



Planning & Zoning Board Regular Meeting

Agenda

December 6, 2022 @ 6:00 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/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 November 1, 2022 Meeting Minutes.](#) 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 #22-14. Request of Rob Smith with E2 Homes.](#) 10 minutes
Request of Rob Smith with E2 Homes for approval to construct a new, two-story, 7,957 square-foot, single-family home located at 700 Via Lugano on Lake Maitland, zoned R-1AAA.
 - b. [SPR #22-13. Request of Rob Smith with E2 Homes.](#) 10 minutes
Request of Rob Smith with E2 Homes for approval to construct a new, one-story, 2,805 sq. ft., single-family home located at 410 Lakewood Drive on Lake Osceola, zoned R-1AAA.
 - c. [SPR# 22-15. Request of Scott Webb with Hanson Custom Homes.](#) 10 minutes
Request of Scott Webb with Hanson Custom Homes for approval to construct a new, two-story, 4,618 square-foot, single-family home located at 1891 Lake Spier Drive on Lake Spier, zoned R-1A.
 5. **Action Items**
 6. **Non-Action Items**
 - a. [Discussion of West Fairbanks Study Area by Canin Associates & Next Steps](#) 45 minutes
 7. **Staff Updates**
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



Planning & Zoning Board

agenda item

item type	Consent Agenda	meeting date	December 6, 2022
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the November 1, 2022 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[P&Z November 1, 2022 Draft Meeting Minutes.pdf](#)



Planning & Zoning Board Regular Meeting Minutes

November 1, 2022 at 6:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present: Melissa Vickers, Vashon Sarkisian, Jim Fitch, Richard James, Michael Spencer, and Alex Stringfellow. Absent: David Bornstein. Also Present: City Attorney Dan Langley. Staff: Director of Planning and Transportation Jeff Briggs, Assistant Director of Planning and Transportation Allison McGillis, Senior Planner & Zoning Official John Harbilas, Planner I Nicholas Lewis, Planning Technician Aaron Hull, and Deputy City Clerk Kim Breland.

(1) Call to Order

Vice-Chair David Bornstein called the meeting to order at 6:00 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by Jim Fitch, seconded by Alex Stringfellow to approve the October 4, 2022 meeting minutes.

Motion carried unanimously with a 6-0 vote. (David Bornstein was not present for the meeting.)

(3) Staff Updates

Mrs. McGillis asked the Board if they would agree to canceling the next two Board work sessions scheduled for November 23, 2022 and December 27th since the dates fall so closely to holidays. She also asked the Board if they were ok with discussing the South of Fairbanks Avenue study by Canin and Associates at the December 6, 2022 regular Board meeting. The Board unanimously agreed to cancelling the next two work sessions and including the Canin and Associates discussion at the next regular Board meeting.

(4) Public Comments (for items not on Agenda)

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

(5) Non-Action Items

No non-action items.

(6) Action Items

No action items.

(7) Public Hearings

- Request of the City of Winter Park for: An Ordinance to update the lakefront zoning regulations.

Mr. Briggs provided the Board a brief summary of the request. He noted that the item had been discussed with the Board during previous work sessions. He went on to discuss the pertinent changes reflected in the update that address transferring of variance authority from the Board of Adjustments to the more appropriate Lakes and Waterways Board, improving regulations regarding stormwater grading, issues on lakefront setbacks, heights of pools and patios, walkout basements, and an issue with the clarification of pitched roofs for boat

houses. He also discussed strengthening the code language in terms of how issues with views of the lakes are adjudicated, modifying the code requirement from 10% impervious coverage within the 50-foot setback to 5%, code rules for fences, and increasing lakefront setbacks from 50 feet to 75 feet. He added that a graphic will be placed in the code to help explain the fencing requirements. Mr. Briggs then went on to discuss heights for swimming pool decks, pool cabanas, and issues with swimming pool decks for homes with walkout basements on the lakes.

Staff recommendation was for approval.

The Board discussed errors and corrections to the language of the updated code as presented by staff.

The Board asked staff to make the following edits:

- On page 2, the words “Lakes and Waterways Board” at the bottom of the page should be removed.
- On page 4, under “Submission Requirements”, in subparagraph 2 in the next to last line, the word “setbacks” is incorrectly spelled, the word “elevation” should be placed after the words “high water”, and the word “for” should be placed after the word “proposed”.
- On page 7, the third line of the first paragraph should state “one-half setback”.
- On page 8, in the third line of paragraph C, re-insert the word “fifty”, and insert the words “50 (fifty) foot setback” in the fourth line. Two more lines down, insert the word “decks” before the comma and remove the dash after the comma in the section that states “stand alone patios and,”. Four more lines down, remove the comma after “75 foot setback” and remove the word “substantially”.
- On page 9, in paragraph B, the typo “tth” in the third line should be corrected to “the” and the statement “the height is measured from the existing natural grade” should have the word “is” replaced with “shall”. In paragraph C, the word “stairs” should be replaced with the word “steps”. In paragraph 13, the statement “lowest living area level” should be clarified or defined.
- On page 11, in subparagraph 1, under section 114.31, the words “Lakes and Waterways Board” should be capitalized and the “d” in “docks” should be italicized.
- On page 13, in subparagraph B, the title words “Venetian Canal or Kraft Gardens” should be capitalized.

The Board briefly discussed the rationale behind the statement on page 10 that says “the retaining wall shall not exceed a maximum length of 24 inches” and suggested that the width be increased to 36 inches. They also discussed allowances for keystone style stacked block dimensions.

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

Motion made by Michael Spencer, seconded by Alex Stringfellow, for approval of an Ordinance to update the lakefront zoning regulations subject to the changes suggested by the Board.

Motion carried unanimously with a 6-0 vote. (David Bornstein was not present for the meeting.)

- Request of the City of Winter Park for: An Ordinance to update the storm water retention code.

Mr. Briggs provided the Board a brief summary of the request. He noted that there are issues from time to time with new homes that shed water onto adjacent properties. In an effort to forewarn property owners of stormwater retention code requirements, staff proposed to add to the existing code language that property owners could be required to provide inlets, pipes, curbs, or retaining walls to address stormwater retention issues. Mr. Briggs went on to discuss other changes reflected in the update including a fee in lieu of stormwater retention, mandatory setbacks for retention for shade trees, solutions for fill issues, designating artificial turf as impervious, design standards for city or large subdivision retention ponds, and monthly stormwater retention fees. He then provided and discussed examples of scenarios where a fee in lieu would be utilized.

Staff recommendation was for approval.

The Board briefly discussed the fee in lieu concept and where the fees are defined in the ordinance.

The Board discussed errors and corrections to the language of the updated code as presented by staff.

The Board asked staff to make the following edits:

- On page 3, at the top of the page, the word “role” should be corrected to “roll” and should be corrected as listed in other areas of the ordinance.

- Brief discussion ensued regarding design and maintenance relating to the language in subparagraph F of page 5. Discussion then ensued regarding paragraph C of page 6 and City Attorney Langley suggested, and the Board agreed to, adding “unless extended for a good cause shown” to the end of the statement “necessary maintenance repairs shall be made within a time period not to exceed 30 days after notification”.
- On page 8, in paragraph 4, the statement “the bottom of the stormwater treatment system shall be constructed within one foot above the estimated high ground elevation” should have the word “water” placed after the word “ground”.
- On page 11, the first section A-1 should state “A permit shall be required to install artificial turf. And it shall be installed according to the manufacturer’s specifications...”. In paragraph 5 the phrase “any tree” shall be replaced with “any existing tree canopy”. In paragraph 7 the word “fifty” should be added. In paragraph B, on the fourth line, the “C” in the words “subsection parent C” should be replaced with the letter “B”. Three more lines down, the period after the word “fading” should be replaced with a comma.

Brief discussion ensued regarding the reason for the ordinance and installations not being allowed under tree canopies or drip lines of trees.

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

Motion made by Melissa Vickers, seconded by Michael Spencer, for approval of an Ordinance to update the storm water retention code subject to the changes suggested by the Board.

Motion carried unanimously with a 6-0 vote. (David Bornstein was not present for the meeting.)

(8) Board Comments

No Board comments.

(9) Upcoming Agenda Items

No discussion ensued on upcoming agenda items.

(10) Adjournment

Meeting adjourned at 7:08 p.m.

/s/ Recording Secretary Mary Bush



Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date December 6, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

SPR #22-14. Request of Rob Smith with E2 Homes.

item list

Request of Rob Smith with E2 Homes for approval to construct a new, two-story, 7,957 square-foot, single-family home located at 700 Via Lugano on Lake Maitland, zoned R-1AAA.

motion / recommendation

Staff recommendation is for approval.

background

Rob Smith with E2 Homes, is requesting approval to construct a new, two-story, 7,957 square-foot, single-family home at 700 Via Lugano on Lake Maitland. The property is zoned R-1AAA and the unsubmerged portion of the property is 24,702 square feet in size. The proposed impervious lot coverage of 10,642 square feet is 43% of the total lot, which is under the maximum 50% as the code allows. In the R-1AAA zoning district, the base maximum Floor Area Ratio (FAR) for larger properties is 33%. The applicant is proposing a 7,967 square-foot home which equates to an FAR of 32.2%, also below the base maximum. Total size is 8,151 square feet, but the FAR excludes up to 500 square feet of outdoor living areas.

Lakefront Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. This lot will save numerous trees and the proposal does not require the removal of any existing trees.

Views from the Lake:

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three (3) feet in height. This plan complies with that provision. The issues that are typically dealt with about grades and pool decks/retaining walls are not present in this case because the lot is relatively flat sloping from 69-feet at the front of the home to 67-feet to the rear of the pool deck.

Views of the 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. The average lakefront setback of the neighboring lakefront homes is 60-feet. This proposed home will have a setback to the house of 69-feet, 5-inches, which is almost 10-feet behind the average. A large portion of the rear yard is to remain open, and the applicant has agreed to draw back the proposed walls on either property line so as to not extend beyond the neighboring homes.

Further, portions of the pool deck extend slightly into the 50-foot setback line. Under the current code, the applicant is permitted up to 10% of the area within the 50-foot setback for impervious surfaces. These areas within the 50-foot line only make up 3.7%. There is also a proposed beach area along the ordinary high-water elevation. This beach area requires the approval of a Shoreline Alteration Permit, which is not part of the Planning & Zoning Board's approval with this item. Therefore, approval of the plans as presented to the Planning and Zoning Board does not grant approval of this beach and also does not preclude the applicant from seeking such approval.

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 lot requires 886 cubic-feet of retention. The applicants are proposing two swale retention areas, one in the front landscape area and another along the southwest side of the proposed structure. These two areas make up 762 cubic-feet of the required retention. There is also a significant number of cypress trees to remain on the property closer to the water's edge, which makes the presence of swales in the rear yard impossible without harming the trees. Staff feels that the natural retention by the presence of the cypress trees is more than adequate to make up the final bit of retention required, thus satisfying this requirement.

Summary

Overall, the plans meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements and the applicant is not requesting any variances.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[700 Via Lugano - Area Map.pdf](#)

ATTACHMENTS:

[700 Via Lugano - Aerial Map.pdf](#)

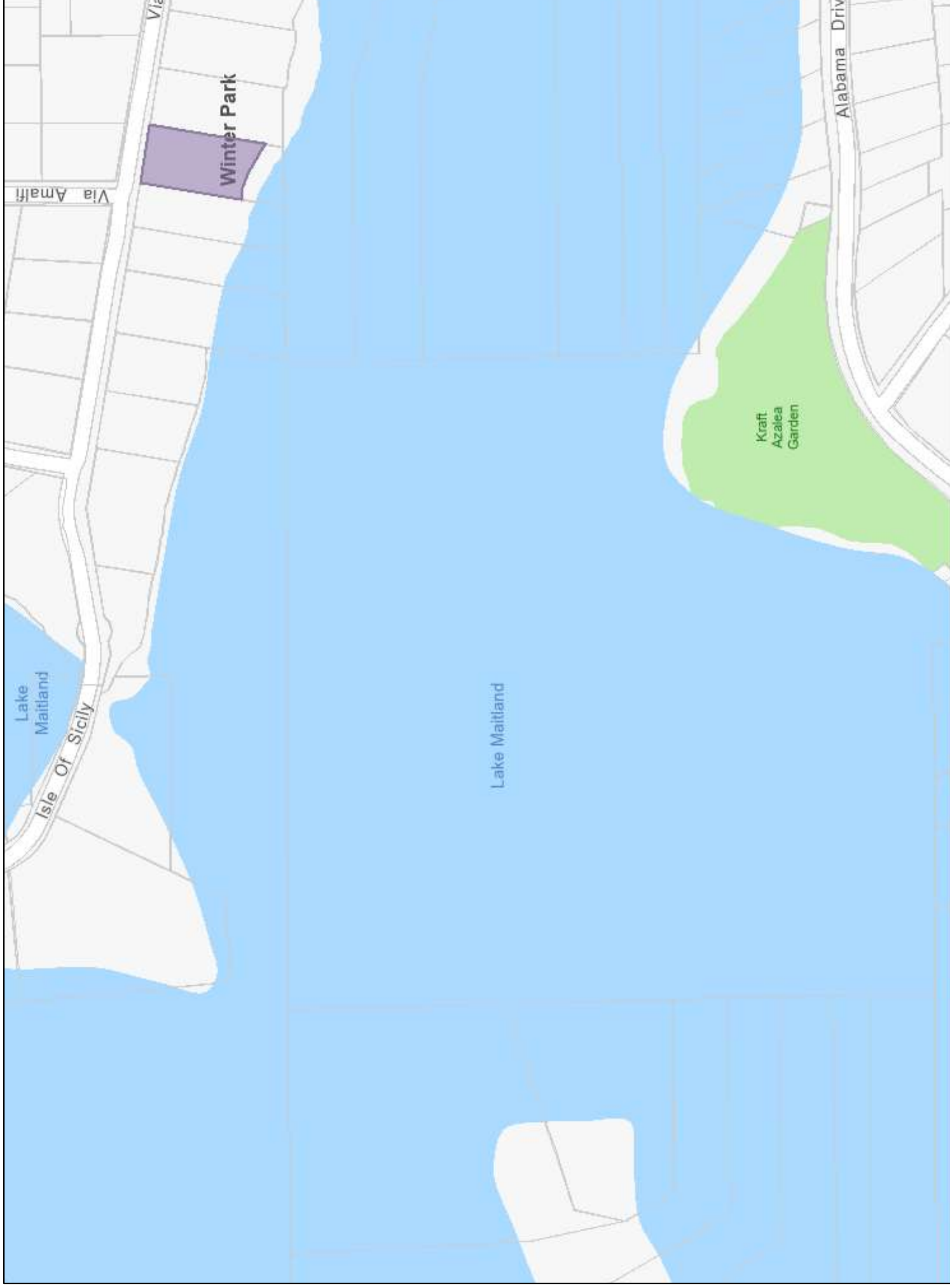
ATTACHMENTS:

[700 Via Lugano - Lakefront Table.pdf](#)

ATTACHMENTS:

[700 Via Lugano - Plan Set FINAL.pdf](#)

700 Via Lugano - Area Map



700 Via Lugano - Aerial Map



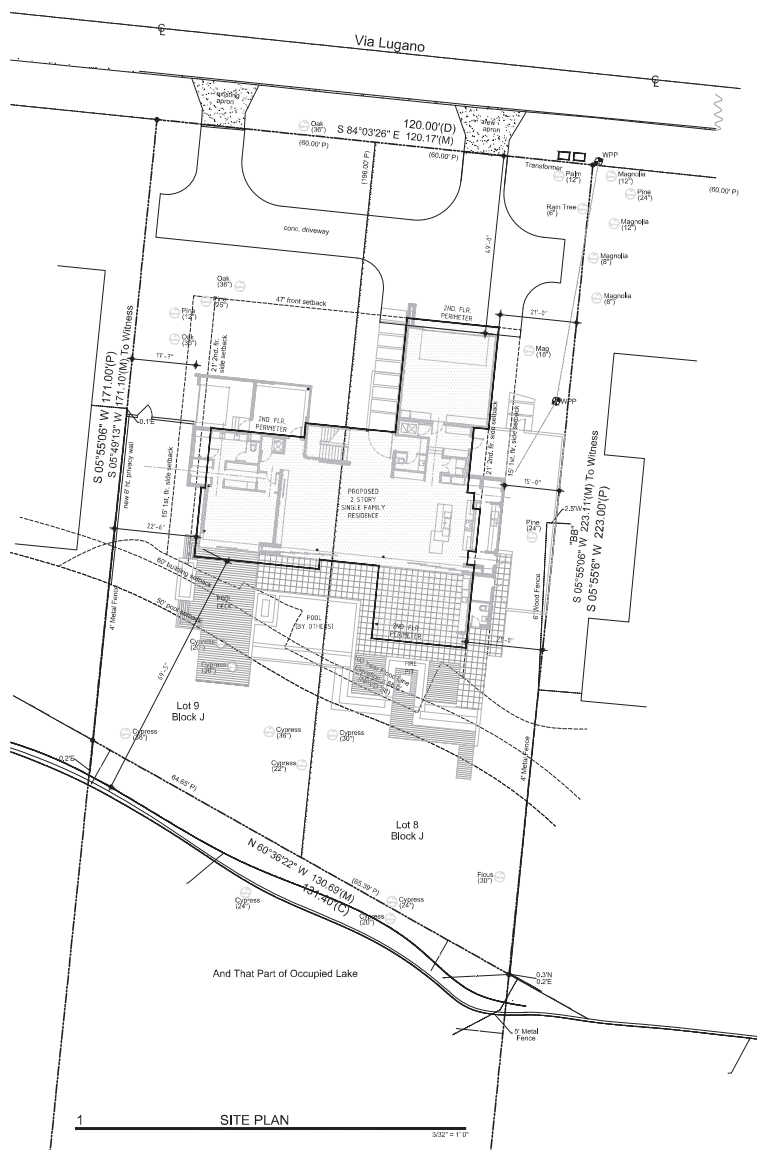
Lakefront Site Plan Review: 700 Via Lugano

	R-1AAA Requirements	Proposed
Zoning	N/A	R-1AAA
Future Land Use	N/A	SFR
Lot Width	150 ft.	120 ft.
Lot Depth	N/A	196 ft.
Lot Area	25,000 sq. ft.	24,702 sf
Floor Area Ratio	33% (8,151 sf)	32.2% (7,957 sf)
Impervious Lot Coverage	50% (12,351 sf)	43% (10,642 sf)
Front Setback	47 ft.	47 ft.
Side Setbacks	15 ft./21 ft.	15 ft./21 ft.
Lakefront Setbacks	60 ft. (Avg.)	69 ft., 5 in.
Pool Lakefront Setback	50 ft.	50 ft.

Gellein Residence







ARCHITECT:
SEAL:

MW

**MICHAEL WENRICH
ARCHITECTS**

1800 N. ORANGE AVENUE
ORLANDO, FLORIDA 32804
4086534 407.732.0506

MICHAELWENRICH.COM

MCCHANE, WENDETT, R.A.
77.9-94634 A.B.
DATE: _____
WWW.DRUGABUSEHISTORY.COM

GELLEIN
RESIDENCE

700 VIA LUGANO,
WINTER PARK, FL
32789

REVISION HISTORY

[illegible]

MWA PROJECT NO:	2210
DRAWN BY:	FJR
SCALE:	AS NOTED
DATE:	11/11/2022

SHEET TITLE

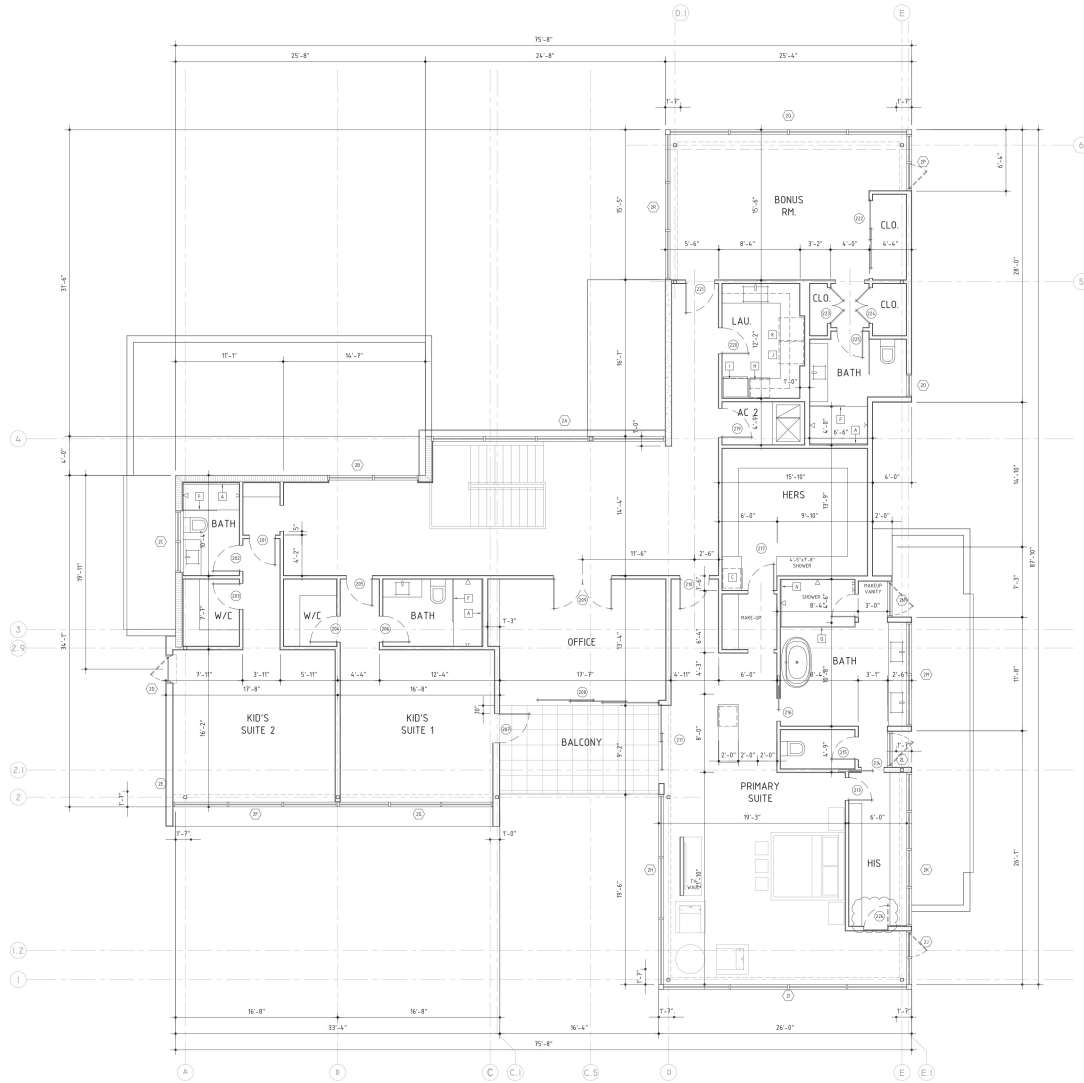
SITE PLAN

AO

A. LINEAR DRAIN
B. 30" DRILL
C. 24" W.C. REFRIGERATOR
D. 75" SINK
E. 8' L. COUNTER WITH KNEE SPACE

A1.1

THE CONCEPTS AND DESIGN CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY DETAILED HEREIN. UNAUTHORIZED USE OR REPRODUCTION SHALL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



- FURNISH, APPLIANCES AND CABINET FEATURES:
- A. LAMINATE COUNTERTOP
 - B. 12" VENTILATOR
 - C. 12" VENT
 - D. 12" VENTILATOR WITH 1/2" SPACER
 - E. THERMOSTAT GLASS PANEL
 - F. THERMOSTAT GLASS UNDER ENCLOSURE
 - G. REFRIGERATOR
 - H. 1/2" VENT
 - I. 1/2" VENT
 - J. 1/2" VENT
 - K. WOOD

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SEAL:
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MICHAELWENRICH.COM

MICHAEL WENRICH, R.A.
DATE:
WWW.MICHAELWENRICH.COM

GELLEIN
RESIDENCE
700 VIA LUGANO,
WINTER PARK, FL
32789

REVISION HISTORY		
Revision	By	Date

garage elementary revision 03.25.22

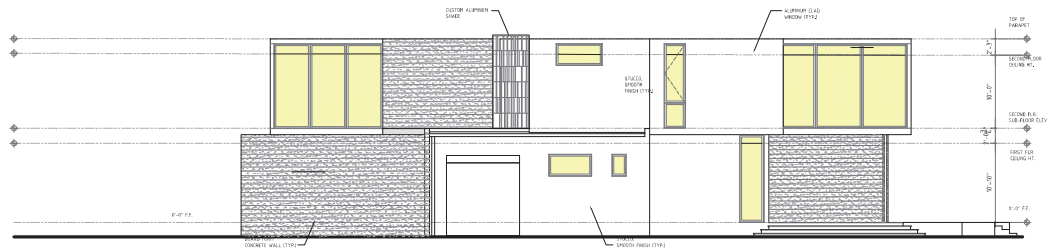
MWA PROJECT NO: 2210
DRAWING BY: EJR
SCALE: 1/8"=1'-0"
DATE: 10/27/2022

SHEET TITLE

SECOND FLOOR
PLAN

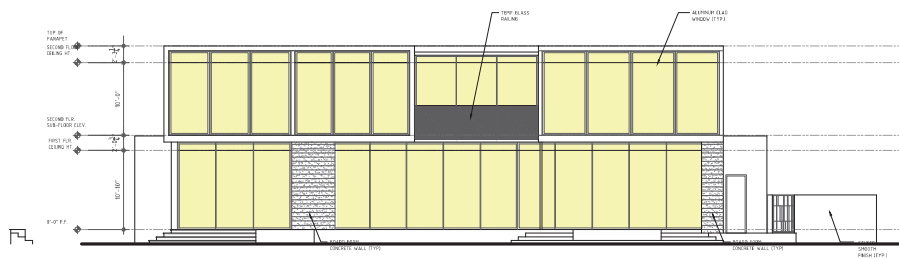
A1.2

1 FRONT ELEVATION

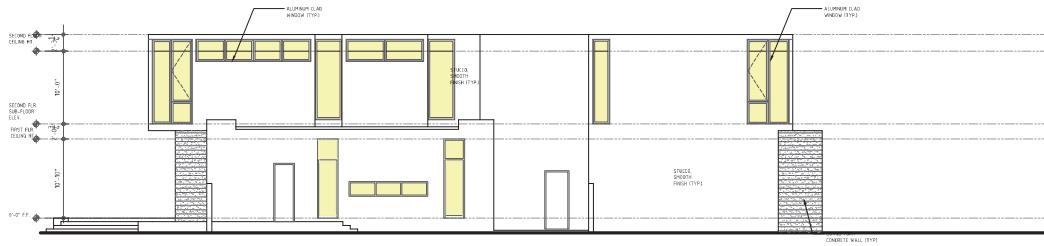


2 RIGHT ELEVATION

A3.1



1 REAR ELEVATION



2 LEFT ELEVATION

ARCHITECT:
SEAL:

MW

MICHAEL WENRICH
ARCHITECTS

1800 N. ORANGE AVENUE
ORLANDO, FLORIDA 32804
AR#4834 407.702.0506

MICHAELWENRICH.COM

MICHAEL WITNICH, R.A.
 TEL: 940.541.1111
 DATE: _____
 WWW.MICHAELWITNICH.COM

**GELLEIN
RESIDENCE**
700 VIA LUGANO,
WINTER PARK, FL
32789

REVISION HISTORY

[illegible]

MWA PROJECT NO:	2210
DRAWN BY:	FJR
SCALE:	$\frac{1}{4}" = 1'-0"$
DATE:	10/27/2022

SHEET TITLE

EXTERIOR ELEVATIONS

A3.2



item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date December 6, 2022
prepared by Aaron Hull	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

SPR #22-13. Request of Rob Smith with E2 Homes.

item list

Request of Rob Smith with E2 Homes for approval to construct a new, one-story, 2,805 sq. ft., single-family home located at 410 Lakewood Drive on Lake Osceola, zoned R-1AAA.

motion / recommendation

Staff recommendation is for approval.

background

Rob Smith with E2 Homes, on behalf of the homeowner Donna Loggie, is requesting approval to construct a new, one-story, 2,805-square-foot, single-family home at 410 Lakewood Drive on Lake Osceola. The property is zoned R-1AAA and 22,739 square feet in size. The lot is currently vacant. Under the applicant's proposal, the proposed impervious lot coverage of 8,004 square feet is 35%, well under the maximum 50% as the code allows. In the R-1AAA zoning district, the base maximum Floor Area Ratio (FAR) for larger properties is 33%. The applicant proposes a 2,805-square-foot home which equates to a FAR of 12%, well below the base maximum.

Lakefront Lot Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code state that existing trees shall be preserved to the degree reasonably possible. This lot will save numerous trees. The only live oak was removed already due to potentially hazardous conditions it caused to the neighbor's property and was previously approved for removal by Urban Forestry. The builder has contacted Urban Forestry regarding tree preservation and received approval for the once-removed tree.

View from the Lake

The code direction is to minimize stem walls' height and extent or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision. The issues typically dealt with above grade pool decks/retaining walls are not present in this case because the lot is relatively flat, sloping from 71 feet at the front of the home to 68 feet at the rear. The proposal has a 30-inch high wood retaining wall component that meets city code. There is also a proposed beach area along the ordinary high-water elevation. This area requires the approval of a Shoreline Alteration Permit by the Lakes & Waterways Advisory Board, which is not part of the Planning & Zoning Board's approval with this item. Therefore, approval of the plans as presented to the Planning and Zoning Board does not grant approval of this beach and also does not preclude the applicant from seeking such approval.

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. The average lakefront setback of the neighboring lakefront homes is 62 feet. This proposed home will have a lakefront setback of 66 feet, greater than the average. A large portion of the rear yard is to remain open, mitigating any visual impact to the adjoining neighbors.

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. The applicants are proposing two swale retention areas on the property, one in front of the house and one towards the southwest corner of the property (as they have ample land to accomplish this). There is ample space in the side setbacks to convey the rainfall down the lot to these retention areas and ample trees to remain on the property closer to the water's edge. They will meet the stormwater retention criteria.

Summary

Overall, the plans meet the intent of the lakefront review criteria. The lakefront setback is more significant, leaving a bit more lakefront yard and a large portion of the rear yard to remain open, thus mitigating any visual impact to the adjoining neighbors. To that extent, the impervious coverage is 25% less than the maximum allowed, and the FAR is 12%, much less than the maximum allowed by the code, which is beneficial.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[SPR #22-13 410 Lakewood Drive Full Application Updated.pdf](#)

ATTACHMENTS:

[410 Lakewood Drive - Lakefront Table.pdf](#)

ATTACHMENTS:

[410 Lakewood Drive - Area Map.pdf](#)

ATTACHMENTS:

[410 Lakewood Drive - Aerial Map.pdf](#)



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

SPR# _____

FEE PAID
ck # _____
amt. \$ _____
date _____

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

I. APPLICANT

Name Rob Smith
Address PO Box 3300
Winter Park, FL 32790
Phone 407-913-3246
Email Address office@e2homes.com

OWNER

Donna Loggie / Schiavi Family Qualified Personal Residence Trust
410 Lakewood Dr.
Winter Park, FL
32789
Email Address _____

Is the property under contract for purchase or lease? ☐ Yes ☒ No

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

Is the contract for purchase or lease contingent upon this approval? ☐ Yes ☒ No

II. PROPERTY

Street Address: 410 Lakewood Dr. Winter Park, FL 3789

Zoning Classification: R-1AAA Comprehensive Plan Future Land Use Designation: _____

PARCEL # 05-22-30-6476-01-100 (same as tax ID number of Orange County property tax records)

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

OSCEOLA SHORES SECTION 3 S/87 LOT 10 BLK A

Property is on: ☐ Septic ☒ Sewer Name of Lake, canal or stream Lake Osceola

III. SITE PLAN REVIEW REQUESTED The applicant requests a Site Plan Review for:

LAKEFRONT REVIEW OF SFR

IV. CERTIFICATION

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

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

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

SIGNATURE [Signature]

DATE 11/3/22



To whom it may concern,

I, Donna Loggie, hereby authorize, Rob Smith, to act as my agent for all zoning
(owner)

and building applications for my personal property; 410 Lakewood Dr. Winter Park, FL 32789.

Donna Loggie
Owner's Signature

11/3/22
Date



SETBACK / COVERAGE WORKSHEET

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

Address:

410 LAKEWOOD DRIVE

Lot width²:

95'

Submitted by:

BOB SMITH

Lot area³:

22,739

	Maximum % Allowed ⁴	Existing Area ¹⁰	Additional Proposed Area ¹⁰	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE IMPERVIOUS LOT COVERAGE	Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.				
	2 story - 50%				
	1 story - 60%			8,004	13,643

FLOOR AREA RATIO (F.A.R.)^{5,6} FLOOR AREA RATIO (F.A.R.) FLOOR AREA RATIO (F.A.R.)	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 38% Base FAR or w/ increased side setbacks: 43% Max FAR				
	Lots 11,600 sf to 13,600 sf Use 4,500 sf Base area & 5,200 sf Maximum area				
	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR			3,085	7,503

SCREEN POOL ENCLOSURE	8% ⁹				
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FRONT YARD LANDSCAPE COVERAGE	Count all landscaped green areas EXCLUDE - hard surfaces and all driveway surfaces (pervious & impervious).				
FRONT LOT AREA 11,898	50%			4,984	5,949

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.
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.
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.
10. These columns only apply to existing homes.
11. Vertical walled in areas created above the 1st floor must be including in the gross floor area

SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions			Existing		Proposed	
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.					50'	
SIDES ^{1,2} (see other side setback options on pg 4) SIDES	1st Floor	See pages 3&4 SEE PAGES 3&4	A	Left	Right	12.5'	12.5'
	2nd Floor		B				
REAR ^{1,3,4} REAR REAR	1st Floor	25 ft.					
	2nd Floor	35 ft ⁵					
	Lakefront	see note 6				60'	
CORNER LOT CORNER LOT CORNER LOT	1st Floor 1ST FLOOR	Lot width ≤ 65 ft.	15 ft.				
		Lot width > 65 ft ⁷	20 ft.				
	2nd Floor 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)					16.5'	

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. For lots that are 75ft deep or less a first floor setback of 10ft and a second floor setback of 25ft is allowed. For lots which are 105ft deep or less a first floor setback of 15ft and a second floor setback of 30ft is allowed.
- 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 establish 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.

Legal Description:

Flood Disclaimer:

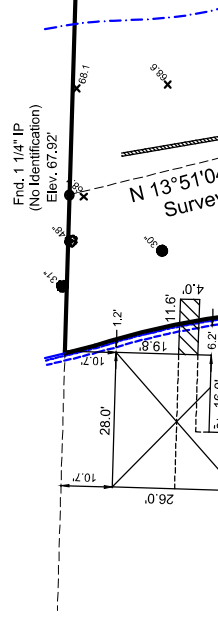
CERTIFIED TO:

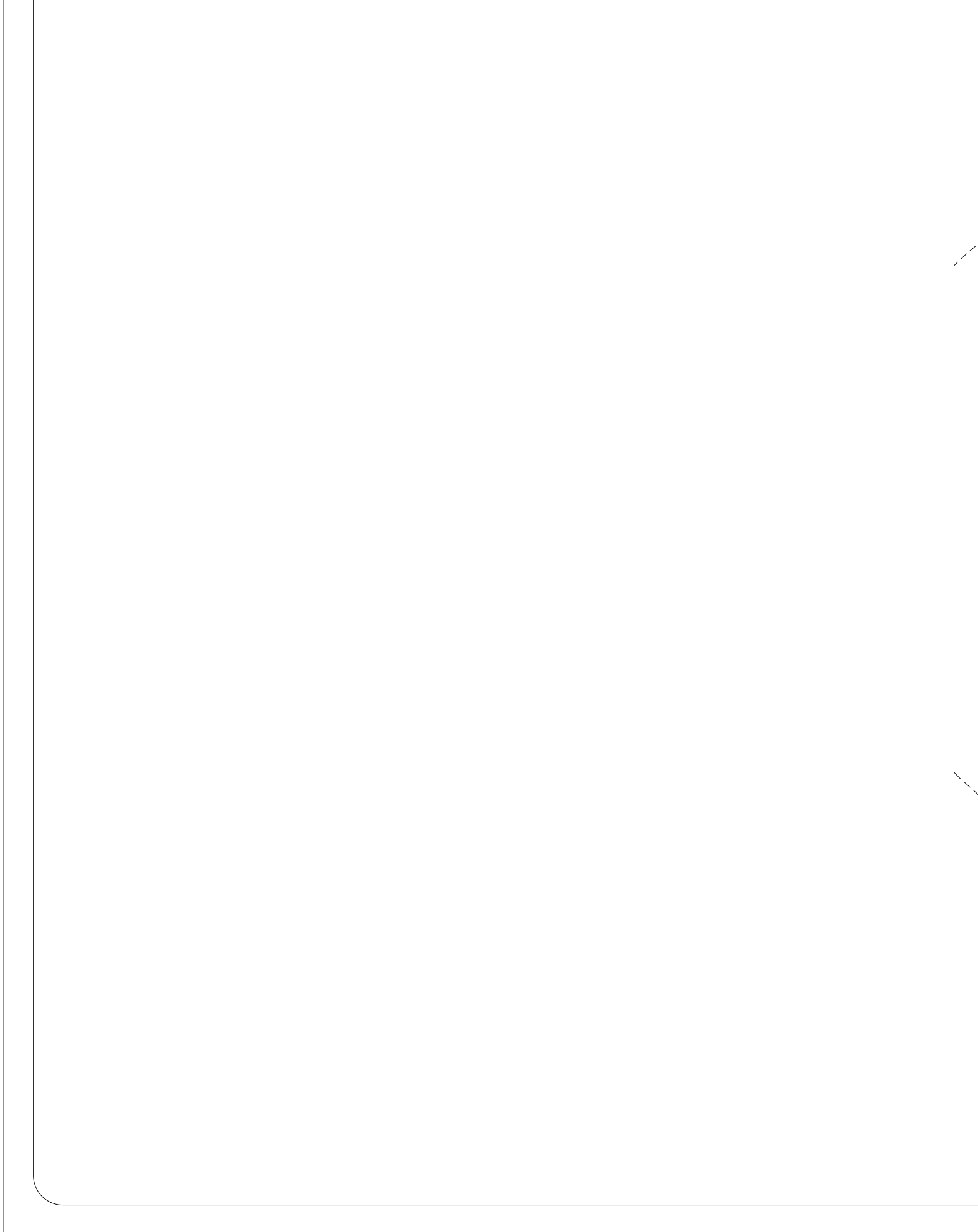
Adjacent Residence,
FFE: 70.77'

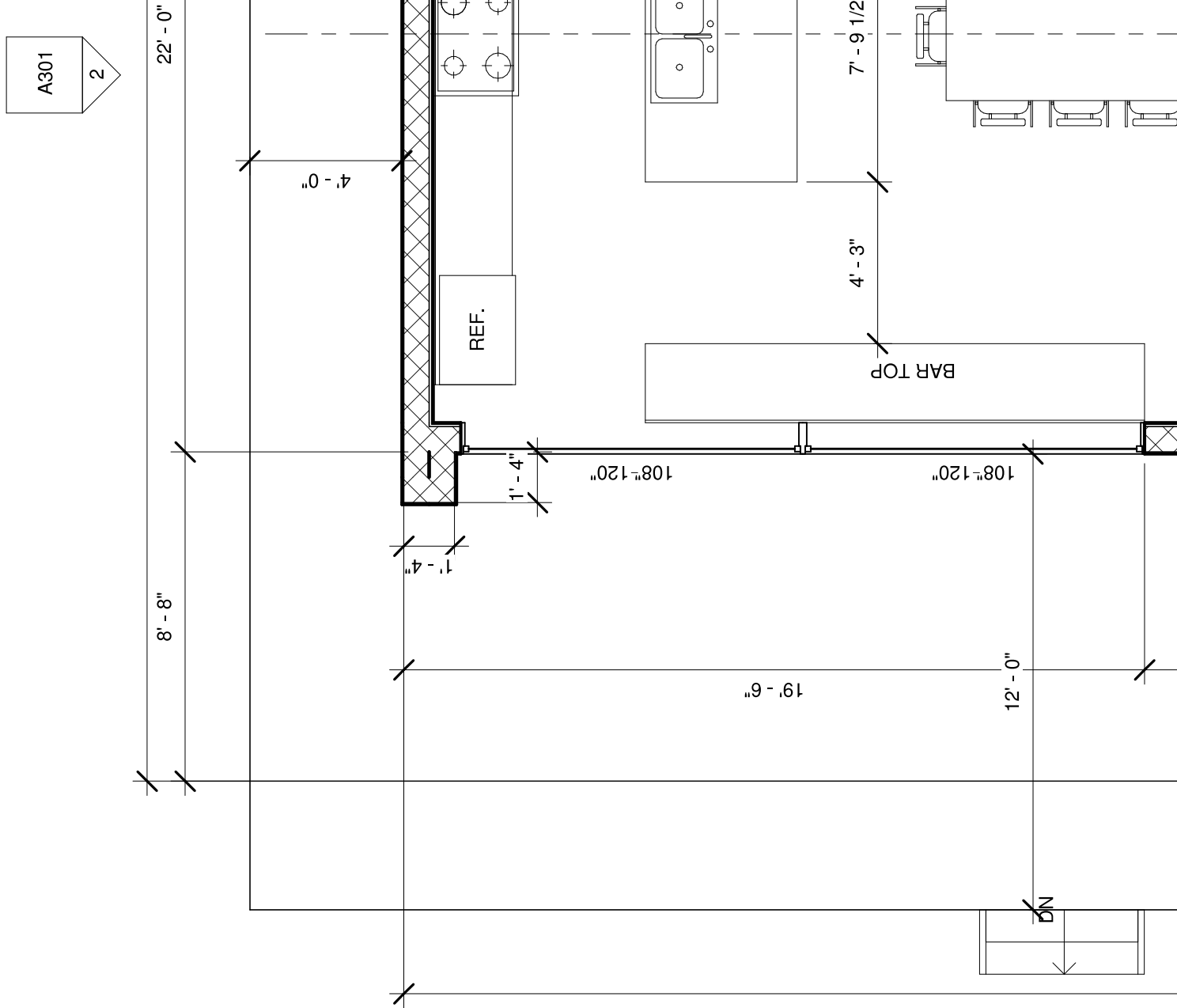
Diagram of an adjacent garage, shown with a red outline and a stippled pattern.

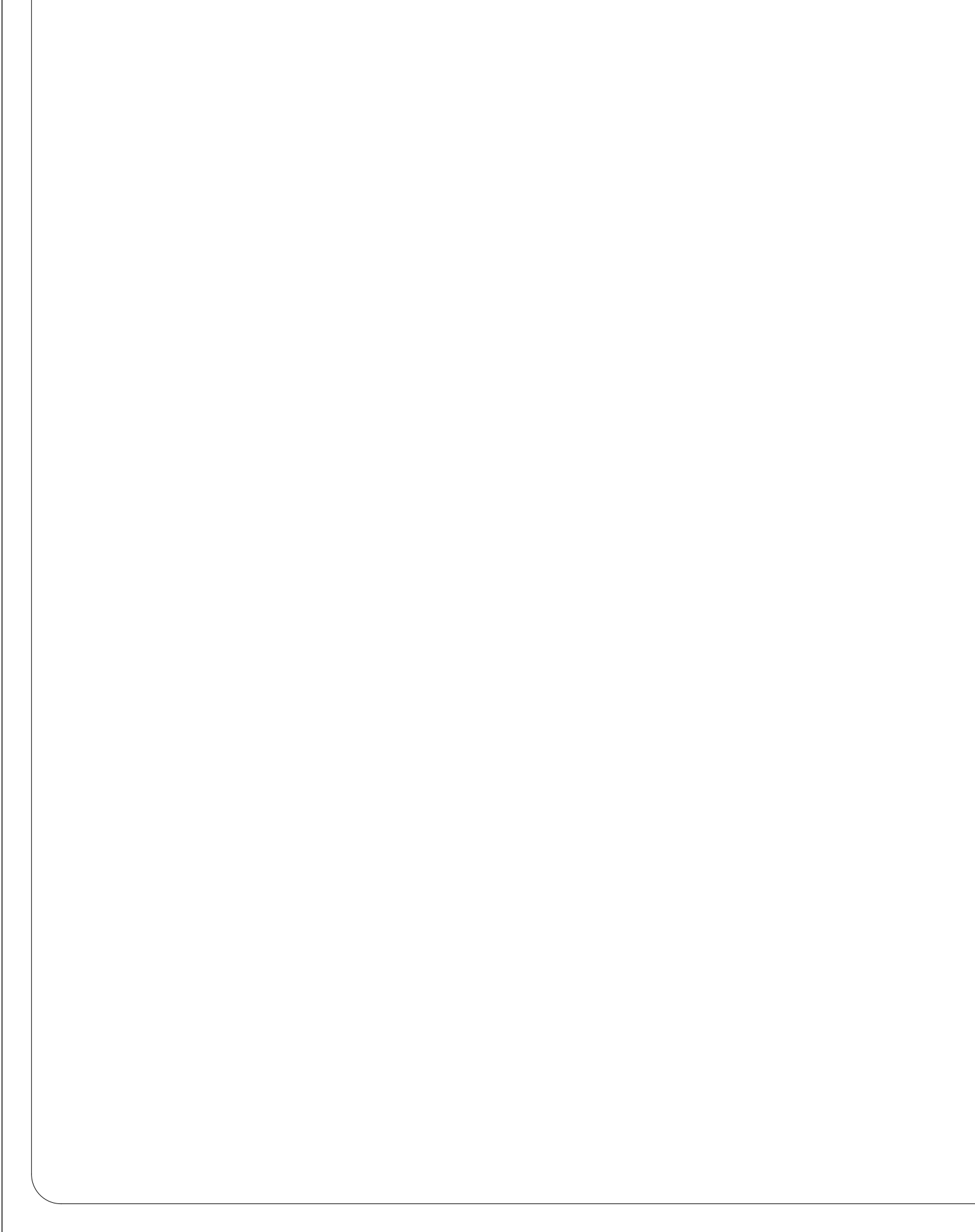
BM #1BM #2BM  #3

25.0' = Existing Elevations (Typical)

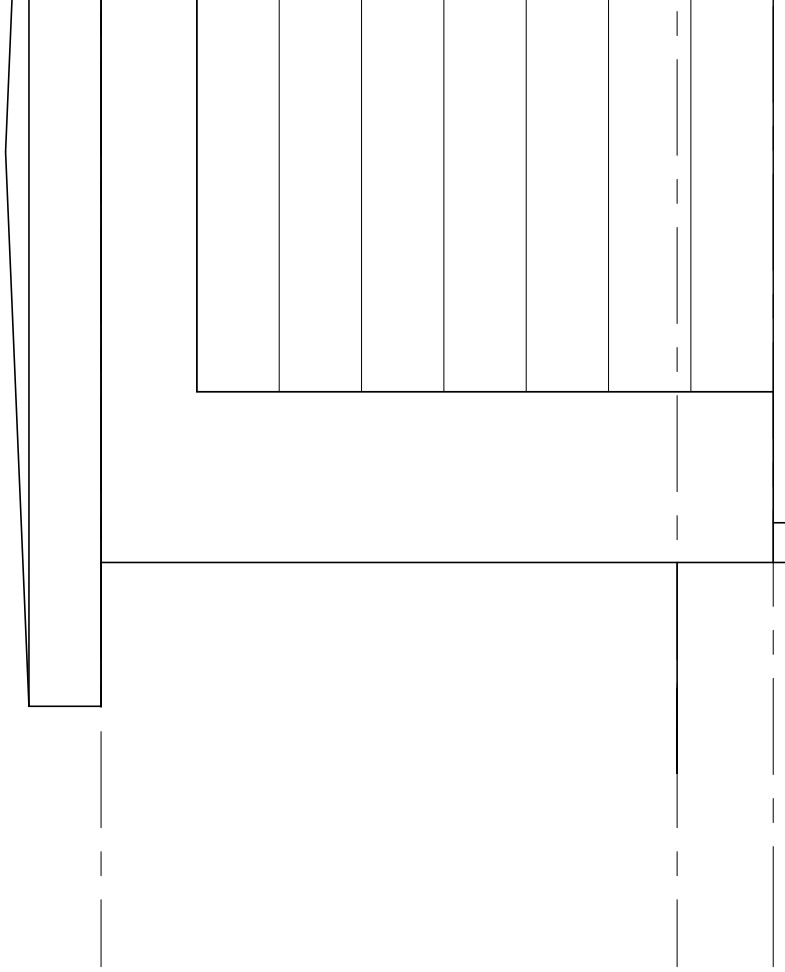


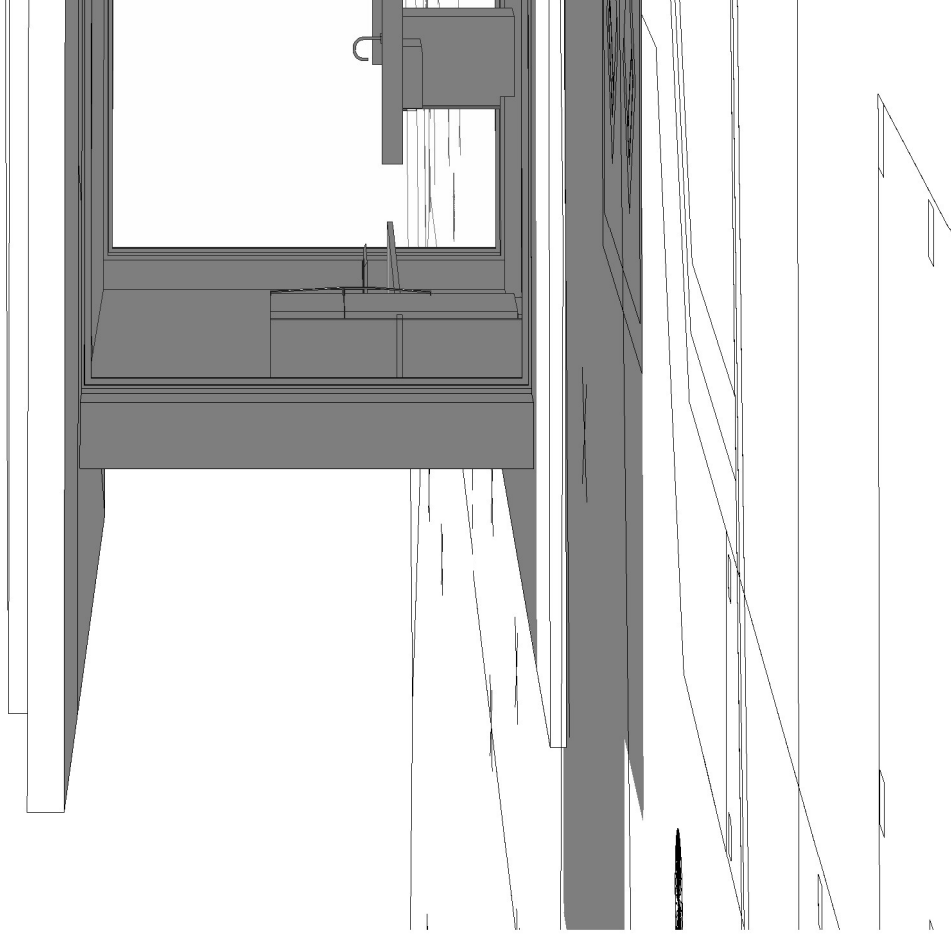






1 East
1/4" = 1'-0"

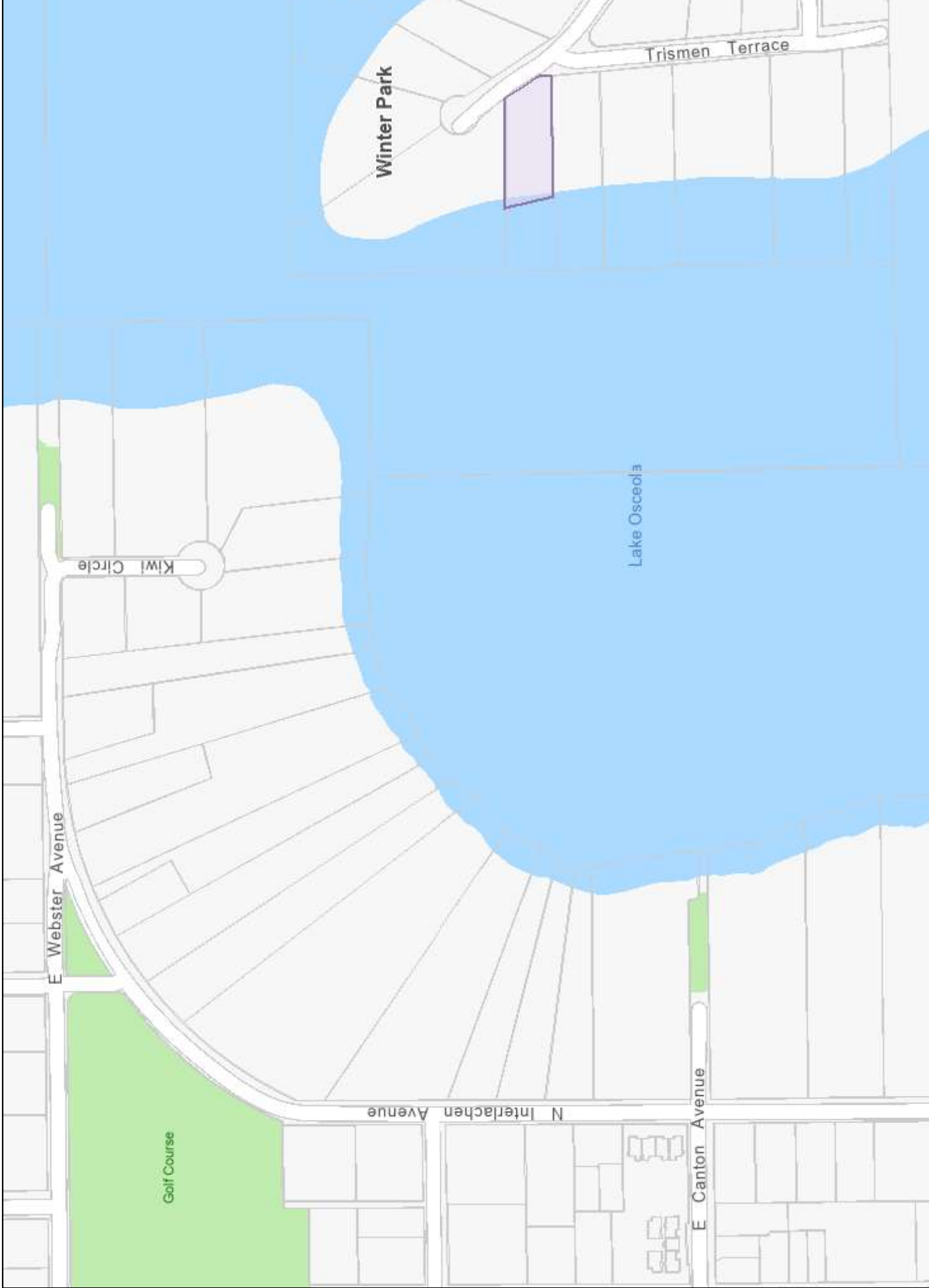




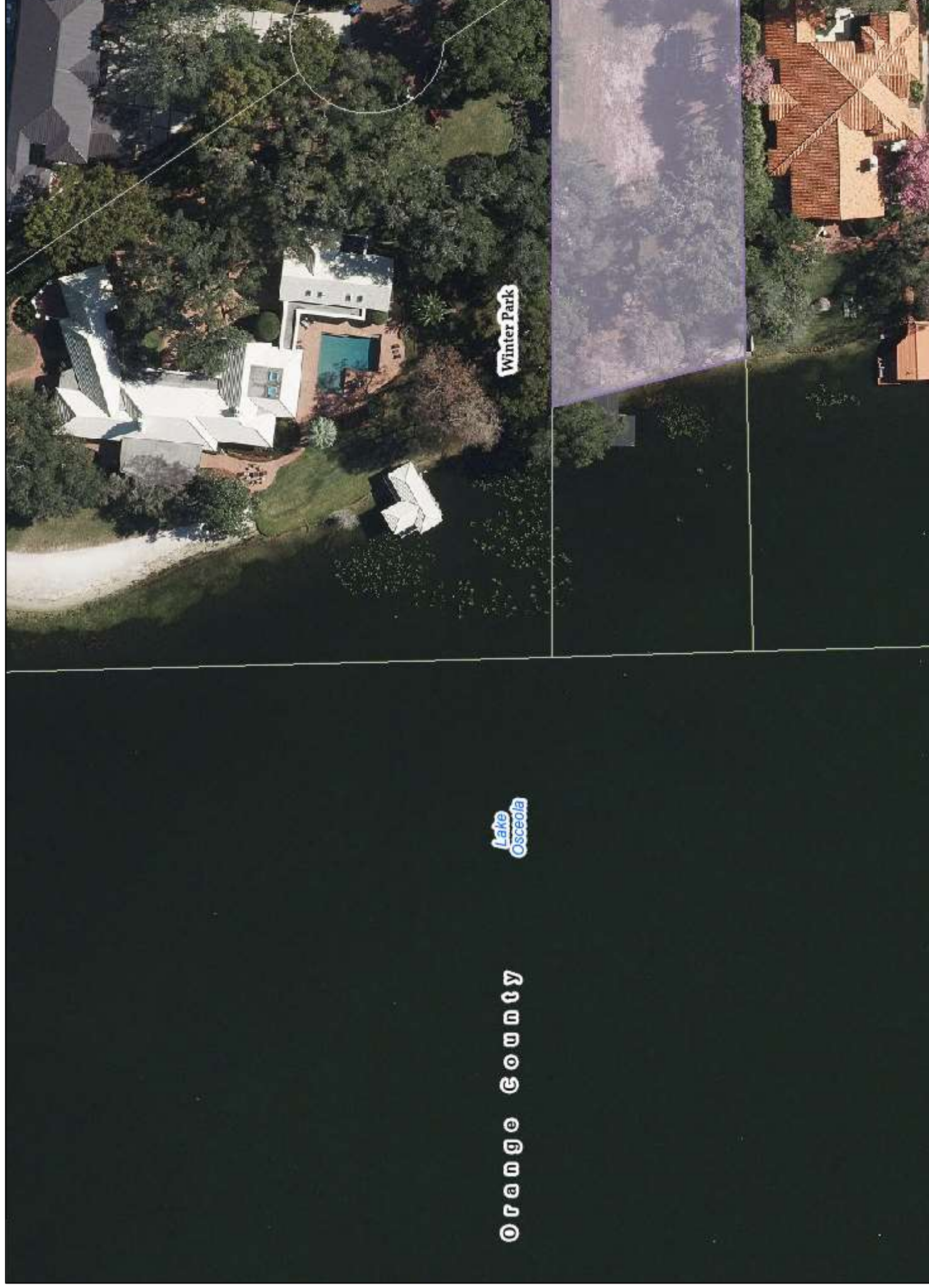
Lakefront Site Plan Review: 410 Lakewood Drive

	R-1AAA Requirements	Proposed
Zoning	N/A	R-1AAA
Future Land Use	N/A	SFR
Lot Width	150 ft.	120 ft.
Lot Depth	N/A	250 ft.
Lot Area	25,000 sq. ft.	22,739 sq. ft.
Floor Area Ratio	Max 7,504 sq. ft./33%	2,805 sq. ft./12%
Impervious Lot Coverage	Max 13,643 sq. ft./60%	8,004 sq. ft./35%
Front Setback	50 ft.	93 ft.
Side Setbacks	12 ft./27 ft.	12 ft. 6 in.
Lakefront Setbacks	60 ft. avg./50 ft. min.	66 ft. 2 in.
Pool Lakefront Setback	50 ft.	N/A

410 Lakewood Drive - Area Map



410 Lakewood Drive - Aerial Map





Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date December 6, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

SPR# 22-15. Request of Scott Webb with Hanson Custom Homes.

item list

Request of Scott Webb with Hanson Custom Homes for approval to construct a new, two-story, 4,618 square-foot, single-family home located at 1891 Lake Spier Drive on Lake Spier, zoned R-1A.

motion / recommendation

Staff recommendation is for approval.

background

Scott Webb with Hanson Custom Homes, is requesting approval to construct a new, two-story, 4,618 square-foot, single-family home at 1891 Lake Spier Drive on Lake Spier. The property is zoned R-1A and the unsubmerged portion of the property is 17,830 square feet in size. The proposed impervious lot coverage of 5,716 square feet is 32% of the total lot, which is well under the the maximum 50% as the code allows. In the R-1A zoning district, the base maximum Floor Area Ration (FAR) for larger properties is 33%. The applicant is proposing a 4,618 square-foot home which equates to a FAR of 26%, also well below the base maximum. Total size is 5,716 square feet, but the FAR excludes up to 500 square feet of outdoor living areas.

Lakefront Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There are currently no protected species that currently exist on the lot. The only previously existing protected tree was a 43-inch caliper laurel oak, which was removed with approval of the Urban Forestry

Department via Tree Removal Permit due to the presence of large codominant stems, evidence of basal decay, and cankers on the topside of one of the larger limbs, creating a potentially hazardous situation.

Views from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision. The issues that are typically dealt with about grades and pool decks/retaining walls are not present in this case because the lot is relatively flat maintaining a 94.8-foot elevation from the front to rear of the home.

Views of Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views. The average lakefront setback of the neighboring lakefront homes is 65-feet. This proposed home will have a lakefront setback to the closest point of the house of 54.35-feet, which is an extended, single-story wing towards the lakefront for a master suite. Because of the nature of the lot, however, most of this portion of the home is conforming to the required average setback. The opposite corner of the master suite nearly adheres to the 65-foot average at 64.15-feet.

The lot is uniquely situated on a point, which is divided between this property and the adjacent neighbor to the west. The result is that the houses are aligned to face different viewsheds of the lake. Further, the neighboring property to the west has a significant buffer comprised of a six-foot privacy fence and hedge extending roughly to the 50-foot line, a 10-foot wide and 8-foot high shed, and a 4-foot tall chain link fence lined with 11-foot high bamboo down to the ordinary high-water line. Therefore, there is no "traditional" view of the portion of the lake that would face the proposed structure.

Staff believes that under these conditions, the requested variance would not have any affect on the traditional view of the adjacent neighbors and would therefore, satisfy this requirement.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicants are proposing the code required retention via swale retention areas throughout the property, including a large swale lining the entire lakefront satisfying the stormwater requirements.

Summary

Overall, the plans meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements. The lakefront setback variance being requested is minimal and will not affect the neighbor's traditional view of the lake.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[1891 Lake Spier Dr - Area Map.pdf](#)

ATTACHMENTS:

[1891 Lake Spier Dr - Aerial Map.pdf](#)

ATTACHMENTS:

[1891 Lake Spier Drive - Lakefront Table.pdf](#)

ATTACHMENTS:

[1891 Lake Spier Dr - Plan Set.pdf](#)

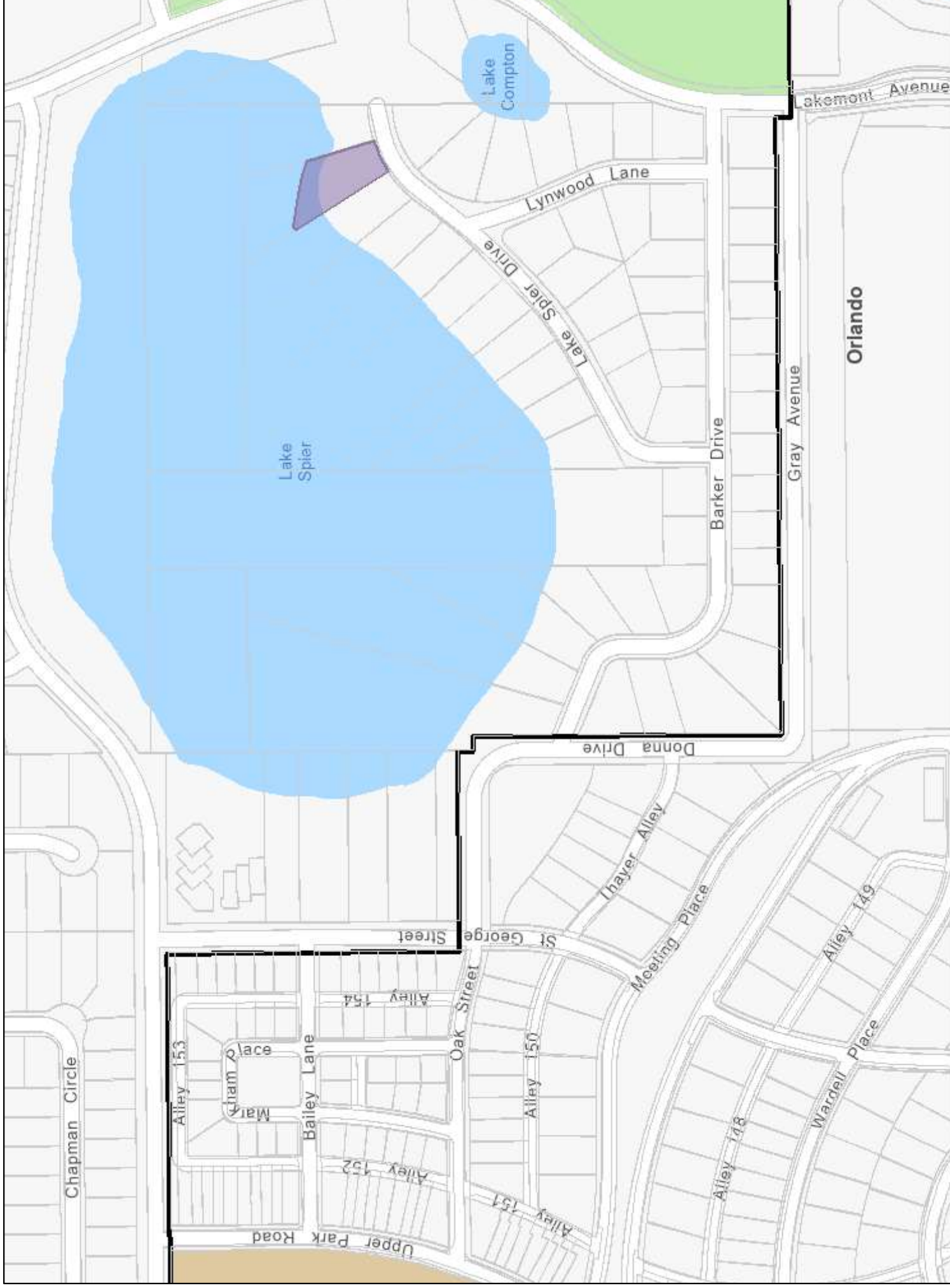
ATTACHMENTS:

[1891 Lake Spier Dr - Photos from Applicant.pdf](#)

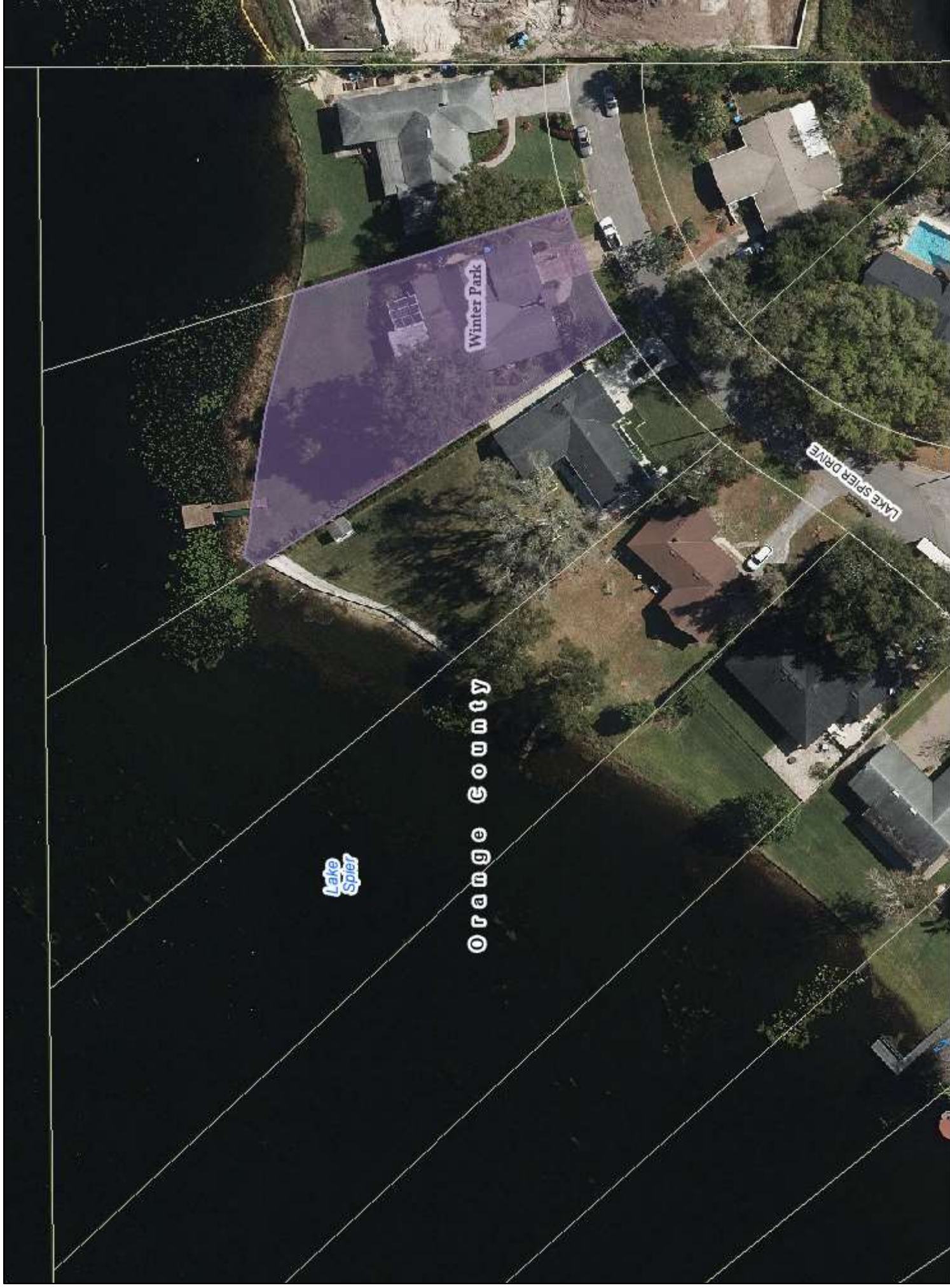
ATTACHMENTS:

[1891 Lake Spier Dr - Staff Photos.pdf](#)

1891 Lake Spier Drive - Area Map



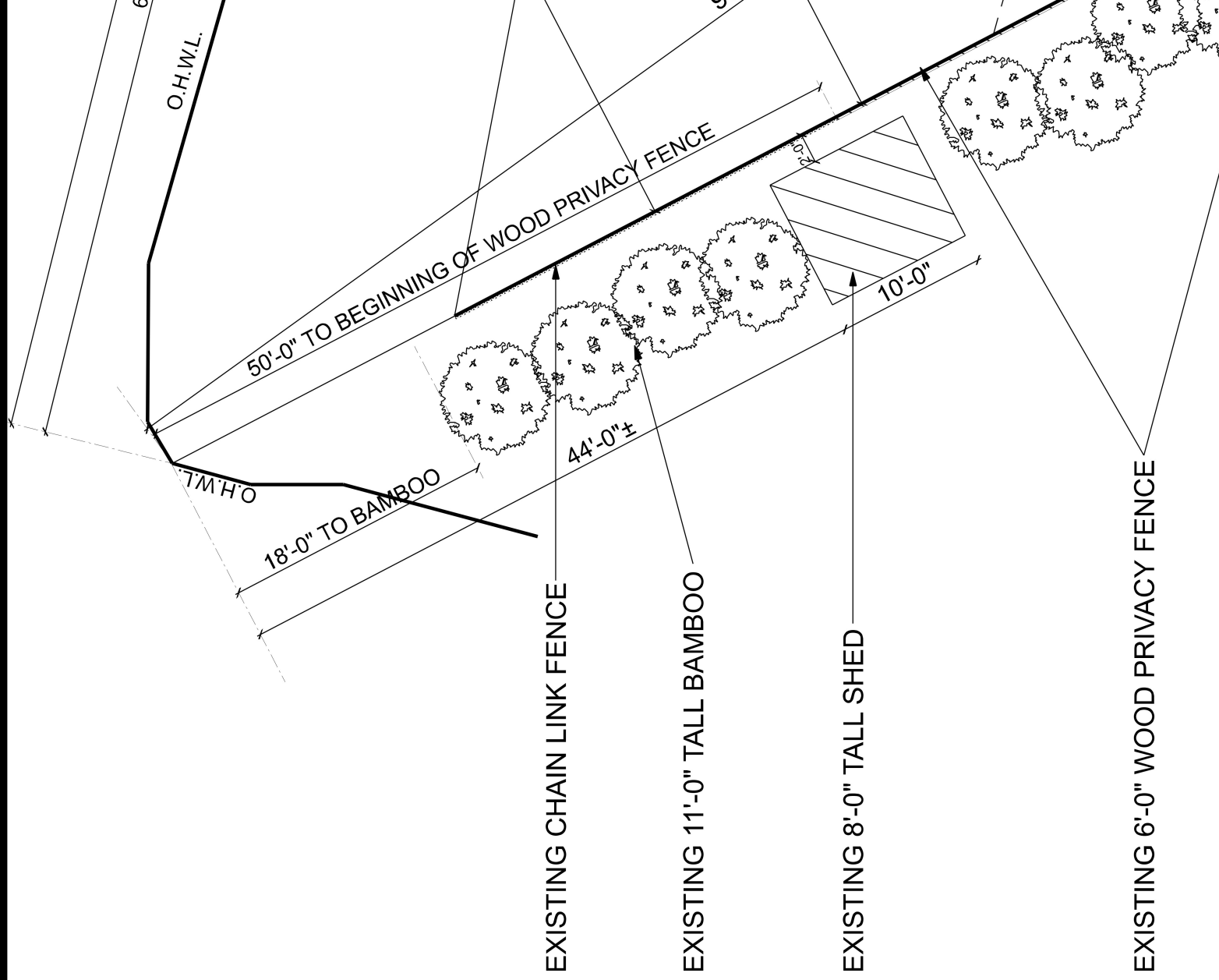
1891 Lake Spier Drive - Aerial Map



Lakefront Site Plan Review: **1891 Lake Spier Dr**

	R-1A Requirements	Proposed
Zoning	N/A	R-1A
Future Land Use	N/A	SFR
Lot Width	75 ft.	75 ft.
Lot Depth	N/A	315 ft. (avg.)
Lot Area	8,500 sf	17,830 sf
Floor Area Ratio	33% (5,883 sf)	26% (4,618 sf)
Impervious Lot Coverage	50% (8,915 sf)	32% (5,716 sf)
Front Setback	25 ft.	25 ft.
Side Setbacks	9 ft./13 ft.	9 ft./14 ft.
Lakefront Setbacks	65 ft. (avg.)	54.35 ft.
Pool Lakefront Setback	50 ft.	50 ft.

Variances requested are bolded



LEGAL DESCRIPTION:

LOT 19, BLOCK B, SOUTH LAKE MOUNT SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

VOLUME REQUIRED.

CITY OF WINTER PARK REQUIRES TO RETAIN 2 INCHES OF WATER OVER THE IMPERVIOUS AREA. (AREAS WHICH OVERFLOW TO ADJACENT PROPERTIES)

LOT AREA= 17,830
MAXIMUM IMPERVIOUS AREA (50%)= 8,915 SF
IMPERVIOUS AREA= 5,162 SF
REQUIRED VOLUME TO BE RETAINED= 1,486 CU-F
(BASED ON MAX IMP.)

VOLUME PROVIDED.

SWALE 1
TOP ELEVATION 93.00 = 503 SF
BOTTOM ELEVATION 92.00 = 182 SF
VOLUME PROVIDED = 310 CU-F

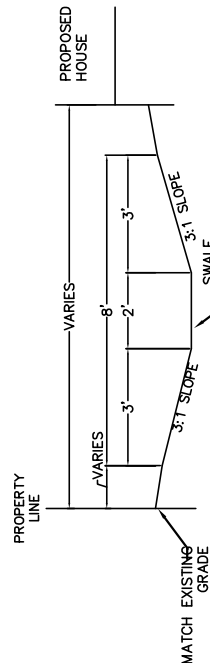
SWALE 2
TOP ELEVATION 94.00 = 767 SF
BOTTOM ELEVATION 93.00 = 182 SF
VOLUME PROVIDED = 475 CU-F

SWALE 3
TOP ELEVATION 94.50 = 458 SF
BOTTOM ELEVATION 93.50 = 104 SF
VOLUME PROVIDED = 281 CU-F

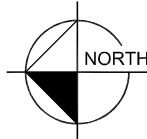
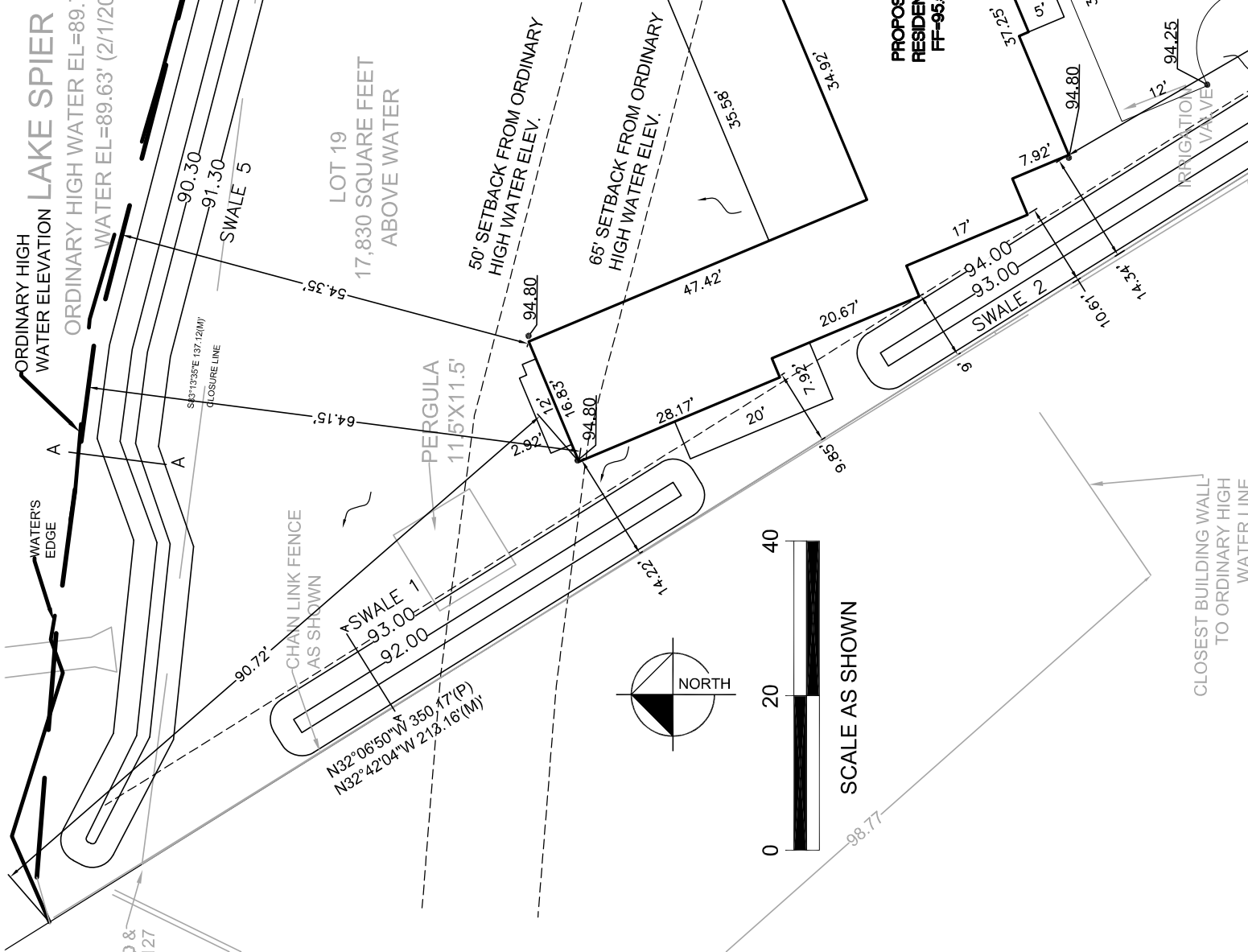
SWALE 4
TOP ELEVATION 94.70 = 153 SF
BOTTOM ELEVATION 93.70 = 28 SF
VOLUME PROVIDED = 91 CU-F

SWALE 5
TOP ELEVATION 91.30 = 196 SF
BOTTOM ELEVATION 90.30 = 264 SF
VOLUME PROVIDED = 680 CU-F

TOTAL VOLUME PROVIDED = 1,837 CU-F



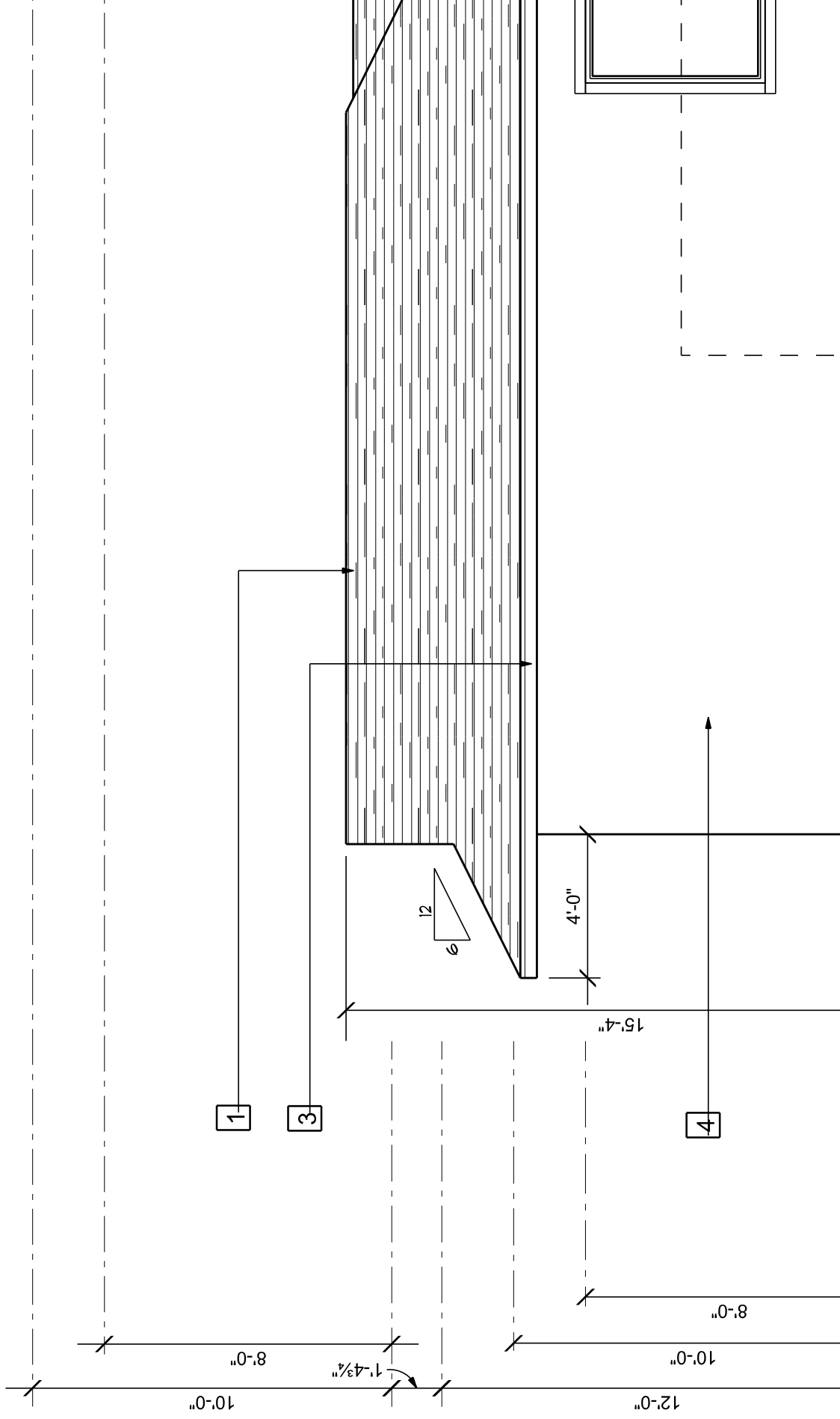
SECTION A-A
NTS

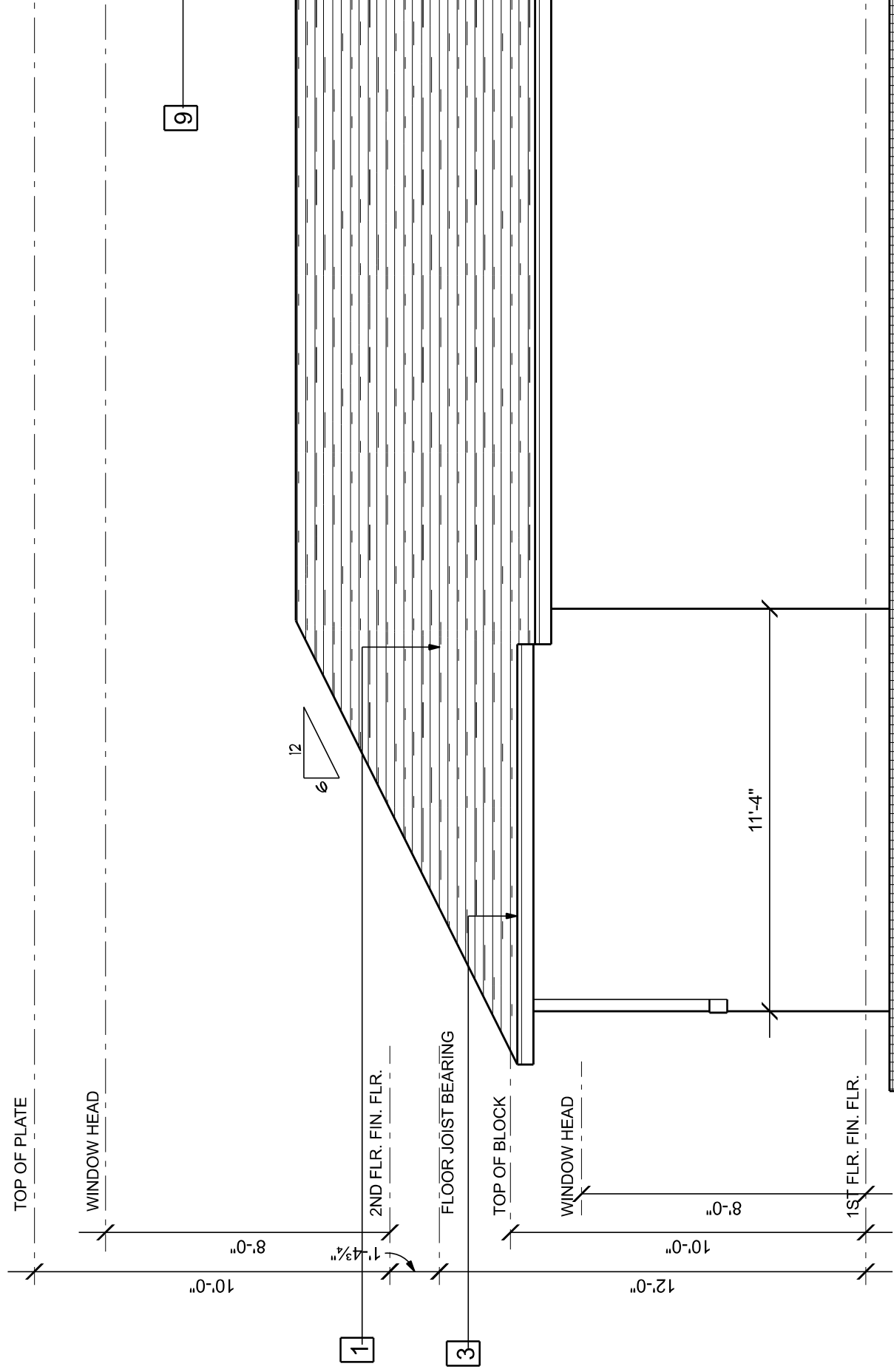


SCALE AS SHOWN

PROPOSED
RESIDENTIAL
FF-95

CLOSEST BUILDING WALL
TO ORDINARY HIGH
WATER LINE

















54







Planning & Zoning Board

agenda item

item type Non-Action Items	meeting date December 6, 2022
prepared by Allison McGillis	approved by
board approval Completed	
strategic objective	

subject

Discussion of West Fairbanks Study Area by Canin Associates & Next Steps

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[221036-10_StreetConditions_SiteVisit.pdf](#)

ATTACHMENTS:

[221036_10_Maps \(2\) \(1\).pdf](#)

Formosa Av



Clay Street



Minnesota A





Killarney Dr

Roxbury Rd

Roxbury Rd

Killarney
Elementary
School

Cambridge Blvd

Orange Terrace Dr

Wellington Blvd

Allen St

Ka

Legend

- Single Family
- Multi-Family
- Commercial
- Mixed-Use
- Office
- Industrial
- Institutional

- Recreation
- Infrastructure
- Government
- Surface Parking
- Vacant Residential
- Vacant Commercial
- Vacant Industrial

Legend

R-1A



C-1



O-1



R-2



C-2



I-1



R-2A



C-3



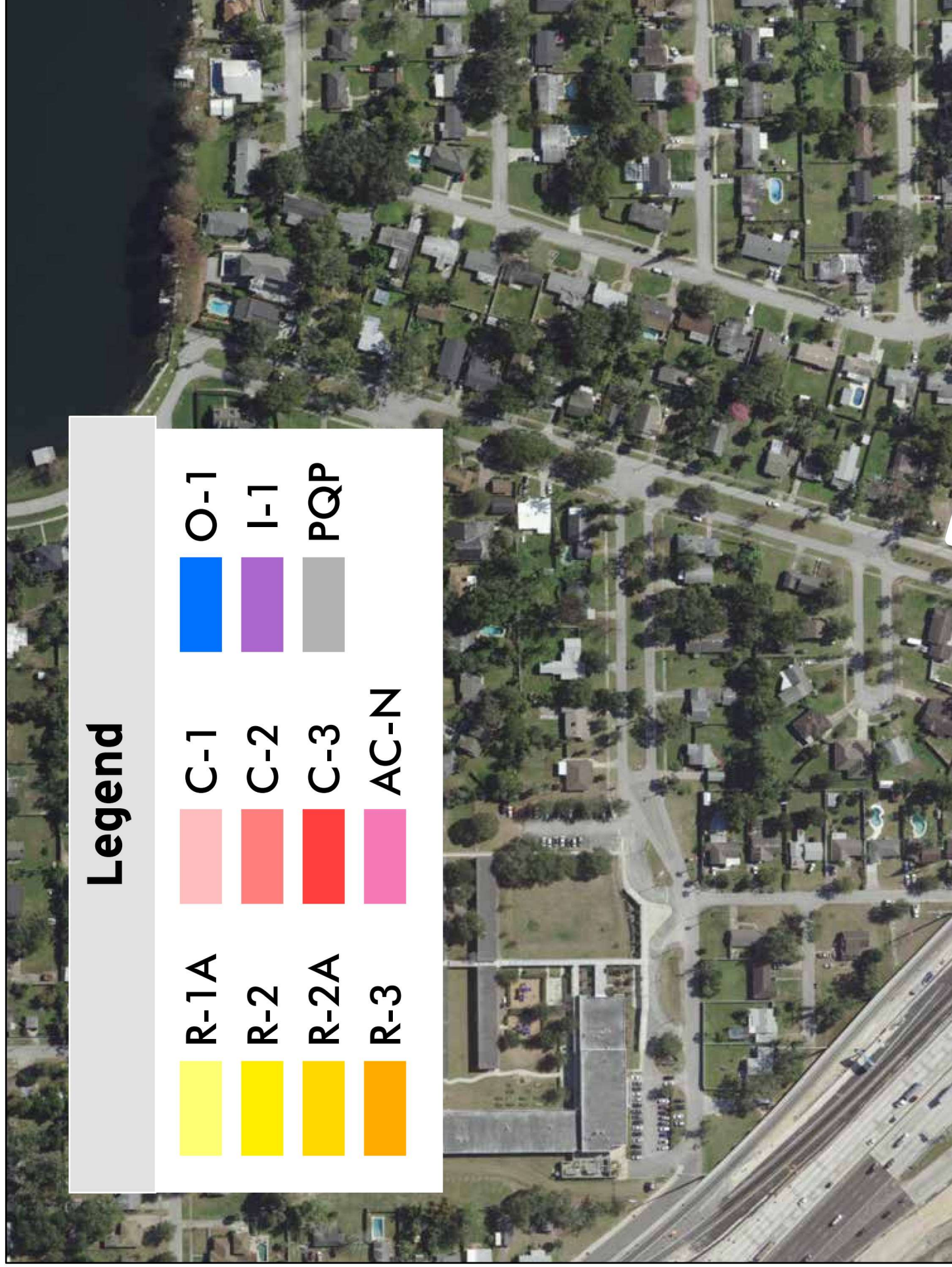
PQP



R-3

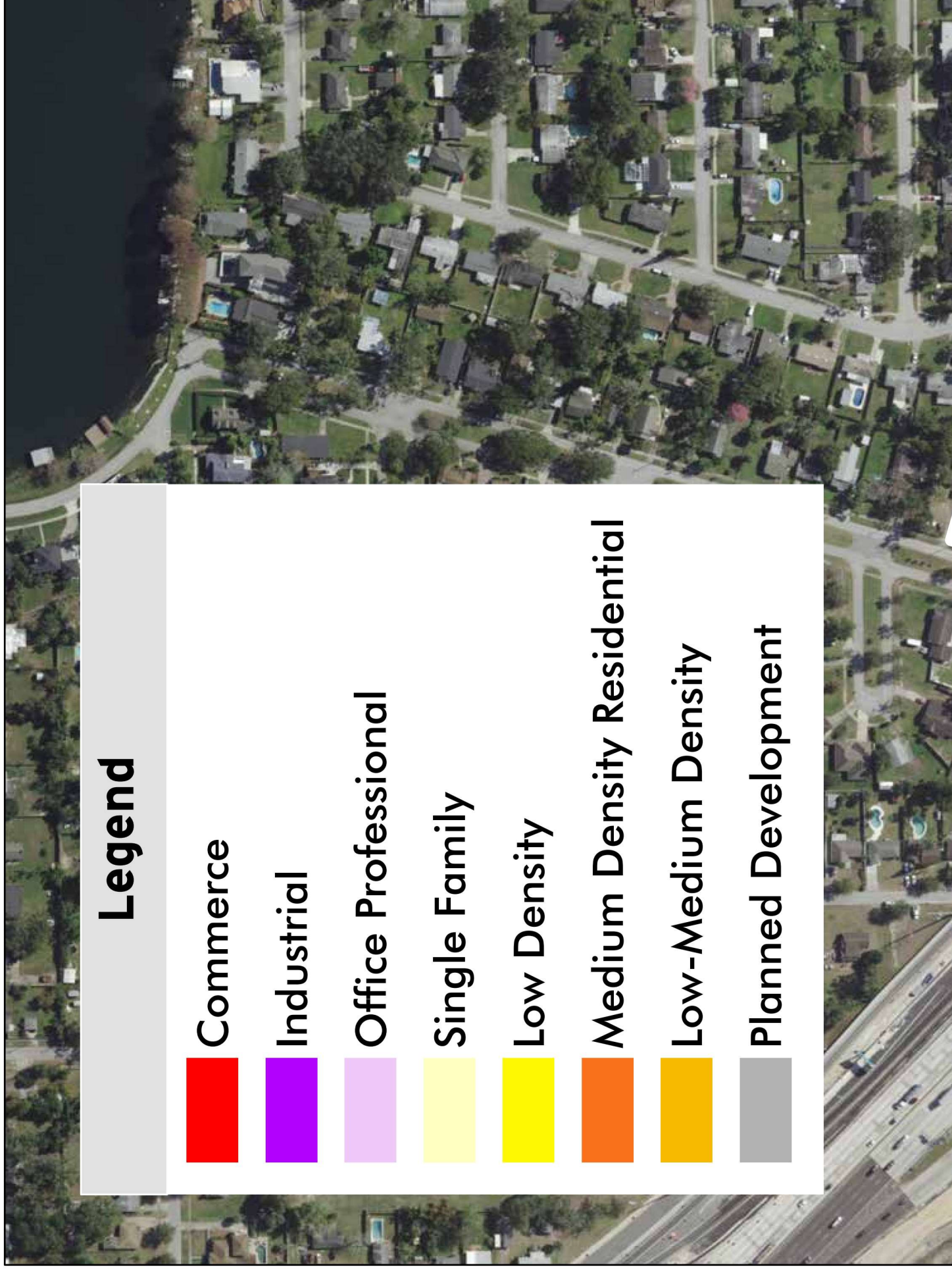


AC-N



Legend

- Commerce
- Industrial
- Office Professional
- Single Family
- Low Density
- Medium Density Residential
- Low-Medium Density
- Planned Development



Legend

Potential to Change



No Buildings - High Potential



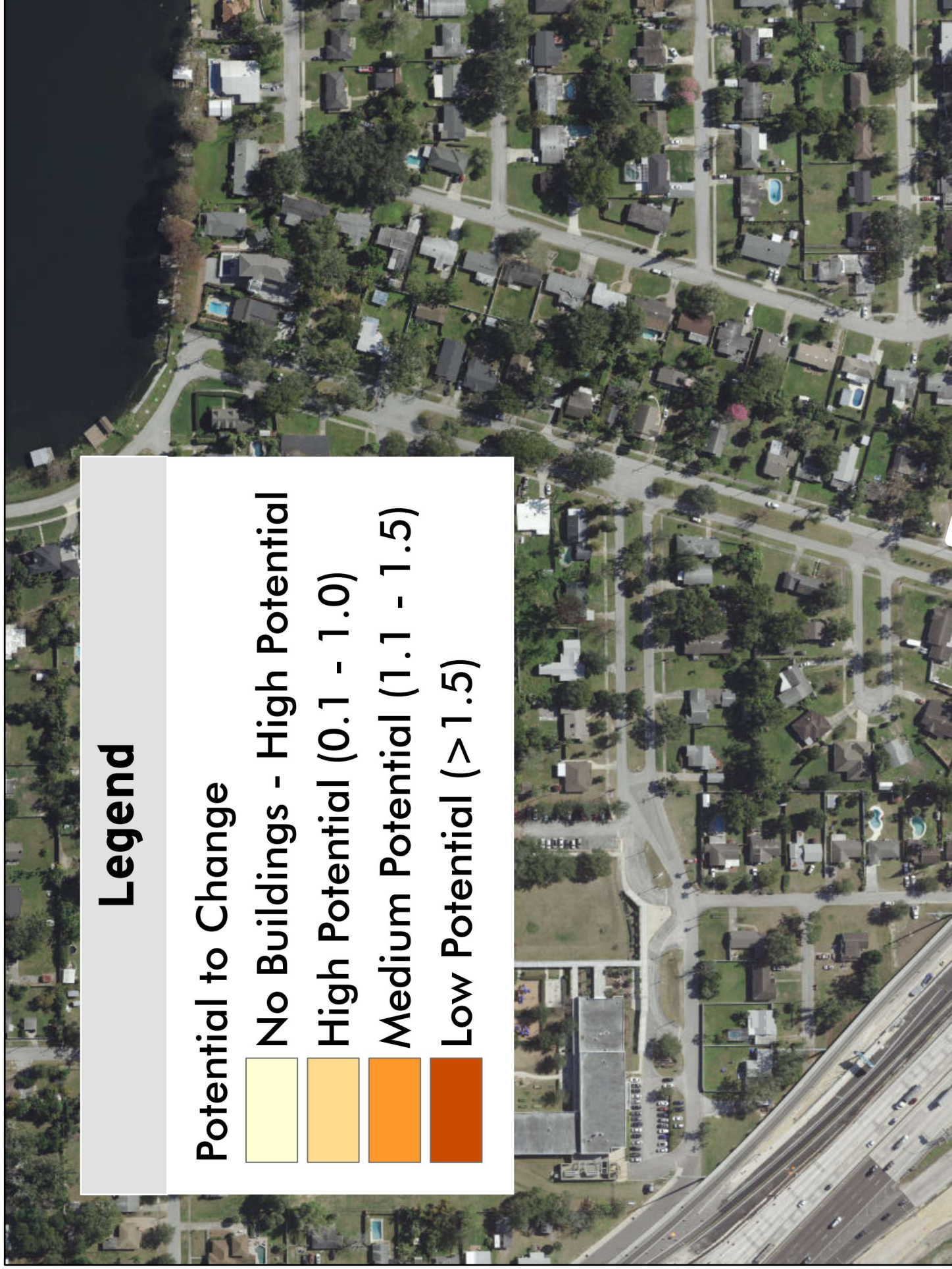
High Potential (0.1 - 1.0)



Medium Potential (1.1 - 1.5)

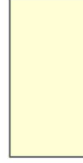


Low Potential (> 1.5)



Legend

No year (no building)



Before 1990



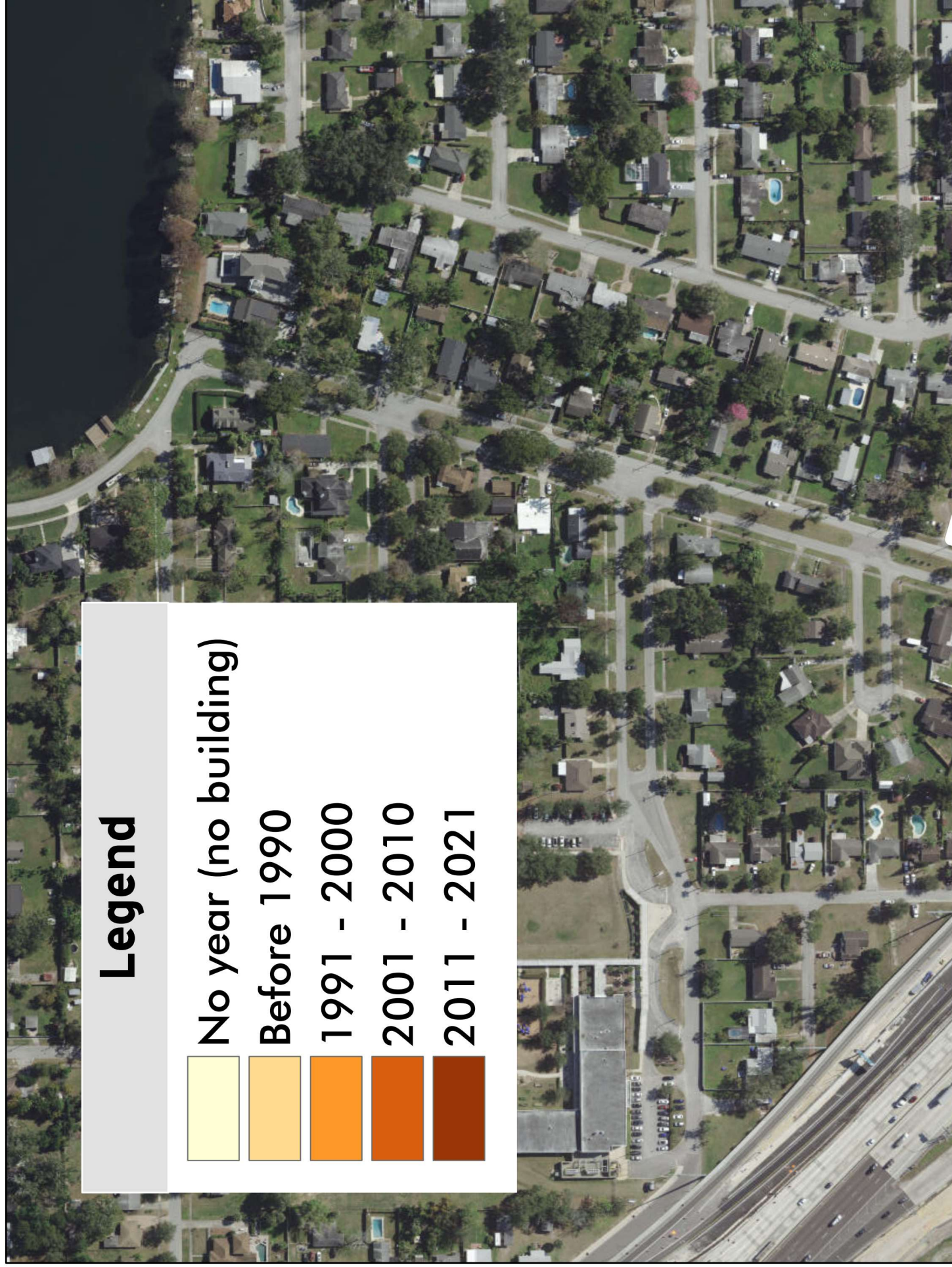
1991 - 2000

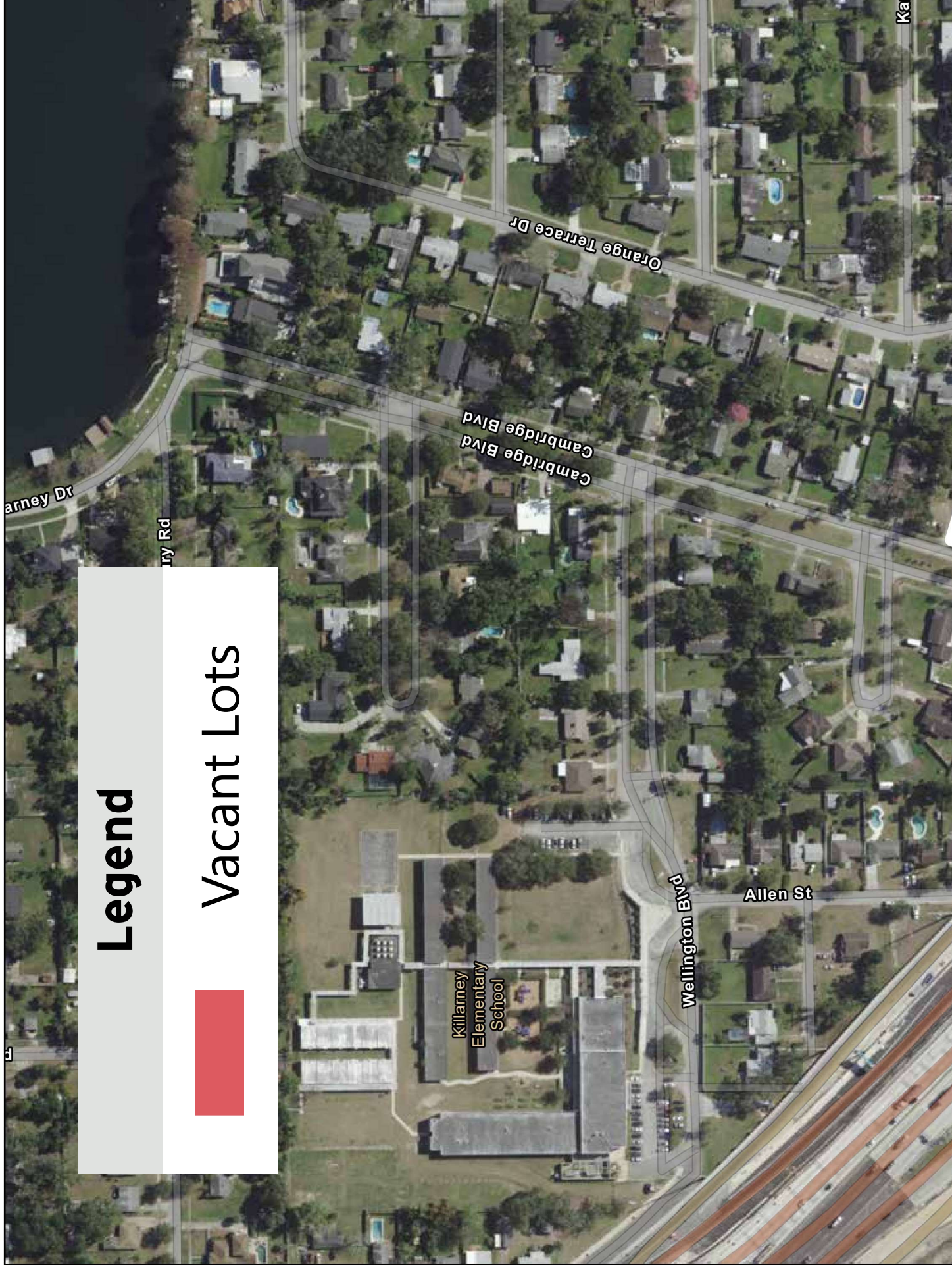


2001 - 2010



2011 - 2021





Legend



Vacant Lots

Killarney
Elementary
School

Cambridge Blvd

Orange Terrace Dr

Wellington Blvd

Allen St

Arney Dr

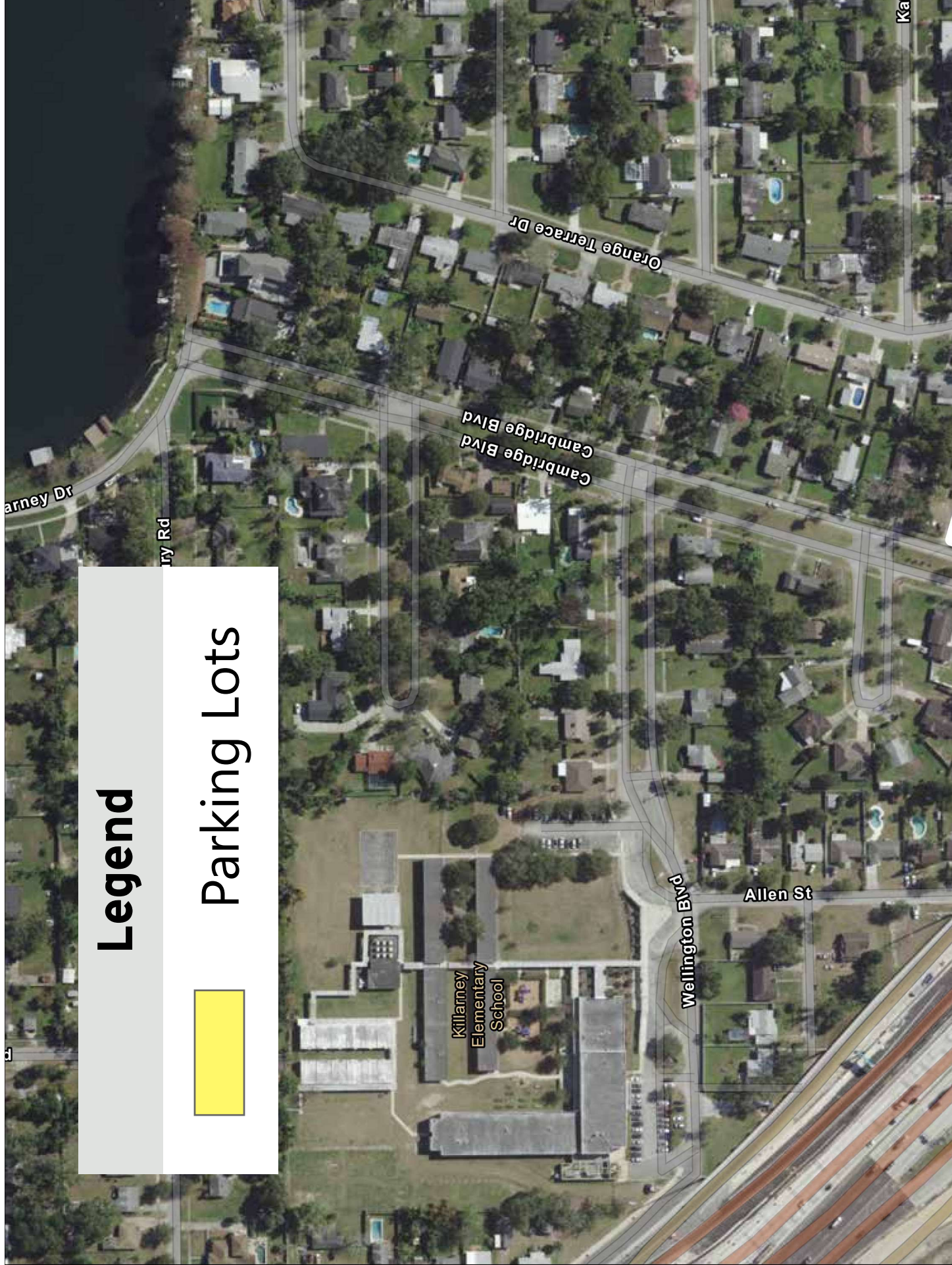
ry Rd

Ka

Legend



Parking Lots



Legend



Individual parcel owners



Government

1 - 42

Multiple parcel owners

(numbered & color coded to represent
unique owners)

Legend

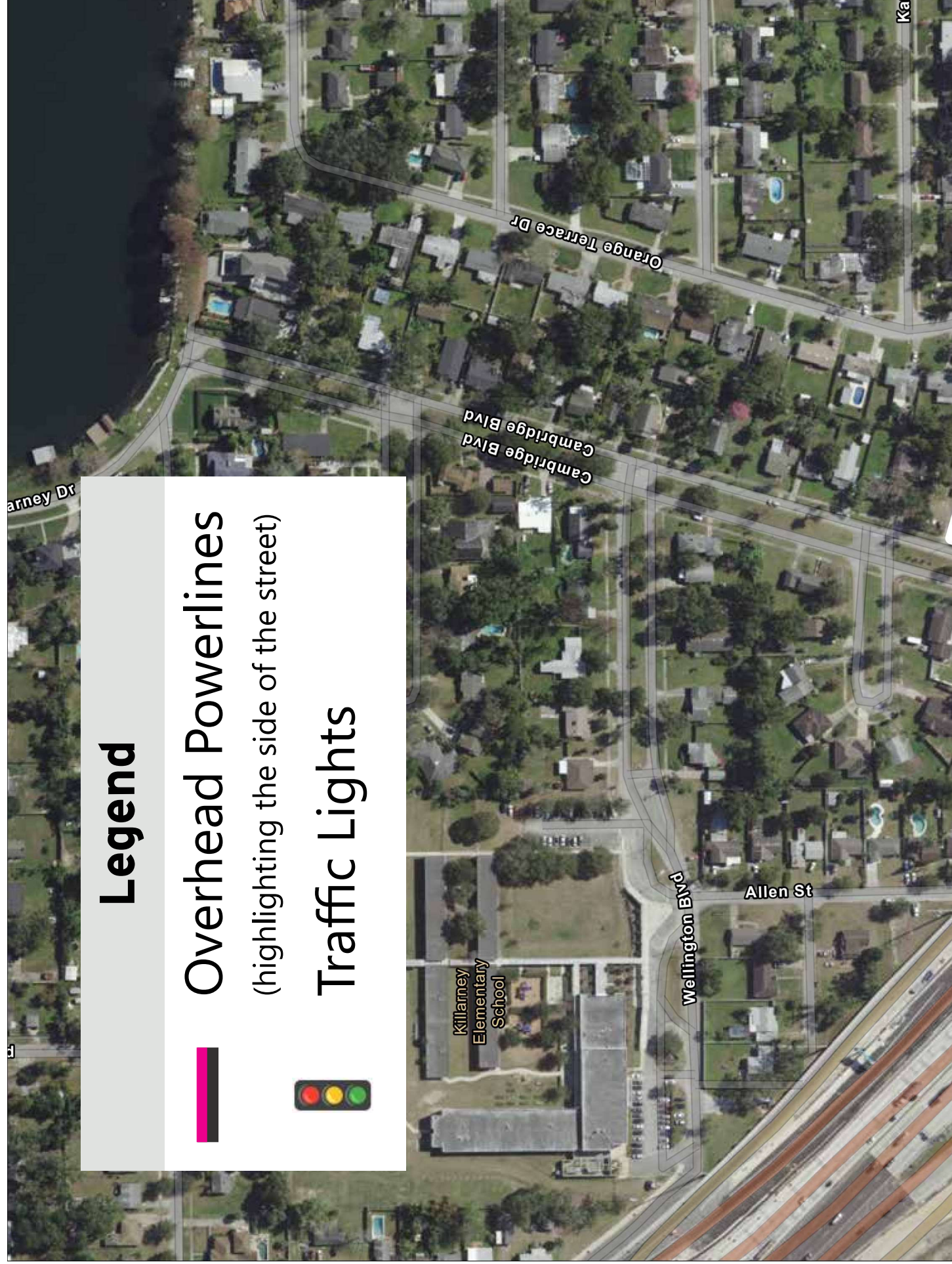


Legend

Overhead Powerlines

(highlighting the side of the street)

Traffic Lights



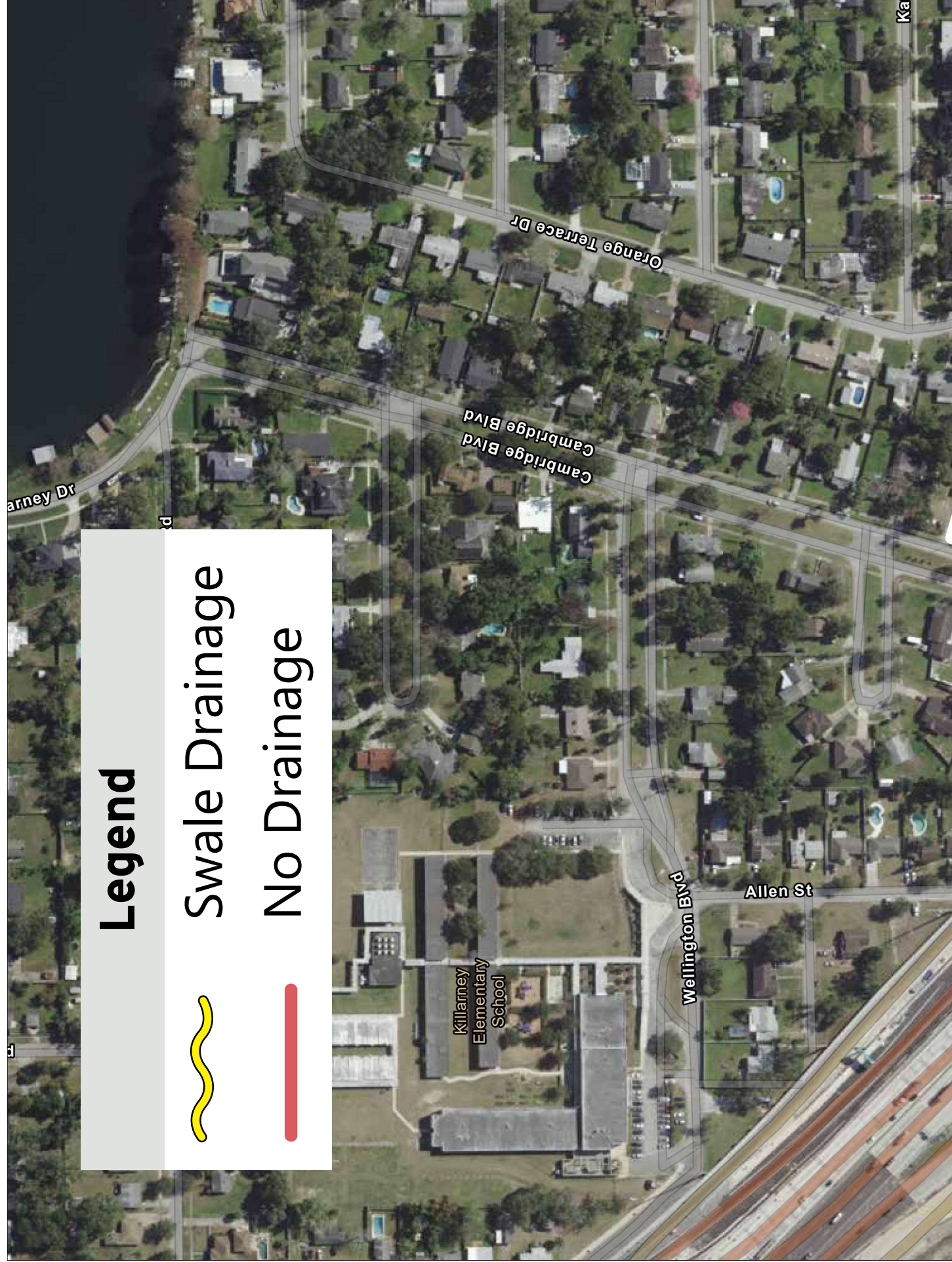
Legend



Swale Drainage



No Drainage





TAVARES

