



Planning & Zoning Board Regular Meeting

Agenda

May 3, 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 April 5, 2022 Meeting Minutes.](#) 1 minute
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
 - a. [Request of Z Properties.](#) 10 minutes
Request of Z Properties for subdivision and replat of their property at 1150 Louisiana Avenue, zoned O-2, into six fee simple lots, outlining the six single-story office buildings surrounded by common parking and greenspace to be maintained by a property owner's association, as part of the applicant's overall office park project.
 - b. [Request of Richard Jennings.](#) 15 minutes
Request of Richard Jennings to subdivide the lot at 1475 Berkshire Avenue into one 97.5-foot wide lot, which includes the existing home, known as the PJ Ness House, which the applicant will request designation from the Historic Preservation Board at their regular meeting on May 11, 2022, and one 52.5-foot lot, to construct a new single-family home.
 5. **Action Items**
 6. **Non-Action Items**
 7. **Staff Updates**
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



Planning & Zoning Board

agenda item

item type	Consent Agenda	meeting date	May 3, 2022
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the April 5, 2022 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[April 5 P&Z draft regular meeting minutes.pdf](#)



Planning and Zoning Board Minutes

April 5, 2022 at 06:00 p.m.

In-Person Meeting
401 S. Park Avenue | Winter Park, Florida

Call to Order

Chairman Richard James called the meeting to order at 6:02 p.m. Present: Richard James, Melissa Vickers, David Bornstein, Vashon Sarkisian, Michael Spencer, and Jim Fitch. Absent: Alex Stringfellow. Also Present: City Attorney Kurt Ardaman. Staff: Acting Director of Planning and Transportation Jeff Briggs, Senior Planner John Harbilas, Planner I Nicholas Lewis, Planning Technician Aaron Hull, and Recording Secretary Mary Bush.

Consent Agenda

Motion made by David Bornstein, seconded by Melissa Vickers to approve the March 1, 2022 meeting minutes.

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

Staff Updates

No staff updates.

Public Comments (for items not on Agenda)

The Board heard public comment from the following resident:

Stephen Pategas of 1425 Berkshire Avenue, Winter Park, FL 32789 addressed the Board. He spoke on the importance of the City to pay attention to and consider the history and historical structure of Winter Park when making decisions that affect the City and its residents.

No one else 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

- SPR #22-06 - Request of Kim Foy on behalf of the homeowner's Ken and Julie Champion to construct a new, two-story 4,530 square-foot home at 2080 St. George Avenue, zoned R-1A and located on Lake Spier.

Mr. Lewis provided the Board a brief summary of the request. He presented the Board an aerial view, site plans and elevations of the property. He noted that the three neighbors to the North had all submitted letters of support in favor of the request. He also spoke on the setbacks and Floor Area Ratio (FAR) for the proposed home, noting that the applicant's site plan previously went through the Board of Adjustment and received approval with a variance to allow a street-side setback of 7.5-feet along Oak Street in lieu of the required 15-feet. Mr. Lewis then went on to discuss a variance amendment for a bay window in the site plans, which would be considered habitable space. He also discussed the applicant's permit to remove one pine tree and five oak trees, the inclusion of two terraced retaining walls at the pool deck, and the impervious surface ratio of the project.

Staff recommendation was for approval including variance approval for a street-side setback of 5.8-feet.

The Board inquired about clarification on the discrepancy by former staff on variance approval requirements, the calculations of impervious surface ratio and FAR, and the provider for the utilities for the home.

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

Motion made by Jim Fitch, seconded by Michael Spencer, for approval to construct a new, two-story 4,530 square-foot home at 2080 St. George Avenue, zoned R-1A and located on Lake Spier, including variance approval for a street-side setback of 5.8-feet.

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

- SPR #22-07 - Request of Norma Desmond Properties LLC for approval to construct a new, two-story, 21,705 square foot, single-family home located at 570 Seminole Drive on Lake Osceola, zoned R-1AAA.

Mr. Briggs provided the Board a brief summary of the request. He presented the Board an aerial view, site plans, and renderings of the property and proposed home. He informed the Board that a previous application for a new house at this location was approved by the P&Z Board on April 6, 2021, but the current redesign has such a significantly different site/floor plan and architecture that it required a new review by the P&Z Board. Mr. Briggs also noted that only one tree is to be removed, the first-floor elevation of the house and swimming pool was reduced to elevation 80 to meet 5-1/2 feet above existing grade on the lakeside, and the property line to the north does not have landscape screening. He also briefly spoke on the stormwater retention plan for the property.

Staff recommendation was for approval subject to the following conditions:

- The applicant must maintain the landscape privacy buffer along the south side property line and to add a substantial landscape screen along the north property line consisting of Bamboo, Magnolias, Weeping Podocarpus Trees or similar size screening materials, for the length of the home and pool.
- The applicant must provide a landscape plan to be approved by the City, following consultation with adjacent neighbors, that is sufficient to provide the privacy screening as is being recommended by city staff.
- That the owner constructs a sound attenuation wall of a height and materials necessary to provide for reasonable noise protection enclosing the AC, Generator, Pool and other Mechanical equipment.

The Board inquired about whether or not the required landscape and sound attenuation plan for the project was to be approved at the meeting. Staff noted that the landscape and sound attenuation plan would be drafted after the meeting and must be brought back to P&Z for review and approval.

The applicant, Randall Slocum of 670 N. Orlando Avenue, Suite 1001, Maitland, FL 32751 addressed the Board letting them know he was available to answer any questions.

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

Motion made by Melissa Vickers, seconded by David Bornstein, for approval to construct a new, two-story, 21,705 square foot, single-family home located at 570 Seminole Drive on Lake Osceola, zoned R-1AAA.

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

- SUB #22-04 - Request of Richard Jennings for: Approval to subdivide or split the property, located at 1475 Berkshire Avenue, zoned R-1A, into two buildable single-family home lots.

Mr. Lewis provided the Board a brief summary of the request. He presented the Board an aerial view, location map, and site plan of the property. He noted that the total lot area of the property is 19,500 square feet and the applicant wanted to divide the property equally into 75-foot wide lots, each with 9,750 square feet of lot area, which meets the zoning criteria. Mr. Lewis explained the lot conformance to subdivision code test per the City's Subdivision Regulations and noted that the lots are almost identical to the median lot width of 75-feet and lot area of 9,848 square feet within the immediate 500-foot neighborhood radius. He also explained that if the Board felt the need to require that the style of the homes maintain the architectural character of the surrounding areas, staff recommended that the homes be approved based on the elevations containing elements of Mediterranean, Bungalow, Craftsman or Cape Cod architectural styles, as would be consistent with the surrounding neighborhood.

Staff recommendation was for approval.

The Board briefly discussed the following:

- the age of the existing home,

- a plan for the property that was submitted previously by a neighbor,
- the possibility of a 50-foot lot portion of the property to be encroached by the adjacent house,
- and the possibility of the applicant to designate the existing house as historic and then request the variances allowed with the designation.

Chairman James inquired with Attorney Ardaman regarding whether or not the Board could defer the request to the Historic Preservation Board. Attorney Ardaman expressed that he would need to review the code in that regard but did not believe the Board could do so. He advised that the Board could ask the applicant if they would be willing to take their request to the Historic Preservation Board for a historic designation approval.

The applicant, Rick Jennings of 238 St. James Place, Longwood, FL 32750 addressed the Board. Mr. Jennings noted that he wanted to raise the value of the neighborhood with his project and did not intend to build the same two homes. He also noted that the existing home was an older home but that he was unsure if it was deemed historic.

Brief discussion ensued with the Board and Mr. Jennings regarding the condition of the existing home, the possibility of relocating the driveway and tearing down the existing shed to gain lot size and preserve the existing home, and the planned size of the proposed homes.

The Board heard public comment from the following residents in opposition of the request:

Stephen Pategas of 1425 Berkshire Avenue, Winter Park, FL 32789; June Huggins of 1541 Westchester Avenue, Winter Park, FL 32789; Penny Potter of 1360 Canterbury Road, Winter Park, FL 32789; and Leslie Williams of 1492 Berkshire Avenue, Winter Park, FL 32789.

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

Chairman James called for a recess at 7:09 p.m. and reconvened the meeting at 7:13 p.m.

Mr. Jennings addressed the Board once more in response to the public comments. He expressed that he wanted to honor the neighborhood and not destroy it. He noted that there had been certain precedence involving a home across the street from his property. He also noted that the existing home could be remodeled but has some significant drawbacks to it being a family home. He then inquired about the resulting process if the request was denied and if architectural style changes could be made as he was willing to present a style better suited to the neighborhood.

The Board briefly discussed the request and expressed their concerns regarding it. They overall expressed support of an option for the applicant to have the existing home historically designated and then request variances to build an additional home on the property. The Board indicated that they would like to see the existing home preserved and felt that the requested lot split would not align with the character of the neighborhood.

Motion made by Richard James, seconded by Jim Fitch, for a denial to subdivide or split the property, located at 1475 Berkshire Avenue, zoned R-1A, into two buildable single-family home lots.

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

- CPA #21-03, RZ #21-03 Request of Creative Neighbors LLC to approve the Comprehensive Development Plan for the Planned Unit Residential (PURD) Zoning on the East/Rear 5.38 acres of 740/760 N. Lakemont Avenue, to provide specific development standards for the 13 single family homes and 12 townhomes.

Mr. Briggs provided the Board a brief summary of the request. He noted that the project was coming back to the P&Z Board for the second part of the Planned Unit Residential Development (PURD) zoning process. He informed the Board that the City Commission had approved (on first reading) the Conditional Use for the new Winter Park Christian Church, and the Comp. Plan FLU/Rezoning to PURD for Creative Neighbors LLC. The second reading will be on April 13, 2022. He explained that the second part is where the setbacks and any deviations from traditional single-family zoning rules are outlined and approved. Mr. Briggs presented the Board a location map, aerial view, and site plan of the property. He noted that the applicant did not want to vary from the overall variances for single-family zoning. He explained that the applicant was requesting setbacks closer to interior lot lines, between units. However, with respect to the exterior neighbors outside of the project, there were no deviation or variances requested.

Staff recommendation was for approval.

Brief discussion ensued with the Board regarding the following:

- the status of the nature trail,
- fencing the external boundary,
- neighbor support and opposition,
- clarification of rear yard setback and width of trail,
- stormwater retention,
- and parking concerns.

Mr. Fitch mentioned that there had been a problem with previous staff regarding neighbor letters not being received for the project and that he had concerns regarding not having a traffic light on Lakemont Avenue at the project's entrance.

Mr. Briggs reminded the Board that their consideration for the project focused on the approval of the ordinances for the Comprehensive Development Plan for the PURD Zoning.

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

Motion made by Michael Spencer, seconded by Richard James, for approval the Comprehensive Development Plan for the Planned Unit Residential (PURD) Zoning on the East/Rear 5.38 acres of 740/760 N. Lakemont Avenue, to provide specific development standards for the 13 single family homes and 12 townhomes.

Motion carried with a 5-1 vote. (In Favor: Richard James, Melissa Vickers, David Bornstein, Vashon Sarkisian, and Michael Spencer. Opposed: Jim Fitch. Alex Stringfellow was not present for the meeting.)

Board Comments

Vice-Chair Bornstein suggested that future work session discussion topics include the Comprehensive Plan codes regarding lot splits, replats, and subdivisions on lakefront estate lots.

Chairman James expressed that the elevations and site plans for the projects are difficult to view in the Board meeting packets and recommended that the Board be provided the elevations and site plans separately due to this.

Adjournment

Meeting adjourned at 8:06 p.m.

/s/ Mary Bush.



Planning & Zoning Board

agenda item

item type Public Hearings	meeting date May 3, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Jeffrey Briggs
board approval Completed	
strategic objective	

subject

Request of Z Properties.

item list

Request of Z Properties for subdivision and replat of their property at 1150 Louisiana Avenue, zoned O-2, into six fee simple lots, outlining the six single-story office buildings surrounded by common parking and greenspace to be maintained by a property owner's association, as part of the applicant's overall office park project.

motion / recommendation

Staff recommendation is for approval.

background

Z Properties is requesting to subdivide and replat their property at 1150 Louisiana Avenue, zoned O-2, into six fee simple lots, each outlining one of the six single-story office buildings surrounded by common parking and greenspace to be maintained by a property owner's association.

During the City's review process of subdivisions or lot splits requests, there are two criteria that are reviewed. First is the 'Zoning Test' as to conformance with the zoning criteria. The next is the 'Subdivision Code Test' which is conformance to the neighborhood character.

Zoning Test:

The property is zoned O-2 and has 410-feet of frontage along Louisiana Avenue, 306-feet of frontage along Wilma Avenue, and 284-feet of frontage along N. Denning Drive. The total area of the property is approximately 43,709 square feet. The applicant's proposal has an impervious ratio of 65.5% (28,690 square feet) and FAR of 27.8% (12,152 square feet). Both are significantly less than the maximum 85% (37,153 square feet) impervious coverage and 45% FAR (19,669 square feet).

O-2 zoning does not require a minimum lot width or lot area and therefore, the applicant is not proposing any variances pertaining to either. Further, all uses of the buildings are to be in conjunction with the permitted uses outlined in O-2 zoning requirements. Thus, staff believes that the applicant meets the Zoning Test.

Lot Conformance to Subdivision Code Test:

The Subdivision Code of Lot Conformance Test in the Subdivision Regulations is intended to determine if the proposed lots are comparable to the existing neighboring lot size and character, which the Code defines as the other properties within a 500-foot radius.

Sec 58-377 (c): "In determining the existing area or neighborhood density and standards, for the consideration of lot splits, plats, replats or subdivision of other than estate lots or lakefronts, the planning and zoning commission and city commission shall consider the frontage and square foot area of home sites and vacant properties with comparable zoning within an area of 500-foot radius from the proposed subdivision."

Sec 58-377 (b): "In existing developed areas and neighborhoods, all proposed lots shall conform to the existing area of neighborhood density and layout. The proposed lot sizes, widths, depths, shape, access arrangement, buildable areas and orientation shall conform to the neighborhood standards and existing conditions. This provision is specifically intended to allow the denial or revision by the city of proposed lot splits, lot consolidations, plats, replats or subdivisions when those are not in conformance with the existing neighborhood density or standards, even if the proposed lots meet the minimum technical requirements of the zoning regulations."

There are no other properties within this immediate 500-foot radius neighborhood, with the same O-2 zoning. This property is unique in both size and shape being a triangular lot buffering O-1 along Louisiana Avenue and R-1A single-family residential zoning along Wilma Avenue and N. Denning Drive.

The applicant is seeking subdivision approval to construct a six building, single-story office park with a total gross floor area of 11,425 square feet. The five buildings along Louisiana Avenue across from the existing O-1 offices are 1,836 square feet each. The sixth building at the corner of Wilma and Denning is proposed at 2,245 square feet.

Since there are no other O-2 parcels within the immediate 500-foot radius, staff took the average and median gross square footage of the existing R-1A single-family houses as well as the existing office buildings in the neighboring O-1 properties within the 500-foot radius to see if the applicant's proposal is comparable to the existing neighborhood character and conditions. The average gross building square footage of the existing single-family homes is 2,604 square feet. Because a few larger parcels may skew the

average, the median is 1,954 square feet. The adjacent O-1 office buildings have an average gross building square footage of 12,950 square feet and a median of 16,062 square feet.

The applicant's proposal as a whole is less than the average and significantly less than the median building square footage of the neighboring office parcels. Further, each stand-alone building is under the average and the five similar buildings are also under the median size of the neighboring single-family properties. The larger building is over the median by roughly 200 square feet but is still under the average. This lends credence to the applicant's desire to maintain the small-scale neighborhood feel of the surrounding properties. Staff believes that the applicant's proposal meets the neighborhood character, and existing conditions of the surrounding area, thus meeting the Lot Conformance Test.

Development Plans:

Because this is a request for subdivision replat which does not require any variances for lot width or lot size, the applicant is not seeking any variances with this request. The applicants received variance approval by the Board of Adjustment to permit a total of 42 parking spaces in lieu of what would have been the required 46 on-site parking spaces. In an abundance of caution, the applicant has also entered into an off-site parking agreement for four spaces which does not meet the 10-year, non-cancellable requirements of the Code as well as has agreed to construct six on-street spaces. The applicant is aware that none of these ten off-street spaces can count towards the applicant's on-site parking count, and the Board of Adjustment only granted a variance to waive the four spaces that could not fit on the property.

The applicant's design encourages greenspace, as well as significantly less massing than what could potentially be constructed on the property. The property, with a total area of 43,709 square feet, would allow for a large, two-story structure up to 45% and 85% impervious coverage to be constructed. The applicant's proposal is significantly less at 27.8% FAR and impervious coverage of 65.6% in effort to achieve the small scale feel of the surrounding neighborhood.

Applicable Codes:

The applicable Comprehensive Plan policy and Subdivision Code section governing lot splits are attached to this staff report.

Summary:

Since, the proposal conforms to the Subdivision Code Test and the proposal creates an

office park fitting the scale of the existing neighborhood, staff is recommending approval of this request.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[1150 Louisiana Ave - Area Map.pdf](#)

ATTACHMENTS:

[1150 Louisiana Ave - Aerial Map.pdf](#)

ATTACHMENTS:

[Applicant Presentation with Site Plan.pdf](#)

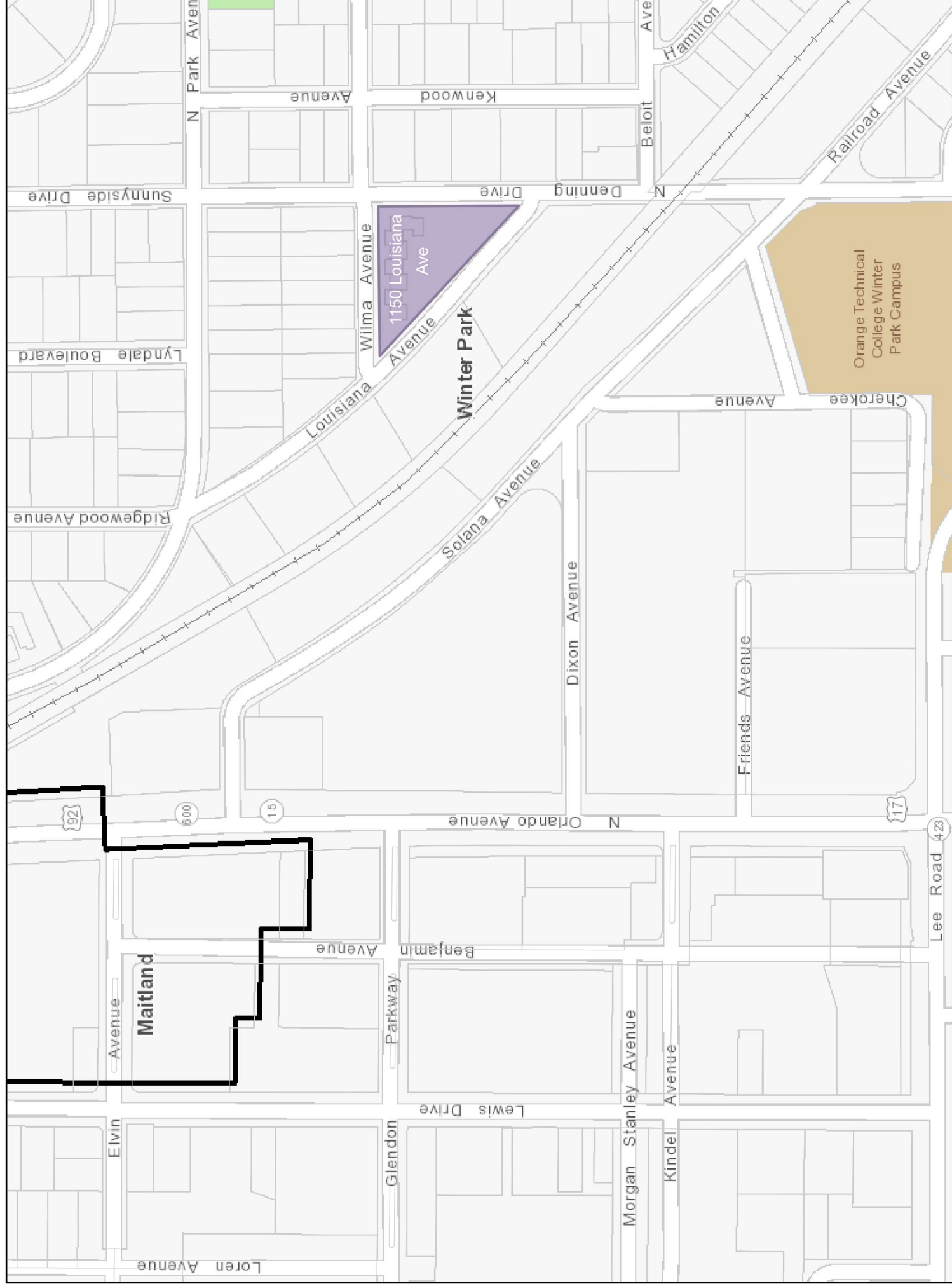
ATTACHMENTS:

[Result Letter_BOA-2022_0003.pdf](#)

ATTACHMENTS:

[Neighbor Letters.pdf](#)

1150 Louisiana Avenue - Area Map



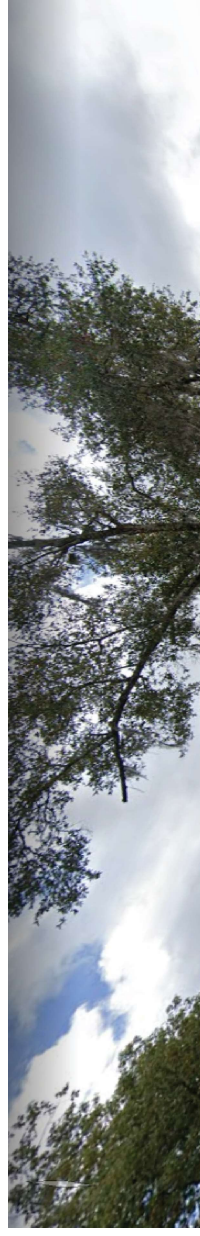
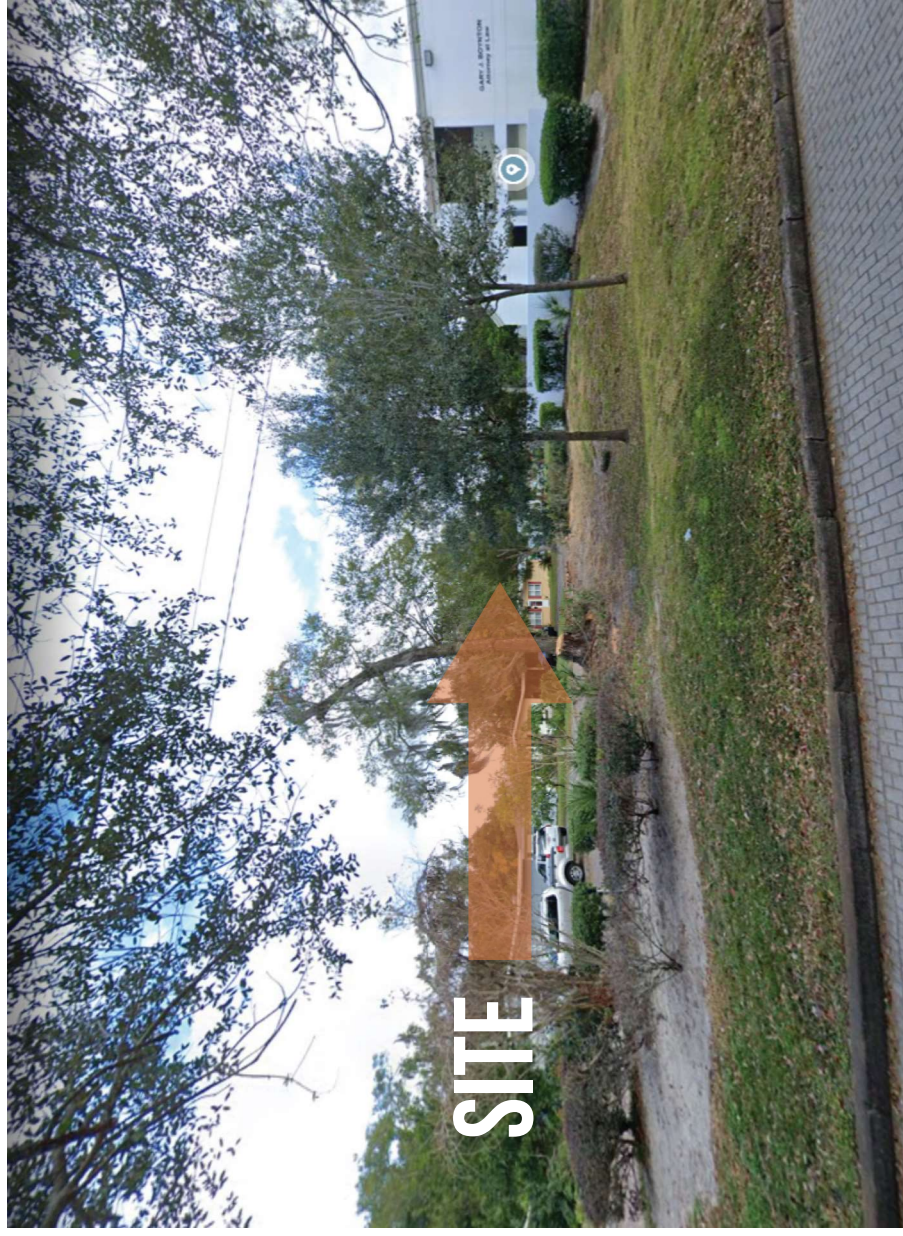
1150 Louisiana Avenue - Aerial Map



N

82789

SITE PHOTOS



N

82789

RENDERINGS



N

PROJECT DETAILS

6 - ONE STORY BUILDING

BLDG 1 : 2,245 SQ.

BLDGS 2-6 : 1,836 SQ.

TOTAL PROJECT PARKING

82789

ON SITE PARKING: 42

2 ADA PARKING



82789

SITE PLAN

SCALE: 1/16" = 1'-0"



401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

BOARD OF ADJUSTMENT

April 20, 2022

Mr. Zane Williams
Z Properties
219 W Comstock Ave
Winter Park, FL 32789

Dear Mr. Williams,

On April 19, 2022 the Board of Adjustment approved your request for a variance to allow a total of 42 parking spaces in lieu of the required 46 spaces in conjunction with the plans for a six-building, single-story office park located at 1150 Louisiana Avenue, zoned O-2. **Approval was NOT subject to any conditions.**

The subject property described as Parcel ID# 01-22-29-5250-00-001 as recorded in the Public Records of Orange County, Florida.

Located at 1150 Louisiana Avenue

Zoned: O-2

Please have your contractor bring a copy of this approval notice when applying for the construction permit for this variance.

If I can be of further assistance, please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "N. Lewis".

Nicholas W. Lewis
Planner I
407-599-3508

All variance(s) expire one year from the date of approval by the Board of Adjustment. Any extension requests must be received and heard prior to the expiration date. Requests to reinstate an expired variance are subject to any changes that have occurred in the Code. Requests to extend or reinstate a variance will require payment of fee and re-publication & re-hearing of the variance request.

April 19, 2022

TO THE BOARD

CITY OF WINTER PARK

I write this letter to express my unwavering support for the proposed development by Z Properties located at 1150 Louisiana Avenue.

I have been a resident of Winter Park for over 12 years and have maintained a residence in the Park Grove area for all those years. Because of my home's proximity, I am intimately familiar with this area and its continued need for improvement to support Winter Parks commercial and residential needs.

Our family owns and operates one the of fastest growing privately held recruitment and staffing companies in the US for the past 4 years according to the Inc. 5000. Our company, Orange Tree Staffing, maintained a location in Winter Park since its founding in 2010. Over this term we occupied commercial office space downtown Winter Park until December 2021. To support our company's growth, we evaluated several locations in Winter Park. We considered the area around 1150 Louisiana Avenue when they had the square footage available to lease. Due to the lack of modern commercial real estate amenities to support the needs of today's businesses in Winter Park, we made the difficult decision to move our company to a location outside Winter Park.

I am strongly encouraging the board to grant this parking variance to Z Properties. Z Properties eye for thoughtful, low impact development, combined with their attention maintenance and ongoing care of properties is unrivaled in Winter Park.

Your approval will provide companies like Orange Tree Staffing the opportunity to expand and grow in the city where they began and encourage new companies to come to the city. As a resident who lives very close to this location, I look forward to seeing the development and improvement to our community that Z Properties is uniquely qualified to deliver.

Thank you for the opportunity to write this letter and show support for what Z Properties is requesting your approval for.

SINCERELY,

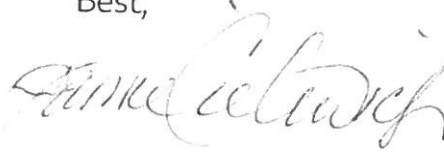
CRAIG SMITH

April 18, 2022

To Whom It May Concern,

I live in the Park Grove neighborhood near the development in question at 1150 Louisiana Avenue and I wanted to take the time to say something positive at a time when most like to say the contrary. I pass this property during my daily routine and see its current state and noticed the public hearing notice. I researched the project and found out it was Z Properties, who wants to redevelop six commercial buildings. I am very familiar with their work and commercial projects around town. I wanted to express my hope for your approval of the project and look forward to the redevelopment that Z Properties looks to complete.

Best,

A handwritten signature in cursive script, appearing to read "Jamie Cielewich".

Jamie Cielewich

661 Columbia Drive



April 15, 2022

City of Winter Park
Attn.: City Commission
401 South Park Avenue
Winter Park, FL 32789

**Re: 1150 Louisiana Ave.
Winter Park, FL 32789
Z Properties Request for Variance**

Dear Winter Park City Commission:

Our law firm is a current tenant of Z Properties, and we have been working out of our office located at 1104 Solana Ave. for the past three years. Our firm is comprised of three attorneys, and our boutique construction-related practice operates out of approximately 1,800 square feet in that location. Our office is located approximately .2 miles from the above-referenced property which is the subject of Z Properties' proposal.

Although the parking for our office (both on- and off-site) is somewhat limited, we have found it to be more than ample for our team as well as the various clients, attorneys, consultants, and others who regularly visit. I have reviewed and am familiar with both the site plan and floorplans relative to Z's Louisiana project, which appear to be similar in size and intended use to our office. Based upon our experience at 1104 Solana, I would not anticipate the need for substantially more parking at the proposed Louisiana project.

In general, Z's proposed project at Louisiana appears to be quite promising, and would be quite a welcome revitalization and improvement upon the existing structures and property. Please feel free to contact me for additional information or any questions you may have with respect to the above. We very much look forward to Z's forthcoming development of its Louisiana project.

Respectfully,

Eddie Baird

Eddie Baird

From: **Jill Cotton** jill@socointeriors.com 
Subject: 1150 Louisiana Avenue
Date: April 19, 2022 at 4:24 PM
To: Zane Williams zane@zfrpenteriesinc.com
Cc: Chanel Vicari chanel@zfrpenteriesinc.com



Hi Zane. I just wanted to send you a quick note wishing you luck on the variance approval for the Louisiana project. I have seen the site plan and elevations – so impressed and what a great addition to the neighborhood. We have seen so much positive change since we purchased our office building at 1215 Louisiana 8 years ago. Your project would take the area to a new level.

See you soon,

Jill

SOCO
interiors

jill cotton
president
1215 louisiana avenue
winter park, fl 32789
tel: 407.644.4010
www.socointeriors.com



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April 19, 2022

Re: Z Properties Louisiana Ave Project

City of Winter Park,

As a 25+ year resident of Winter Park I have seen many changes to our neighborhood. Living in Park Grove, on Granville Drive, we have seen many builders come into our neighborhood and surrounding area in an effort to update, remodel and improve our neighborhoods.

No one does this effort better than Zane Williams of Z Properties. Mr. Williams not only builds a beautiful home but maintains the integrity of the landscape and overall feel of our neighborhood and surrounding areas. Any home or building he builds adds value, charm and character to our homes and neighborhoods. We are always in support of his projects to enhance Winter Park.



Susy Scarlatos
1445 Granville Drive
Winter Park, FL 32789

April 18, 2022

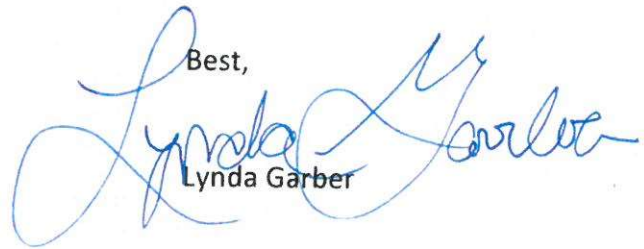
Board of Adjustments / City Commission,

My husband, Lamont and I are purchasing one of the buildings at 1150 Louisiana Avenue from Z Properties as part of their development project. We currently live at 394 Henkel Circle, which Z Properties designed and built for our family recently. We are beyond excited for this opportunity to work with Zane again.

We began working with Z Properties about three years ago when we started the design process for our custom home. Our family knows of Zane's ability to design a beautiful project that is small, yet well done. We love his eye for the intricate details, pushing the boundaries of what should be "the norm" and use of fun fabrics and colors.

We are moving our family office to this location and will have minimal staff and visitors. We are in support of the variance requested by Z Properties to continue with the development and hope that you all will too.

Best,

A handwritten signature in blue ink, appearing to read 'Lynda Garber', with a stylized flourish extending to the right.

Lynda Garber

April 15, 2022

City Board Members,

I cannot think of anyone I would rather see develop the Louisiana property than Z Properties. Their talent for creating thoughtful, in scale commercial projects is unsurpassed in Central Florida. We are not in need of another faceless, over scaled building to occupy our streets. Please consider and approve their variance request.

Best,

Joanie Stoddard
640 N. Park Avenue

From: **Carrie Rentz** cr@myrentzlaw.com
Subject: 1150 Louisiana Avenue
Date: April 19, 2022 at 10:58 AM
To: Chanel Vicari chanel@zpropertiesinc.com

CR

Hi Chanel,

As you know, I live at 1880 Legion Drive, which is very close to your new project 1150 Louisiana Avenue. I am so excited Z Properties is doing this project as I know and love the beautiful work of Z Properties. I look forward to watching the project progress and can't wait to see the finished product!

Best,
Carrie



Carrie L. Rentz
Attorney at Law

O: (407) 900.2600
E: CRentz@MyRentzLaw.com
W: www.MyRentzLaw.com

Good afternoon,

To the board I write you to express my unanimous support of the proposed development by Z Properties located at 1150 Louisiana Avenue.

I've been a resident in Winter Park for over 30 years, additionally I live in my primary residence just a few homes away from the proposed development.

It was brought to my attention that the project would meet approval except for a lack of a small amount of required parking spaces.

Furthermore, I was informed that the property requires 46 parking spaces however due to the layout of the new project only 42 can be accommodated. Clearly this being such a small amount this certainly should not be an obstacle or any reason not to approve this proposed development.

Let me start out by saying the property located on Louisiana Avenue has been poorly maintained and certainly not aesthetically pleasing. The property is in a unique position, and one would classify it as a transitional location between the commercial buildings to the West and the residential homes to the east on Denning.

The proposed development will be a significant improvement to the area not only aesthetically, but it will help with the transition that occurs between the commercial office buildings and the residential homes.

Over the past five years I cannot think of one example when parking was ever an issue; in fact the parking lot located at the current facility is never more than 20%-30% occupied. The lack of four required parking spots especially in this location and for this product should not be any reason to deny this proposal.

Additionally on a selfish note, suggest the members and the decision makers to drive just around the corner and look at the renovation that was completed just recently by the same developer, Z Properties, at the Solana Avenue warehouses.

The quality, craftsmanship and aesthetically pleasing design has certainly improved what I believe most people would agree was just an eyesore of an industrial warehouse!

This is the type of work that I expect to see approved throughout the city. I congratulate Z Properties for the bold initiative and the City Members for their support.

Thank you,
Ira Kitograd
731 Pansy Avenue
Sent from my iPhone

18 April 2022

To Whom It May Concern,

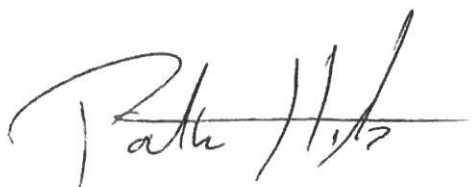
My name is Patrick Hughes and I'm a lifelong resident of Winter Park. I currently live at 1601 Summerland Avenue with my wife Katie and our two children, Hollyn and Beau. We are eagerly awaiting our third, arriving this summer.

The potential to work so near to my home and family is one of the aspects that made my decision to purchase space in the upcoming Louisiana Avenue project so easy; I love the thought of being able to walk or bike to work and the ease of stopping home to visit for lunch.

While on the subject of family, the office will be shared by my father, my sister and me as a space for design and planning associated with our family business. We do not anticipate large numbers of visitors and, accordingly, would not strain parking availability on the property.

I hope you will consider the request by Z Properties to approve this variance as it will help bring us that much closer to home and family.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read 'Patrick Hughes', with a horizontal line drawn through the middle of the signature.

Patrick Hughes

April 13, 2022

Board of Adjustments,

As a resident of nearby Park Grove and someone who occupies a commercial space, I cannot speak highly enough of the opportunity you have to allow Z Properties to develop the land at 1150 Louisiana. Z properties' eye for thoughtful, low impact development, combined with their attention to maintenance and ongoing care of properties is unrivaled in Winter Park. While I understand a parking variance is required for the proposed development in front of you I don't see any strain on the property or surrounding streets given it's committed tenants. The additional of well-conceived, unobtrusive commercial buildings is lacking in our community.

The current codes would allow for a single, out of scale building on this site. I certainly do not want another of those as I leave my neighborhood and on a main entrance into our beautiful city.

I would strongly encourage you to grant this parking variance to Z Properties.

Best,

Dan Dias

1761 Legion Drive

April 11,2022

Dear Board Members,

My name is Ryan Bagley and I live at 1171 Mayfield Drive, here in Winter Park. In 2016, I began working with Zane Williams and the Z Properties team to design and build a home that would optimize my family's living situation. Zane's great care and attention to detail rival any custom homebuilders in Central Florida and his track record of building success in our city speaks for itself.

As a future occupant of one of the buildings, my daily business is conducted online and over the telephone, which is to say that I seldom require any face-to-face meetings. In short, I do not require additional parking beyond a space or two for myself and a guest.

Please consider my request and vote in favor of this variance; I think that you will find it to be a great long term decision, both developmentally and visually, for Winter Park.

Kind Regards,

Ryan Bagley



Planning & Zoning Board

agenda item

item type Public Hearings	meeting date May 3, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Jeffrey Briggs
board approval Completed	
strategic objective	

subject

Request of Richard Jennings.

item list

Request of Richard Jennings to subdivide the lot at 1475 Berkshire Avenue into one 97.5-foot wide lot, which includes the existing home, known as the PJ Ness House, which the applicant will request designation from the Historic Preservation Board at their regular meeting on May 11, 2022, and one 52.5-foot lot, to construct a new single-family home.

motion / recommendation

Staff recommendation is for approval.

background

Richard Jennings with Nautilus Homes Central Florida (contractor) on behalf of Soukhavong Sourikone (owner) is requesting to subdivide the three platted lots (Lots 13, 14, and 15) at 1475 Berkshire Avenue in the Orwin Manor neighborhood, to redevelop as two individual single-family homes and to now dedicate the existing home on the property as historic.

This request was recommended for denial at the April 5th Planning and Zoning Board meeting and subsequently withdrawn and revised for the current submission which has been re-advertised and re-noticed. The revised application commits to the historic designation and preservation of the existing PJ Ness House constructed in 1925, as a historic structure on the Winter Park Register of Historic Places.

The revised proposal is to then divide out the eastern 52.5-feet as a new buildable lot, and to establish interior lot setbacks (on the west side of the new lot) of 5-feet to the first floor and 10-feet of the second floor. The new home would observe the code required setbacks for the east property line shared with the neighbor. The new subdivision will also create a nonconforming side setback for the existing detached garage associated on the historic home property. Approval of the subdivision will memorialize that garage with the 3-foot side setback, in lieu of the 5-feet as would be required by Code.

Zoning Test:

The property has 150-feet of frontage along Berkshire Avenue and 130-feet of lot depth for a total lot area of 19,500 square feet. The applicant wants to divide the property into one 97.5-foot wide lot, including the PJ Ness House, with 12,675 square feet of lot area, and one 52.5-foot wide lot, with 6,825 square feet of lot area to construct a new single-family home.

The R-1A zoning requires a minimum of 75-feet for interior lots, as well as 8,500 square feet of lot area. The smaller proposed lot requires variances for both lot width and lot area.

Justification for the Lot Dimension Variance:

The City's subdivision code specifically provides allowances for variances when they result in the designation and preservation of historic homes. That code section is cited below.

Sec. 58-376 (f) "Historic homes and live oak trees. The planning and zoning board and the city commission may consider the preservation and protection of historic homes and/or the preservation and protection of historic or specimen live oak trees as a special condition and circumstance pursuant to subsection (a)(1) for the purposes of granting variances to minimize lot sizes in conjunction with subdivisions or lot splits. In considering the preservation of an existing building, the historic preservation board shall first determine that the building is recommended for inclusion on the Winter Park Register of Historic Places and such listing and inclusion shall be required as a condition of such lot size variance and related subdivision or lot split approval. In consideration of the preservation of historic live oak tree(s), any such variance approval and related subdivision or lot split approval shall be conditioned upon the granting of a tree preservation easement to the city, with terms acceptable to the city, to ensure the preservation of such tree(s)."

Lot Conformance to Subdivision Code Test:

This is less relevant given the historic preservation justification for the lot dimension variance but the Subdivision Code or Lot Conformance Test in the Subdivision Regulations is intended to determine if the proposed lots are comparable to the existing neighboring lot size and character, which the Code defines as the other properties within a 500-foot radius.

Sec. 58-377 (c): "In determining the existing area or neighborhood density and standards, for the consideration of lot splits, plats, replats or subdivision of other than estate lots or

lakefront lots, the planning and zoning commission and city commission shall consider the frontage and square foot area of home sites and vacant properties with comparable zoning within an area of 500-foot radius from the proposed subdivision."

There are 47 other homes within this immediate 500-foot radius neighborhood, with the same R-1A zoning (see attached map). The average lot width is 82-feet, but since a couple of large lots can affect the average, the median lot size statistic often is a better representation. In this case, the median lot width is 75-feet. The average lot size is 14,934 square feet, and the median lot size is 9,848 square feet.

In this 500-foot radius there are 47 homes and 3 have exactly 75-feet of lot width (6.4%), there are 20 homes with larger than 75-feet (42.5%) and 24 homes with less than 75-feet of lot width (51.1%). This would lend support to the argument that the neighborhood supports a variety of lot sizes. Thus, both the 97.5-foot and 52.5-foot lots conform to the neighborhood standards and existing conditions.

Since both lots conform to the neighborhood standards and existing conditions and the applicant is seeking to designate the PJ Ness House as a historic landmark at the next regular meeting of the Historic Preservation Board on May 11, 2022, it is staff's determination that the proposed lots are compatible with the character of the surrounding neighborhood and the variances for the smaller lot are warranted.

It should also be noted that the Code does allow the City Commission to impose restrictions or conditions of approval upon the new home, to match or replicate architectural styles from that period, in order to remain consistent with the character of the surrounding neighborhood. These might be Mediterranean, Bungalow, Craftsman or Cape Cod styles. See Sec. 58-377 (d) below.

Sec. 58-377 (d): "In order to implement the policies of the comprehensive plan, the city commission may also impose restrictions on the size, scale, and style of proposed building, structures, or other improvements. This provision shall enable the city commission to impose restrictions on the size, scale, and style of proposed building, structures, or other improvements. This provision shall enable the city commission to impose restrictions of the size, height, setback, lot coverage, impervious area or right-of-way access such that proposed building and other improvements match the dimension and character of the surrounding area or neighborhood.

Development Plans:

For the new single-family home, the applicant is seeking variance approval for the interior side setbacks. Lots 60-feet wide or less must comply with interior side setbacks of 7.5-feet for any first-story portion and 10-feet to any second-story portion of the home. The

applicant is seeking a variance for a first-floor interior side setback of 5-feet in lieu of the required 7.5-feet. The 5-foot setback would only pertain to the western property line of the new lot.

Summary:

Because the larger lot conforms to the Zoning Test, both lots conform to the Subdivision Code Test, and because of the applicant's willingness to save the PJ Ness House through dedication to the Register of Historic Places, staff is recommending approval of this request.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[1475 Berkshire Aerial Map.pdf](#)

ATTACHMENTS:

[Proposed Lot Layout_April 2022.pdf](#)

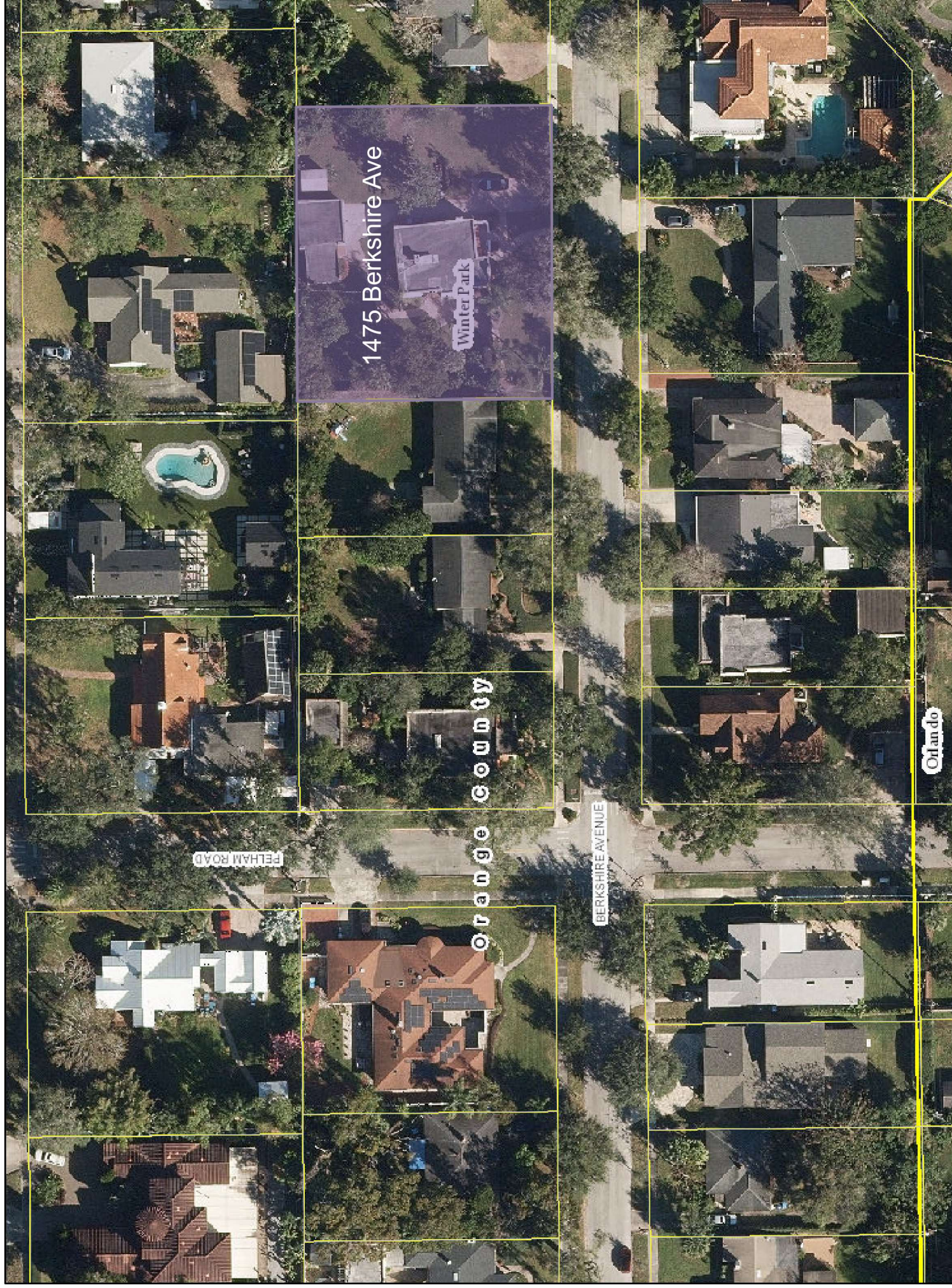
ATTACHMENTS:

[local-register-historic-designation-application #2.pdf](#)

ATTACHMENTS:

[Subdivision Comp Plan Policies.pdf](#)

Sub #22-04 - 1475 Berkshire Ave



End. 1 1/4" Iron
Pipe "No
Identification"

1.5'N

Brick Wall

50.00'(P)

0.3'E

Lot 16
Block
10

Magnolia

Pine
(7")

Palm
(18")

6' Wood Fence

129.80'(M)
130.00'(P)

00'00"02" III

City of Winter Park Historic Designation Application

Sourikone Soukhavong 4504 Woodlands Village. Orlando 863-521-0921

2. I, Sourikone Soukhavong, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

Historic Preservation Board Office Use

Criteria for Designation

- | Legal description | Year built |
|-------------------|------------|
|-------------------|------------|

Historic name of building (if any) *Historic district name (if any)*

Date received: _____ **HPC Meeting:** _____

Case File No.: _____ **Florida Master Site File No.:** OR- _____

θ Local Historic Landmark

θ Local Historic Resource

RELEVANT COMPREHENSIVE PLAN POLICIES:

Policy 1-5.2.8: Subdivision of Land and Lot Splits for Non-Lakefront Single Family & Low Density Multi-Family Property. The City shall consider approving subdivision and lot split applications, which are not lakefront properties and which are not estate lots in areas designated single family, low density or multi-family residential, when the proposed new lots are designed at size and density that meet the adopted subdivision regulations. The City Commission in consideration of lot consolidation requests may limit the applicable floor area ratio as a condition of approval in order to preserve neighborhood scale and character.

ARTICLE VI. - SUBDIVISION AND LOT CONSOLIDATION REGULATIONS

Sec. 58-377. - Conformance to the comprehensive plan.

(a) In the City of Winter Park, as a substantially developed community, the review of lot splits, lot consolidations, plats, replats or subdivisions within developed areas of the city shall insure conformance with the adopted policies of the comprehensive plan as a precedent to the conformance with other technical standards or code requirements.

(b) In existing developed areas and neighborhoods, all proposed lots shall conform to the existing area of neighborhood density and layout. The proposed lot sizes, widths, depths, shape, access arrangement, buildable areas and orientation shall conform to the neighborhood standards and existing conditions. This provision is specifically intended to allow the denial or revision by the city of proposed lot splits, lot consolidations, plats, replats or subdivisions when those are not in conformance with the existing neighborhood density or standards, even if the proposed lots meet the minimum technical requirements of the zoning regulations.

(c) In determining the existing area or neighborhood density and standards, for the consideration of lot splits, plats, replats or subdivision of other than estate lots or lakefront lots, the planning and zoning commission and city commission shall consider the frontage and square foot area of home sites and vacant properties with comparable zoning within an area of 500-foot radius from the proposed subdivision.

(d) In order to implement the policies of the comprehensive plan, the city commission may also impose restrictions on the size, scale, and style of proposed building, structures, or other improvements. This provision shall enable the city commission to impose restrictions on the size, height, setback, lot coverage, impervious area or right-of-way access such that proposed building and other improvements match the dimension and character of the surrounding area or neighborhood.