



Planning & Zoning Board Regular Meeting

Agenda

February 7, 2023 @ 6:00 pm

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the January 3, 2023 Meeting Minutes.](#) 1 minute
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [SPR #23-01. Request of Taylor and Meredith Kessel.](#) 10 minutes
SPR #23-01. Request of Taylor and Meredith Kessel for Approval to construct a new, two-story, 6,772 sq. ft., single-family home located at 2023 Venetian Way on Lake Maitland, zoned R-1AA.
 - b. [SPR #23-02. Request of Feely Developments.](#) 10 minutes
Request of Ryan Feely with Feely Developments for approval to construct a new, two-story, 6,259 square foot, single-family home located at 1331 College Point on Lake Virginia, zoned R-1AAA.
 5. **Action Items**
 6. **Non-Action Items**
 7. **Staff Updates**
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



Planning & Zoning Board

agenda item

item type	Consent Agenda	meeting date	February 7, 2023
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the January 3, 2023 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[P&Z January 3, 2023 Draft Meeting Minutes.pdf](#)



Planning & Zoning Board Regular Meeting Minutes

January 3, 2023 at 6:00 p.m.

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

Present

Present: Richard James, David Bornstein, Melissa Vickers, Vashon Sarkisian, Jim Fitch, Michael Spencer, and Alex Stringfellow. Also Present: City Attorney Dan Langley. Staff: Assistant Director of Planning and Transportation Allison McGillis, Planner I Nicholas Lewis, Planning Technician Aaron Hull, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Richard James called the meeting to order at 6:01 p.m.

(2) Consent Agenda

Approval of Minutes:

Motion made by David Bornstein, seconded by Jim Fitch to approve the December 6, 2022 meeting minutes.

Motion carried unanimously with a 6-0 vote. (Michael Spencer was not present for the approval of the minutes.)

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

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

(4) Public Hearings

- SPR #22-16: Request of Randall Slocum with Slocum Platts Architects for approval to construct a new, two-story, 5,707 square-foot, single-family home located at 910 Poinciana Lane on Lake Maitland, zoned R-1AA.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map and aerial of the property. He noted that the lot is a bit shallow compared to the surrounding lots. He added that the applicant's plans were at a 36% floor-area-ratio (FAR) and 41% impervious lot coverage, which both fall below maximum code requirements. He also noted that the applicant's plans fall within the required front and pool setbacks. The average for the lakefront setbacks in the area is 54 feet and the applicant proposed a 55 foot setback. Mr. Lewis then indicated that only one tree, an unhealthy 30-inch caliber oak tree in the northeastern corner of the lot, is to be removed. He noted that no views from the lake or the neighbors would be blocked by the proposal. He also noted that there are three swales on the property that serve as more than enough retention to meet the requirements for stormwater.

Staff recommendation was for approval.

Mr. Fitch asked if any neighbors had expressed objections to the request to which Mr. Lewis replied that no neighbor responses had been received.

The applicant, Randal Slocum with Slocum Platts Architects at 670 North Orlando Avenue, Maitland, FL 32751 addressed the Board. Mr. Slocum noted that the plans for the request were a straightforward design which fits well on the lot. He also noted that he had a smooth work experience with staff.

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

Motion made by Michael Spencer, seconded by Melissa Vickers, for approval to construct a new, two-story, 5,707 square-foot, single-family home located at 910 Poinciana Lane on Lake Maitland, zoned R-1AA.

Motion carried unanimously with a 7-0 vote.

- ZTA #23-01: Request of the City of Winter Park for an Ordinance amending Chapter 58, “Land Development Code”, Article III, “Zoning”, Section 58-94 “Appeals from interpretations and enforcement decisions of the building and zoning official”, to modify the process for appeals.

Mrs. McGillis provided the Board a brief summary of the request. She noted that the request was for an ordinance brought forth by City Attorney Langley to amend the appeals section of the land development code to correct existing ambiguities.

City Attorney Langley explained that the City has been running into situations where neighbors are using the building and zoning official’s interpretation provision after building permits are issued and construction commences to seek interpretations that essentially have already been rendered during the permit issuance process to try to appeal permits that have already been issued. He noted that this has become very chaotic and not the typical process. He went on to explain that the proposed provisions make it clear that it is the property owners whose properties are affected by an interpretation or an enforcement action that can seek an appeal of the building and zoning official’s interpretation. Only once an interpretation is rendered for such an appeal would a neighbor have the opportunity to contest the interpretation. City Attorney Langley expressed that the amendment makes it clear that, once a development order has been issued, the appropriate appeals mechanism is to challenge those decisions timely and not try to seek an opinion later to use it as an avenue to challenge something that is already under construction. He added that the amendment clarifies the process and narrows the window to 15 days to challenge a building and zoning official’s interpretation.

Staff recommendation was for approval.

Discussion ensued with the Board regarding how often the appeals issue has occurred, if the amendment might encourage people to wait 15 days to appeal a permit prior to construction, and if there is a definitive definition of “affected property owners” in the land development code.

Chairman James noted that in the written ordinance on pages 2 and 3 in subsections (d), (e), (f), and (g) the title “planning and zoning commission” should be corrected to “planning and zoning board”.

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

Motion made by Vashon Sarkisian, seconded by Alex Stringfellow, for an Ordinance amending Chapter 58, “Land Development Code”, Article III, “Zoning”, Section 58-94 “Appeals from interpretations and enforcement decisions of the building and zoning official”, to modify the process for appeals.

Motion carried unanimously with a 7-0 vote.

- ZTA #23-02: Request of the City of Winter Park for an Ordinance amending Chapter 58, “Land Development Code”, Article III, “Zoning” Section 58-72 “Office (O-1) district”, to add a new permitted use for state licensed establishments involved in the rendering of a personal or business service limited to barber shops and hair salons, day spas, and cosmetic treatments subject to certain conditions.

Mrs. McGillis provided the Board a brief summary of the request. She noted that currently only professional offices are permitted in O-1 zoning, except that in the early 2000s the City made an amendment to the O-1 zoning to allow State licensed massage establishments. She also noted that the proposed ordinance will allow for other types of personal business services that fall under the category of cosmetology salons. She explained that there has been a recent increase in the demand for this type of use in O-1 zoning districts. She further explained that the landlords of smaller office suites measuring 1,000 square feet or less have expressed to the City that they have not been able to rent out their spaces to any offices and they only receive interest from salons causing their spaces to stay vacant. In response to this, staff created the proposed ordinance which would allow only certain additional uses and would specifically not allow nail salons, tattoo shops or chain uses.

Staff recommendation was for approval.

The Board briefly discussed the request and inquired about the following:

- where the primary O-1 zoning within the City is located,
- if a stand alone building would still have to meet its own parking requirement,
- the request that was the impetus for the proposed ordinance,
- the possible downside to the proposed changes,
- if residential is permitted in O-1 zoning,
- the reason for excluding nail salons and tattoo shops,
- why small retail shops are not included in the allowed uses,
- if there are additional uses possible,
- and considering the hours of operations for the allowed uses.

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

Motion made by Alex Stringfellow, seconded by David Bornstein, for an Ordinance amending Chapter 58, “Land Development Code”, Article III, “Zoning” Section 58-72 “Office (O-1) district”, to add a new permitted use for state licensed establishments involved in the rendering of a personal or business service limited to barber shops and hair salons, day spas, and cosmetic treatments subject to certain conditions.

Motion carried unanimously with a 7-0 vote.

- ZTA #23-03: Request of the City of Winter Park for an Ordinance amending Chapter 58, “Land Development Code”, Article III, “Zoning” Section 58-84 “General provisions for nonresidential zoning districts”, to ensure that no air traffic hazards will be created by structures and other appendages by following the heights detailed in the Orlando/Orange County Airport Zoning Regulations text and map.

Mrs. McGillis provided the Board a brief summary of the request. She explained that the Federal Aviation Administration (FAA) recently contacted the City about a survey they were conducting to see if jurisdictions within their flight paths have this Orlando and Orange County airport zoning regulation in their land development code. She further explained that it was determined that the regulation had been removed from the City’s land development code over time, so staff was proposing to simply add it back into the code.

Staff recommendation was for approval.

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

Motion made by Melissa Vickers, seconded by Michael Spencer, for an Ordinance amending Chapter 58, “Land Development Code”, Article III, “Zoning” Section 58-84 “General provisions for nonresidential zoning districts”, to ensure that no air traffic hazards will be created by structures and other appendages by following the heights detailed in the Orlando/Orange County Airport Zoning Regulations text and map.

Motion carried unanimously with a 7-0 vote.

(5) Action Items

No action items.

(6) Non-Action Items

No non-action items.

(7) Staff Updates

No staff updates.

(8) Board Comments

No Board comments.

(9) Upcoming Agenda Items

Mrs. McGillis noted that the Board would continue discussion on the West Fairbanks Avenue study area at the next work session scheduled for January 24, 2023.

(10) Adjournment

Meeting adjourned at 6:43 p.m.

/s/ Recording Secretary Mary Bush



item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date February 7, 2023
prepared by Aaron Hull	approved by John Harbilas, Jeffrey Briggs
board approval Completed	
strategic objective	

subject

SPR #23-01. Request of Taylor and Meredith Kessel.

item list

SPR #23-01. Request of Taylor and Meredith Kessel for Approval to construct a new, two-story, 6,772 sq. ft., single-family home located at 2023 Venetian Way on Lake Maitland, zoned R-1AA.

motion / recommendation

Staff recommendation is for approval.

background

Taylor and Meredith Kessel request approval to construct a new, two-story, 6,772 square-foot, single-family home at 2023 Venetian Way on Lake Maitland. The property is zoned R-1AA, and the unsubmerged portion of the property is 29,172 square feet in size. The proposed impervious lot coverage of 9,986 square feet is 34.2% of the total lot, under the maximum 50% as the code allows. In the R-1AA zoning district, the maximum base Floor Area Ratio (FAR) for larger properties is 33%. The applicant is proposing a 6,772-square-foot home which equates to a FAR of 23.2%, also below the base maximum. The total size is 7,124 square feet, but the FAR excludes up to 500 square feet of the side and rear outdoor living areas and 400 square feet for front porch areas.

Lakefront Lot Review Criteria

Tree Preservation

The purpose and intent of the lakefront lots section of the code state that existing trees shall be preserved to the degree reasonably possible. This lot will save numerous trees, and the proposal does not require the removal of any existing trees.

View from the Lake

The code direction is to minimize the height of stem and retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake over three (3) feet in height. This plan complies with that provision as the proposed pool area is approximately 16 inches above grade, which is less than 3 feet max. The issues typically dealt with about grades and pool decks/retaining walls are absent in this case because the lot is relatively flat, sloping from 68 feet at the front of the home to 67 feet to the rear of the pool deck.

View of the Neighbors

The code direction is to minimize the degradation of traditional views across properties caused by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views. The neighboring lakefront home's setback is 93 feet measured to the detached accessory structure, as the property to the northwest is vacant. This proposed home will have a setback to the house of 71 feet, 11 inches, which is almost 22 feet closer than the average lakefront setback. However, the previous home on this lot had a lakefront setback of 61 feet, and the new setback would move the proposed house ten feet back. A white privacy wall already exists on the neighbor's property line to the southeast, and there is a sufficient vegetative privacy screen on each side of the property. In addition, a large portion of the rear yard is to remain open, mitigating any visual impact to the adjoining neighbors.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicants are proposing multiple swale retention areas throughout the property, including a large swale lining the entire lakefront that satisfies the stormwater requirements.

Summary

Overall, the plans meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements, and the applicant is not requesting any variances.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[2023 Venetian Way - Area Map.pdf](#)

ATTACHMENTS:

[2023 Venetian Way - Aerial Map.pdf](#)

ATTACHMENTS:

[2023 Venetian Way - Lakefront Table.pdf](#)

ATTACHMENTS:

[2023 venetian way lakeside plans.pdf](#)

ATTACHMENTS:

[left side neighbor view.jpg](#)

ATTACHMENTS:

[left side neighbor view 2.jpg](#)

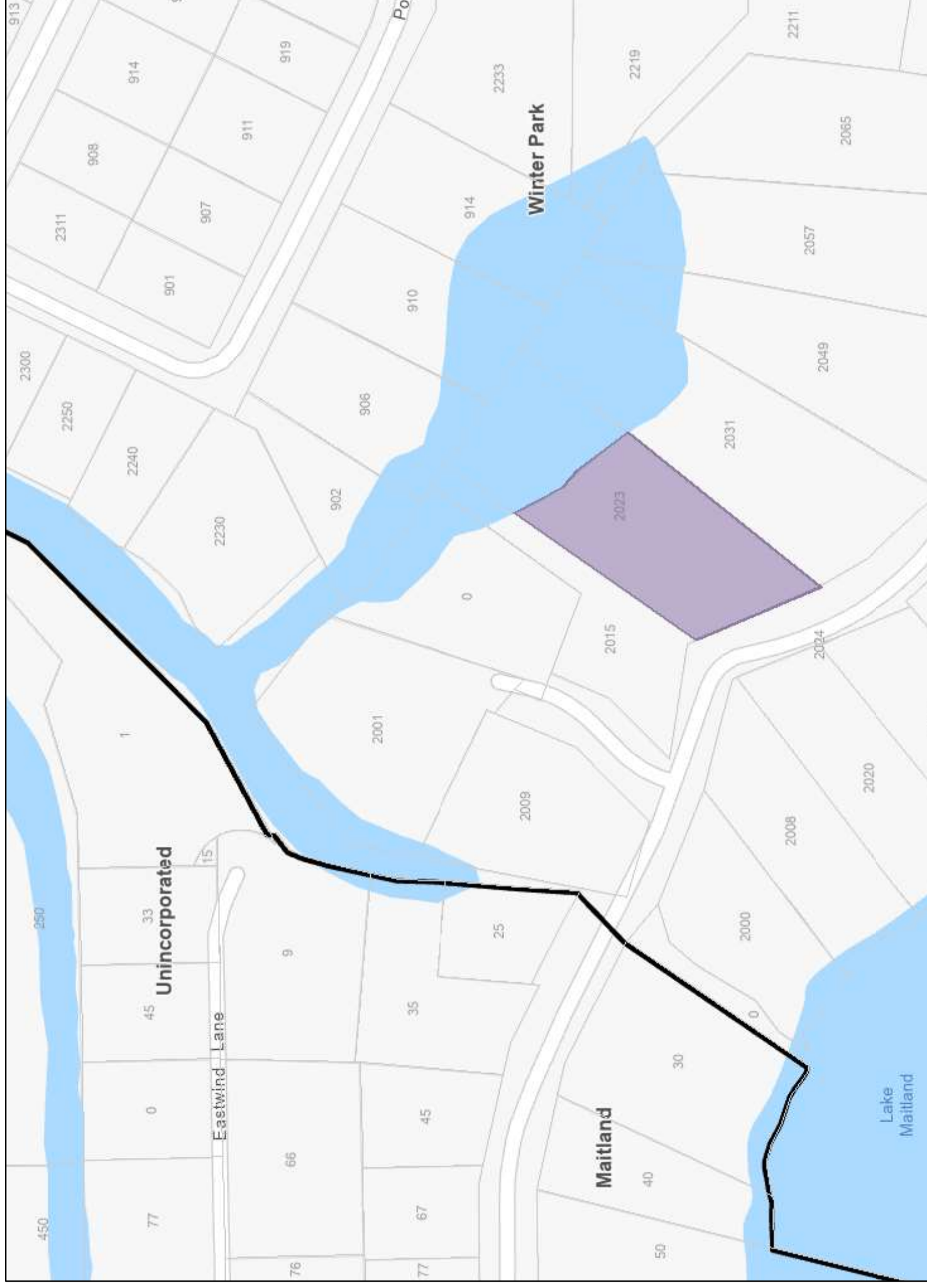
ATTACHMENTS:

[Right side neighbor view.jpg](#)

ATTACHMENTS:

[right side neighbors view w wall.jpg](#)

2023 Venetian Way - Area Map



2023 Venetian Way - Aerial Map



Lakefront Site Plan Review: 2023 Venetian Way

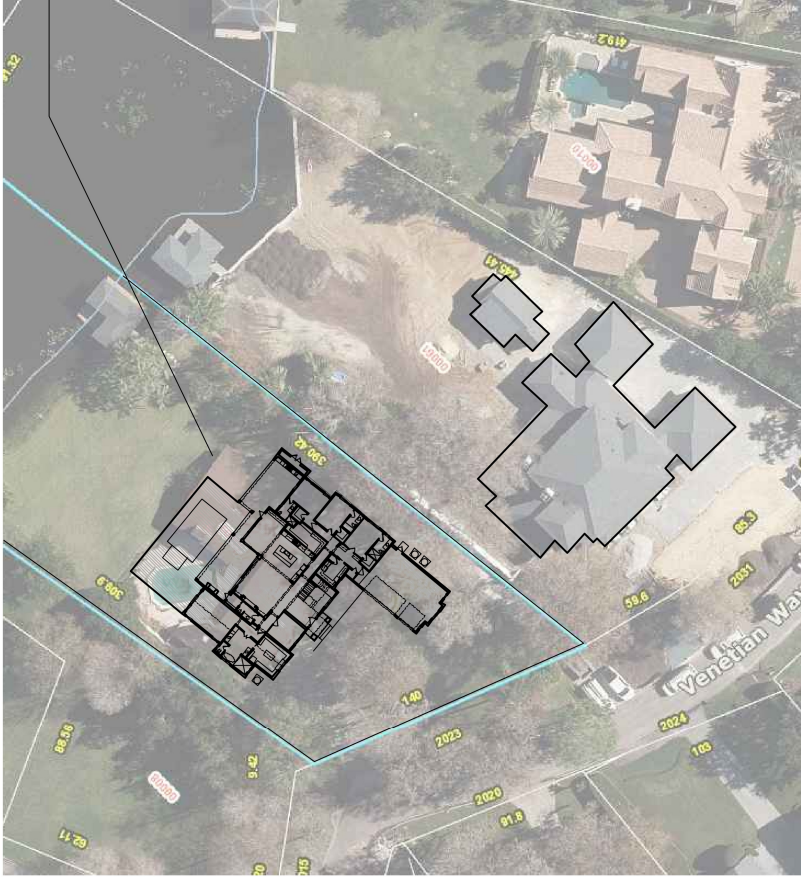
	R-1AA Requirements	Proposed
Zoning	N/A	R-1AA
Future Land Use	N/A	SFR
Lot Width	100 ft.	140 ft.
Lot Depth	N/A	238 ft. (avg.)
Lot Area	10,000 sf	29,172 sf
Floor Area Ratio	Max 33%/9,627 sq. ft.	23.2%/6,772 sq. ft.
Impervious Lot Coverage	Max 50%/14,586 sq. ft.	34.2%/9,986 sq. ft.
Front Setback	33 ft.	33 ft., 1 in.
Side Setbacks	15 ft./22 ft.	15 ft./35 ft.
Lakefront Setbacks	50 ft. min./93 ft. avg.	71 ft., 11 in.
Pool Lakefront Setback	50 ft.	71 ft., 11 in.

Boundary Survey
Legal Description

FROM THE NE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 21, SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN WEST ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, 1185.76 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VENETIAN WAY; FOR THE POINT OF BEGINNING, THENCE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID VENETIAN WAY NORTH 22 DEG. 04' WEST 33.60 FEET; THENCE NORTH 36 DEG. 17' EAST (ENTERING THE WATERS OF A SMALL LAKE AT 210.0 FEET) FOR A TOTAL DISTANCE OF 309.90 FEET TO A POINT IN SAID SMALL LAKE; THENCE SOUTH 56 DEG. 27' EAST 140.0 FEET TO A POINT; THENCE SOUTH 39 DEG. 20' WEST (LEAVING THE WATERS OF SAID SMALL LAKE AT 130.0 FEET) FOR A TOTAL DISTANCE OF 380.42 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VENETIAN WAY; THENCE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID VENETIAN WAY NORTH 22 DEG. 04' WEST 106.40 FEET TO THE POINT OF BEGINNING.

THE KESSEL RESIDENCE
2023 VENETIAN WAY WINTER PARK, FL. 32789
McCREA CONSTRUCTION

PARCEL# 32-21-30-0000-00-009

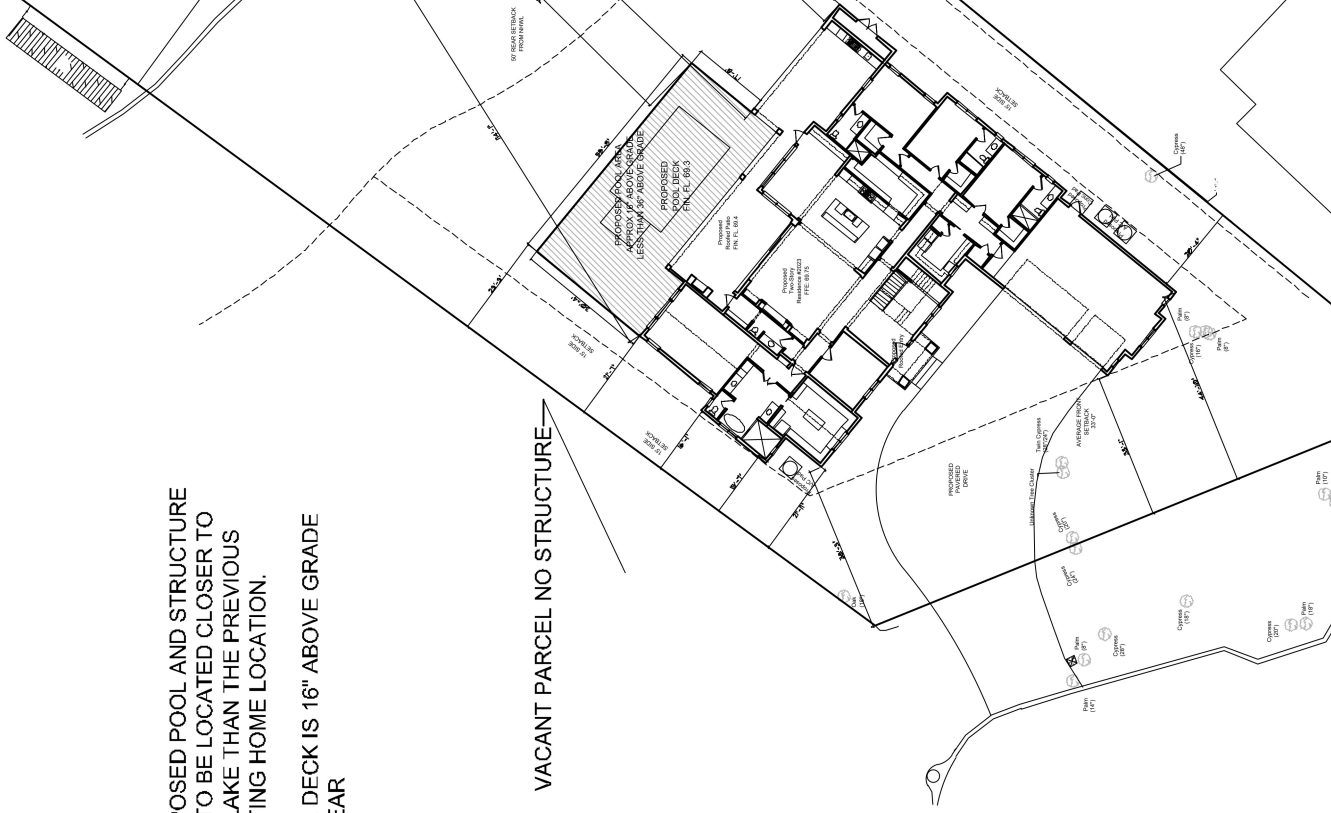


PROPOSED POOL AND STRUCTURE
NOT TO BE LOCATED CLOSER TO
THE LAKE THAN THE PREVIOUS
EXISTING HOME LOCATION.

POOL DECK IS 16" ABOVE GRADE
AT YEAR

VACANT PARCEL NO STRUCTURE

SQ. FT. TABULATION	SQ. FT.
LOT AREA	423,172
FIRST FLOOR	4,020
SECOND FLOOR	1,072
TOTAL LIVING	5,092
3-CAR GARAGE	650
COVERED ENTRY	116
COVERED PORCH	981
TOTAL UNDER ROOF	7,124
TOTAL UNDER ROOF	7,124
FOR EACH 1,500 SQ. FT. EXCEPTION (-5,000)	
FRONT PORCH 400 SQ. FT. EXCEPTION (-16)	
2-STORY SPACE	224
ACTUAL S.F. (103%)	4,777



THE KESSEL

2023 VENETIAN WAY
McCREA CO

PARCEL# 32-21

Boundary Survey

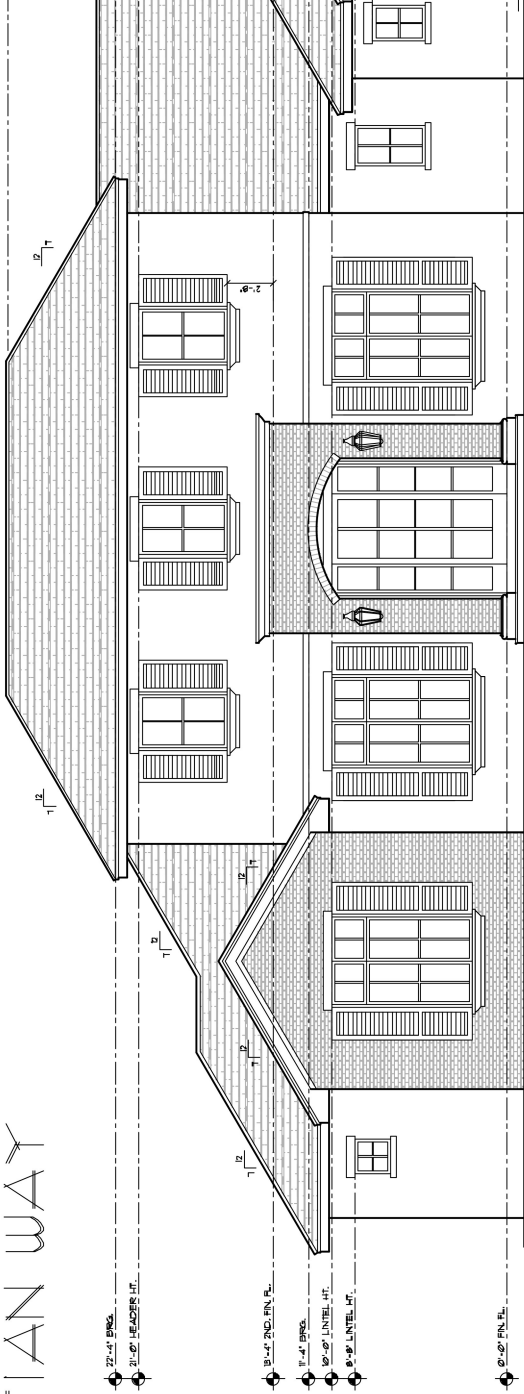
Legal Description: (PROVIDED BY CLIENT)

FROM THE NE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 21, SOUTH, RANGE 1 EAST, ORANGE COUNTY, FLORIDA, RUN WEST ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4 1185.76 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VENETIAN WAY; FOR THE POINT OF BEGINNING; THENCE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID VENETIAN WAY NORTH 22 DEG. 04' WEST 33.60 FEET; THENCE NORTH 36 DEG. 17' EAST (ENTERING THE WATER A SMALL LAKE AT 210.0 FEET) FOR A TOTAL DISTANCE OF 309.90 FEET TO A POINT IN SAID SMALL LAKE THENCE SOUTH 56 DEG. 21' EAST 140.0 FEET TO A POINT; THENCE SOUTH 39 DEG. 20' WEST (LEAVING THE WATERS OF SAID SMALL LAKE AT 130.0 FEET) FOR A TOTAL DISTANCE OF 390.42 FEET TO A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VENETIAN WAY; THENCE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID VENETIAN WAY NORTH 22 DEG. 04' WEST 106.40 FEET TO THE POINT OF BEGINNING.

Flood Zone : : BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X500 AND AE (WITH A BASE FLOOD ELEVATION OF 68.0'). THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 9/25/2009.

THE KESSEL RESIDENCE

2023 VENETIAN WAY



NOTE:
CONTRACTOR TO VERIFY ALL:
MOLDINGS, FASCIA, ORNAMENTS
AND DECORATIVE DETAILS,
W/ OWNER PRIOR TO CONSTRUCTION.

AT ROOF: (TYPICAL)
ARCH. SHINGLE OVER
WATERPROOF MEMBRANE OVER
1/2" PLYWOOD (OR ZIP-SHEATHING) OVER
PRE-ENGINEERED
ROOF TRUSSES @ 24" O.C.

AT BLOCK WALL: (TYPICAL)
STUCCO 'SMOOTH' FINISH AS SHOWN
BRICK VENEER ACCENTS (VERIFY)

FRONT ELEVATION 1/4" = 1'-0"

ROOF COLOR: CHARCOAL GREY MIX
BODY COLOR: OFF WHITE
TRIM / SHUTTERS: OFF WHITE

AT FRAME WALL: (TYPICAL)
STUCCO 'SMOOTH' FINISH AS SHOWN OVER
HOUSE WRAP OVER
1/8" OSB (OR ZIP-SHEATHING) (MIN.)
BRICK VENEER ACCENTS (VERIFY)



AT FASCIA: (AS PER SPECS)
METAL DRIP EDGE OVER
1"x2" FT. OVER
1"x8" OVER
2"x6" SUB FASCIA

AT SILL: (TYPICAL)
STUCCO WINDOW SURROUND
HEADERS AND SILLS (AS PER SPECS)

AT SOFFIT: (TYPICAL)
HARD-BOARD SOFFIT (AS PER SPECS)

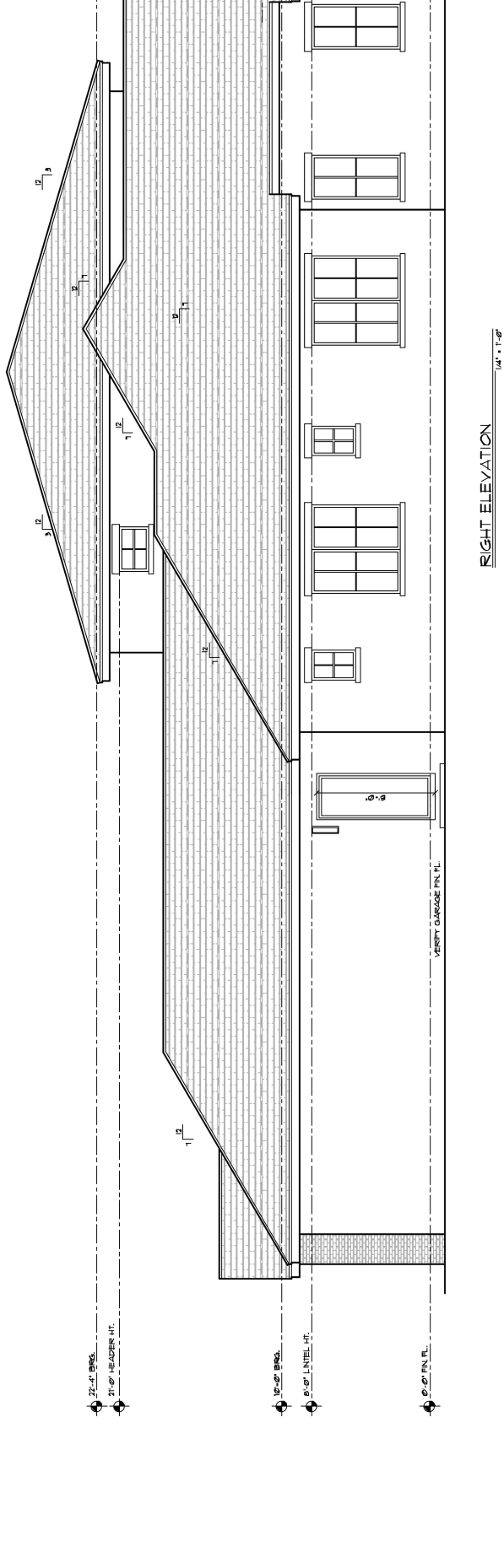
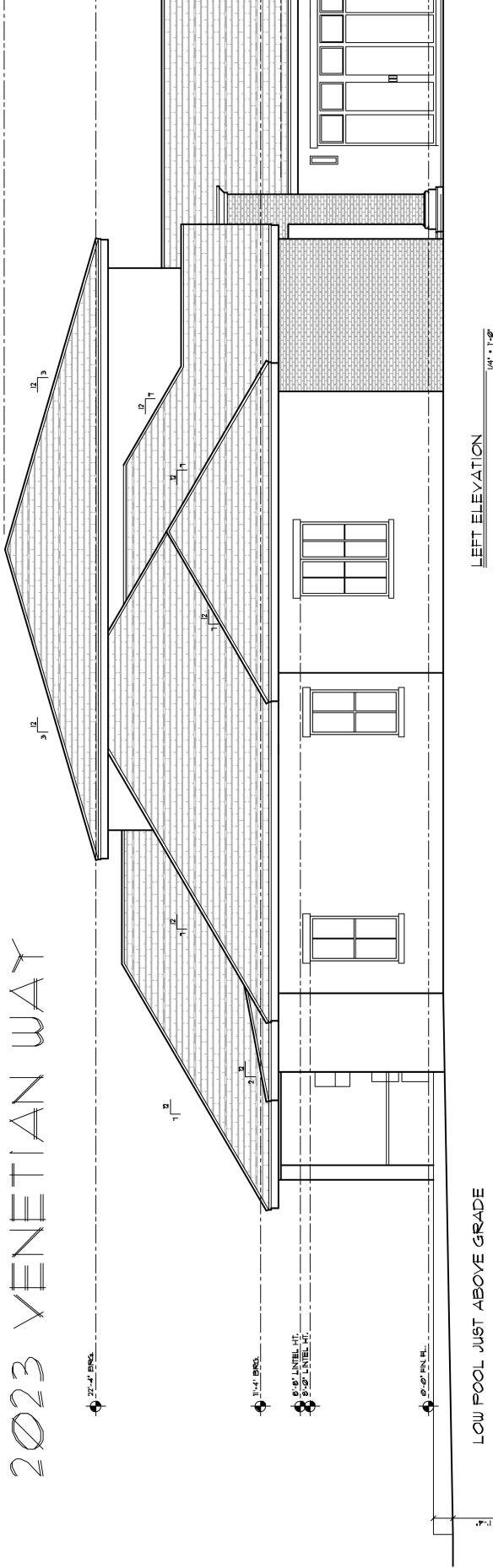
AT OVERHANG: (TYPICAL)
2'-0" TYPICAL OVERHANG

REAR ELEVATION 1/4" = 1'-0"

LOW POOL JUST ABOVE G

THE KESSEL RESIDENCE

2023 VENETIAN WAY













Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date February 7, 2023
prepared by Nicholas Lewis	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

SPR #23-02. Request of Feely Developments.

item list

Request of Ryan Feely with Feely Developments for approval to construct a new, two-story, 6,259 square foot, single-family home located at 1331 College Point on Lake Virginia, zoned R-1AAA.

motion / recommendation

Staff recommendation is for approval subject to the following condition:

1) That the 12-inch caliper tabebuia tree in the front of the lot be mitigated through the City Tree Removal Ordinance.

background

Ryan Feely with Feely Developments, is requesting approval to construct a new, two-story, 6,259 square foot, single-story home at 1331 College Point on Lake Virginia. The property is zoned R-1AAA and the unsubmerged portion of the property is 20,099 square feet in size. The proposed impervious lot coverage of 5,532 square feet is 27.5% of the total lot, which is well under the maximum 50% as the code allows. In the R-1AAA zoning district, the base maximum Floor Area Ratio (FAR) for larger properties is 33%. The applicant is proposing a 6,259 square foot home which equates to a FAR of 31%.

Lakefront Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. A 31-inch caliper laurel oak tree was previously removed per TRP-2021-0379. Also removed was a 5-inch caliper magnolia,

which was too small (less than 9-inch caliper), to trip the City's mitigation requirements. There is a 12-inch caliper tabebuia set to be removed where the proposed driveway is located. Because there is no other reasonable location to put the driveway, the applicant has agreed to go through mitigation for this tree. All other trees being removed are nonprotected species.

There is also a tabebuia (9-inch caliper) being preserved in the rear of the lot. All swales have been designed to maintain a 15-foot radius from this tree per Urban Forestry's request. This does not prevent the applicant from providing the required retention.

Views from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three (3) feet in height. This plan complies with that provision. The issues that are typically dealt with about grades and pool decks/retaining walls are not present in this case because the lot is relatively flat, sloping from 70-feet in the front of the lot to 65-feet along the lakefront, with the majority of the slope located within the 50-foot setback. The pool and pool deck will be at grade.

Views of the Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views. The average lakefront setback of the neighboring lakefront homes is 52.5-feet, which the proposal meets. Further, the home's design provides that the entire principal structure adheres to the second-story setbacks. The detached garage is setback even further.

The applicant's original proposal met the 50-foot requirement as opposed to the average. Meeting the average requirement meant shifting the house forward and over towards the detached garage. Because the shape of the lot, the result is that a small corner of the front of the home extends slightly beyond the 36-foot front setback. Further, the home cannot merely shift towards the side setback because there must be a minimum distance of 5-feet between the two structures and there would not be adequate room to successfully turn a car in and out of the attached garage.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicants are proposing four swale retention areas throughout the property, providing almost double

the required retention.

Summary

Overall, the plans meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements, except the front setback. However, this encroachment is minimal, and is proposed in effort to ensure minimum degradation to the traditional views of the neighbors.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[1331 College Pt - Area Map.pdf](#)

ATTACHMENTS:

[1331 College Pt - Aerial Map.pdf](#)

ATTACHMENTS:

[1331 College Pt - Lakefront Table.pdf](#)

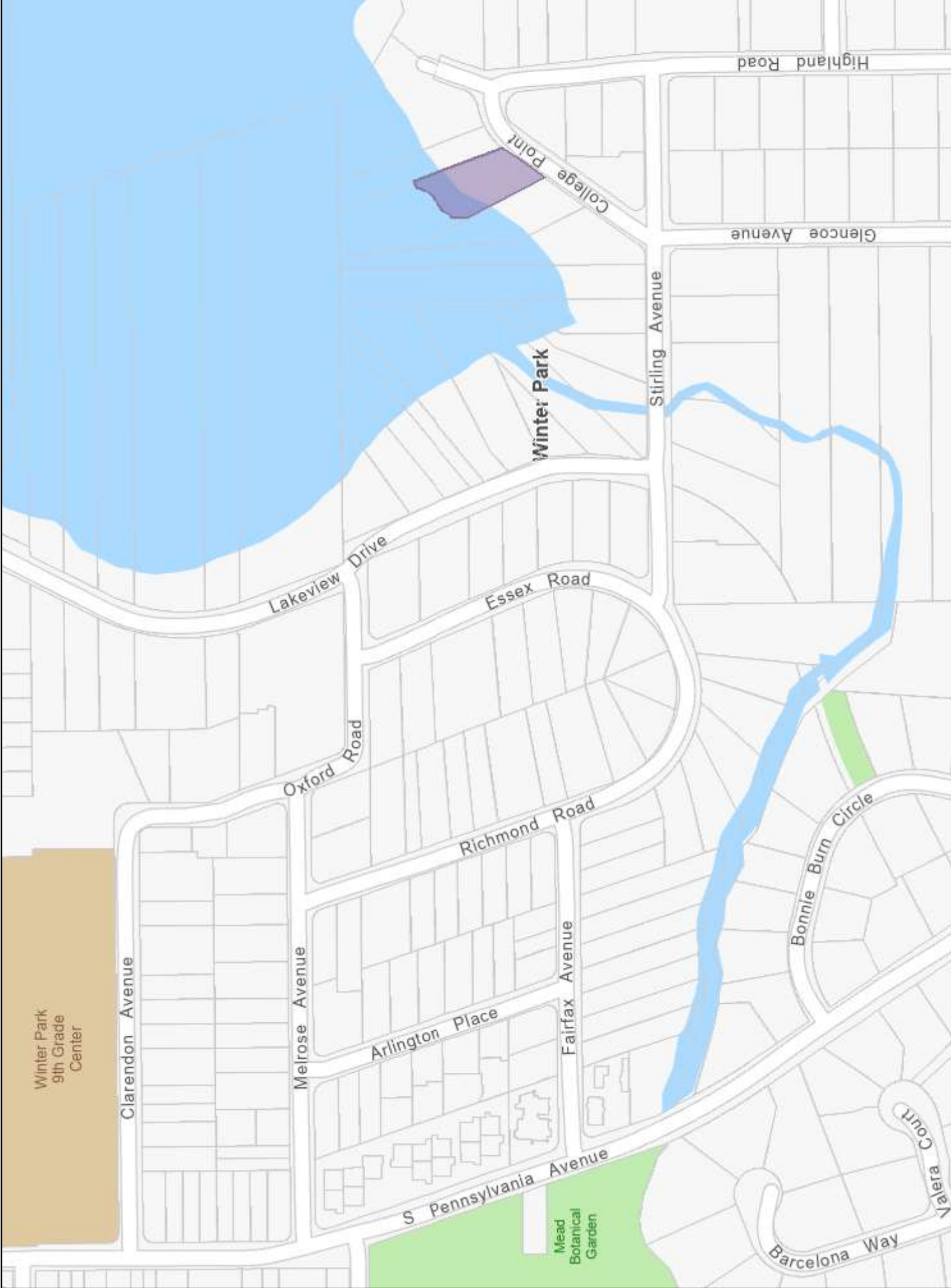
ATTACHMENTS:

[SURVEY_Tree Removal.pdf](#)

ATTACHMENTS:

[1331 College Pt - Plan Set.pdf](#)

1331 College Pt - Area Map



1331 College Pt - Aerial Map



Lakefront Site Plan Review: **1331 College Pt**

	R-1AAA Requirements	Proposed
Zoning	N/A	R-1AAA
Future Land Use	N/A	SFR
Lot Width	150 ft.	105 ft.
Lot Depth	N/A	176.5 ft. (avg.)
Lot Area	10,000 sf	20,099 sf
Floor Area Ratio	33% (6,633 sf) 38% (7,638 sf)	31% (6,259 sf)
Impervious Lot Coverage	50% (10,050 sf)	27.5% (5,532 sf)
Front Setback	36 ft.	34 ft. 4^{1/2} in.
Side Setbacks	14 ft./19 ft.	19 ft./19 ft.
Lakefront Setbacks	52.5 ft. (avg.)	52.5 ft.
Pool Lakefront Setback	50 ft.	50 ft.

Begin at a point 10 feet Northeasterly from the Southwest corner of Lot 15 on the
said Lot; run thence North 26 Degrees 58 Minutes West 170 feet more or less to
thence Northeasterly along the waters edge to a point on the waters edge that is
Northeasterly from the Northeast corner of Lot 15; thence Southerly to a point on
Lot 16, that is 25 feet Easterly of the Southeast corner of Lot 15; thence Western
line of said Lot 16 a distance of 25 feet to the Southeast corner of Lot 15; then
along the Southerly lot line of Lot 15 to a Point of Beginning, all in Block H, Virg
recorded in Plat Book G, Page 107, of the Public Records of Orange County, Florid
of Lots 14, 15 and 16, Block H, of said subdivision.

LEGEND

- ALLOW
- MAGNOLIA
- PAK
- LYPRESS
- PALM
- CAMPBOR

Site Plan Details:

- Property:** TWO STORY RESIDENCE, #1331, F.F. = 72.43'
- Features:** POOL, DECK, BRICK WALK, CONC DRIVE, WALK 0.8' OFF
- Setbacks:** 5' CL.F.C. 1.0' ON, 6' PVC 0.5' OFF, 6' CL.F.C. 0.4' OFF, 6' CL.F.C. 0.3' ON, 6' PVC 1.0' OFF
- Survey Points:** REC 1" IP(NO ID) (POL 164.83'), REC AXLE, SE CORNER LOT 15, T.B.M.#2 P.K. NAIL 69.96' (NAVD8)
- Bearings and Distances:** N 26°47'28" W 164.83', N 26°58'17.0" W 170.4', N 35°46'49" E 138.85', N 29°47'28" W 164.83', N 26°58'17.0" W 170.4'
- Flood Zones:** FEMA FLOOD ZONE "AE" (AS SCALED FROM REFERENCED MAP), FEMA FLOOD ZONE "X" (AS SCALED FROM REFERENCED MAP)
- Other Labels:** BOAT DOCK, LOT 15 BLOCK H, LOT 16 BLOCK H, SOUTHERLY (DESC) 188.00', SOUTHERLY LOT LINE, WESTERLY LOT LINE

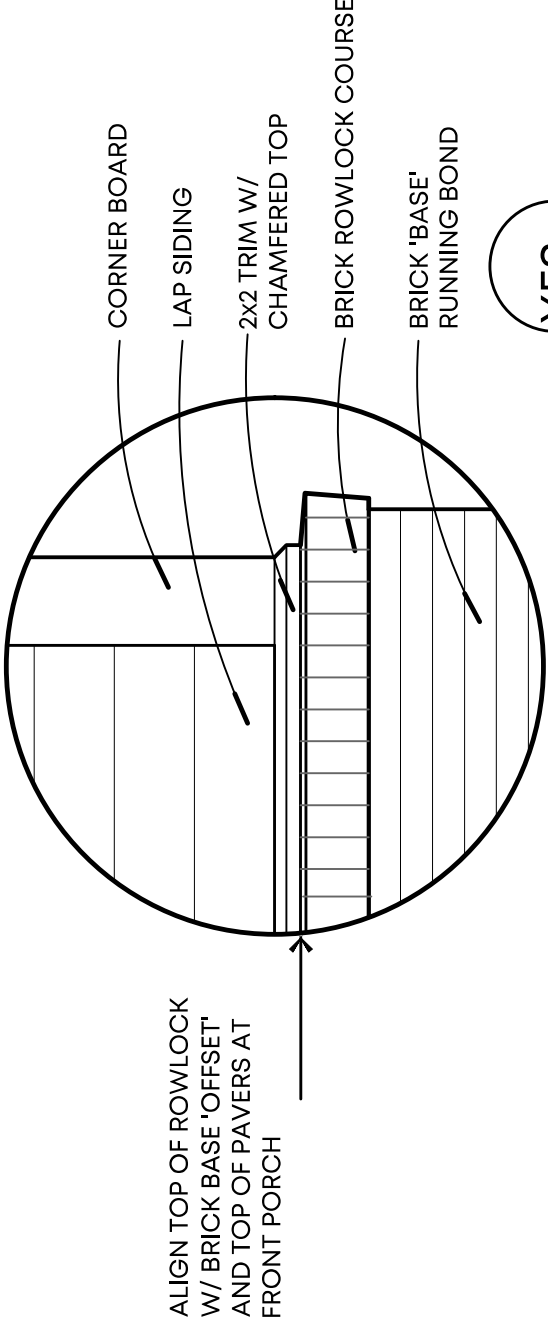
Red Annotations:

- HIGHLIGHT TO BE REMOVED:** A tree and a portion of the deck are highlighted in red.
- REMOVE:** A red box with the word "REMOVE" is placed over a portion of the deck.

	= TALLOW
	= MAGNOLIA
	= OAK
	= CYPRESS
	= PALM
	= CAMPHOR

GENERAL PROJECT NOTES

1. THE INFORMATION CONTAINED WITHIN THIS SECTION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED.
2. REFER TO STRUCTURAL INFORMATION, NOTES AND STRUCTURAL PACKAGES PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED.
4. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE. STUDS NOT DIMENSIONED OTHERWISE. EXTERIOR WALLS ARE TYPICAL UNLESS NOTED OTHERWISE.
5. SEE PLANS AND EXTERIOR ELEVATIONS FOR MUNTIN PATTERNS. NOTE: WINDOW HEADS SHALL BE ASSUMED TO BE ANY "INDUSTRY STANDARD" UNLESS NOTED OTHERWISE.
6. WINDOW SIZES INDICATED ON PLANS ARE TYPICAL. PROVIDE TEMPERED GLASS UNLESS NOTED OTHERWISE.
7. TYPICAL EXTERIOR STUD WALLS SHALL BE SET OUT AND FINISHED TO MATCH EXISTING OVER ALL PLATES AND HEADERS AND BE ADJUSTED TO MATCH EXISTING.
8. EXTERIOR WALL SHEATHING SHALL HAVE MINIMUM 1/2" GAP BETWEEN SHEATHING AND WRAPPED IN HOUSEWRAP AND INSTALLED TO MATCH EXISTING.
9. ALL WOOD FRAMING IN CONTACT WITH MASONRY SHALL BE PROTECTED WITH AN APPROPRIATE FIRE-RESISTANT MATERIAL.
10. ALL EFFORTS SHALL BE TAKEN TO ASSURE ADEQUATE VENTILATION (SEE MECHANICAL JOISTS.)
11. HARDWIRED (WITH BATTERY BACKUP) SMOKE DETECTORS AND LOCATION WITHIN ROOMS SHALL BE INCLUDED WITH SECURITY ALARM SYSTEM.
12. ALL PLUMBING AND MECHANICAL VENTS SHALL BE PROTECTED WITH AN APPROPRIATE FIRE-RESISTANT MATERIAL WHEN POSSIBLE TO MINIMIZE ROOF PENETRATION. ROOF PENETRATION SHALL BE LOCATED AWAY FROM CORNERS OF ROOF OR VISIBLE FROM CORNER STREETS OR OUTSIDE OF PROPERTY. VENTS SHALL BE PROPERLY PRIMED AND PAINTED TO MATCH EXISTING.



CORRECT
BRICK BASE DETAIL WITH
SIDING ABOVE

YES

CAP & TRIM
PROJECT
BEYOND
FACE OF
BEAM ABOVE
FRONT & BACK

COI
COI
LOC

INC
COI
LOC

