



Planning & Zoning Board Regular Meeting

Agenda

March 1, 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 February 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. [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. \(Staff has requested this item be continued to the April 5, 2022 Regular Meeting of the Planning and Zoning Board.\)](#) 1 minute
 - b. [CU #19-10 Request of Vilasa Townhouses.](#) 15 minutes
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.
 - c. [Request of Michael Wenrich](#) 20 minutes
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.
 - d. [Request of Bruce Cole](#) 10 minutes
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.
 - e. [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.](#) 10 minutes
 - f. [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.](#) 15 minutes

8. Board Comments

9. Adjournment



Planning & Zoning Board

agenda item

item type	Consent Agenda	meeting date	March 1, 2022
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the February 1, 2022 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[February 1st draft P&Z Regular Meeting Minutes.pdf](#)



Planning and Zoning Board Minutes

February 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 5:59 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 David Bornstein, seconded by Alex Stringfellow to approve the January 4, 2022 meeting minutes.

Motion carried unanimously with a 6-0 vote. (Vashon Sarkisian was not present for the approval of the January 4, 2022 meeting minutes.)

Motion made by Jim Fitch, seconded by David Bornstein to make an amendment to the December 7, 2021 meeting minutes adding Mr. Fitch's statement that he did not have confidence that Staff had a handle on the overall traffic situation at the Winter Park Christian Church.

Motion carried unanimously with a 7-0 vote.

Staff Updates

Mr. Stephenson spoke briefly regarding the upcoming commission election and amendments to the City's municipal charter.

Mr. Stephenson also noted that the Fairbanks and I-4 project discussed at the City Commission joint work session with the Planning and Zoning Board on November 17, 2021, is no longer proceeding and the City is looking for a new purchaser. He also noted that to take advantage of all the opportunities of connecting the area and revitalizing the industrial portion, staff will be bringing forward a recommendation to the City Commission to utilize the urban design consultant, Canin Associates. They will help create a road map for what may be appropriate in the area.

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

Chairman James inquired about item SPR #22-02 581 Sylvan Drive not being listed on the meeting's agenda. Mr. Briggs advised that the item was continued to the March 1, 2022 Planning and Zoning Board meeting.

Public Hearings

- 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.
THIS ITEM WAS CONTINUED TO THE MARCH 1ST PLANNING & ZONING BOARD REGULAR MEETING BY STAFF.
- SUB #22-02: Request of NIL Build LLC for: Subdivision approval to split the property at 810 N. Lakemont Avenue, zoned R-1A.
THIS ITEM WAS CONTINUED TO THE MARCH 1ST PLANNING & ZONING BOARD REGULAR MEETING BY STAFF.
- CU #22-02: Request of Winter Park Town Center Ltd. for:
 - a. Conditional Use approval within Regal Cinemas at Winter Park Village, to construct a central architectural tower at a height of 63 feet, which requires a variance of 8 feet above the 55 feet as permitted by Code; and
 - b. Conditional Use approval under Section 58-138(b) which states, "The city commission shall be empowered to grant variances from the terms of this article and to permit signs otherwise prohibited by this article as deemed appropriate via agreements regarding nonconforming or prohibited signs on private properties as deemed necessary to fulfill the goals of the city, in improving the aesthetic appeal of the city, in reducing the number of outdoor advertising signs and in preserving and protecting historic or architecturally significant signs", for the installation of three electronic signs, which are prohibited under Section 58-135 of the City Sign Code, on the front façade of Regal Cinemas in conjunction with the applicant's overall façade improvements to Winter Park Village and request for the type, location, height and size of the electronic signage to be permitted as depicted in the signage application package.

Mr. Harbilas provided the Board a brief summary of the request. He presented the Board an aerial view of the existing property. He noted that the Regal Cinema building in the request is located internal to the entire site with private roads surrounding it. He reviewed the general code provisions for nonresidential zoning districts as they relate to the tower request. Mr. Harbilas then presented a site plan and rendering showing the tower at the main entrance to the Cinema. He noted that the tower will be illuminated on three sides with the fourth side, which faces east, having an opaque panel to block any light on that facade. He went on to discuss the front façade of the Cinema regarding the electronic sign request. Mr. Harbilas briefly reviewed the sign code and the variance and appeals procedures and conditions. He presented a site plan for the electronic screens being proposed for the front façade of the Cinema entrance, noting the main screen size to be 1,275 square feet and two smaller screens sized at 141 square feet each to be placed at the sides of the main screen. Mr. Harbilas added that the screens will be digital with moving images displayed on them. He also presented several renderings and street images of the proposed changes to the Cinema.

Staff recommendation was for approval for the tower height of 63 feet.

Staff did not take a position on the electric signage request due to the determination having to be made by the City Commission and the Planning and Zoning Board being the recommending body to the Commission for this specific type of variance.

The applicant's representative, Becky Wilson with Lowndes Law Firm at 215 North Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson provided the Board a detailed presentation regarding the request. She presented aerial views and renderings of the project. She discussed the intent behind the renovation of the Winter Park Village and the Regal Cinema. Attorney Wilson noted that the roads throughout Winter Park Village are private roads. She also elaborated on the new architectural tower feature highlighting that Code Section 58-84 permits the City Commission, based upon recommendation of the Planning & Zoning Board, to allow up to eight feet of additional height for "architectural towers, spires, chimneys or other architectural appendages" based on a finding that said feature is compatible with adjacent properties. She added that the light from the tower will be blocked on the residential side of the property to not adversely impact any of the residents along Denning Drive.

Attorney Wilson went on to discuss the conditional use request for the three electronic signs referencing Code Section 58-138(b). She noted that the signs were over 800 feet away from Orlando Avenue and cannot be seen from Webster Avenue, Canton Avenue, and Denning Drive. She also presented renderings of the front façade of the Cinema noting that entertainment is the main intent of the screens. She indicated that the applicant was willing to add as a condition that the screens will not be used for any type of offsite advertisement. Attorney

Wilson continued discussion explaining how the signs met the required conditional use criteria of including improving the aesthetic appeal of the City, reducing the number of outdoor advertising signs, and preserving and protecting historic or architecturally significant signs.

Brett Hutchins of 5391 Lakewood Ranch Blvd., Sarasota, FL 34240, a representative of the applicant, addressed the Board. He briefly discussed the background of the redevelopment of the Winter Park Mall into Winter Park Village and the current intent of the proposed renovations to the Regal Cinema. He noted that there are nine Regal Cinemas across the United States that have had similar renovations including the addition of the screens to improve the customer entertainment experience.

Discussion ensued with the Board and inquiries were made regarding the following:

- if there would be sound coming from the screens,
- if the screens would be on at all times,
- when the screens would be turned off,
- the existing height of the Cinema building,
- how comparable the interactive signs are to other signs at similar outdoor malls,

The applicant's representatives presented a brief fly over video for the Board to show more perspective on the project.

The Board then continued discussion and inquired about the following:

- if the commercial tenants shown in the fly-over video will be actual tenants,
- if the signs exceed the copy area requirement,
- the internal light source of the tower,
- and if the tower will work on a photo cell and timer.

Mr. Stephenson noted that the rule used for the size of wall signage is that if there is no ground sign, roof sign, or projecting sign, 45% of the sign able area may be used for copy of a wall or an area. He added that it is typically up to the zoning official to make the determination of the appropriate signage size.

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,
- the signs being a possible distraction for drivers,
- the size of the largest sign,
- the daily hours the signage will be lit,
- the internal location of the proposed façade improvements,
- and if the applicant had ever considered making the entire internal portion of the Winter Park Village pedestrian only with no vehicles.

During discussion and without being asked, Attorney Wilson offered, on behalf of the applicant, to have no offsite advertisements displayed on the electronic screens, lighting to be on only during the theater business hours, and no sound from and only movie trailers to be shown on the electronic screens.

Attorney Langley noted that the Board could implement a condition that the copy area shall not include offsite advertising or signage and that it is intended to be without sound and only to project movie trailers.

Motion made by Melissa Vickers, seconded by Jim Fitch, for approval to construct a central architectural tower at a height of 63 feet, which requires a variance of 8 feet above the 55 feet as permitted by Code.

Motion carried unanimously with a 7-0 vote.

Motion made by David Bornstein, seconded by Melissa Vickers, for approval under Section 58-138(b) for the installation of three electronic signs, which are prohibited under Section 58-135 of the City Sign Code, on the front façade of Regal Cinemas in conjunction with the applicant's overall façade improvements to Winter Park Village and request for the type, location, height and size of the electronic signage to be permitted as depicted in the signage application package with the following conditions:

- There must be no offsite advertisements displayed on the electronic screens.
- The lighting must only be on during the theater business hours.

- The electronic screens should have no sound.
- Movie trailers only are allowed to be shown on the electronic screens.

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

Board Comments

Mr. Bornstein expressed appreciation for Mr. Stringfellow's points regarding zoning and universal perspective during the City Commission joint work session with the Planning and Zoning Board on November 17, 2021. He also requested that the Board hold him accountable if he votes for any electronic signs in the future that are not internal and may impact traffic or residents.

Mr. Fitch expressed that he was upset about the Orlando Watch Company on Park Avenue that has a neon red sign which he feels destroys the ambience of Park Avenue.

Adjournment

Meeting adjourned at 7:12 p.m.

/s/ Mary Bush.



Planning & Zoning Board

agenda item

item type	Public Hearings	meeting date	March 1, 2022
prepared by	Nicholas Lewis	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

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. **(Staff has requested this item be continued to the April 5, 2022 Regular Meeting of the Planning and Zoning Board.)**

motion / recommendation

background

alternatives / other considerations

fiscal impact



Planning & Zoning Board

agenda item

item type Public Hearings	meeting date March 1, 2022
prepared by Jeffrey Briggs	approved by Bronze Stephenson
board approval Completed	
strategic objective	

subject

CU #19-10 Request of Vilasa Townhouses.

item list

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.

motion / recommendation

Staff Recommendation is for Approval.

background

In 2019, the City Commission approved a Conditional Use request for a project involving 14 townhouses on property fronting on both West Canton Avenue and West Swoope Avenue. The R-3 properties fronting on West Swoope Avenue are approved and under construction now and that portion of the project has 10 townhomes with a center driveway feeding two car garages for each unit. The front 8 units are two-story in height and the rear 2 units are three-story in height. This portion of the site is 37,500 sq. ft. in size. Under R-3 density of 17/units per acre, this portion of the site could be used for 14 units but only 10 were requested and approved. The original approved setbacks comply with the front setback of 25 feet and side setbacks of 20 feet.

On December 15, 2020 the owner/developer requested a side setback variance from the Board of Adjustment to allow these 10 units to add an open one-story rear covered porch/patio for each unit. The porch extends 8 feet out from the building and is 18 feet wide. The variance was to allow for a 12-foot side setback in lieu of the required 20-foot setback. That variance was approved by a 6-0 vote.

Open porches do not count toward the floor area ratio. If they did, there is ample unused floor area ratio for this project, at 90.1% versus the permitted 110% by the R-3 zoning. They do increase the impervious coverage by 1,440 sq. ft. but they remain under the permitted impervious coverage at 32,440 square feet which is 64.9% versus the R-3 code maximum of 70%. The Code issue is that they failed to ask for the variance needed to the

building lot coverage. The original permitted building lot coverage (footprint) of 43.2 % was a variance granted by the City Commission to the maximum 40%. The porches increase the building lot coverage to 46.1%. The improper legal process was followed to obtain the variance for the porches. Because this item was a Conditional Use, the project can only be changed by requesting review and approval of an Amended Conditional Use, which is what is being requested now.

Overall Project Statistics (Updated to the 2022 request)

The total square footage of the 14 new townhouse units is 45,444 sq. ft. which is an average unit size of 3,246 sq. ft. inclusive of the two car garages. In terms of floor area ratio, the R-3 zoning allows 110% FAR for projects with three-story development. The building program is at a 90.1% FAR.

The impervious coverage allowed for R-3 development is 70%. The impervious coverage shown for all buildings, walks, driveways and parking spaces is 62%. With the added 1,440 sq. ft. for these porches, the impervious increases to 64.9%.

Building lot coverage maximum is 40% and the original plans show 43.2%. This increase of 1,440 sq. ft. increases that variance to 46.1%. This design situation has arisen before due to the need to concentrate the living areas of the kitchen, dining/living rooms plus the garage and now the porches on the ground floor. While the total square footage is within the Code, the elements of the home that must be on the ground floor, such as the kitchen, dining/living room and garage creates the scenario where the variance is needed.

Compatibility with the Surroundings

The Board of Adjustment felt that the setback variance request was compatible with the neighboring properties because it was just for small 8 x 18 open covered porch/patios.

On the west side, these rear yards back up to the driveway for the adjacent Beau Soliel townhouse project. On the east side, due to the 50-foot width of that property, that property would be allowed a 7½ to 10-foot side setback when that property is redeveloped.

Summary and Recommendation

It was an oversight to utilize the incorrect legal process to amend the Conditional Use, but the applicant is now requesting approval of an Amended Conditional Use, with a higher lot coverage and side setbacks of 12 feet instead of 20. Staff is in support of this amended Conditional Use application.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Location Maps and Aerial.pdf](#)

ATTACHMENTS:

[Canton Swoope Duplexes P&Z Submittal 2019-07-01 revised.pdf](#)

ATTACHMENTS:

[Proposed Floor Plans with porches.pdf](#)

ATTACHMENTS:

[Board of Adjustment variance minutes.pdf](#)

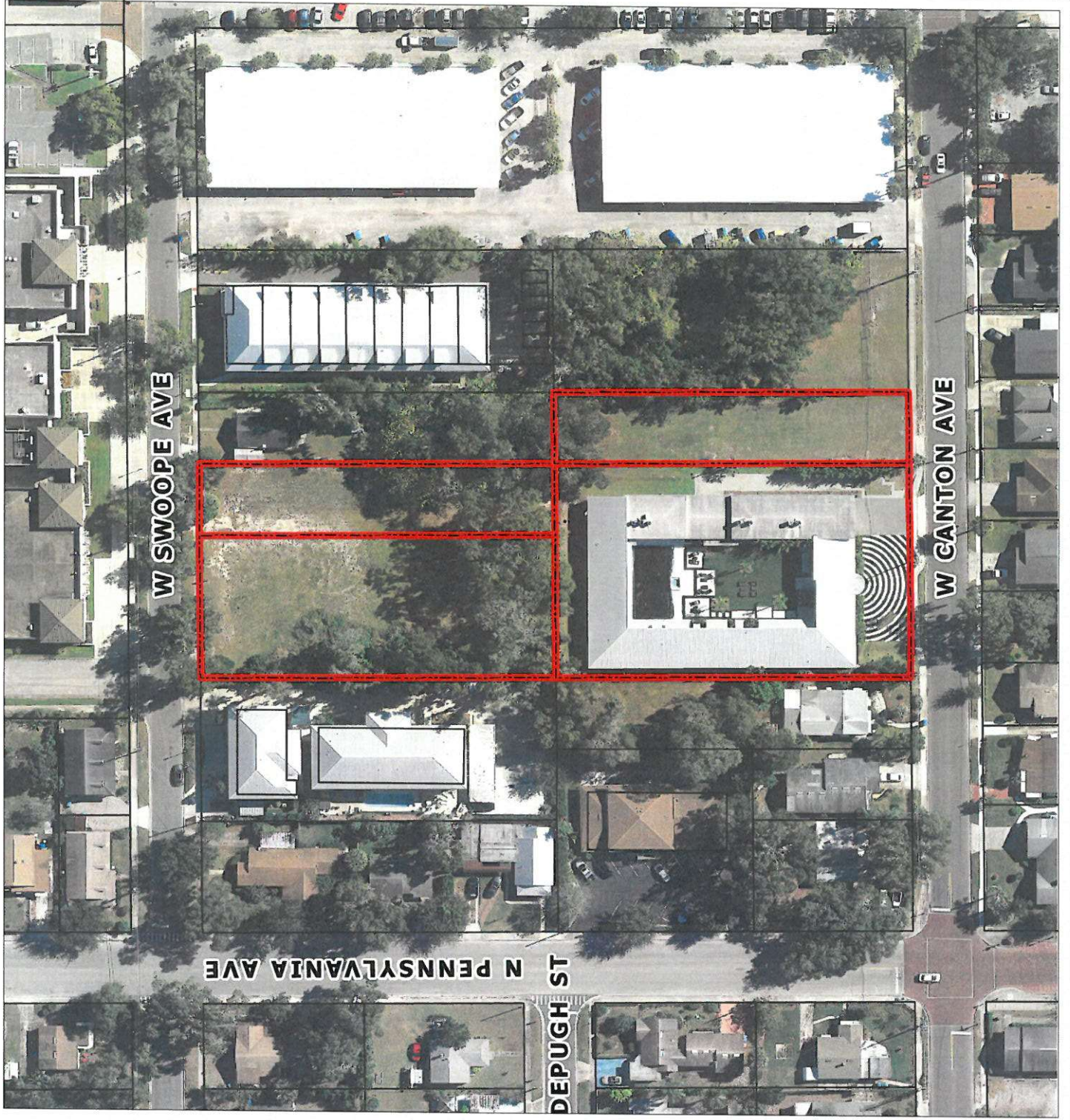


LOCATION MAP
Canton & Swoope
Conditional Use Request
 City of Winter Park
 Florida



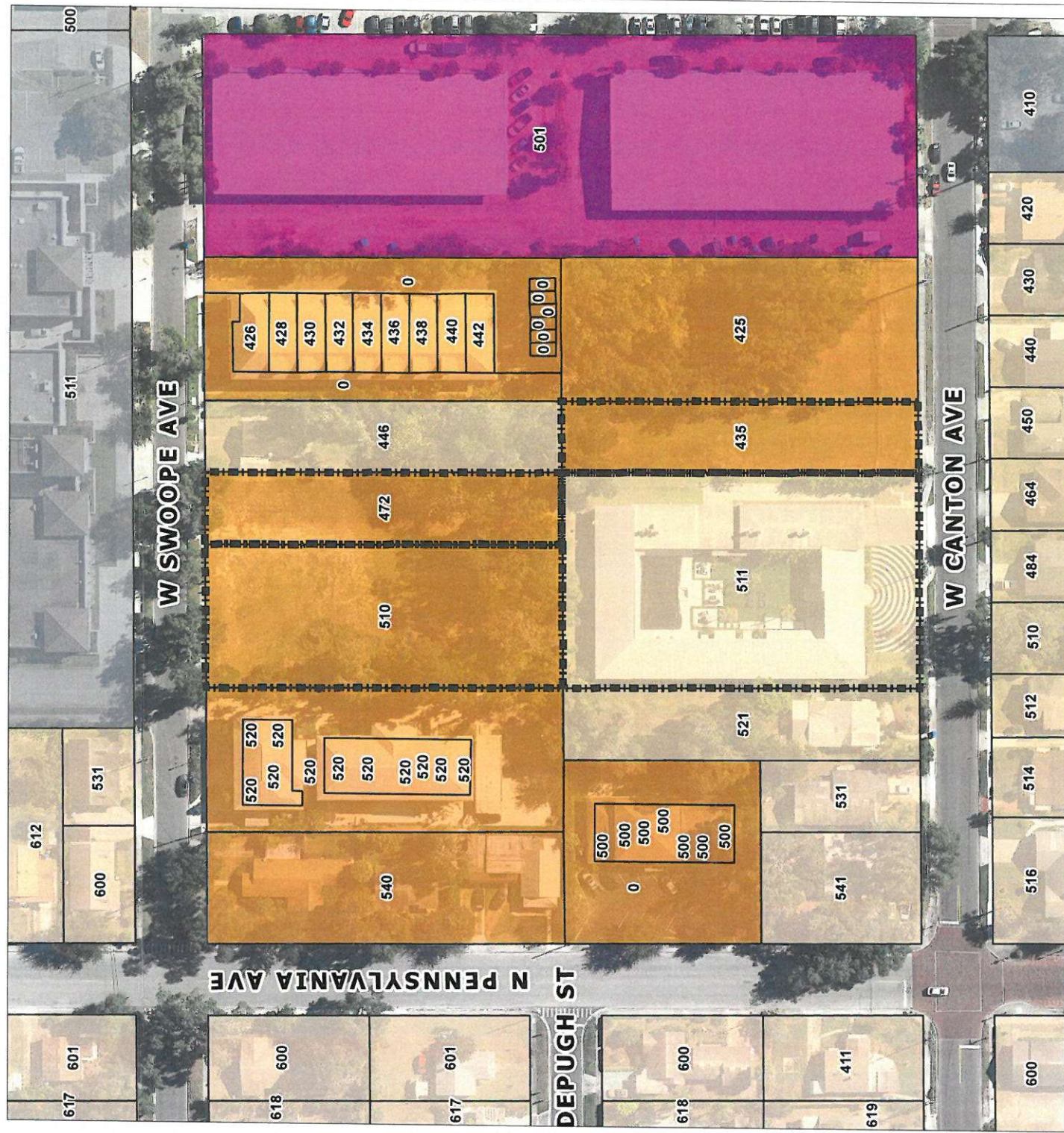


LOCATION MAP
Canton & Swoope
Conditional Use Request
City of Winter Park
Florida



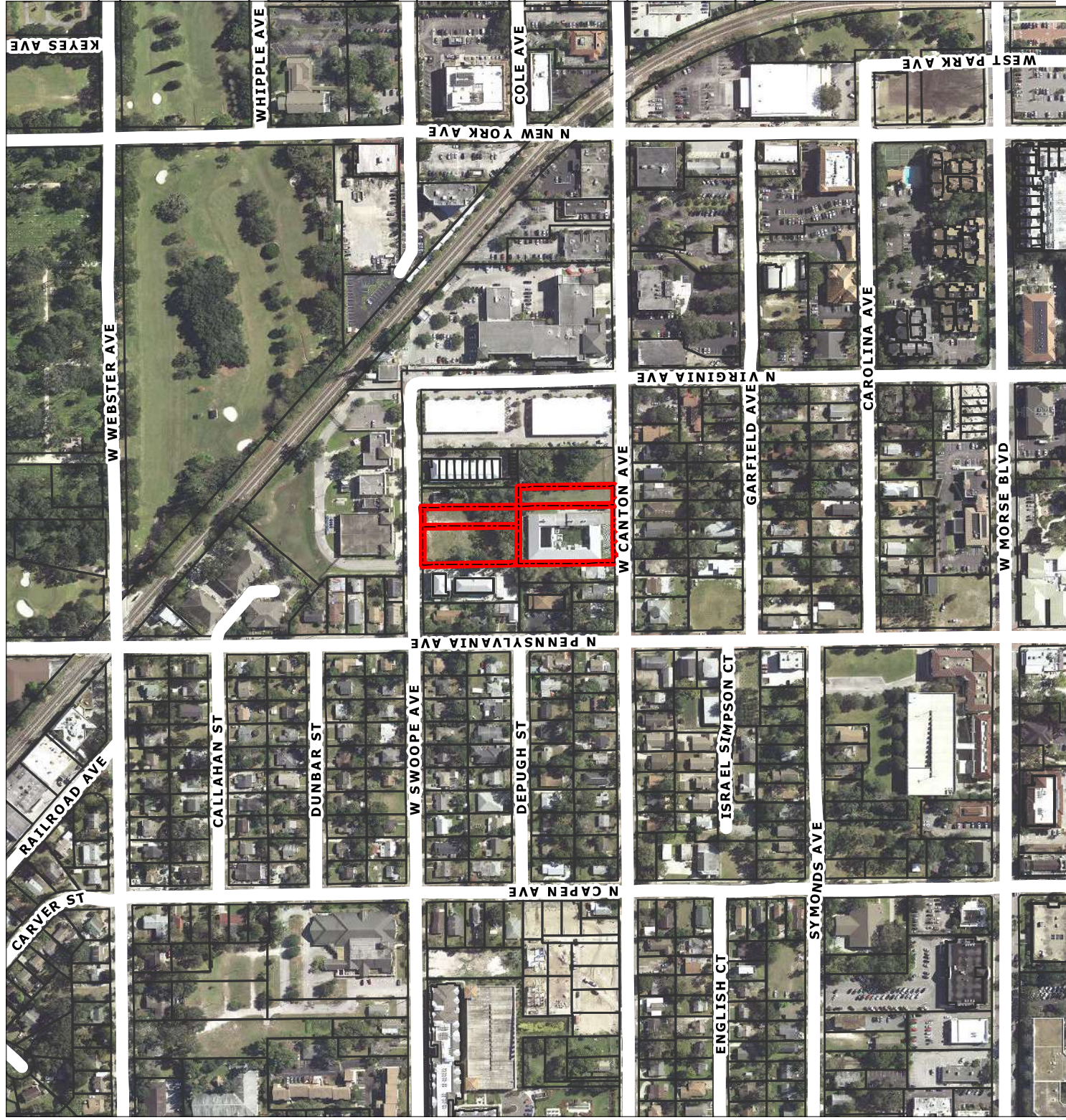
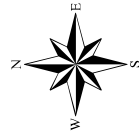


I-1 PQP R-1A R-3



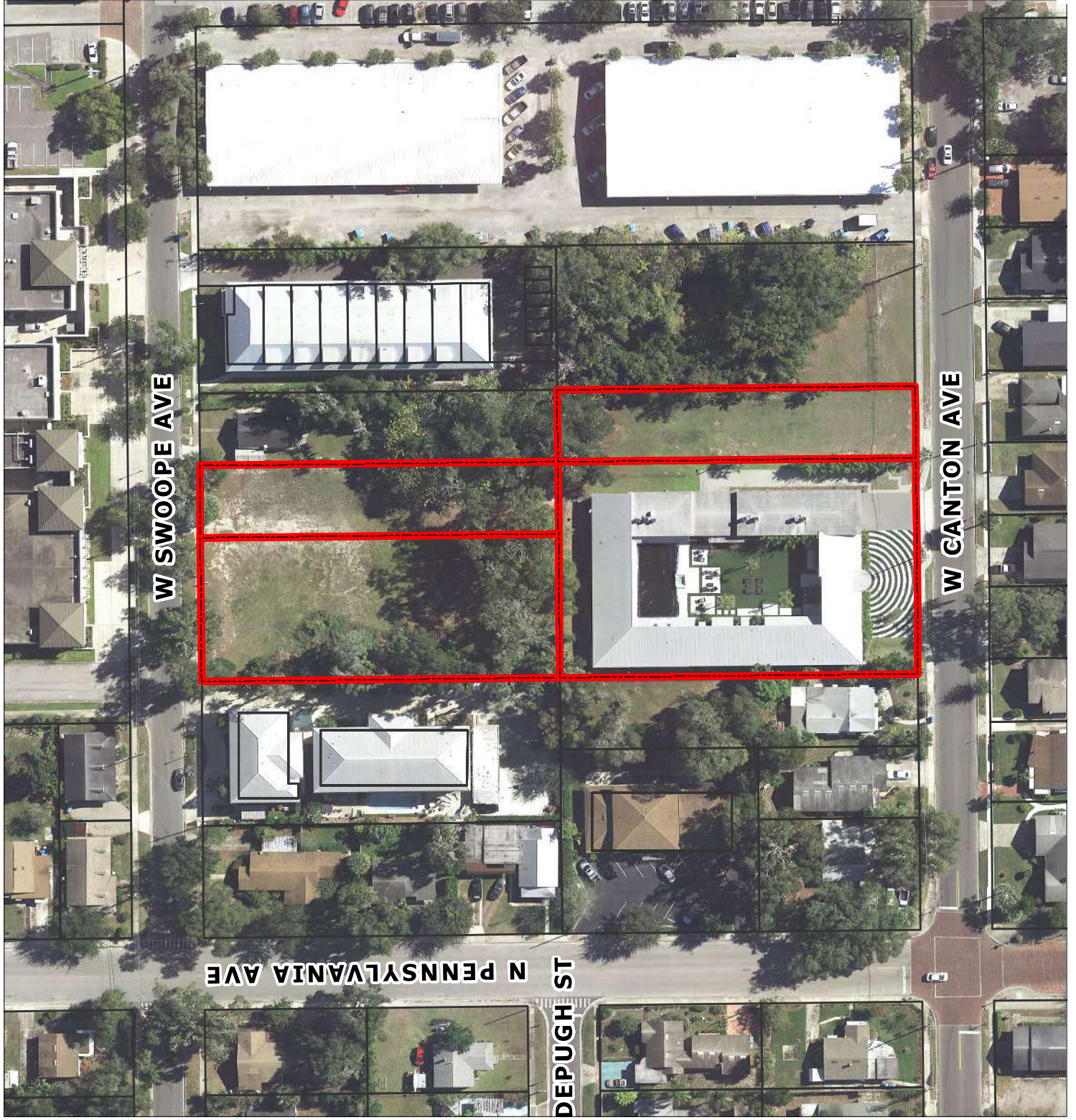
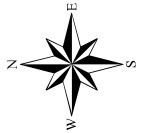


LOCATION MAP
Canton & Swoope
Conditional Use Request
City of Winter Park
Florida





LOCATION MAP
Canton & Swoope
Conditional Use Request
City of Winter Park
Florida

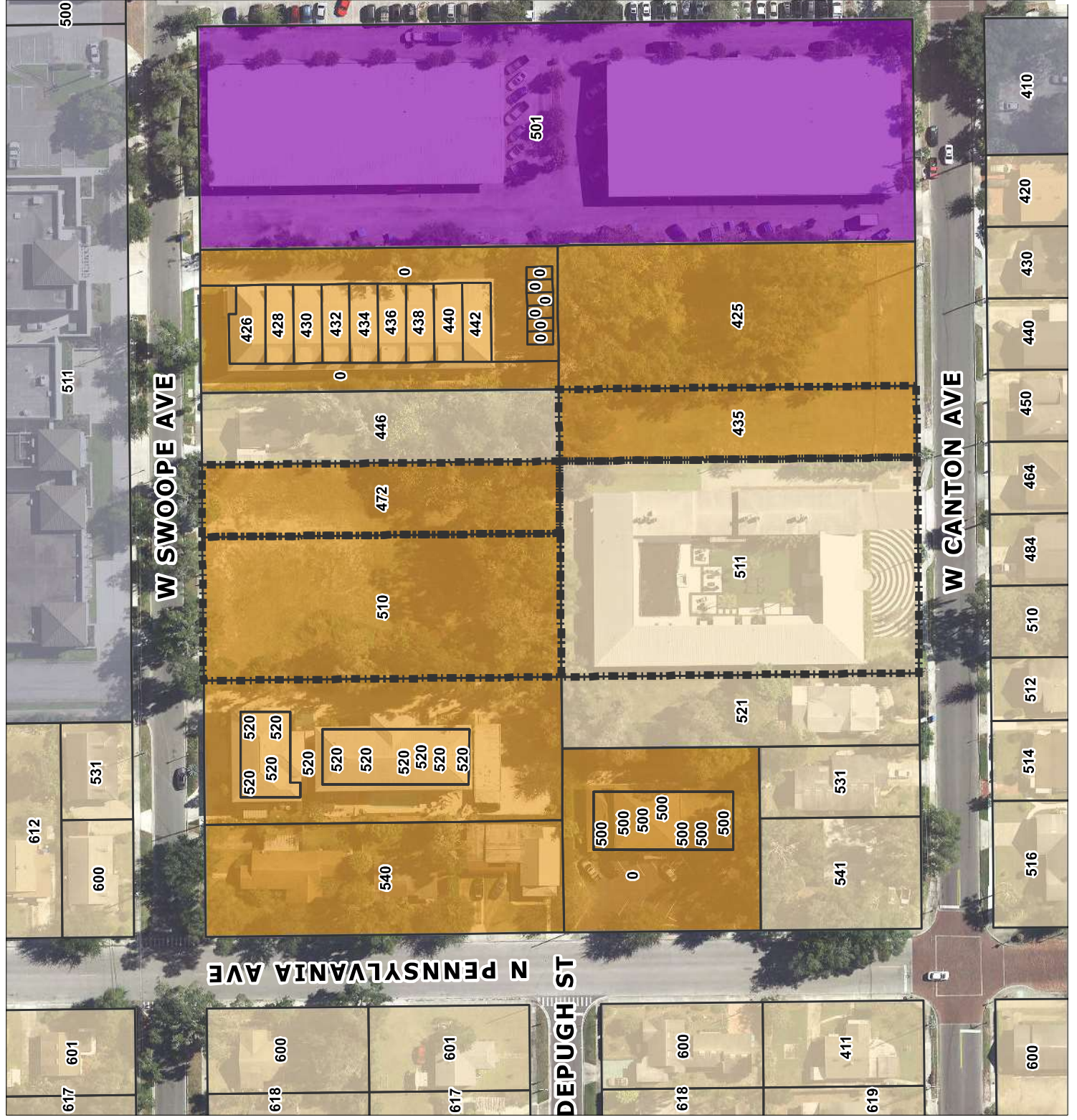


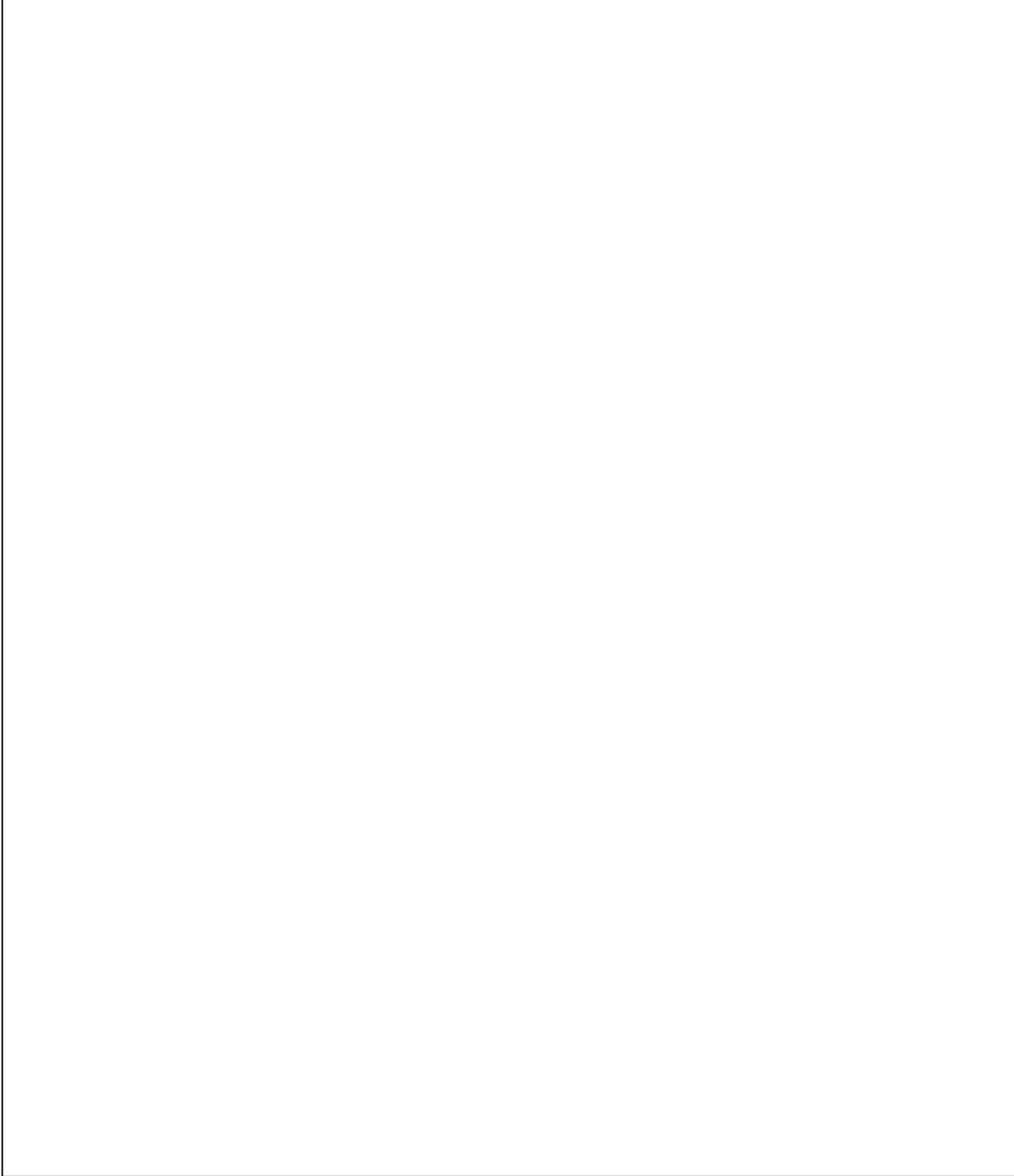


ZONING MAP
Canton & Swoope
Conditional Use Request
City of Winter Park
Florida

LEGEND

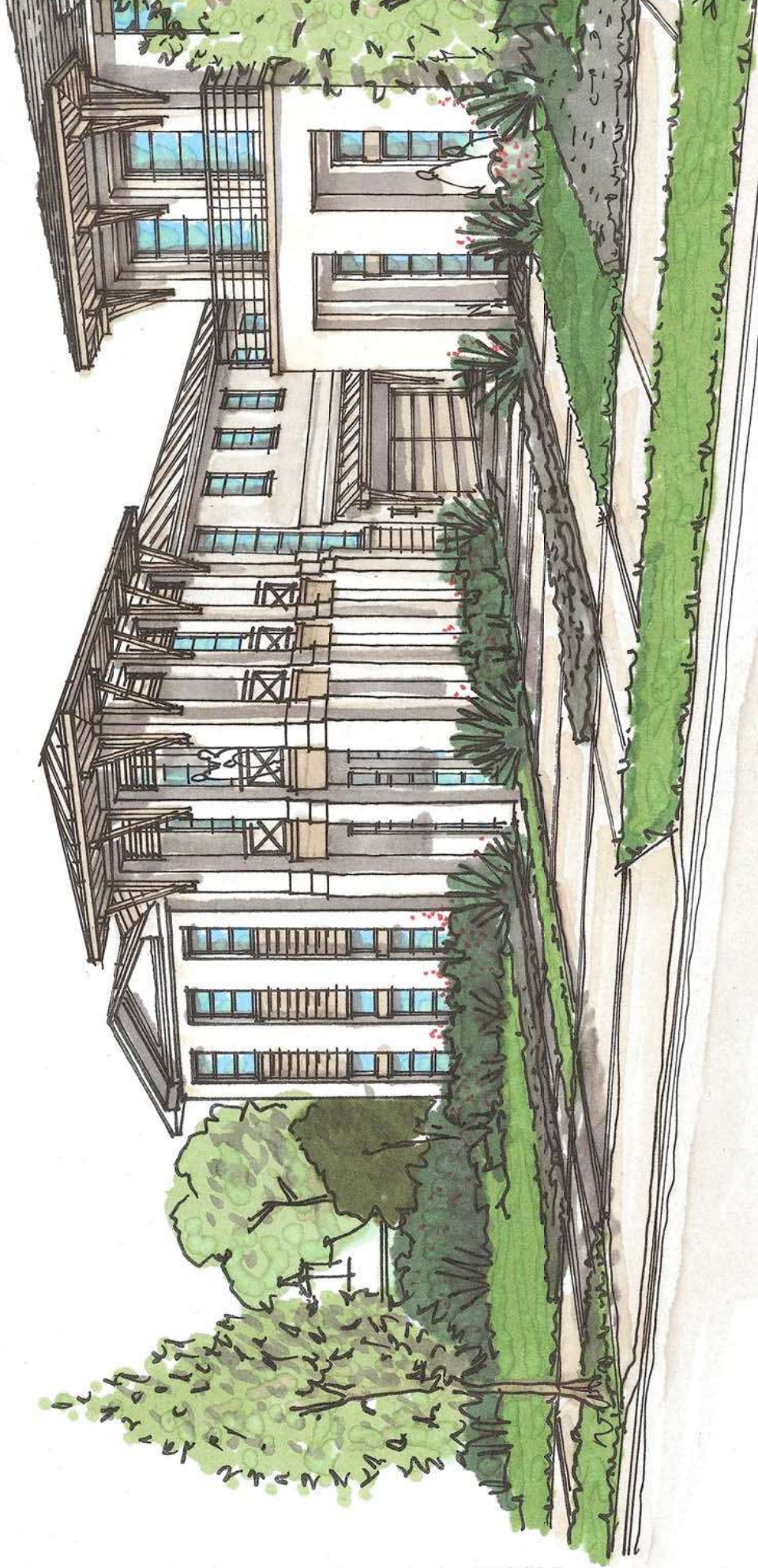
- I-1
- PQP
- R-1A
- R-3

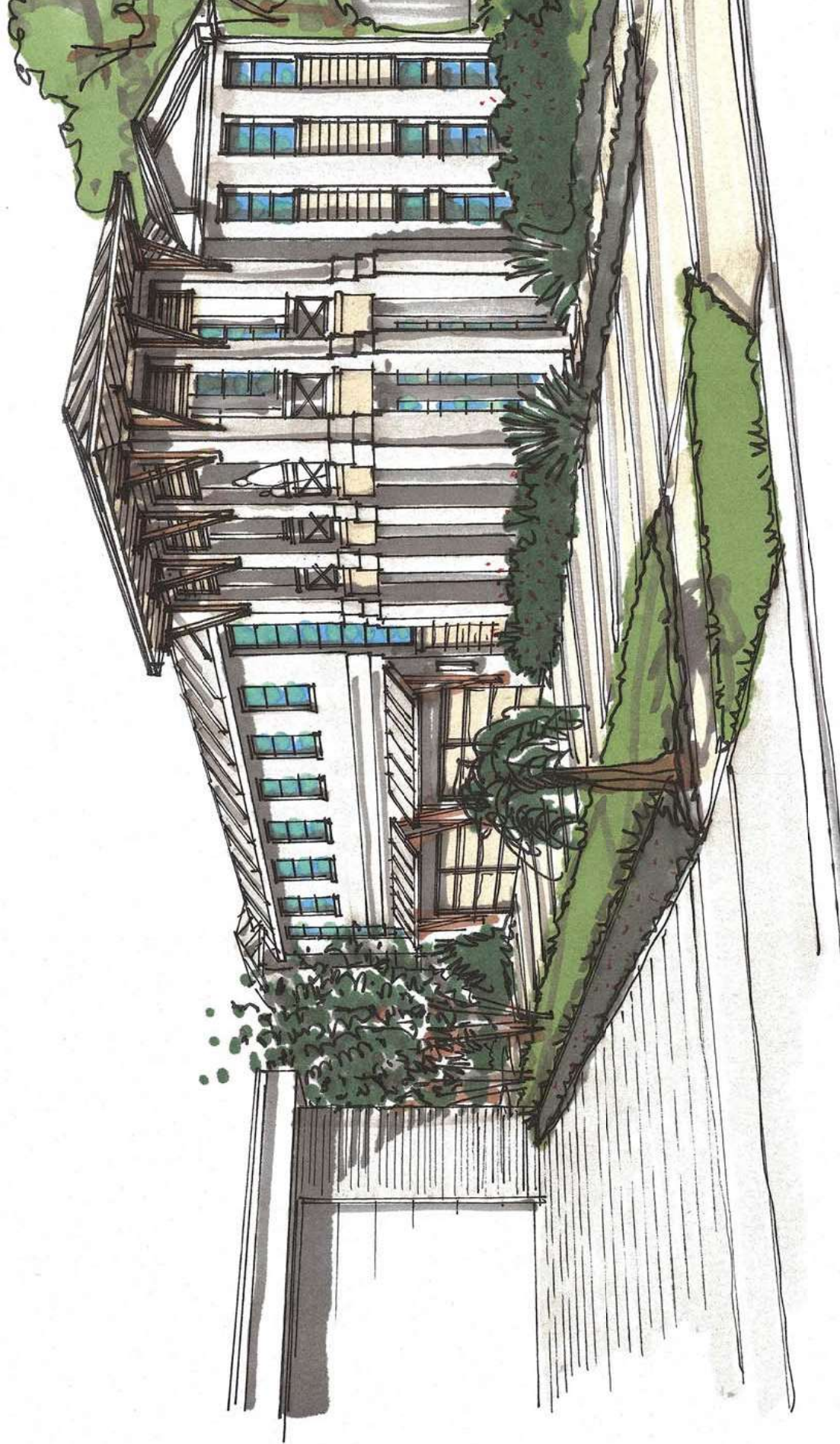




**435 W CANTON AVE
472 & 510 W SWOOPE
SITE AREA SUMMARY**

LOT AREA (0.57 Acres) SWOOPE	37,552	S.
LOT AREA (0.29 Acres) CANTON	12,512	S.
TOTAL LOT AREA COMBINED LOT(S)	50,064	S.
MAX IMPERVIOUS SURFACE = 70% LOT AREA	35,044	S.
BUILDING FOOTPRINT (SWOOPE)	15,810	S.
BUILDING FOOTPRINT (CANTON)	5,828	S.
BUILDING FOOTPRINT (TOTAL)	21,638	S.
BUILDING FOOTPRINT (ALLOWABLE @ 40%)	20,025	S.
WALKS & DRIVES (SWOOPE)	7,591	S.





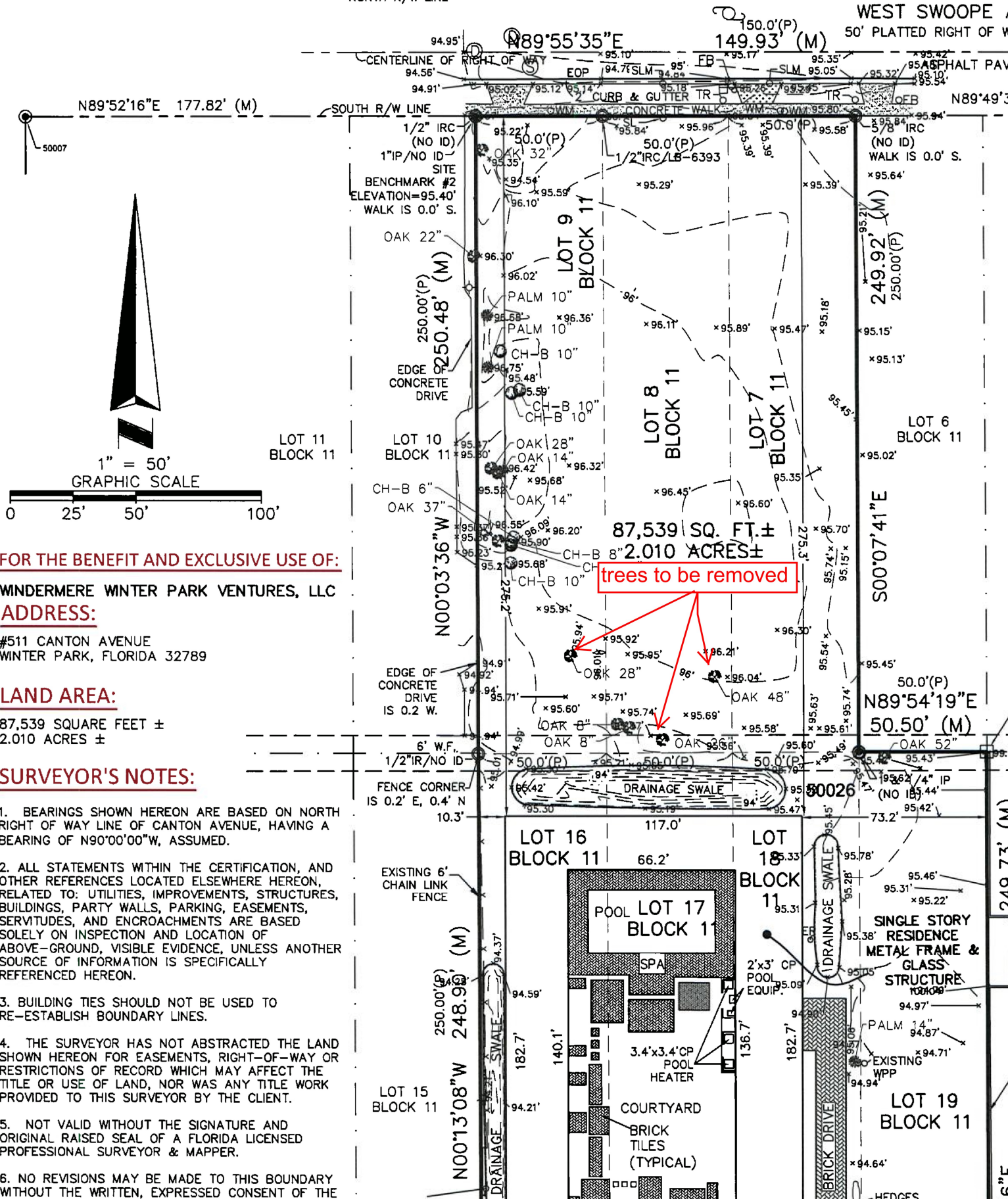
BOUNDARY SURVEY

DESCRIPTION:

LOTS 7, 8, & 9 OF BLOCK 11 ALONG WITH THE NORTH 1/2 OF A 14-FOOT WIDE VACATED ALLEY TOGETHER WITH BLOCK 11 ALONG WITH THE SOUTH 1/2 OF A 14-FOOT WIDE VACATED ALLEY, REVISED MAP OF THE TOWN OF WINTER PARK, FLORIDA, THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 67, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NORTH R/W LINE

WEST SWOOPES
50' PLATTED RIGHT OF WAY



FOR THE BENEFIT AND EXCLUSIVE USE OF:

WINDERMERE WINTER PARK VENTURES, LLC
ADDRESS:

#511 CANTON AVENUE
WINTER PARK, FLORIDA 32789

LAND AREA:

87,539 SQUARE FEET ±
2.010 ACRES ±

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH RIGHT OF WAY LINE OF CANTON AVENUE, HAVING A BEARING OF N90°00'00\"W, ASSUMED.

2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON INSPECTION AND LOCATION OF ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

3. BUILDING TIES SHOULD NOT BE USED TO RE-ESTABLISH BOUNDARY LINES.

4. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND, NOR WAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR BY THE CLIENT.

5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.

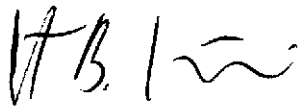
6. NO REVISIONS MAY BE MADE TO THIS BOUNDARY WITHOUT THE WRITTEN, EXPRESSED CONSENT OF THE

July 9, 2019

To Whom It May Concern:

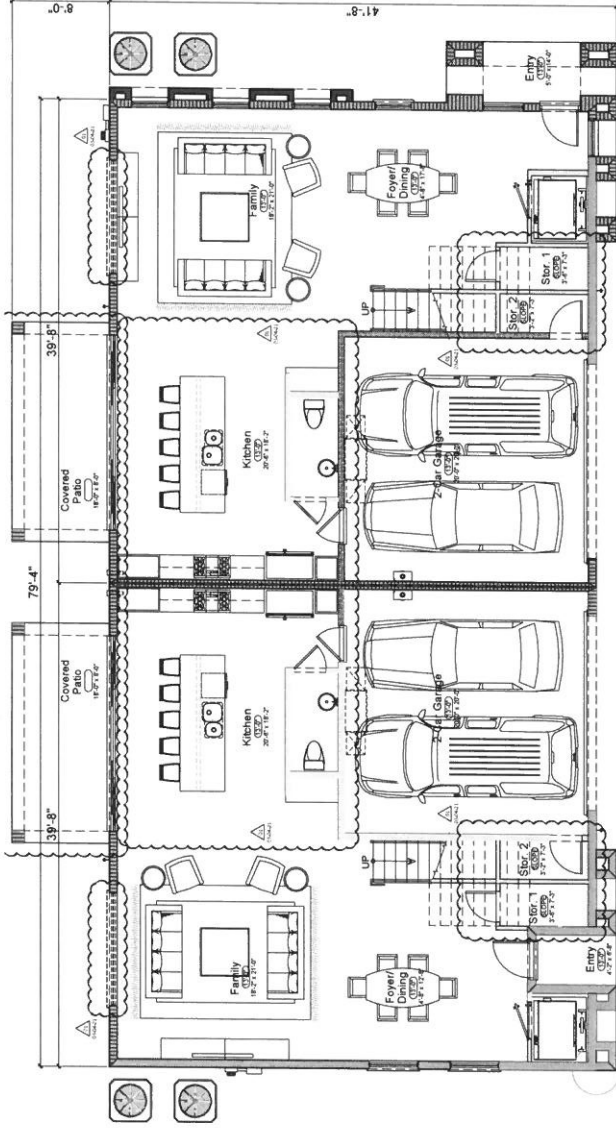
As the neighboring property owner, I support the development as submitted to the City of Winter Park on July 1, 2019 by Mark Nasrallah for Mr. Jeff Gelman dba Windermere Winter Park Ventures LLC for the properties located at 435 W Canton and 472 & 510 West Swoope Avenues.

Sincerely yours,

A handwritten signature in black ink, appearing to read "C. B. Heidrich", with a stylized flourish at the end.

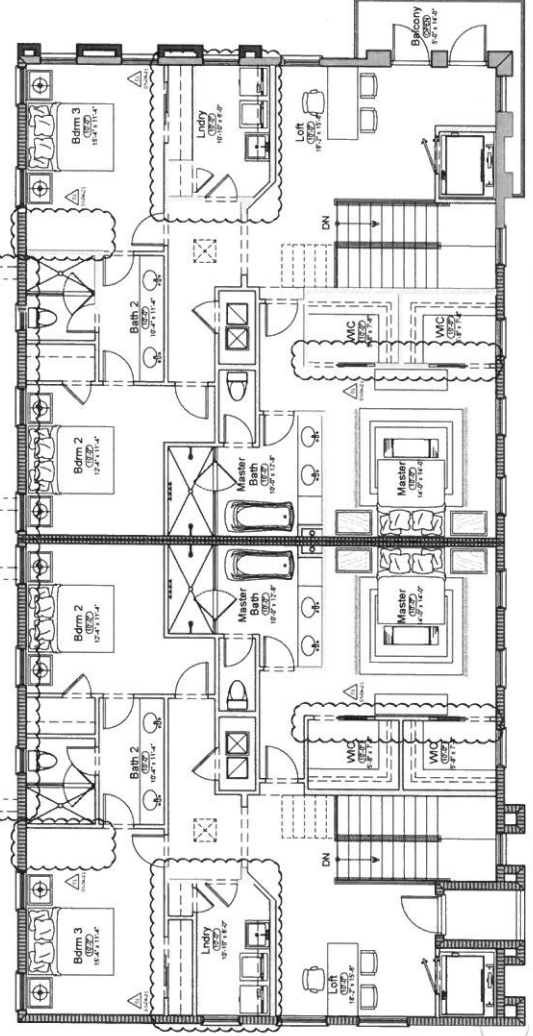
Christopher B Heidrich

Floor Plans with Pach Additions



UNIT B
FIRST FLOOR PLAN

UNIT C
FIRST FLOOR PLAN



NASRALLAH
Architectural Group Inc.
3930 Edgewater Drive, Suite 101
Chicago, IL 60642
Tel: 407-622-0288 Fax: 407-622-4399
Email: mark@nasrallah.com

Villas Townhomes - Building 2
Fixed Description
518 S 51st Street, Suite 101
Winter Park, Florida

2019-07-01
DATE
PROJECT NO.
SHEET NO.

2021-11-29 - Building Permit Set
A 1.0
SHEET NO.

Digitally signed by Mark P Nasrallah
DN: cn=Mark P Nasrallah, o=Mark P Nasrallah, email=mark@nasrallah.com
Mark P Nasrallah
This is a digital signature. The signature is a cryptographic code that is unique to the signer and the document. It is used to verify the identity of the signer and the integrity of the document. The signature is created using a digital signature algorithm and a private key. The signature is attached to the document and can be verified by anyone who has access to the document.



See Pages 2-4

Board of Adjustments Minutes

December 15, 2020 at 5:00 p.m.

Hybrid Meeting

Present

In person: Robert Trompke (Chair), Michael Clary (Vice-Chair), Aimee Hitchner, Ann Higbie, Director of Building, George Wiggins and Recording Clerk, Theresa Dunkle.
Virtual: Charles Steinberg and Steven Heller. Absent: Tom Sims Jr.

Meeting called to order

Approval of minutes

Motion made by Michael Clary to approve the November 17, 2020 minutes. Ann Higbie seconded the motion. The minutes received approval by a vote of 5-0. Charles Steinberg joined the meeting after approval of the minutes.

Opening statement and public comments

Robert Trompke explained the rules of procedure for variance cases and opened the floor for any disclosures, public comments or questions. No disclosures or public comments made.

New business

1. Request of Yoganand Ganeshram with Y & G Florida Investments LLC, on behalf of Patricia Helen Barto, for a variance to allow a parking pad within the front setback, to meet the required parking, in order to enclose the existing garage into living area.

Located at 926 Fremont Ave, Zoned: R-1A

George Wiggins, Director of Building, gave the following summary:

These types of requests come to us from time to time, usually from a homeowner wanting to increase the living area of a home economically. When building a new home our zoning code requires that two parking spaces be in place located behind the required front setback of the home. Typically, this requirement is met by simply having a two-car garage or carport, or occasionally by having two required 9' wide by 18' long surfaced parking spaces along the side or rear of the home.

The main reason to have the required parking behind the front setback is to prevent allowing several homes on one street from enclosing their garages, which results in forcing homeowners to regularly park their cars in front of the home. This then forces all visitors to park in the street and in some cases the homeowners that do not have room for two spaces in front of an enclosed garage end up parking in the street as well.

The net result then is a drastic devaluation of property values of the homes in addition to creating a challenge for public safety vehicles (police and fire) and waste haulers trying to get access for garbage and recycling pickup. Streets with several cars parked continually creates a gauntlet to drive through and adds additional safety concerns to families with small children playing in or near the street.

We typically advise the applicants that unless they can provide a safe replacement parking space or two then it will be very difficult to prove that a hardship exists.

There appears to be no justification or hardship presented that is unique to this property. Other properties nearby that were enclosed either were enclosed before annexation into the city or were done without a permit.

One emailed received from an adjacent owner objected to this request.

Mr. Wiggins noted the overhead garage door was removed and the opening was blocked in without a permit. Because the subsequent building permit application included the enclosure of the garage into living area without a nine by eighteen foot required parking space behind the front line of the home, the application was disapproved and a stop work remained in effect. Mr. Wiggins noted the proposed plans indicate a master bedroom and utility room in the garage space although there is space available for a rear addition onto the home for this purpose.

Mr. Wiggins said the pictures received with the submittal package are homes with garages enclosed without a permit or the garages were converted to living space before the area was annexed into Winter Park. In response to Board questions, Mr. Wiggins clarified that plan review denial is not entirely related to the work started without a permit but also due to work performed to enclose the garage. The contractor will need to restore the garage to its prior condition if the variance is disapproved.

Board member, Michael Clary, noted the window installed in the garage door opening is missing from the proposed building plans. In response, the applicant, Yoganand Ganeshram with Y & G Florida Investments LLC, who resides at 11014 Mobberley Circle, Orlando, replied he would update the plans to include the window. Mr. Ganeshram restated other homes in the neighbor have enclosed garages and said the driveway can accommodate two cars but he is open to widening it if necessary. Mr. Ganeshram stated his hardship is the need for more accessible bathrooms. His client would like the same right as other homes in the neighborhood. In response to a board question, Mr. Ganeshram said he was unaware the general contractor started construction without a permit.

In closed session, the board members discussed the weight they should give to approving a variance for work done without a permit. They concurred that their determination must focus on the hardship only which is the basic criteria for granting variances.

Alejandro, the project manager, referred to issued electrical and roof permits on this project. He stated the existing bathrooms are too small and there is room to park two and half cars in the driveway.

No one from the public spoke concerning this request.

Findings

The board members could not find a unique hardship. The submittal package did not illustrate what prevents the addition of a master bedroom and utility room at the rear of the home.

Action

Based on these findings, Michael Clary made a motion, seconded by Ann Higbie to approve the request. The request was denied by a vote of 0-6 with an action request to the applicant to meet with the Building Department for procedures to restore the garage to its original use.

2. Request of Mark Nasrallah with Nasrallah Architectural Group Inc, on behalf of Vilasa Townhomes LLC, to allow the construction of multifamily townhomes with variances to allow 10 open porches located 12 feet from the side lot line, in lieu of the required setback of 20 feet.

Located at 518, 516, 514, 512, 510, 508, 506, 504, 502, 500 W Swoope Ave, Zoned: R-3

George Wiggins, Director of Building, gave the following summary:

For informational purposes, the following excerpt is provided which includes the minutes of the City Commission meeting that covers the approval of this project:

- Conditional Use Approval to develop 12 two-story townhouses and two three-story townhouses along with one single family house on the combined properties at 472 and 510 West Swoope and 435 and 511 West Canton Avenue, zoned R-1A and R-3.

CITY COMMISSION MEETING MINUTES OCTOBER 28, 2019 PAGE 7

e. Request of Windermere Winter Park Ventures LLC for: Conditional Use Approval to develop twelve two-story townhouses and two three-story townhouses along with one single-family house on the combined properties at 472 and 510 West Swoope and 435 and 511 West Canton Avenue, zoned R-1A and R-3.

Planning Manager Jeff Briggs reviewed the request for a unified development of these properties with fewer units than is allowed. He showed the current zoning and use of these and surrounding properties. He reviewed the proposed layout of buildings and drives, which allow for emergency access. Staff and P&Z recommend approval. He responded to questions regarding third-floor setbacks, impervious coverage calculations and emergency vehicle access. Mark Nasrallah, architect representing the applicant, responded to questions regarding the interior layout, parking, emergency vehicle access, and quality of materials. Motion to approve the Conditional Use request made by Commissioner Sprinkel; seconded by Commissioner Cooper. There were no public comments. Upon a roll call vote, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weaver voted yes. Motion carried unanimously with a 5-0 vote.

As indicated above this project of townhomes went before the City Commission in October 28, 2019 and received approval to build 14 townhomes fronting on Swoope and Canton Avenues. The ten townhomes that have an entry from Swoope Avenue have side yards of 20 feet, which function as a type of rear yard for each unit. Although each of these townhome units has a small patio, the applicant is requesting permission to encroach into the required side yard with an open covered porch.

In this multi-family project, because some of the units are three story, the Zoning Code allows a maximum floor area ratio of 110% although there is a mix of two story townhomes. With the addition of the open porches, the floor area of each one of these porches of 144 square feet can either fall under the allowed excludable area of 300 square feet found in the R-2 Zoning District criteria for duplexes. However, if interpretation of that allowance is not clearly permitted, then this added gross floor area that totals 1,440 square feet will not exceed the overall allowable gross floor area as summarized below:

(10) PROPOSED COVERED PORCHES @ 144 S.F. EACH = 1440 TOTAL S.F. NEW TOTAL FAR = 46,884 S.F. MAX. ALLOWABLE FAR = 55,070 S.F

Although this development went before the City Commission due to the project size, rather than take this request back through the entire conditional use process through the Planning & Zoning Board and City Commission, the Planning Department felt that it may be appropriate for the applicant to seek setback variances if the Board feels that criteria exists to grant variances due to the openness and small size of these porches.

We received one letter of non-objection from an adjacent property owner to the south.

Mr. Wiggins noted this request is similar to the one granted at 664 N New York in that the applicant is requesting to be heard by the Board of Adjustments, in lieu of the Planning and Zoning and City Commission. In response to an inquiry from Chairman Trompke Mr. Wiggins stated the proposed porch additions do not fall within any utility easements and typically, the side setbacks are only 7 to 7.5ft for a dwelling in this zoning district.

The applicant, Mark Nasrallah with Nasrallah Architectural Group Inc, stated covered porches would eliminate the need for any future membrane or fabric covered projections that might be set up randomly by future residents in a haphazard manner. Having permanent structured porches that match the architecture of the building will prevent the need for temporary shade structures. In response to Board questions, Mr. Nasrallah confirmed the slabs were already approved, as well as three-foot overhangs.

No one from the public spoke concerning this request.

Findings

The board members considered the City Commission's approval of the porch slab locations and felt the hardship relates to the fact that most townhomes in R-3 zoning have smaller seven-foot side setbacks and having well designed permanent porches will add value and durability for these townhomes versus an array of temporary structures.

Action

Based on these findings, Steven Heller made a motion, seconded by Michael Clary to approve the request. The request was approved by a vote of 6-0

The meeting adjourned at 6:01 pm.

Theresa Dunkle

Theresa Dunkle, Recording Clerk

January 19, 2021

Date of Board Approval



Planning & Zoning Board

agenda item

item type	Public Hearings	meeting date	March 1, 2022
prepared by	Jeffrey Briggs	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

Request of Michael Wenrich

item list

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.

motion / recommendation

Staff recommendation is for Approval.

background

Michael Wenrich, on behalf of the owner, Jason Eichenholz, is requesting approval to construct a new, two-story, 10,864 square-foot, single-family home at 581 Sylvan Drive, on Lake Osceola, zoned R-1AAA. This property is 32,304 square feet in size and is adjacent to neighboring homes at 555 Sylvan Drive and 600 Bonita Drive.

The Code states that the maximum allowable impervious lot coverage is 50%. The impervious lot coverage of 15,342 square feet is 47.6% of the total lot, which meets this impervious lot coverage requirement. The Code provides a maximum Floor Area Ratio of 38%. Here, the applicant is proposing a home with a total gross floor area of 10,864 square feet. This equates to a FAR of 34.7% excluding the basement and open porch/lanai areas.

This home will have a basement level that is below grade. There is an outside elevator lift system by the front of the home that will lower the owner's car collection down into the basement level and up and out of the basement when the car is in use.

Lakefront Lot 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 numerous trees on this lot that include oaks and cypress. The only trees to be removed include camphor trees and palms which are not protected trees.

View from the Lake

This lot has a steep grade from the street down to the lake. The owner and architect were challenged by the grade drop which not only occurs east to west down the lot length but also dramatically to the northwest diagonally across the lot. When this occurs the grades that are used for code measurements are those that occur at the midpoint of the structure. For example, in this case the pool deck is closer to existing grade on the south side than on the north side. Lower to the ground level on the south side and higher above the ground level on the north side.

The owner, like many who desire to age in place, desires a design without internal or external stairs that otherwise could be used to mitigate the grade drop. The means a first floor living area and pool deck height that would result in a lakeside pool elevation of height considerably above the 3 foot limit in the Code when one gets to the existing grade on the lakeside of the pool deck. The initial plans had the pool deck about 8.5 feet up above existing lakeside grade which was not acceptable and was the reason this item was continued from last month's meeting.

In order to work toward a solution for both goals, the applicants are lowering the home three feet into the existing grade at the front of the home. They are lowering the land level at the front so that the plane of the home then is lower at the lakefront rear. The end result is an average height of the pool deck above existing grade of 5½ feet.

The P&Z Board does have the authority to approve pool decks higher than 3 feet above existing grade "when there are lots with grade drops of more than 7 feet" which is the case in this circumstance. In terms of custom, the Planning Board has recently approved other homes on Lake Virginia at 5.5 feet given that it is the same height as the previous applications at 405 Virginia Drive and at 310 and 375 Virginia Drive. In terms of privacy of views, given the major landscape screening that exists on both of the property lines to the two adjacent lakefront neighbors, they will maintain the privacy that exists today.

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 152 feet, with the home to the north at 600 Bonita Drive setback at 125 feet and the home to the south at 555 Sylvan Drive setback at 179 feet. The proposed lakefront setback of the home is 121 feet similar to the home on the north at 125 feet with the pool deck setback at approximately 92 feet from the lake. Our system for comparing lakefront setbacks is good but as happens sometimes, the lakeshore is not static due to the curve of the lake cove. The attachment showing the home superimposed upon the lot depicts the home/pool out in front of the adjacent home to the north. There is extensive existing landscape screen that exists along the side property lines that should mitigate most of that visual impact. There is no visual impact

to the existing home to the south.

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 along the lakefront (where land exists to accomplish this). They also plan an inlet and pipe system to convey the storm water from the front driveway area around the home to the lakefront. Since the lot slopes toward the house to the north on Bonita Drive and that lot is several feet lower than this property, there needs to be a physical barrier to control flow in that direct. As a result, the applicant then plans a retaining wall that will be taller on the side facing the Bonita Drive home than on this property given that grade differential.

Accessory Structure

On the property today is a small 252 square foot habitable building that literally has been grown into and lifted up by the two oak trees on both sides. The owner wants to refurbish this structure but to do so, given the need to redo the foundation, there will be impacts upon the oak trees. The alternative is to rebuild the structure slightly narrower and longer in the same location in order to have it function as an accessory space/cabana. The neighbors have been able to look at this structure for many decades at a lakefront setback of 72 feet, so that view will not change in terms of size or height.

Options A and Option B

The front garage with accessory living space building in the front of the home is located diagonally to the home given the lot shape. The owner is in consultations with the adjacent owner to buy a small triangle of their property that would allow the garage building to fit at 90 degrees to the house. In order to avoid having to return to P&Z for approval of this modification, both Options have been presented.

Staff Summary

This is a difficult site given the grade drop occurring both down to the lake and diagonally across the lot. The applicant has done a very good job with respect to tree preservation. They have also been creative with respect to dropping the first-floor level of the home. Given the major landscape screening that exists on the property lines of the two adjacent neighbors, the pool deck height of 5.5 feet is acceptable recognizing the steep grade drop on this lot.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Map and aerial.pdf](#)

ATTACHMENTS:

[Eichenholz_Lakefront Review Set_02.04.22.pdf](#)

ATTACHMENTS:

[Eichenholz - Site Plan Option A.pdf](#)

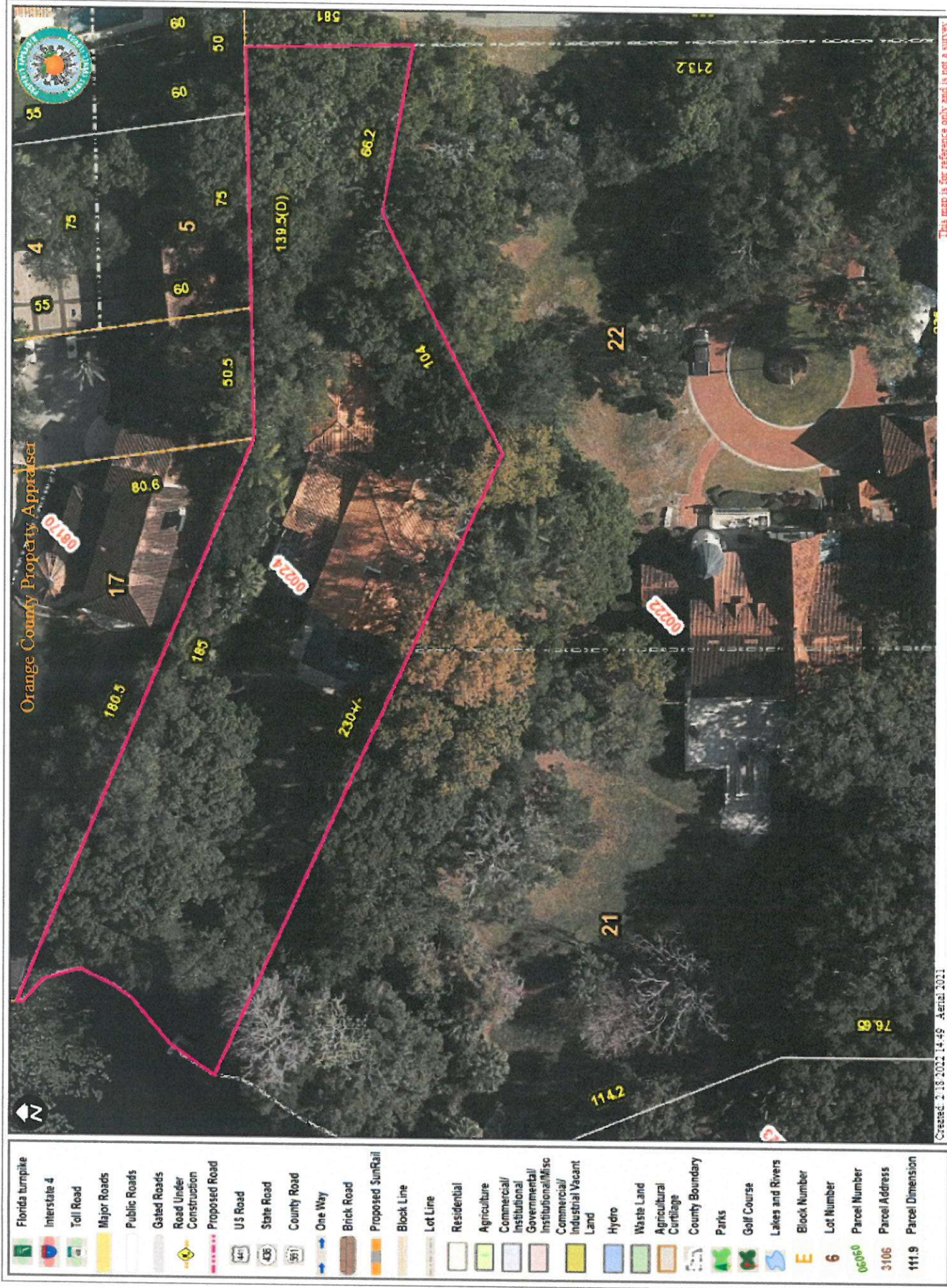
ATTACHMENTS:

[Eichenholz - Site Plan Option B.pdf](#)

ATTACHMENTS:

[Eichenholz - 3D Concept Renderings.pdf](#)





Created: 2/18/2022 14:49 Aerial 2021

This map is for reference only and is not a survey.

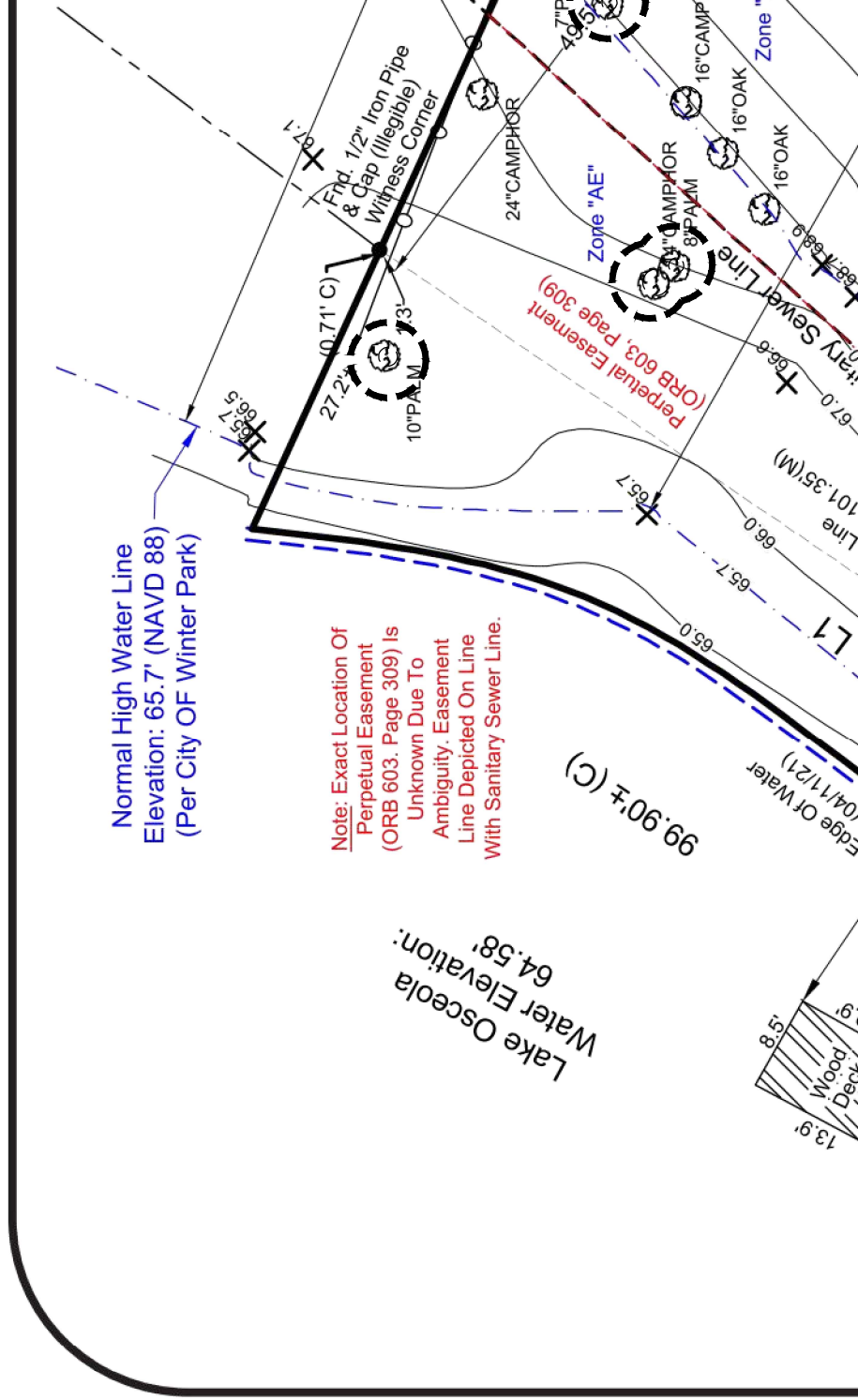
LAKEFRONT REVIEW

NEW 16,567 SF TWO STORY WITH BASEMENT AT 581 SY WINTER PARK, FL. 32789



**Note: Exact Location Of
Perpetual Easement
(ORB 603, Page 309) Is
Unknown Due To
Ambiguity. Easement
Line Depicted On Line
With Sanitary Sewer Line.**

Lake Osceola
Water Elevation:
64.58'



F.A.R. and Side Setbacks Calculation
Single Family Residence
(fill out BLUE cell only)

Lot Width (ft)	88
No. of Story	2
Lot Area (sq.ft.)	31,320

Base F.A.R. (sq.ft.)

10336

Front Setback

85

1st Flr Side Setbacks (ft)

11

2nd Flr Side Setbacks (ft)

15

F.A.R. and Side Setback Adjustment

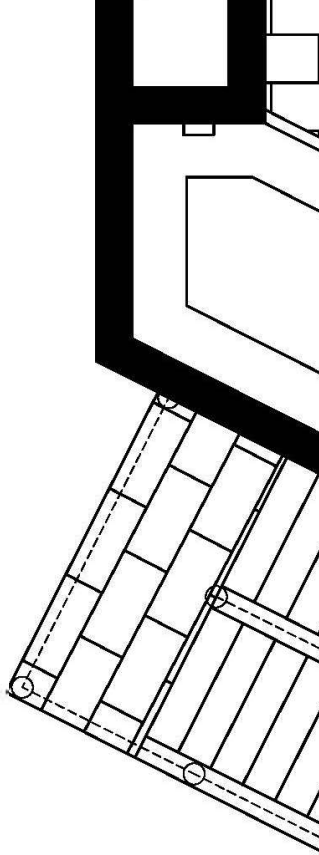
Percentage Increase

5.00%

F.A.R. and Side Setbacks Calculations
Single Family Residence

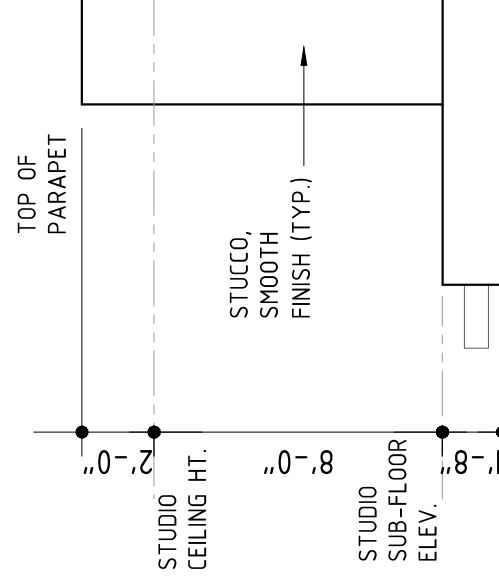
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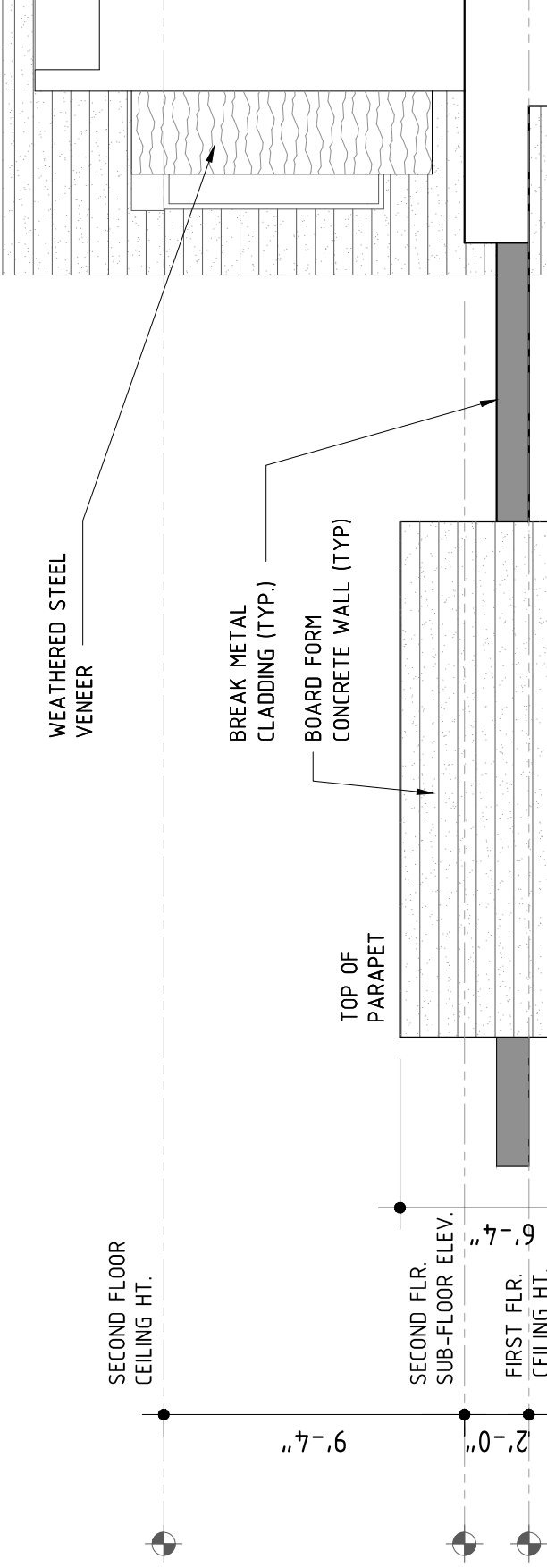
Lot Width (ft)	88
No. of Story	2
Lot Area (sq.ft.)	31,320
Base F.A.R. (sq.ft.)	10336
Front Setback	85
1st Flr Side Setbacks (ft)	11
2nd Flr Side Setbacks (ft)	15
F.A.R. and Side Setback Adjustments	

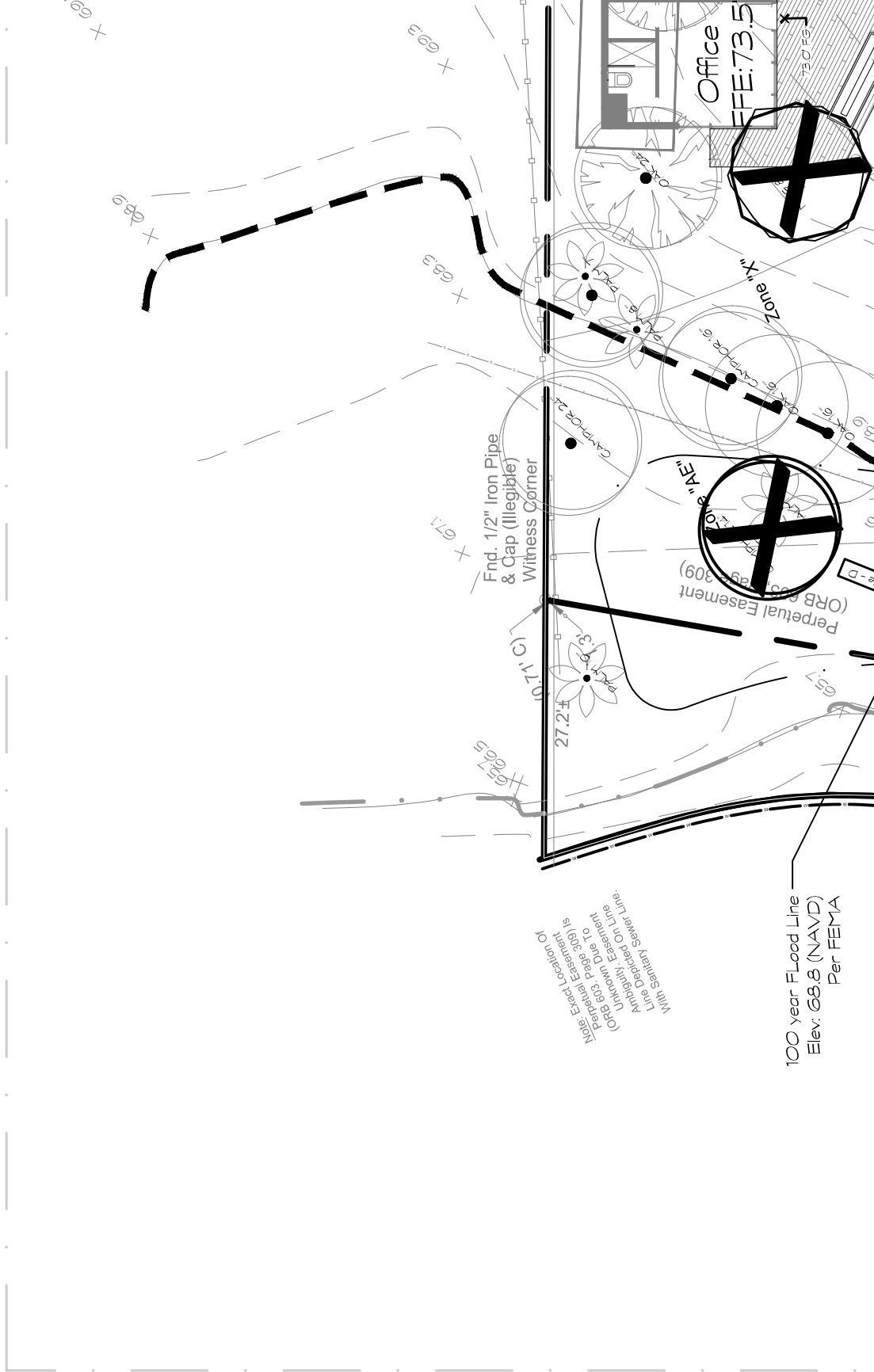












Adjacent Two
residence

L1.11

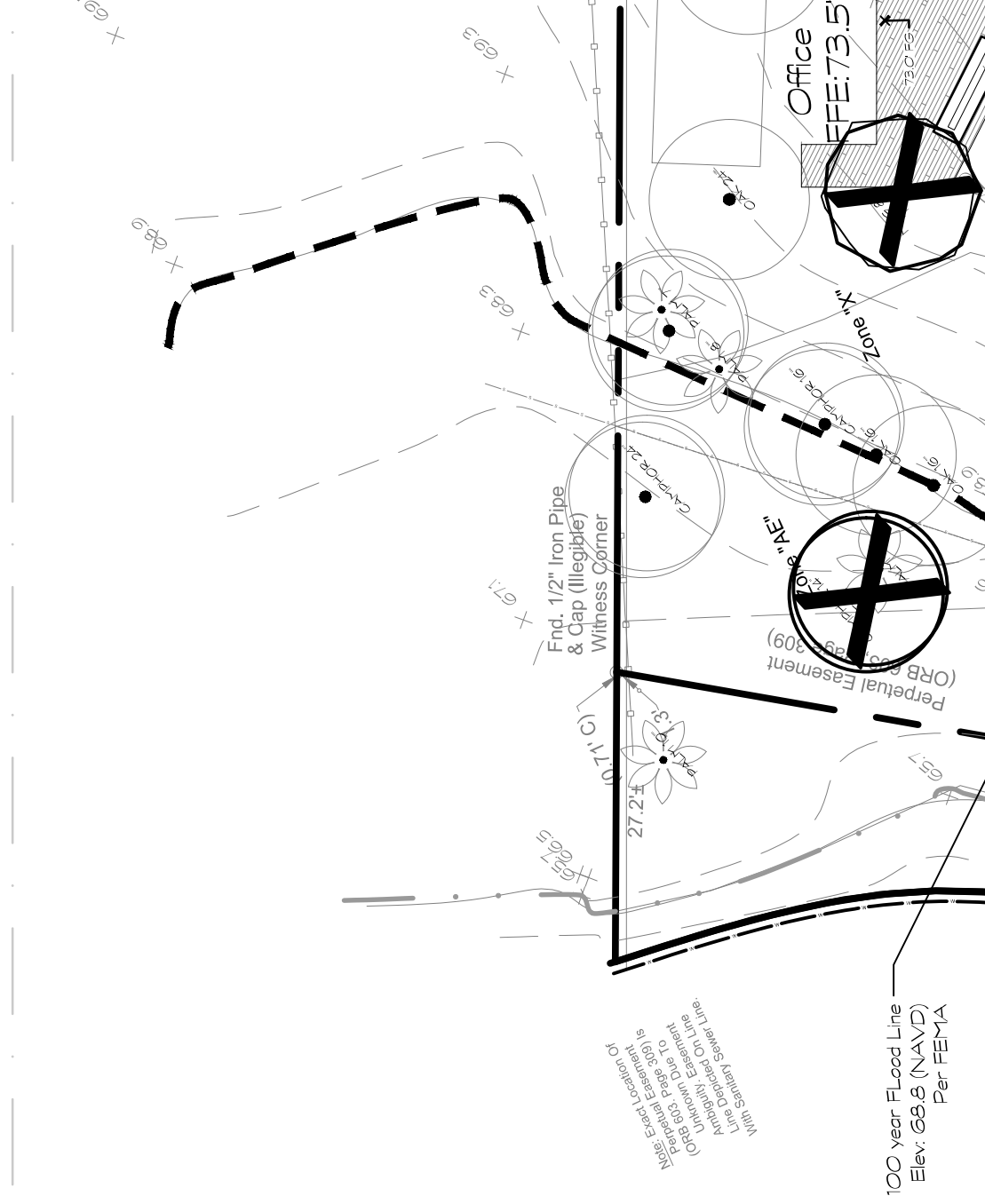
L1.12

New Wall to Step with Grade
(Not to Exceed 6' From
Grade at Neighbor's Property)

15'

15'

15'







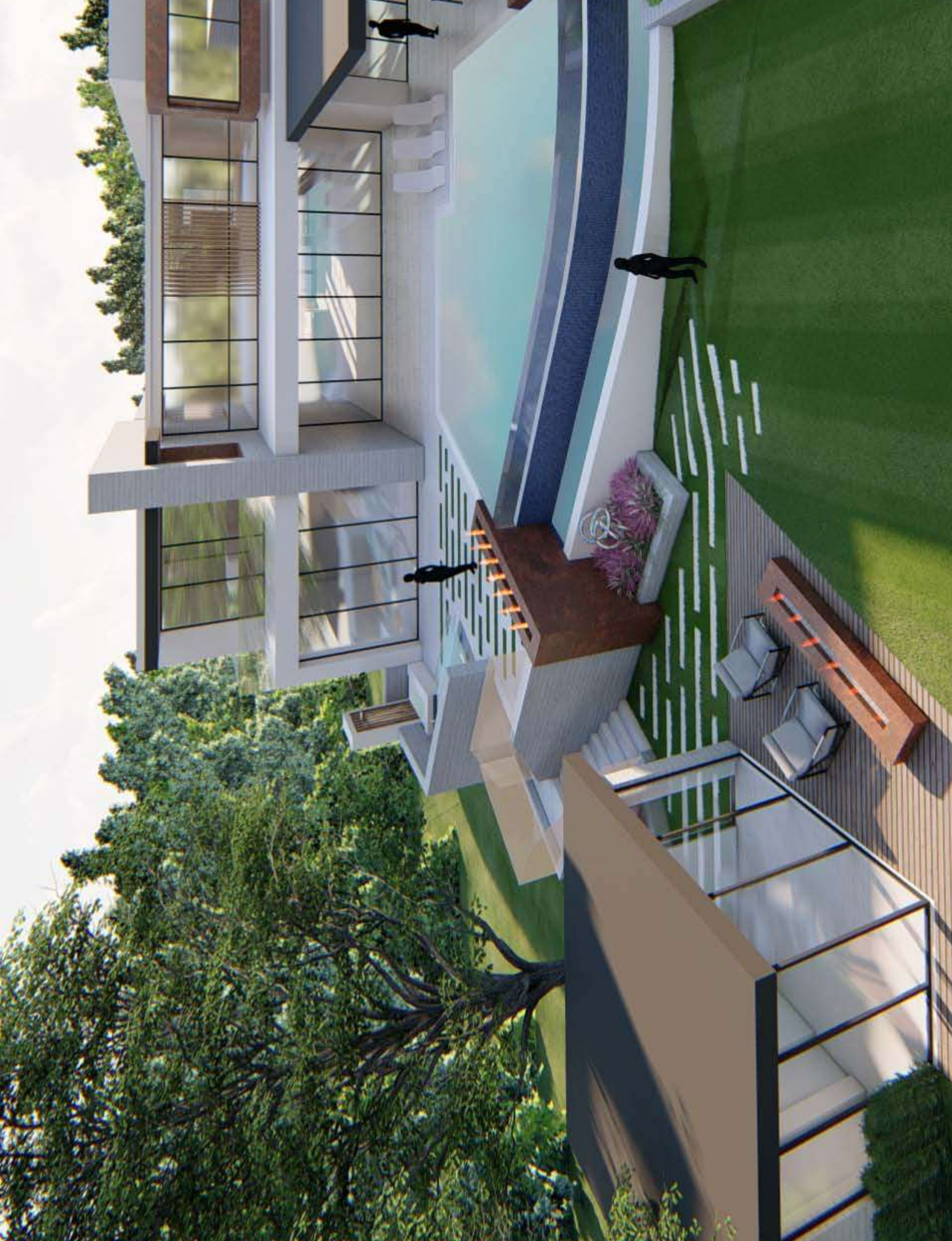
















Planning & Zoning Board

agenda item

item type	Public Hearings	meeting date	March 1, 2022
prepared by	Jeffrey Briggs	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

Request of Bruce Cole

item list

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.

motion / recommendation

Staff Recommendation is for Approval.

background

Bruce Cole, on behalf of the owner, David Wolf, is requesting approval to construct a new, two-story, 7,846 square-foot, single-family home at 2056 Lake Drive, on Lake Killarney. The property is zoned R-1AA, and 38,096 square feet in size. The proposed impervious lot coverage of 14,432 square feet is 42% of the total lot, which is under the maximum 50% as allowed by Code. In the R-1AA zoning district, base maximum Floor Area Ratio is 33%, with an allowance of up to 38% for increased side-yard setback standards. The maximum total gross floor area allowed is 14,477 square feet, however, the applicant is proposing a home with a total gross floor area of 7,486 square feet. This equates to a FAR of 20%.

Lakefront Lot 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. The only trees to be removed include three oaks in conflict with the improvements. There are numerous trees on this lot that will be saved that include eight oaks, eight maples, and four cypress trees. During the building permit process, the City Arborist will determine any mitigation necessary for the removal of the 3 Oak trees.

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 is not to permit walls/swimming pool decks facing the lake, in excess of three feet in height. This plan complies with that provision. The issues that we typically deal with about grades and pools decks/retaining walls are not

present in this case due to the fact that the lot is relatively flat and the swimming pool deck is only two feet above grade.

View of Neighbors

The Code direction is to minimize the degradation of traditional views across properties by new houses, additions, second story additions, etc. alongside property lines toward the lake that may block traditional views. The average lakefront setback of the two adjoining homes is 56 feet. This proposed home will have a setback to the house of 60 feet. A large portion of the rear yard is to remain open, which will mitigate any visual impact to the adjoining neighbors.

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 along the lakefront (as they have ample land to accomplish this) and there is also ample space in the side setbacks to convey the rainfall down the lot to this retention area. They will meet the stormwater retention criteria.

Summary

Overall, the plans meet the intent of the lakefront review criteria. The rear setback is greater leaving a bit more lakefront yard leaving a large portion of the rear yard to remain open, which will mitigate any visual impact to the adjoining neighbors. To that extent the impervious coverage which is 12% less than the maximum allowed by Code is beneficial.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Location Map and Aerial.pdf](#)

ATTACHMENTS:

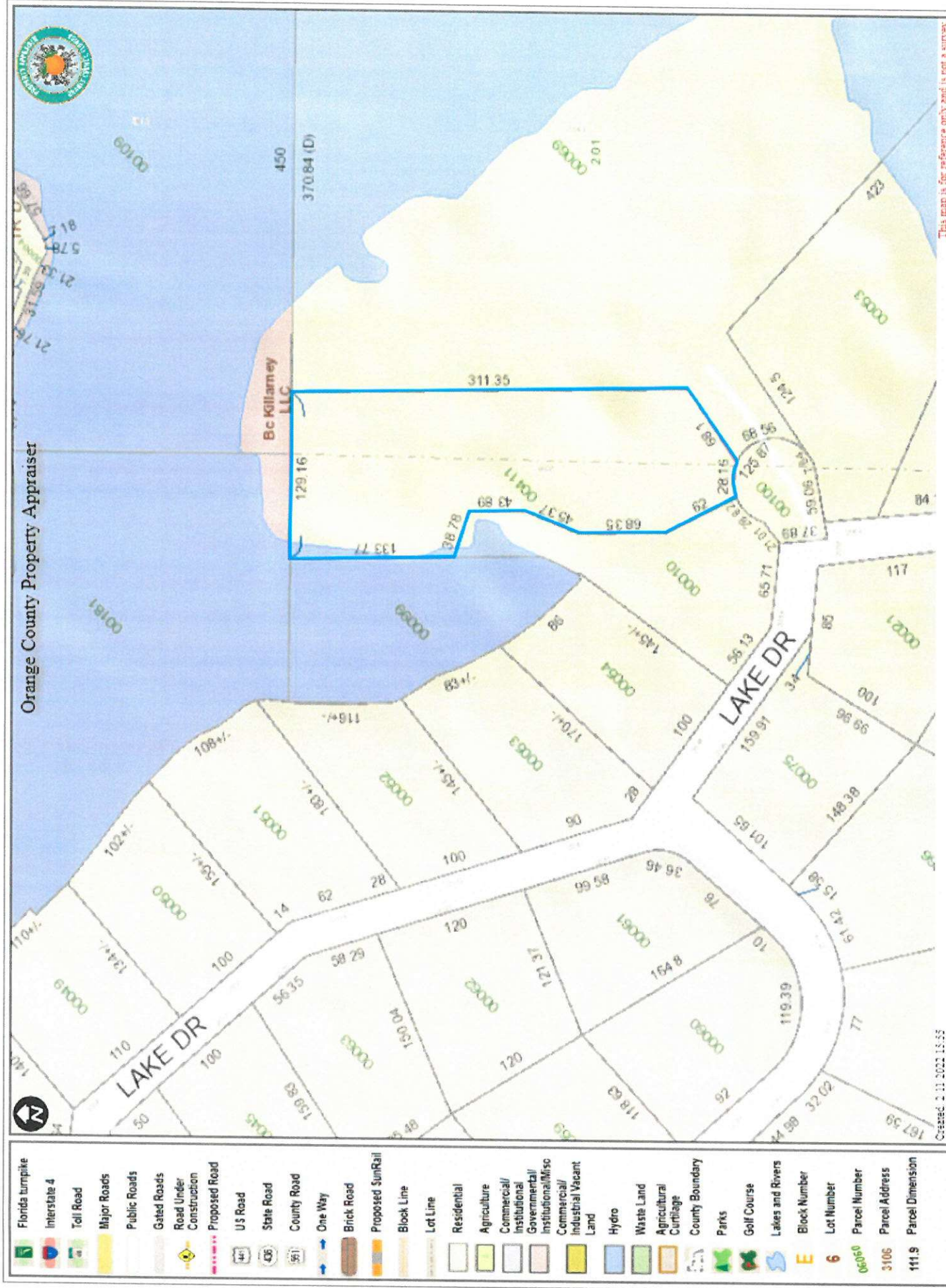
[2056 Lake Dr. Site Plan with Tree Preservation.pdf](#)

ATTACHMENTS:

[2056 Lake Drive Plans for Lake Review.pdf](#)

ATTACHMENTS:

[Survey.pdf](#)





LOT GRADING NOTES

1. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER, ARCHITECT AND/OR THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.
3. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT PEAT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DISPOSED OF OFF-SITE, ALL OF WHICH WILL AFFECT HIS PRICING. ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
4. ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH, OR OTHER UNSUITABLE MATTER.
5. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USEABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
6. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-99. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE OWNER, ARCHITECT AND/OR ENGINEER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL.

STRUCTURAL DESIGN CRITERIA

CODES:

- 2020 FLORIDA BUILDING CODE, 7th EDITION, RESIDENTIAL (REFERRED TO THROUGHOUT THE PLANS AS THE 7th EDITION)
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11)
- SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-11)
- AISC MANUAL OF STEEL CONSTRUCTION, 2005, THIRTEENTH EDITION
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 EDITION.
- APA PLYWOOD DESIGN SPECIFICATIONS PDS-04
- NATIONAL ELECTRIC CODE 2017

DEAD LOADS:

FLOOR:	STRUCTURE.....	7 PSF
	CEILINGS.....	3 PSF
	MECH/ELEC.....	5 PSF
	PARTITIONS.....	5 PSF
	TOTAL	20 PSF
ROOF:	ROOFING.....	5 PSF
	STRUCTURE.....	7 PSF
	CEILINGS.....	3 PSF
	MECH/ELEC	5 PSF
	TOTAL	20 PSF

FLOOR LIVE LOADS:

RESIDENTIAL FLOOR.....	40 PSF
RESIDENTIAL BALCONIES.....	60 PSF
RESIDENTIAL DECKS.....	40 PSF
RESIDENTIAL STAIRS.....	40 PSF

ROOF LIVE LOADS:

MINIMUM ROOF LIVE LOAD (PSF)
TRIBUTARY LOADED AREA (SQ.FT.)
FOR ANY STRUCTURAL MEMBER

Roof Slope	0 to 200	201 to 600	Over 600
0:12 < 4:12	20	16	12
> 4:12 < 12:12	16	14	12
> 12:12	12	12	12

WIND LOADS WIND VELOCITY = 140 MPH

- (ASCE/SEI 7-16) RISK CATEGORY 2
- EXPOSURE = "C"
- ENCLOSURE CLASSIFICATION = ENCLOSED
- INTERNAL COEFFICIENT GC PI = + 0.18
- COMPONENTS AND CLADDING DESIGN WIND PRESSURE (PSF):
- EDGE ZONE: 10 FEET

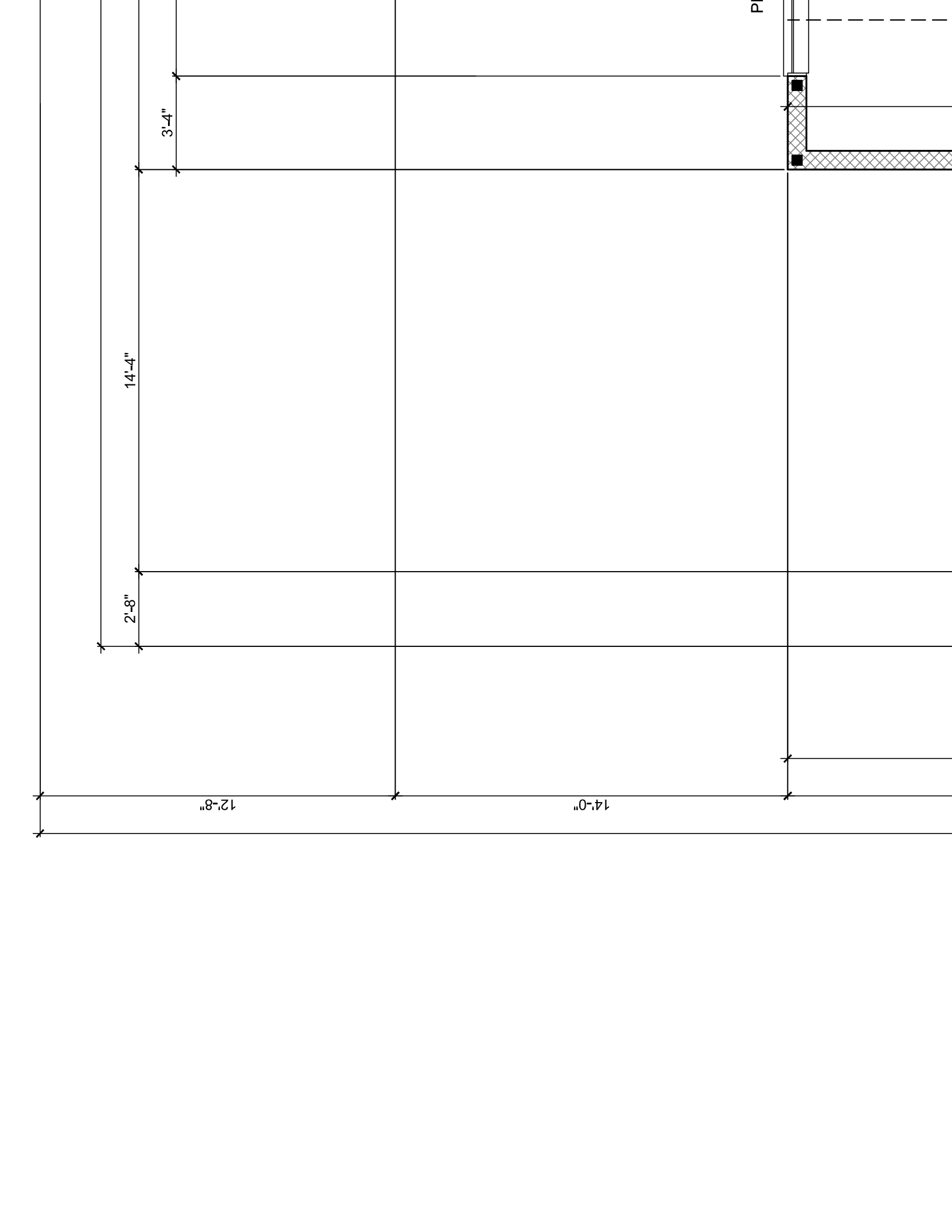
GENERAL NOTES:

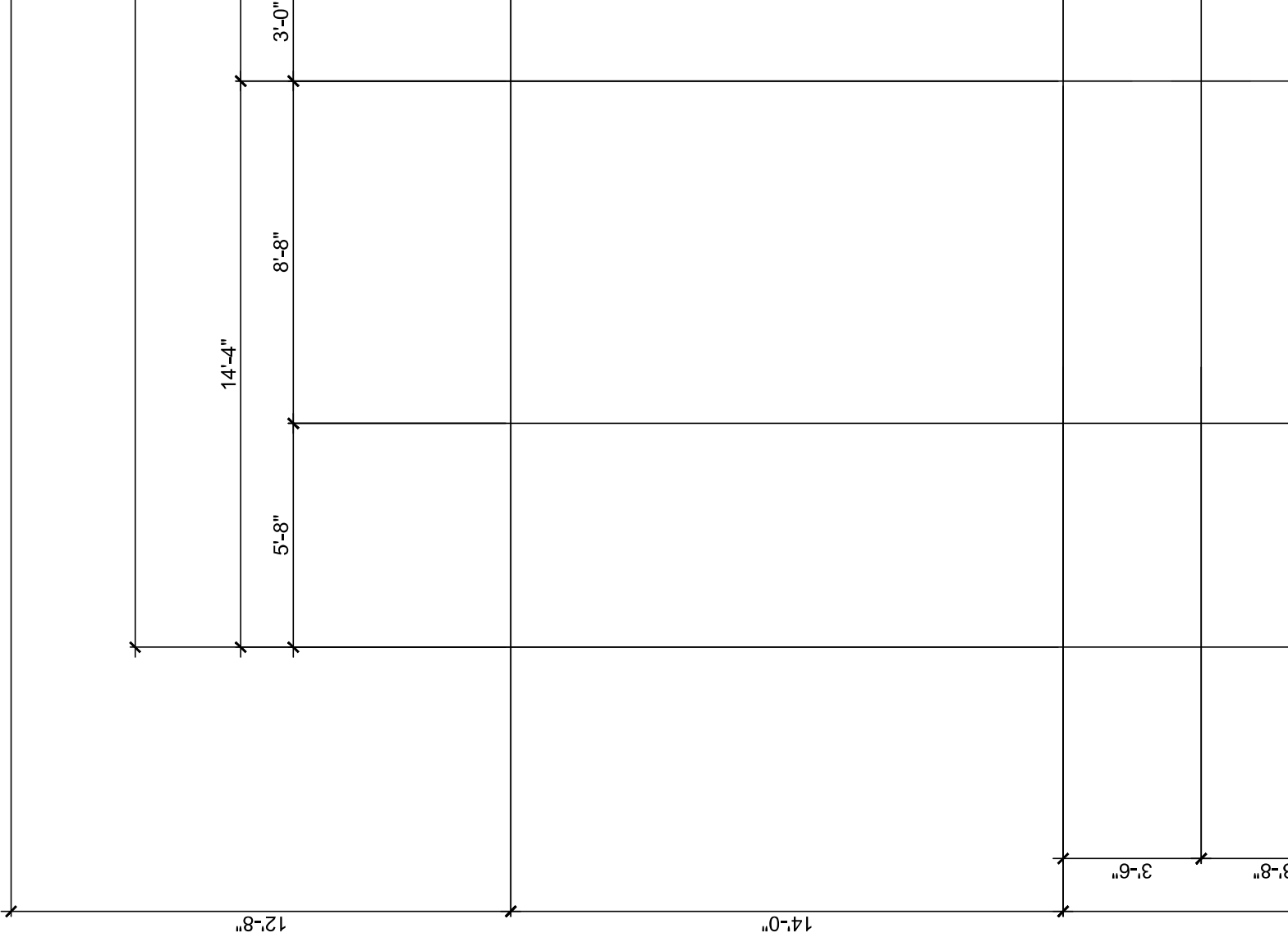
- TO THE BEST OF MY KNOWLEDGE, THESE CONTRACT DOCUMENTS, PREPARED UNDER MY DIRECT SUPERVISION, COMPLY WITH THE APPLICABLE MIN. BUILDING CODE REQUIREMENTS AND FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 533 AND 633 OF THE FLORIDA STATUTES. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE., ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.
- PROVIDE FLASHING, COUNTER FLASHING, BACKER RODS, TOP QUALITY SEALANT AND/OR WATER PROOFING SYSTEMS TO ENSURE WATER PROOF CONNECTIONS AT JOINTS AND INTERSECTIONS.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE-TREATED.
- WALLS SEPARATING GARAGE FROM RESIDENCE SHALL HAVE MIN. (1) LAYER 1/2" THK GYP BD. ON EACH SIDE. GARAGE CEILINGS SHALL HAVE MIN. (1) LAYER 1/2" THK. GYP. BD. U.N.O. PER R302.6 OF THE 7th EDITION FLORIDA BUILDING CODE- RESIDENTIAL (UNLESS LIVING AREA IS ABOVE GARAGE, THEN " 5/8" TYPE X GYP. IS REQUIRED.)
- ALL ACCESSIBLE SPACES BENEATH STAIRS SHALL BE FINISHED WITH 1/2" GYP. BD. PER R302.7 OF THE 7th EDITION FLORIDA BUILDING CODE- RESIDENTIAL. 1/2" SAG RESISTANT GYP.
- ALL CEILINGS SHALL BE FINISHED WITH SAG RESISTANT GYPBD. UNLESS NOTED OTHERWISE.
- UNDER NO CIRCUMSTANCES SHALL AN OPENING IN A BLOCK WALL BE MOVED FROM IT'S LOCATION ON THE PLANS, OPENINGS SHALL NOT BE ADDED WITHOUT PRIOR CONSENT OF THE ARCHITECT
- ALL NAILS SHALL BE COMMON WIRE NAILS EXCEPT FOR ROOF SHEATING - SEE NOTE BELOW FOR ROOF SHEATHING NAILS.
- ARCHITECT ASSUMES NO RESPONSIBILITY OVER ANY PHASE OF CONSTRUCTION OR COMPLETED STRUCTURE. ARCHITECT DOES NOT OFFER OR PROVIDE ANY JOBSITE/CONSTRUCTION SUPERVISION OR ADMINISTRATION.

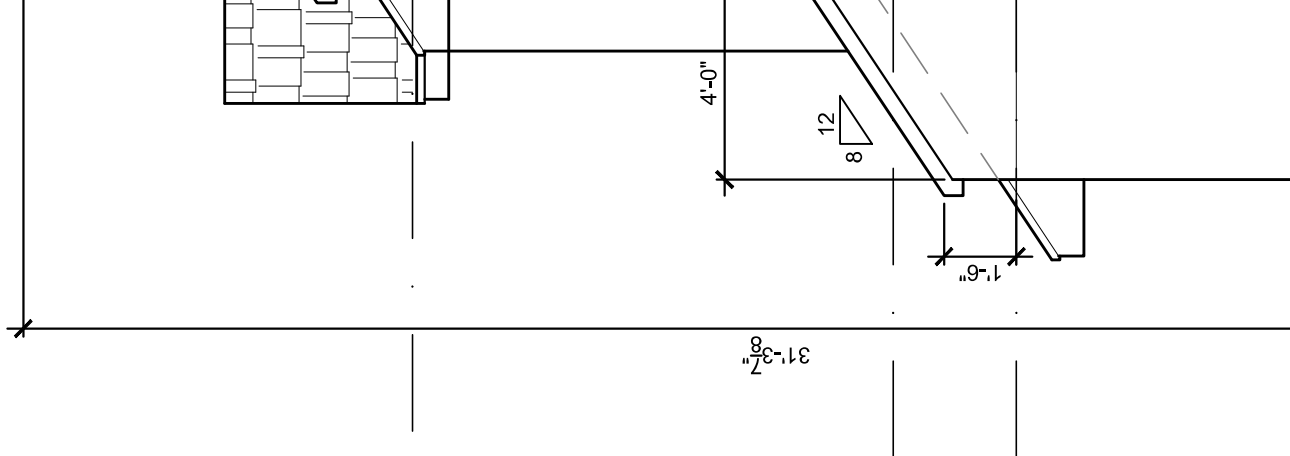
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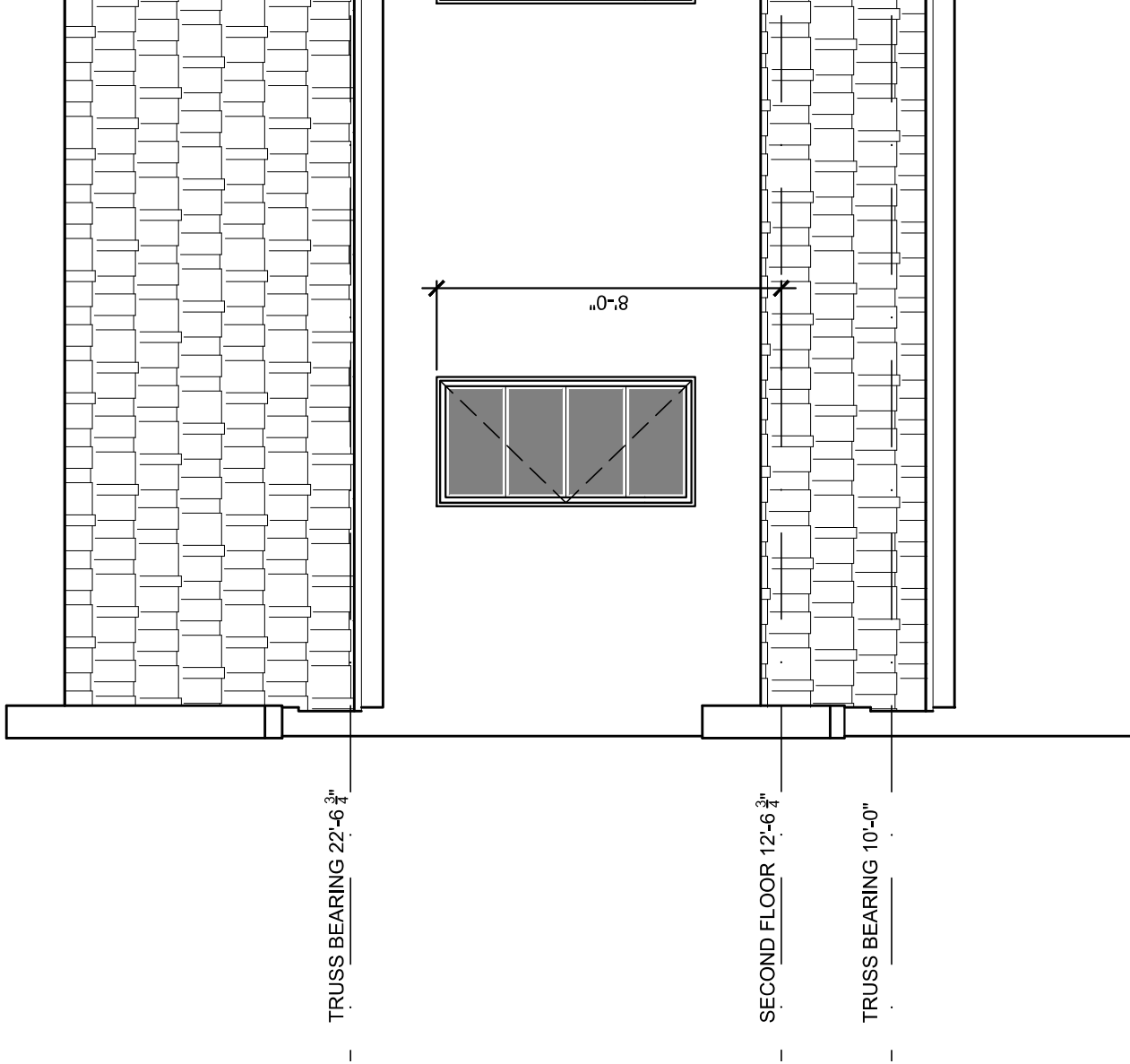
AT ALL HORIZONTAL CONCRETE REINFORCEMENT FOOTINGS, BEAM, WALL, ETC. PROVIDE 2'-0" X 2'-0" CORNER BARS, SAME NUMBER AND SIZE AT ALL INTERSECTIONS AND CORNERS (LAP 25")











Parent Tract Survey

Parent Tract Legal Description:

A portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 22 South, Range 29 East, and all according to the Plat thereof, recorded in Plat Book "P", Page(s) 89, of the Public Records of Orange County, Florida, is described as follows:

Beginning at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 1, said point also being the Northwest corner of Lot 4, run North $90^{\circ}00'00''$ East (South $88^{\circ}01'04''$ East) along the North line of said Lot 4, for a distance of 210.00 feet; thence run North line run South $00^{\circ}06'38''$ West, for a distance of 336.45' (311.35) feet; thence run South $54^{\circ}45'04''$ West to a point on a curve concave Southeasterly, said curve having a radius of 33.11 feet; thence run Southwest $99^{\circ}10'31''$ over an arc distance of 57.31 feet to the end of the curve, the chord for said run being 50.42 feet; thence South $51^{\circ}38'23''$ West, for a distance of 21.01 feet to a point on the East right of way line; thence run $06^{\circ}18'00''$ West along said East right of way and it's Northerly projection, for a distance of 98.84 feet; thence run North $06^{\circ}18'00''$ East of 312.09 (291.47) feet to a point on the North line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 1, said point also being the Northeast corner of Lot 4, (South $88^{\circ}01'04''$ East) along said North line, for a distance of 100.00 (100.07) feet to the Point of Beginning.

Note: Bearings and distances in red and parentheses reflect the North line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 1, Township 22 South, Range 29 East per the certified corner record location.

Containing 44,740.13 square feet, or 1.027 Acres $\pm$.

Note: Lots A, B, and C are each together with a $\frac{1}{3}$ interest in the Common Access parcel and the easement thereon.

Flood Disclaimer: By performing a search with the local governing municipality or www.fema.gov, the property appears to be in an unshaded area. This Property was found in Orange County, community number 120179, dated 9/25/2009.

CERTIFIED TO: DAVID WOLFE

West $\frac{1}{4}$ Corner of Section 1,
Township 22 South, Range 29 East
per Certified Corner Record

1337.99' (C)



Planning & Zoning Board

agenda item

item type	Public Hearings	meeting date	March 1, 2022
prepared by	Nicholas Lewis	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

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.

motion / recommendation

Staff recommendation is for approval.

background

Raymond Horal, on behalf of The Generous Pour, is requesting 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.

The applicant will be seeking a Class 2 Liquor License for retail liquor sales for off-premise consumption.

Section 58-76 of the City Land Development Code allows liquor stores more than 300-feet from residential properties as a permitted use and liquor stores within 300 feet of a residential property as a conditional use in C-3 Commercial Zoning Districts.

The rear of the property currently sits roughly 132-feet away from the rear of the nearest residential property. However, separating these two properties are a considerable FDOT right-of-way with train tracks and the rear fences of the residential neighborhood, which creates an 80-foot buffered area that is inaccessible from the rear of the residential properties backing up to the railway. This buffer makes the closest residential property accessible by cars, bikes, or pedestrians about 1,100-feet away from the proposed location, which is well above the 300-distance requirement. Because the Code measures based on proximity, and not travelable distance, the Applicant must seek relief from the distance requirement through the Conditional Use process. The proposed location is strictly within a commercial corridor, and it is staff's position that this use is all-around compatible with the area.

Section 58-90(k)(2) of the City Code states that the purpose of the conditional use process

for alcoholic beverage licenses is to make sure, "the proposed use is compatible with the adjacent residential areas and will not create any nuisances related to overflow parking on residential streets, noise which is disturbing to the residential occupants, or loitering of patrons within residential areas."

The applicant is proposing a high-end retail establishment looking to "champion all things poured" including a variety of inventory related to coffee, tea, wine and spirits. The Class 2 Alcoholic Beverages License, strictly limits the sale of wine and liquor in closed containers for off-premise consumption. Because the proposed store is compatible with the surrounding commercial uses, and all wine and liquor sales will be limited to off-premise consumption, staff is recommending approval for this request.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[834 N Orange Area Map.pdf](#)

ATTACHMENTS:

[834 N Orange Aerial Map.pdf](#)

ATTACHMENTS:

[Updated Floor Plan FINAL.pdf](#)

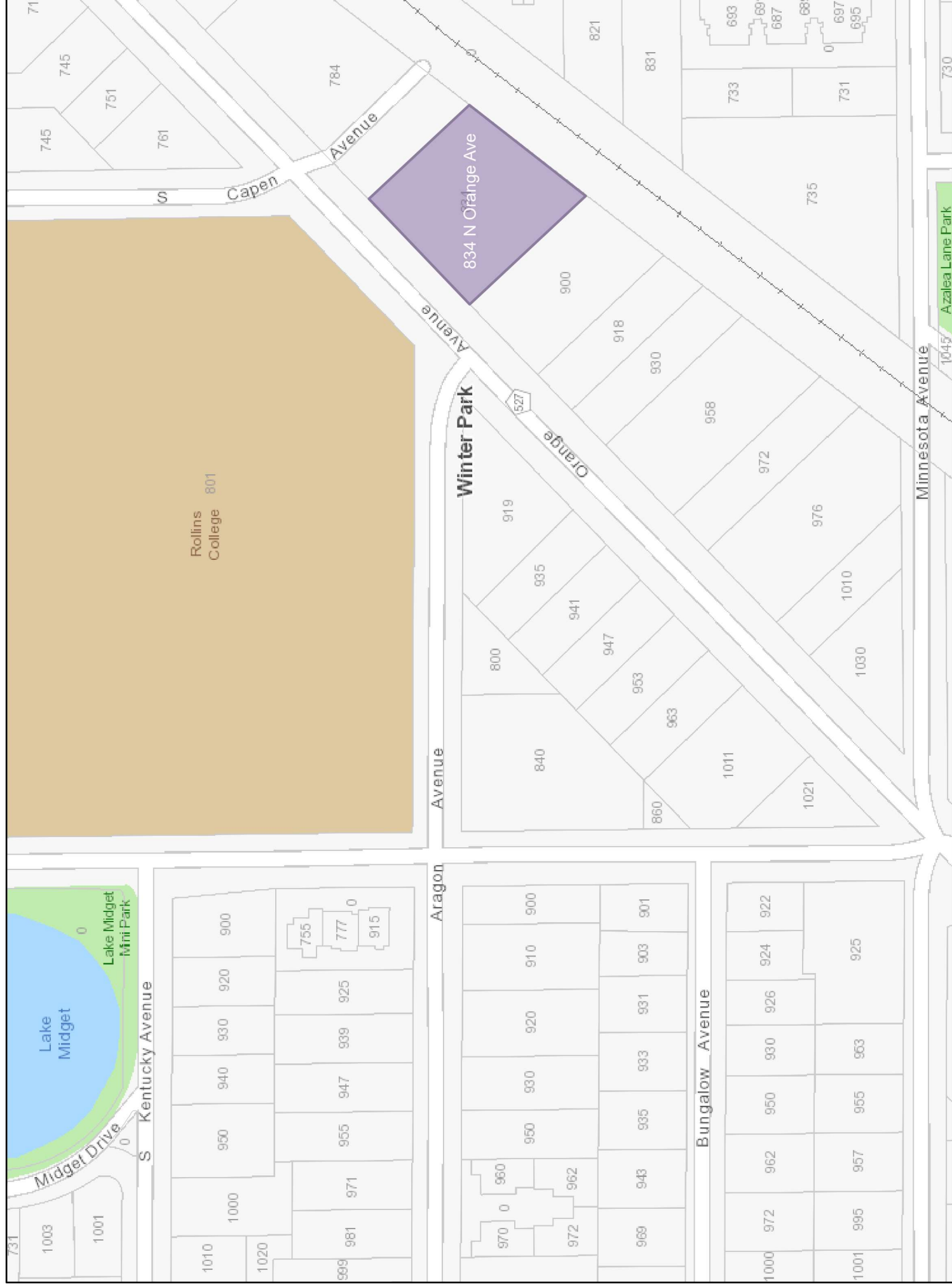
ATTACHMENTS:

[Preliminary Parking Plan.pdf](#)

ATTACHMENTS:

[The Generous Pour - Business Overview.pdf](#)

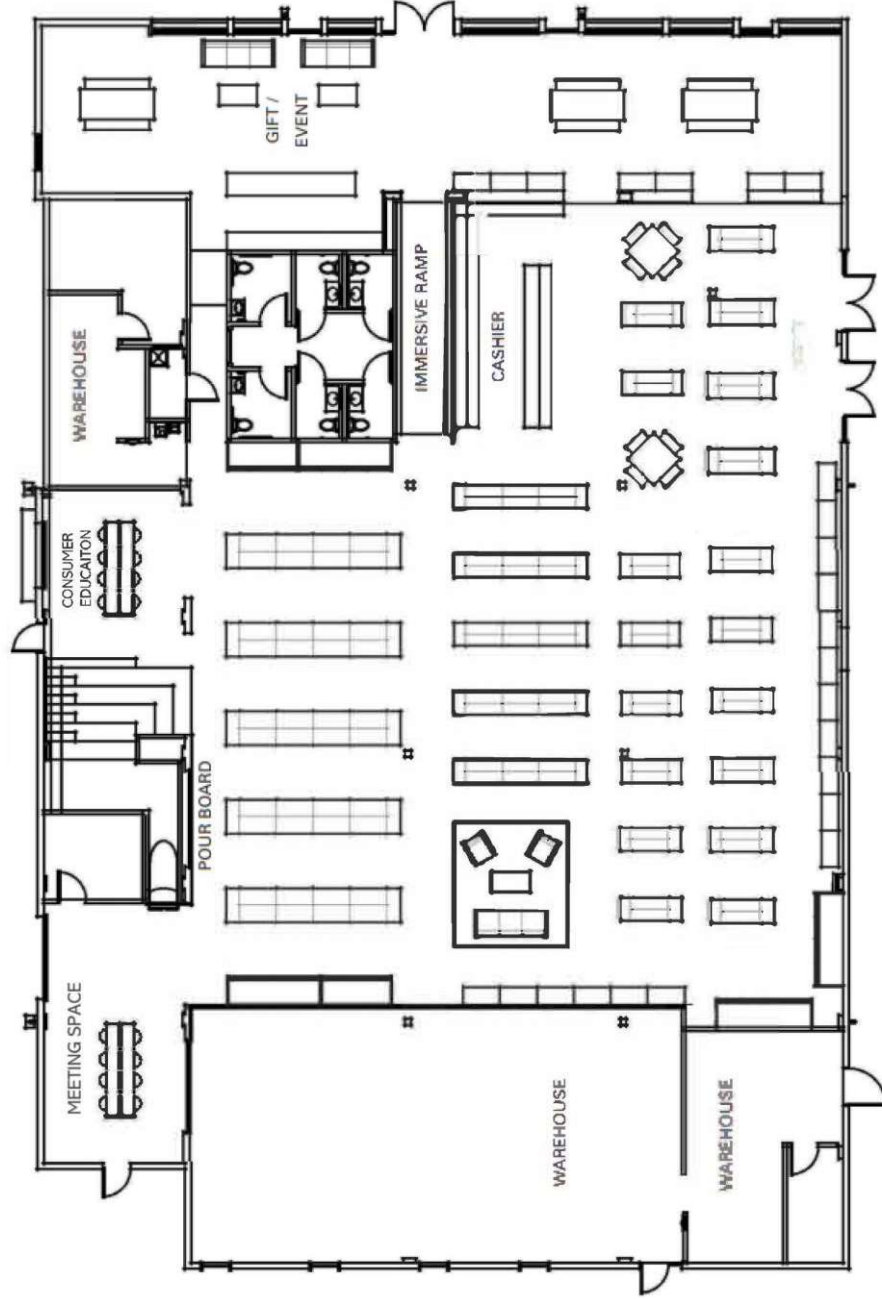
CU #22-03 - 834 N Orange Ave

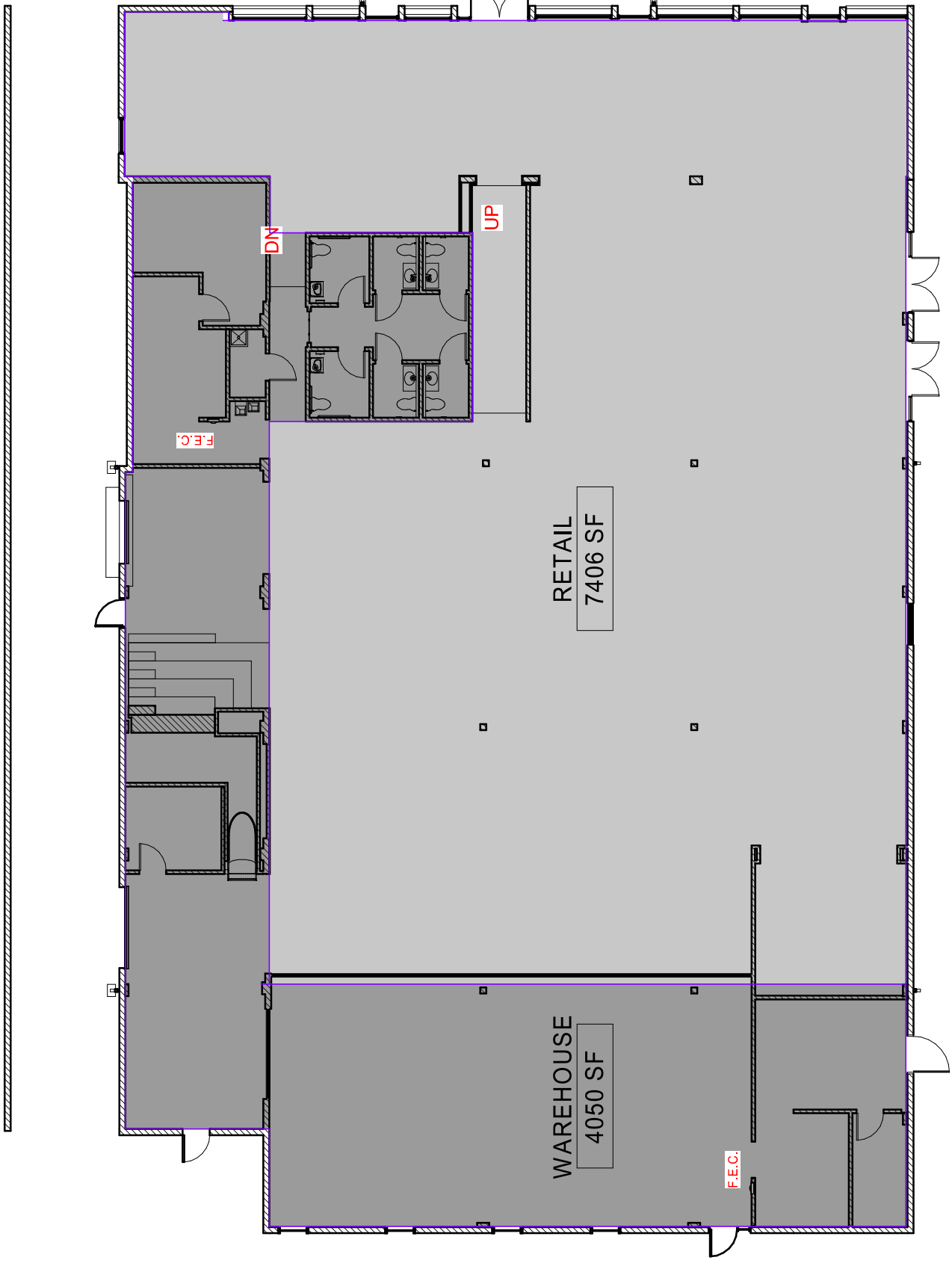


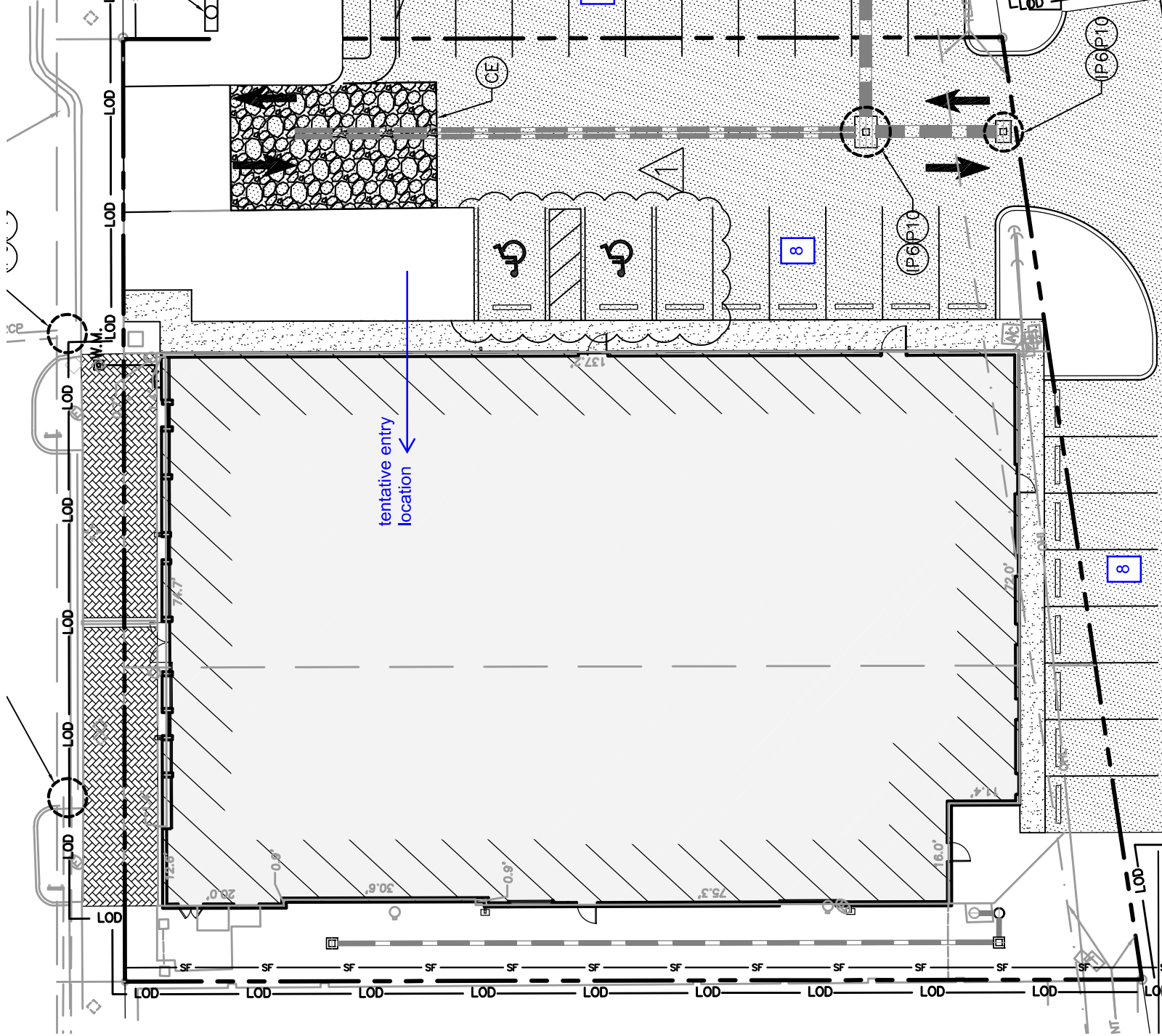
CU #22-03 - 834 N Orange Ave



THE
GENEROUS
POUR









POUR MORE INTO MAKING A DIFFERENCE™

MASSIVE TRANSFORMATIVE PURPOSE

To create & connect consumers to the biggest lever mankind has ever been able to access to promote, empower & fuel the human spirit –

One customer, one cocktail & one community at a time.





THE VISION

To establish **THE GENEROUS POUR** as a lifestyle retail brand with a robust omni-channel strategy that effectively caters to the millennial consumer by combining culture, creativity & connection, our vision is being recognized as the premier purveyor of wine, beer & spirits in the world, all while upholding our uncompromising commitment to our principles, our people & our purpose while we grow.

POURING FOR MORE

We are going to connect consumers & communities to charitable causes that are most important to them by way of a \$72b wine & spirits retail category that is expecting consistent growth through 2026 (+4.8%), predominantly fueled by the influx of millennial consumers coming of legal drinking age in the next 3 years.



THE GENEROUS POUR
everyone the opportunity to
experience the joy & flavor of
generosity; because even the
thirst to quench & satisfy can be
poured for.

LEADING FROM THE FRONT

THE GENEROUS POUR will become the first-ever Certified B- Corporation wine & spirits retailer, as we seek to harness the magnitude of the industry as a force for good.

Certified B Corporations are a new kind of business that balance's purpose and profit, and that is our pledge at **THE GENEROUS POUR**. We are legally required to consider the impact of our decisions on our workers, customers, suppliers, community, and the environment. This is a community of leaders, driving a global movement of people using business as a force for good.



— MEET OUR TEAM —

Fanatically driven with an incurable need to produce results, our team has an unwavering faith that we can & will prevail in the end, being the best in the world at our core business. We recognize that leadership is not about titles, positions or flowcharts, as we believe in about one life influencing another. Collectively we will lead from the front with a fierce resolve to do whatever it takes to fuel our com



GIULIANA ROSSI
CO-FOUNDER | MARKETING



ALEX AMMAR
CO-FOUNDER | FINANCE



RON BO
EXECUTIVE CREATIVE



RAY HORAL
CO-FOUNDER | SALES



DANIELLE WASSERMAN
DIRECTOR OF DIGITAL MARKETING

THE TEAM

We are a team of accomplished business professionals that has an unrivaled ambition to build something larger & more lasting than ourselves. We have learned humility, kindness, empathy, toughness, perseverance & grit; with areas of expertise in B2B & B2C sales, business development, financial affairs, marketing, strategic planning, team building, compliance, leadership & fundraising. Each founding member of our team has experienced catalytic events that have had a transformative impact on each of our lives, and these circumstances have fueled our commitments to inter-development as both individuals & professionals.

Through personal humility & professional will, we'll channel our ego away from ourselves & into a larger goal of building a great company. We are incredibly ambitious; however, our ambition is for our vision & company goals & not for ourselves.

**SERVICE
+
SIGNIFICANCE
=
SUCCESS**



W
transf
higher
courage
our way
profits.
15 year
We have
of cre
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PILLARS OF SUCCESS



BRICK & MORTAR



E-COMMERCE

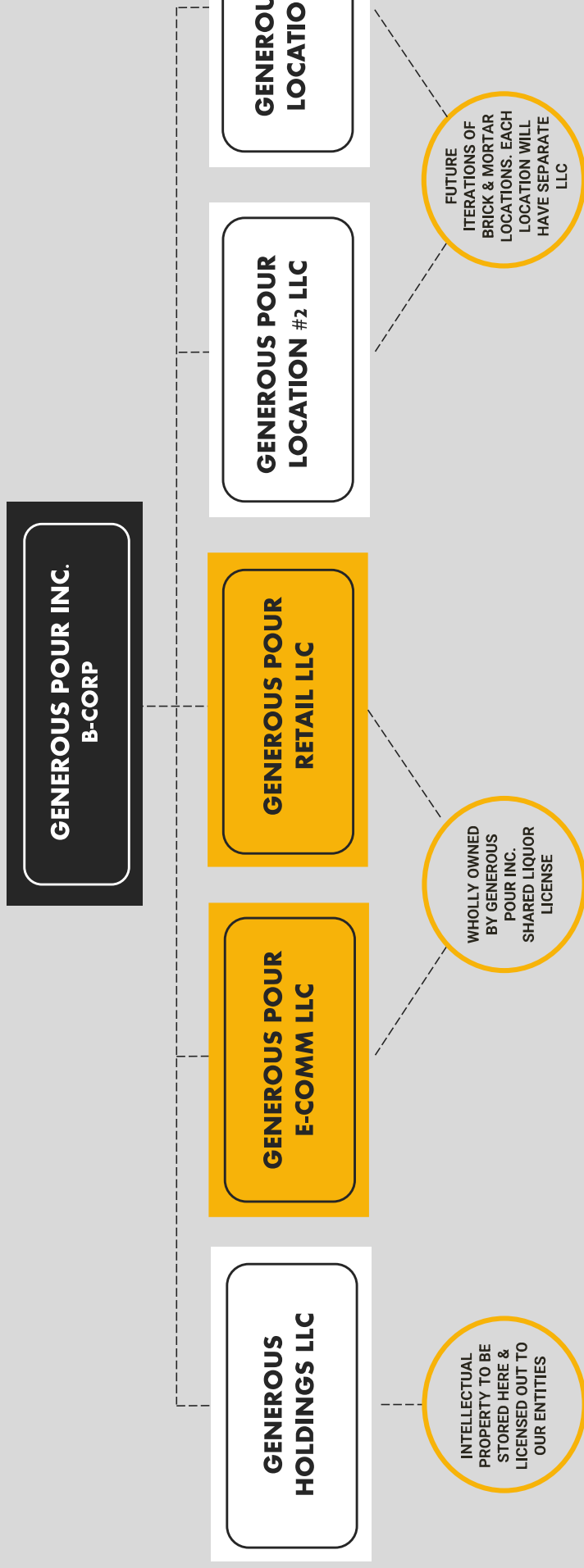


SOFTWARE



CORPORATE STRUCTURE

FIRST-EVER B-CORP WINE & SPIRITS RETAILER



THE WHY

The **CATEGORY** is big, healthy & positioned for growth

The millennial **CONSUMER** is thirsty for better! There is a void, as wine & spirit cater to the largest living demographic in the U.S. that values self, society & pleasure

Our founding team is fueled by a purpose & a **CAUSE** far greater than ourselves. Consumers will support our efforts & share in this mission as we unfold a new story that truly embodies "purpose over profits"

THE CATEGORY



Over the 5 years to 2026, alcohol consumption will continue to grow an estimated 4.8%

THE CONSUMER



Millennials account for 35% of U.S. beer consumption, 32% of spirit consumption and 42% of wine consumption.



According to Good Scout's report liking being asked to report liking being asked to give disliked being asked to give felt guilty if they didn't donate ARE G

WINNING THE MILLENNIAL

THE GENEROUS POUR recognizes the significance of the millennial consumer, as they are 75 million strong & roughly 25% of the U.S. population people born between 1981 and 1996, and are now the largest living generation & legal drinking age generation in the U.S. With this group projected to reach \$10 trillion annually, **THE GENEROUS POUR** understands how important it is to win with this consumer.

According to USA Today, millennials spend about \$300 a month on alcohol or about \$56 per outing. By comparison, gen Xers and boomers said they spend about \$200 a month on alcohol, respectively, on booze each month. Accompanied with their penchant to spend more on alcohol & the fact that this group's spending power is expected to reach \$10 trillion by 2025, it makes this specific group our primary target & focus.



CAPTURING THE MILLENNIALS IS NOT A ONE-SIZE FITS ALL:

Value-driven — 40% of millennials are conservative in their purchase decisions. They are budget-conscious risk avoiders who rely heavily on recommendations

Image-driven — 38% of millennials are likely to live beyond their means as long as they enjoy life through experiences. They follow the latest trends and may even pay more to be among the first to receive a new or innovative product

Quality-driven — 22% of millennials have definite preferences and consider brands as extensions of themselves. They are willing to overspend to receive high quality.





BOHO
BUY ONE, HELP OTHERS



BOHO

BUY ONE, HELP OTHERS

GIVING CONSUMERS CONTROL OF THEIR CONTRIBUTION

FLIPPING THE SCRIPT

THE GENEROUS POUR WILL REVERSE-ENGINEER THE CONSUMERS CHARITY AT CHECKOUT STRATEGY BY PAYING FORWARD A DESIGNATED CONTRIBUTION FROM EACH SALE THAT IS GENERATED FROM EACH CUSTOMER

CAUSE YOU CARE

BY WAY OF OUR PROPRIETARY “BOHO” SOFTWARE, **THE GENEROUS POUR** WILL AFFORD EACH CUSTOMER AT CHECKOUT THE OPPORTUNITY TO CHOOSE THE CAUSE IN WHICH THEY CARE ABOUT MOST TO SUPPORT WITH THEIR RESPECTIVE CONTRIBUTION THAT WAS GENERATED BY WAY OF THEIR PURCHASE

TRUST & TRANSPARENCY

THE GENEROUS POUR OFFER OUR CUSTOMERS THE OPPORTUNITY TO CHOOSE THE CAUSE IN WHICH THEY CARE ABOUT MOST TO SUPPORT WITH THEIR RESPECTIVE CONTRIBUTION THAT WAS GENERATED BY WAY OF THEIR PURCHASE

GIVING BACK HAS NEVER BEEN SO EASY

The BOHO platform will transcend charity at checkout, as it will give consumers complete control of their contribution



SIGN-UP



SELECT



SHOP



CONTRIBUTE

HYPERSPACE

CHANGING THE GAME AT CHECKOUT



Web Application

The first component of this solution will be an online web application (web site). This web site will serve as an informative place where retailers can learn more about the program. It will also serve as a place where retailers can sign-up to be part of the program.



Mobile Application

The second component of this solution will consist of a mobile application (Apple + Android) that can operate on any mobile device (phone or tablet). The mobile application is designed to be customer facing. When a customer scans the QR code on one of the stickers or banners in the store, their device will be directed to the app on the Apple App Store or Google Play Store.

Customers will download the app and enter basic information (name, email). Once they access the app, they will be instructed to choose the charity of their choice. They will only see a list of the charities designated by the retailer. This will be the primary charity assigned to all purchases they do at the retailer's stores.

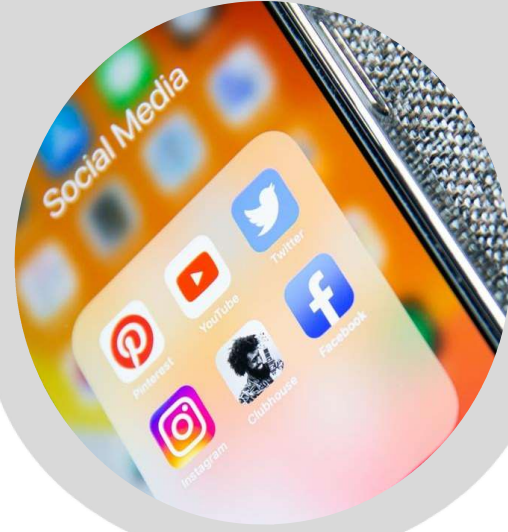
Boho

Buy One | Help Others

THE GENEROUS POUR'S proprietary "BOHO" software will enable retailers using VEND Point of Sale to offer a charitable contribution offering to their customers. Customers can elect to join the program and a percentage of their purchase will go directly to the charity of their choice. The charities that the customer can select will be designated by each retailer.

CONSUMER EXPERIENCE

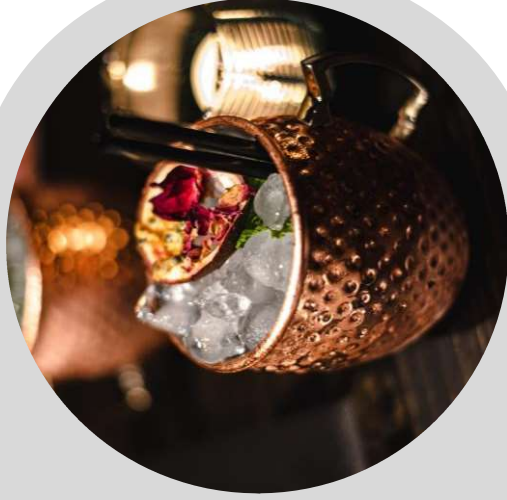
IN-STORE AESTHETICS
CLEAN & CONSISTENT BRANDING
BRAND STORYTELLING
CONSUMER EDUCATION
CUSTOMER SERVICE
EXPERIENTIAL SAMPLING
INTERACTIVE EVENTS
IN-STORE PHOTO OPS
COMPETITIVE PRICING STRATEGY



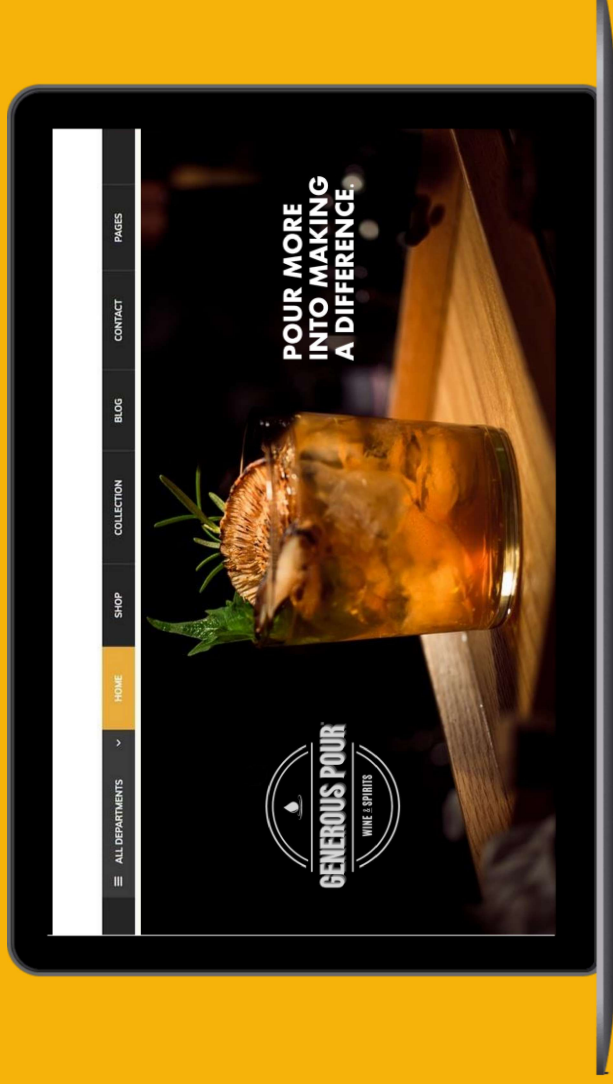
MARKETING

PREMIUM CONTENT

PHILANTHROPY
COMMUNITY
EDUCATION
STORYTELLING
INSPIRATION
ADDED-VALUE



GENEROUSPOUR.COM



E-COMMERCE



MEMBER SIGN-UP



GIFTING



EVENTS

DIGITAL DOMINANCE

@GENEROUSPOURMOVEMENT



EDUCATIONAL CONTENT
FILL IN THE BLANK
COCKTAIL INSPIRATION
CONSUMER GIVE-AWAYS
HOME-TAINMENT TIPS
BEHIND THE SCENES
MOTIVATION MONDAYS
PHILANTHROPIC UPDATES
STORYTELLING



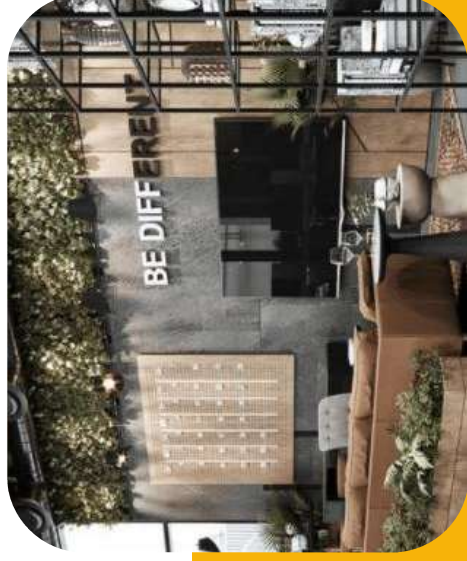
IN-STORE EXPERIENCE

PREMIUM RUSTIC | RAW | INVITING



By creating theatrically themed displays, as we deem
we enhance the customer experience through inspir
visualization.

Soft-toned lighting & upbeat music are the finite det
the-scenes upgrade that looks & feels premium.



IN-STORE DESIGN ELEMENTS

The essence of each store is rooted in shedding new light into old places.

A contagious pour of energy.

A place for impact.

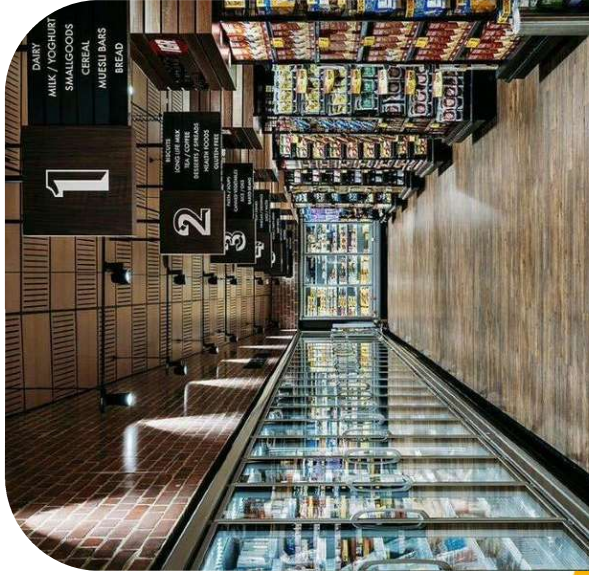
An approachable twist on the wine & spirits industry that playfully educates guests in a notoriously intimidating subject.

Bringing cultural experiences to life guests & team members never thought imaginable.



IN-STORE STANDARDS

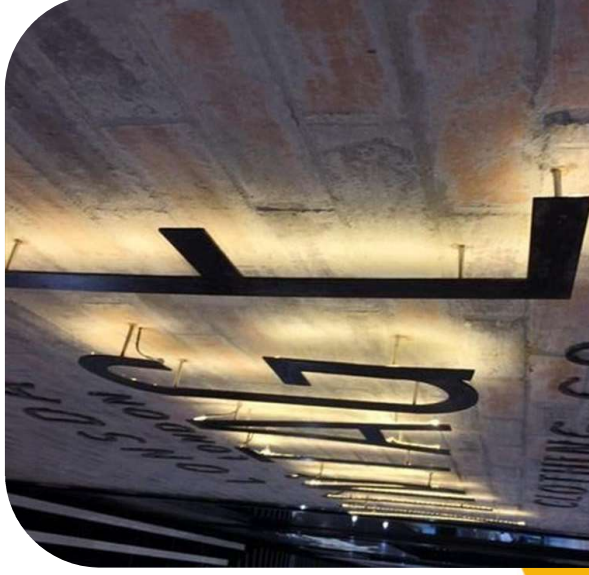
Unlike cluttered brick & mortar stores that bottleneck the consumer path-to-purchase, we focus on top-notch organization that clearly defines categories & products.



CUSTOMER FIRST



IMPACT DRIVEN



PREMIUM BRANDING



E

CAMPAIGN STRATEGY

TIER 1 CAMPAIGNS

POUR ME A DOUBLE

Out of Home
1 Experiential Event
Premium POS Displays
Photo Op
1 Big Giveaway
7 Email Features
3 Blog Features
Website/Ecommerce Headers
Social Media Ads
Social Media Content
Gifting Bundles
Shelf Talkers
Shopping Cart Signage
Direct Mailers
Geofencing
Public Relations

TIER 2 CAMPAIGNS

I'LL TAKE A SINGLE

Prime POS Display
Shelf-Talkers
Shopping Cart Signage
2 Email Features
1 Blog Feature
Website/Ecommerce Headers
Social Media Ads
Social Media Content
Gifting Bundles
4 Cocktail Recipes
Charity of the Month
Personnel Training

TIER 3 CAMPAIGNS

ON THE ROCK

End Cap Features
Shelf Talkers
Social Media Content
Website/Ecommerce
2 Cocktail Recipes
Personnel Training
PPC (optional)

A ONE-STOP SHOP MARKETPLACE

MEATS & CHEESES

COFFEE & TEA

OLIVE OIL

BARWARE & DRINKWARE

FRESH FLOWERS

ENTERTAINING ESSENTIALS

RECIPE BOOKS

CANDLES

STATIONARY

WINE & MIXOLOGY CLASSES



RAISING THE BAR ON GIFTING

BUILD-YOUR-OWN BASKETS
ON-SITE BOTTLE ENGRAVING
TURN-KEY GIFTING SOLUTIONS
IDEATION CATALOGUES
PREMIUM PACKAGING
MULTI-STATE DELIVERY



REASONS TO BELIEVE



FILLING A VOID

There is currently no quality wine & spirits retailer that caters to the millennial's insatiable appetite for self, society & purpose. We are going to fill

BY THE NUMBERS

THE GENEROUS POUR is dedicated to prioritizing data-driven insights to effectively streamline our entire process of marketing, sales, and customer efforts more informed & more powerful. The benefit of this approach is that our team will be able to identify emerging trends & customer preferences, along with achieving higher operational efficiency.

FOUNDERS EXPERIENCE

The founding team has a proven track record of success in the wine & spirits marketing, events & finance. Fueled by a deep understanding of the market, dynamic marketing strategies, strong financial acumen, and a passion for wine, the catalysts behind the brand build have the knowledge and experience to

TAPPING INTO EMOTION

We recognize that emotion is necessary to most effectively communicate a brand's story to deliver impact at every touchpoint that'll trigger a response from the consumer that cannot be replicated by competitors.

ELEVATED EXPERIENCE

Placing brands on the shelf is one thing - experiencing them is another. We continuously bring new & innovative experiences to our customers through storytelling, interactive teachings & them to the world, influenced by the many different wine & spirit producers.

WINNING THE MILLENNIAL

We have developed a robust marketing strategy that resonates with the noise and connect with millennials in meaningful ways, building a sense of & loyalty that'll fuel strong economic growth for years to come.

CONSUMER EXPERTISE

Leading with our premium branding blueprint, THE GENEROUS POUR is a focused & disciplined approach to merchandising, marketing, and sales on our way to outpacing our competition in every aspect of the wine-to-purchase.



GENEROUS POUR™
POUR MORE INTO MAKING A DIFFERENCE™



Planning & Zoning Board

agenda item

item type Public Hearings	meeting date March 1, 2022
prepared by John Harbilas	approved by Bronce Stephenson
board approval Completed	
strategic objective	

subject

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.

motion / recommendation

Staff recommendation is for approval.

background

NIL Build LLC has a vacant lot along the east side of N Lakemont Avenue and is requesting lot split approval with the intention to develop two individual single-family homes. The Zoning is single-family residential (R-1A). The lot is currently undeveloped. The lots are proposed to be split, using a flag lot for shared driveway access, with 80.13 feet of lot width on Lot 1 and 98.29 feet on Lot 2. These lot widths exceed the minimum 75 foot lot, width requirement for their R-1A zoning. The respective lots sizes would be 8,591 square feet and 11,547 square feet, respectively.

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

As indicated above, the R-1A zoning requires a minimum lot size of 75 feet of lot width and 8,500 square feet of lot area. Both proposed lots meet this requirement. Additionally, the flag portion of Parcel 2 requires a minimum of 15 feet of public ROW access, and 18 feet is being provided. No variances are requested.

Lot Conformance to Subdivision Code Test

There are 40 other homes within this neighborhood and block with the same R-1A zoning (see attached map). Of those homes, eleven (97%) are conforming lots

with 75 feet of width or greater. Average width is 80 feet, despite a large majority of the homes along Windsor to the west and Yorkshire to the north being 75 feet wide. The average lot size in the immediate area is 12,547 square feet, however that is skewed by the adjacent neighbor to the south. Thus, while the lot widths proposed are comparable to the entire block, the proposed lot sizes are at the low end of spectrum, yet still meeting the minimum requirements.

Applicable Codes

The applicable Comprehensive Plan policy and Subdivision Code section governing lot splits are on the following page.

Development Plans

The applicant has provided generalized plans for the type of homes that they plan to build, and general site plans for the layout of the proposed new homes. The applicants will comply with the normal single-family development standards, setbacks, etc.

Summary

The owner is looking to develop the property and contribute additional residential units to a desirable area of the City. The request meets all of the R-1A zoning requirements for lot sizes, and no variances are requested. This request also passes the Comprehensive Plan test.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[810 N Lakemont Aerial Map.pdf](#)

ATTACHMENTS:

[Final Plans 810 N Lakemont.pdf](#)

ATTACHMENTS:

[Staff Report Table.pdf](#)

ATTACHMENTS:

[Subdivision Comp Plan Policies.pdf](#)

ATTACHMENTS:

[Subdivision Test.pdf](#)

Sub #22-02 - 810 N. Lakemont Ave



810 N. LAKEMONT DRIVE



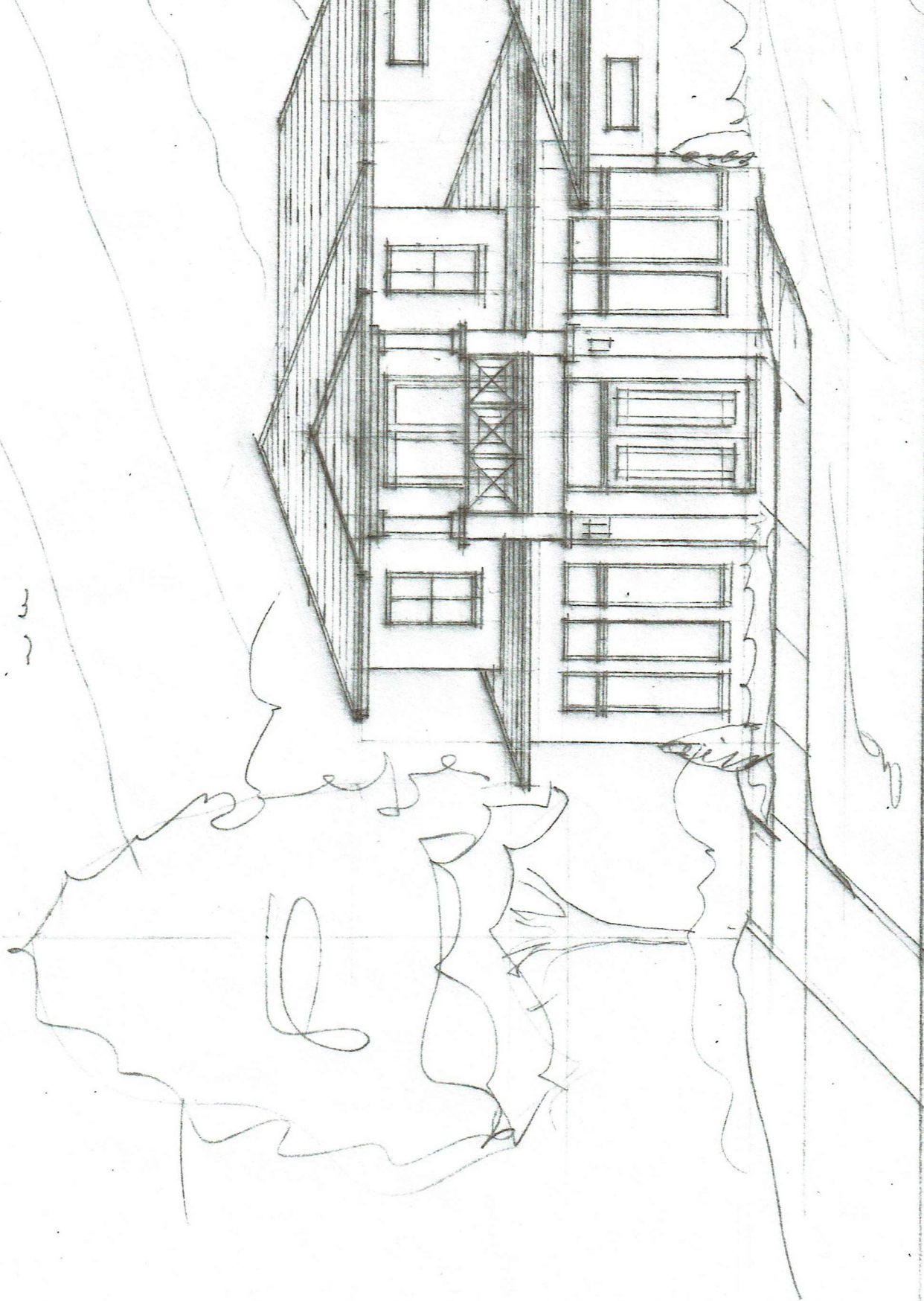
810 N. Lakemont Dr.
Winter Park, Florida

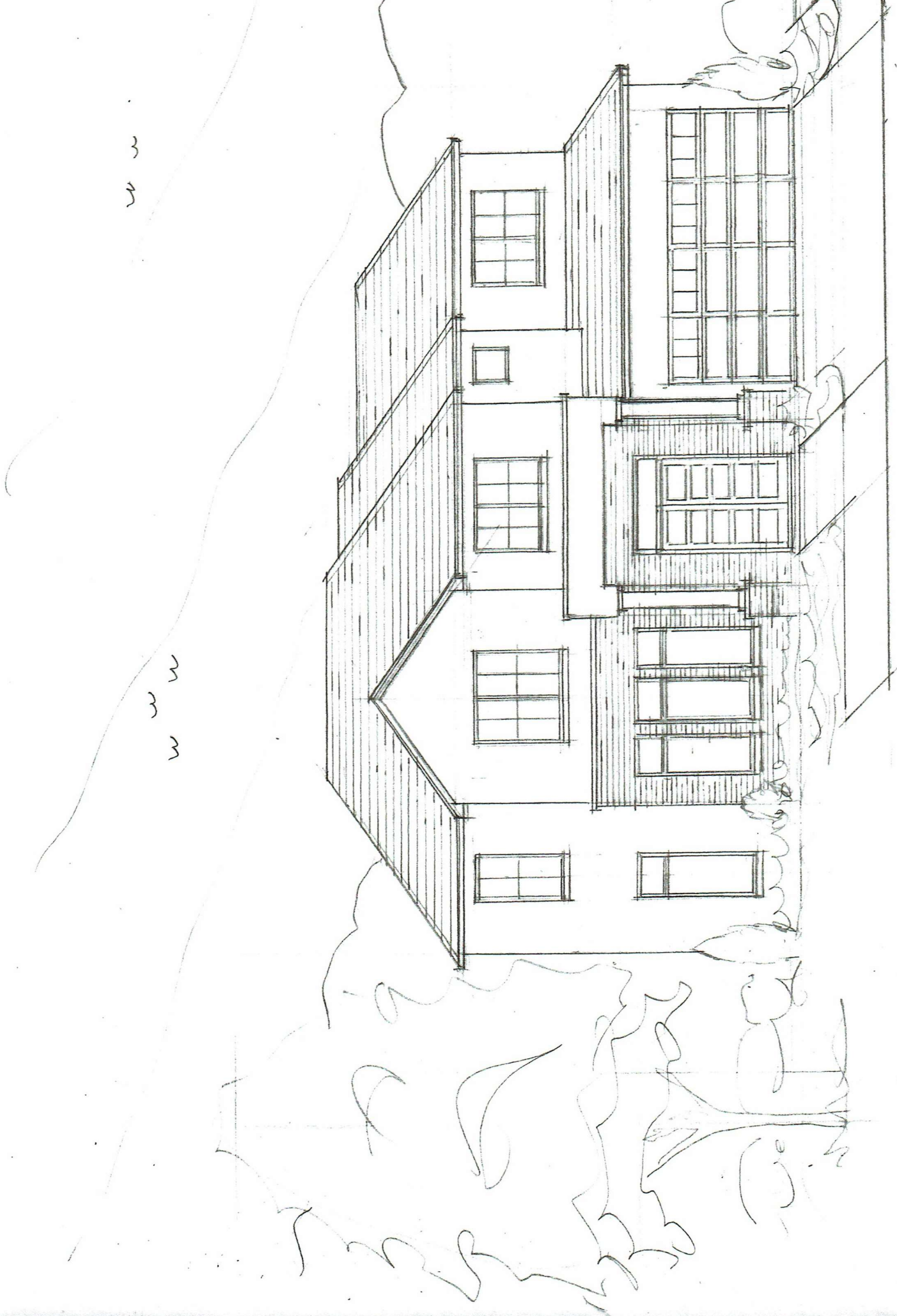
Lot 1

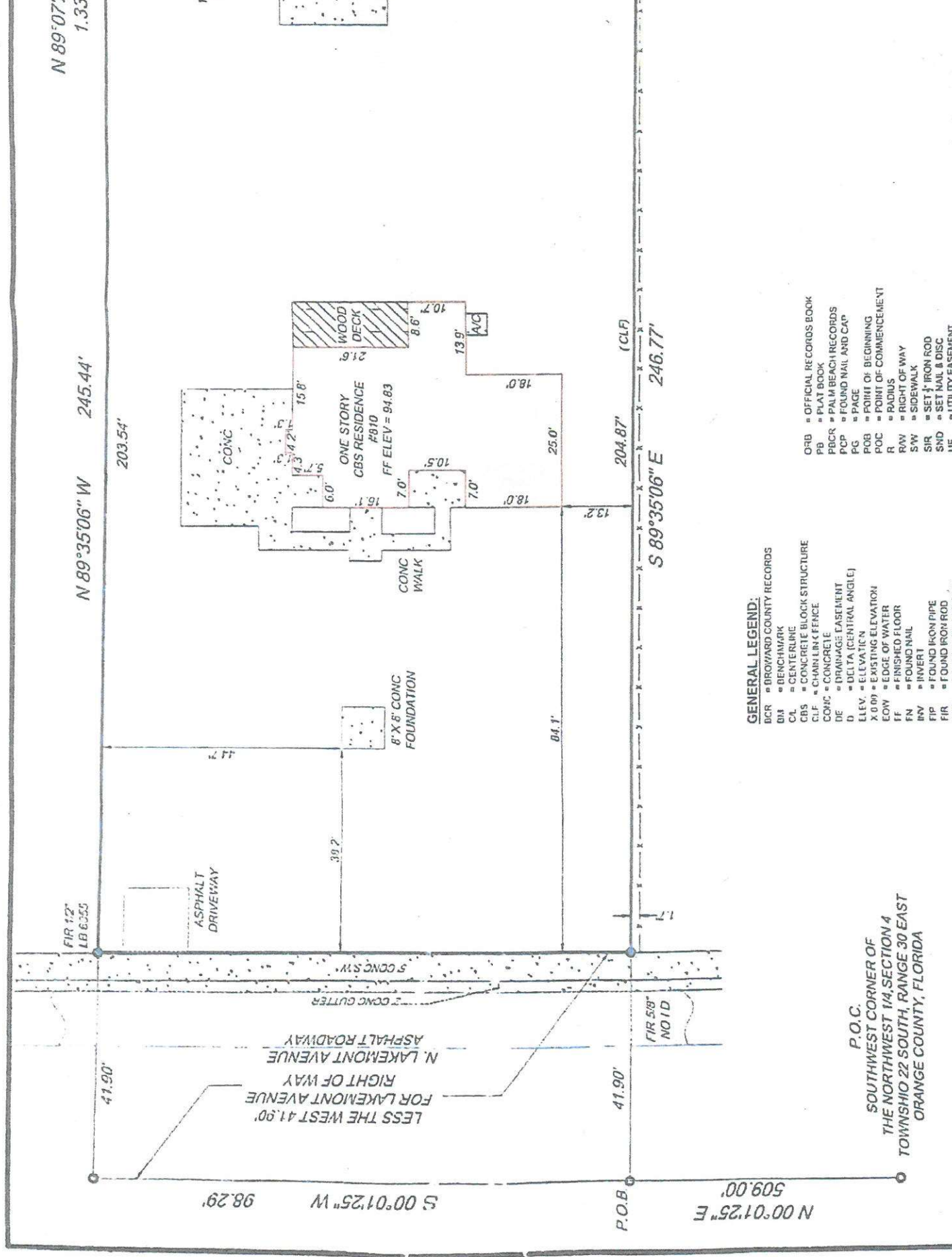
Lot 2

Site Data

Site Data







GENERAL LEGEND:

- DCR = DROWARD COUNTY RECORDS
- DM = DITCH MARK
- CL = CENTERLINE
- CBS = CONCRETE BLOCK STRUCTURE
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- X 0.00' = EXISTING ELEVATION
- EW = EDGE OF WATER
- FF = FINISHED FLOOR
- FN = FOUND NAIL
- INV = INVERT
- IRV = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PBCR = PALM BEACH RECORDS
- PCP = FOUND NAIL AND CAP
- PG = PAGE
- PGB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R = RADIUS
- ROW = RIGHT OF WAY
- S/W = SIDEWALK
- SIR = SET 1" IRON ROD
- SND = SET NAIL & DISC
- UE = UTILITY EASEMENT

P.O.C.
SOUTHWEST CORNER OF
THE NORTHWEST 1/4 SECTION 4
TOWNSHIP 22 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

Legal Description for 810 N Lakemont Ave

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE NORTH 0001'25"EAST ALONG SECTION LINE 509 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89035'06"EAST 246.77FEET; RUN THENCE NORTH 000025" EAST 98.29FEET; RUN THENCE NORTH 89007'20"WEST 1.33FEET TO IRON PIN; RUN THENCE NORTH 89035'06"WEST TO THE WEST SECTION LINE OF SAID SECTION 4; RUN THENCE SOUTH 0001'25"WEST TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR LAKEMONT AVENUE, BEING THE WEST 41.90FEET OF THE ABOVE DESCRIBED TRACT.

Boundary Survey

Legal Description :

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE NORTH 0°01'25" EAST ALONG SECTION LINE 527.00 FEET; THENCE RUN SOUTH 89°35'06" EAST 41.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH LAKEMONT AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°35'06" EAST A DISTANCE OF 107.00 FEET; THENCE RUN NORTH 0°01'25" EAST 80.30 FEET; RUN THENCE NORTH 89°35'06" WEST A DISTANCE OF 107.00' FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE RUN SOUTH 00°01'25" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.30 FEET TO THE POINT OF BEGINNING.

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 9/25/2009.

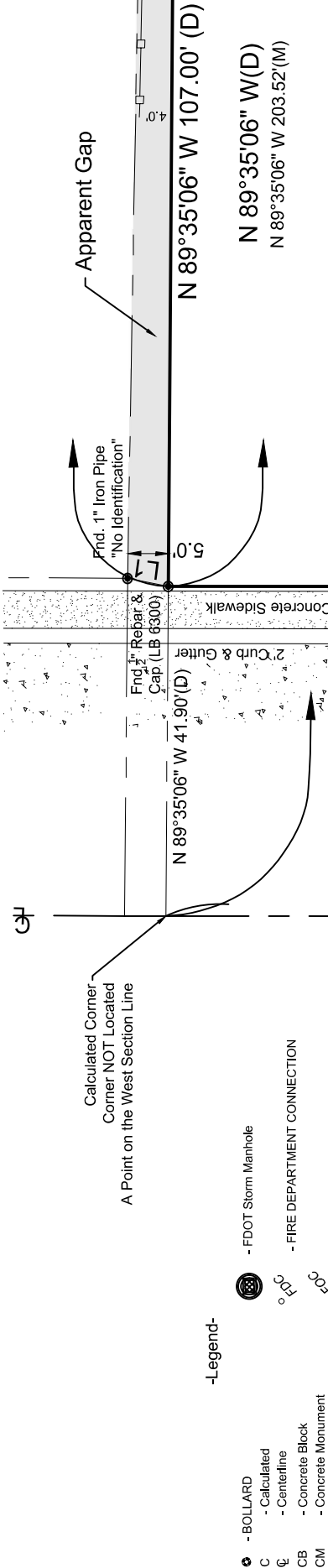
CERTIFIED TO:
NIL BUILD LLC

Corner NOT Located
NW Corner of Lot 1, Block B
Plat of Park Manor
Plat Book T, Page 142

N 00°01'25" E 185.64'(D)

50.00'(D)

N 11°22'46" E 5.14' (M)



Apparent Gap

Fnd. 12" Iron Pipe
"No Identification"

Fnd. 12" Rebar &
Cap (LB 6300)

2" Curb & Gutter

Concrete Sidewalk

N 89°35'06" W 107.00' (D)
N 89°35'06" W 203.52'(M)
N 89°35'06" W 203.52'(M)

-Legend-

- BOLLARD
- Calculated
- Centerline
- Concrete Block
- Concrete Monument
- FDOT Storm Manhole
- FIRE DEPARTMENT CONNECTION
- FDOT

Boundary Survey

Legal Description :

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE NORTH 0°01'25" EAST ALONG SECTION LINE 509.00 FEET; THENCE RUN SOUTH 89°35'06" EAST 41.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH LAKEMONT AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°35'06" EAST A DISTANCE OF 204.87 FEET; THENCE RUN NORTH 0°01'25" EAST 98.29 FEET; RUN THENCE NORTH 89°07'20" WEST 1.33 FEET; RUN THENCE NORTH 89°35'06" WEST A DISTANCE OF 98.25' FEET; THENCE RUN SOUTH 00°01'25" WEST A DISTANCE OF 80.30 FEET; THENCE RUN NORTH 89°35'06" WEST A DISTANCE OF 107.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE RUN SOUTH 00°01'25" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

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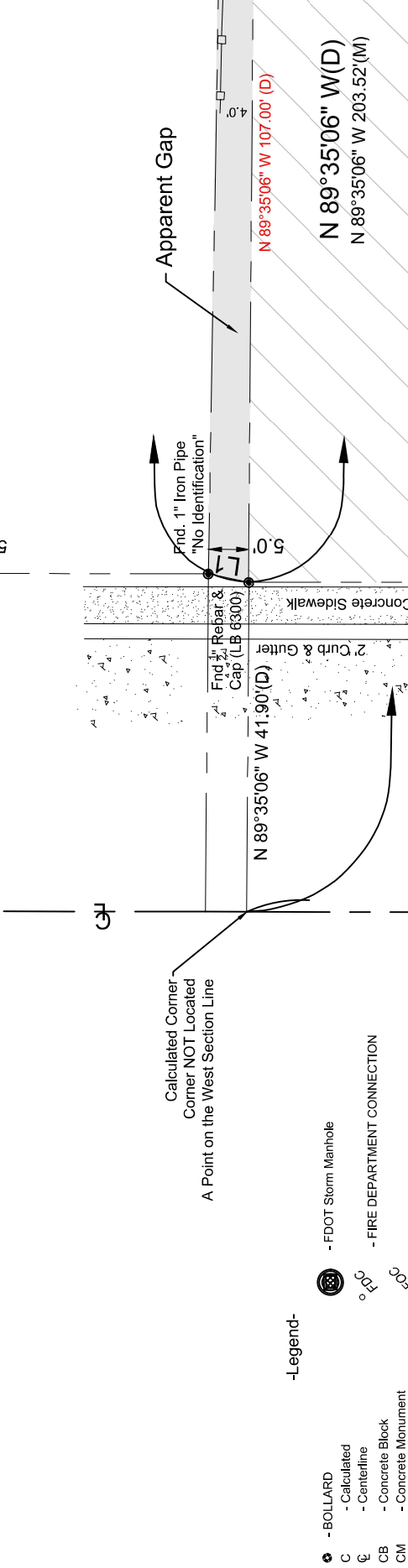
CERTIFIED TO:
NIL BUILD LLC

$$\begin{matrix} L1 \\ N\ 11^{\circ}22'46''\ E\ 5.14'\ (M) \\ L2 \\ S\ 00^{\circ}01'25''\ W\ 18.00'\ (D) \end{matrix}$$

Corner NOT Located
NW Corner of Lot 1, Block B
Plat of Park Manor
Plat Book T, Page 142

N 00°01'25" E 185.64'(D)

50.00'(D)



Boundary Survey

Legal Description (Parent):

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE NORTH 0°01'25" EAST ALONG SECTION LINE 509 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89°35'06" EAST 246.77 FEET; RUN THENCE NORTH 0°01'25" EAST 98.29 FEET; RUN THENCE NORTH 89°07'20" WEST 1.33 FEET TO IRON PIN; RUN THENCE NORTH 89°35'06" WEST TO THE WEST SECTION LINE OF SAID SECTION 4; RUN THENCE SOUTH 0°01'25" WEST TO THE POINT OF BEGINNING; LESS THE RIGHT OF WAY FOR LAKEMONT AVENUE, BEING THE WEST 41.90 FEET OF THE ABOVE DESCRIBED TRACT.

Legal Description (Proposed Parcel 1):

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE NORTH 0°01'25" EAST ALONG SECTION LINE 527.00 FEET; THENCE RUN SOUTH 89°35'06" EAST 41.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH LAKEMONT AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°35'06" EAST A DISTANCE OF 107.00 FEET; THENCE RUN NORTH 0°01'25" EAST 80.30 FEET; RUN THENCE NORTH 89°35'06" WEST A DISTANCE OF 107.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE RUN SOUTH 00°01'25" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.30 FEET TO THE POINT OF BEGINNING.

Legal Description (Proposed Parcel 2):

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE NORTH 0°01'25" EAST ALONG SECTION LINE 509.00 FEET; THENCE RUN SOUTH 89°35'06" EAST 41.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH LAKEMONT AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°35'06" EAST A DISTANCE OF 204.87 FEET; THENCE RUN NORTH 0°01'25" EAST 98.29 FEET; RUN THENCE NORTH 89°07'20" WEST 1.33 FEET; RUN THENCE NORTH 89°35'06" WEST A DISTANCE OF 98.25 FEET; THENCE RUN SOUTH 00°01'25" WEST A DISTANCE OF 80.30 FEET; THENCE RUN NORTH 89°35'06" WEST A DISTANCE OF 107.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE RUN SOUTH 00°01'25" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

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CERTIFIED TO:

NIL BUILD LLC

L1
N 11°22'46" E 5.14' (M)

-Legend-

- BOLLARD
- Calculated
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2" Curb & Gutter

Concrete Sidewalk

N 89°35'06" W 41.90' (D)

N 89°35'06" W 107.00' (D)

N 89°35'06" W (D)
N 89°35'06" W 203.52' (M)

Description to Accompany Sketch

Legal Description:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE NORTH 0°01'25" EAST ALONG SECTION LINE 509.00 FEET; THENCE RUN SOUTH 89°35'06" EAST 41.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH LAKEMONT AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°35'06" EAST A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 0°01'25" EAST 18.00 FEET; ; THENCE RUN NORTH 89°35'06" WEST A DISTANCE OF 50.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE RUN SOUTH 00°01'25" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQ FT OR .021 ACRES ±

Revision: Revised SoD - 02/15/22 - JWW

-Legend-	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
-a-	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-X-	- Chain Link Fence

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets
and is not full and or complete without both sheets.

Sketch Date: 02-01-22	Sketch and Description Certified To:
Drawn By: JW	
Approved By: PKI	
Field: N/A	
	NIL BUILD LLC

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

-Notes-

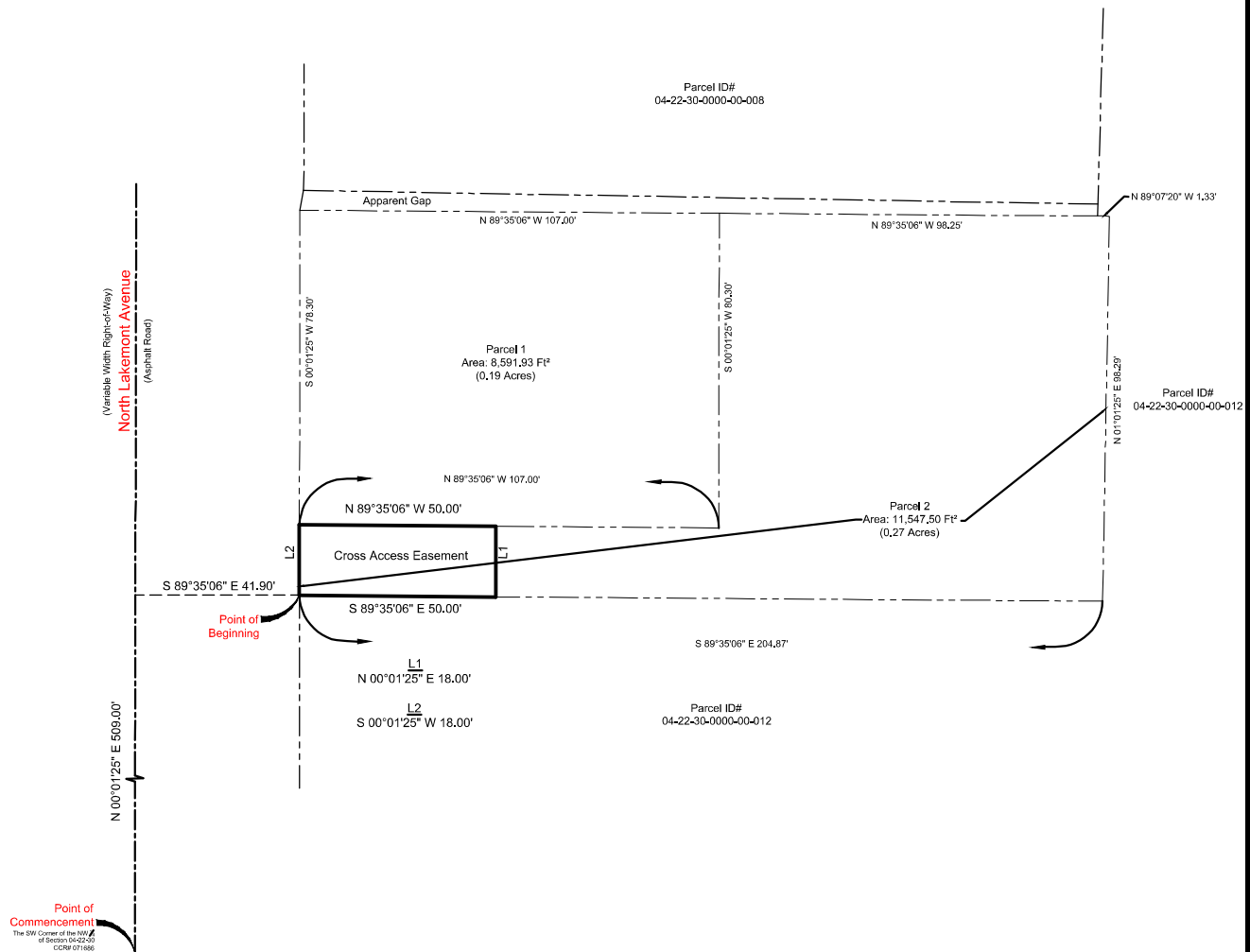
- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland, P.S.M. 6637 LB 7623
Date Signed: 02-01-22

This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
File No. IS-100430

Sketch to Accompany Description



This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets
and is not full and or complete without both sheets.

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
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NOT To Scale
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This is ONLY a Sketch.

Revision: Revised SoD - 02/15/22 - JWW

Lot Split Review: 810 N Lakemont Avenue

	R-1A Requirements	Existing	Proposed Lot 1	Proposed Lot 2
Zoning	N/A	R-1A	R-1A	R-1A
Future Land Use	N/A	SFR	SFR	SFR
Lot Width	75'/110' (Corner Lots)	98.29'	80.29'	98.29'
Lot Depth	N/A	204'	107'	96'
Lot Area	8,500 sf	20,050 sf	8,591 sf	11,480 sf
Floor Area Ratio	Max. 38%	Max 38%	Max 38%	Max 38%
Impervious Lot Coverage	Max. 60% (single-story)/ Max. 50% (two-story)	N/A	Max. 50%	Max. 50%
Front Setback	N/A	N/A	25'	25'
Side Setbacks	25% of lot width	N/A	11'	11' and 29'
Rear Setback	25' to first-floor/ 35' to second floor	N/A	25' to first-floor/ 35' to second floor	25' to first-floor/ 35' to second floor
Side Pool Setback	10' (water) & 5' (deck)	N/A	25' (water) & 20' (deck)	25' (water) & 20' (deck)
Rear Pool Setback	10' (water) & 5' (deck)	N/A	10' (water) & 9' (deck)	10' (water) & 9' (deck)
Side Detached Garage Setback	5' (Interior)	N/A	N/A	5'
Rear Detached Garage Setback	10'	N/A	N/A	10'

RELEVANT COMPREHENSIVE PLAN POLICIES:

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

ARTICLE VI. - SUBDIVISION AND LOT CONSOLIDATION REGULATIONS

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

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

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

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

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



LOT CONFORMANCE TO SUBDIVISION CODE TEST

810 N. LAKEMONT AVE

City of Winter Park
Florida

LEGEND

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

NOTES

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

