



Historic Preservation Board Regular Meeting

Agenda

January 19, 2022 @ 9:00 am

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/bpm and include virtual meeting instructions.

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).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the December 8, 2021 Meeting Minutes.](#) 1 minute
 3. **Staff Updates**
 4. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 5. **Non-Action Items**
 6. **Action Items**
 - a. [Discussion regarding the HPB 2022 public relations efforts.](#) 30 minutes
 7. **Public Hearings**
 - a. [COR 22-01 Request of Michael and Beth Sheerin.](#) 20 minutes
COR 22-01 Request of Michael and Beth Sheerin for additions to the existing home at 2400 Forrest Road, built in 1925.
 - b. [COR 22-02 Request of Mike and Linda Cegelis.](#) 1 minute
COR 22-02 Request of Mike and Linda Cegelis for renovations and additions to the existing home at 1200 Lakeview Drive, built in 1946.
 8. **Board Comments**
 9. **Adjournment**



Historic Preservation Board agenda item

item type	Consent Agenda	meeting date	January 19, 2022
prepared by	Aaron Hull	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the December 8, 2021 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[December 8 HPB Draft Minutes.docx](#)



Historic Preservation Board Minutes

December 8, 2021 at 09:00 a.m.

Hybrid Meeting
401 S. Park Avenue | Winter Park, Florida

Call to Order

Chairman John Skolfield called the meeting to order at 9:01 a.m. Present In-Person: Anne Saltee, Wade Miller, John Skolfield, N. Lee Rambeau, Aimee Spencer, Drew Henner, and Karen James. Staff: Principal Planner, Jeff Briggs; Planner III, John Harbilas; Planner I, Nicholas Lewis; Planning Specialist, Aaron Hull; and Recording Secretary, Mary Bush.

Consent Agenda

Motion made by Karen James, seconded by Anne Saltee to approve the November 10, 2021 meeting minutes.

Motion carried unanimously with a 7-0 vote.

Staff Updates

Mr. Briggs updated the Board on next month's meeting noting that it will be held on the third Wednesday of the month instead of the second and that the Communication's Department will be there to discuss the 2022 awareness plan. Mr. Briggs informed the Board that Aaron Hull will be reaching out to the historic districts about getting plaques for conforming houses. Mr. Briggs also informed the Board that he will be working on getting historic landmark signs for Central Park, Park Avenue, the original Winter Park Telephone Company location, and the Eastbank House.

Public Comments (for items not on Agenda)

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

Non-Action Items

No non-action items.

Action Items

No action items.

Public Hearings

- HAD 22-01. Request of the City of Winter Park to designate the Winter Park City Hall building, located at 401 S. Park Avenue, built in 1964, to the Winter Park Register of Historic Places

Mr. Briggs explained the historical background of the 1964 Winter Park City Hall building including the architectural significance of the building and the architects who designed it. Mr. Briggs showed exterior and interior pictures of city hall throughout its sixty-year history. Mr. Briggs described the architectural style as mid-century style and discussed how Rachel Simmons from the library helped gather this information. Mr. Briggs emphasized the importance of the scale, setbacks, and green space that was implemented in the building of city hall.

Staff recommendation was for approval.

Brief discussion by the Board ensued expressing the importance of the building, memories of the building, and the excitement for designating the location as historical.

Brooks Weiss of 4314 Golf Cove, New Smyrna Beach, FL addressed the Board. Mr. Weiss discussed his excitement for the designation and offered his help if possible.

Correction of Resolution made by Mrs. Rambeau to correct the wording of the description of the building in the fourth paragraph of the resolution to mid-century style.

Motion made by Wade Miller, seconded by Aimee Spencer, for approval to designate the Winter Park City Hall building at 401 S. Park Avenue, to the Winter Park Register of Historic Places

Motion carried unanimously with a 7-0 vote.

Board Comments

Mr. Miller noted he got a mailer that showed one of the houses that was designated by the Board and showed the publicity it is bringing to the Historic Preservation Board.

Chairman Skolfield asked Mr. Briggs if there were any updates on houses that had come to the Board for approval on renovations. Mr. Briggs informed the Board that the house located at 546 Holt Avenue is still in the plans to be renovated and the house located at 723 Maryland Avenue decided to just do an interior renovation instead of an exterior renovation. Chairman Skolfield asked if the house on 807 Maryland Avenue has any updates. Mr. Briggs updated the Board that there is a storm sewage pipe under that house that has to be relocated before any construction can start. Chairman Skolfield asked if the house located at 420 Melrose Avenue has started any construction yet and Mr. Briggs informed he saw a permit come through for construction to start. Chairman Skolfield explained he uses this information to inform future buyers, realtors, or developers of the options they have with a historic property. Discussion ensued among the Board about this topic.

Meeting adjourned at 9:27 a.m.

/s/ Aaron Hull.



Historic Preservation Board **agenda item**

item type	Action Items	meeting date	January 19, 2022
prepared by	Jeffrey Briggs	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

Discussion regarding the HPB 2022 public relations efforts.

motion / recommendation

Formulate a plan for a 2022 PR program.

background

In 2021, the implementation of a public information campaign by the City's Communications Department was very successful. Communications utilized several venues including the City Update newsletter, utility billing inserts and social media to spotlight and educate the public about the Historic Preservation program and its benefits. Aside from the education and awareness, the efforts were successful by increasing the number of voluntary designations.

The purpose of this agenda item is to continue those activities and coordinate with Clarissa Howard, Director of Communications, on actions for 2022. Amongst the new things that could be done are to focus on our "success stories". Clarissa will be joining us for this discussion.

alternatives / other considerations

fiscal impact



Historic Preservation Board agenda item

item type Public Hearings	meeting date January 19, 2022
prepared by Jeffrey Briggs	approved by Bronze Stephenson
board approval Completed	
strategic objective	

subject

COR 22-01 Request of Michael and Beth Sheerin.

item list

COR 22-01 Request of Michael and Beth Sheerin for additions to the existing home at 2400 Forrest Road, built in 1925.

motion / recommendation

Staff recommendation is for approval inclusive of the variance requests.

background

The owners of 2400 Forrest Road (Michael and Beth Sheerin) are requesting approval for the addition of a garage and swimming pool cabana to their home, built in 1925.

The existing Spanish Mediterranean two-story home, called The Ripples, is 7,106 square feet in size, with a detached open carport. The owners desire to demolish the carport and rebuild an enclosed garage that is attached to the home at the end of the existing motor court/driveway. Aside from the functionality and security that an enclosed garage provides, the garage structure also provides more visual privacy for their use of the existing swimming pool. Together with the garage and 'mud room' connection, this adds 1,305 sq. ft. to the home.

The owners also desire to add a new 315 sq. ft. swimming pool cabana/summer kitchen accessory building adjacent to the swimming pool. It also will provide more visual privacy for their use of the swimming pool.

There are two variances that are requested for these proposed additions. The attached garage is proposed at a 5-foot setback to the side property line of the adjacent property at 2389 Forrest Road, in lieu of the 10 feet required. That setback matches the existing setback of the swimming pool. The irony is that is the new two-car garage, if it stayed detached from the house, is permitted at that 5-foot side setback. The applicants want the garage attached to the home for the security and convenience of walking from the

garage to the house without going outdoors. The pool cabana is proposed at a 10-foot setback to Spring Lane in lieu of the required 20 feet.

Architectural Compatibility

The applicant's architect has provided specific details on the exterior materials that are proposed. A re-roof of the existing home was just completed and these additions would utilize the same Vereia clay tile. Spanish "S" Jacobea blend color, so that all match. The exterior walls will have a stucco exterior with finish to match the existing home. The existing home is to be re-painted and the colors to match. Thus, architecturally these new additions will match the existing home.

Summary and Recommendation

These proposed additions add to the functionality, security and privacy for the new owners. The variances proposed are reasonable given the unusual shape of the property, the location of the existing structures (built in 1925) and do not negatively impact any of the neighbors.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Map and aerial.pdf](#)

ATTACHMENTS:

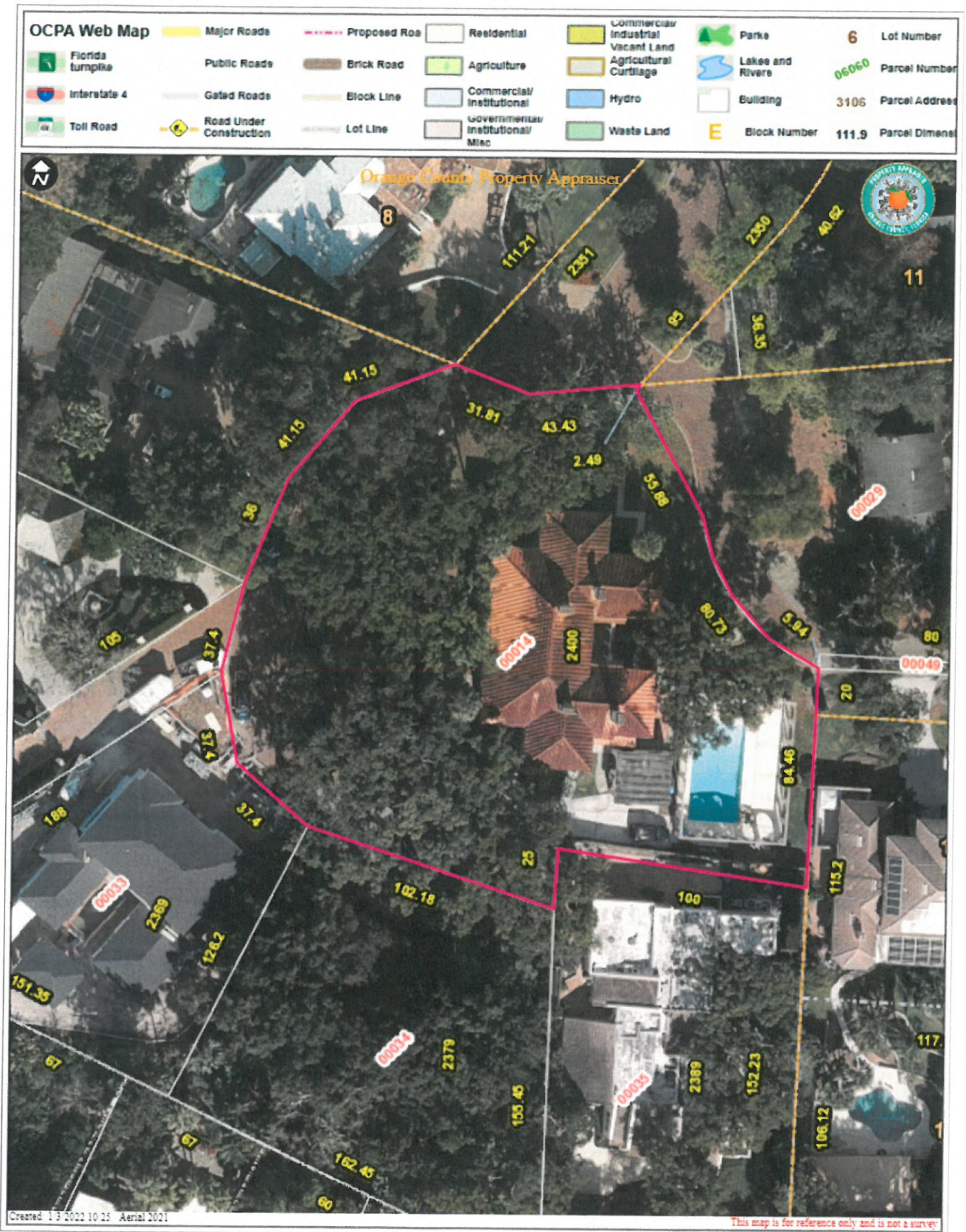
[2400 Forrest Road site plan and elevations.pdf](#)

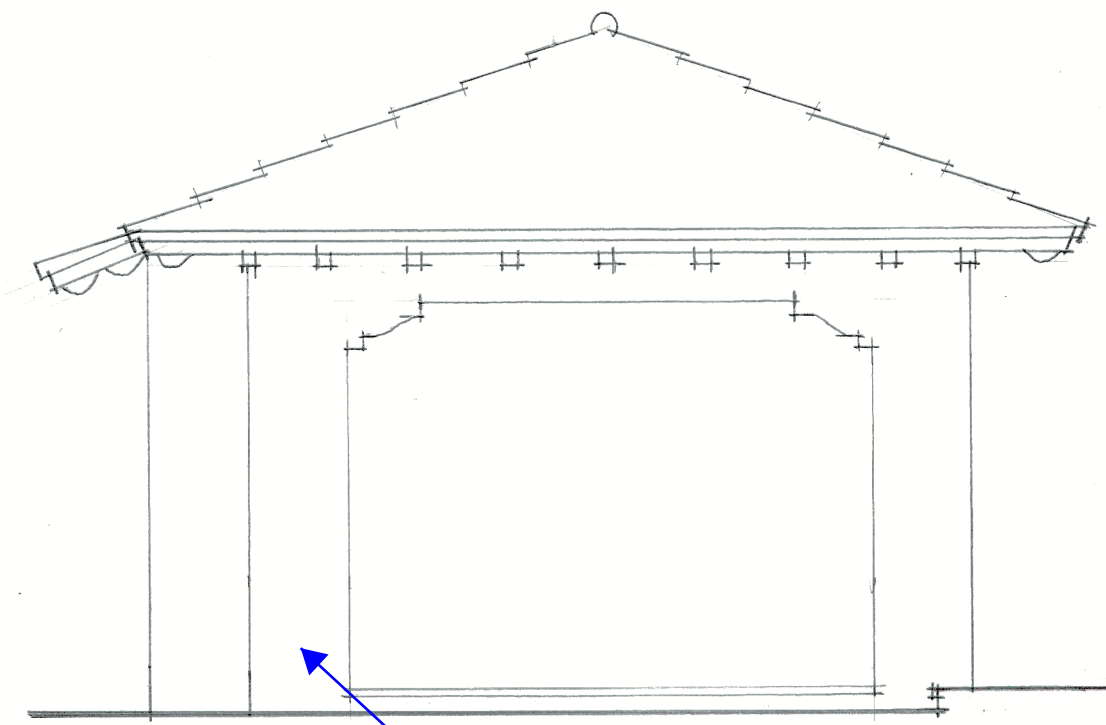
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[2400 Forrest RD Photos.pdf](#)

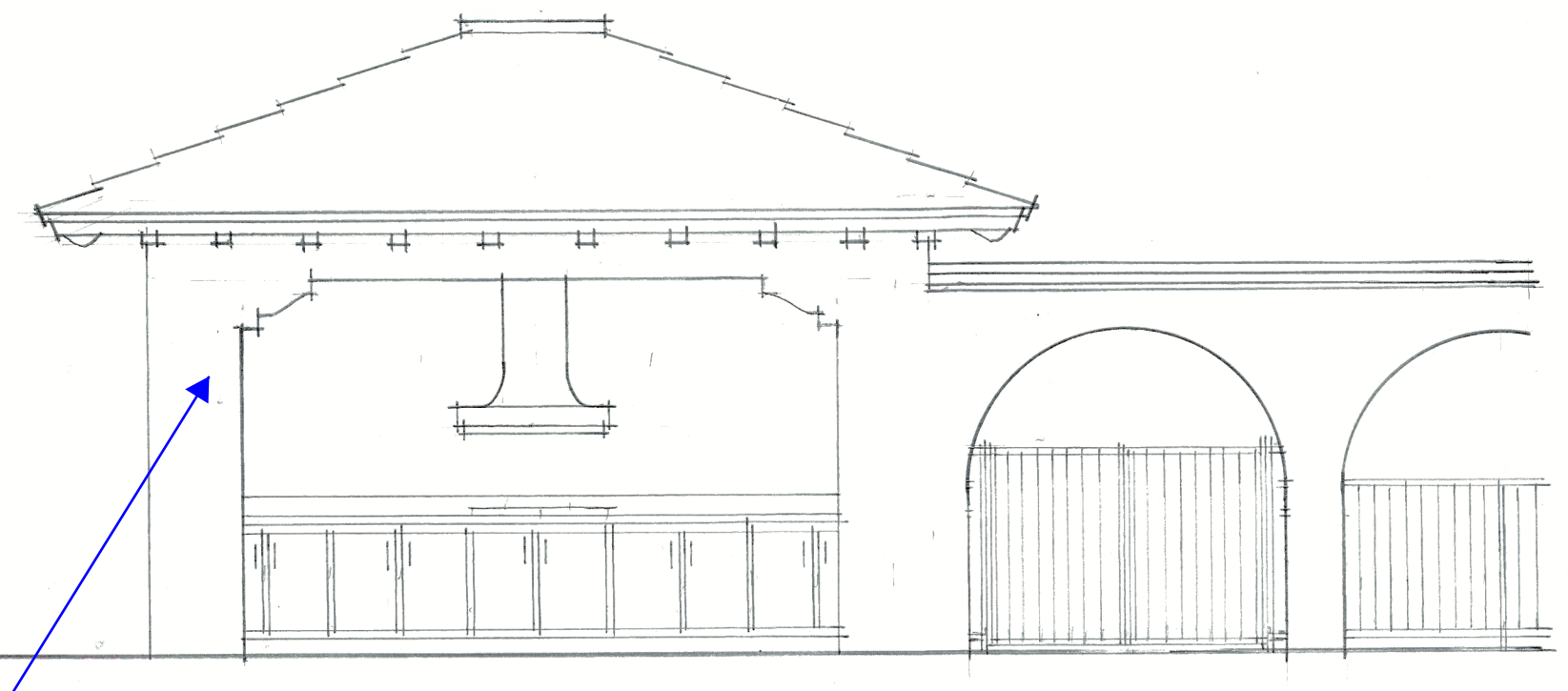
ATTACHMENTS:

[2400 Forrest_Certificate of Review application.pdf](#)

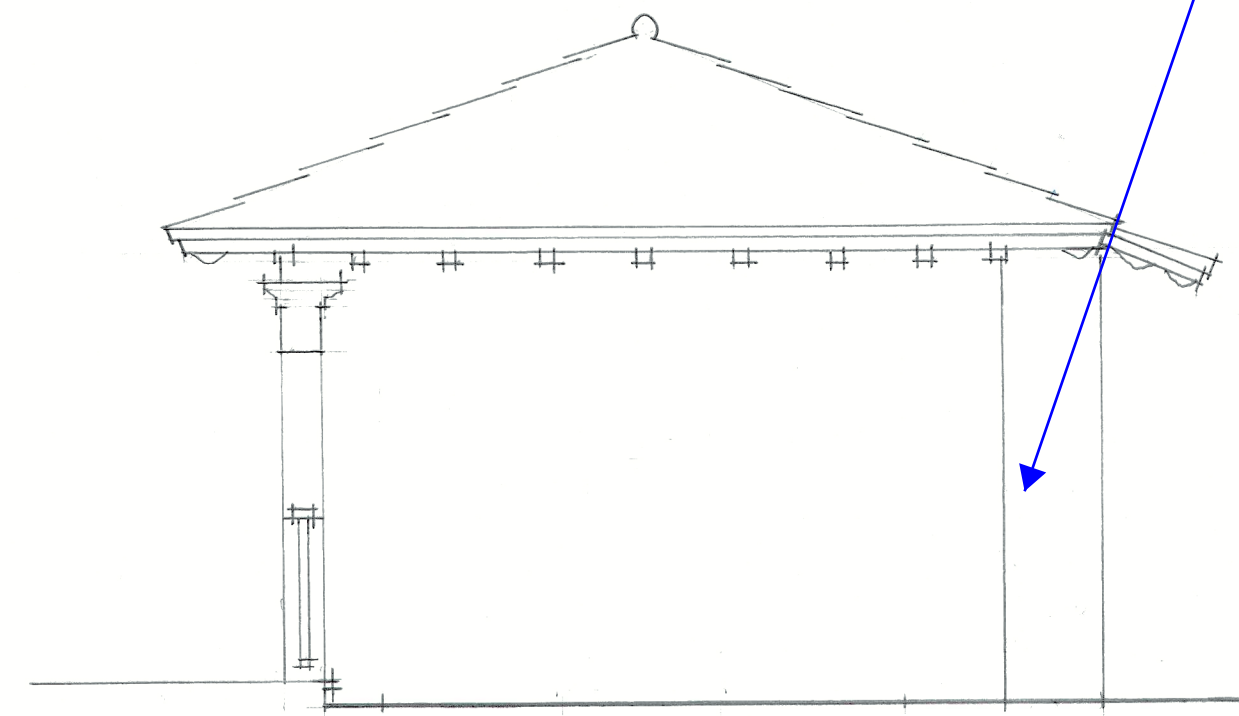




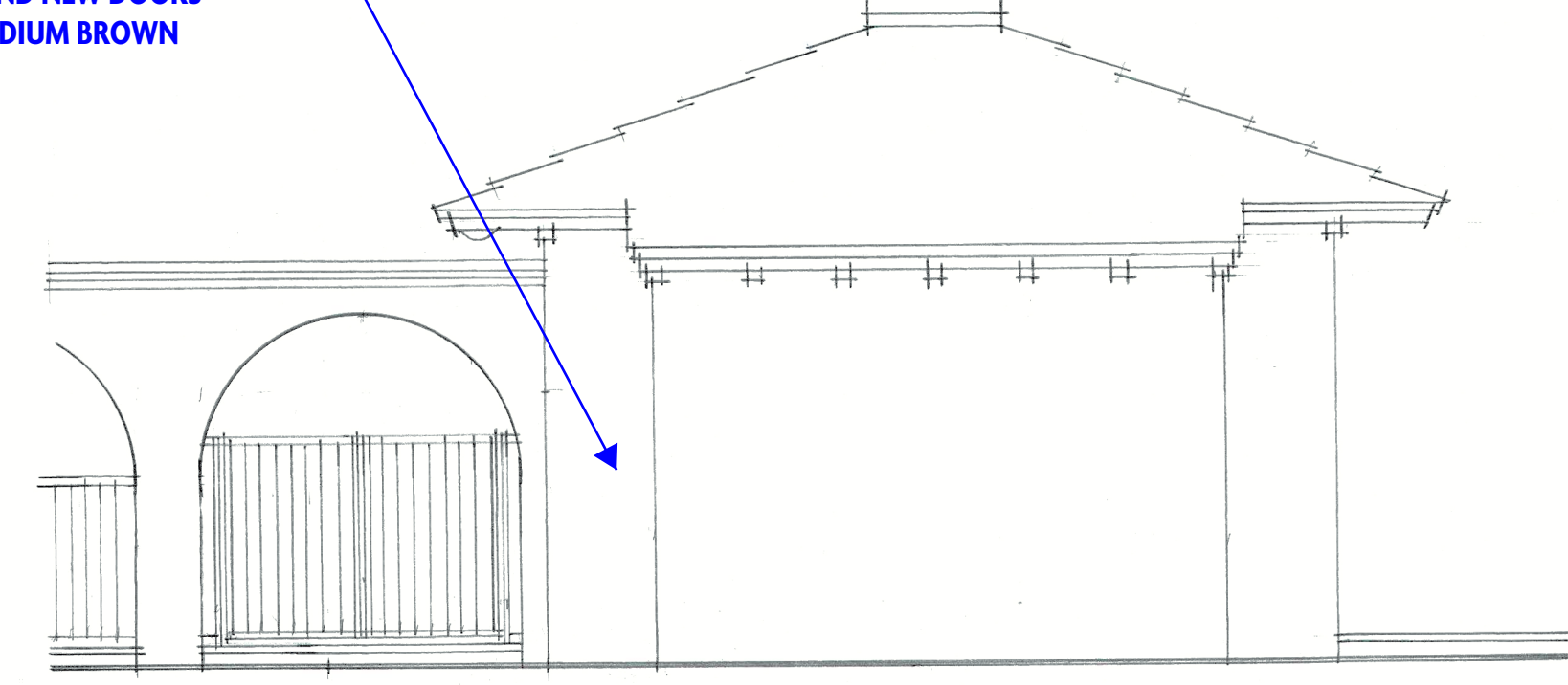
CABANA LEFT SIDE ELEVATION



CABANA FRONT ELEVATION



CABANA RIGHT SIDE ELEVATION



CABANA REAR ELEVATION

ADDITION TO MATCH EXISTING HOUSE-
MATCH TEXTURE OF STUCCO, ENTIRE HOUSE
AND ADDITION
WALLS-TO BE PAINTED CREAMY WHITE
ROOF-VEREA JACOBEE BLEND
WINDOW FRAMES- SLATE GREY
FASCIA, TAILS AND TRELLIS STYLE VENTS-
TO MACH EXISTING PAINTED BROWN
GARAGE DOORS AND NEW DOORS-
TO BE STAINED MEDIUM BROWN



THE RIPPLES RENOVATION
WINTER PARK FLORIDA

JOB NUMBER

DATE

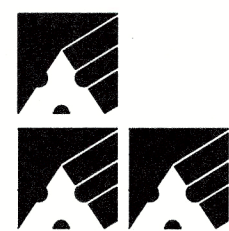
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DRAWN

REVISIONS

CHECKED

OF





THE RIPPLES RENOVATION

WINTER PARK, FLORIDA

JOB NUMBER

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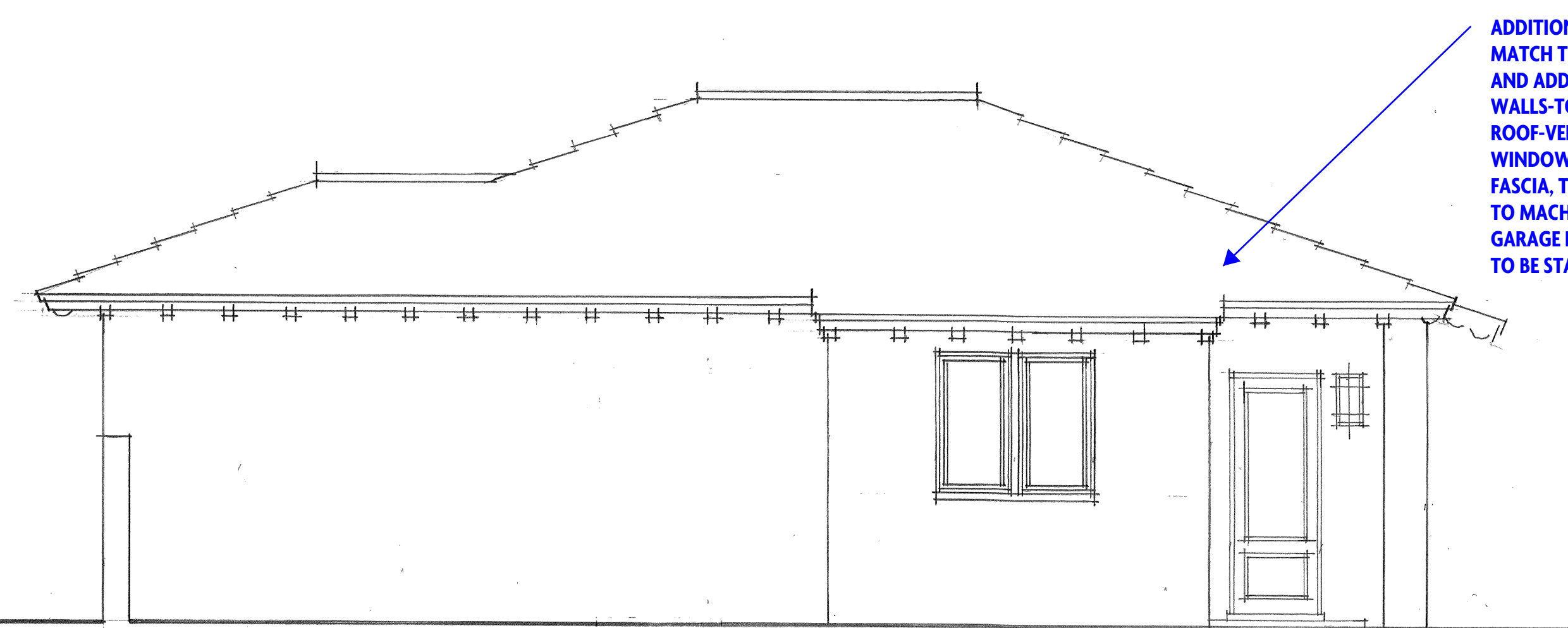
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DATE

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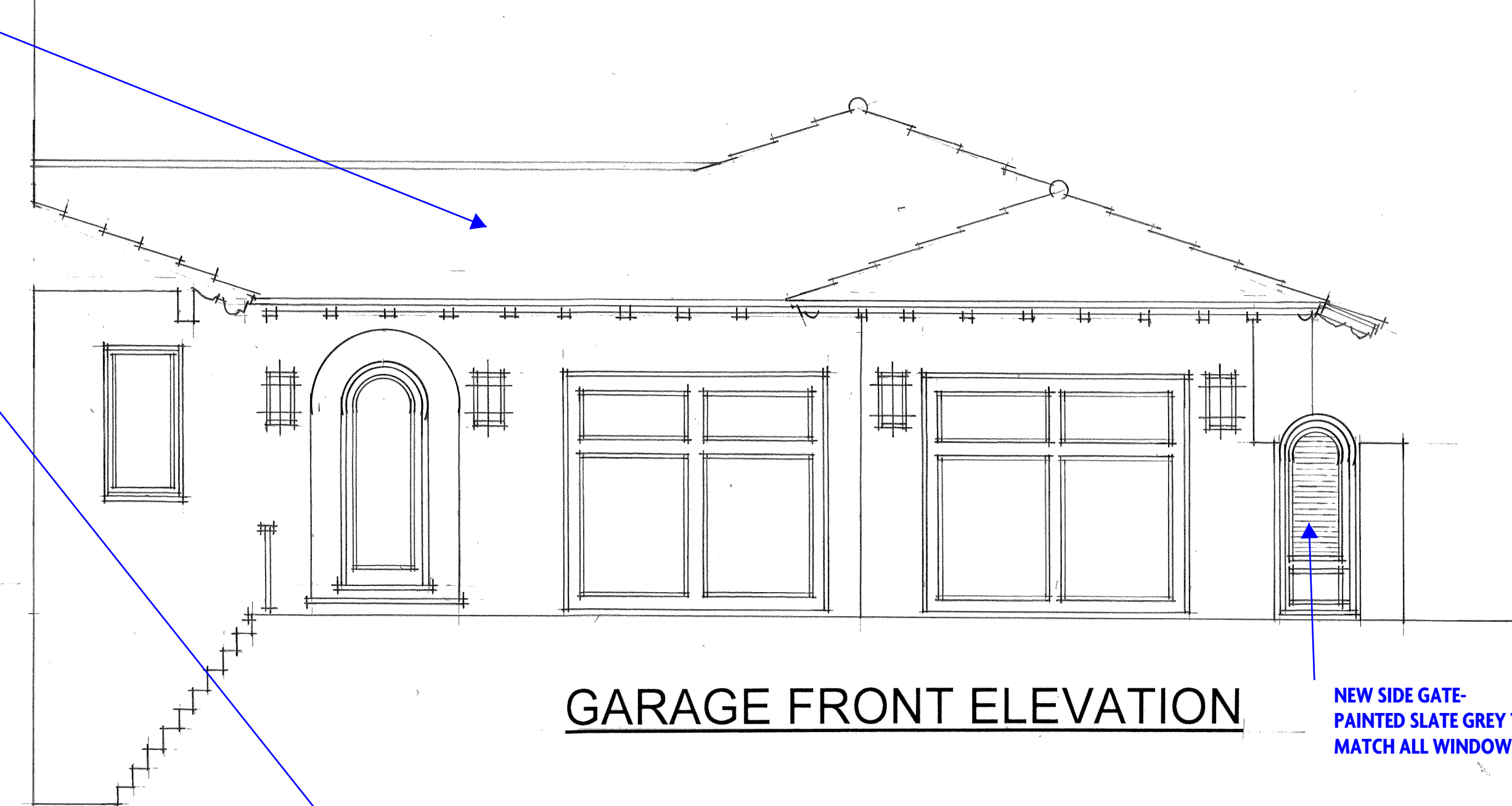
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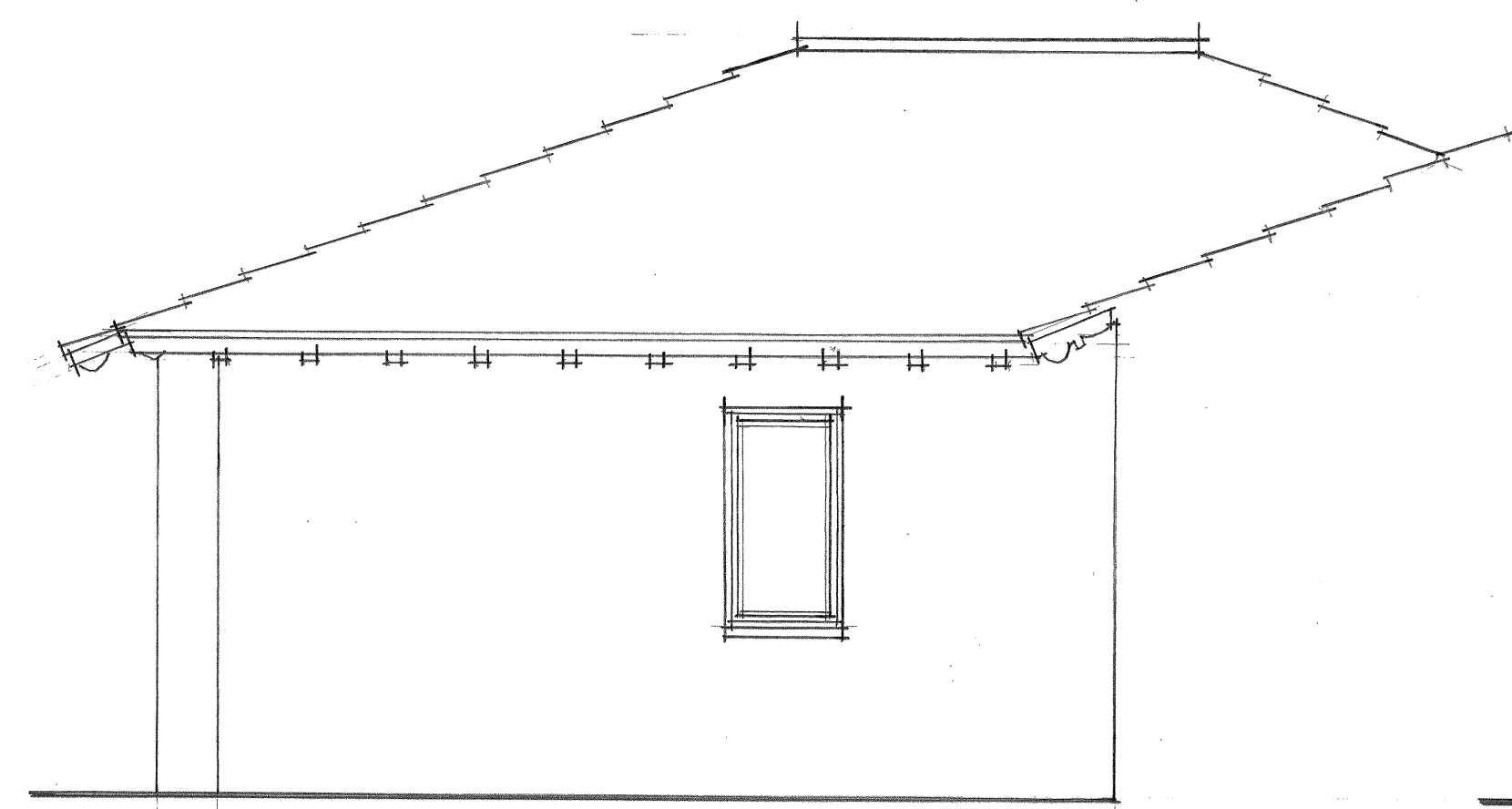
GARAGE RIGHT SIDE ELEVATION

ADDITION TO MATCH EXISTING HOUSE-
MATCH TEXTURE OF STUCCO, ENTIRE HOUSE
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WALLS-TO BE PAINTED CREAMY WHITE
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TO MACH EXISTING PAINTED BROWN
GARAGE DOORS AND NEW DOORS-
TO BE STAINED MEDIUM BROWN

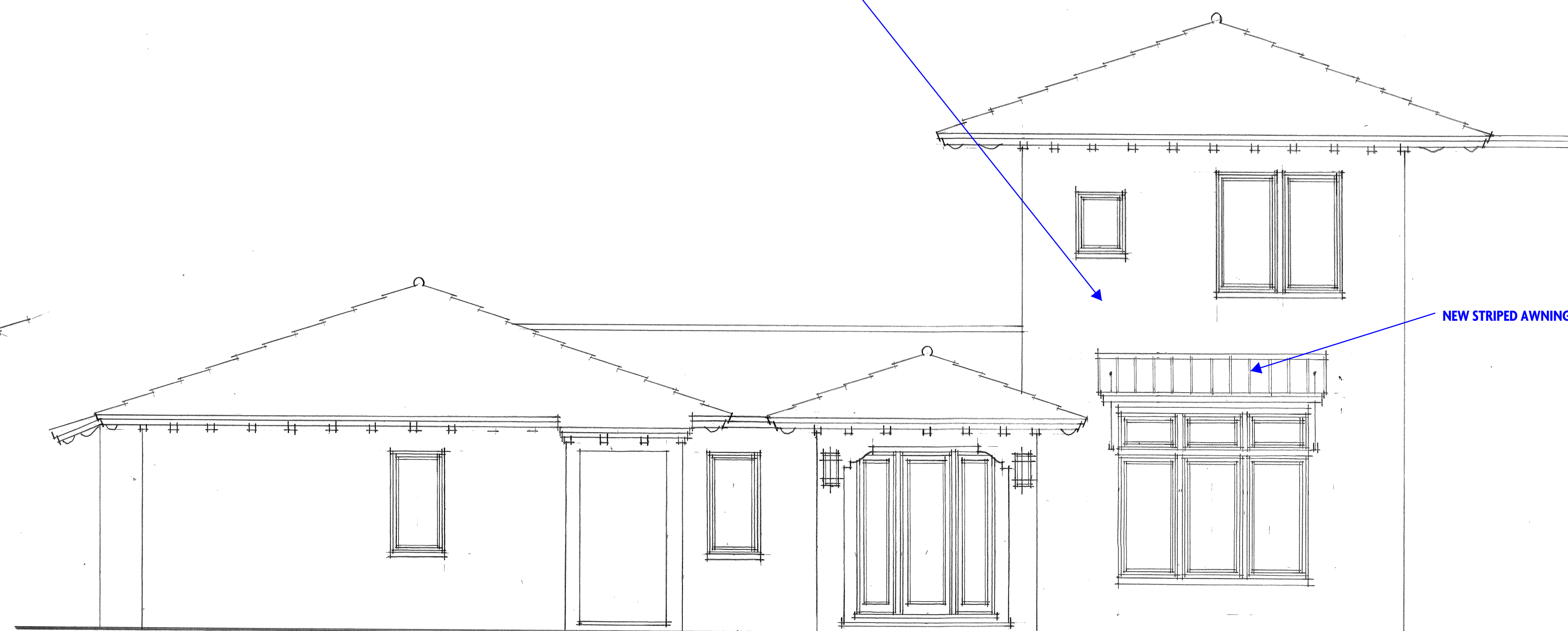


GARAGE FRONT ELEVATION

NEW SIDE GATE-
PAINTED SLATE GREY TO
MATCH ALL WINDOW TRIM

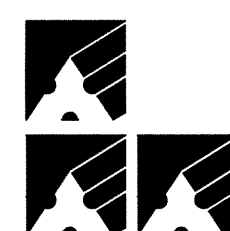


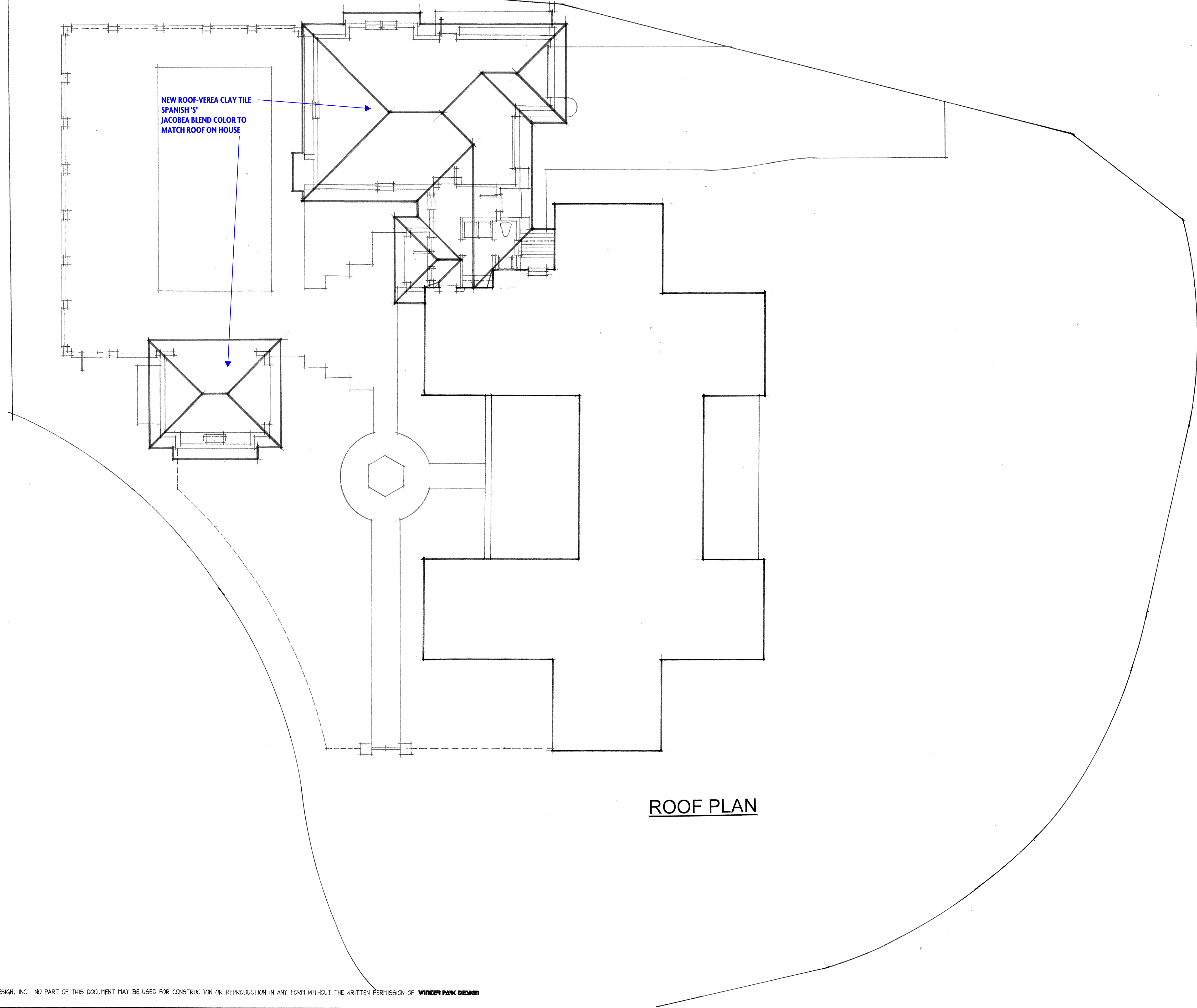
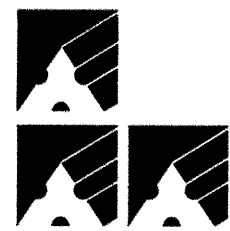
GARAGE LEFT SIDE ELEVATION



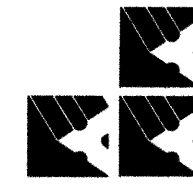
GARAGE REAR ELEVATION

NEW STRIPED AWNING





ROOF PLAN



THE RIPPLES RENOVATION

WINTER PARK, FLORIDA

JOB NUMBER

DRAWN

CHECKED

DATE

REVISIONS

SHEET

OF

Ripples Exterior Design



Existing view facing East toward proposed garage location



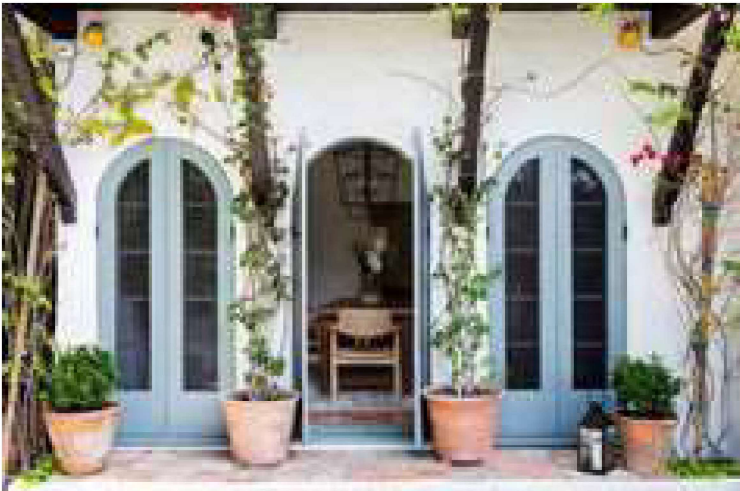
Existing Aerial View



Existing view facing South towards existing Pool and backyard



Existing view facing North towards existing mudroom & carport



Color combination Exterior inspiration



Roof Tile-VereaJacoba



City of Winter Park
Planning & Transportation Department
Historic Preservation Board
401 South Park Avenue
Winter Park, Florida 32789
407-599-3440

Certificate of Review Application

1. **2400 Forrest Road, Winter Park, FL 32789**

Building address

Michael & Beth Sheerin 1750 Winchester Dr., Winter Park, FL32789

407.461.1913

Owner's name(s)

Address

Telephone

2. Please indicate the work you propose to undertake:

☐ Minor alteration ☐ New construction ☒ Addition ☐ Demolition ☐ Rehabilitation

☒ Variance request (additional information required) ☐ Other:

3. Proposed project narrative: *(attach additional page if necessary)*

Add a garage and extend the existing mudroom to attach to garage, also add a Cabana at existing pool.

4. The following supplementary information shall be provided as applicable to describe the proposal:

☒ Site plan ☒ Floor plan(s) ☒ Elevations(s) ☒ Photo(s) ☒ Survey

☒ Material and product information ☒ Setback/Coverage worksheet

5. I, **Beth Sheerin**, as owner of the property described above, do hereby authorize the filing of this application on my behalf.



11/28/2021

Owner's Signature

Date

Historic Preservation Commission Office Use

Date received: _____ HPC Meeting: _____ Case File No. _____

Historic name of building (if any)

Historic district name (if any)

Parcel Identification Number

Year built

☐ historic landmark ☐ historic building/structure

☐ district contributing element ☐ district non-contributing element

**Historic Preservation Board
Certificate of Review
*Supplemental Application for Variance Request***

1. Describe variance request:

We request a 5'-0" offset for the proposed new garage from the existing adjacent wall. The garage will be a one story addition with an 11'-0" bearing plate height, and matching in character, style and design intent to the existing historic home. Currently there is no garage at this property only a carport. We additionally request a 10'-0" setback at the closest property edge at adjacent roadway for a proposed new pool cabana with 10'-0" bearing plate height.

2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned?

The existing property sits on an irregular and challenging island-shaped lot that is surrounded by roads on three sides with two homes adjacent to the corner of the property where the existing pool sits. The replacement of the carport with the proposed garage at the south side of the property would better complement without distracting from the distinctive experience of the home.

3. Describe the requirements, from the Land Development Code upon which this request is based.

The irregular shaped lot and orientation of the home makes it difficult to determine which side of the home is the front and which is the rear. We believe and would propose that the pool area be treated as the rear of the property, thus establishing that the proposed pool cabana would be at the rear of the home, and the proposed garage at the side of the property.

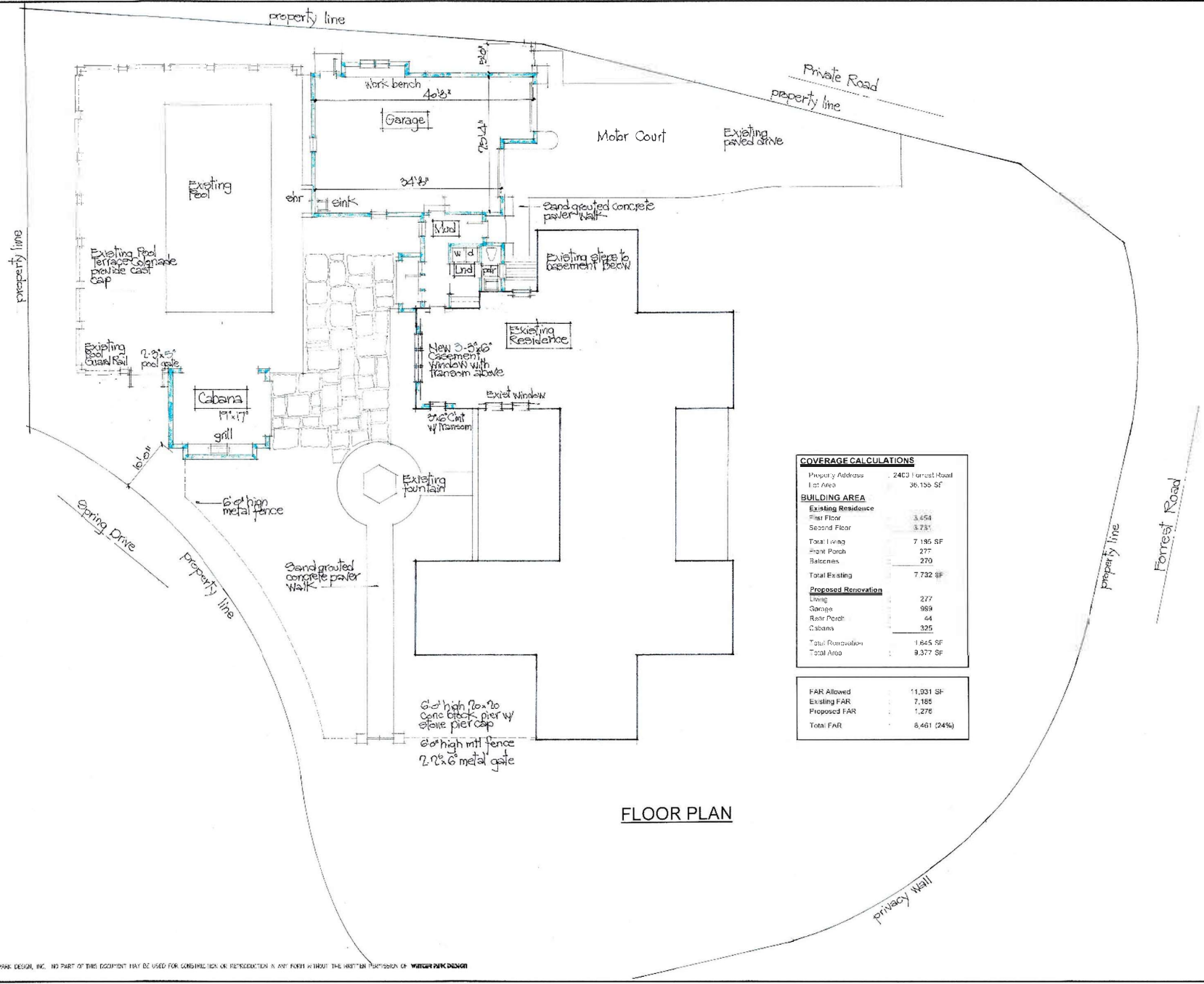
4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.

The location for the proposed garage is the most private, least visible part of the lot with only one next door neighbor. There is an existing, approx. 6'-0" high stuccoed wall with vines between the properties. In order to allow two car lanes into the proposed garage, we are requesting a 5'-0" offset which would only occur at the end of the wall nearest the road. The wall tapers further away toward the back corner of the property.

5. Complete the setback and coverage calculations on the appropriate form and include with this application.

**Proposed garage with mudroom and rear porch : 1,310 sf with side setback of 5'-0" and height 17'-4"
Proposed pool cabana: 325 sf with rear setback of 10'-0" and height of 14'-0"**

File this form with your completed Certificate of Review application.



COVERAGE CALCULATIONS	
Property Address	2403 Forrest Road
Lot Area	36,156 SF
BUILDING AREA	
Existing Residence	
First Floor	3,654
Second Floor	3,731
Total Living	7,385 SF
Front Porch	277
Balconies	270
Total Existing	7,932 SF
Proposed Renovation	
Living	277
Garage	969
Rear Porch	64
Cabana	325
Total Renovation	1,645 SF
Total Area	9,577 SF
FAR Allowed	11,331 SF
Existing FAR	7,185
Proposed FAR	1,276
Total FAR	8,461 (24%)

FLOOR PLAN

WINTER PARK DESIGN

THE RIPPLES RENOVATION

WINTER PARK, FLORIDA

DATE: 10/1/2020

BY: [Signature]

PROJECT: 2403 Forrest Road

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



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THE RIPPLES RENOVATION

WINTER PARK, FLORIDA

DATE

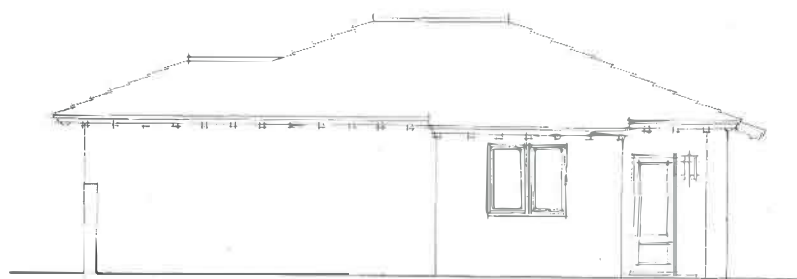
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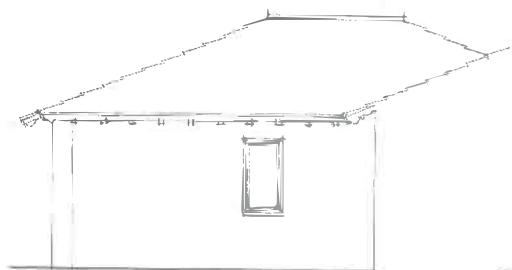
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GARAGE RIGHT SIDE ELEVATION



GARAGE FRONT ELEVATION



GARAGE LEFT SIDE ELEVATION

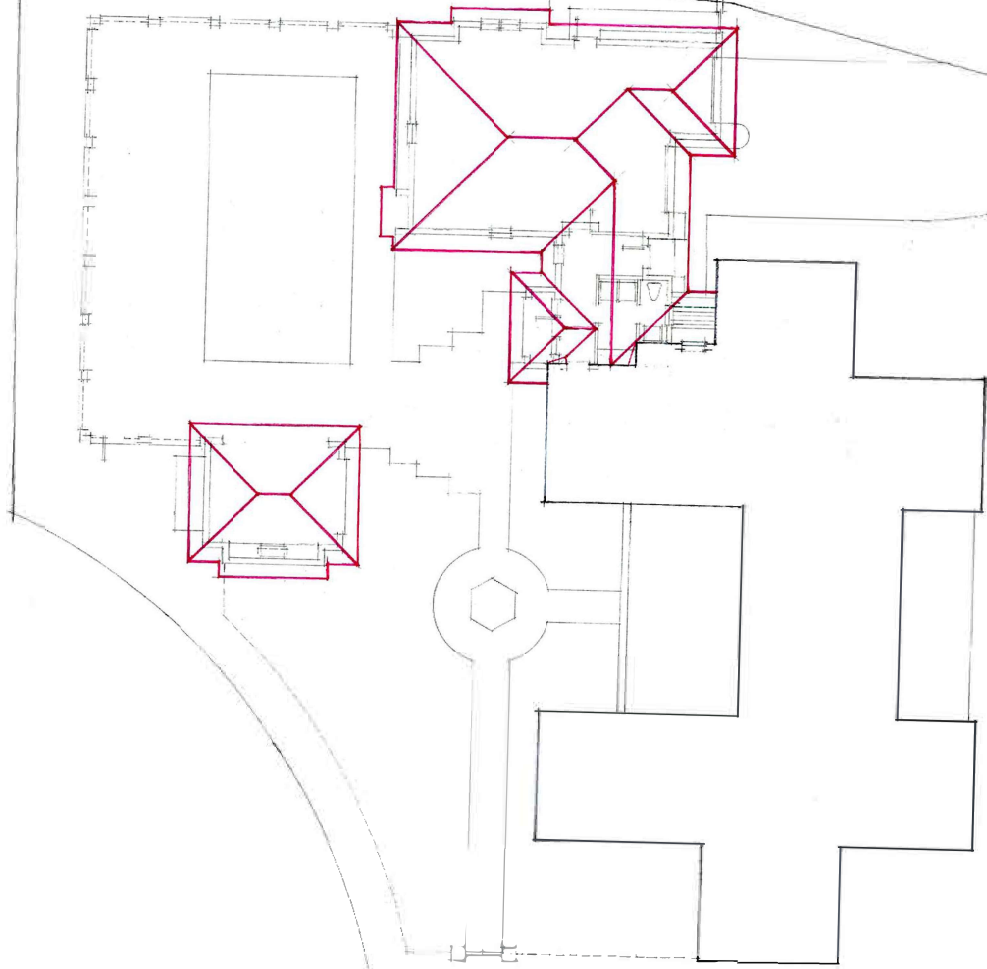


GARAGE REAR ELEVATION





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ROOF PLAN

SPR

DATE

BY ARCH

REVISION

PLAN

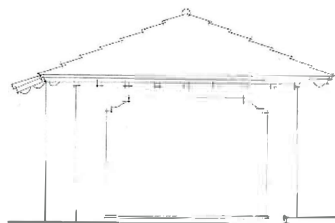
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THE RIPPLES RENOVATION
WINTER PARK, FLORIDA

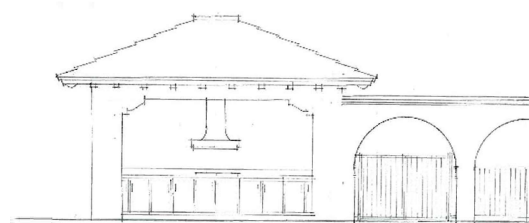
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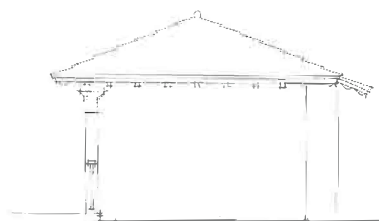
2017-2018
ARCHITECT
PHONE: 407.644.7900
FAX: 407.644.7908



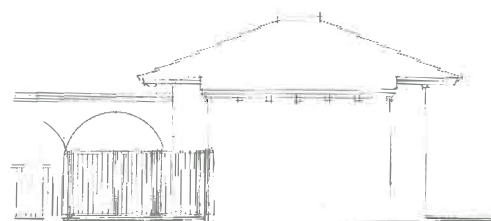
CABANA LEFT SIDE ELEVATION



CABANA FRONT ELEVATION



CABANA RIGHT SIDE ELEVATION



CABANA REAR ELEVATION

WINTER PARK DESIGN



10150 W. 11TH AVE. SUITE 100
DENVER, CO 80231
TEL: 303.425.8200
FAX: 303.425.8201

THE RIPPLES RENOVATION
WINTER PARK FLORIDA

DATE	BY	CHECKED



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From the NW corner of the NE 1/4 of the SE 1/4, of Section 18, Township 22 South, Range 30 East, run W. 30 ft., thence S. 421.73 feet, thence S. 41° 40' W. 153.16 feet to the SE corner of Lot 8, Block C, of THE RIPPLES subdivision, as recorded in Plat Book S, Page 26, of the Public Records of Orange County, Florida, for the point of beginning; run thence S. 72° 57' W. 41.15 feet, thence S. 40° 19' W. 41.15 feet, thence S. 21° 47' W. 44.88 feet, thence S. 13° 52' W. 37.4 feet, thence S 9° 32' E. 37.4 feet, thence S. 48° 31' E. 37.4 feet, thence S. 71° 33' E. 102.18 feet, thence N. 02° 58' E. 25 feet, thence S. 81° 35' E. 100 feet, thence N. 3° 11' E. 84.45 feet to a point on a curve which has a radius of 75.99 feet and a central angle of 60 52' thence N 15° 14' and N 1° 14' along the arc of said curve a distance of 80.73 feet, thence N. 29° 14' W. 55.88 feet, thence N. 41° 40' E. 2.49 feet, thence S. 86° 21' W. 43.43 feet, thence N. 67° 45' W. 31.81 feet to the p.o.b.

(Subject, however to an easement for ingress and egress over the following described strip of land: From the NW corner of the NE 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 30 East, run W. 30 feet, thence S. 421.73 feet, thence S. 41° 40' W. 153.16 feet to the SE corner of Lot 8, Block C, of THE RIPPLES subdivision as recorded in Plat Book S, Page 26, Public Records of Orange County, Florida, for the p.o.b.; run S. 72° 57' W. 41.15 feet thence S. 40° 19' W. 41.15 feet; thence S. 21° 47' W. 44.88 feet, thence S. 13° 52' W. 37.4 feet; thence S. 9° 32' E. 37.4 feet, thence S. 48° 31' E. 37.4 feet, thence S. 71° 33' E. 102.18 feet, thence N. 2° 58' E. 25 feet, thence N. 71° 33' W. 90.5 feet, thence N. 48° 31' W. 24.1 feet, thence N. 9° 32' W. 24 feet, thence N. 13° 52' E. 30.52 feet, thence N. 21° 47' E. 39.16 feet, thence N. 40° 19' E. 30.13 feet, thence N. 72° 57' E. 32 feet, thence N. 77° 54' E. 67.29 feet, thence N. 41° 40' E. 2.49 feet to the SW corner of Lot 11, Block B, of the said THE RIPPLES subdivision, thence S. 86° 21' W. 43.43 feet, thence N. 67° 45' W. 31.81 feet to the p.o.b.)

4) Subject to restrictions, reservations, easements and rights-of-way, if any, appearing of record.
 2) Survey performed without the benefit of a title search.
 3) Underground utilities and other below ground features, not located, other than shown.

- U.E =Utility Easement
- D.E =Drainage Easement
- U.P =U.E.,Utility & Drainage Easement
- D.P =Drainage Easement
- D =Dred data
- M =Measured data
- C =Calculated data
- F =Found
- F =Fence corner
- P =Point of Curve
- P =Point of Tangency
- P.C =Point of Compound Curve
- P.R =Point of Reverse Curve
- N =Nadir
- LS- Land Surveyor
- LS- Licensed Surveyor
- LS- Licensed Professional Surveyor & Mapper
- C.S -Concrete Slab
- MF- Moulded Plywood Fence
- RF- Railroad Rail Fence
- WFF- Warded Wire Fence
- F =Fence
- MF- Metal Rail Fence
- CLF-Chain Link Fence
- WV- Wavy Fence
- W=Water Meter
- ETP=Electric Transformer Pad
- T=Telephone Riser
- TV= Cable TV Riser
- OW=Overhead Warrant
- CN- Concrete Block Wall

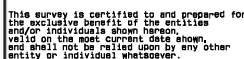
MICHAEL & BETH SHEERIN
LAND TITLE PROFESSIONALS, LLC

This is to certify that I have consulted the National Flood Insurance Flood Hazard Boundary Map and found the subject property is not within a special flood hazard area, according to Map No. 12095C 0255F, dated 9/25/2009. (ZONE X)

2400 FORREST RD., WINTER PARK, FL

L1	S	72'	67'	W	41.16'
L2	S	40'	19'	W	41.16'
L3	S	21'	47'	W	44.88'
L4	S	13'	62'	E	37.40'
L5	S	09'	32'	E	37.40'
L6	S	48'	31'	E	37.40'
L7	S	71'	33'	E	102.18'
L8	N	02'	68'	E	26.00'
L9	S	81'	36'	E	100.00'
L10	N	03'	11'	E	84.46'
L11	N	29'	14'	W	65.88'
L12	N	41'	40'	E	2.49'
L13	S	85'	21'	W	43.43'
L14	N	67'	46'	W	31.81'

L15	S.	72°	57'	W.	41.15
L16	S.	40°	49'	W.	41.15
L17	S.	21°	47'	W.	44.88
L18	S.	13°	52'	W.	37.40
L19	S.	09°	32'	E.	37.40
L20	S.	48°	31'	E.	37.40
L21	S.	71°	33'	E.	102.18
L22	N.	02°	58'	E.	25.00
L23	N.	71°	33'	W.	90.50
L24	N.	48°	31'	W.	24.10
L25	N.	09°	32'	W.	24.00
L26	N.	13°	52'	E.	30.62
L27	N.	21°	47'	E.	39.16
L28	N.	40°	49'	E.	30.13
L29	N.	72°	57'	E.	32.00
L30	N.	77°	54'	E.	67.29
L31	N.	41°	40'	E.	2.49
L32	S.	85°	21'	W.	43.43
L33	N.	67°	45'	W.	31.81



There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the County or contained within the Title Commitment.

NOTE:
Date of survey may differ from date of signature. If so, the date of survey is the applicable date.

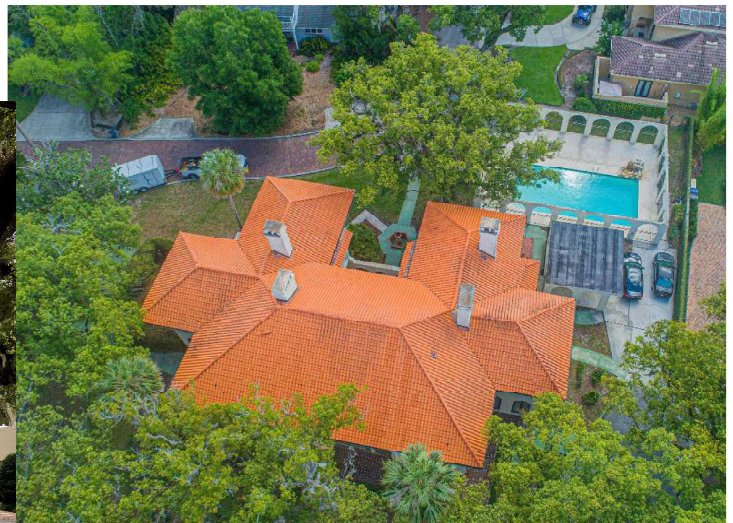
DATE SIGNED: 6/18/2021
James P. Langford, P.L.S. 3992 LB7803
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC
OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

21-06/

Ripples Exterior Design



Existing view facing East toward proposed garage location



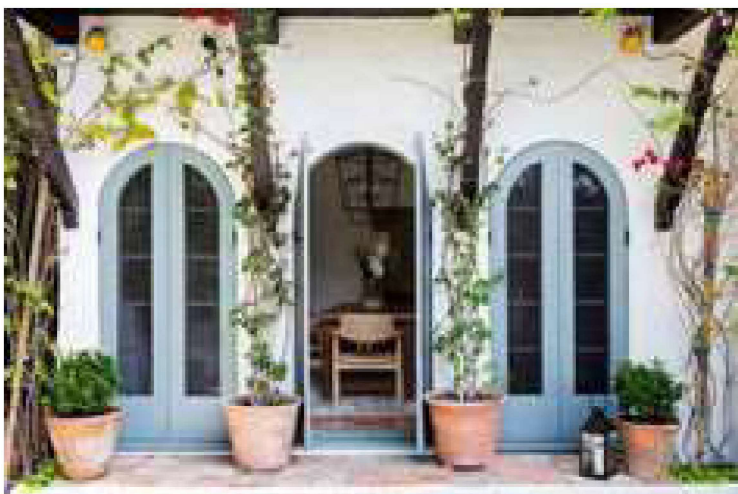
Existing Aerial View



Existing view facing South towards existing Pool and backyard



Existing view facing North towards existing mudroom & carport



Color combination Exterior inspiration



Roof Tile-VereaJacoba



SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Address: 2400 Forrest Road
Submitted by: Gary Hancock e W.P. Design

Lot width²: 162'-0"
Lot area³: 36,155

	Maximum % Allowed ⁴	Existing Area ¹⁰	Additional Proposed Area ¹⁰	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	2 story - 50%	12202	3855	16057	18078
	1 story - 60%				
FLOOR AREA RATIO (F.A.R.)^{5,6} For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁷ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches ⁸ .	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR				
	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
	Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR	7106	1305	8411	11931
SCREEN POOL ENCLOSURE	8% ⁹				

	Minimum % Required	Existing Area ¹⁰	Landscape Area Reduced ¹⁰	New Total Area	Minimum Required Area
FRONT YARD LANDSCAPE COVERAGE Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). Front Lot Area:	50%	9940	2020	7920	4970

NOTES:

1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setbacks as described on page 2.
3. Submerged lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft maximum width and 2.5 ft back from the required setback, occupying 45% of roof area within the same roof plane.
6. See page 3 on how to achieve maximum F.A.R.
7. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
8. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf excludable gross floor area. Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions precluding the enclosing of side and/or rear porches; and enclosing and screening of front porches.
9. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.

24 These columns only apply to existing homes.

SETBACKS (complete boxes A and B first)

Garage Cabana

	Minimum Allowable Dimensions			Existing	Proposed
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.				
SIDES^{1,2} (see other side setback options on pg 4)	1st Floor	See pages 3&4	A	Left Right	5'0"
	2nd Floor		B		
REAR^{1,3,4}	1st Floor	25 ft			
	2nd Floor	35 ft ⁵			
	Lakefront	see note 6			
CORNER LOT	1st Floor	Lot width ≤ 65 ft	15 ft		
		Lot width > 65 ft ⁷	20 ft		10'0"
	2nd Floor	Lot width ≤ 65 ft	15 ft		
		Lot width > 65 ft ⁷	22.5 ft		
BUILDING HEIGHT^{8,9,10,11,12}	30 ft - 35 ft plus 2 ft or 40 ft (see notes 11 & 12)				17'6" 14'0"

Notes:

- Any building wall that exceeds 12 ft in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
- Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft and interior side setback is 5 ft minimum (no gable end allowed) for garages up to 600 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
- Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft in width may be 10 ft.
- Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
- The rear setback may be reduced to 25 ft for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.
- Require Planning & Zoning commission approval. Lakefront setback is based on the average setback established by the adjacent residences within 200 ft or 50 ft, whichever is greater, measured from ordinary high water line.
- Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft with 1st and 2nd floor setbacks of 25 ft may reduce the rear setback by 5 ft on each floor.
- Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
- No building or portion thereof shall exceed 30 ft in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft additional building height.
- Accessory building that exceeds 18 ft in height shall meet the same setbacks as the principal building on the property.
- Properties or lots with at least 80 ft of width at the building line are permitted to have a building height of 35 ft if the side setbacks are increased to 20 ft at 30 ft above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft of additional building height.
- Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft if side setbacks are increased to 35 ft to the portion of the roof over 30 ft in height.



Historic Preservation Board agenda item

item type	Public Hearings	meeting date	January 19, 2022
prepared by	Jeffrey Briggs	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

COR 22-02 Request of Mike and Linda Cegelis.

item list

COR 22-02 Request of Mike and Linda Cegelis for renovations and additions to the existing home at 1200 Lakeview Drive, built in 1946.

motion / recommendation

This public hearing has been continued until the next Historic Preservation Board meeting on February 9th at 9:00 am.

background

alternatives / other considerations

fiscal impact