



Planning & Zoning Board Regular Meeting

Agenda

April 5, 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 March 1, 2022 Meeting Minutes.](#) 1 minute
 3. **Staff Updates**
 4. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 5. **Non-Action Items**
 6. **Action Items**
 7. **Public Hearings**
 - a. [SPR #22-06 - Request of Kim Foy on behalf of the homeowner's Ken and Julie Champion](#) 10 minutes
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.
 - b. [SPR #22-07 - Request of Norma Desmond Properties LLC](#) 15 minutes
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.
 - c. [SUB #22-04 - Request of Richard Jennings](#) 20 minutes
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.
 - d. [CPA #21-03, RZ #21-03 - Request of Creative Neighbors LLC](#) 20 minutes
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.
 8. **Board Comments**
 9. **Adjournment**



Planning & Zoning Board

agenda item

item type	Consent Agenda	meeting date	April 5, 2022
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the March 1, 2022 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[March 1 P&Z Minutes.pdf](#)



Planning and Zoning Board Minutes

March 1, 2022 at 06:00 p.m.

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

Call to Order

Chairman Richard James called the meeting to order at 5:58 p.m. Present: Richard James, Melissa Vickers, David Bornstein, Vashon Sarkisian, Michael Spencer, Jim Fitch, and Alex Stringfellow. Also Present: City Attorney Dan Langley. Staff: Director of Planning and Transportation Bronce Stephenson, Principal Planner Jeff Briggs, Senior Planner John Harbilas, Planner I Nicholas Lewis, Planning Technician Aaron Hull, and Recording Secretary Mary Bush.

Consent Agenda

Motion made by Jim Fitch, seconded by Michael Spencer to approve the February 1, 2022 meeting minutes.

Motion carried unanimously with a 7-0 vote.

Staff Updates

No staff updates.

Public Comments (for items not on Agenda)

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

Non-Action Items

No non-action items.

Action Items

No action items.

Public Hearings

- 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.

THIS ITEM WAS CONTINUED TO THE APRIL 5TH PLANNING & ZONING BOARD REGULAR MEETING BY STAFF.

Motion made by David Bornstein, seconded by Alex Stringfellow, to table to the April 5th Planning & Zoning Board Regular Meeting the 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.

Motion carried unanimously with a 7-0 vote.

- CU #19-10 - Request of Vilasa Townhouses for: An amendment to the Conditional Use Approval to add exterior rear porches onto the ten Swoope Avenue townhomes, zoned R-3.

Mr. Briggs provided the Board a brief summary of the request. He presented the Board an aerial view of the property prior to construction and a layout of the project that was previously approved as a conditional use in 2019. He explained that after starting the project the applicant realized that there was 20 feet to the property line of back yard space for the buildings, so the applicant decided to make the space more usable with one story porches. Mr. Briggs further explained that the applicant went to the Board of Adjustments in December of 2020 and received approval for a variance to encroach the 20 foot setback to build the porches. During the permitting process for the porches it was discovered that an approval for a variance from the 40% allowed by code to 46.1%

for the building lot coverage was not obtained. Mr. Briggs noted that a letter in support of the request was received from one of the adjacent neighbors of the property and the other neighbor had not been responsive to attempts for contact regarding the request.

Staff recommendation was for approval.

Mr. Stephenson stated that “it really just comes down to the proper legal process of if you have a conditional use the only way that you can modify a conditional use is through an amended conditional use. Getting a variance on something through the Board of Adjustment is not the proper way to do it but the good thing is what they are requesting falls within what would actually be the allowable setbacks in the area. So, it was a staff oversight at the time and now we are coming forward to fix that.”

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

Motion made by Alex Stringfellow, seconded by Michael Spencer, for approval of an amendment to the Conditional Use Approval to add exterior rear porches onto the ten Swoope Avenue townhomes, zoned R-3.

Motion carried unanimously with a 7-0 vote.

- SPR #22-02. Request of Michael Wenrich for: Approval to construct a new, two-story, 10,864 sq. ft., single-family home located at 581 Sylvan Drive on Lake Osceola, zoned R-1AAA.

Mr. Briggs provided the Board a brief summary of the request. He presented the Board a location map and aerial of the existing of home. Mr. Briggs reviewed the site plans for the project and noted that there would be a unique feature for storage of the applicant’s collection of vehicles in an underground basement with access through a vehicle elevator located in the driveway of the front of the home. He also noted that there was a challenge to having the pool deck no more than three feet above the existing grade on the lakeside of the home. Mr. Briggs indicated that the custom of the Board on other properties that have had similar grade issues has been to approve five and a half feet above existing grade. To solve the issue, the applicant’s design team lowered the house by three feet to meet the five and a half feet above grade that has been previously approved for other properties. Mr. Briggs spoke on the applicant preserving all of the oak and cypress trees on the property, using inlet pipes to ensure all water filters down to the lake front and not onto the adjacent neighbor’s property, and the retaining wall located along the north property line. He also noted that in order to place their garage at a 90 degree angle, the applicant has been in discussion with the adjacent neighbor regarding purchasing a portion of the neighbor’s property. Mr. Briggs presented elevations of the proposed home noting an existing small accessory structure to the left side of the rear of the home that the applicant wants to rebuild and move five feet from the property line. He also noted that staff received an email from the adjacent neighbor in support of the rebuild and relocation of the structure.

Staff recommendation was for approval.

The Board briefly inquired about the location of the retaining wall and the grade drop indicators on the site plan.

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

Motion made by Michael Spencer, seconded by David Bornstein, for approval to construct a new, two-story, 10,864 sq. ft., single-family home located at 581 Sylvan Drive on Lake Osceola, zoned R-1AAA.

Motion carried unanimously with a 7-0 vote.

- SPR #22-05 - Request of Bruce Cole for approval to construct a new, two-story, 7,846 sq. ft., single-family home located at 2056 Lake Drive on Lake Killarney, zoned R-1AA.

Mr. Hull 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 property was sold to the applicant by the owner of the adjacent home to the west and that the applicant also owns the adjacent home to the east. Mr. Hull briefly spoke on the proposed Floor Area Ratio, the impervious lot coverage, removal of three trees, the view from the lake and the neighbors, and the plan for a swale retention along the lakefront. He presented the elevations for the proposed home and expressed that the project meets all required lakefront code criteria.

Staff recommendation was for approval.

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

Motion made by Vashon Sarkisian, seconded by Alex Stringfellow, for approval to construct a new, two-story, 7,846 sq. ft., single-family home located at 2056 Lake Drive on Lake Killarney, zoned R-1AA.

Motion carried unanimously with a 7-0 vote.

- CU #22-03 - Request of Raymond Horal for: Conditional Use Approval to waive the separation distance requirement of 300 feet from a residential property in conjunction with retail liquor sales at 834 N. Orange Avenue, zoned C-3.

Mr. Lewis provided the Board a brief summary of the request. He presented an aerial map of the property and noted that it is 132 feet away from the closest residential property. He also noted that there is a significant buffer of FDOT railway as well as the back fences of the surrounding residential properties which will hinder public access. He presented the Board the floor plan of the proposed conditions of the interior of the property explaining that the applicant is proposing a retail store, warehouse space for storage, meeting spaces, a pour board for charity donations, and an immersive ramp. Mr. Lewis added that the project can easily meet the 27 parking spaces required by code.

Staff recommendation was for approval.

Brief discussion ensued with the Board regarding parking, the existing building, and neighbor input.

The applicant, Raymond Horal of 533 Balmoral Road, Winter Park 32789 addressed the Board. Mr. Horal provided the Board a presentation that covered the Generous Pour team, purpose of the business, the intended retail experience, their patent pending software for consumer donations, the reason Winter Park was chosen for their business location, their process and goals for charity at check out, their intent to become a Certified B Corporation, their tech goals, their base consumers, and their overall approach.

Brief discussion ensued with the Board regarding how a consumer will know how much is being donated with each purchase, concerns regarding barriers to public access to the rear of the building, and if the benefiting charities will be local.

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

Discussion ensued with the Board regarding the following:

- being cautious about any kind of conditions related to content for the signs,

Motion made by David Bornstein, seconded by Michael Spencer, for Conditional Use Approval to waive the separation distance requirement of 300 feet from a residential property in conjunction with retail liquor sales at 834 N. Orange Avenue, zoned C-3.

Motion carried unanimously with a 7-0 vote.

- SUB #22-02 Request of NIL Build LLC for: Approval to subdivide or split the property, located at 810 N Lakemont Avenue, zoned R-1A, into two buildable single-family home lots.

Mr. Harbilas provided the Board a brief summary of the request. He presented the Board an aerial view, site plan, and elevations of the property and proposed homes. Mr. Harbilas noted that the applicant is proposing two single-family lots with a flag lot in the rear with shared access. He added that both homes meet all of the R-1A zoning requirements and will meet proper means of access via the shared easement.

Staff recommendation was for approval.

Brief discussion ensued with the Board regarding the property being vacant, the use of City sewer, clarification of the percentage of homes in the area with 75 foot wide lots, the date that another similar project close to Aloma Avenue was completed, and input received from neighbors.

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

Discussion ensued with the Board regarding inspection of the property and project by life safety and if any of the front elevations of the homes will face North Lakemont Drive.

Motion made by Richard James, seconded by David Bornstein, for approval to subdivide or split the property, located at 810 N Lakemont Avenue, zoned R-1A, into two buildable single-family home lots.

Motion carried unanimously with a 7-0 vote.

Board Comments

Mr. Stephenson expressed sentiments regarding the possibility of Mr. Spencer and Mr. Fitch no longer being on the Board after this year's election for open Commission seats.

Adjournment

Meeting adjourned at 7:12 p.m.

/s/ Mary Bush.



Planning & Zoning Board

agenda item

item type Public Hearings	meeting date April 5, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Jeffrey Briggs
board approval Completed	
strategic objective	

subject

SPR #22-06 - Request of Kim Foy on behalf of the homeowner's Ken and Julie Champion

item list

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.

motion / recommendation

Staff recommendation is for approval subject to the following condition: that variance approval be granted to allow a street-side setback of 5.8-feet from the Oak Street lot line, in lieu of the required street-side setback of 15-feet.

background

The applicant Kim Foy, on behalf of the owners, Ken and Julie Champion, is requesting approval to construct a new, 4,530 square foot, single-family home at 2080 St. George Avenue, on Lake Spier. The property is zoned R-1A and is a 50-foot wide corner lot at the intersection of St. George Avenue and Oak Street with a total site area of 16,909 square feet. The imposed impervious surface ratio is 35.4% and the proposed floor area ratio is 26.8%, both well below the maximum allowable.

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. The applicant relied on the improper guidance of former staff that being granted a variance by the Board of Adjustment could be in lieu of the Planning and Zoning Board's lakefront review approval. However, the Code is clear that all lakefront lots are to be reviewed by the Planning and Zoning Board and only this Board has the authority to grant variances for lakefront lots. As indicated below, it is staff's position that the applicants satisfy all four lakefront review criteria and staff is recommending approval including a street-side variance.

However, the applicants also relied on former staff's interpretation of the following

provision of the zoning code: Section 58-71(g) - "Bay windows may project two feet into the front, street side yard and rear setbacks and are limited to a maximum width of eight feet." Relying on this advice, there is a street side projection that under staff's current interpretation of what constitutes a "bay window", should adhere to the required setback. Based on the floor plan and elevations, the projection is clearly meant to be living space rather than a proper cantilevered bay window. Based on the applicant's reliance on the previous interpretation of this provision, staff is proposing that the Planning and Zoning Board amend the variance to allow a street side setback of 5.8-feet. This would not penalize the applicant for their reliance on a previous interpretation of the code as well as adhere to staff's current interpretation of the provision.

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. After approval by the Board of Adjustment, the applicant applied for and was approved to remove one 18-inch caliper pine tree because of its failing structure and five oak trees ranging from 17-inch to 27-inch to make room for the pool. The City arborist indicated disease on at least one of the oak trees which were removed. As required for all removals, the applicant must mitigate the trees lost which were not either a danger structurally or were diseased by either planting eleven 3-inch caliper Florida-grade shade canopy trees, by planting twenty-two 2-inch caliper Florida-grade shade canopy trees, or by paying \$15,290 into the Tree Trust Fund in lieu of replanting. Because the trees have already been removed and were approved by both the Board of Adjustment and Urban Forestry based on improper guidance that this request did not have to go before the Planning and Zoning Board, staff believes that the applicant has satisfied this criteria. The applicants have only removed those approved by the City arborist and are not requesting any more removal with this application.

View from the Lake

The Code direction is to minimize the height extent of stem walls or retaining walls facing the lake. Generally, the policy is not to permit walls/swimming pool decks facing the lake, in excess of three feet in height. The applicants are proposing a pool deck, which has two 18-inch terraced retaining walls on either side of the steps leading from the pool deck down to the back yard. This breaks up the façade and does not exceed the 3-foot requirement for stem and retaining walls, therefore staff is recommending approval of this criteria.

Views of Neighbors

The Code direction is to minimize the degradation of traditional views across properties by new houses, additions, second story additions, etc. alongside property lines toward the lake that may block traditional views. The applicant's proposal is roughly in line with the

other lakefront homes along St. George Avenue and the three neighbors to the North have all submitted letters of support in favor of this request. Further, because of the curvature of the lake, the neighboring views would not be affected unless the applicant's proposed home was substantially closer to the lakefront.

Stormwater Retention

The Code requires retention of stormwater. The amount of impervious surface on the lot determines the depth/size of the retention need. The applicant is proposing an impervious surface ratio of 35.4%, which is well below the maximum 50% for two-story homes and is also proposing a swale retention area along the lakefront (as they have ample land to accomplish this).

Summary

Overall, the plans meet the intent of the lakefront criteria. Because of the uniqueness of the narrow corner lot with a parklet to the South, and the applicant's reliance on previous approval by the Board of Adjustment, staff is recommending approval of this request including variance approval for a street-side setback of 5.8-feet.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[2080 St George Ave - Area Map.pdf](#)

ATTACHMENTS:

[2080 St George Ave - Aerial Map.pdf](#)

ATTACHMENTS:

[2080 St George Ave - Neighbor Letters Map.pdf](#)

ATTACHMENTS:

[Site Plan.pdf](#)

ATTACHMENTS:

[Floor Plan and Elevations.pdf](#)

ATTACHMENTS:

[Survey.pdf](#)

ATTACHMENTS:

[Retaining Wall Location.png](#)

ATTACHMENTS:

[Tree Removal.pdf](#)

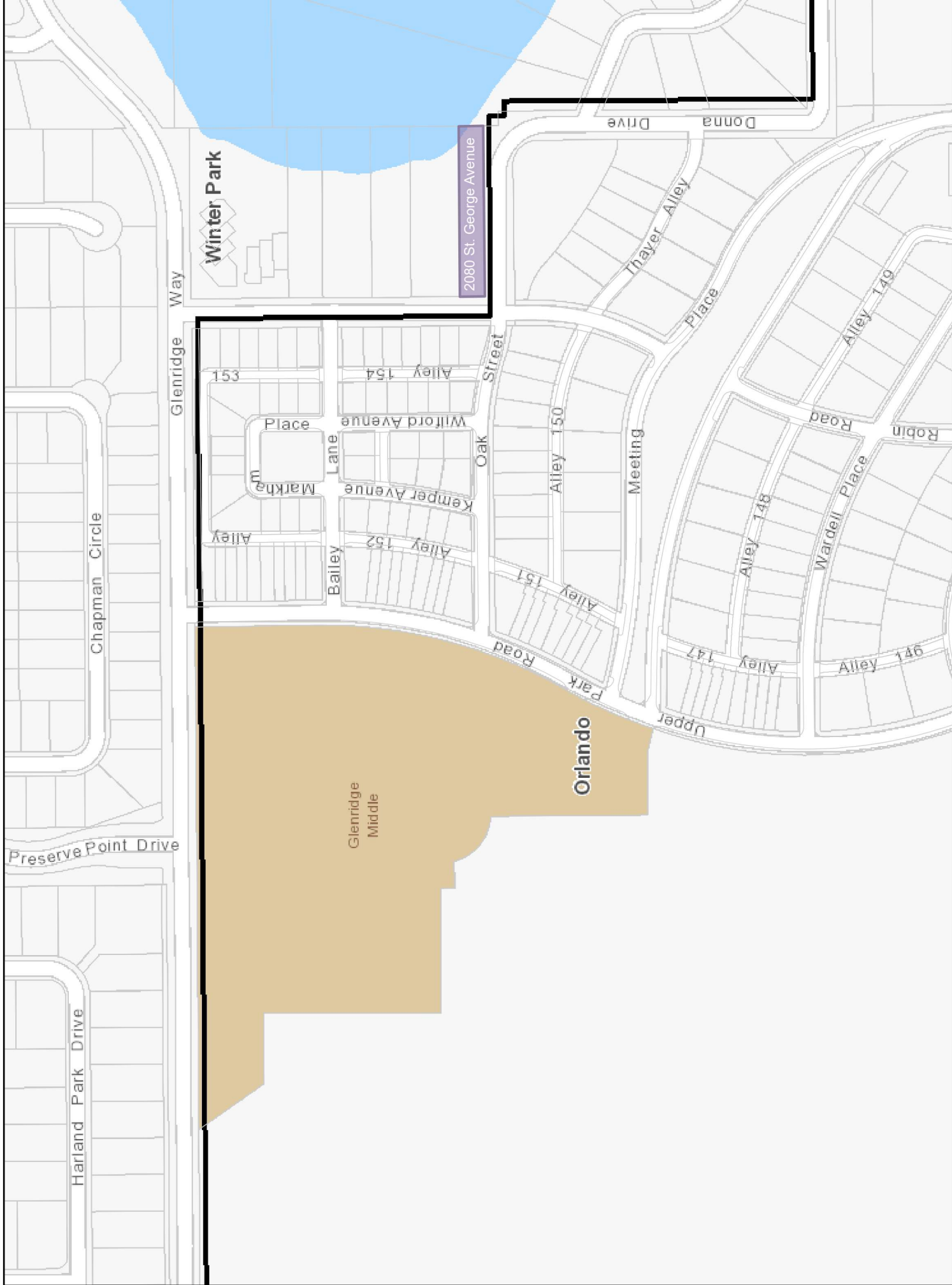
ATTACHMENTS:

[Variance Letter.pdf](#)

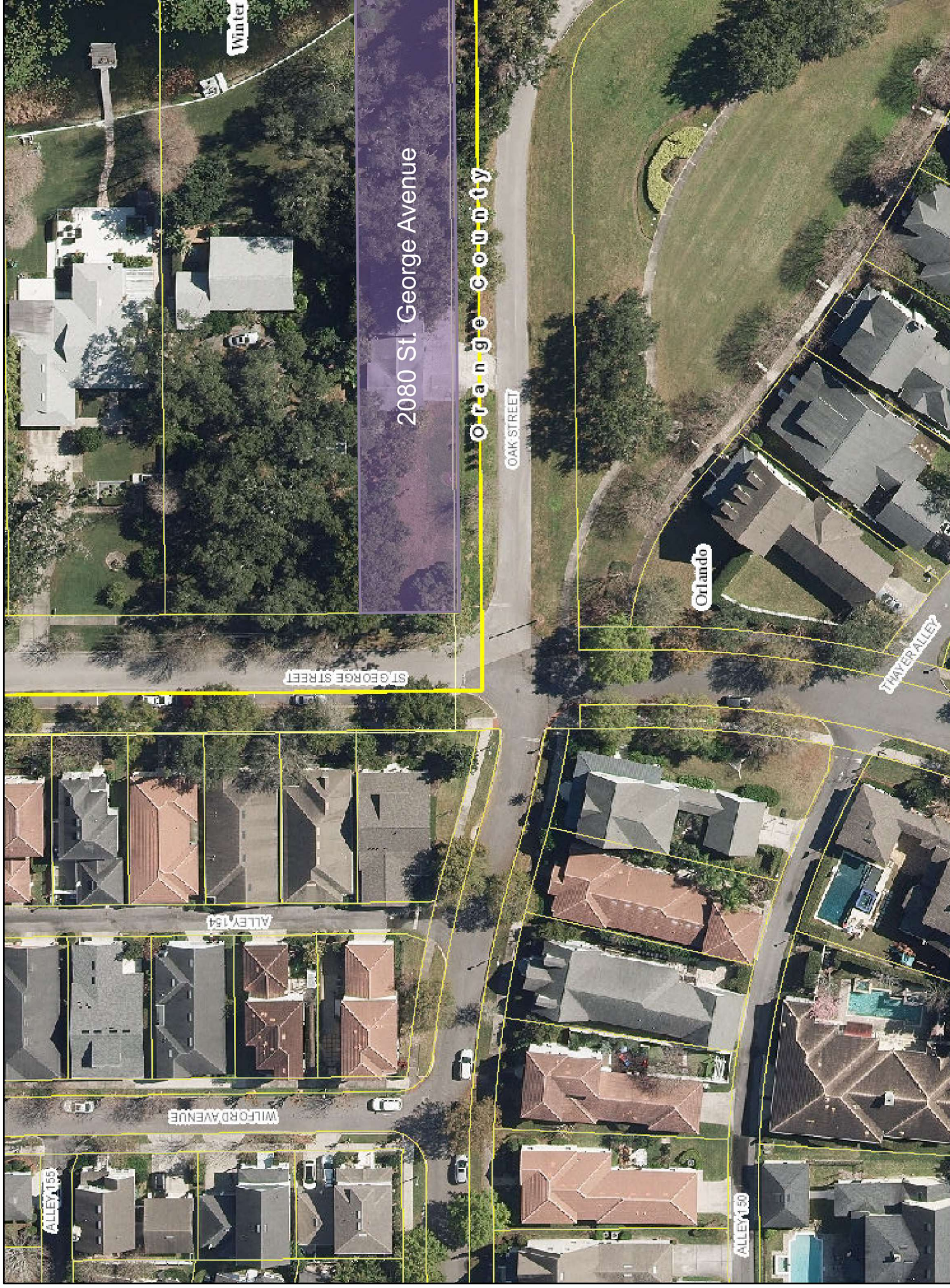
ATTACHMENTS:

[Letters from Neighbors in Support 10.pdf](#)

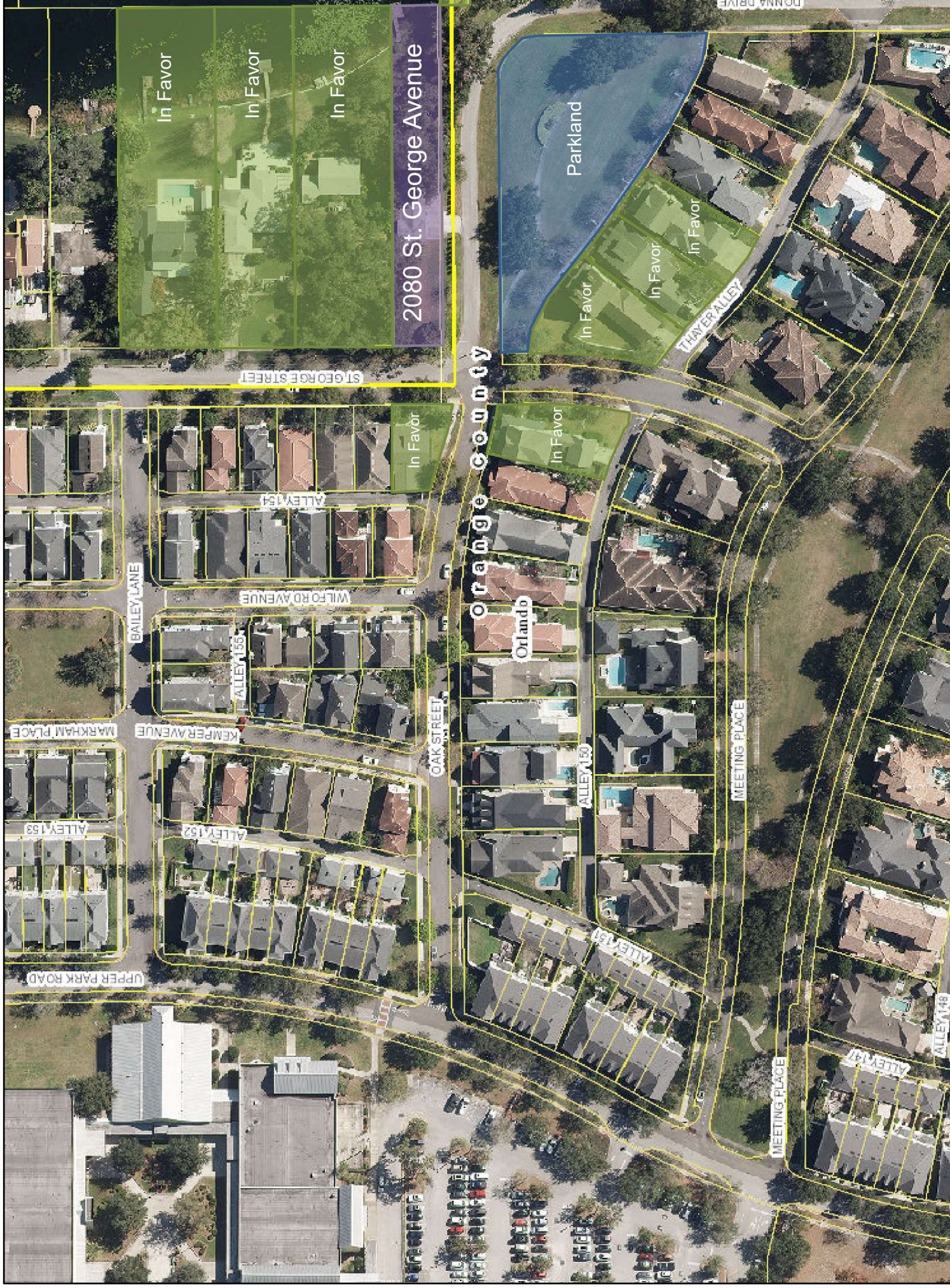
2080 St. George Avenue - Area Map

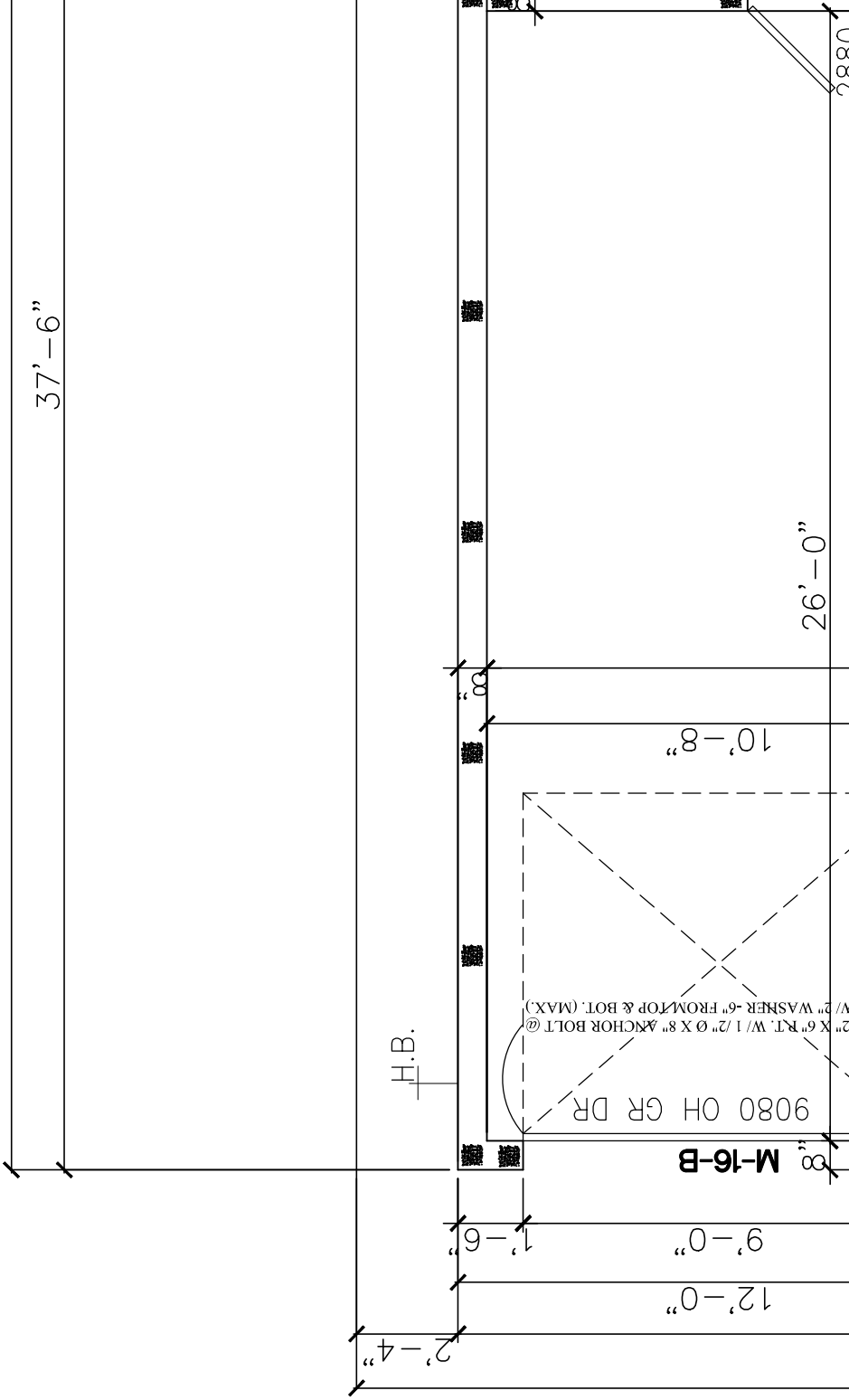


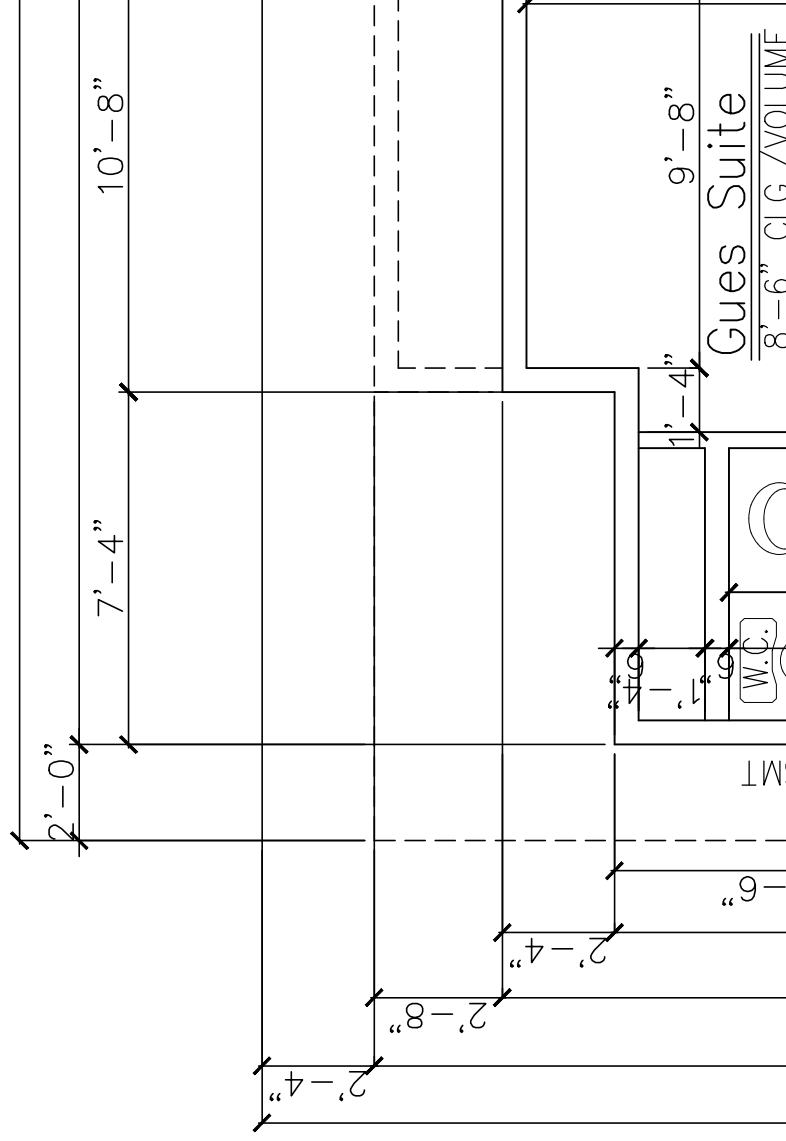
2080 St. George Avenue - Aerial Map



2080 St. George Avenue - Neighbor Le







37'-6"

FILLED CELL W/ 1 #5 VERTIC
MAX. 6' SPACING (TYP.)

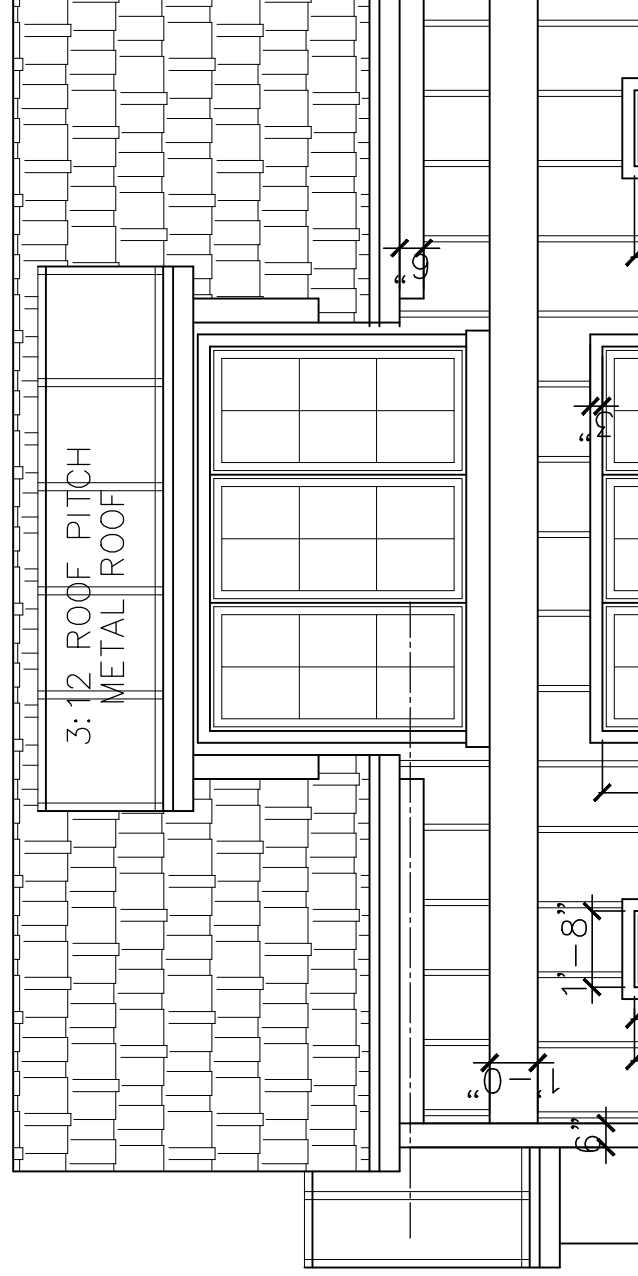
$$\frac{1}{2} \text{H}_2\text{B}$$

SLOPE
1" IN 10'

ELEV.

EL. 22'-0"
BEARING HEIGHT

EL. 20'-8"
BEARING HEIGHT



EL. 12'-0"
BEARING HEIGHT

*EQUIVALENT DEPTH & REINFORCED LOTTS
CONCRETE LINTELS MAY BE USED*



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777.821.8227 Pinellas
863.425.3070 Polk

ORLANDO DISTRICT
DISPATCH
407.377.1000 Metro Orlando
386.228.2112 Volusia

SPRINGHILL DISTRICT
DISPATCH
352.798.2901

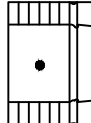
www.qualityprecast.com

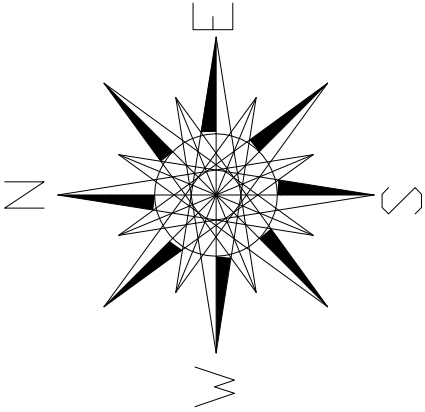
LOTT'S CONCRETE PRODUCTS, INC.
FL 5092

DISTRIBUTORS FOR:
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FL 1418 - RI

TABLE No. 4 GRAVITY & UPLIFT SAFE LOADS (PLF) 8' x 16' COMPOSITE LINTELS				
MARK NO.	LINTEL LENGTH	CLEAR SPAN	LINTEL TYPE	GRAVITY SAFE LOAD
M-1	2'-10"	1'-6"	Precast	SOLID
M-2	3'-6"	2'-2"	Precast	DETAIL J
M-3	4'-0"	2'-8"	Precast	10000
M-4	4'-6"	3'-2"	Precast	10000
M-5	4'-8"	3'-4"	Precast	9167
M-6	5'-4"	4'-0"	Precast	8414
M-7	5'-10"	4'-6"	Precast	6437
M-8	6'-4"	5'-0"	Precast	5015
M-9	6'-6"	5'-2"	Precast	4175
M-10	6'-8"	5'-4"	Precast	3934
M-11	7'-6"	6'-2"	Precast	3719
M-12	7'-8"	6'-4"	Precast	2917
M-13	8'-0"	6'-8"	Precast	2796
M-14	8'-4"	7'-0"	Precast	2581
M-15	9'-4"	8'-0"	Precast	2396
M-16	10'-6"	9'-2"	Precast	1969
M-17	11'-4"	10'-0"	Precast	1627
M-18	12'-0"	10'-8"	Precast	1455
M-19	12'-6"	11'-2"	Precast	1335
M-20	13'-4"	12'-0"	Precast	1257
				1144





SCALE 1"=30'

Abbreviations:

- (D) = DEED
- (M) = MEASURE
- (P) = PLAT
- (A) = ASSUMED
- (C) = COMPUTED
- BLK. = BLOCK
- COVD = COVERED
- O.H.I. = OVERHEAD LINES

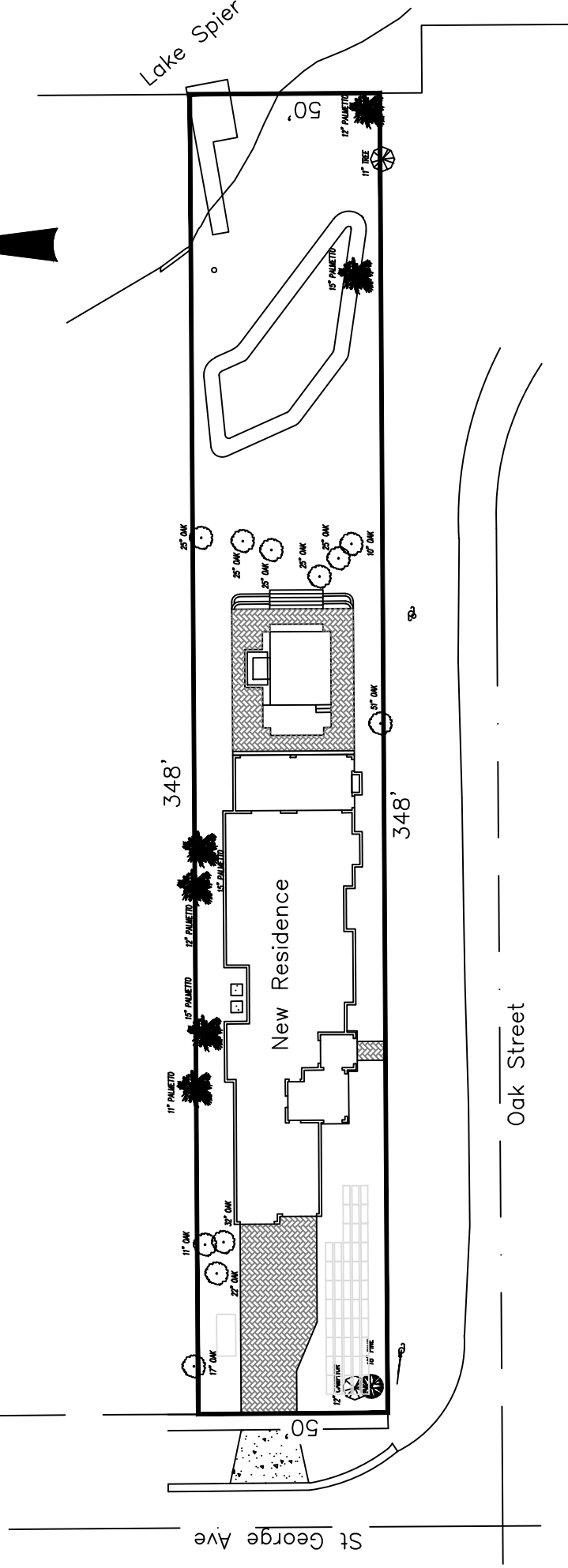
FND 5/8" I.R.
NO ID

18"W 100.03' (M)
(ASSUMED) 100.00' (C)



Tree Removal

Scale: 1"=20'





401 South Park Avenue • Winter Park, Florida 32789

407-599-3237 • 407-599-3499 fax
cityofwinterpark.org

**Building &
Permitting
Services**

BOARD OF ADJUSTMENTS

June 16, 2021

Kenneth & Julie Champion
1731 Shiloh Lane St.
Winter Park, FL 32789

Kenneth & Julie Champion
2080 St. George Ave.
Winter Park, FL 32789

Dear Mr. & Mrs. Champion,

On June 15, 2021, the Board of Adjustments approved your request for a variance to allow the construction of a new home, located 7.5 feet from the Oak Street lot line, in lieu of the required side setback of 15 feet.

The subject property described as Parcel ID# 17-22-30-6384-13-010 as recorded in the Public Records of Orange County, Florida.

Located at 2080 St. George Avenue

Zoned: R-1A

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,

George J. Wiggins, CBO
Director of Building/Legislative Affairs
407-599-3426

All variance(s) expire one year from the date of approval by the Board of Adjustments. 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.

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

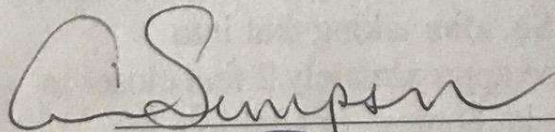
**RE: Letter of Support for Setback Variance - 2080 St.
George Street, Winter Park, FL 32789**

To Whom It May Concern:

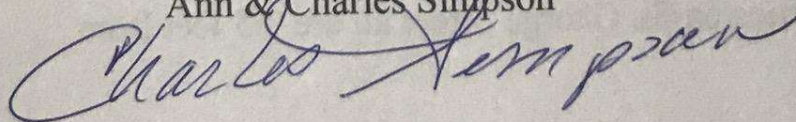
We own 2070 St. George Street, which abuts property located at 2080 St. George Street (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot set back on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Ann & Charles Simpson



Date: 5/9/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

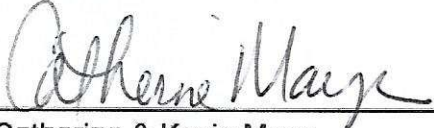
**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 1805 Barker Drive, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,


Catherine & Kevin Mays

Date: May 8, 2021

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

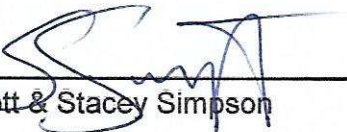
**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 4243 Thayer Alley, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Scott & Stacey Simpson

Date: 5/8/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

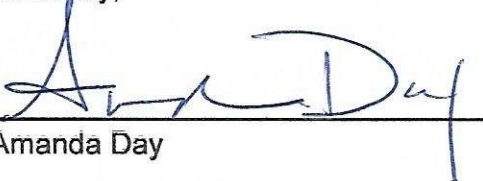
**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

I live at 2060 St. George Avenue, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,


Amanda Day

Date: 5/8/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

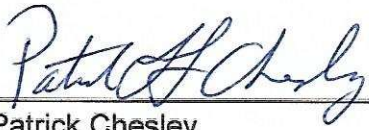
**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

I live at 2806 St. George Street, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,


Patrick Chesley

Date: 5-8-21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 4205 Thayer Alley, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Ellen & Robert Crabill

Date: 5/8/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

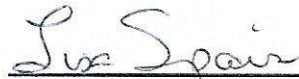
**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 4281 Thayer Alley, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Lisa & David Spain

Date: 5/16/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 4184 Oak Street, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,



Amy & George Alvarez

Date:

5/16/2021

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 1803 Barker Drive, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,


Shannon & Ricardo Calzado

Date: 5/16/21

City of Winter Park
Building & Permit Services Department
401 South Park Avenue
Winter Park, FL 32789

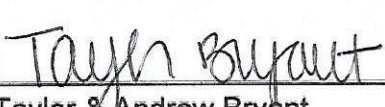
**RE: Letter of Support for Setback Variance - 2080 St. George Avenue, Winter Park,
FL 32789**

To Whom It May Concern:

We live at 2050 St. George Avenue, which abuts property located at 2080 St. George Avenue (the "Property"). Julie & Ken Champion have provided us information about their proposed plan to build a new, updated home on their property. We understand that their unique lot size of 50 X 348, makes it very difficult to rebuild a home due to the setbacks instilled on corner lots. Their proposed plan of building a 35 foot wide home requires a variance by the City and approval of the neighboring lots. They are requesting a 7.5 foot variance on the street side, which is in fact what the neighboring houses have as well.

We support the proposed plan and believe a new home will be a welcome addition to the neighborhood and Winter Park overall. We do not object to the setback variance application required for this project.

Sincerely,

 
Taylor & Andrew Bryant

Date: 5/17/2021



item type	Public Hearings	meeting date	April 5, 2022
prepared by	Jeffrey Briggs	approved by	John Harbilas, Jeffrey Briggs
board approval	Completed		
strategic objective			

subject

SPR #22-07 - Request of Norma Desmond Properties LLC

item list

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.

motion / recommendation

Staff recommendation (same as in April 2021) is for approval with the requirement to 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 the home and pool deck.

background

Norma Desmond Properties (owner) is requesting approval to construct a new, two-story, 21,705 square-foot, single-family home at 570 Seminole Drive, on Lake Osceola, zoned R-1AAA. This property is 73,775 square feet in size (1.69 acres) and adjacent to neighboring homes at 600 Seminole Drive to the north, and 802 Georgia Avenue to the south. There was a previous application for a new house at this location approved by the P&Z Board on April 6, 2021. This redesign has a significantly different site/floor plan and architecture, such that it requires a new review by the P&Z Board.

The proposed home is 21,705 sq. ft. which is a floor area ratio of 29.4% within the maximum 33%. Impervious coverage is at 38.1% versus the Code maximum of 50%.

Tree Preservation

There are many trees on this lot which fortunately are located in the side setback areas near the property lines and along the lakefront. There are also some nice trees where the front entry drive is planned and that has been located to minimize the impact on those trees so that they can be preserved. Depending on how you count a tree cluster

there are 17-20 existing trees being preserved. Only one tree is being removed.

View from the Lake

This lot has a fairly steep grade drop of seven feet throughout the length of the house. The original submission of this revision had the first floor of the house and swimming pool elevation at elevation 82, which was 7½ feet above existing grade on the lakeside. Consistent with the P&Z Board's previous actions, the staff challenged the designers to reduce the height differential to a maximum of 5½ feet. These revised plans have reduced the first-floor elevation to elevation 80 in order to accomplish that goal. That is the same floor and pool elevation as was approved by the P&Z Board for the previous version of the plans in April 2021.

The major reason for the scrutiny of this aspect is the privacy protections amongst neighbors with elevated swimming pool activity decks. The property line to the south is densely landscaped. The property line to the north is wide open. While the setback distance to the neighboring homes is significant, there needs to be a privacy landscape screen added along the north property line for the length of the new home and pool.

View of Neighbors

Another purpose of this review is to ensure that the views of the lake from adjoining properties will not be unduly impaired. The average lakefront setback of the two adjoining homes is 137 feet. The home to the north at 600 Seminole Drive is setback 124 feet and the home to the south is setback 150 feet from the lake.

The house is setback 114 feet from the lake, and the swimming pool is setback 82 feet. The numbers are deceiving because of the angle of the shoreline. This home is in line with the home to the north although the numbers are off by 10 feet. The previous application in April 2012 had a pool cabana building at 115 feet on that north side. A landscape screen to buffer the proximity and view of the house/pool is needed. The landscape architect suggests flexibility with Bamboo, Magnolias, Weeping Podocarpus Trees or similar size screening material being the materials to accomplish that goal.

This home is in front and closer to the lake than the home to the south at 802 Georgia which is setback 150 feet. However, there is a dense landscape screen in place that obscures any visibility between the two properties. It is mutually advantageous for both properties to maintain this dense landscape screen.

Stormwater Retention

The code requires retention of stormwater. The amount of impervious surface on the lot determines the depth/size of the retention needed. The applicant is proposing a swale retention area in the front for the driveway runoff and then the along the lakefront (as they have ample land to accomplish this). In order to insure no runoff goes onto any adjacent property there will be inlets and a roof gutter system connected to underground pipes to carry the water down to the lakefront swale. Stormwater civil engineering plans are included in the application.

Summary

This is a very large (21,705 sq. ft.) home on a very large 1.8-acre property. The home fits on the site with a 21-foot to the one-story and 29-foot setback to the second floor from the neighbors. Virtually every tree (17-20 trees) is being preserved. The issue with the pool deck being at 5½ above grade, given the grade drop, is mitigated by the separations shown. Privacy landscaping will be maintained on the south but needs to be added to the north. The runoff will not flow onto the neighboring lots due to inlet/pipe system shown in the civil plans.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Aerial Map.pdf](#)

ATTACHMENTS:

[Site Pictures.pdf](#)

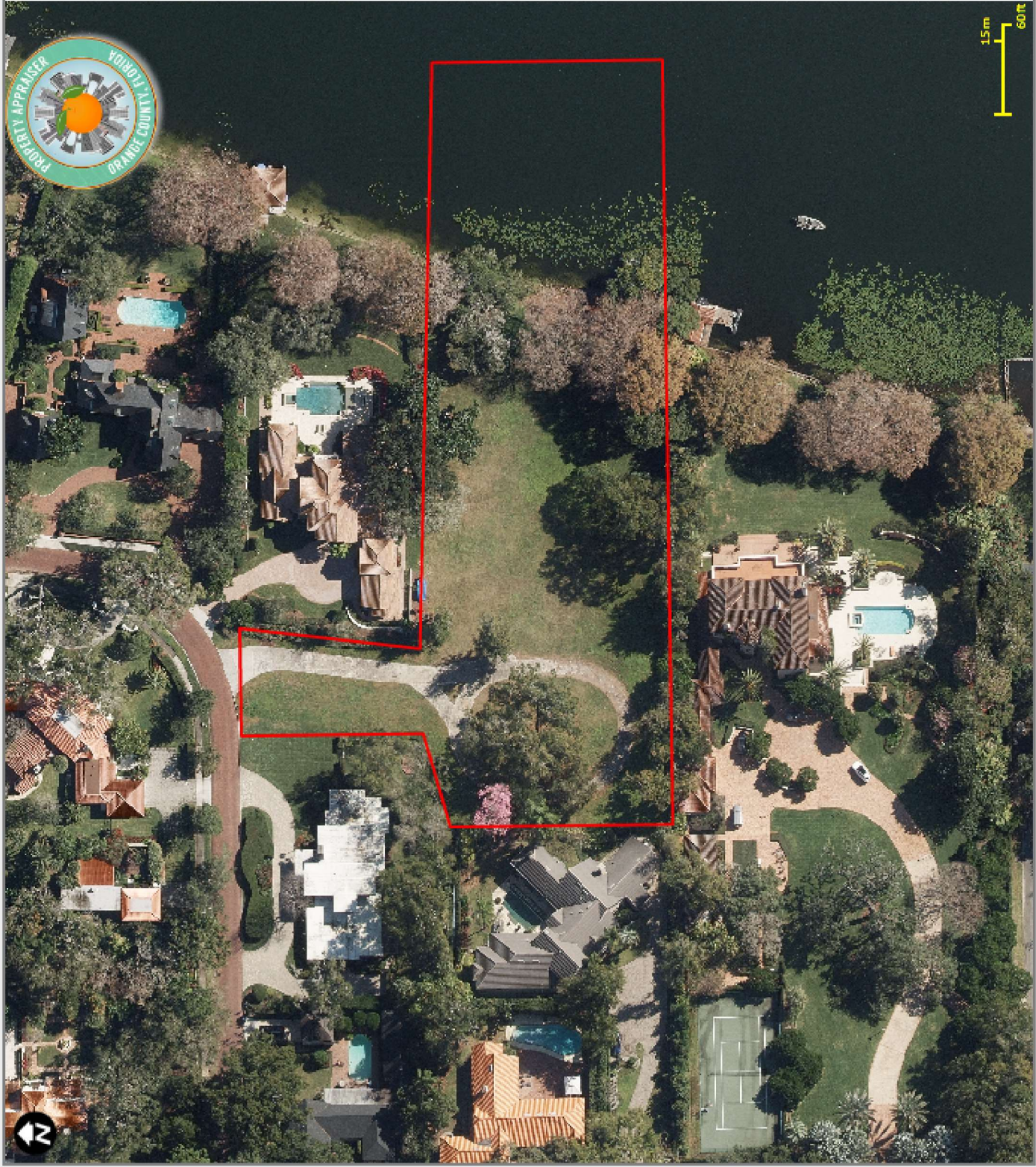
ATTACHMENTS:

[Lakefront Review Plan Set_March 2022.pdf](#)

ATTACHMENTS:

[Stormwater Civil Eng. Plans.pdf](#)

- Florida Turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial/Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



Created: 3/15/2021
This map is for reference only and is not a survey.



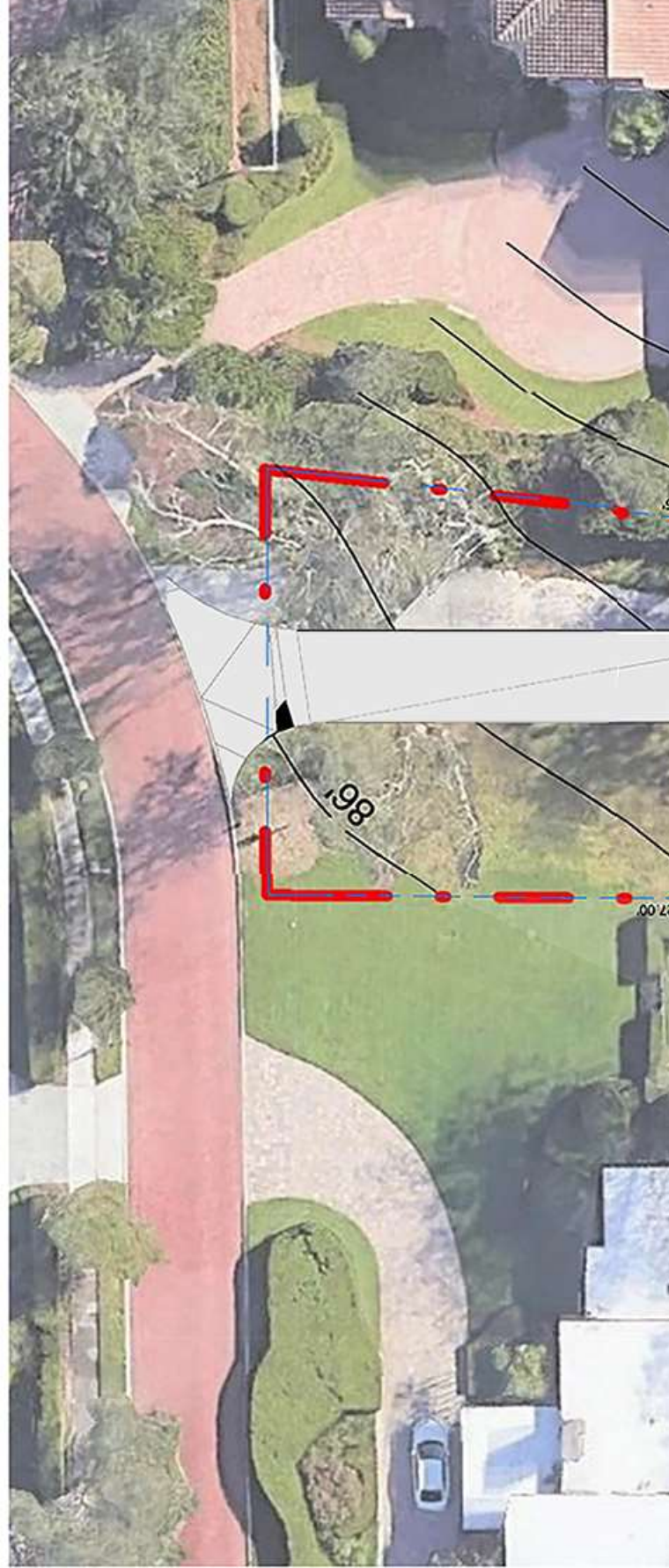
Property to the north at 600 Seminole Drive



Property to the south at 800 Georgia Avenue

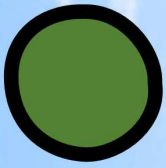
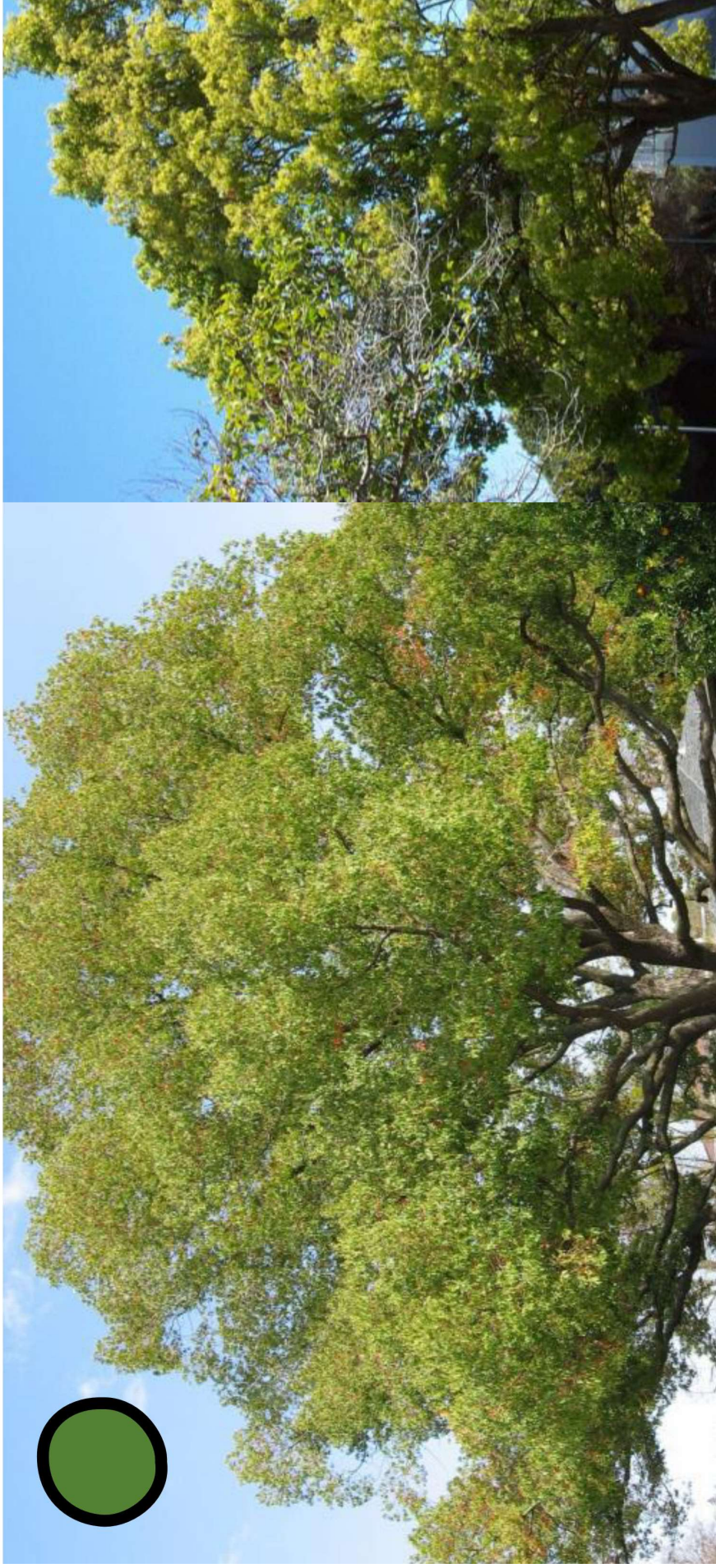


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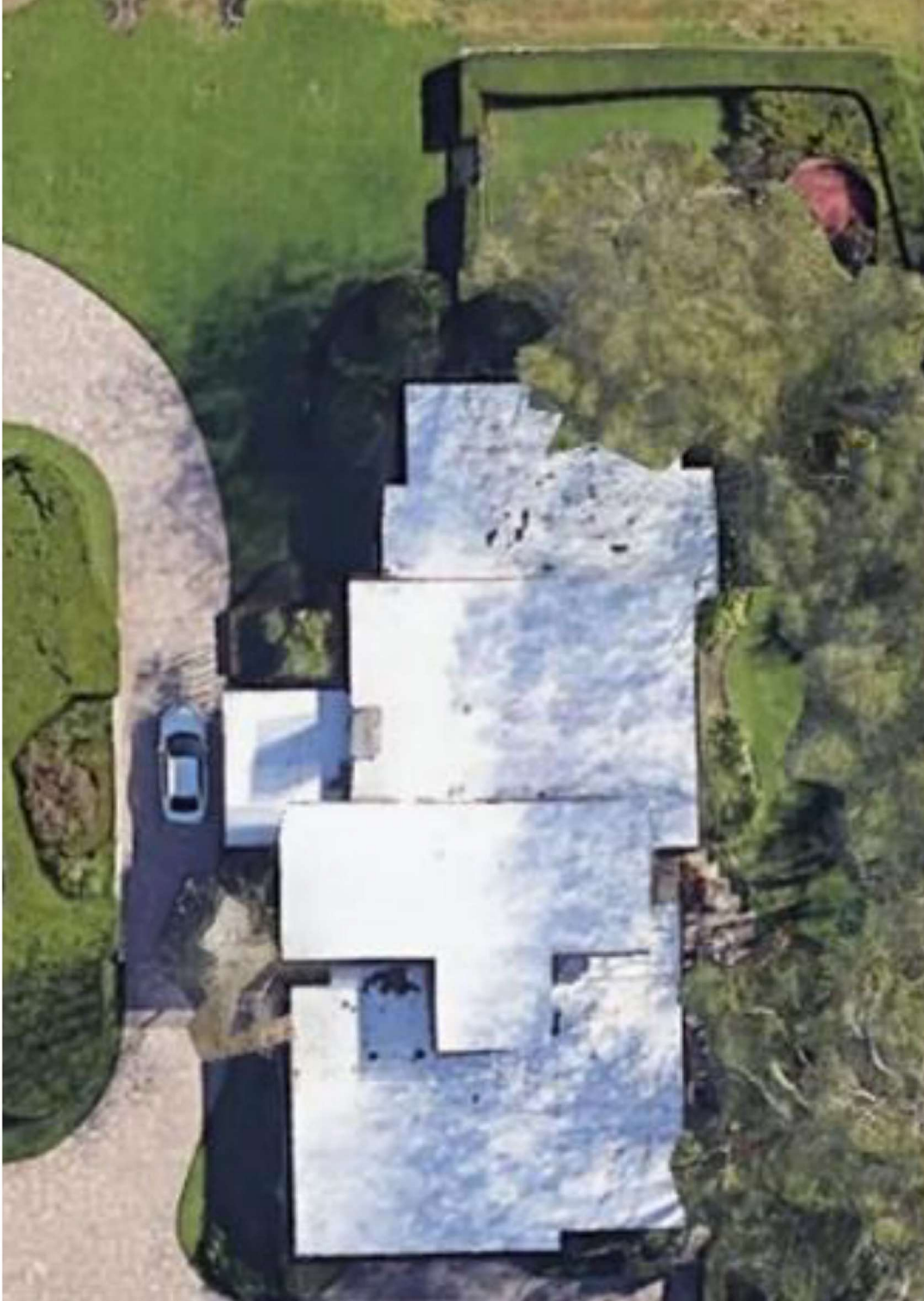


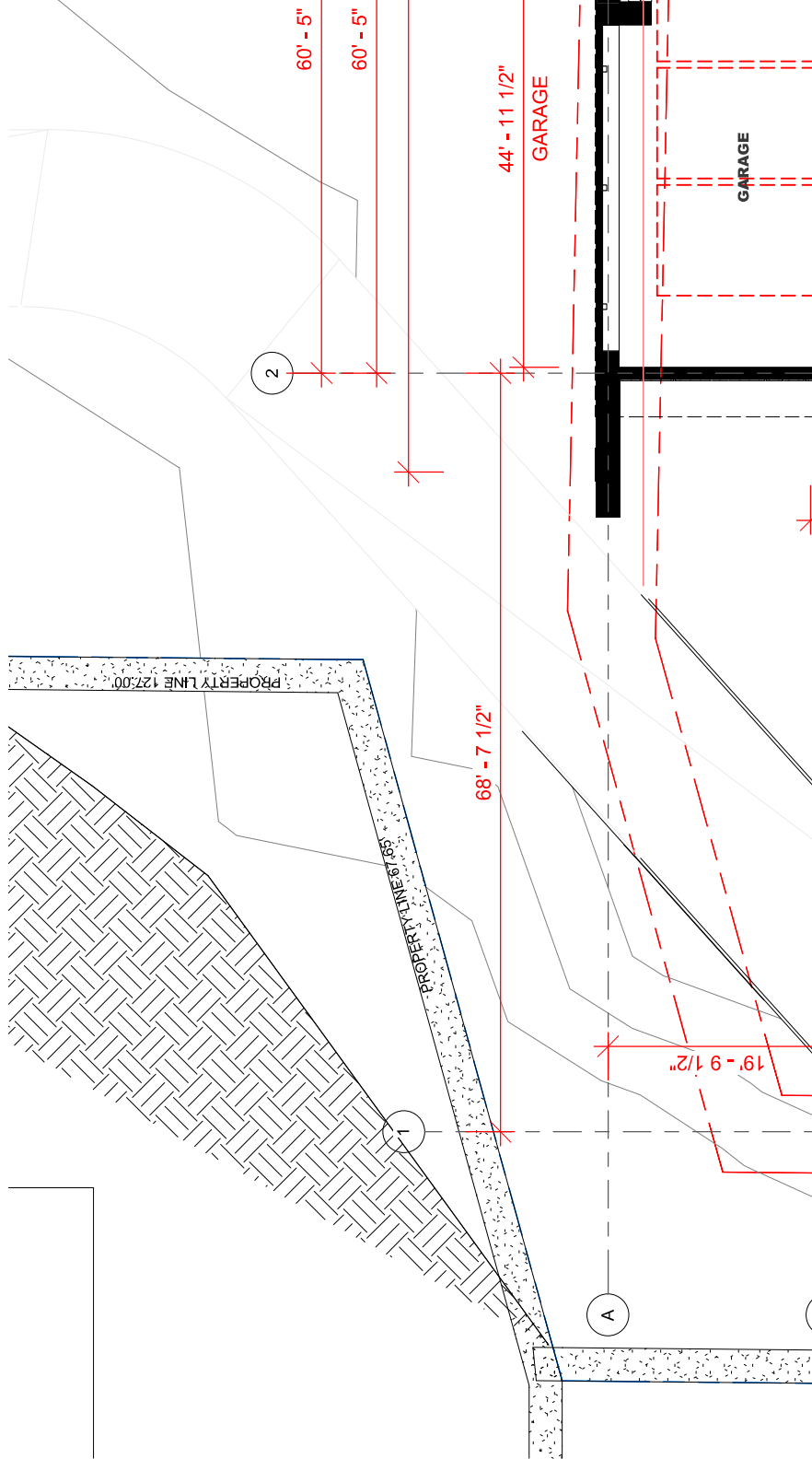


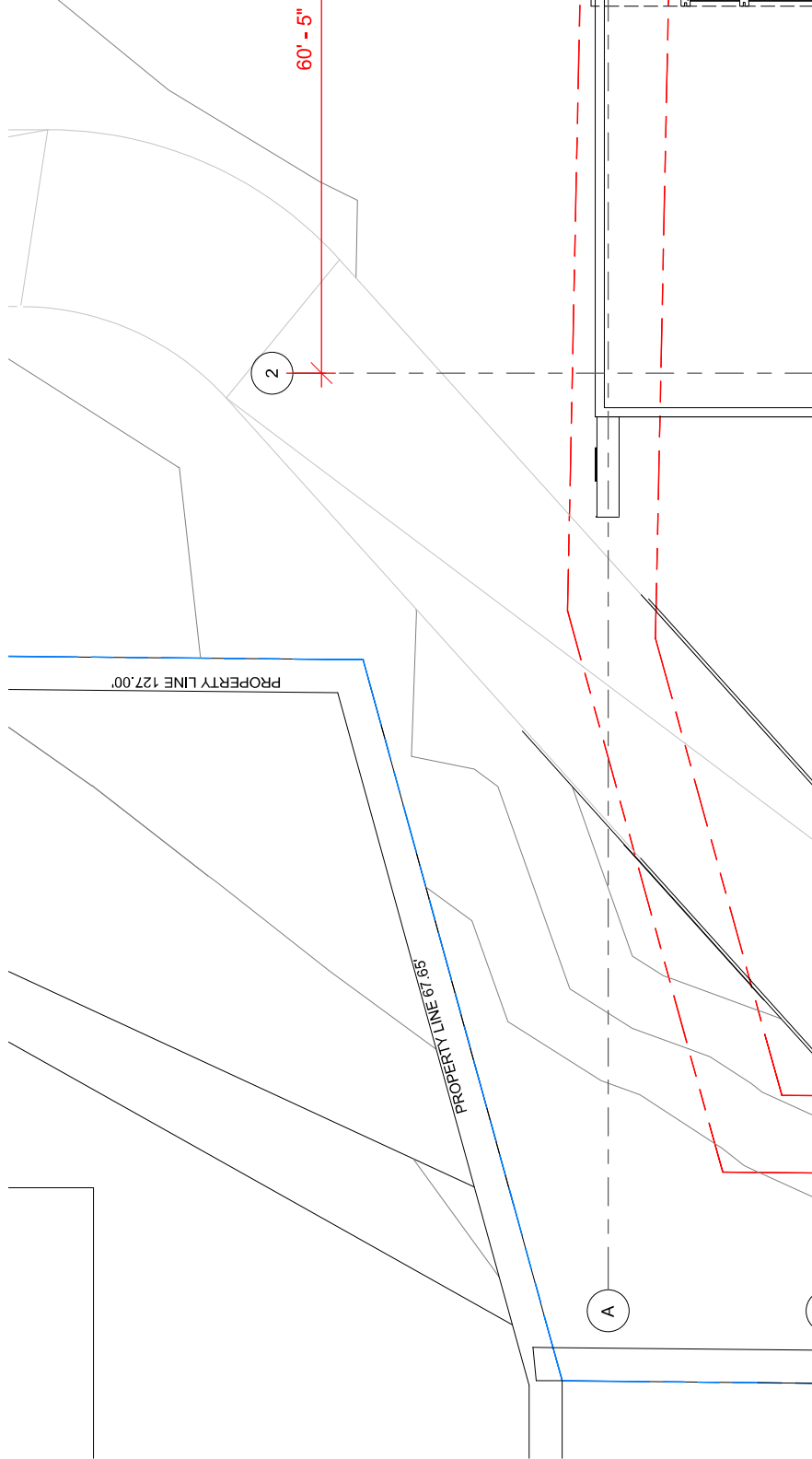
TO BE VISUALLY BLENDED



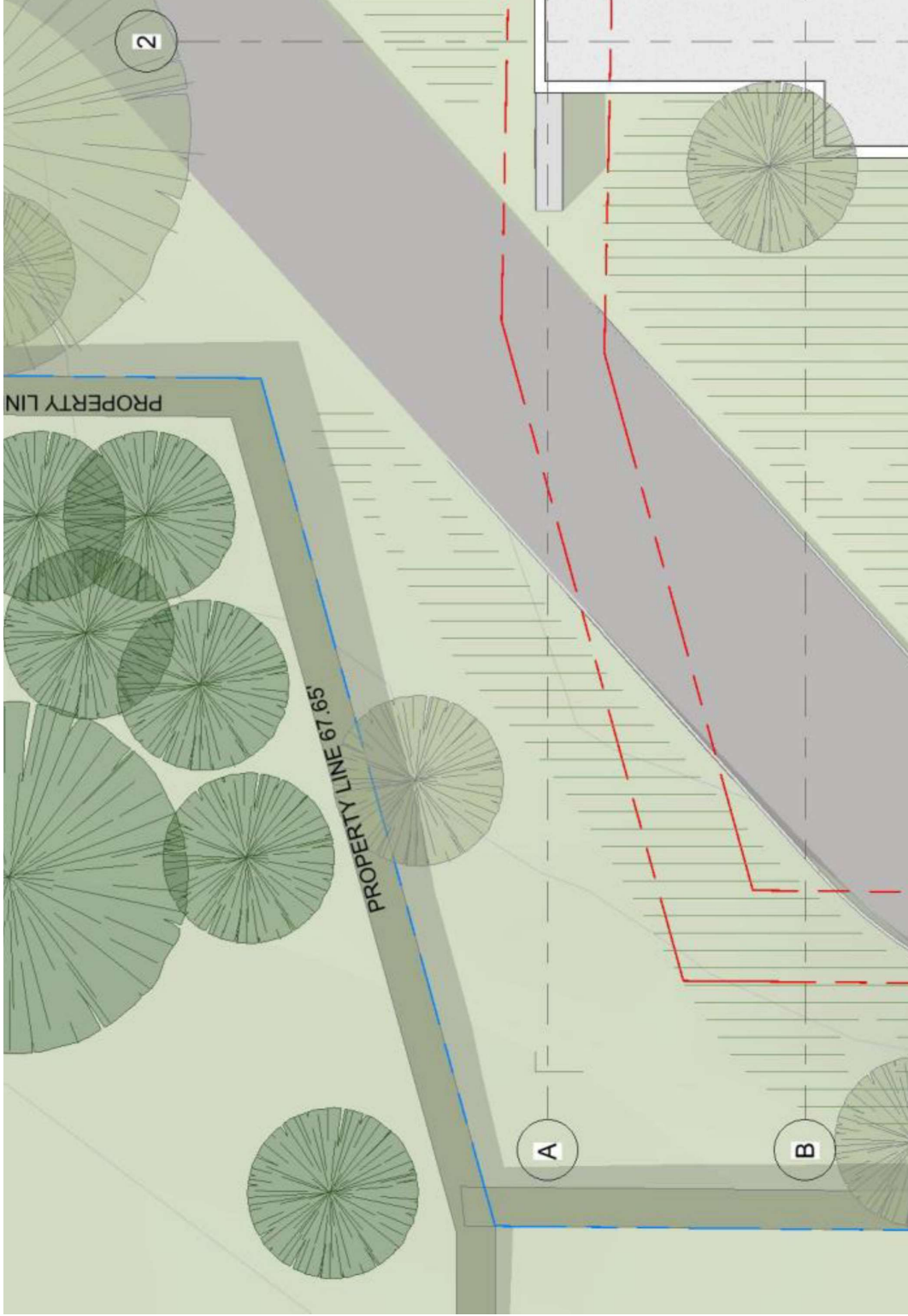
CAMPBOR TREE



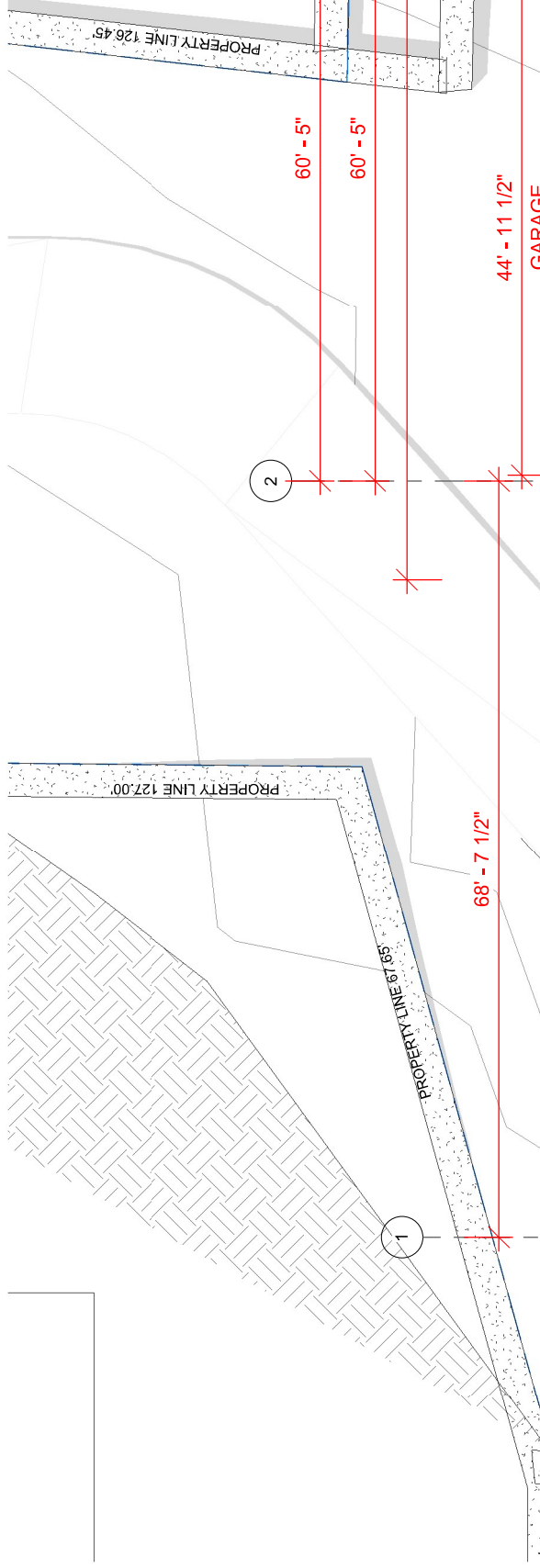


















Ref Max Height
113' - 0"

L3_Roof Level
105' - 6"

L2_Second Floor
93' - 0"

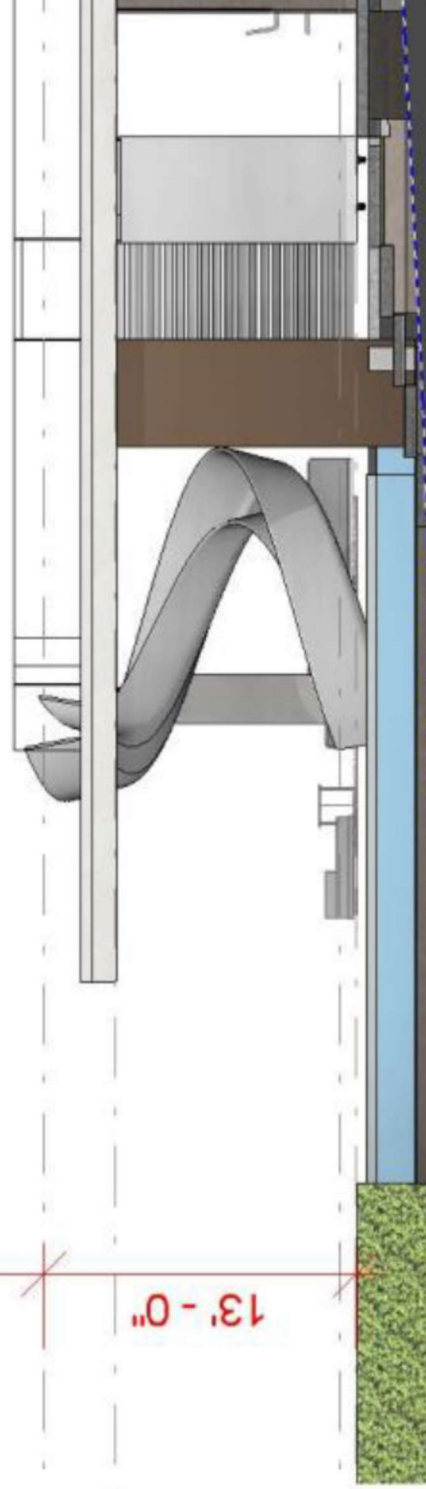
Ref - 10ft Datum
90' - 0"

L1_Guest House
80' - 8"

L1_First floor

12' - 6"

13' - 0"



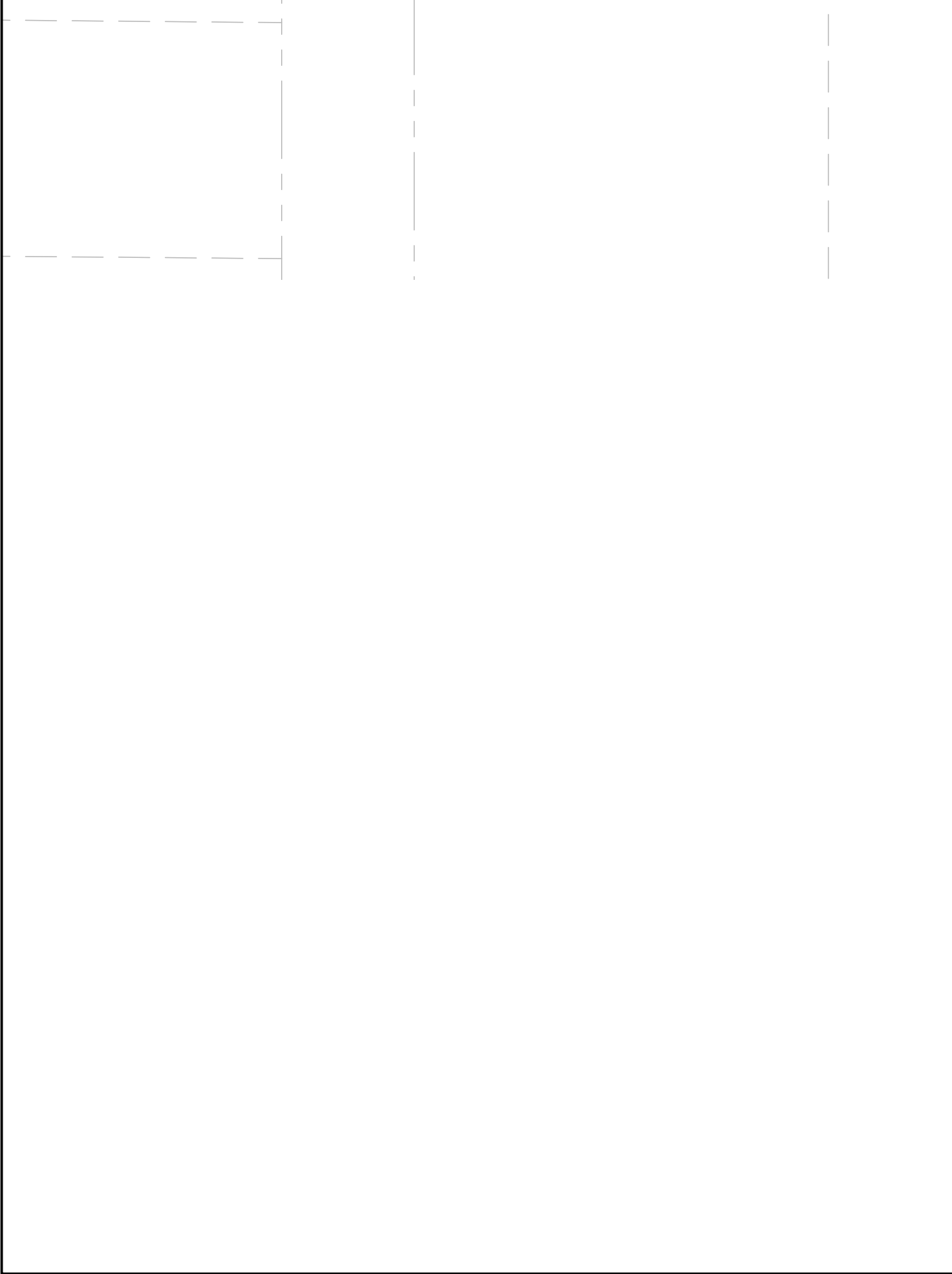
Ref Max Height
113' - 0"

L3_Roof Level
105' - 6"

12' - 6"

57051

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SEMINOLE DRIVE

EDGE OF BRICK

M.E.G.

±

N90°00'

75.00'

REC 4"x4" CM
(TINKLEPAUGH)

127.00'(D&M)

LOT 478
(NOT INCLUDED)

LOT 477

MF

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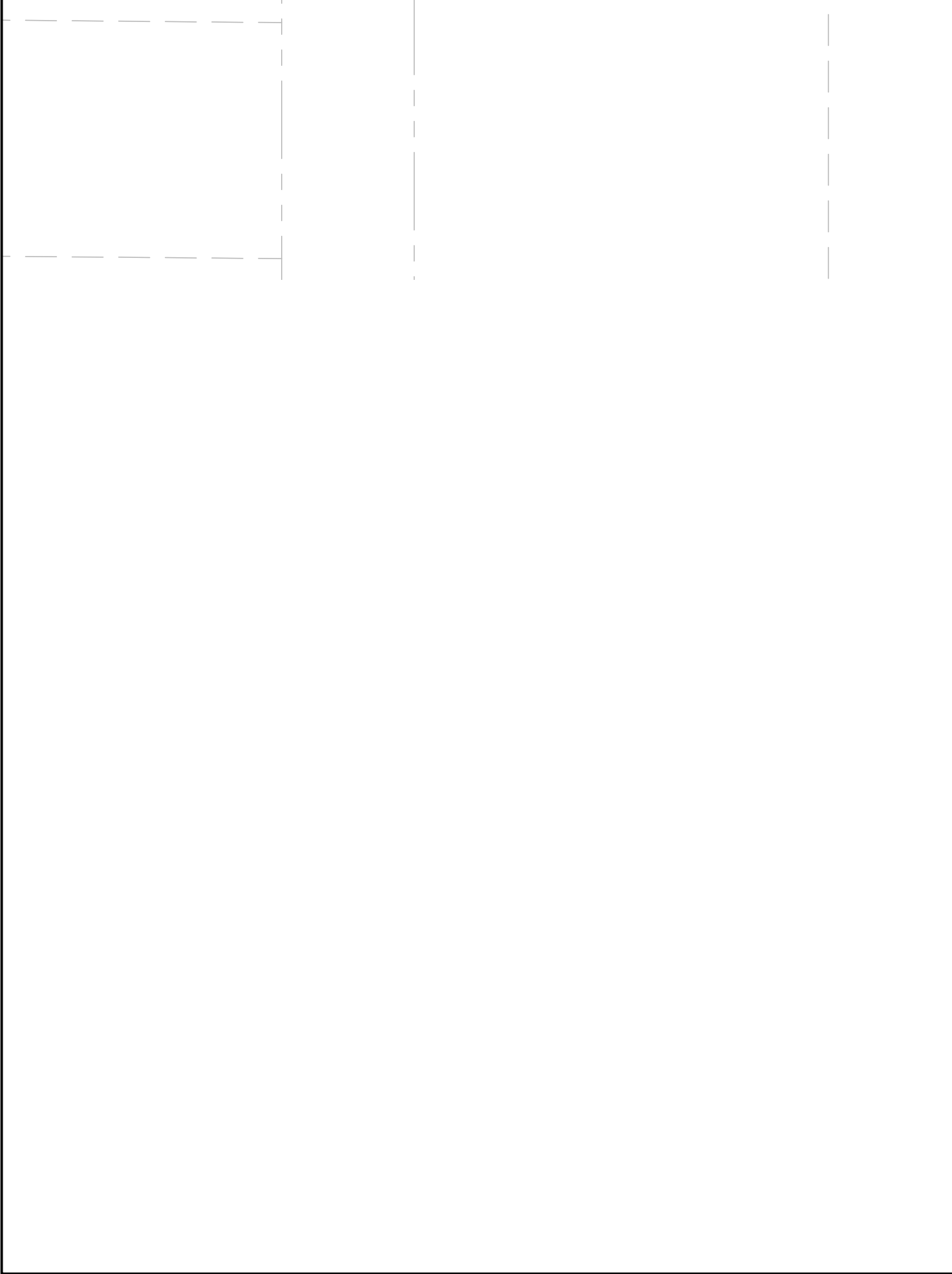
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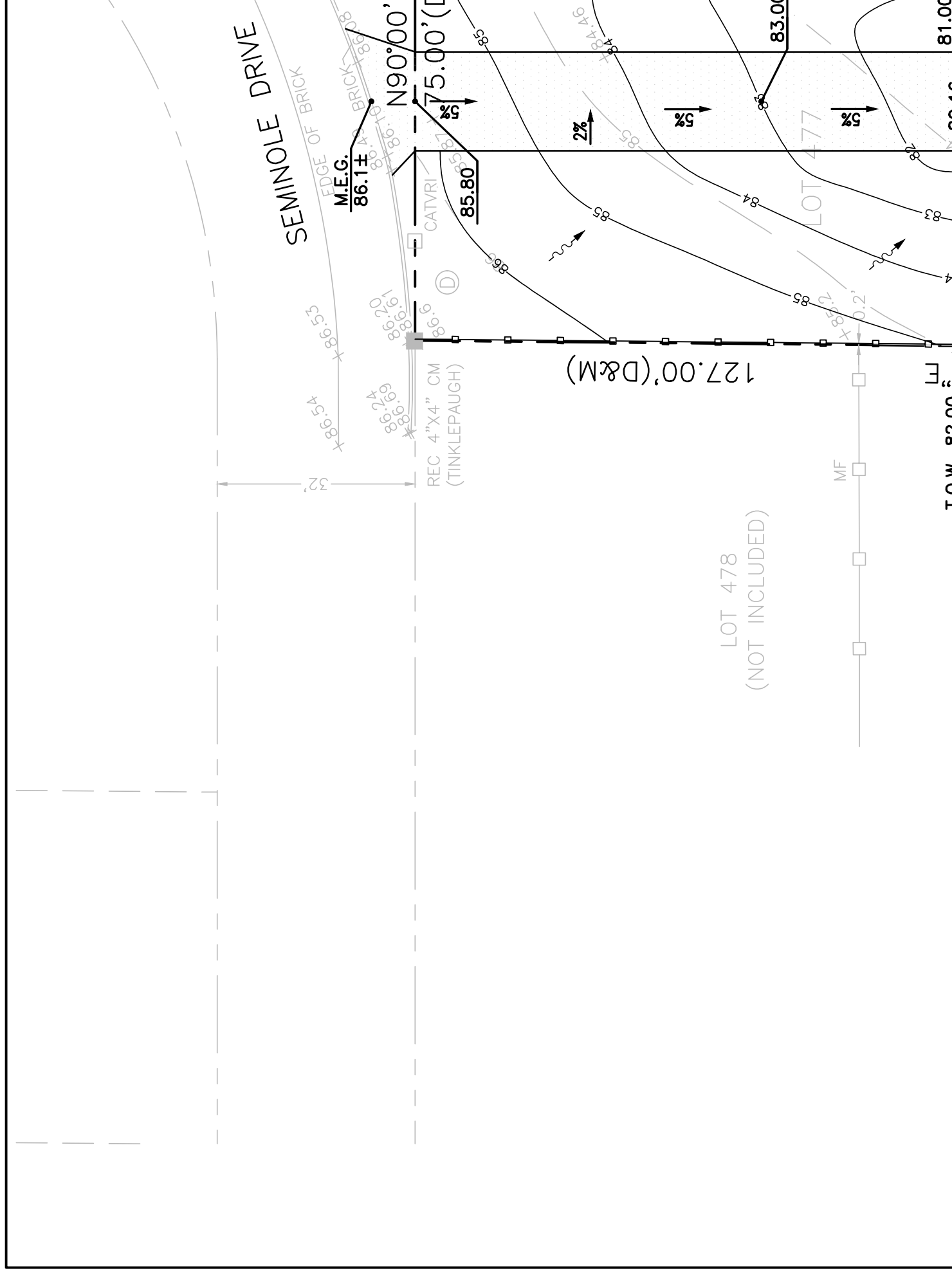
57091

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Planning & Zoning Board

agenda item

item type Public Hearings	meeting date April 5, 2022
prepared by Nicholas Lewis	approved by John Harbilas, Jeffrey Briggs
board approval Completed	
strategic objective	

subject

SUB #22-04 - Request of Richard Jennings

item list

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.

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. The zoning is single-family residential (R-1A). The property now has one existing single-family home on it which would be demolished for the rebuild as two homes.

During the City's review process of subdivisions or lot split 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 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 equally into 75-foot wide lots, each with 9,750 square feet of lot area.

The R-1A zoning requires a minimum of 75 feet for interior lots, as well as 8,500 square feet of lot area. The proposed lots meet both of these requirements and therefore, no variances are being requested.

Lot Conformance to Subdivision Code Test:

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."

This comparison is intended to be a "door that swings both way". If the average/median lot size is less than required by the R-1A zoning, then it can justify variances to the dimensions required. If the average/median lot size is larger than the minimum R-1A standards then the City can require a split to meet the larger dimensions, even if the proposal conforms to the minimum requirements.

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 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, that 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. Again, the median lot size compares favorably to the proposed split while the average does not.

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 75-foot wide proposed lots conform to the neighborhood standard by matching or surpassing 57.5% of the home sizes in that 500-foot radius comparison area.

Since there are no variances being requested, and the lots are almost identical to the median lot width and lot area, it is staff's determination that the proposed lots are compatible with the character of the surrounding neighborhood.

It should also be noted that the Code does allow the City Commission to impose restrictions or conditions of approval upon the new homes, 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.

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, 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:

The applicant has provided generalized site/floor plans and front elevations for the type of homes that they plan to build. The applicants will comply with the normal single-family development standards, and setbacks, etc. and are asking for no variances with respect to the single-family building parameters.

The applicant is to be complimented on proposing homes with a variety of floor plans and garage locations, etc. Both appear to be some sort of resemblance of architectural styles from the 1920's-1940's.

Applicable Codes:

The applicable Comprehensive Plan policy and Subdivision Code section governing lot splits are

attached to the staff report.

Summary:

Because there are no variances requested and the plans conform to the Zoning Test, Subdivision Code Test, and single-family building requirements, staff is recommending approval of this request. However, should the Board feel the need to require that the style of the homes maintain the architectural character of the surrounding area, the staff is recommending approval with the condition:

1. 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.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[1475 Berkshire Aerial Map.pdf](#)

ATTACHMENTS:

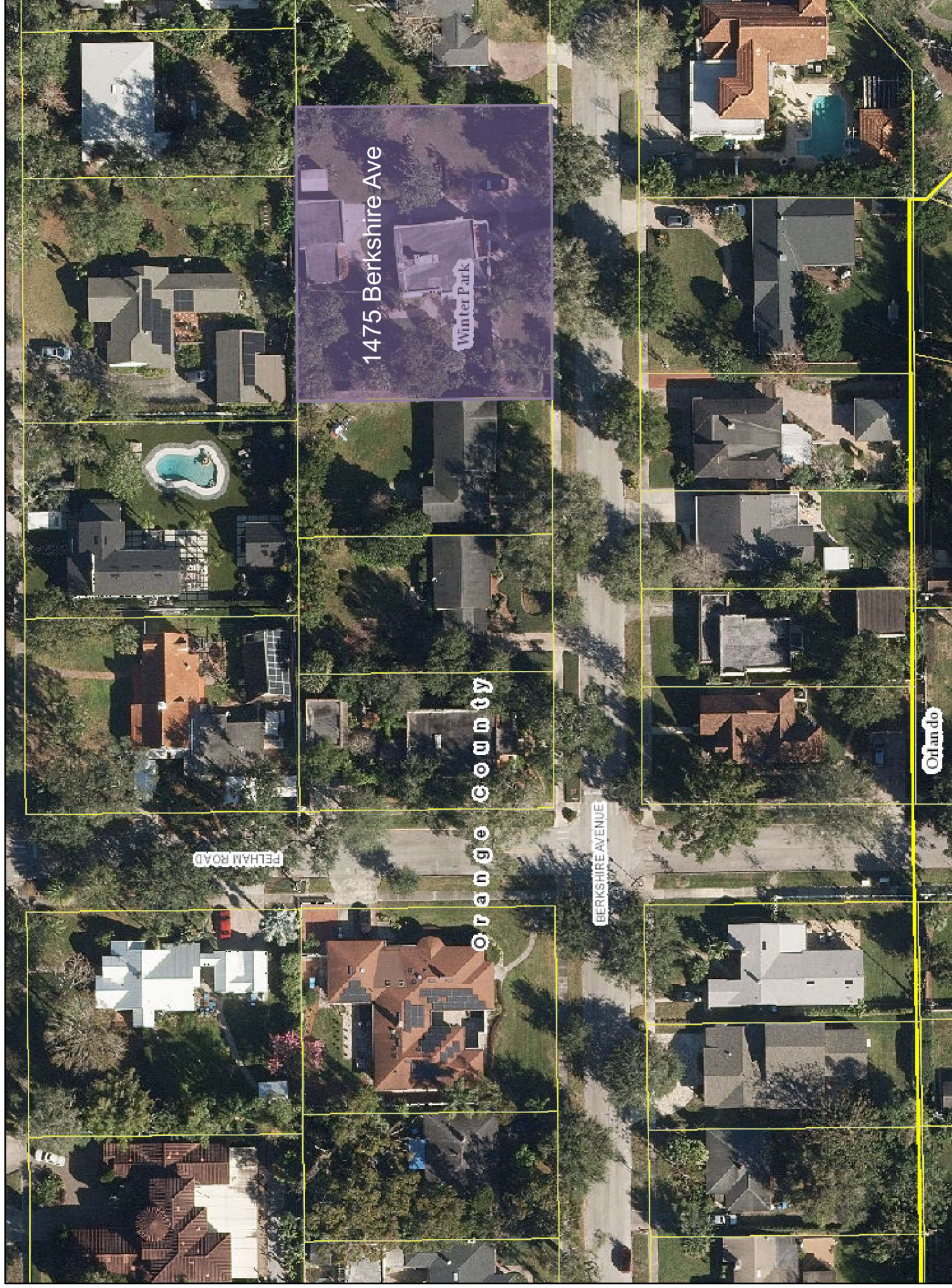
[1475 Berkshire Plan set.pdf](#)

ATTACHMENTS:

[Subdivision Test.pdf](#)

ATTACHMENTS:

Sub #22-04 - 1475 Berkshire Ave





**CITY OF WINTER PARK
APPLICATION FOR SUBDIVISION**

SUB# _____

FEE PAID

ck # _____
amt. \$ _____
date _____

General Instructions: To request approval of a subdivision plan, complete this application and submit it to the Planning Department along with the applicable fee of \$500 for three (3) lots or less, \$800 over three (3) lots or \$1,000 with road improvements and all additional information necessary for the public hearings before the Planning and Zoning Board and City Commission. **Please submit one (1) electronic copy and one (1) paper copy (11" by 17") of the required documents with this application. Digital copies may be submitted via flash drive, CD-ROM, etc. or through the wpcloud.** Please contact the Planning Department for instructions to upload to the wpcloud.

I. APPLICANT

Name RICHARD JENNINGS
Address 238 ST. JAMES PLACE
LONGWOOD, FL 32750
Phone 321-229-7763

OWNER

SOUKHAVONG SOURIKONE
341 HILLMAN AVE
ORLANDO, FL 32803
1-863-521-0921

Email Address RICKJ@NAUTILUSHOMESCF.COM

Email Address CHEFLO@MILLENNIACATERING.COM

Is the property under contract for purchase or lease?

☐ Yes

☒ No

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

Is the contract for purchase or lease contingent upon this approval?

☐ Yes

☒ No

II. PROPERTY

Street Address: 1475 BERKSHIRE AV., WINTER PARK

Zoning Classification: R-1A Comprehensive Plan Future Land Use Designation: SFR

PARCEL # 12-22-29-6432-10-030 (same as tax ID number of Orange County property tax records)

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

ORWIN MANOR WESTMINSTER SEC. J/18 LOTS 13, 14 + 15 BLK. 10

III. SUBDIVISION PLAT REQUEST: The applicant requests subdivision for:

2 - 75' x 130' LOTS VS EXISTING 150' x 130' LOT

IV. CERTIFICATION

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

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

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

SIGNATURE

Richard Jennings
RICHARD JENNINGS

DATE

2/10/22

[Click Here To Apply Homestead Exemption Online](#)

Print Date: 02/06/2022 System Refresh Date: 02/02/2022

1475 Berkshire Ave 12-22-29-6432-10-130

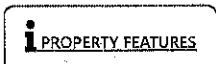
Name(s): Soukhavong Sourikone	Physical Street Address: 1475 Berkshire Ave	Property Use: 0104 - Single Fam Class IV
Mailing Address On File: 341 Hillman Ave Orlando, FL 32803-5646 Incorrect Mailing Address?	Postal City and Zip: Winter Park, FL 32789	Municipality: Winter Park



1475 BERKSHIRE AVE, WINTER PARK, FL 32789 01/06/2019 10:13 AM

[Upload Photos](#)

[View 2021 Property Record Card](#)



[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

2022 Values will be available in August of 2022. To see the certified values, go to the Values, Exemptions and Taxes Tab.

[View Plat](#)

Property Description

ORWIN MANOR WESTMINSTER SEC J/118 LOTS 13 14 & 15 BLK 10

Total Land Area

19,500 sqft (+/-) | 0.45 acres

(+/-)

GIS Calculated

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	Working Value...	Working Value...	Working Value...	Working Value...

« « 1 » »

Page 1 of 1 (Total Records: 1)

Building

View Winter Park Permits



More

Details

Model Code: 01 - Single Fam Residence

Type Code: 0104 - Single Fam Class IV

Building Value: Working Value...

Estimated New Cost: Working Value...

Actual Year Built: 1925

Beds: 3

Baths: 1

Floors: 1

Gross Area: 2425 sqft

Living Area: 1491 sqft

Exterior Wall: Concrete Block
Stucco

Interior Wall: Plastered

« « 1 » »

Page 1 of 1 (Total Records: 1)

Extra Features

Description	Date Built	Units	Xfob Value
Fpl1 - Fplce 1	01/01/1994	1 Unit(s)	Working Value...
Pt1 - Patio 1	01/01/1997	1 Unit(s)	Working Value...
Shed - Shed	01/01/2003	1 Unit(s)	Working Value...

« « 1 » »

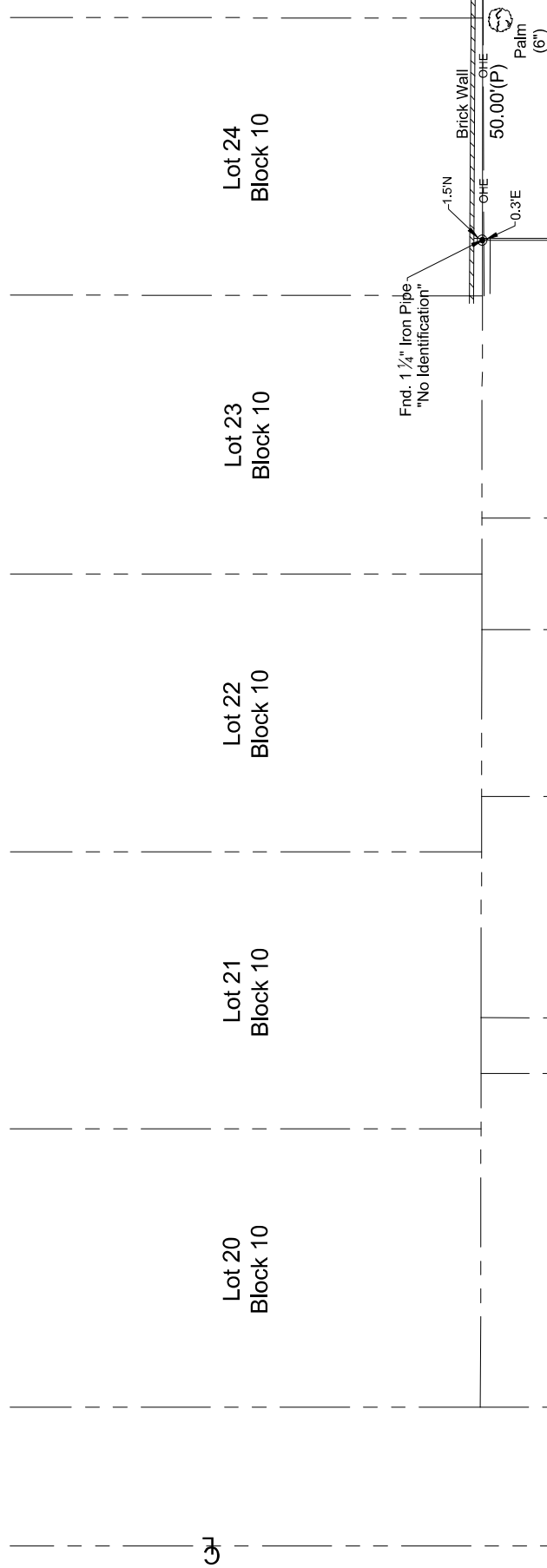
Page 1 of 1 (Total Records: 3)

Boundary Survey

Legal Description:

LOTS 13, 14 AND 15, BLOCK 10, ORWIN MANOR, WESTMINSTER SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 118, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 2009-09-25.
CERTIFIED TO: NAUTILUS HOMES



BLK. 10

FIR 5/8"
NO. 10.

BRICK WALL

0.7'

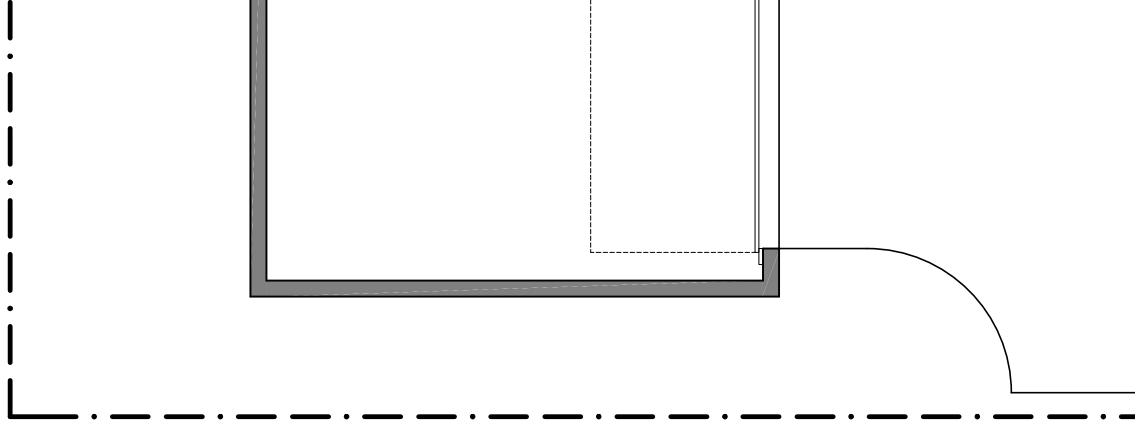
0.8'

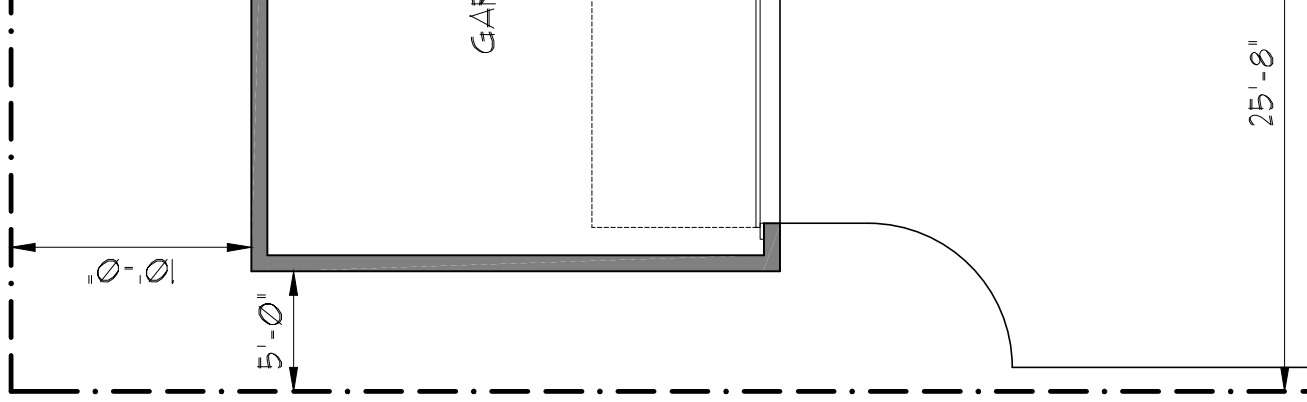
56.41'

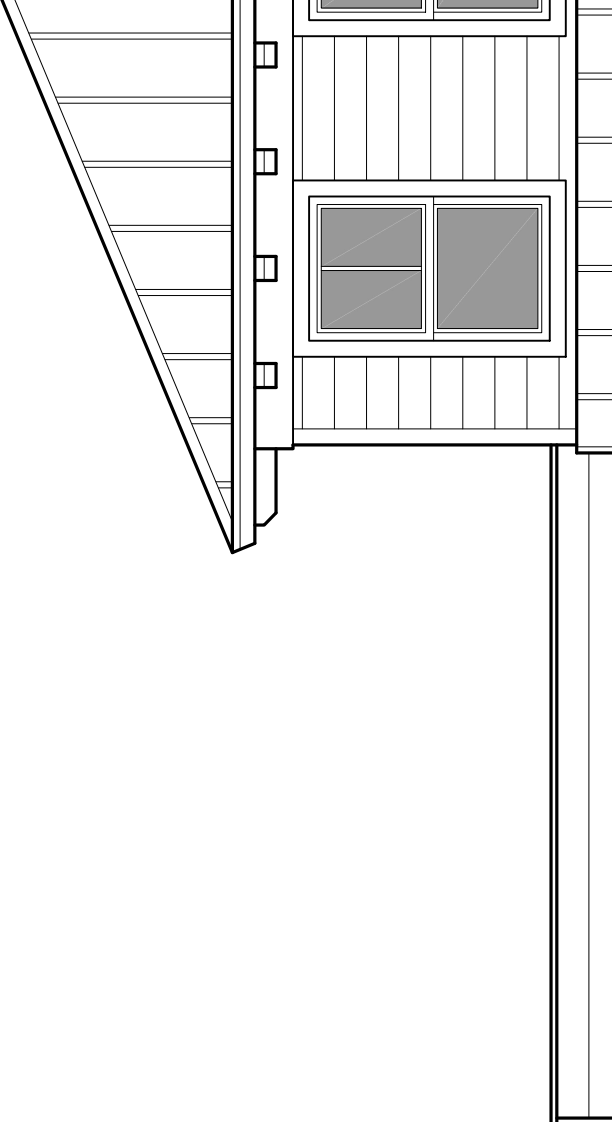
57.09'

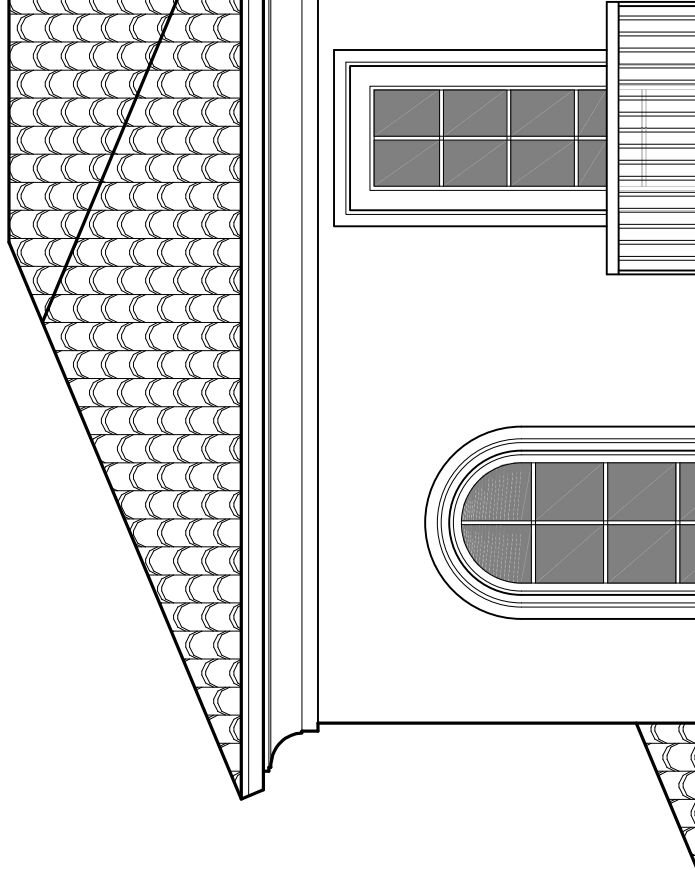
LOT 15
BLK. 10

(P)











LOT CONFORMANCE TO SUBDIVISION CODE TEST

1475 BERKSHIRE AVE

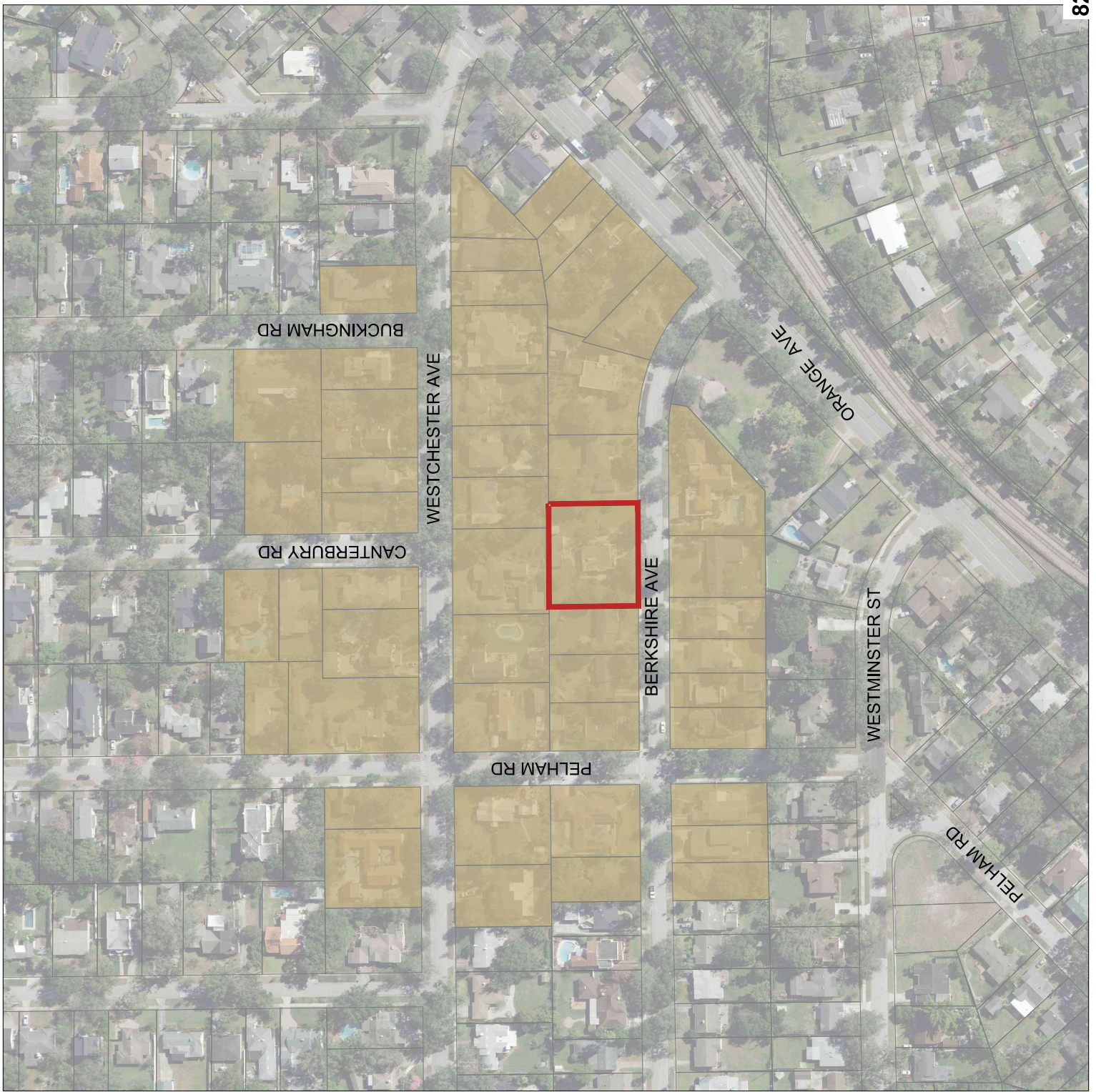
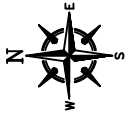
City of Winter Park
Florida

LEGEND

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

NOTES

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



Lot Split Review: 1475 Berkshire Avenue

	R-1A Requirements	Existing	Proposed Lot A	Proposed Lot B
Zoning	N/A	R-1A	R-1A	R-1A
Future Land Use	N/A	SFR	SFR	SFR
Lot Width	75'/110' (Corner Lots)	150'	75'	75'
Lot Depth	N/A	130'	130'	130'
Lot Area	8,500 sf	19,500 sf	9,750 sf	9,750 sf
Floor Area Ratio	Base 38% / Max. 43%	12.4%	42.5%	42%
Impervious Lot Coverage	Max. 60% (single-story) / Max. 50% (two-story)		48%	47%
Front Setback	N/A	30'	32'	32'
First-Story Side Setback	25% of lot width / 30% with FAR bonus	48' (west) & 64' (east)	21'8" (west) and 11' (east)	11' (west) and 11' (east)
Second-Story Side Setback	35% of lot width / 40% with FAR bonus	N/A	21'8" (west) and 15' (east)	15' (west) and 15' (east)
Rear Setback	25' to first-floor/ 35' to second floor	50'	31'8" (first-floor) and	25' (first-floor) and
Side Pool Setback	10' (water) & 5' (deck)	N/A	11' (water) & 5' (deck)	15' (water) & 10' (deck)
Rear Pool Setback	10' (water) & 5' (deck)	N/A	10' (water) & 8' (deck)	10' (water) & 8' (deck)
Side Detached Garage Setback	5' (Interior)	56' (west) & 52' (east)	5'	N/A
Rear Detached Garage Setback	10'	2'	10'	N/A



Planning & Zoning Board

agenda item

item type	Public Hearings	meeting date	April 5, 2022
prepared by	Jeffrey Briggs	approved by	John Harbilas, Jeffrey Briggs
board approval	Completed		
strategic objective			

subject

CPA #21-03, RZ #21-03 - Request of Creative Neighbors LLC

item list

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.

motion / recommendation

Staff Recommendation is for Approval of the Comprehensive Development Plan by the P&Z Board.

background

The City Commission has 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, needed to build a new subdivision under the City's PURD zoning to hold 13 single family homes and 12 townhouses rear 5.38 acres. Those approvals by the City Commission included the Preliminary Concept Plan which importantly limits the overall development of those townhomes and single-family homes to not cumulatively exceed the maximum 43% FAR and 50% Impervious Coverage regulations, common to the previous R-1A zoning. Additionally, the overall density is within the maximum 5 units/acre that would be permitted in the current R-1A zoning.

PURD Zoning Process

The PURD zoning is a two-step process. First an applicant gets the approval for the PURD zoning based upon a "Preliminary Concept Plan". Once that is accomplished, then the applicant submits for approval of a "Comprehensive Development Plan". That second part is where the setbacks and any deviations from traditional single-family zoning rules are outlined and approved. Just as in the overall site plan layout, this is intended to provide for flexibility for the development. The 'understanding' is that since the area of what would be front and back yards, is instead put into the common area park/open

space parcels, then with smaller lots, there would be flexibility to build closer to the lot lines.

The PURD zoning district permits significant flexibility when it comes to the development standards for the homes/townhomes. The Code says "There shall be no minimum setbacks, no minimum percentage of lot coverage and no minimum lot width. However, the location of proposed structures shall be shown on the development plan and the development of the PURD shall be subject to the minimum lot size, setback lines, lot coverage or floor area, specified in the approved plan."

Summary of the Comprehensive Development Plan

The townhouse portion of this project will be exactly the footprints of the buildings as shown on the Concept Plan. The developer will sell the units/lots that encompass the footprints of the buildings and everything outside those footprint areas will be common open space owned by the HOA. As a result, no owner will be allowed to expand their units in any way. What you are buying is what you have and the owners cannot expand either by increasing the first floor area or adding more second floor area.

The single-family portion of the project is the only area where setbacks, etc. are to be specified based upon these requests made pursuant to this Comprehensive Development Plan. The Applicant is requesting some setbacks that are closer to interior lot lines, between units. However, with respect to the exterior neighbors outside of this project, there is no deviation or variances requested.

The Notes presented along with the Tables outline the special provisions for aspects of this development. Anything that is not mentioned specifically would revert to the normal R-1A regulations.

Summary

The major changes requested from the traditional R-1A regulations (using a 60-foot lot) are:

1. Front setbacks from the street of 20 feet versus typical 25 feet or the average of the adjacent lots.
2. Interior side lot line first story setback of 5 feet versus typical 9 feet.
3. Interior side lot line second story setback of 9 feet versus typical 12.5 feet.
4. Swimming pools may be 5 feet for water and 1 foot for deck from side & rear property line versus 10 feet for water and 5 feet for deck.

Recommendation

These Development Standards do not appear to adversely affect the adjacent neighbors in any fashion, because the Recreation Trail maintains setbacks at least as much, if not larger, than the typical side and rear setbacks would require. The difference is in the internal appearance of the project, as these Development Standards would allow the

homes to be spaced slightly closer together than in a typical city street. Again, that is because the PURD is allowing the aggregation of front/side yard into the “central park and trail”. The City needs to acknowledge and accept that visual. The homes on the lots are larger (FAR of 50.6%) and closer together. That is the trade-off for PURD park and trail.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Colored Site Plan_FAR_Impervious.pdf](#)

ATTACHMENTS:

[Site Plan_Black_White.pdf](#)

ATTACHMENTS:

[Enclave Development Standards_March 2022.xlsx](#)

THE Enclave

WINTER PARK



LAND AREA CALCULATIONS (FAR & ISR)

Church Use (Not Included in FAR)	40,274 s.f.
ROW (Not Included in FAR)	37,021 s.f.
Residential Use	197,489 s.f.
TOTAL LAND AREA	274,784 s.f.

BUILDABLE FLOOR AREA RATIO CALCULATIONS

Townhouses

1st Floor under air	1,518 s.f.
2nd Floor under air	1,106 s.f.
Total under air	2,624 s.f.
Garage	467 s.f.
Total Townhome SQFT for FAR Calculation	3,091 s.f.
Open air entry	41 s.f.
Open air lanai	140 s.f.
Total SF	3,272 s.f.

Single Family Residences (Restricted to a Maximum FAR per Lot)

<u>LOTS</u>	<u>Lot Size</u>	<u>% of Total</u>		<u>Maximum Total Home Size</u>	<u>Less Garage</u>	<u>Maximum Home Size</u>
A	7,034 s.f.	x 0.51 FAR	=	3,587 s.f.	-467	3,120 s.f.
B	7,034 s.f.	x 0.51 FAR	=	3,587 s.f.	-467	3,120 s.f.
C	7,034 s.f.	x 0.51 FAR	=	3,587 s.f.	-467	3,120 s.f.
D	7,034 s.f.	x 0.51 FAR	=	3,587 s.f.	-467	3,120 s.f.
E	7,504 s.f.	x 0.51 FAR	=	3,827 s.f.	-467	3,360 s.f.
F	8,107 s.f.	x 0.51 FAR	=	4,135 s.f.	-467	3,668 s.f.
G	7,260 s.f.	x 0.51 FAR	=	3,703 s.f.	-467	3,236 s.f.
H	7,260 s.f.	x 0.51 FAR	=	3,703 s.f.	-467	3,236 s.f.
I	7,260 s.f.	x 0.51 FAR	=	3,703 s.f.	-467	3,236 s.f.
J	7,056 s.f.	x 0.51 FAR	=	3,599 s.f.	-467	3,132 s.f.
K	7,056 s.f.	x 0.51 FAR	=	3,599 s.f.	-467	3,132 s.f.
L	7,056 s.f.	x 0.51 FAR	=	3,599 s.f.	-467	3,132 s.f.
M	7,056 s.f.	x 0.51 FAR	=	3,599 s.f.	-467	3,132 s.f.
93,751 s.f.				47,813 s.f.		

Total Buildable SQFT of Single Family Homes	47,813 s.f.
Total Buildable SQFT per Single Family Home (Average)	3,211 s.f.

BUILDABLE AREA SUMMARY

Townhouses	12 each	x	3,091 s.f.	=	37,092 s.f.
Single Family Lots	13 each	x	varies	=	47,813 s.f.
Total Maximum Potential Floor Area					84,905 s.f.

FAR SUMMARY

Total Maximum Potential	84,905 s.f.
Residential Use Area	197,489 s.f.
TOTAL SITE-WIDE FAR	42.99%

IMPERVIOUS SURFACE RATIO CALCULATIONS

ISR: Total Residential PURD

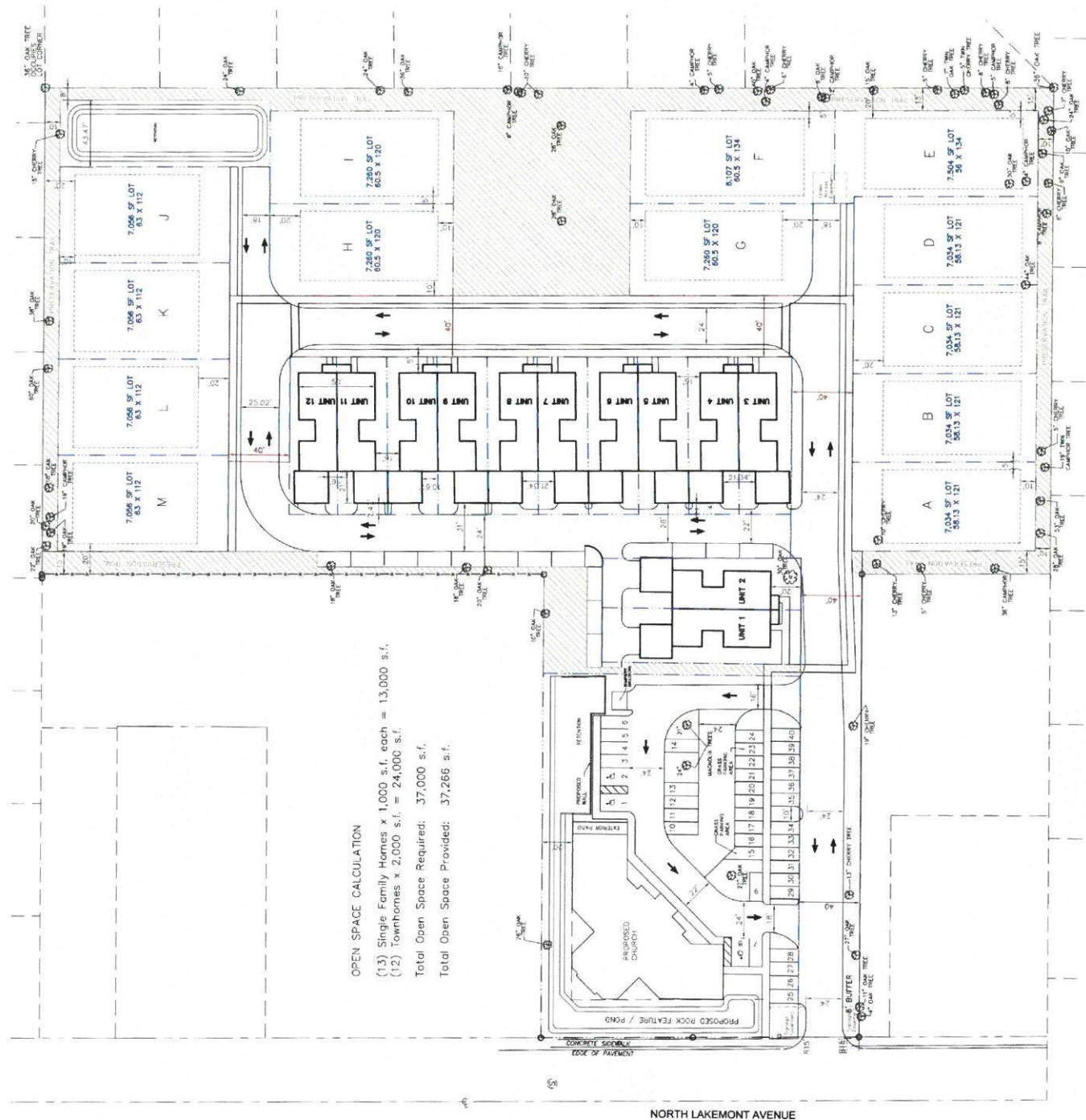
Common Driveways	17,435 s.f.
Sidewalks	1,725 s.f.
Townhouses	23,807 s.f.
All Single Family Res. Lots (maximum 59.5% ISR)	55,782 s.f.
Total Impervious	98,749 s.f.
Total Residential Land Area	197,489 s.f.
ISR Over Entire Residential PURD	50.00%

ISR CALCULATIONS (Total Area of Non-Single Family Lots)

Total Residential Land Area	197,489 s.f.
Less Total Area of Lots A thru M	-93,751 s.f.
Total Residential Land Not Single Family	103,738 s.f.
Total Impervious (Not Single Family Residential)	42,967 s.f.
ISR Percentage (All Non-Single Family Residential)	41.42%

ISR CALCULATIONS – Church Property

Total Church Use Property	40,274 s.f.
Driveways, Paved Parking,	13,383 s.f.
Church Building	6,550 s.f.
Total Church Impervious	19,933 s.f.
ISR Church Portion	49.49%



OPEN SPACE CALCULATION

(13) Single Family Homes x 1,000 s.f. each = 13,000 s.f.

(12) Townhomes x 2,000 s.f. = 24,000 s.f.

Total Open Space Required: 37,000 s.f.

Total Open Space Provided: 37,266 s.f.

NORTH LAKEMONT AVENUE

THE ENCLAVE IN WINTER PARK DEVELOPMENT STANDARDS

March 29, 2022

SINGLE FAMILY LOTS

LOT ID:	A,B,C,D	E	F	G,H,I	J,K,L,M
Lot width	58.13'	56.0'	60.5'	60.5'	63.0'
Lot depth	121.0'	134.0'	134.0'	120.0'	112.0'
Total lot size (sq.ft.)	7,034	7,504	8,107	7,260	7,056
Max. density (du/ac)	5	5	5	5	5
Front setback	20'	20'	20'	20'	20'
Side setback	5'	5'	5'	5'	5'
Second floor side setback (lot's A,E,F,I and M only)	9'	9'	9'	9'	9'
Rear setback (Including second floor)	10'	10'	10'	10'	10'
Min. living space principal structure(sq.ft.)	1,200	1,200	1,200	1,200	1,200
Max. F.A.R (6)	50.6%	50.6%	50.6%	50.6%	50.6%
Maximum Town Home size (conditioned space)	n/a	n/a	n/a	n/a	n/a
Max. I.S.R (Square feet lot coverage)	4,185.2	4,464.9	4,823.7	4,319.7	4,198.3
Max. height	30'	30'	30'	30'	30'

TOWN HOMES

1	2	3	4 thru 11	12
36'	33.85'	35.45'	33'	30.26'
130.5'	130.5'	103.5'	103.5'	103.48'
4,680	4,416	3,669	3,416	3,131
5	5	5	5	5
20' (a)	20' (a)	10' (a)	10' (a)	10' (a)
10' (b)	8' (b)	10' (b)	8' (b)	5' (b)
n/a	n/a	n/a	n/a	n/a
15'	15'	7	7'	7' (b)
n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a
2,700	2,700	2,700	2,700	2,700
n/a	n/a	n/a	n/a	n/a
30'	30'	30'	30'	30'

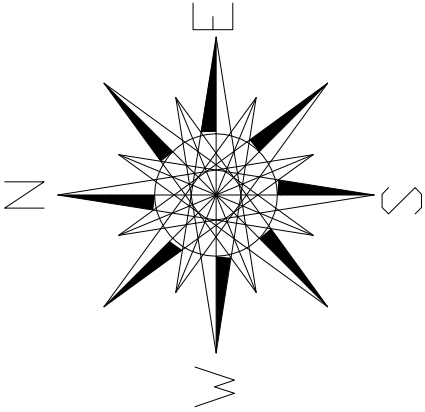
Town Home Reference Notes & General Development Standards:

- Front , one-story, Porches shall be allowed within front yard setback up to 5 feet.
- Attached garages shall be permitted to be located at the property line but shall not encroach private or public roadway.
- All town homes shall be allowed to have pools if incorporated within side yard and courtyard of each town home (pool deck may be placed within 1' of property line).
- Any alterations to or additions of privacy fencing shall require Association DRC written approval with City of Winter Park permit application.
- No alterations to approved Town House plans shall be permitted without Association written approval and shall comply with all approved PURD requirements.

Additional Single Family General Development Standards:

- All dwellings must include an entry element (open porch or stoop) that may infringe into front yard setback up to 6 feet (FAR exempt up to 400 sqft.).
- All lots with yards abutting the "Recreation trail" shall be limited to metal privacy fencing (with 3 1/2" open spacing) along trail but may have opaque fencing otherwise.
- A 5-foot minimum rear & side setbacks for structure improvements (8' high cabana or accessory structure walls).
- Shared driveways may be allowed with approval of the homeowners association and recorded cross access agreement deed restriction.
- Circular drives shall be permitted only with homeowners association approval.
- Second floor front, rear or side porches must have at least two exterior sides that are 75 percent open, in order to utilize up to 400 square feet of the total allowable 500 square feet of excludable gross floor area.
- One common drive may serve two abutting properties without meeting the driveway setback requirement.
- Driveway and parking surfaces may be placed one foot from rear or side property line if drainage flows away from neighboring property.
- The area between a building and a street shall be landscaped with grass & plantings and shall require association DRC landscape plan approval.
- Principal structures are permitted 32 feet of building height, if side setbacks to that second story component over 30 feet in height are increased to 15 feet.

- 11) HVAC equipment may be placed within the side yard setback up to 18" when a minimum 40" high concrete wall is installed for shielding. A 6-foot high solid perimeter privacy fence may be substituted.
- 12) Pool water edge may be placed at edge of rear and side property setback lines within respective rear yards. Pool decks may be placed within side or rear property setbacks up 12" of property line. Screen enclosure require homeowners association approval and abide by principal structure setback's.
- 13) Garage-specific standards:
 - a) Front facing garages must be offset a minimum of 2 feet in-front or behind the primary structure façade (20' drive depth must be maintained.
 - b) All corner lots shall allow rear-entry garage plans with the driveway exiting to the side street as long as garage front is a minimum 20 feet from property line.
 - c) Rear yard located detached garages may be connected to dwelling with an open or enclosed breezeway that shall not count toward the FAR.
- 14) Side wall articulation: Each side wall shall provide a minimum 2-foot inset or projection for the height of the wall in the side wall plane and side roof line on at least one floor or in the wall nearest to the side lot line when the side wall extends more than 36 feet along the side lot line. The inset or projection must extend a distance of at least 6 feet along the side property line. Projections designed to accomplish this articulation requirement must meet the required side setback. Other architectural features that project, such as bay windows, may be utilized if they meet the criteria.
- 15) Except as identified in the approved development plan standards, applicable R-1A zoning standards shall apply for principal and accessory structures.



SCALE 1"=30'

Abbreviations:

- (D) = DEED
- (M) = MEASURE
- (P) = PLAT
- (A) = ASSUMED
- (C) = COMPUTED
- BLK. = BLOCK
- COVD = COVERED
- O.H.I. = OVERHEAD LINES

FND 5/8" I.R.
NO ID

18"W 100.03' (M)
(ASSUMED) 100.00' (C)

