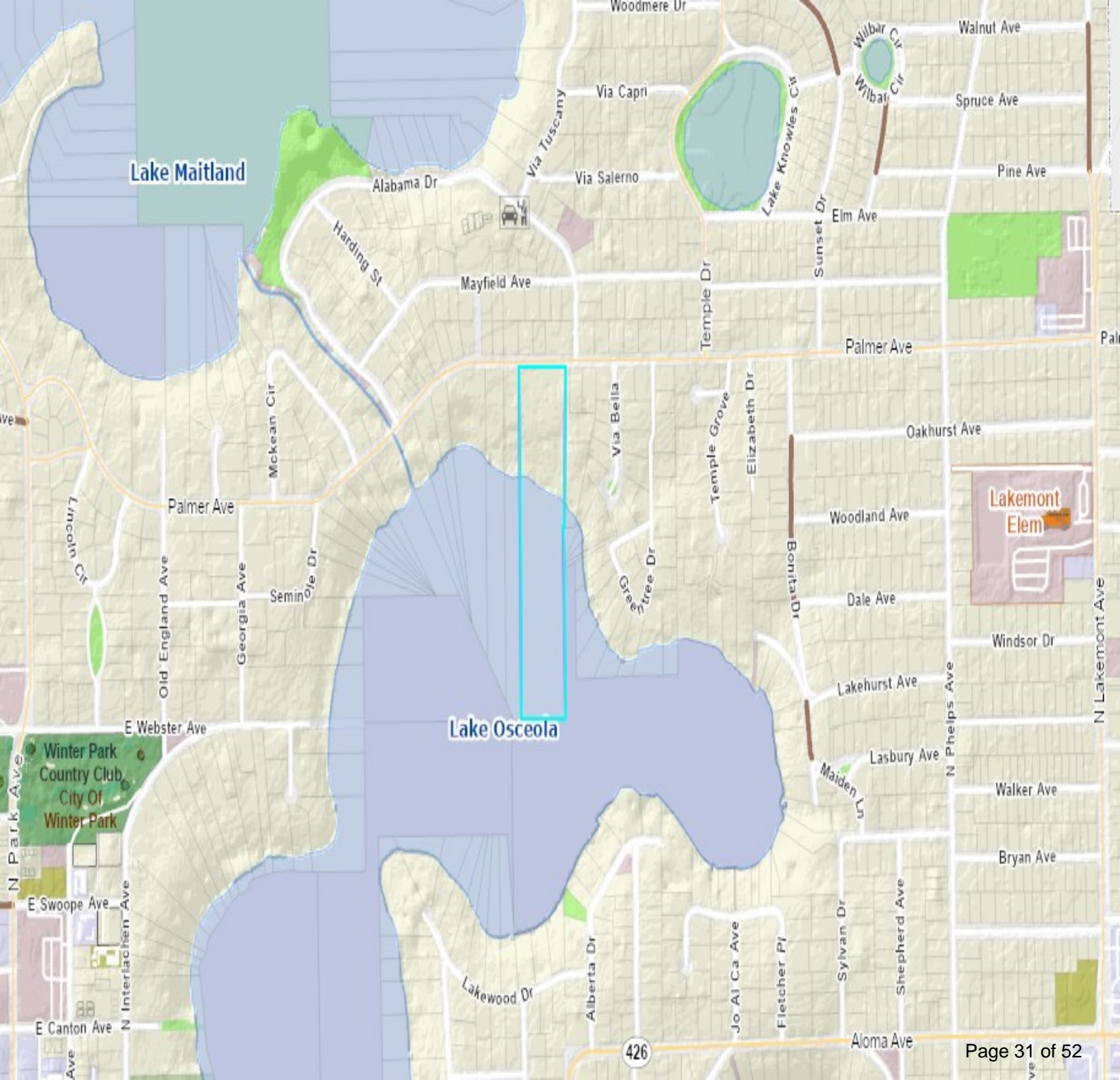
- That there is no increase in the number of lakefront lots, and that the lakefront lot is not a ‘flag lot’, or
- One new lakefront lot may be created if the resulting two lakefront lots are each at least 110 feet wide at the street and at the lake, and both lots have at least 52,000 square feet of upland area.

alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. Aerial Map
3. 1020 Palmer - front
4. 1020-Palmer_002 - front view
5. 1020 PALMER AVE COMP PLAN LOT SPLIT - 2 LOT OPTION - 10.1.25
6. 1020 PALMER AVE LOT SPLIT - 55,991 SF OPTION 2 - 10.1.25 (002)
7. s39WM7_174767_survey_r1
8. WP Comp Plan Text Amendment Justification Statement (1020 Palmer Ave)(15502561.2)
9. stucco-home-clay-roof-tiles-french-door-e05060a8-966a56882e6347
10. Riverside-WestIndies_Front-Dusk
11. 20260407105831610 - Jason Johnson letter
12. OR00779 - FMSF



Lake Maitland

Lake Osceola

Lakemont
Elem

Winter Park
Country Club
City Of
Winter Park





1020 PALMER AVE, WINTER PARK, FL 32789 4/2/2021 8:09 AM



LOT B

FRONT
AVERAGE DEPTH 478.75' X 20%= 95.75'

SIDE
AVERAGE WIDTH 162.9'

1ST FLOOR 30% = 48.8' / 2
24.4' EA SIDE

2ND FLOOR 40% = 65.1' / 2
32.5' EA SIDE

REAR
120'

FAR
74,975 SF Lot
REDUCED HOME SIZE OF 20,000 SF
SHOWN, SUBJECT TO COMP PLAN
AMENDMENT POLICY

LOT A

FRONT
AVERAGE DEPTH 543.4' X 20%= 108.6'

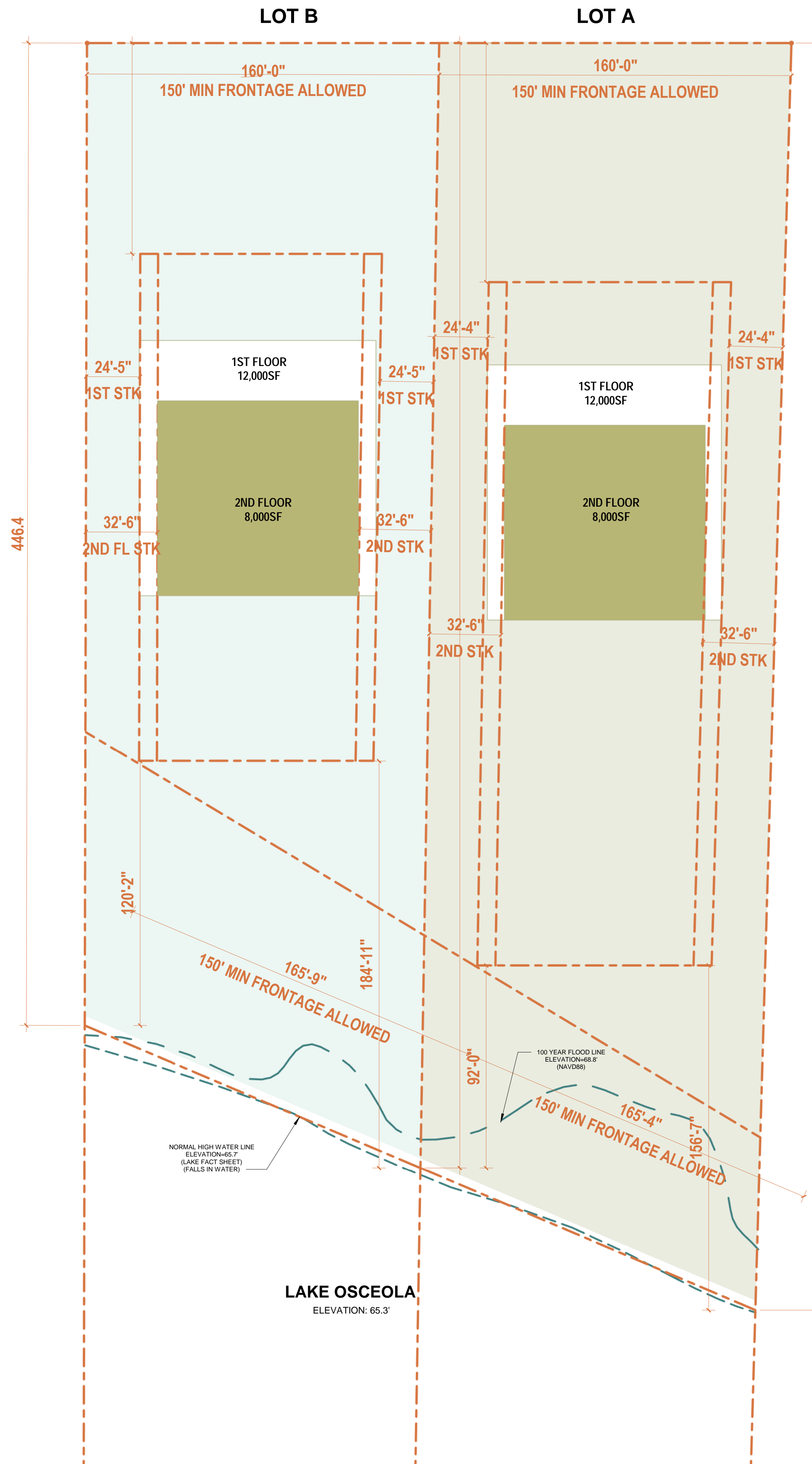
SIDE
AVERAGE WIDTH 162.5'

1ST FLOOR 30% = 48.75' / 2
24.3' EA SIDE

2ND FLOOR 40% = 65' / 2
32.5' EA SIDE

REAR
92'

FAR
85,000 SF Lot
REDUCED HOME SIZE OF 20,000 SF
SHOWN, SUBJECT TO COMP PLAN
AMENDMENT POLICY



① **SITE PLAN**
1/32" = 1'-0"

Lot Split

1020 PALMER AVE, WINTER PARK, FL

Project No. _____ Project Number _____

Developer
Name _____
Address _____
Address _____
Tel: _____
Email _____

Design:
Name _____
Address _____
Address _____
Tel: _____
Email _____

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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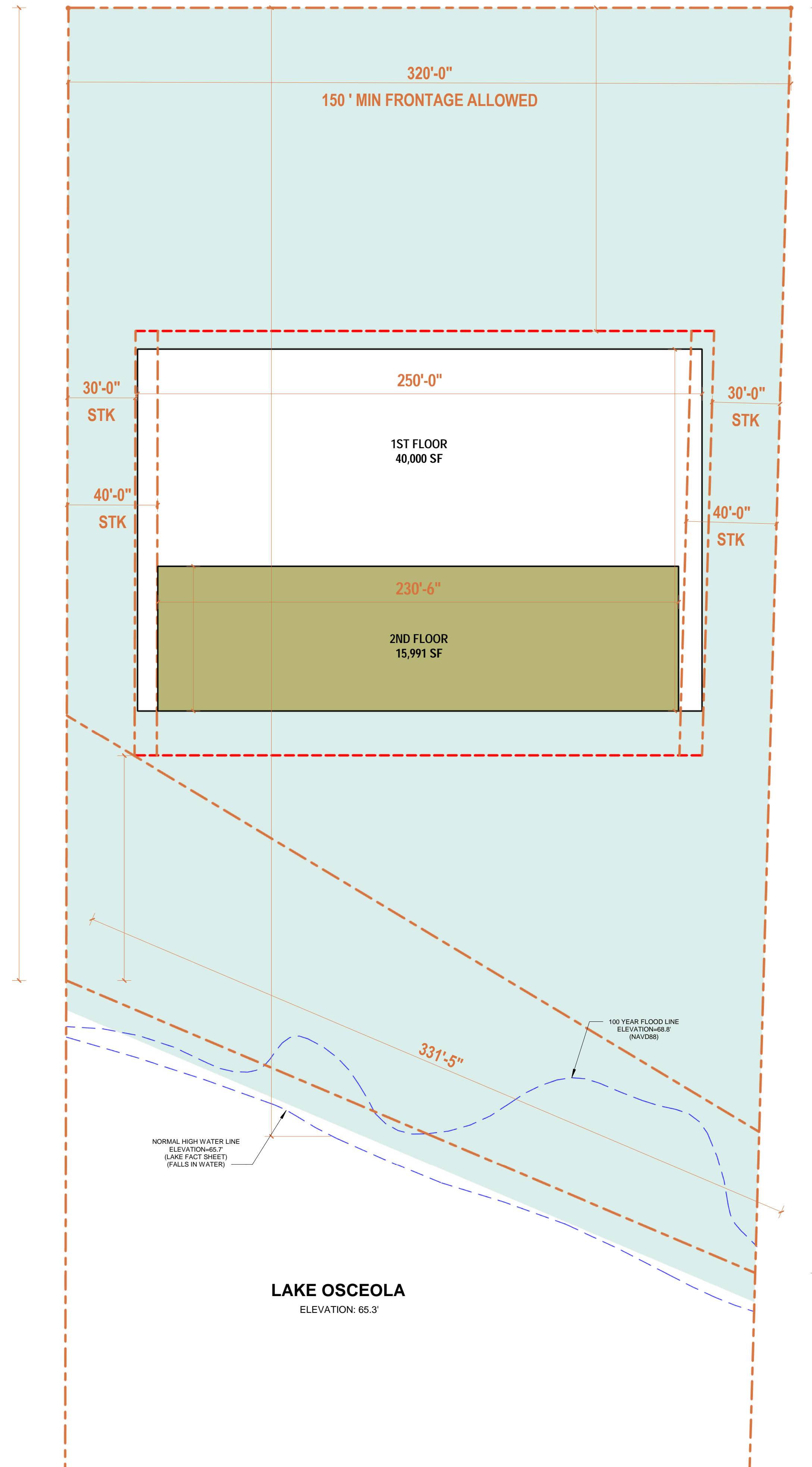
Date _____ 10/ 2025

Scale _____ 1/32" = 1'-0"

Lot Split Diagram

A010

Sheet No. _____



LOT A

FRONT
 AVERAGE DEPTH 514.5' X 20%= 102.9'

SIDE
 LOT WIDTH PER CODE 200FT
 200 X 30%= 60' / 2 = 30' EA

200 X 40% = 80' / 2 = 40' EA

REAR
 99.5'

FAR
 35% OF LOT =
55,991 SF MAX ALLOWED

1ST FLOOR 40,000 SF
 2ND FLOOR 15,991 SF

TOTAL 55,991 SF

Lot Split

1020 PALMER AVE, WINTER PARK, FL

Project No. _____ Project Number _____

Developer
 Name _____
 Address _____
 Tel: _____
 Email _____

Design:
 Name _____
 Address _____
 Tel: _____
 Email _____

Structure:
 Name _____
 Address _____
 Tel: _____
 Email _____

Trusses:
 Name _____
 Address _____
 Tel: _____
 Email _____

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

Civil:
 Name _____
 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

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Date _____ 10/ 2025

Scale _____ 1/32" = 1'-0"

Lot Split Diagram OP 2

A011

Sheet No. _____

① **SITE PLAN OP 2**
 1/32" = 1'-0"

Comprehensive Plan Policy Text Amendment Justification Statement

1020 Palmer Avenue

Pursuant to Policy 1-5.1.1 of the City’s Comprehensive Plan, the City is currently prohibited from allowing any lakefront lot owner to effectuate a split of their property. This policy was well intentioned to create unique lakefront lot experiences in the City and to prevent lakefront property owners from trying to split lots into as many smaller lots as possible. This request would create a new Comprehensive Plan policy (the “Proposed Policy”) that would take into consideration the unique circumstances of 1020 Palmer Avenue (the “Subject Property”), while respecting that desire for unique lakefront properties, as well as the goals and policies of the Comprehensive Plan as a whole. The Proposed Policy would read as follows:

Policy 1-5.1.8: Additional Lakefront Lot Considerations. Notwithstanding anything to the contrary contained herein, the City shall permit the subdivision or lot split of a lakefront property with a minimum of 3.5 upland acres, which is zoned R-1AAA, and has a Single Family Residential Future Land Use designation (which lot exists as of October 1, 2025) into two resultant lots subject to the following standards: (1) each lot shall have 150 feet of frontage on both the lake and street, and (2) each lot shall be a minimum of 1.5 acres each and (3) the total gross floor area between the two lots may equal, but shall not exceed, 40,000 square feet; provided the final gross floor area of each lot shall be determined at site plan review and in no event shall either lot’s gross floor area exceed a 35% FAR.

The current 3.67-acre Subject Property’s Single Family Residential Future Land Use designation would permit a 35% FAR, resulting in potentially 55,991 square feet of total gross floor area. The largest home in the City is on Palmer Avenue and has a gross floor area of over 36,000 square feet. The Subject Property could have a home 55% larger than that home.

To further put this into perspective, the City’s new library and event space total 53,355 square feet. The home that could be built on the Subject Property under today’s Comprehensive Plan would be larger than both buildings combined on the City’s library campus and would dwarf every home in Winter Park. Below are a few examples of what a 56,000 square foot house could look like include:

1. Spelling Manor in LA: 56,000 SF



2. Michael Jordan's Former Mansion in Chicago: 56,000 SF



3. Chateau Montagel in Alabama: 54,000 SF



4. Home in Utah: 50,000 SF



The square footage of the homes shown above would be permitted by right today based on the current acreage and FAR of the Subject Property. These homes are completely out of scale with the entire City of Winter Park.

Moreover, City code in Section 58-65 provides the following justification for the establishment of specific FAR limitations:

(1) Floor area ratio (FAR).

a. Limitations on allowable floor area are established for the following purposes:

- 1. To provide adequate living space for single-family dwellings;**
- 2. To assure that the overall bulk and mass of all buildings on each site will be harmoniously related to the size of the building sites on which they are constructed;**
- 3. To prevent out-of-scale developments that are inconsistent with the preservation of neighborhood character and open space.**

To say that a 56,000 SF home would on Palmer Avenue would be out-of-scale is a gross understatement.

The Proposed Policy, however, would reduce the currently allowable FAR by nearly 30% between the two lots. It would also ensure that the properties meet the Land Development Code Section 58-65(e)(3) requirement for 150' of lake and street frontage. Moreover, the two lots resulting from this Proposed Policy would each be a minimum of 1.5 acres, which are significant sized lots that respect the lakefront diversity that the Comprehensive Plan aims to protect.

Pursuant to Land Development Code Section 58-6(a)(2), in order to process a Comprehensive Plan text amendment the City shall consider two relevant factors; each of which is justified below:

1. The need and justification for the change; and

The Subject Property is the largest single tract residential lakefront lot in the City of Winter Park. However, the proposal results in two very large lakefront home sites and will respect the scale of development permitted on adjacent lots. The mass and scale of the current allowable home size on one lot

would be completely out of character with the City as a whole. While the City encourages a diversity of housing sizes and permits very large homes to be built per applicable standards, the splitting of the Subject Property will not impact any other lots in the City and will permit two homes to be built that would keep more in line with the character of the City as a whole.

2. The relationship of the proposed amendment to the goals, objectives and policies text of the city's comprehensive plan, with appropriate consideration as to whether the proposed change will further, or at least not be contrary to the comprehensive plan.

Policy 1-2.3.1 permits Single Family Residential Future Land Use designated properties to have up to 5 dwelling units per acre. Were the Subject Property not on the lake, the City would permit 18.35 dwelling units under the Future Land Use designation metrics. The Proposed Policy would result in 1 dwelling unit per a minimum of 1.5 acres, which has no notable impact on the City's population and results in a truly de minimis demand on public services and infrastructure.

Policy 1-7.1.1 of the Comprehensive Plan guides the City to review its land use policies: **“Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. . . Land use Codes shall be refined as needed in order to remain responsive to evolving problems and issues.”** The Proposed Policy is specific to a unique issue in the City and given the overall compliance with other City Land Development Code and Comprehensive Plan policies, the City is able to be responsive to the same through the proposed text amendment.

The Proposed Policy also meets the following goals and policies of the Comprehensive Plan:

- A. **GOAL 1-1: MAINTAIN THE CITY'S CHARACTER *Ensure the City of Winter Park maintains its traditional scale and residential character* . . .**
- B. **GOAL 3-1: QUALITY RESIDENTIAL ENVIRONMENT *Allocate land area to accommodate a supply of housing responsive to the diverse housing needs of the existing and future population and assist the private sector to responsively meet demand for quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities.***
- C. **Policy 3-1.1.1: Regulations to Support Housing Diversity. *The City's Future Land Use Map shall allocate land resources that shall accommodate a range of housing densities and structure types to accommodate current and future population needs.***
- D. **OBJECTIVE 1-5.2: Preserve the Quality & Character of Winter Park's Neighborhoods. *By recognizing and maintaining the variety of neighborhoods and housing types available throughout the City, the City will protect and conserve the diverse range of residential opportunities.***
- E. **Policy 1-5.2.1: Maintain the Scale & Character of Neighborhoods *The City shall accommodate redevelopment activity in a manner that does not produce residential development that substantially alter the scale or character of a street. The aim shall be to create opportunities for redevelopment that complement the features of the existing neighborhood.***

The City has a strong history of protecting the residential character of its neighborhoods. This Proposed Policy still provides for large lakefront lots, which make Winter Park so special, while preventing a house that would be entirely out of scale with anything in the entire City.





Mr. Jason Johnson, Esq.
Gunster
200 South Orange Avenue
Suite 1400
Orlando, FL 32801

March 30, 2026

RE: Merrywood House and Lot Split

Dear Mr. Johnson,

As a concerned resident of Winter Park, I wanted to write to thank you for your leadership concerning the ongoing dialogue regarding the Merrywood house and associated lot split. Although the matter remains pending at the moment, having followed the public hearings regarding this matter intently, it is clear that you are evaluating this matter through the proper lens, both from a legal and practical perspective.

In my view, the two questions at issue – (1) the preservation of the Merrywood house, and (2) the requested lot split – have little to do with each other, and should be viewed independently. Whether deliberately or not, it seems that the applicant is attempting to muddy the waters by confusing the lot split issue with the public's general desire to preserve the Merrywood house. To be sure, if there weren't a James Gamble Rogers house on the lot, the lot split request would have been promptly denied. The house being located on the lot shouldn't impact or further complicate that analysis.

The ultimate fate of the Merrywood house is a completely independent issue from the lot split request. The City's code and comprehensive plan are crystal clear on this issue, and certainly could have been drafted to create an exception for architecturally or historically significant homes if that was the intent of the law, or to provide an exception for lots of a sufficient size. I had an occasion to take the boat tour fairly recently, and it is apparent and notable how few of these truly signature lakefront estate lots remain. To me, these estate lots are one of the most unique and historically significant parts of Winter Park, and it would be a shame to see this one carved in half. The only unique and distinguishable feature regarding the Merrywood estate from the buyer's perspective as far as I can determine is the fact that the lot is large enough to build an additional home, but there is nothing otherwise precluding the applicant from just buying a different piece of property if the Merrywood lot is too large (or too expensive) as currently configured.

Further, part of the inherent charm of the Merrywood house is the beautiful estate yard and uninterrupted vistas to the lake. Even if the home were preserved, the charm and character of the Merrywood house would be significantly diminished by the development of a “McMansion” on the balance of the property. In my opinion, this would actually be the worst case scenario – degrading the charm and character of the Merrywood estate, while shoe-horning another home into the side yard, not to mention adding yet another curb cut onto Palmer Avenue. I may be in the minority, but even if the Merrywood house were demolished, I would prefer to see a proper estate residence built on the property, rather than two new glass boxes of the type that are all over Winter Park.

Like many, I believe it would be of great value to the Winter Park community for the Merrywood house to be preserved. Having only ever driven by, the property certainly seems to be salvageable, but this is not my area of specialty. Ultimately, however, this is an issue about property rights, and, unless the City desires to purchase the Merrywood house, the fate of the property rightly rests with the ultimate purchaser. As noted above, this analysis is separate and independent from the lot split conversation.

I write to encourage you to continue to be a leader on this issue. Whether the Merrywood house stays or goes, the underlying lot should remain as configured consistent with the purpose, intent, and plain language of the Winter Park code, and the City should strongly resist the applicant’s urge to confuse two issues that really have nothing to do with each other.

Thank you,

A concerned resident



ORLANDO FL 328
1 JAN 2006 PM 2 L

Mr. Jason Johnson
Gunster
200 South Orange Avenue
Suite 1400
Orlando, Florida 32801

32801-343650



SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S) FLORIDA MASTER SITE FILE
SITE INVENTORY FORM

Site No. WP055 8 OR 779

Site Name MASON, A. W. HOUSE Survey Date 0685
Address of Site 1020 PALMER AVENUE WINTER PARK, FLORIDA
Instructions for locating _____

Location ALABAMA SUB C
Subdivision name block no. lot no.

County ORANGE
District name if applicable _____
Owner of Site: Name _____
Address _____

Type of ownership private Recording date _____
Recorder: Name & Title Wernkli, Phillip A.
Address Florida Preservation Services
PO Box 13892 Tallahassee, Fl 32317

Condition of Site:	Integrity of Site:	Original Use <u>PRIVATE RESIDENCE</u>
Check One	Check One or More	Present Use <u>PRIVATE RESIDENCE</u>
<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Altered	Dates <u>+1926-27</u>
<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Unaltered	Cultural/Phase <u>American</u>
<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Original Use	Period _____
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Restored/Date	
	<input type="checkbox"/> Moved/Date	

NR Classification Category Building Date Listed on NR _____

Threats to Site:
Check one or more

<input type="checkbox"/> Zoning	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Development	<input type="checkbox"/> Fill
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Dredge
<input type="checkbox"/> Borrowing	
<input type="checkbox"/> Other (See Remarks Below)	

Areas of Significance: Architecture

Significance: _____

This house is an excellent example of the Mission Style in Winter Park. These styles were common on the north side of Lake Osceola on the large estates of this period. It was built in 1926 for A. W. Mason, owner of the Winter Park Auto Company. Mason was a city commissioner in the 1920s. The house contributes to the Golfview/Interlachen Historic District.



HISTORICAL STRUCTURE FORM

Site #8: OR00779

First site form recorded for this site? Update form for a site previously recorded at FSF

Identifying code (field date): 200010

Recorder #:

Field Date: 10/20/2000

Form Date: 11/03/2003

Site name(s): 1020 PALMER AVENUE

[Other name(s)]:

Mult. list #:

Survey names: WINTER PARK ARCHITECTURAL SURVEY

Survey #:

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 1020/**/PALMER/Avenue/**

Cross streets nearest/between: BONITA/PHELPS

City/town: WINTER PARK

In current city limits? Definitely outside city limits

County: ORANGE

Tax parcel #:

Subdivision name:

Block:

Lot no.:

Ownership type: Private-individual

Name of pubtract (e.g., park):

Route to (or vicinity of):

MAPPING

USGS map name/year of publication or revision: ORLANDO EAST/1975

Township/Range/Section/Qtr:

Irregular section:

Landgrant:

UTM Zone/Easting/Northing:

Plat or other map (map's name, location):

DESCRIPTION

Style: Mediterranean Revival: ca. 1880-1940

[Other style]:

Exterior plan: Irregular

[Other exterior plan]:

No. stories: 2

Structural system(s): Masonry: don't use; specify brick, block, or stone

[Other structural system(s)]:

Foundation types: Continuous

[Other foundation type]:

Foundation materials: Poured concrete footing

[Other foundation materials]:

Exterior fabrics: Stucco

[Other exterior fabrics]

Roof types: Hip; Gable

[Other roof types]:



