



Planning & Zoning Board Work Session

Agenda

May 24, 2022 @ 12:00 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. Discussion Item(s)**

- a. Discussion of: 60 minutes
1. Upcoming applications;
 2. Continued discussion on alternatives for consideration of lot splits;
 3. Discussion on narrowed scope of work for Canin & Assoc. for West Fairbanks.

3. Adjournment



Planning & Zoning Board

agenda item

item type	Discussion Item(s)	meeting date	May 24, 2022
prepared by	Nicholas Lewis	approved by	John Harbilas, Jeffrey Briggs
board approval	Completed		
strategic objective			

subject

Discussion of:

item list

1. Upcoming applications;
2. Continued discussion on alternatives for consideration of lot splits;
3. Discussion on narrowed scope of work for Canin & Assoc. for West Fairbanks.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Lot Split Examples.pdf](#)



LOT CONFORMANCE TO SUBDIVISION CODE TEST

1832 Pineview Circle

City of Winter Park
Florida

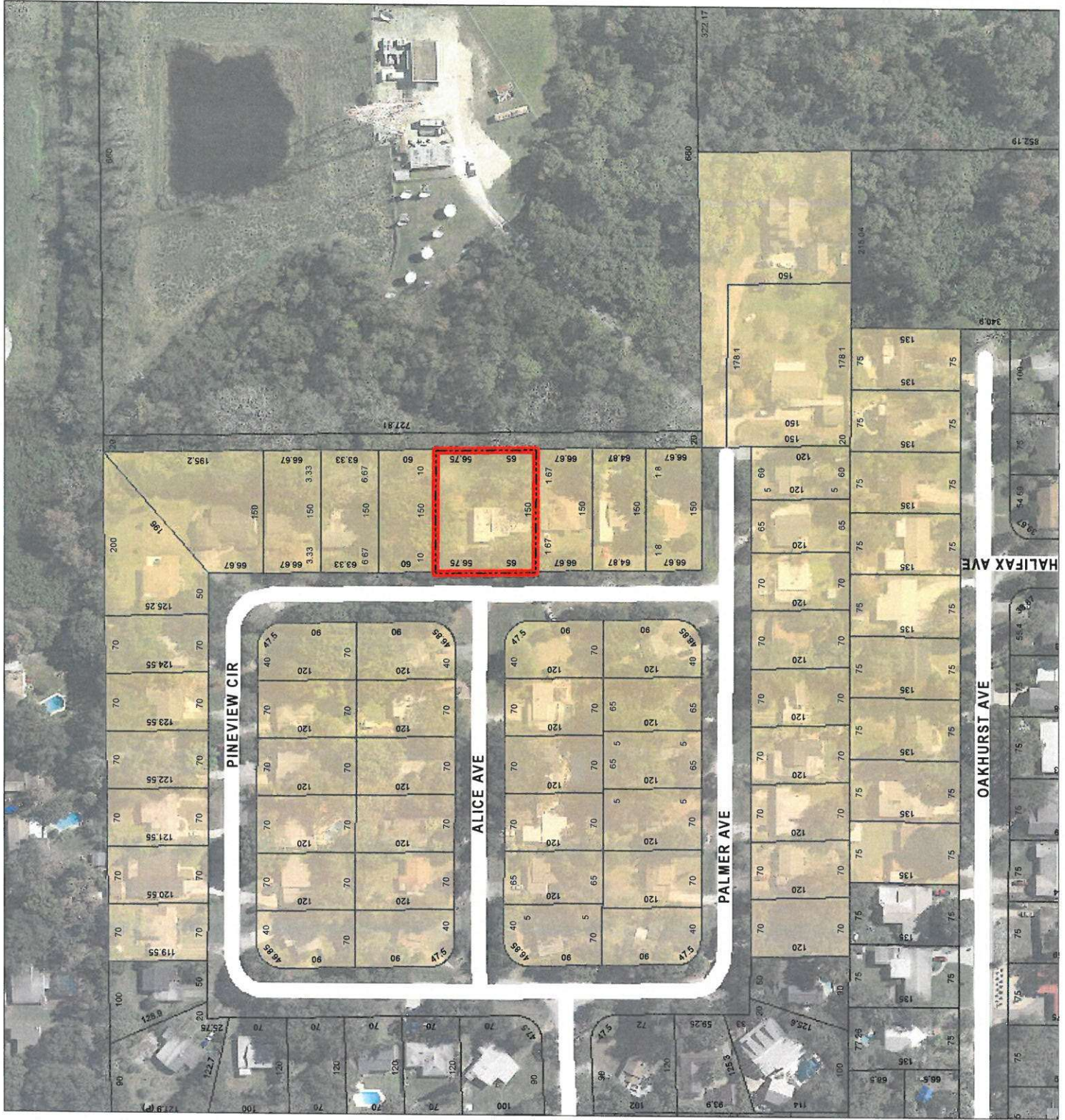
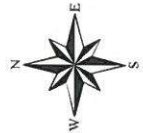
LEGEND

- Subject Site
- Single-Family Lots
Within 500' of Site
(62 total)

*61 feet wide
9,131 sf*

NOTES

- Average Lot Width = 73 ft
- Median Lot Width = 70 ft
- Average Lot Size = 10,123 sq ft
- Median Lot Size = 8,364 sq ft





LOT CONFORMANCE TO SUBDIVISION CODE TEST

810 N. LAKEMONT AVE
City of Winter Park
Florida

LEGEND



Subject Site

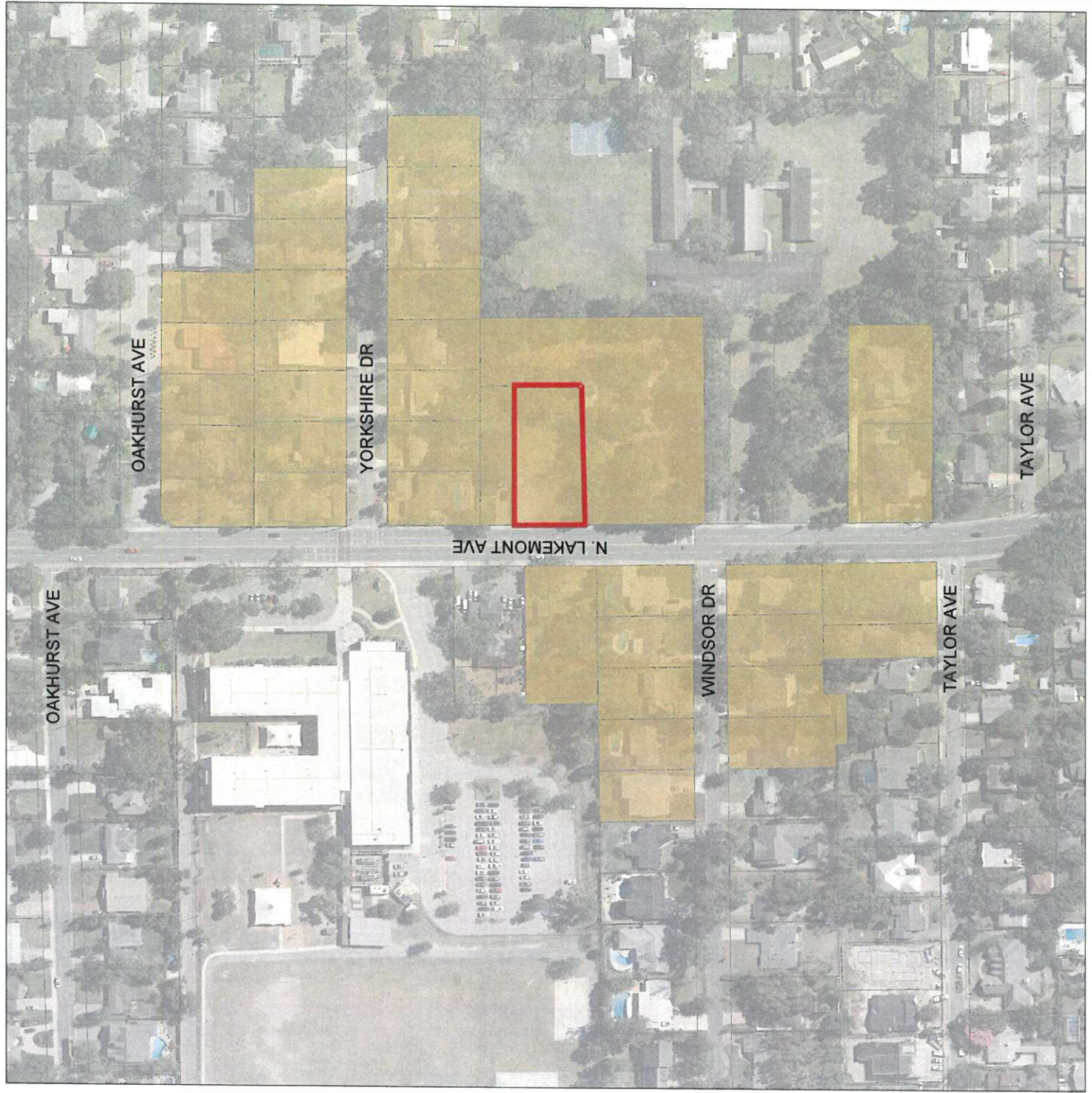


Single-Family Lots
Within 500' of Site
(35 total)

80/98 feet
8,591/11,547 sf

NOTES

Average Lot Width = 80 ft
Median Lot Width = 75 ft
Average Lot Size = 12,547 sq ft
Median Lot Size = 10,204 sq ft





**LOT CONFORMANCE
TO SUBDIVISION
CODE TEST**

1475 BERKSHIRE AVE

City of Winter Park
Florida

LEGEND



Subject Site



Single-Family Lots
Within 500' of Site
(47 total)

*75 Feet
9,750 sq. ft.*

NOTES

Average Lot Width = 82 ft
Median Lot Width = 75 ft
Average Lot Size = 14,934 sq ft
Median Lot Size = 9,848 sq ft

*75 ft. 6.4%
> 75 ft. 42.5%
< 75 ft. 51.5%*





LOT CONFORMANCE TO SUBDIVISION CODE TEST

280 E Lake Sue Ave

City of Winter Park
Florida

LEGEND

- Subject Site
- Single-Family Lots
Within 500' of Site
(76 total)

NOTES

Average Lot Width = 80 ft
Median Lot Width = 67 ft
Average Lot Size = 12,856 sq ft
Median Lot Size = 10,596 sq ft

*63% < 75 ft
37% > 75 ft*

*67/73 feet
9,380/10,220 sf*





LOT CONFORMANCE TO SUBDIVISION CODE TEST

Loch Lomond Drive Properties

City of Winter Park
Florida

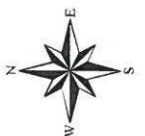
LEGEND

- Subject Site
- Single-Family Lots
Within 500' of Site
(20 total)

NOTES

Average Lot Width = 73 ft
Median Lot Width = 75 ft
Average Lot Size = 9,496 sq ft
Median Lot Size = 9,540 sq ft

*60 feet
9,586 sq ft
7 closest are
55-60 feet*





LOT CONFORMANCE TO SUBDIVISION CODE TEST

1760 & 1780 Bryan Ave

City of Winter Park
Florida

LEGEND

- Subject Site
- Single-Family Lots
Within 500' of Site
(117 total)

NOTES

Average Lot Width = 71.54 ft
Median Lot Width = 75 ft
Average Lot Size = 10129.01 sq ft
Median Lot Size = 9496.08 sq ft

*67 feet
8,466 sf*

