



Planning & Zoning Board Regular Meeting

Agenda

May 2, 2023 @ 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 4, 2023 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 #23-04. Request of Phil Kean Design Group.](#) 15 minutes
Request of Phil Kean Design Group for approval to construct a 518 square foot addition to the existing single-family home located at 131 Trismen Terrance on Lake Osceola, zoned R-1AAA.
 - b. [Request of the City of Winter Park for:](#) 15 minutes
 - An Ordinance to establish a Commercial Future Land Use on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue, and
 - An Ordinance to establish Commercial (C-3) Zoning on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue.
 - c. [CPA 23-01; RZ 23-01 Request of Ranel J Castro for:](#) 30 minutes
Ordinances to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map to change the designations of Office/(O-1) to Commercial/(C-3A) on the property at 1455 West Fairbanks Avenue to operate a bakery within the existing building located on the property.
5. **Action Items**
6. **Non-Action Items**
 - a. [RFQ-23 General Planning Services - The following firms have been selected for Commission approval for the general planning services contract:](#) 1 minute
 - GAI Consultants, Inc.
 - Inspire Placemaking Collective, Inc.
 - Redevelopment Management Associates, LLC.
7. **Staff Updates**

- 8. Board Comments**
- 9. Upcoming Agenda Items**
- 10. Adjournment**



Planning & Zoning Board

agenda item

item type	Consent Agenda	meeting date	May 2, 2023
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the April 4, 2023 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[P&Z April 4th 2023 Draft Meeting Minutes.pdf](#)



Planning & Zoning Board Regular Meeting Minutes

April 4, 2023 at 6:00 p.m.

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

Present

Present: Richard James, Melissa Vickers, Vashon Sarkisian, Jim Fitch, Alex Stringfellow, Michael Spencer, and David Bornstein. Also Present: City Attorney Dan Langley. Staff: Director of Planning & Zoning Jeff Briggs, Assistant Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Richard James called the meeting to order at 5:59 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by David Bornstein, seconded by Melissa Vickers to approve the March 7, 2023 meeting minutes.

Motion carried unanimously with a 7-0 vote.

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

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

(4) Public Hearings

- SPR #23-03: Request of Mark Nasrallah for approval to construct a new, two-story, 5,555 square-foot, single-family home, located at 1034 Turner Road on Lake Bell, zoned R-1A.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map, aerial view, and site plan for the property and noted that the applicant's request meets code requirements for impervious lot coverage, Floor Area Ratio (FAR), and the front, side, and pool setbacks. He then reviewed the lakefront review criteria, noting that no trees would be removed as part of the request and that the applicant designed four swales on the lot to maintain a 15-foot buffer from any existing canopy trees. He added that the swale retention areas throughout the property met the required stormwater retention. He went on to explain that the views from the lake will not be obstructed as the lot is relatively flat, sloping from 92-feet in the front of the lot to the 88.6-foot ordinary high-water line and the pool and pool deck will only be 2.5-feet above grade. He then discussed the view of the neighbors, indicating that the average lakefront setback of the neighboring lakefront homes is 95-feet and the proposed home will have a lakefront setback of 68.6-feet. He also indicated that no neighbor letters in opposition to the request had been received and that there was a significant landscape buffer along the north side of the lot blocking much of the neighbor's view toward the southern portion of the lot. He then explained that even though the proposed home does not meet the average lakefront setback, the average is uniquely limiting in this case because the houses were all built roughly in line. The code, therefore, limits the buildable area to the mold of the existing home, making construction of a larger home on a lakefront as traditionally expected, impossible. Mr. Lewis expressed that the applicant was seeking to go beyond the average with the understanding that they would be the first to redevelop along the street. He additionally expressed that staff believed the applicant had successfully provided a design that limits any visual impact of the neighbors, despite the lesser setback.

Staff recommendation was for approval.

The Board inquired about the consistency of the front setback, the rear setback being to the patio, if the patio would be open or screened, which neighbors received notification of the request, the second floor setback, and the consistency of home style patterns along the lake.

Mr. Fitch expressed that the location of the home violated the 95-foot arc of the existing homes on the lake and the applicant should resubmit their request with a driveway that would conform with the front arc of the existing homes. He also expressed that he was disappointed with staff's recommendation of approval.

The applicant's architect, Mark Nasrallah of 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Mr. Nasrallah spoke on the sizes and setbacks of the surrounding homes along the lake. He noted that the mass of the house could be brought forward close to the street but would destroy the street view for neighboring homes.

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

The Board briefly expressed their thoughts on the request and discussed possibly reducing the rectangular portion of the driveway, the lack of opposition from the neighbors, possible parking issues if the home was pushed forward, the setbacks of the homes on the City of Orlando's side of the lake.

Motion made by Michael Spencer, seconded by Alex Stringfellow, for approval to construct a new, two-story, 5,555 square-foot, single-family home, located at 1034 Turner Road on Lake Bell, zoned R-1A.

Motion carried unanimously with a 6-1 vote. (In Favor: Richard James, Vashon Sarkisian, Alex Stringfellow, Michael Spencer, Melissa Vickers, and David Bornstein. Opposed: Jim Fitch.)

- CU #22-08: Request of Rollins College for final Conditional Use approval to maintain the existing 4-story Lawrence Center office building and to build a new 31,791 square foot Rollins Art Museum and a new 47,138 square foot Crummer Graduate School of Business building, on the properties at 200 E. New England and 203 E. Lyman Avenues.

Mr. Briggs provided the Board a brief summary of the request. He presented to the Board an area map of the property and the applicant's site plan. He noted that about three years ago Rollins College obtained approval from the Planning & Zoning Board and the City Commission for their preliminary site plan and to change the zoning and land use of the property from office to institutional. He explained that Rollins College had come back with a new proposed site plan for the property that would join together their two proposed buildings in order to save three live oak trees and to create an open courtyard of Artscape and landscape on the corner of New England and Interlachen Avenues. He further explained that Rollins College was also requesting to change the 25-foot setback of the Rollins Art Museum to a 10-foot setback to match the Lawrence Center setback and to engage the interest of the pedestrians that walk past the museum. Mr. Briggs noted that with the new site plan the Crummer Graduate School of Business had been reduced in size about 30,000 square feet than what was originally approved. He then went on to briefly discuss the floor plans and elevations for the applicant's proposed buildings, the height of the museum, the setback for exfiltration from the live oak trees, and screening for the backflow preventer. He indicated that the museum height was proposed to be 10 feet taller than the Crummer Graduate School of Business building in part due to its parapet and 14 feet was needed for the setback for exfiltration from the live oak trees to keep them preserved. He then discussed two variances that the applicant requested. One, regarding two framed signs on the museum that were to be 400 square feet and 64 square feet, significantly exceeding the maximum size per code of 50 square feet. The second, regarding building a concrete seating structure and wall within the 25 foot setback on Interlachen Avenue, which would create a seven-foot wall along the street side.

Staff recommendation was for approval with the following conditions:

- the western museum sign must be reduced from 400 sq. ft. to no more than 200 sq. ft.,
- a suggested reduction in the museum parapet height to 1 foot,
- stormwater improvements must be at no less than a 14-foot setback for from the triple oaks,
- the backflow preventer must be screened, and
- any hardscape within the setbacks must be limited to 34 inches.

The applicant's representative, Attorney Becky Wilson of 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson noted that the applicant had agreed to meet the 14-foot setback for the stormwater improvements and to remove the concrete seating structure and wall.

The applicant's architect for the project, Joe Coriaty of 150 W 28th St. #1802, New York, NY 10001 addressed the Board and discussed the applicant's choice of design for the project. He noted that the primary open space was reoriented, the Crummer Graduate School of Business was pushed back, the Rollins Art Museum was turned 90 degrees and set back substantially, and the seating structure and wall were eliminated and replaced with a 16-inch high bench wall. He then spoke on the architectural strategy for the project noting that the parapet height would screen the equipment screen and that the proposed museum height provided for the applicant's desired floor to floor height in the gallery and the back of house. Mr. Coriaty went on to briefly discuss the framed signs and noted that the applicant would agree to limiting any banner or signage element that would go in the 400 square foot frame to a maximum of 200 square feet.

Attorney Wilson addressed the Board and spoke on the preliminary conditional use approval for the project. She noted that the applicant had been approved for up to 1.5% FAR but was at only a 1.19% FAR with the current plan. She also noted that Rollins College had to enter into a community benefit agreement with the City, which involved the final conditional use approval, parking allowances and requirements, and restrictions on the use of certain buildings owned by the applicant.

The Board inquired about the following:

- the details of the framed signs and their lighting element,
- clarification of the dimensions of the frames and what would be shown on the signs,
- what precludes the applicant from hanging banners to market events on a temporary basis,
- the maximum allowed building height per code,
- and the details of the back of house function.

The Board heard public comment from the following residents:

Warren Lindsey of 871 Dixie Parkway, Winter Park, FL 32789 addressed the Board. Mr. Lindsey inquired about whether or not the views of the framed signs would possibly be blocked by tree foliage and the direction from which the signs' lettering would be able to be viewed.

Jerry Hilbrich of 300 S. Interlachen Avenue, #304, Winter Park, FL 32789 addressed the Board. Mr. Hilbrich spoke on concerns regarding an increase in activity and noise that would possibly be created by the applicant's project.

Nancy Miles of 687 Penn Place, Winter Park, FL 32789 addressed the Board. Ms. Miles noted that the Women's Club of Winter Park felt the project would be great but wanted to make sure that the sidewalks would be screened off during construction and that traffic would not be restricted from accessing the driveway to the Women's Club of Winter Park.

Larry Coates of 315 E. New England Avenue, #16, Winter Park, FL 32789 addressed the Board. Mr. Coates spoke on concerns with possible future parking issues, noise, and light pollution. He expressed that he would like to see a more extensive parking study completed for the project.

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

Attorney Wilson briefly addressed the public comments noting that the public's view of the lettering on the signs would mainly be directly across from the building due to the frame around the signs, the lighting on the signs would be internal around the edge of the frame, there would be acoustic treatments on the building's A/C and condenser units for noise abatement, the school's classes would generally end by 9:30p.m., and events would either occur inside the buildings or on the lawn that is located closer to the Alford Inn.

The Board inquired about the business hours of the museum, the museum's plans to use the space for events and entertaining, and lighting details for the majority of the museum building. Brief discussion continued on the framed signs and lighting.

The Board then briefly shared their thoughts on the request noting concerns with the lighting for the signs and possible parking issues. Ms. Vickers inquired about the use of parking signs and ways to prevent potential parking issues.

Attorney Langley asked whether or not a note would be included in the submittal to the City Commission reflecting the changes to the request that the applicant had agreed to during the meeting. Attorney Wilson replied that the change to the 200 square feet for the framed sign would not be changed in the submittal but could be included in the staff report. She also noted that the plans would not change for the parapet as no

changes were made for the height. She then added that the applicant agrees to the 14 foot setback for the stormwater improvements and the backflow screening but the civil plans would not be redone for these changes prior to the City Commission meeting.

Motion made by David Bornstein, seconded by Alex Stringfellow, for final Conditional Use approval to maintain the existing 4-story Lawrence Center office building and to build a new 31,791 square foot Rollins Art Museum and a new 47,138 square foot Crummer Graduate School of Business building, on the properties at 200 E. New England and 203 E. Lyman Avenues with the following conditions:

- the western museum sign size must be reduced from 400 sq. ft. to no more than 200 sq. ft.,
- stormwater improvements must be at no less than a 14-foot setback from the triple oaks,
- the backflow preventer must be screened, and
- any hardscape within the setbacks must be limited to 34 inches.

Motion carried with a 5-2 vote. (In Favor: Richard James, Vashon Sarkisian, Alex Stringfellow, Michael Spencer, and David Bornstein. Opposed: Melissa Vickers and Jim Fitch.)

(5) Action Items

No action items.

(6) Non-Action Items

No non-action items.

(7) Staff Updates

Mr. Briggs informed the Board that the Planning & Zoning department's Planning Technician, Aaron Hull who was leaving the City to move to Colorado was being replaced with a current City of Winter Park employee named Corinna Lundgren. He noted that Ms. Lundgren held an undergraduate degree in architecture and was currently completing her masters in planning from the University of Central Florida.

(8) Board Comments

Ms. Sarkisian made another request to have staff include the site plan on an aerial so the Board can have a more comprehensive visual reference for the requests.

Chairman James gave the Board and staff a brief farewell, reminding them that the meeting would be his last meeting on the Board as he was moving out of state.

(9) Upcoming Agenda Items

There was no discussion on upcoming agenda items.

(10) Adjournment

Meeting adjourned at 7:47 p.m.

/s/ Recording Secretary Mary Bush



item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date May 2, 2023
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

SPR #23-04. Request of Phil Kean Design Group.

item list

Request of Phil Kean Design Group for approval to construct a 518 square foot addition to the existing single-family home located at 131 Trismen Terrance on Lake Osceola, zoned R-1AAA.

motion / recommendation

Staff recommendation is for approval subject to the following conditions:

- 1) That the proposed garage door includes architectural design features such as glazing, hardware and raised panels integrated into the door or other finishes matching the primary structure; and
- 2) That a six foot tall privacy fence be installed from the rear corner of the structure to the side lot line and a six foot tall privacy gate be installed along the driveway so as to shield the boat trailer from the views of the lake and from the street as well as to prevent vehicles from parking on the lakefront portion of the lot.

background

Phil Kean Design Group (on behalf of the property owners) is requesting approval to construct a 518 square-foot addition as part of the overall renovations to the existing single-family home at 131 Trismen Terrace, located on Lake Osceola. The property is zoned R-1AAA and the unsubmerged portion of the property is 21,617 square feet in size. The proposed impervious lot coverage of 8,221 square feet is 38% of the total lot, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties greater than 12,500 square feet in size is 35% or 5,000 square feet, whichever is greater. The applicant is proposing a 3,093 square-foot home which equates to a FAR of 14%, which is well under this requirement.

The proposed additions are over 500 square feet, which triggers the Planning & Zoning Board's lakefront review. However, the proposed 480 square foot lanai and the existing 24 square foot entry porch are excluded from FAR; so although the new total square footage under roof is 3,697 square feet, the square footage included in FAR is only 3,093 square feet. Therefore, the proposal is a net increase in square footage but a net decrease in FAR.

The proposed garage requires a two-foot encroachment into the side setback and a four-foot encroachment in the front setback to meet the minimum separation requirements between the garage and the main wall of the structure. However, the front garage furthers the lakefront criteria by discouraging parking in the rear for lakefront lots. Further, the proposed garage door as provided on the elevations lacks any architectural elements. Per code, a single car door up to 18-feet wide is permissible for homes undergoing renovations if architectural design elements such as glazing, hardware and raised panels integrated into the door or other finishes matching the primary structure are present. Staff is proposing a condition of approval that this requirement be met.

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 no trees being removed as part of this request and thus, the applicant meets this requirement.

View 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 as there are no such proposed components.

The code also directs that to the extent practical, vehicles shall not be visible from the water and that the parking of vehicles in any area between the rear of the principal building and the water shall be prohibited. Ordinarily, lakefront review involves new construction, which is not the case here. In this instance, the majority of the structure and the entire driveway are existing and the homeowner is currently utilizing the carport to store their vehicles and the existing brick patio to store their boat trailer. The proposal eliminates the carport in the rear of the property and the new garage encourages that vehicles be parked in front of the structure as opposed to the rear of the lot.

Staff is proposing a condition of approval which screens the boat trailer from view from both the water and the street and which prohibits parking vehicles in the rear of the lot as required by code. The conditions calls for a six-foot vinyl fence from the rear corner of the structure to the side lot line and a six-foot gate along the driveway to shield the boat trailer from view. The proposed location along the side of the house is also substantially screened by existing landscaping from the view of the neighboring home.

View 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 of the neighbors.

The proposed renovations do not encroach further towards the lakefront than already exists today. The existing and proposed lakefront is just over 99-feet from the lake, whereas the average is 85-feet. The structure is in line with the neighboring property towards the East. The structure is also located behind the neighboring property towards the West. Therefore, the proposal does not infringe on any views of the neighboring properties.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface of the lot determines the needed depth/size of the retention. In this case, the applicants are proposing three swale retention areas throughout the property, which meet the required stormwater storage.

Summary

Overall, the plans, in conjunction with the conditions of approval, meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements, except the setback encroachments for the garage. However, replacing the existing carport in the rear with a parking garage in the front is in furtherance of the lakefront requirement that vehicles not be located between structures and the water.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[131 Trismen Terrace - Area Map.pdf](#)

ATTACHMENTS:

[131 Trismen Terrace - Aerial Map.pdf](#)

ATTACHMENTS:

[Aerial View.jpg](#)

ATTACHMENTS:

[Lakefront Yard View.jpg](#)

ATTACHMENTS:

[131 Trismen Terrace - Lakefront Table.pdf](#)

ATTACHMENTS:

[131 Trismen Terrace - Siteplan Aerial.pdf](#)

ATTACHMENTS:

[131 Trismen Terrace - Survey.pdf](#)

ATTACHMENTS:

[131 Trismen Terrace - Stormwater Plan.pdf](#)

ATTACHMENTS:

[131 Trismen Terrace - Plan Set.pdf](#)

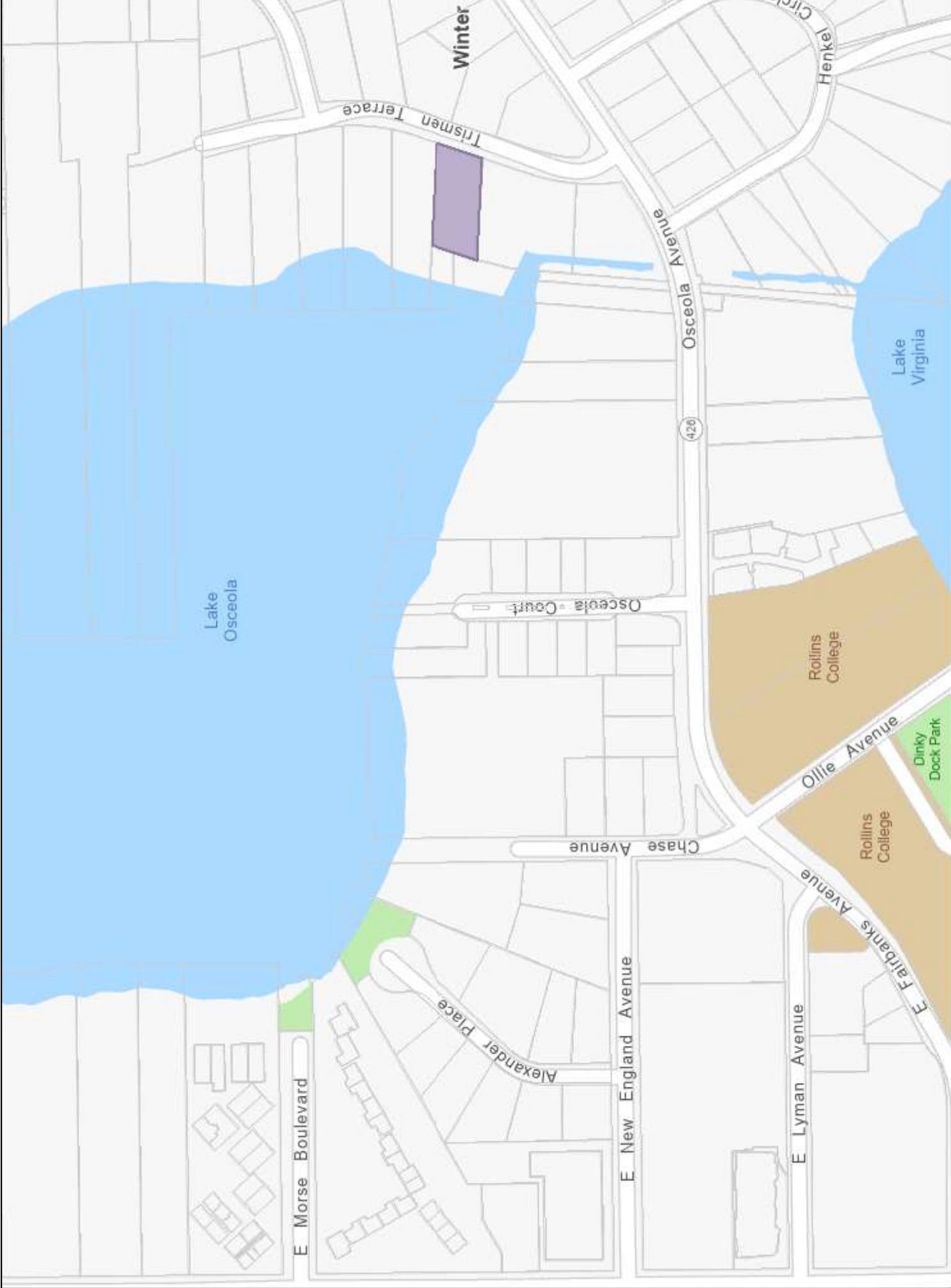
ATTACHMENTS:

[131 Trismen Terrace - Staff Condition Fence Location.pdf](#)

ATTACHMENTS:

[Garage Door Example.jpg](#)

131 Trismen Terrace - Area Map



131 Trismen Terrace - Aerial Map







Lakefront Site Plan Review: **131 Trismen Terrace**

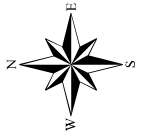
	R-1AAA Requirements	Proposed
Zoning	N/A	R-1AAA
Future Land Use	N/A	SFR
Lot Width	150 ft.	100 ft.
Lot Depth	N/A	198 ft. (avg.)
Lot Area	25,000 sf	21,617 sf
Floor Area Ratio	35% (7,566 sf)	14% (3,093 sf)
Impervious Lot Coverage	50% (10,809 sf)	38% (8,221 sf)
Front Setback	52.5 ft.	48.5 ft.
Side Setbacks	12 ft.	10 ft. (West side)
Lakefront Setbacks	85 ft. (avg.)	99 ft., 2 in.
Pool Lakefront Setback	50 ft.	N/A



LAKEFRONT SITE PLAN REVIEW

131 Trismen Terrace

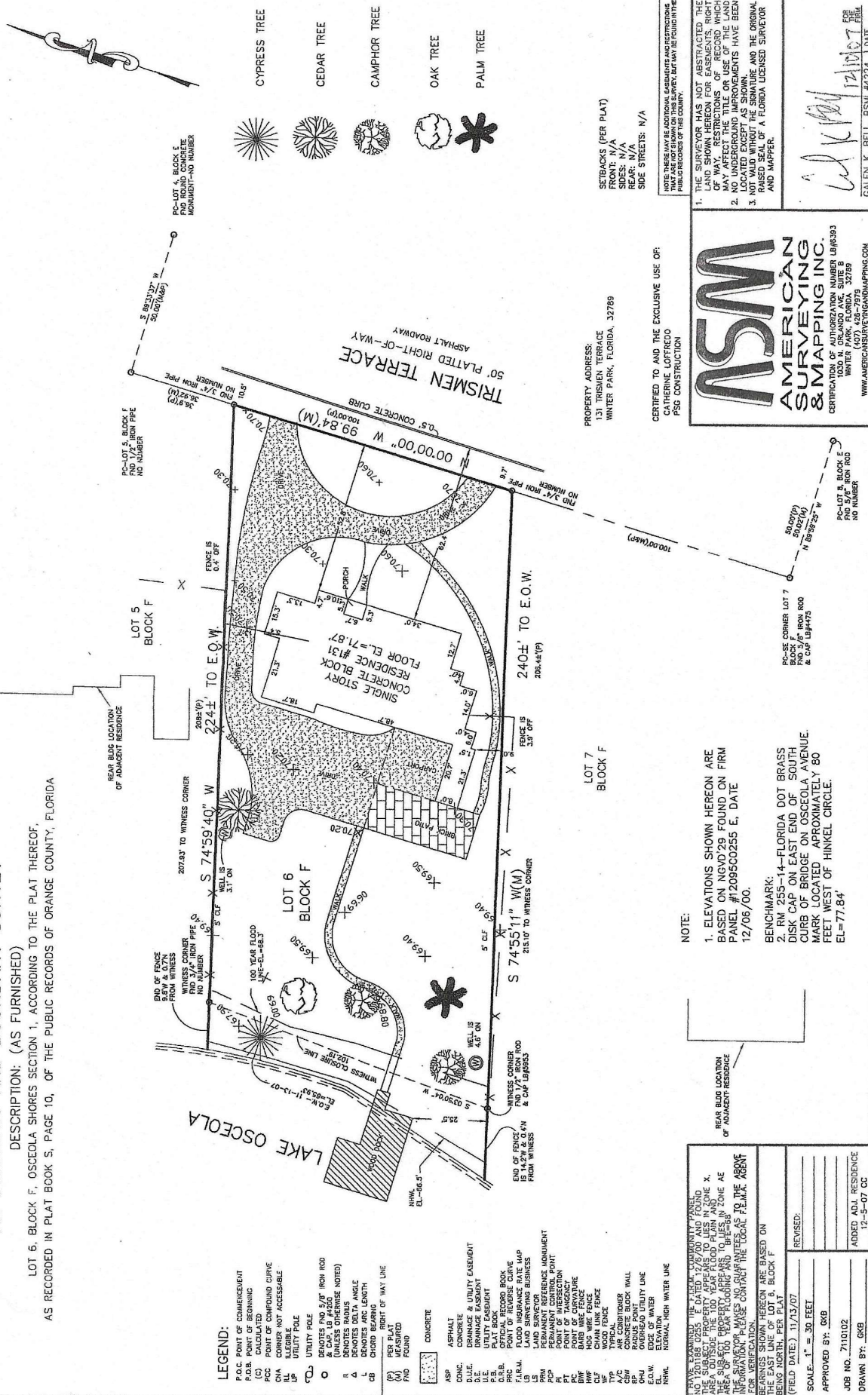
City of Winter Park
Florida



DESCRIPTION: (AS FURNISHED)

LOT 6, BLOCK F, OSCEOLA SHORES SECTION 1, ACCORDING TO THE PLAT THEREOF,

AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA



NOTE:

1. ELEVATIONS SHOWN HEREON ARE
BASED ON NGVD'29 FOUND ON FIRM
PANEL #12095C0255 E, DATE
12/06/00.

BENCHMARK:
2. RM 255-14-FLORIDA DOT BRASS
DISK CAP ON EAST END OF SOUTH
CURB OF BRIDGE ON OSCEOLA AVENUE.
MARK LOCATED APPROXIMATELY 80
FEET WEST OF HINKEL CIRCLE.
EL=77.84'

CERTIFIED TO AND THE EXCLUSIVE USE OF:
CATHERINE LOFFREDO
PSG CONSTRUCTION

PROPERTY ADDRESS:
131 TRISMEN TERRACE
WINTER PARK, FLORIDA 32789

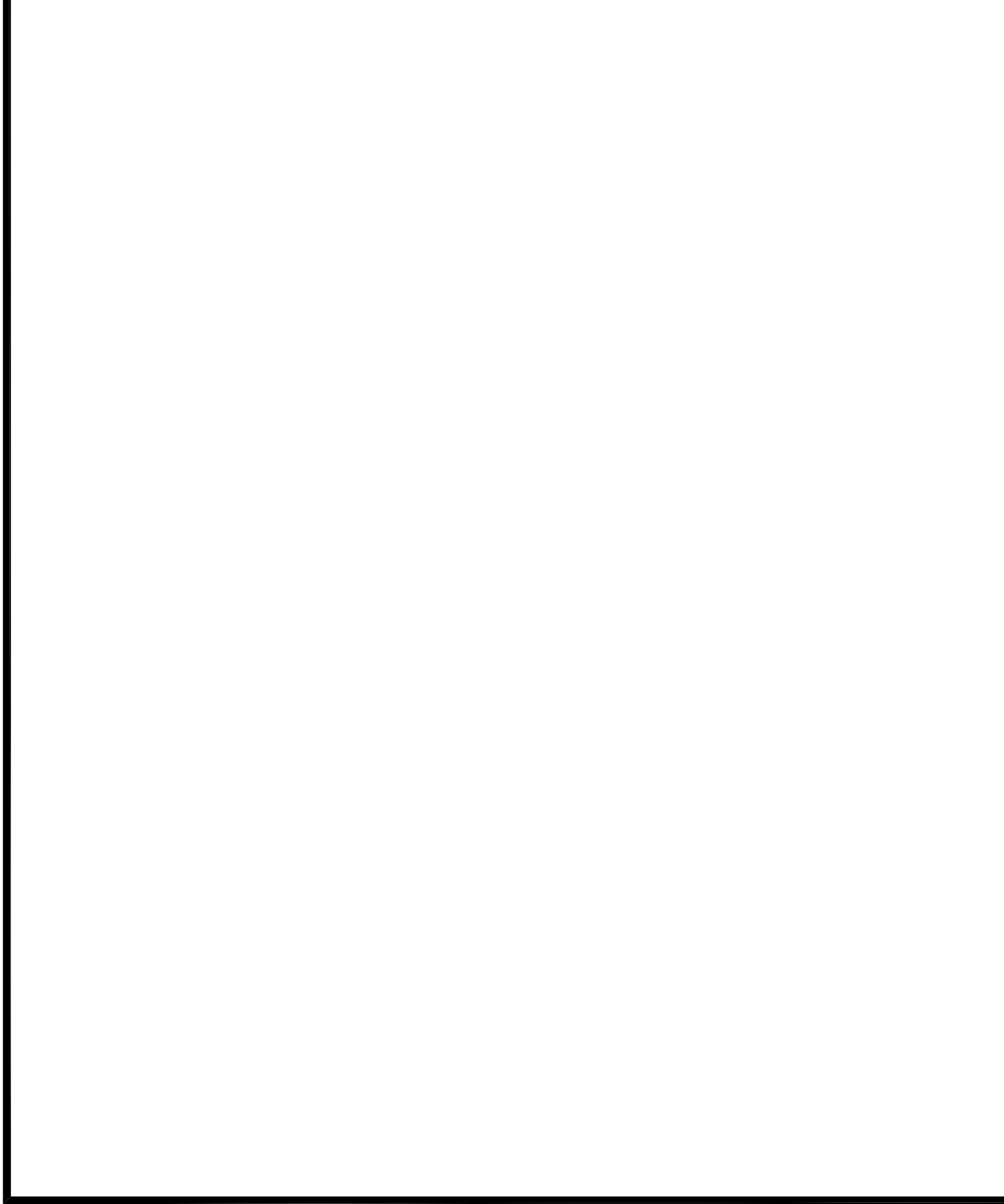
SETBACKS (PER PLAT)
FRONT: N/A
SIDES: N/A
REAR: N/A
SIDE STREETS: N/A

NOTE: THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, BUT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ASMA
**AMERICAN
 SURVEYING
 & MAPPING INC.**
 CERTIFICATION OF AUTHORIZATION NUMBER 1463593
 1030 N. ORLANDO AVE. SUITE B
 WINTER PARK, FLORIDA 32789
WWW.AMERICANSURVEYINGANDMAPPING.COM

NAME	RECEIVED	DATE
CALEN K	RECEIVED	12/11/04







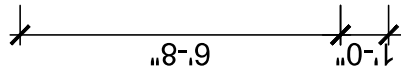
28'-8"



8'-0"



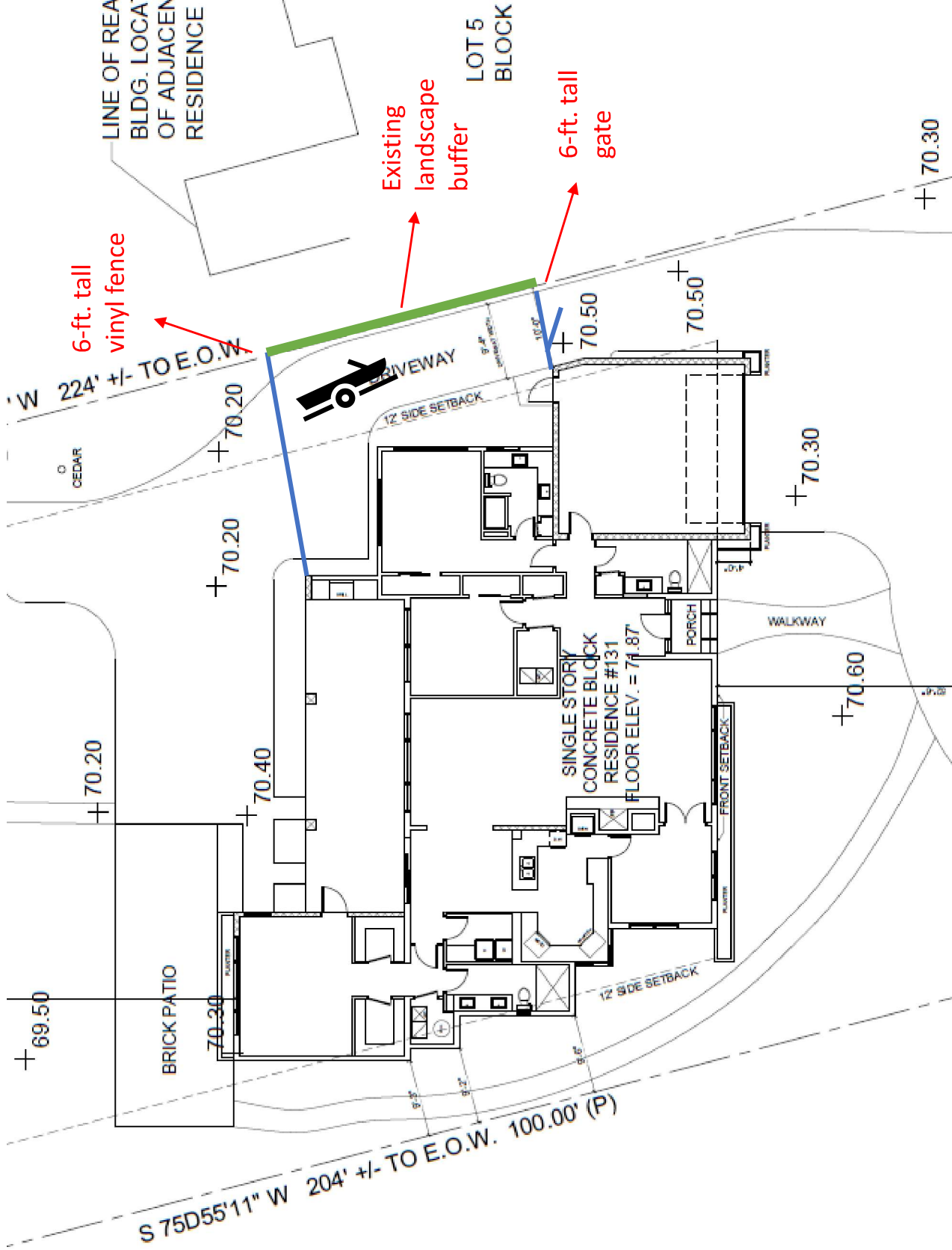
20'-8"















Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date May 2, 2023
prepared by Jeffrey Briggs	approved by Allison McGillis, Jeffrey Briggs
board approval Completed	
strategic objective	

subject

Request of the City of Winter Park for:

item list

- An Ordinance to establish a Commercial Future Land Use on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue, and
- An Ordinance to establish Commercial (C-3) Zoning on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue.

motion / recommendation

Staff recommendation is for approval.

background

The City of Winter Park, received a request to annex the four properties at 1934; 1964; 1968; and 1970 Kentucky Avenue, from unincorporated Orange County, into the City.

When approved, the City needs to establish a Commercial Future Land Use designation in the Comprehensive Plan and Commercial (C-3) zoning on these properties. The properties currently have the same Commercial future land use and Commercial (C-3) zoning in Orange County.

Per the policies of the Comprehensive Plan, the City is interested in annexing all of the properties on the south side of Kentucky Avenue in this block From Formosa Avenue to Clay Street. They are all currently zoned Commercial (C-3). Chapter 171 of Florida Statutes regarding annexation allows cities, when annexing commercial property, to include other contiguous properties as long as more than 50% of the property and parcels have voluntarily requested annexation. As a result, the City has included the two adjacent properties at 1896 and 1990 Kentucky within the annexation.

There is little to no financial impact from annexation. The property taxes (millage rates) are virtually same (within 1% difference). However, the properties get much superior

response time for emergency services (police/fire).

There is a proposed development plan included in the agenda materials to show how the owners intend to develop this vacant site as well as their property across on the north side of Kentucky Avenue. That development plan is included just for informational purposes. The P&Z and City Commission are not approving the development plans. Just the annexation and new city future land use and zoning designations, again same as now in Orange County.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Kentucky Annex Map.pdf](#)

ATTACHMENTS:

[Concept Site Plan.pdf](#)

ATTACHMENTS:

[Building Rendering.pdf](#)

ATTACHMENTS:

[Annex Ad.docx](#)

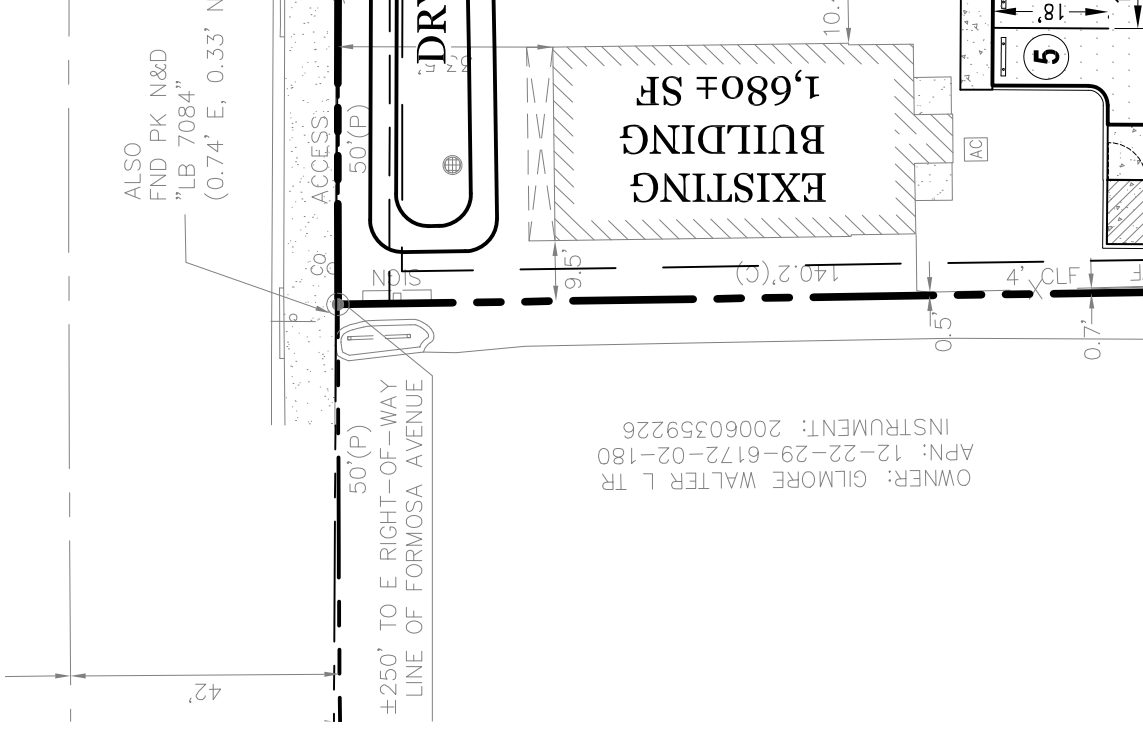
ATTACHMENTS:

[Ord. Comp. Plan_FLU 1990-1896 Kentucky Ave.doc](#)

ATTACHMENTS:

[Ord. Zoning _1990-1896 Kentucky Ave.doc](#)

OWNER: GILMORE WALTER L TR
APN: 12-22-29-6172-02-180
INSTRUMENT: 20060359226



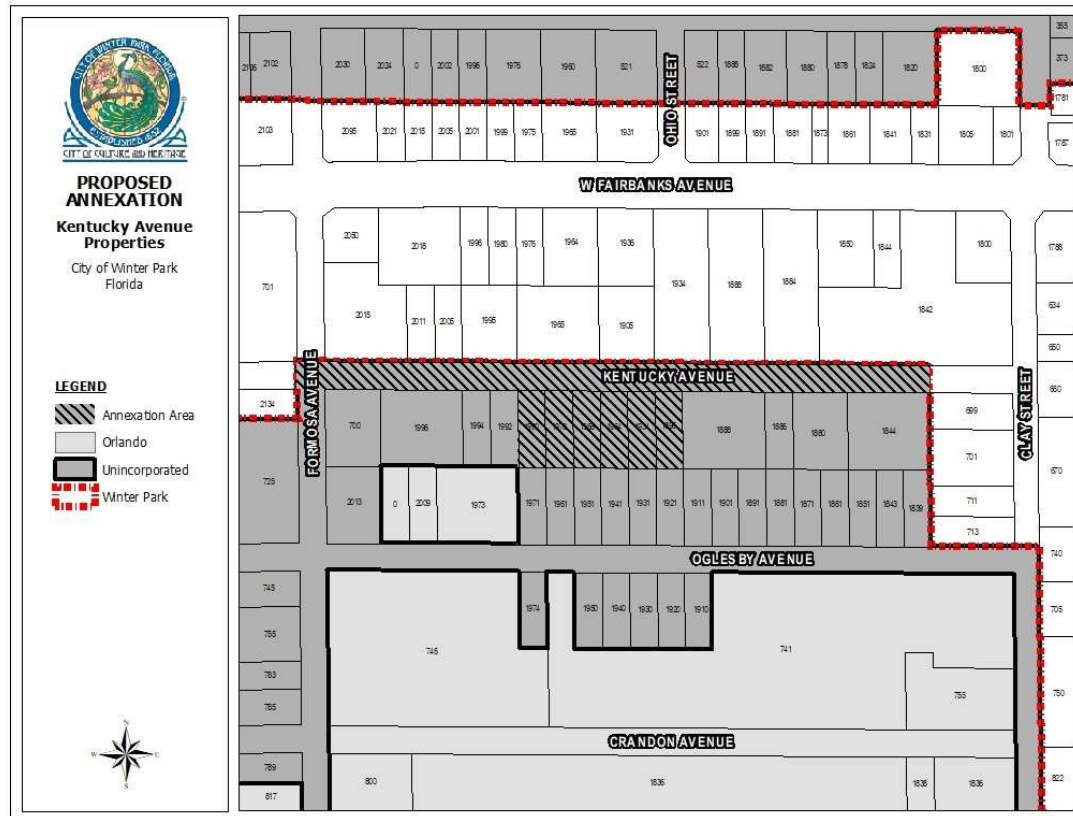


NOTICE OF ANNEXATION

NOTICE is hereby given that public hearings will be held by the Winter Park City Commission on Wednesday, May 24, 2023 at 3:30 p.m. and on Wednesday, June 14, 2023 at 3:30 pm in the Commission Chambers of City Hall, 401 S. Park Avenue, Florida, or by virtual meeting to consider the following:

ORDINANCE NO. 3270-23

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 2.07 ACRES OF REAL PROPERTY LOCATED AT 1896; 1934; 1964; 1968; 1970 and 1990 KENTUCKY AVENUE AND INCLUDING THE RIGHT-OF-WAY OF KENTUCKY AVENUE FROM FORMOSA AVENUE TO CLKAY STREET, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.



The complete legal description as well as a complete copy of this proposed Ordinance No. 3232-22 may be obtained and inspected at the office of the City Clerk at 401 S. Park Avenue, Winter Park, Florida during regular business hours. All interested parties are invited to attend and be heard. Additional information is available in the City Clerk's office so that citizens may acquaint themselves with each issue and receive answers to any questions they may have prior to the meeting.

NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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) Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting.

ORDINANCE XXXX-23

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT LOCATED AT 1896; 1934; 1964; 1968; 1970 AND 1990 KENTUCKY AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park has officially annexed the property more particularly described below in compliance with Chapter 171, Florida Statutes, and

WHEREAS, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan future land use map designation as a small-scale amendment to the Comprehensive Plan, and

WHEREAS, on May 2, 2023, the Planning and Zoning Board held a public hearing on the proposed future land use map amendment set forth herein and made a recommendation to the City Commission concerning the same, and

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to establish a Commercial future land use designation on the annexed properties comprised of 1896 Kentucky Avenue (12-22-29-6172-03-100); 1934 Kentucky Avenue (12-22-29-6172-03-110); 1964 Kentucky Avenue (12-22-29-6172-03-120); 1968 Kentucky Avenue; (12-22-29-6172-03-130); 1970 Kentucky Avenue (12-22-29-6172-03-140); and 1990 Kentucky Avenue (12-22-29-6172-03-150; such private properties constituting Lots 10 through 15, Block C, Olympia Heights as recorded in Plat Book "J", Page 61 of the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining compliance pursuant to Chapter 163, Florida Statutes.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2023.

Mayor Phillip Anderson

Attest:

Rene Cranis, City Clerk

ORDINANCE XXXX-23

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTIES AT 1896; 1934; 1964; 1968; 1970 AND 1990 KENTUCKY AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City Commission intends to establish a municipal zoning designation on this property in compliance with the establishment of a similar Comprehensive Plan future land use designation for said property, and

WHEREAS, on May 2, 2023, the Planning and Zoning Board held a public hearing on the rezoning set forth herein and made a recommendation to the City Commission regarding such rezoning, and

WHEREAS, the City Commission finds that the zoning set forth herein is consistent with the Comprehensive Plan and land development regulations which includes establishment of a ten foot rear setback for any future building or parking area. and

WHEREAS, the establishment of municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to establish Low Density Residential (R-2) district zoning on the annexed parcel at 1896 Kentucky Avenue (12-22-29-6172-03-100); 1934 Kentucky Avenue (12-22-29-6172-03-110); 1964 Kentucky Avenue (12-22-29-6172-03-120); 1968 Kentucky Avenue; (12-22-29-6172-03-130); 1970 Kentucky Avenue (12-22-29-6172-03-140); and 1990 Kentucky Avenue (12-22-29-6172-03-150; such private properties constituting Lots 10 through 15, Block C, Olympia Heights as recorded in Plat Book "J", Page 61 of the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective immediately upon the effectiveness of the companion ordinance amending the City of Winter Park Comprehensive Plan to designate the property described in Section 1 of this Ordinance with the Commercial future land use.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ____ day of _____, 2023.

Mayor Phillip Anderson

Attest:

Rene Cranis, City Clerk



Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date May 2, 2023
prepared by Allison McGillis	approved by
board approval Completed	
strategic objective	

subject

CPA 23-01; RZ 23-01 Request of Ranel J Castro for:

item list

Ordinances to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map to change the designations of Office/(O-1) to Commercial/(C-3A) on the property at 1455 West Fairbanks Avenue to operate a bakery within the existing building located on the property.

motion / recommendation

Staff recommendation is for denial of the Ordinances to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map to change the designations of Office/(O-1) to Commercial/(C-3A) on the property at 1455 West Fairbanks Avenue.

background

This public hearing is to consider two requests made by the owner of 1455 West Fairbanks Avenue to change the Future Land Use designation and zoning of the property from Office/(O-1) to Commercial/(C-3A) in order to operate a Cuban style bakery within the existing building located on the property. This type of use is not permitted with the Future Land Use and Zoning of Office (O-1).

The properties fronting the north side of West Fairbanks Avenue between Orlando Avenue and Blue Heron Drive have a mix of Commercial (C-3) and Office (O-1) zoning. The zoning then transitions to all C-3 heading west towards I-4. The purpose of the split zoning established in the 1970s was to have less intense businesses adjacent to the residential neighborhoods within the city limits. The concern is generally for restaurants and commercial businesses next to residential properties because they have more traffic, noise, and longer hours than office businesses.

In the specific case of 1455 West Fairbanks Avenue, the applicant is requesting Commercial (C-3A) zoning which has different permitted uses than C-3. By rezoning this property to C-3A, the use of the property as a restaurant is a conditional use. Therefore, there is less of a concern of the use becoming more intense than a bakery as the applicant is proposing because the use as a restaurant is not permitted by right. If there was ever a restaurant user in the future that wanted to located here, the use would need to come back through the public hearing process (P&Z Board and City Commission) thus giving greater residential protections with the C-3A zoning district.

The applicant is proposing to open a Cuban style bakery called “Vicky Bakery”, which is a chain that is predominately located in South Florida. The applicant has stated that they do not plan to have any indoor seats due to the size constraints inside of the building, but based on our definition for food “to-go” like a bakery, they would be able to have up to 12 seats and still be considered retail-food sales.

In terms of compatibility, there is no control over the popularity of the business. Staff has concerns that if this proposed bakery were to become as popular as some other retail/restaurant users, that it would negatively impact this single-family neighborhood. Popular retail/restaurant users will likely have a constant flow of traffic and parking issues that might overflow into the Killarney neighborhood. This property has six parking spaces, which would generally be sufficient for an office user, but could be problematic at peak times for this bakery use. Therefore, there is a concern of compatibility to the surrounding residential properties due to concerns of traffic, parking, and noise.

The applicant has provided signatures of approval from 29 adjacent properties (attached). Since receiving the signatures of approval, staff has received subsequent emails (attached) and calls from residents of the adjacent neighborhood that previously signed the applicant’s letter that are now no longer in favor. This can be common in circumstances where an applicant knocks on a neighbor’s door when they are not expecting a visitor and after the applicant leaves, they have more time to digest the situation and discuss with other neighbors and change their mind.

Overall, once the Future Land Use and Zoning is changed to commercial, it is hard to go back to an office user. Therefore, staff is recommending denial of this request due to the

concerns previously stated.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Zoomed-In Aerial.jpg](#)

ATTACHMENTS:

[Zoomed-Out Aerial.pdf](#)

ATTACHMENTS:

[FLU MAP.pdf](#)

ATTACHMENTS:

[ZONING MAP.pdf](#)

ATTACHMENTS:

[Applicant Backup Documents.pdf](#)

ATTACHMENTS:

[MENU.pdf](#)

ATTACHMENTS:

[\[External\] Killarney Estates Zoning.pdf](#)

ATTACHMENTS:

[\[External\] Opposition to Spot-zoning request 1455 W Fairbanks.pdf](#)

ATTACHMENTS:

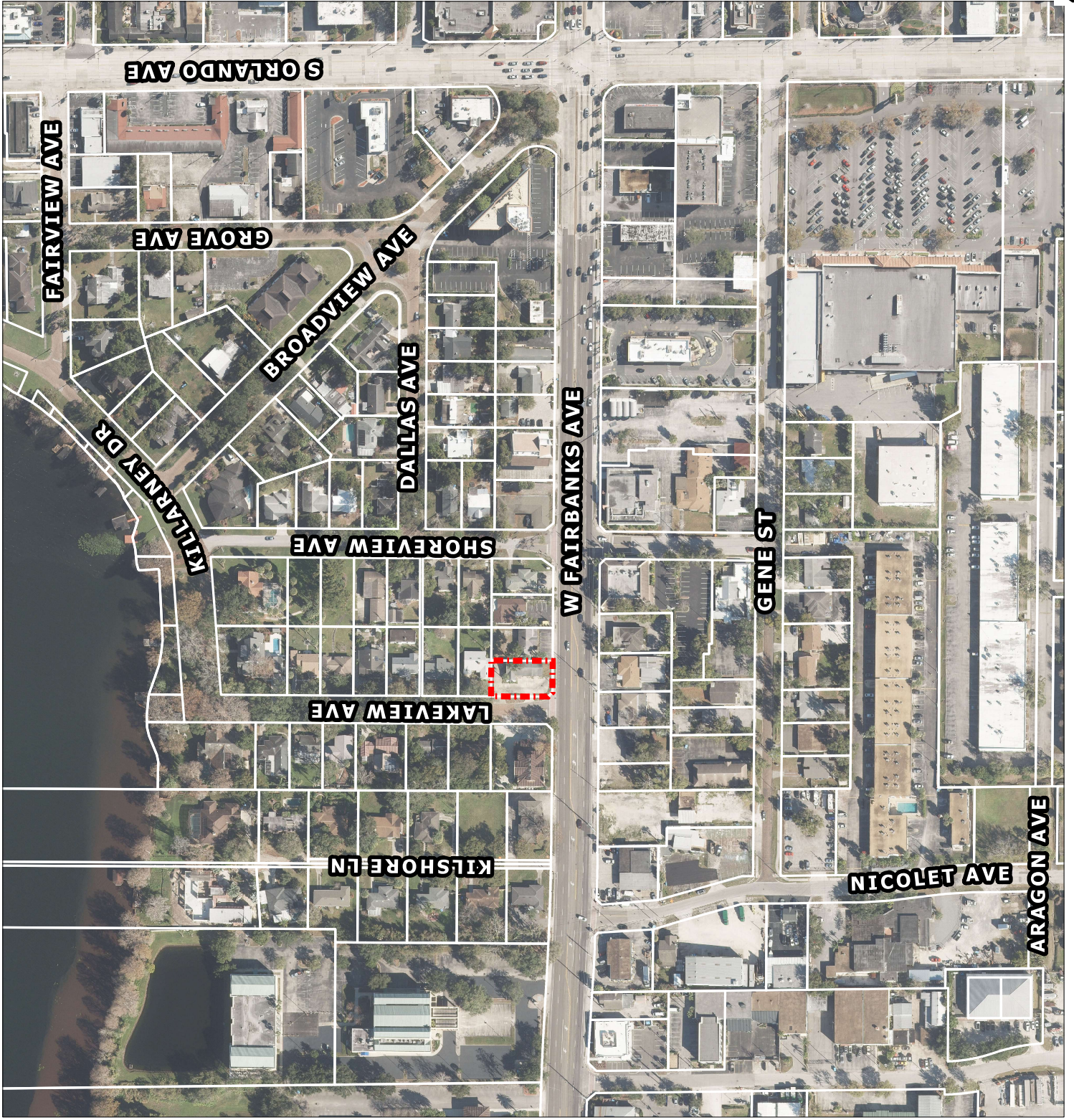
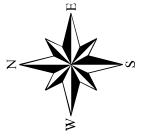
[\[External\] Please say NO to Ranel J Castro Ordinance Amendment Request.pdf](#)





LOCATION MAP
1455 W Fairbanks Ave

City of Winter Park
Florida

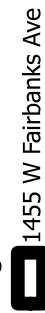




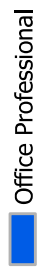
FUTURE LAND USE 1455 W Fairbanks Ave

City of Winter Park
Florida

Legend



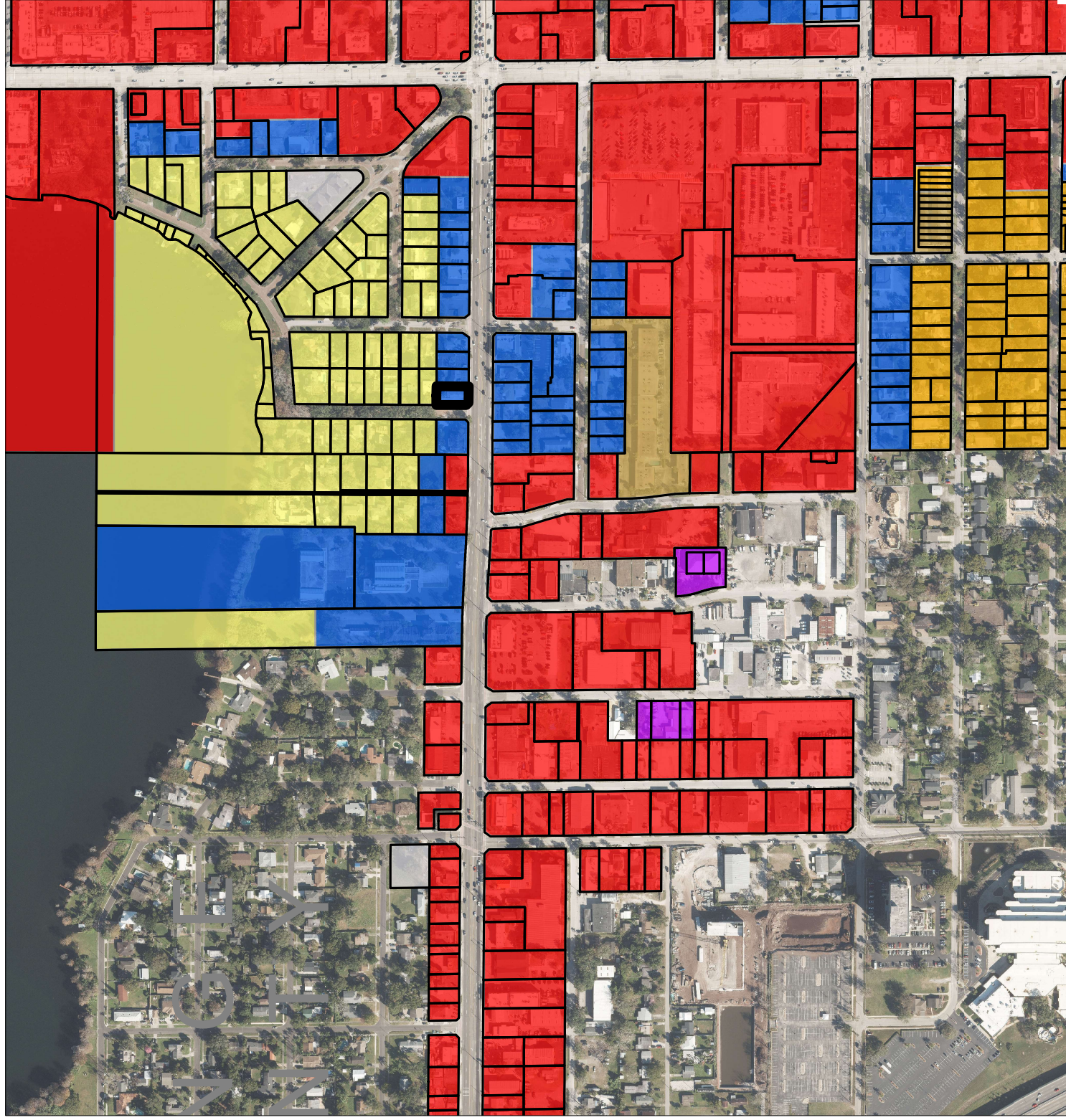
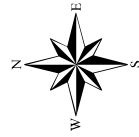
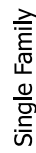
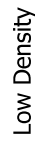
Commercial



Parking Lot



Medium Density Res





ZONING

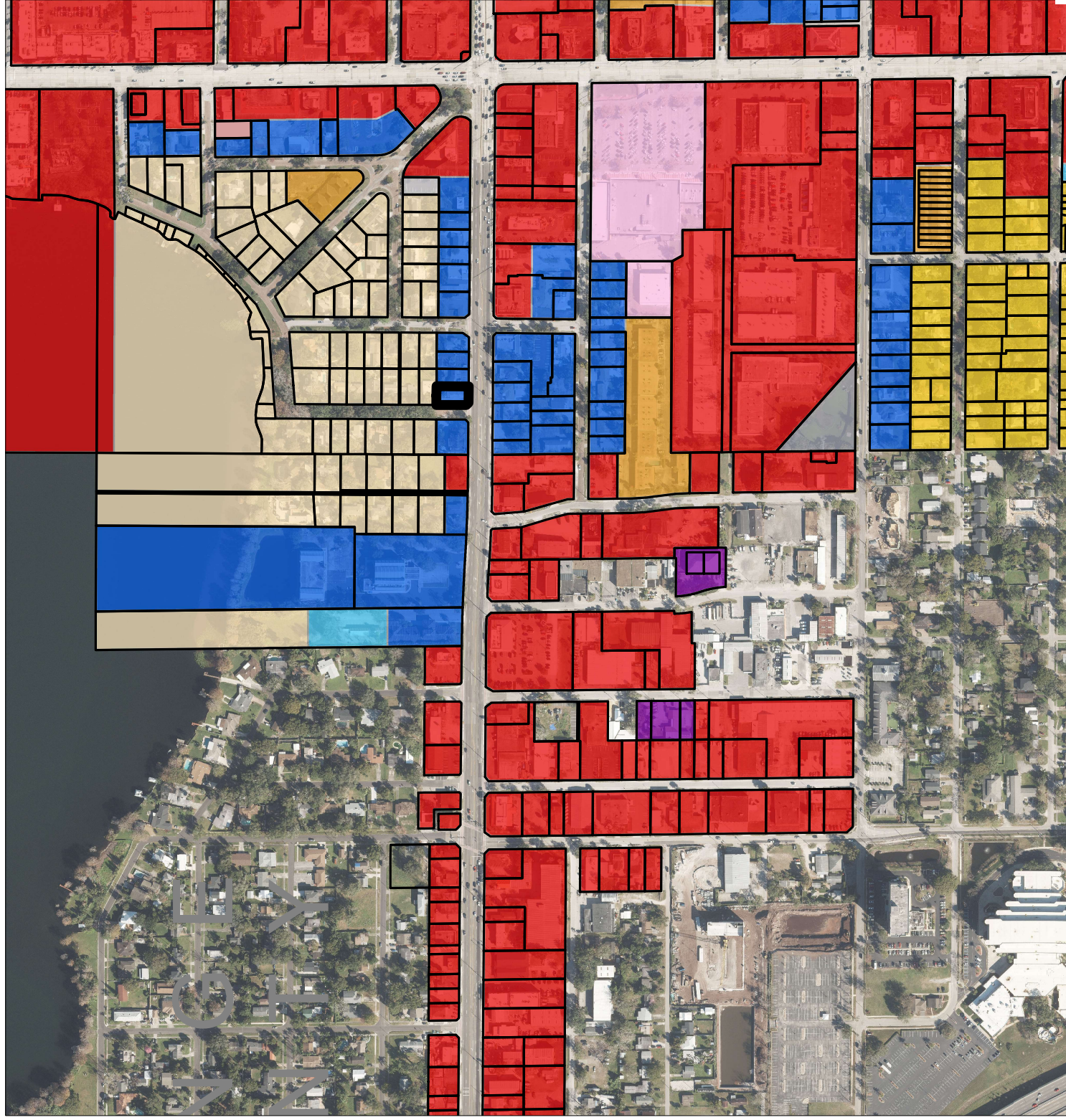
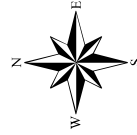
1455 W Fairbanks Ave

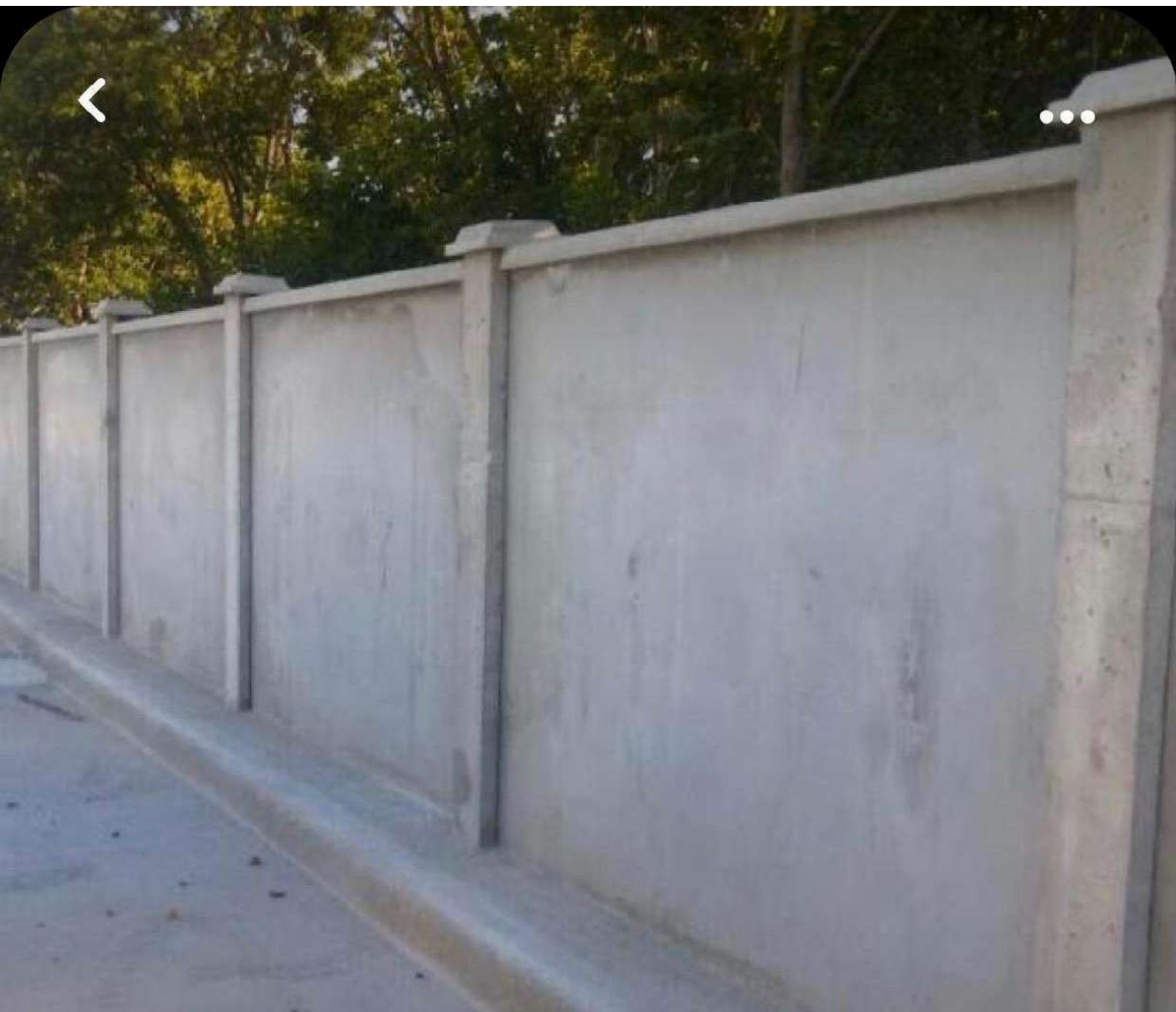
City of Winter Park
Florida

Legend

 1455 W Fairbanks Ave

-  C-3A
-  C-1
-  C-3
-  I-1
-  O-1
-  O-2
-  PL
-  PQP
-  R-1A
-  R-2
-  R-3







This Survey has been prepared for:

**G62 INC, a Florida Corporation By:
Ranel J. Castro, President**



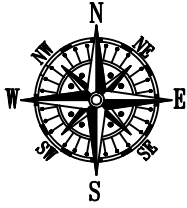
PROPERTY ADDRESS:

1455 West Fairbanks Avenue
Winter Park, FL 32789

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.



SAINT
LAWRENCE
TITLE

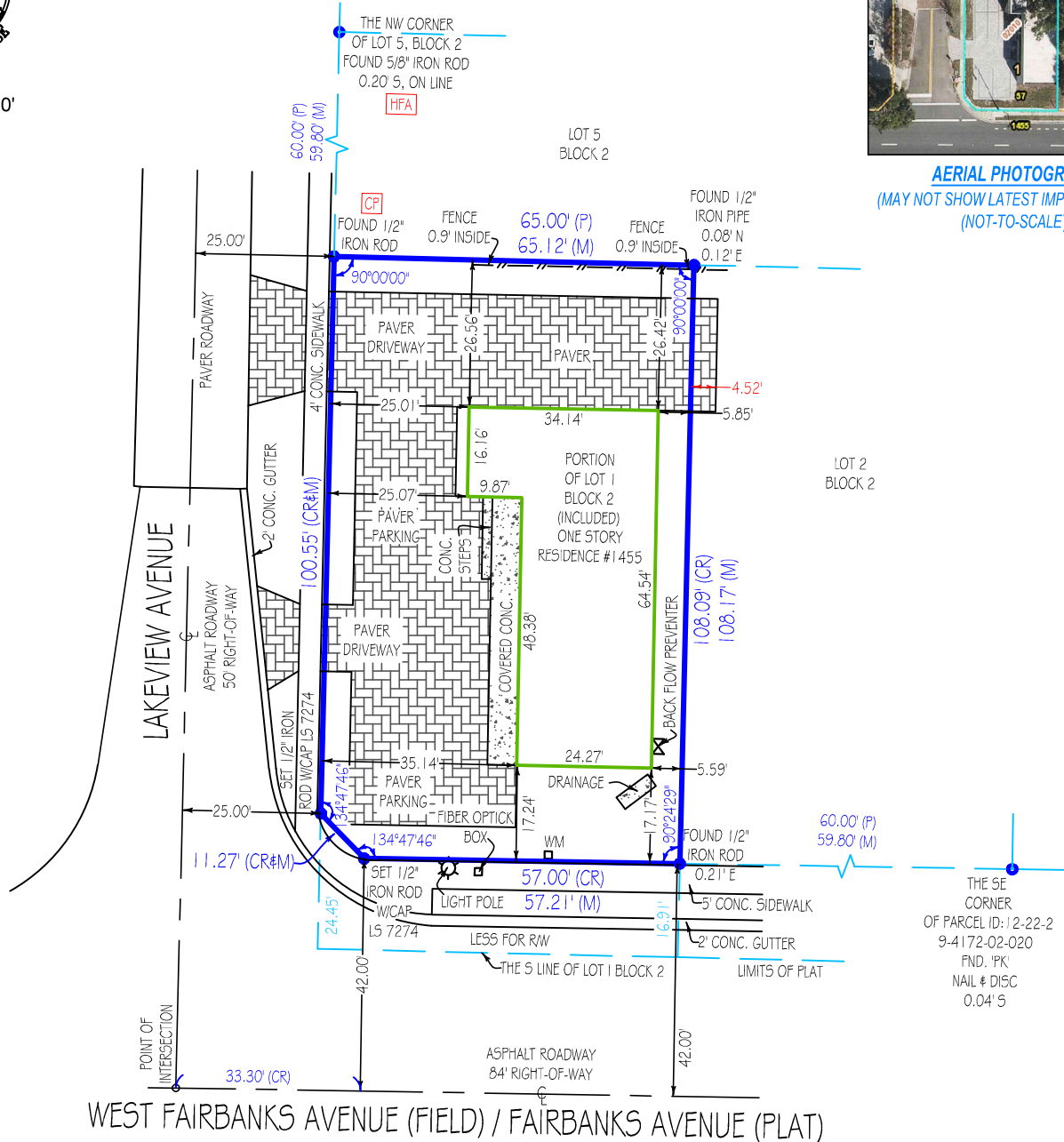


SCALE: 1"=30'

BEARING REFERENCE:
NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE
- PAVER SURFACE CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF SUBJECT LOT.

This survey has been issued by the following
Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurveying.com

Elevations, if shown:

Benchmark: _____

Benchmark Elev.: _____

Benchmark Datum: _____

Elevations on Drawing are in:

N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:

Job Nr: 165159-CE

Date of Field Work: 02/27/2023

Drawn by: S.C.V.

LANDTEC
SURVEYING
and Lien

LICENSED BUSINESS No. 8507

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS**TYPE OF SURVEY:**

- ☒ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):**Purchase/Refinance****LEGAL DESCRIPTION:**

LOT 1, BLOCK 2, RESURVEY OF KILLARNEY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE 9, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT FROM THE ABOVE DESCRIBED LANDS THAT PORTION CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, BY VIRTUE OF THAT CERTAIN DEED RECORDED JANUARY 11, 1973, IN OFFICIAL RECORDS BOOK 2339, PAGE 497, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOT 1, BLOCK 2, RESURVEY OF KILLARNEY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE 9, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING NORTH OF AND WITHIN 42 FEET OF THE CENTER LINE OF CONSTRUCTION OF STATE ROAD 424-A, SECTION 75006, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS: BEGIN ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 5, BLOCK B, GLENCOE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AT A POINT 204.03 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 5, THENCE RUN NORTH 89 DEGREES 03 MINUTES 51 SECONDS EAST A DISTANCE OF 423.45 FEET; THENCE RUN NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST A DISTANCE OF 17.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 5729.58 FEET; THENCE RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2 DEGREES 23 MINUTES 38 SECONDS A DISTANCE OF 239.39 FEET TO THE END OF CURVE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 5729.58 FEET; THENCE RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2 DEGREES 23 MINUTES 38 SECONDS A DISTANCE OF 239.39 FEET TO THE END OF CURVE; THENCE RUN NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST A DISTANCE OF 221.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 11,459.16 FEET; THENCE RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 41 MINUTES 09 SECONDS A DISTANCE OF 137.17 FEET TO THE END OF CURVE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 11,459.16 FEET; THENCE RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2 DEGREES 02 MINUTES 09 SECONDS A DISTANCE OF 407.17 FEET TO THE END OF CURVE; THENCE RUN SOUTH 89 DEGREES 04 MINUTES 30 SECONDS EAST A DISTANCE OF 1592.05 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHERLY AND HAVING A RADIUS OF 5729.58 FEET; THENCE RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 07 MINUTES 17 SECONDS A DISTANCE OF 312.14 FEET TO THE END OF THIS CURVE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 5729.58 FEET; THENCE RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 07 MINUTES 17 SECONDS A DISTANCE OF 312.14 FEET FOR THE END OF THIS CURVE; THENCE RUN SOUTH 89 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 630.65 FEET; THENCE RUN SOUTH 89 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 630.65 FEET; THENCE RUN SOUTH 89 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 630.65 FEET; THENCE RUN SOUTH 88 DEGREES 53 MINUTES 30 SECONDS EAST OF DISTANCE OF 754.58 FEET TO INTERSECT THE CENTER LINE OF STATE ROAD 600, SECTION 75030-2507, FOR THE END OF THIS SURVEY LINE DESCRIPTION, AND LESS AND EXCEPT: A TRIANGULAR PARCEL OF LAND IN SAID LOT 1, KILLARNEY ESTATES, DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NEW NORTH RIGHT OF WAY LINE OF STATE ROAD 424-A, DESCRIBED ABOVE, AND THE EAST RIGHT OF WAY LINE OF LAKEVIEW AVENUE; THENCE RUN NORTH ALONG SAID RIGHT OF WAY 8 FEET; THENCE RUN SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE SAID NEW NORTH RIGHT OF WAY LINE OF STATE ROAD 424-A, AT A POINT 8 FEET EAST OF THE POINT OF BEGINNING; THENCE RUN WEST 8 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

1455 WEST FAIRBANKS AVENUE
WINTER PARK, FL 32789

INVOICE NUMBER: 165159-CE

DATE OF FIELD WORK: 03/27/2023

CLIENT FILE: 2023-7660**CERTIFIED TO:**

SAINT LAWRENCE TITLE
FIRST AMERICAN TITLE INSURANCE COMPANY
AMERIS BANK, ISAOA/ATIMA
G62 INC, A FLORIDA CORPORATION BY: RANEL J. CASTRO, PRESIDENT

FLOOD ZONE: X

FLOOD MAP: 12095C

PANEL: 0255

SUFFIX: F

PANEL DATE: 09/25/2009

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- PAVER SURFACE CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF SUBJECT LOT.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	EM = ELECTRIC METER	P = PLAT	QTR = QUARTER
C/O = CLEANOUT	F.F.E. = FINISHED FLOOR ELEV.	PC = POINT OF CURVE	R = RADIUS
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	PCC = POINT OF COMPOUND CURVE	RNG = RANGE
CATV = CABLE TV RISER	FN = FOUND NAIL	PH = POOL HEATER	SEC = SECTION
CF = CALCULATED FROM FIELD	FND = FOUND	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CH = CHORD DISTANCE	G.F.F. = GARAGE FINISHED FLOOR	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CONC. = CONCRETE	L = LEGAL DESCRIPTION	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CR = CALCULATED FROM RECORD	M = MEASURED	PP = POOL PUMP	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	OHC = OVERHEAD CABLE	PRC = POINT OF REVERSE CURVE	WM = WATER METER
EL OR ELEV = ELEVATION		PT = POINT OF TANGENCY	WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⚡ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP PARKING SPACE
⚡ = LIGHT POLE	⊙ = CENTER LINE	
☑ = CATCH BASIN	⌛ = PARTY WALL	
⚡ = FIRE HYDRANT	⌛ = AIR CONDITIONER	⌛ = SEC. QTR. CORNER
⊙ = MANHOLE	⊙ = SEPTIC LID	
⊙ = WATER VALVE	X = ELEV. SHOT	⊙ = SECTION CORNER
⊙ = WATER METER		

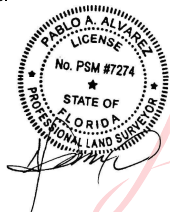
LINETYPES:

BOUNDARY	— — — — —
BUILDING	— — — — —
EASEMENT	- - - - -
CHAIN LINK FENCE	— x — x —
WOOD FENCE	— // — // —
PLASTIC FENCE	— — — — —
OVERHEAD CABLE	— — —

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS. DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D., 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D., 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed
by Pablo Alvarez
Date: 2023.03.01
12:17:29 -05'00'

SIGNATURE

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

DATE: 03/01/2023

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

LANDTEC
SURVEYING
and Lien

LICENSED BUSINESS No. 8507























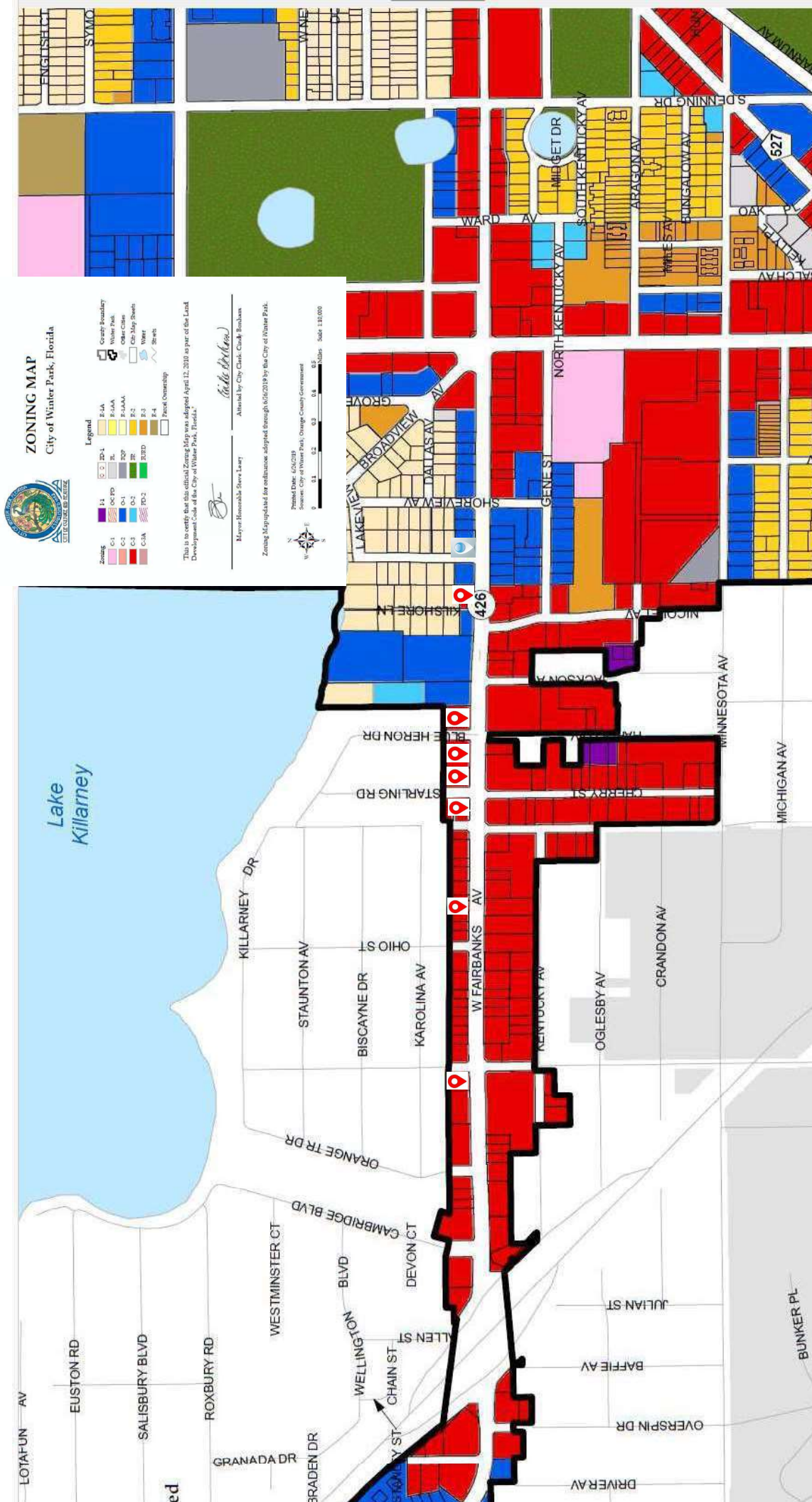








Zoning Map Winter Park





FOR SALE
Fannie Hillman
• ASSOCIATES
COMMERCIAL
407.644.1234
fanniehillman.com

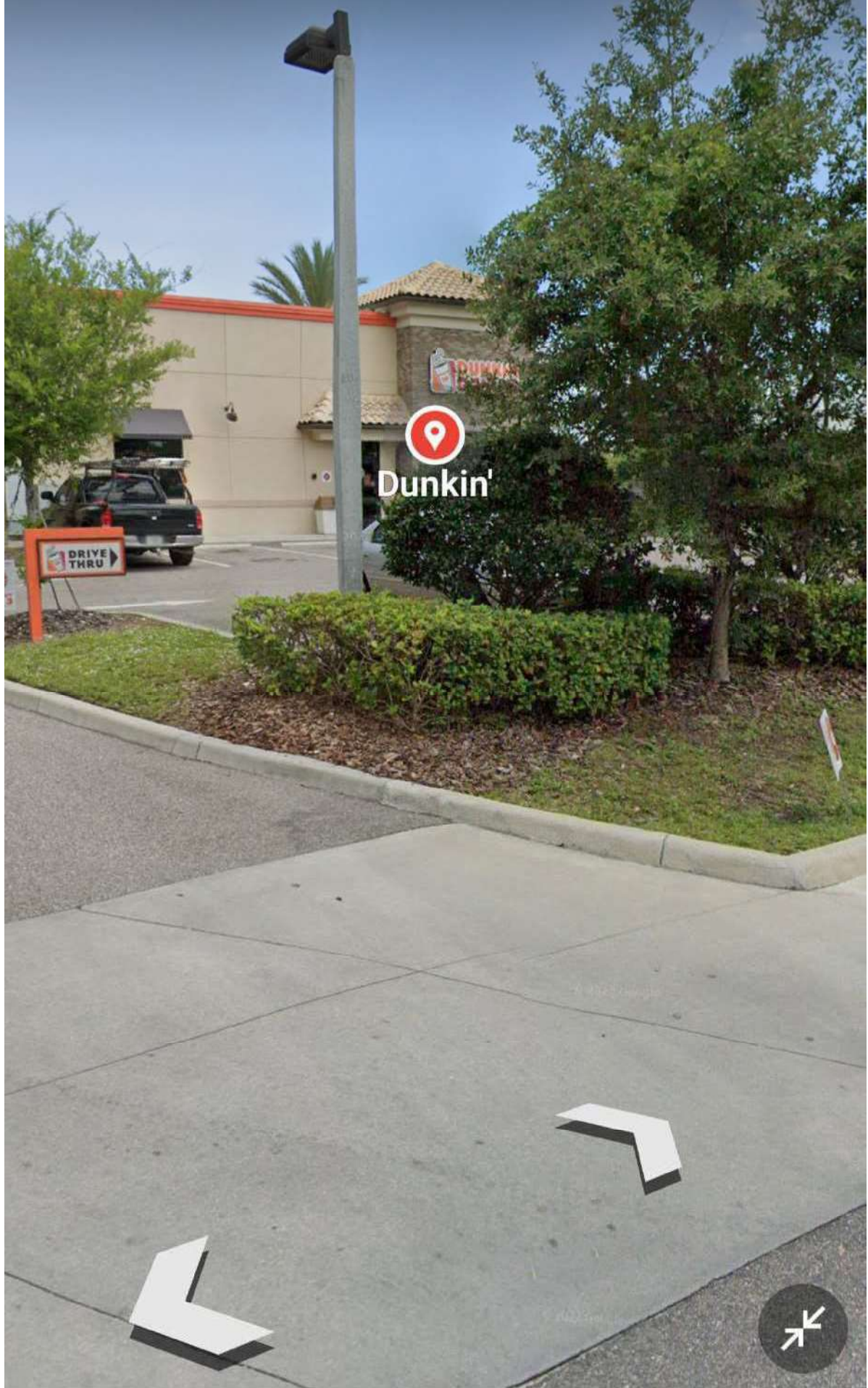
FOR SALE
Fannie Hillman
• ASSOCIATES
COMMERCIAL
407.644.1234
fanniehillman.com

Jeff Hall
407.579.1268
Jeffrey Friedman
407.719.0135

Jeff Hall
407.579.1268
Jeffrey Friedman
407.719.0135



Alicia Lovinder
Hace 4 años

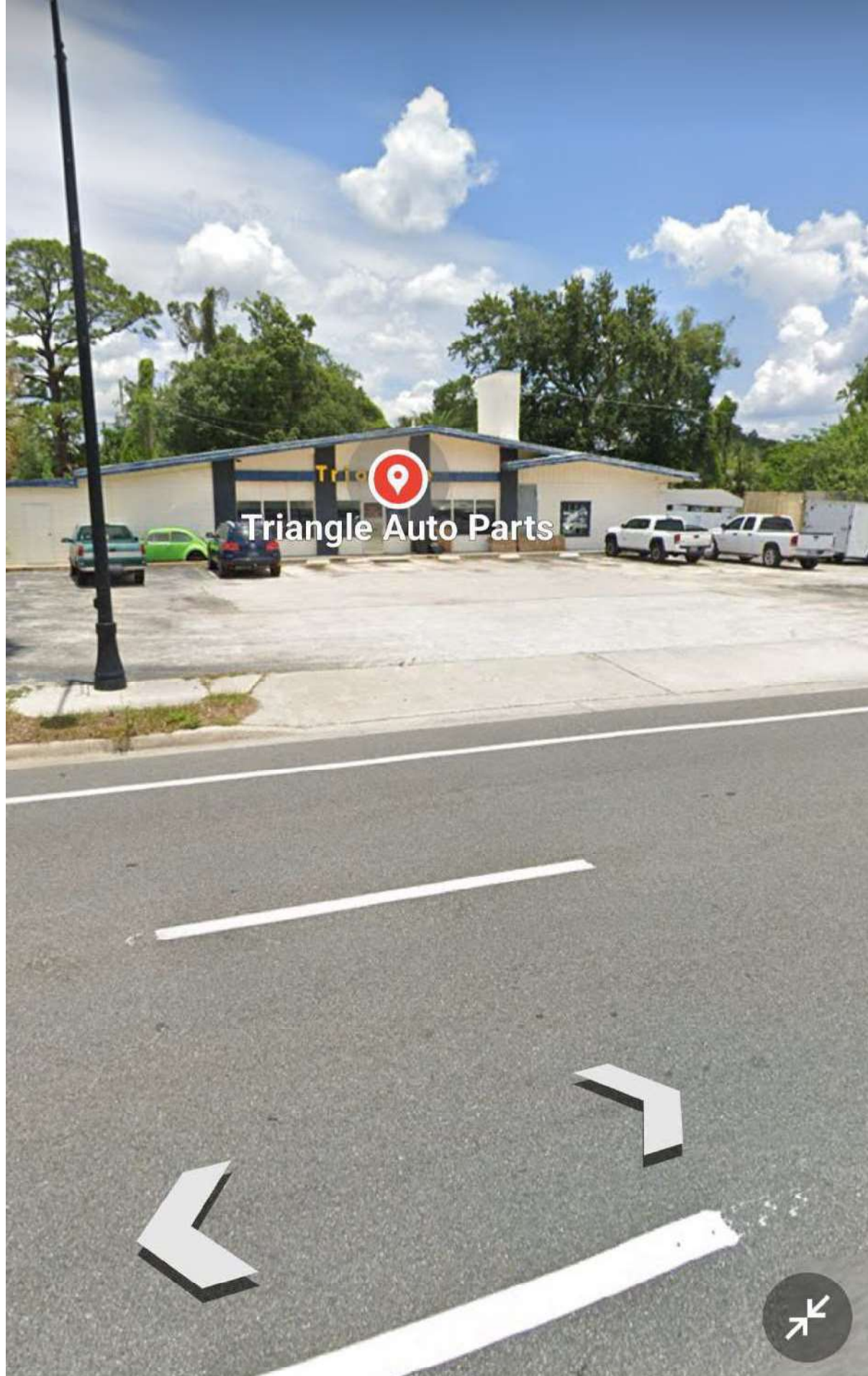


Dunkin'

3.6 ★★★★★ (223)

Open 6:00 a.m. - 10:00 p.m.





Triangle Auto Parts

4.8 ★★★★★ (154)

Triangle Auto Parts is a car parts store located in...





Hunter Sanabia
Hace 4 años

© 2021 Google



Lane Technology
Solutions, a...





Google
© 2023 Google



Ver las fotos más recientes



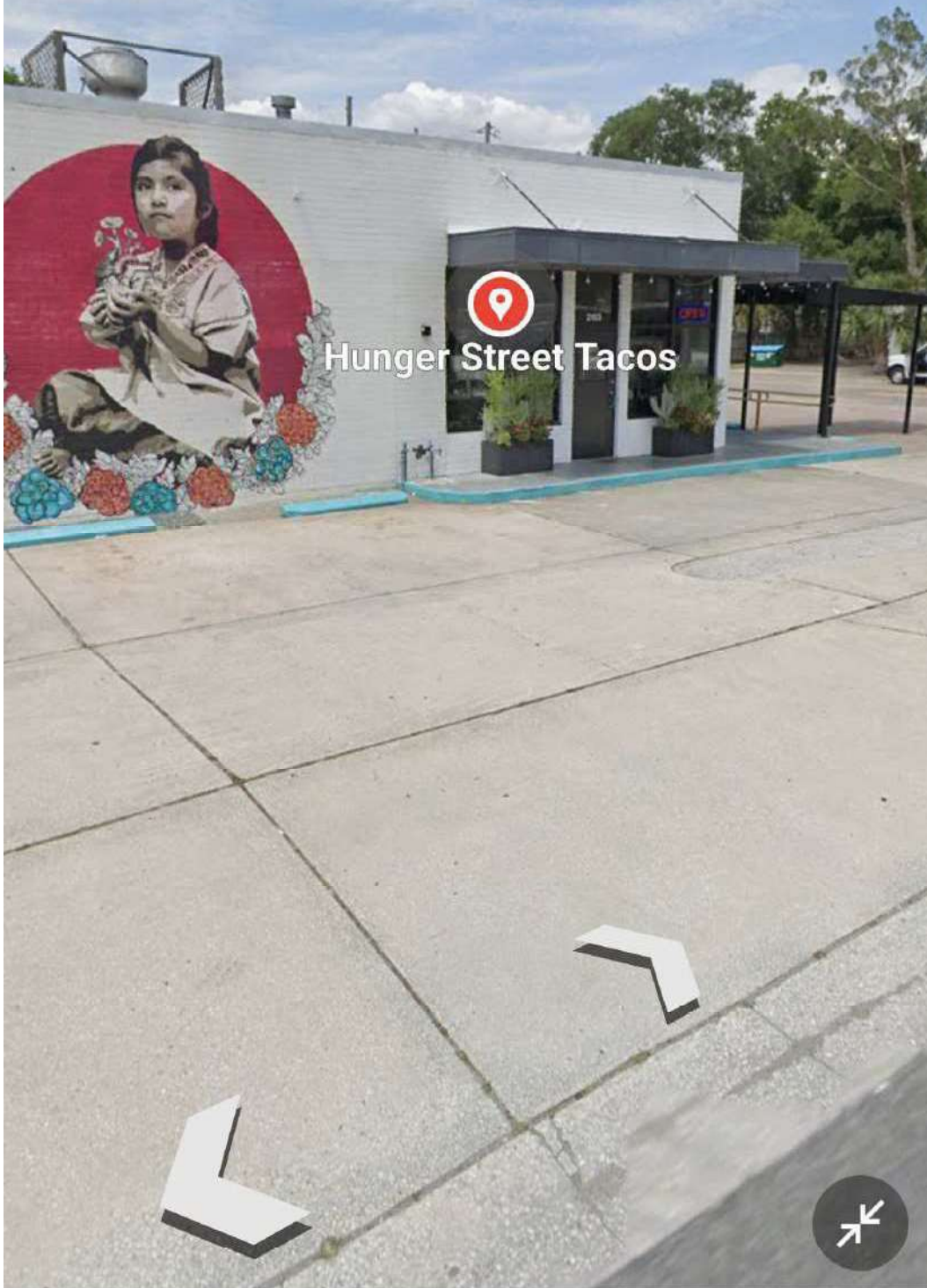
King Bao Winter Park

4.6 ★★★★★ (71)





Google
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Hunger Street Tacos



Hunger Street Tacos

4.4 ★★★★★ (1,752)



Azucar Factory BDA Vicky Bakery



Our community is experiencing an increase in demand for new Commercial Businesses that offer traditional products, but unfortunately many of them fail to flourish due to limited availability of commercial locals.

We would like to open a new Bakery named Azucar Factory in collaboration with Vicky Bakery Franchise, it will be located at 1455 W Fair Banks Ave Winter Park, FL, 32789, We offer you and your family a please to enjoy delicious food with a special touch and great service.

This new business could bring a fresh air to the community, new job opportunities and it is environmentally friendly. To complete this Project, we will need support of adjacent residents.

With a simple sign you could help us to approve Azucar Factory Bakery Project by the City of Winter Park. We would really appreciate your help and cooperation with Azucar Factory Family. We are looking forward to becoming your favorite Bakery.

As present resident of this house I am agreeing to sign this form to consent the construction and operation of Azucar Factory Bakery. I understand this would be a Commercial Business.

Residents

Name	Address	Signature
1.	520 Lakeview Ave, Winter Park, FL, 32789	
2.	510 Lakeview Ave, Winter Park, FL, 32789	
3.	525 Lakeview Ave, Winter Park, FL 32789	
4.	501 Lakeview Ave, Winter Park, FL 32789	
5.	460 Lakeview Ave, Winter Park, FL 32789	
6.	458 Lakeview Ave, Winter Park, FL 32789	
7.	448 Lakeview Ave, Winter Park, FL 32789	
8.	449 Lakeview Ave, Winter Park, FL 32789	
9.	439 Lakeview Ave, Winter Park, FL 32789	
10.	433 Lakeview Ave, Winter Park, FL 32789	

11. 429 Lakeview Ave, Winter Park, FL 32789 *Jeffrey Rimbach*
12. 430 Lakeview Ave, Winter Park, FL 32789 *Jeffrey Rimbach*
13. 400 Killarney Dr, Winter Park, FL 32789
14. 449 Shoreview Ave, Winter Park, FL 32789
15. 469 Shoreview Ave, Winter Park, FL 32789 *Marc T. Matas*
16. 475 Lakeview Ave, Winter Park, FL 32789 *J. W. H. [Signature]*
17. 505 Shoreview Ave, Winter Park, FL 32789
18. 523 Shoreview Ave, Winter Park, FL 32789 (27)
19. 1405 FL-426, Winter Park, FL 32789 (it's already signed)
20. 1415 W Fairbanks Ave, Winter Park, FL 32789 : *chan chong*
21. 518 Shoreview Ave, Winter Park, FL 32789 *[Signature]*
22. 500 Shoreview Ave, Winter Park, FL 32789 *J. M. A. A.*
23. 490 Shoreview Ave, Winter Park, FL 32789
24. 456 Shoreview Ave, Winter Park, FL 32789 *al [Signature]*
25. 454 Shoreview Ave, Winter Park, FL 32789 *Am + Cm.*
26. 1405 Fairbanks Ave
27. 523 Shoreview Ave *Chan chong*
28. 1316 Dallas Ave Winter Park FL 32789 *elaine*
29. 499 Broadview ave. Winter Park FL 32789 *Cynthia Fm*
30. 451 Broadview Ave, WP, FL 32789 *[Signature]*
31. 20 Killarney Hill 32789 *[Signature]*
32. 444 Broadview Ave, Winter Park, FL. *[Signature]*
33. 349 Blue Heron Dr winter park FL 32789 *[Signature]*
34. 353 Blue Heron Dr, WP, FL 32785 *[Signature]*
35. 225 Kilshore Ln, WP, FL 32785 *[Signature]*
35. 504 Kilshore Lane, WP, FL 32789 - *Joseph Varela*
35. 415 Kilshore Lane WP, FL 32789 - *Joseph Varela*
36. 411 Kilshore Ln, winter Park 32789 *Molly Weidenhamer*
Lisa Waddington
321-663-1294



About Us

Thank you for allowing me the opportunity to apply for what will hopefully be a part of my family for years to come as you may know threw much hardwork purchased this property for a means that would aid if in my absense my family I purchased a write into the Vicky Bakery family buissness which has been in a family since 1972 by a Cuban family as like my family that migrated to this great country and threw hard work I saved enough to obtain a property in which I thought had the requirements being that it is on Fairbanks along with a Dunkin' Donuts and many other restaurants I sadly did not antisapate having to find my self in the position that I am and in your hands hopefully the future of my family so that we can build what I belive will be a cake in each and every family in this beautiful community I only ask that you allow this to be possible I understand the unfortunate mistake on my end to not have known that this could have antisapated a problem but I hope you can see what a good thing this will be for this community and my family I hope you take the time to understand this will have a much positive impact in the community for years to come

Thank you
Sincerely
Rick Castro

Opening Hours:

Monday to Friday:
7am to 5 pm

Saturday and Sunday:
7am to 3pm

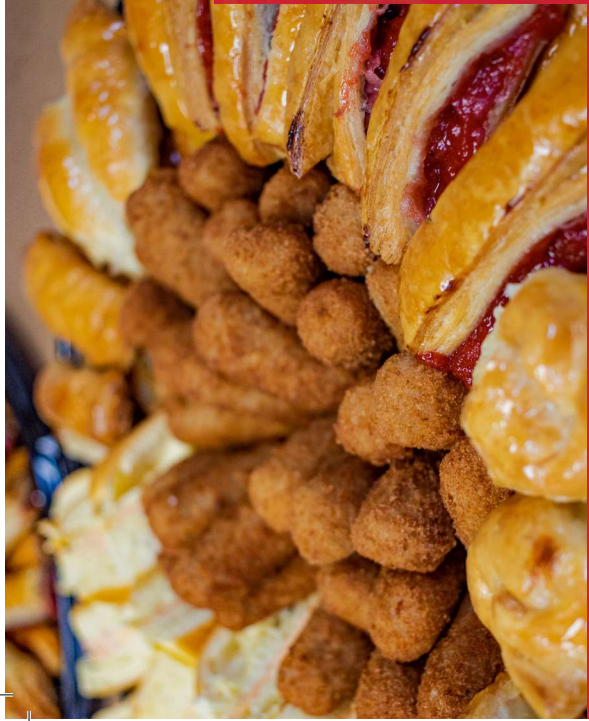


f @vickybakery

Party Specials with Vanilla Cakes

15 persons: Vanilla cake 25 pastelitos 25 ham croquettes	25.00	75 persons: Vanilla cake 75 pastelitos 75 ham croquettes 75 bocaditos	85.99
25 persons: Vanilla cake 25 pastelitos 25 ham croquettes 25 bocaditos	29.99	100 persons: Vanilla cake 100 pastelitos 100 ham croquettes 100 bocaditos	115.99
50 persons: Vanilla cake 50 pastelitos 50 ham croquettes	54.99	Three tiered cake: Vanilla cake 100 pastelitos 100 ham croquettes 100 bocaditos	179.99

Additional charge for change of cake flavor, filling and frosting
Available flavors; rum cake, chocolate, dulce de leche, strawberry, cappuccino, red velvet and marble.
*** Specials include pastries (guava, cream cheese or cangrejos), croquettes or finger sandwiches



Appetizers 25 pieces

Croquetitas de jamon Ham croquettes	8
Croquetitas de pollo Chicken croquettes	7.50
Croquetitas de bacalao Cod croquettes	8
Rollitos de jamon, queso & aceitunas Ham, Swiss cheese and olive rolls	9
Salchichas envueltas en pastel Pigs in a blanket	10
Muslitos de pollo empanizados Breaded chicken wings	18
Muslitos de pollo en salsa de BBQ BBQ chicken wings and drummets	19
Masitas de pollo empanizados Chicken nuggets	12
Filetes de pollo empanizados Chicken tenders	20
Tamalitos Corn patties	12
Tamalitos envueltos en jamon Corn patties wrapped in ham	15
Empanadas Espanolas de chorizo & pollo Spanish empanadas	12
Empanadas de carne Meat empanadas	18.75
Empanadas de pollo Chicken empanadas	18.75
Albondigas en salsa de tomate Meatballs in tomato sauce	12
Papa rellenas Meat filled potatoes	12
Datiles envueltos en tocino Bacon wrapped dates	18
Tequenos de queso Cheese tequenos	15
Carne fria Sliced meatloaf	18
Pechuga de pollo empanizada rellenas de jamon & queso Mini chicken cordon bleu	15
Salchichas envueltas en tocino Hot dog wrapped in bacon	30
Bandeja de ensalada de pollo Chicken salad platter	25
Bandeja de pasta de bocadito Ham and pimiento cheese platter	35
Pan de Bono Colombian corn bread stuffed with cheese	25
Empanaditas Colombianas	25



Pastries 25 pieces

Pastelitos de carne Meat pastries	8
Pastelitos de guayaba Guava pastries	7
Pastelitos de queso crema Cream cheese pastries	7
Pastelitos de guayaba y queso crema Guava and cream cheese pastries	8
Cangrejitos de carne Cangrejos (meat pastries)	7
Pastelitos de coco Coconut pastries	8
Pastelitos de mango y queso crema Mango and cream cheese pastries	9
Bulevanes de ensalada de pollo Chicken salad on a puff pastry	14
Bulevanes de queso y bacon Cheese and bacon on a puff pastry	15
Pizza pastel Pizza pastries	12

Sandwiches 25 pieces

Vicky Sandwich (Cantimpalo, ham and Swiss cheese on French bread)	18
Bocaditos de pasta Ham and pimiento cheese spread on a soft roll	7
Bocaditos de jamon, queso & pepino Ham, Swiss cheese & a pickle on a soft roll	10
Bocaditos de pasta en pan de molde Ham and pimiento cheese spread on white bread	8
Croissant de jamon y queso suizo Ham and Swiss cheese on a croissant	32
Pan con Lechon Pulled roasted pork on Cuban bread	22
Croqueta preparada Croquettes, ham, Swiss cheese, pork on a soft roll	22
Bandeja de sandwiches surtidos Tray of assorted sandwiches (Cuban, Mid Night and Elena Ruth)	30
Elena Ruth Ham, cream cheese and strawberry jelly on white bread	15
Cubanitos Cuban: Ham, Swiss cheese and pork on Cuban bread	18
Media Noche Mid Night: ham, Swiss cheese and pork on sweet bread	18
Pavo y queso suizo en pan frances Turkey and Swiss cheese on French bread	26

Dessert Platters 25 pieces

Senoritas Napoleans	15
Panetela borracha Spongecake soaked in syrup	15
Panetelitas (chocolate, fresa o dulce leche) Sheet cake slice (chocolate, strawberry or caramel)	17
Tartaletas de natilla Tart shells filled with vanilla custard	22
Galletitas surtidas Assorted butter cookies	15
Mini cupcakes Mini cupcakes (chocolate or vanilla)	15
Mini cupcakes especiales Mini specialty cupcakes (Nutella, cookies & cream or guava)	25
Merenguitos Merenge puffs	10
Pudin de pan Bread pudding	15
Mini cheesecake Mini cheesecake (GLUTEN FREE)	25
Copitas de dulces Mini dessert cups	38
Bandeja de dulces surtidos (dulces de la casa) Assorted desserts platter (baker's choice)	18

Drinks

Carafe de café con leche Carafe of Cuban coffee with milk	25
Carafe de jugo natural de naranja Carafe of Natural Orange juice	30

From: [Lisa Bostwick](#)
To: [Allison McGillis](#)
Subject: [External] Killarney Estates Zoning
Date: Tuesday, April 18, 2023 2:29:20 PM

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

I live on Lakeview Ave and was recently informed that the office building at the end of our street is requesting an amendment for commercial zoning.

We were informed that it was a "ma and pa" type establishment with take out only.

Later, I was informed that it's a franchise of a chain restaurant.

When 4 Rivers began at the place which is now Hunger St Tacos, there were cars lined down both sides of the road. We do not want that here.

Thank you for your time and consideration.

Lisa Bostwick

From: [Michelle](#)
To: [Allison McGillis](#)
Subject: [External] Opposition to Spot-zoning request 1455 W Fairbanks
Date: Thursday, April 20, 2023 4:56:15 PM

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Dear Ms. McGillis:

Thank you for speaking with me regarding the request to rezone [1455 W Fairbanks Avenue, Winter Park, FL 32789](#) from an office to a bakery/restaurant. Per your instruction I am writing to confirm that I am vehemently opposed to any change in zoning at that location.

Additionally, please note Seaira Sevison is my daughter. However, she has not lived with me at 520 Lakeview Avenue in several years. It is my understanding that she had signed the developer's paperwork, indicating that this household is not opposed to a bakery/restaurant mere feet away from my bedroom windows. Categorically that would be false. Currently I reside with my son Steele Sevison in this multi-generational family home. We both are strongly opposed to any spot-zoning revision from professional office to anything that would increase traffic of any kind.

I apologize for any confusion on their part.

In case it is relevant, since you and I spoke on the telephone, a woman that identified herself as co-owner of the proposed bakery showed up at my front door. She tried to cajole me into signing her paperwork. I was very clear that I did not support their plans. Additionally, I had to ask her to leave at least five times. She continued to harass me at my front door, until I became very upset. I was obliged to tell her to get off my property and finally had no choice but to close the door, as she was not leaving on her own accord.

I would like the opportunity to speak at the Planning and Zoning Meeting on May 2, 2023 if allowed. Please contact me if you have questions or need clarification.

Regards,

Michelle Molden-Sevison
[520 Lakeview Avenue](#)
[Winter Park, FL 32789](#)
407-618-9889
Ricmic98@gmail.com

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Rick & Michelle Sevison

From: [Jackie Byrd](#)
To: [Jeffrey Briggs](#); [Allison McGillis](#); [Keith Moore](#); [Hongmyung Lim](#); [John Harbilas](#); [Nicholas Lewis](#); [Mary Bush](#)
Cc: [Jackie Byrd](#); [JULIE SUTPHIN](#); [Laura Erdely](#); [jeffrey karsch - kneighbor](#); [Lisa Neighbor](#)
Subject: [External] Please say NO to Ranel J Castro Ordinance Amendment Request
Date: Sunday, April 16, 2023 10:25:28 AM
Attachments: [20230416_090014~2.jpg](#)

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Greetings and thank you for your time and consideration.

I truly believe Killarney Estates neighborhood would be **negatively impacted** by Ranel J Castro's request for an ordinance amendment from Office to open an Eatery & Bakery (Commercial).

As a resident of Killarney Estates, I appreciate the time, care and protections Planning and Zoning has given our neighborhood. Please, please preserve our little neighborhood and all the terrific work Planning and Zoning has done!

Respectfully,
Jackie Byrd Thompson
458 Lakeview Avenue
407.740.8944
Happy Gardening!



Planning & Zoning Board

agenda item

item type	Non-Action Items	meeting date	May 2, 2023
prepared by	Allison McGillis	approved by	
board approval	Completed		
strategic objective			

subject

RFQ-23 General Planning Services - The following firms have been selected for Commission approval for the general planning services contract:

item list

- GAI Consultants, Inc.
- Inspire Placemaking Collective, Inc.
- Redevelopment Management Associates, LLC.

motion / recommendation

background

alternatives / other considerations

fiscal impact