



Planning & Zoning Board Regular Meeting

Agenda

January 4, 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 December 7, 2021 Meeting Minutes.](#) 1 minute
 3. **Staff Updates**
 4. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 5. **Non-Action Items**
 6. **Action Items**
 7. **Public Hearings**
 - a. [SPR #22-02. Request of Michael Wenrich. **THIS ITEM HAS BEEN CONTINUED TO THE FEBRUARY 1ST PLANNING & ZONING BOARD REGULAR MEETING BY STAFF.**](#) 15 Minutes
Approval to construct a new, two-story 6,891 square-foot, single-family home located at 581 Sylvan Drive on Lake Osceola, zoned R-1AAA.
 - b. [SPR #22-01. Request of Mr. & Mrs. Reiff.](#) 15 minutes
Approval to construct a new, two-story, 7,216 sq. ft., single-family home located at 315 Virginia Drive on Lake Virginia, zoned R-1AAA.
 - c. [SPR #22-03. Request of Mike and Linda Cegelis.](#) 15 minutes
Approval of additions to the existing home at 1200 Lakeview Drive on Lake Virginia, Zoned R-1AAA.
 8. **Board Comments**
 9. **Adjournment**



Planning & Zoning Board

agenda item

item type	Consent Agenda	meeting date	January 4, 2022
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the December 7, 2021 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[December 7 P&Z Regular Meeting Minutes draft.pdf](#)



Planning and Zoning Board Minutes

December 7, 2021 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: Jim Fitch, Richard James, Melissa Vickers, David Bornstein, Vashon Sarkisian, Michael Spencer 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 Specialist Aaron Hull, Transportation Manager Sarah Walter, and Recording Secretary Mary Bush.

Consent Agenda

Motion made by David Bornstein, seconded by Michael Spencer to approve the November 2, 2021 meeting minutes.

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

Staff Updates

No staff updates.

Public Comments (for items not on Agenda)

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

Non-Action Items

No non-action items.

Action Items

No action items.

Public Hearings

- SPR #21-13 Request of Charles Clayton on behalf of the owner, Kris Rivers, for approval of the remodel of the existing home at 5 Isle of Sicily on Lake Maitland, zoned R-1AAA, including the addition of a new exercise room which requires a variance to move the required first-floor side yard setback of 26 feet to the requested 22 feet.

Mr. Lewis provided a brief summary of the request. He presented to the Board aerial views of the project. He discussed the allowed and proposed Floor Area Ratio (FAR) requirement noting the proposed FAR is calculated at 34.24%. Mr. Lewis noted that there was no change in the impervious lot coverage and all setbacks will remain the same except for the east side setback. He presented the proposed floor plan showing an extension to the home, which is the addition of an exercise room. Mr. Lewis continued on to discuss the lakefront review criteria and how it applies to the project. He made mention that no trees would be negatively impacted, the view from the neighbors would be de minimis, stormwater will not be a concern since it will already be on impervious area, views from the lake will not be affected, and there would be no stem or retaining wall component. Mr. Lewis then presented and discussed elevations of the proposed home and photos of the existing home, noting that the exercise room would be placed near the concrete wall and landscape buffer located alongside the home.

Staff recommendation was for approval.

Mr. Fitch inquired about any objections received from the neighbors of the property. None were received.

The applicant's architect, Charles Clayton of Charles Clayton Construction, Inc. addressed the Board. He noted that the applicant had initially wanted to tear down the home but he recommended that they keep the original home. He was attending the meeting to answer any questions.

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

Motion made by Michael Spencer, seconded by Alex Stringfellow, for approval of the remodel of the existing home at 5 Isle of Sicily on Lake Maitland, zoned R-1AAA, including the addition of a new exercise room which requires a variance to move the required first-floor side yard setback of 26 feet to the requested 22 feet.

Motion carried unanimously with a 7-0 vote.

- ANNEX #21-03; CPA 21-08; RZ 21-06: Request of the RSRW Properties LLC: to Annex the Property at 1471 Harmon Avenue to establish Low Density Residential (R-2) Future Land Use and Zoning in order to build up to a two-family dwelling.

Mr. Harbilas provided the Board a brief summary of the request. He spoke on the general location of the property, noting that it is currently in unincorporated Orange County. He explained that the applicant desired to annex the property into the City of Winter Park and part of the annexation process is to place the required associated Comprehensive Plan Future Land Use and zoning under the City's designations. The applicant requested R-2 designation and zoning. Mr. Harbilas then presented and discussed an aerial view of the project showing the existing single-family home on the lot. He noted that the conceptual plan is to redevelop the site, although no site plan has been created yet.

Staff recommendation was for approval.

Mr. Stringfellow inquired about what is hypothetically possible to be placed on the property. Mr. Harbilas advised that up to two units such as a duplex can be permitted under the requested R-2 zoning.

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

Motion made by Jim Fitch, seconded by Alex Stringfellow, for approval to Annex the Property at 1471 Harmon Avenue to establish Low Density Residential (R-2) Future Land Use and Zoning in order to build up to a two-family dwelling.

Motion carried unanimously with a 7-0 vote.

- Request of Winter Park Christian Church for: Conditional Use approval to build a new replacement church facility on the 1.25 acres of the Lakemont frontage at 740/760 N. Lakemont Avenue, Zoned R-1A. Request of Creative Neighbors LLC to: amend the Comprehensive Plan Future Land Use Element Text and Future Land Use Map; to amend the Zoning Map to change from single family (R-1A) zoning to Planned Unit Residential District (PURD) zoning; for approval of the preliminary concept plan and the comprehensive development plan of the Planned Unit Residential District zoning and to provide subdivision plat approval to divide the east/rear 5.25 acres of 740/760 N. Lakemont Avenue to provide for 13 single family home lots and 12 townhouse lots, common area park and retention tracts along with the dedication of required public streets and easements.

Mr. Briggs provided the Board a brief summary of the request. He noted that the request included two parts; first, to rebuild a new church, sanctuary, and other facilities on the 1.25 acres of the property frontage along N. Lakemont Avenue and second, to redevelop the rear 5.25 acres into 13 single-family homes and 12 townhomes under Planned Unit Residential District (PURD) zoning. Mr. Briggs presented the Board an aerial view of the property and gave a brief history of the church and facilities, noting that they dated back to the 1950's and needed upgrades and modernizations. He also noted that the applicant desired to replace the main facility with a new church and to finance the replacement by selling acreage to Creative Neighbors, LLC to complete the residential development. Mr. Briggs continued on to discuss the conditional use zoning of the church, the site plan and conceptual layout, and parking. He added that the church plans overall meet code.

Mr. Briggs continued the discussion by moving on to the layout of the residential development, the new publicly dedicated street system to be added, the infrastructure for the single-family homes and townhomes, and the stormwater plan for runoff. He noted that the applicant is asking to use the PURD zoning to complete the mix of single-family homes and townhomes. He also noted that there is more than an acre of common area park that is open to the public and a buffer area that runs around the perimeter of the site, which meets the necessary open space requirements and preserves the major trees that currently exist along the property line. Mr. Briggs

explained that the land is designated institutional in the Comprehensive Plan due to the current church use and must be changed to single-family residential to accommodate the single-family homes and townhomes. He added that the project will be subject to a subdivision plat. Mr. Briggs went on to discuss the advantages of using a PURD and provided existing examples. He noted that the church, through deed restriction, will be giving up their ability to build anything larger than what currently exists to match the 43% FAR that applies to single-family residential. He also noted that staff recommended postponement of the next step of the PURD process, which is to have the Board review the applicant's comprehensive development plan, to a future public hearing.

Staff recommendation was for approval with postponement of the comprehensive development plan review.

Discussion ensued with the Board regarding the following:

- the size of the right-of-way for the streets,
- the purpose of the perimeter,
- ownership of the perimeter,
- on site provision of stormwater,
- the current traffic load on Lakemont Avenue and its capacity for the newly generated traffic,
- the Board's review of the Articles of Incorporation for the HOA,
- responsibility for utility development,
- consideration for traffic going south on Lakemont Avenue and turning left into the property,
- approval of the plans by the City's police and fire departments,
- fencing of the property's boundaries,
- contingency of the conceptual plan upon receiving variances not yet requested,
- and the requirement of sidewalks on both sides of the streets.

The applicant, Michael Halpin introduced a speaker on his behalf, Kenneth Marchman who attends the existing church. Mr. Marchman of 1641 Palm Avenue, Winter Park, FL 32789 addressed the Board. He discussed how the idea for the project came about and expressed that it would be a shame not to have a church at that location. He indicated that the church wanted the project to move forward and become something everyone can be proud of.

The applicant, Michael Halpin of 1620 Pine Avenue, Winter Park, FL 32789 addressed the Board. He spoke on the reasons he and his wife, Heidi Halpin chose to go with the PURD option. He also addressed the concerns brought up regarding the 20-ft perimeter buffer, possible fencing, their prior outreach to surrounding neighbors, drainage, traffic, retention exfiltration, and adding greenspace. Mr. Halpin expressed that the project would be an ideal scenario as a transition from the institutional use of the church to the townhomes to the single-family homes and to the park on the property.

Discussion ensued with the Board regarding the following:

- the valley to be located in the perimeter buffer,
- the walkability of the perimeter buffer,
- and the perimeter fencing.

The Board heard public comment from the following residents:

Meredith Murphy of 1770 Windsor Drive, Winter Park, FL 32789 addressed the Board. Ms. Murphy spoke on concerns regarding adding sidewalks, repairing streets, adding curbs, and adding traffic bumps throughout her neighborhood across N. Lakemont Avenue from this development site.

Cynthia Edmonds of 1721 Windsor Drive, Winter Park, FL 32789 addressed the Board. Ms. Edmonds spoke on concerns regarding the residential redevelopment, density, increased traffic, cut through traffic, and safety.

Terry Bryant of 1831 Windsor Drive, Winter Park, FL 32789 addressed the Board. Ms. Bryant spoke on concerns regarding the PURD zoning, the future of the elementary school, walkability, and the possible effects to taxation.

Beth Hall of 516 Sylvan Drive, Winter Park, FL 32789 addressed the Board. Ms. Hall spoke on concerns regarding sufficient parking for future increased church membership, the request being divided into multiple segments, parking on grass, stormwater adequacy, the project's proximity to the neighborhood school, possible effects on before and after school drive times, the church remaining a polling location, the ability of homeowners to remove and replace trees with significantly smaller trees, fencing, and the proximity of the project to the annexed eastern part of Palmer Avenue still on septic.

Erich Scherer of 800 N. Lakemont Avenue, Winter Park, FL 32789 addressed the Board. Mr. Scherer spoke on concerns regarding density and traffic. He expressed that he would like to see the townhomes changed to single-family homes.

Patrick Larue of 800 N. Lakemont Avenue, Winter Park, FL 32789 addressed the Board. Mr. Larue spoke on concerns regarding traffic, safety, school zone speeding, and increased density.

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

Mr. Halpin addressed the public comments and spoke on the prior outreach to the surrounding homes, meeting the density requirements, continuing the voting polls at the church, parking, and the reason for the design of the townhomes.

Discussion ensued with the Board regarding the following:

- the elevation of the frontage of the church,
- the type of retention along Lakemont Avenue,
- the possibility of a retaining wall on the pond to the east of the church,
- and written communication and feedback from neighbors.

Mr. Stephenson addressed the Board and spoke on the traffic concerns. He noted that there was an initial driveway location plan that would have created a slight offset of Lakemont Avenue so the driveway was moved mid-way between Windsor Drive and Taylor Avenue. Mr. Stephenson added that this location is the best placement to avoid conflict points and the vehicle trips would be minimal.

Discussion continued with the Board regarding the following:

- updates to the initial traffic study for the project,
- clarification on applicant's statement regarding the number of townhomes in relation to the number of single-family homes,
- the possibility of cutting down all the existing trees,
- and the possibility of placing a restriction in the HOA covenants to protect the trees.

Chairman James called for a recess at 7:45 p.m. and reconvened the meeting at 7:56 p.m.

The Board discussed comments and questions regarding traffic issues, school cut through traffic, and the City's neighborhood improvement program. The Board expressed divided favor and opposition for the request, with those in favor noting it to be a reasonable plan and asset to the community and those in opposition noting that the combination of requests from the church and the residential development and possible traffic issues were not favored.

Vice Chair Bornstein disclosed that he resides in the same neighborhood and is friends with the applicant. He also disclosed that he met with the applicant months ago for an informational review of the initial plans.

Motion made by Alex Stringfellow, seconded by Michael Spencer, for approval of the Conditional Use by the Winter Park Christian Church and Approval of Creative Neighbors LLC for amending the Comprehensive Plan map and text as presented, amending the zoning map as presented, subdivision plat approval as presented and the preliminary concept plan but postponement of the request for approval of the comprehensive development plan for the PURD development to be reviewed at a future public hearing.

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

Board Comments

No Board comments.

Adjournment

Meeting adjourned at 8:18 p.m.

/s/ Mary Bush.



Planning & Zoning Board

agenda item

item type	Public Hearings	meeting date	January 4, 2022
prepared by	Nicholas Lewis	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

SPR #22-02. Request of Michael Wenrich. **THIS ITEM HAS BEEN CONTINUED TO THE FEBRUARY 1ST PLANNING & ZONING BOARD REGULAR MEETING BY STAFF.**

item list

Approval to construct a new, two-story 6,891 square-foot, single-family home located at 581 Sylvan Drive on Lake Osceola, zoned R-1AAA.

motion / recommendation

background

alternatives / other considerations

fiscal impact



item type	Public Hearings	meeting date	January 4, 2022
prepared by	Jeffrey Briggs	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

SPR #22-01. Request of Mr. & Mrs. Reiff.

item list

Approval to construct a new, two-story, 7,216 sq. ft., single-family home located at 315 Virginia Drive on Lake Virginia, zoned R-1AAA.

motion / recommendation

Staff recommendation is for approval to construct a new two-story single-family home at 315 Virginia Drive on Lake Virginia with the following conditions:

- Preserve existing Oak trees in the front yard and install dense privacy screening, bamboo recommended, between the home and the adjacent homes.
- As part of the building permit process, provide a construction management plan relaying the aspects of deliveries, construction parking, etc.
- That the applicant meet with the adjacent neighbors to understand their concerns and to provide a contact person for any issues during the construction process.

background

Mr. & Mrs. Reiff (new owners) are requesting approval to construct a new, two-story, 8,982 square-foot, single-family home at 315 Virginia Drive, on Lake Virginia, zoned R-1AAA. This property is 28,332 square feet in size. The FAR is 31.7% which is within the maximum permitted 38% FAR. Impervious coverage is 11,010 sq. ft. which is 38.9%, within the maximum 50% permitted. The property is adjacent to neighboring homes at 310 and 375 Virginia Drive, to whom notice letters were sent.

The Planning and Zoning Board approved another version of a new home on this same lot in December 2020. However, that previous owner decided not to build and subsequently sold the property to the current applicants. That previous house had a basement garage with side driveway and walk-out three stories on the lakefront portion.

This new application is a traditional two-story home with no basement. There were previous conditions of approval regarding preservation of the large live oak trees in the front yard and bamboo screening for the adjacent neighbors. With the same landscape architect, those conditions have been implemented on this submittal as well.

Lakefront Lot Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lot section of the code states that existing trees shall be preserved to the degree reasonably possible. There are two live oak trees on the front of this property, that are being preserved which accomplishes the condition of approval from December 2020. The four existing cypress trees along the lakefront are also being preserved.

View from the Lake

This lot has a very steep grade from the street. This home design is transitioning that slope with internal steps, then two sets of steps outside on the lakefront patio and pool deck. Even with those design features, the grade puts the swimming pool deck at 5.5 feet above the existing grade on the lakeside of the swimming pool. 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”.

In December 2020 the Planning staff recommended approval to P&Z of that 5.5 feet given that it is the same height as a previous lakefront application at 405 Virginia Drive and given the major landscape screening with the addition of the bamboo screening for the two adjacent neighbors at 310 and 375 Virginia Drive. See pictures attached.

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 113 feet with the home to the west at 310 Virginia Drive setback at 116 feet and the home to the east at 375 Virginia Drive setback at 110 feet. This proposed home will have a setback to the house of 140 feet and a setback to the swimming pool cabana at 104 feet and to the swimming pool deck at 94 feet. The extensive existing landscape screen that exists along the side property lines will mitigate any visual impact but generally these improvements are consistent with the neighboring homes.

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. However, given the volumes of water to convey from the front driveway, there will be a pipe and inlet system to carry and convey that water past the home down to the lakefront swale.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

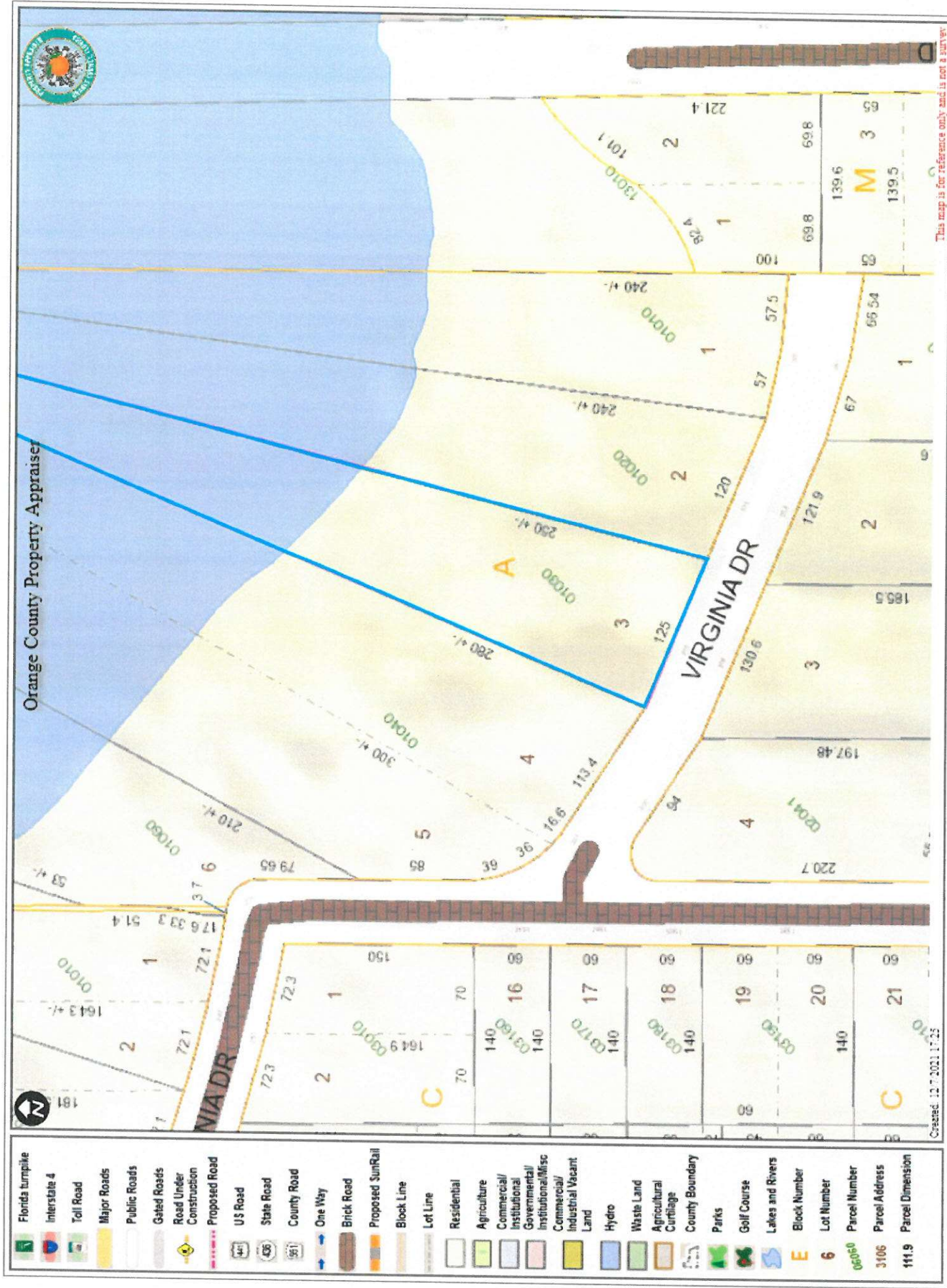
[Map and aerial.pdf](#)

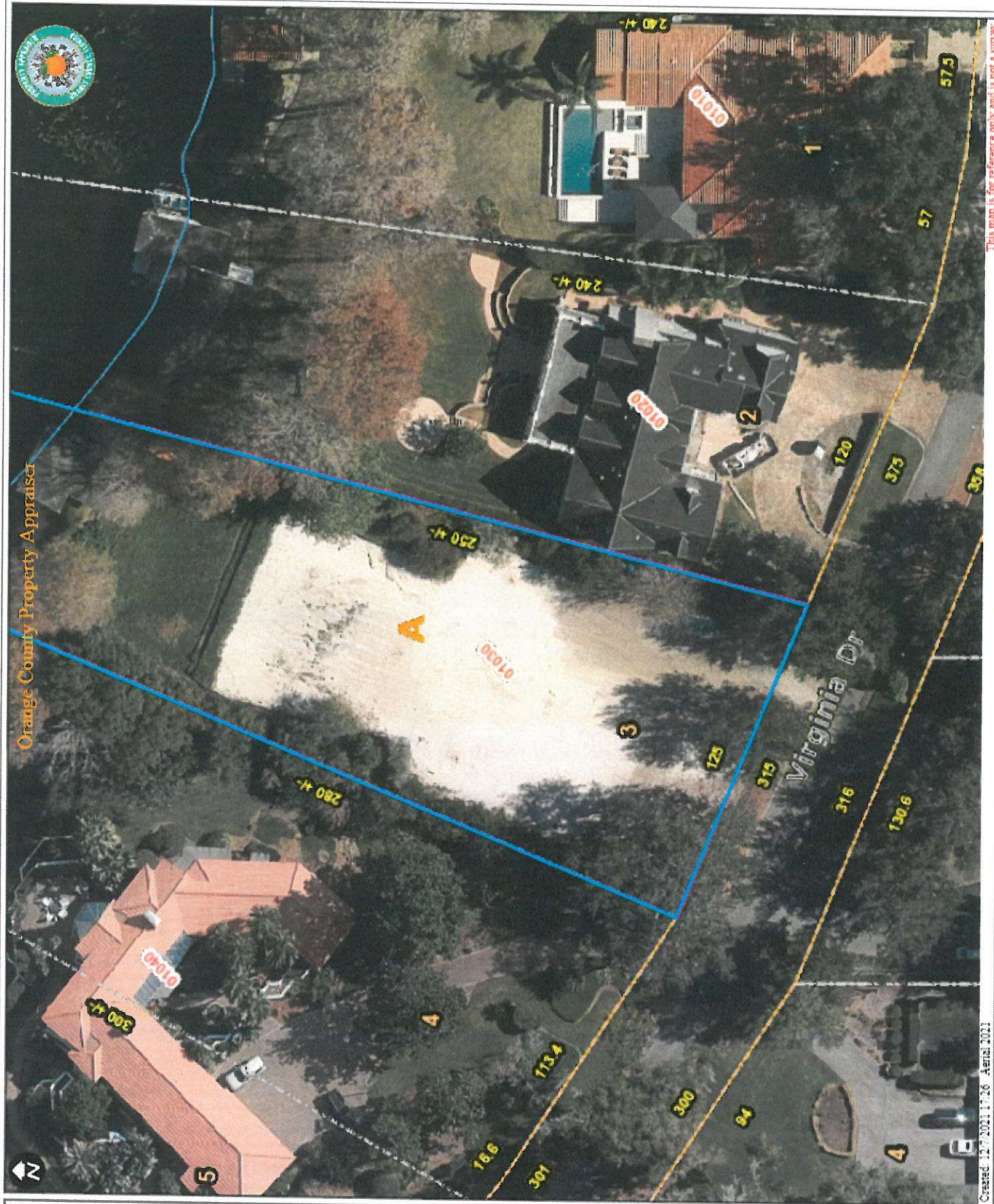
ATTACHMENTS:

[315 Virginia Drive House Plans.pdf](#)

ATTACHMENTS:

[Survey.pdf](#)





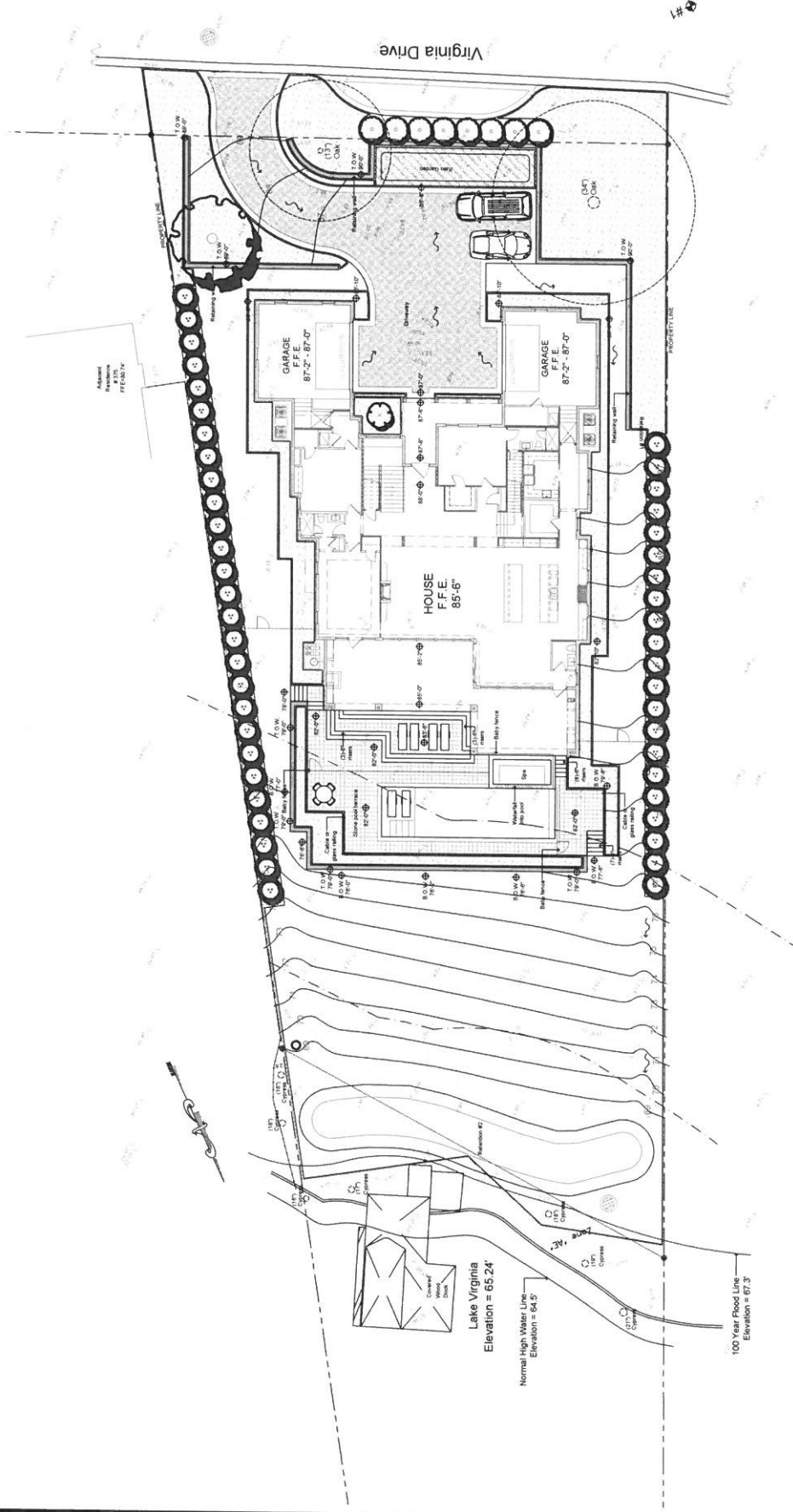
Florida Turnpike	Interstate 4	Toll Road	Major Roads	Public Roads	Gated Roads	Road Under Construction	Proposed Road	US Road	State Road	County Road	One Way	Brick Road	Proposed SunRail	Block Line	Lot Line	Residential	Agriculture	Commercial/Institutional	Governmental	Commercial/Misc	Industrial/Vacant Land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

TOTAL LOT AREA	100%	28,322 SQ FT
DRIVEWAY, WALKS, AND WALLS		2,742 SQ FT
POOL AND POOL DECK		2,008 SQ FT
AREA 1ST FLOOR		6,260 SQ FT
TOTAL IMPERVIOUS	38.9%	11,010 SQ FT
TOTAL PERVIOUS	61.1%	17,312 SQ FT



AREA SUMMARY

TOTAL LOT AREA	100%	28,322 SQ FT
DRIVEWAY, WALKS, AND WALLS		2,742 SQ FT
POOL AND POOL DECK		2,008 SQ FT
AREA 1ST FLOOR		6,260 SQ FT
TOTAL IMPERVIOUS	38.9%	11,010 SQ FT
TOTAL PERVIOUS	61.1%	17,312 SQ FT



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315 Virginia Drive
Winter Park, Florida

Jones Clayton Construction, Inc.
7600 Dr. Phillips Blvd., Suite 62
Orlando, FL 32819
Tel: 407.650.2015

CRA
Charles R. Adams
Associates, Inc.
10000 Wilshire Blvd.
Suite 1000
Beverly Hills, CA 90212
(310) 277-1111
Fax: (310) 277-1112
E-Mail: cra@earthlink.net

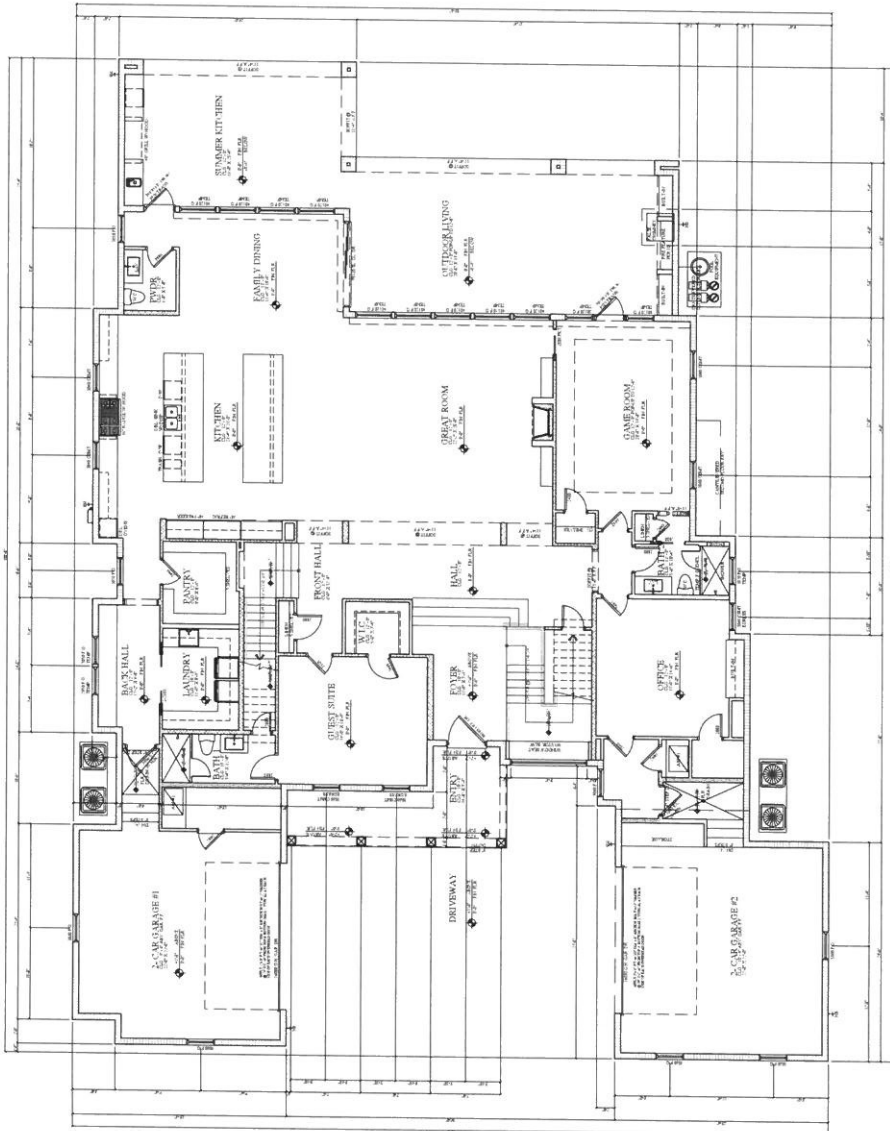
ORIGINS RESIDENTIAL DESIGN
68 GFAHAM AVENUE
OMERO, R. 32765
407-365-1125

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 1993 FLORIDA BUILDING CODE REVISIONAL. THE FOLLOWING CONDITIONS APPLY TO THE DESIGN: CATEGORY A, 150 MPH WIND SPEED, 100 MI. TYPICAL WIND SPEED (150 MPH AND 104 MPH) (SEE 2) RISE CATEGORY A

- 3) CONSTRUCTION TYPE - SINGLE FAMILY RESIDENCE (S)
- 4) WIND EXPOSURE - CATEGORY C
- 5) INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDING IS 0.18 AND EXTERNAL PRESSURE COEFFICIENT FOR ADJACENT WALLS IS 0.18

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

AREA TABULATIONS	
ALL MEASUREMENTS ARE IN SQUARE FEET (SQ.)	
FIRST FLOOR	3,777
SECOND FLOOR	3,331
BOAT'S ROOM	590
ENTRANCE	7,707
TOTAL A/C	183
OUTDOOR LIVING	1,024
2-CAR GARAGE #1	645
2-CAR GARAGE #2	630
OPT. COV. BALCONY	N/A
TOTAL UNDER ROOF	10,180



CARACAT NOTES (PER 2020 PBC R-002.5)

1. THE CARACAT IS AN IMPROVED FORM OF THE RESERVE CARACAT. IT IS THE SAME AS THE RESERVE CARACAT, EXCEPT THAT IT IS THE SAME AS THE RESERVE CARACAT.
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WINDOW AND DOOR DESIGN PRESSURES	
WINDOW AND DOOR AREA (SQ. FT.)	DESIGN PRESSURE
0.25 TO 0.40 SQ. FT.	-0.10 psf
0.41 TO 0.60 SQ. FT.	-0.15 psf
0.61 TO 1.00 SQ. FT.	-0.20 psf
1.01 TO 1.50 SQ. FT.	-0.25 psf
1.51 TO 2.00 SQ. FT.	-0.30 psf
2.01 TO 3.00 SQ. FT.	-0.35 psf
3.01 TO 4.00 SQ. FT.	-0.40 psf
4.01 TO 6.00 SQ. FT.	-0.45 psf
6.01 TO 10.00 SQ. FT.	-0.50 psf
10.01 TO 15.00 SQ. FT.	-0.55 psf
15.01 TO 20.00 SQ. FT.	-0.60 psf
20.01 TO 30.00 SQ. FT.	-0.65 psf
30.01 TO 40.00 SQ. FT.	-0.70 psf
40.01 TO 60.00 SQ. FT.	-0.75 psf
60.01 TO 100.00 SQ. FT.	-0.80 psf
100.01 TO 150.00 SQ. FT.	-0.85 psf
150.01 TO 200.00 SQ. FT.	-0.90 psf
200.01 TO 300.00 SQ. FT.	-0.95 psf
300.01 TO 400.00 SQ. FT.	-1.00 psf
400.01 TO 600.00 SQ. FT.	-1.05 psf
600.01 TO 1000.00 SQ. FT.	-1.10 psf
1000.01 TO 1500.00 SQ. FT.	-1.15 psf
1500.01 TO 2000.00 SQ. FT.	-1.20 psf
2000.01 TO 3000.00 SQ. FT.	-1.25 psf
3000.01 TO 4000.00 SQ. FT.	-1.30 psf
4000.01 TO 6000.00 SQ. FT.	-1.35 psf
6000.01 TO 10000.00 SQ. FT.	-1.40 psf
10000.01 TO 15000.00 SQ. FT.	-1.45 psf
15000.01 TO 20000.00 SQ. FT.	-1.50 psf
20000.01 TO 30000.00 SQ. FT.	-1.55 psf
30000.01 TO 40000.00 SQ. FT.	-1.60 psf
40000.01 TO 60000.00 SQ. FT.	-1.65 psf
60000.01 TO 100000.00 SQ. FT.	-1.70 psf
100000.01 TO 150000.00 SQ. FT.	-1.75 psf
150000.01 TO 200000.00 SQ. FT.	-1.80 psf
200000.01 TO 300000.00 SQ. FT.	-1.85 psf
300000.01 TO 400000.00 SQ. FT.	-1.90 psf
400000.01 TO 600000.00 SQ. FT.	-1.95 psf
600000.01 TO 1000000.00 SQ. FT.	-2.00 psf
1000000.01 TO 1500000.00 SQ. FT.	-2.05 psf
1500000.01 TO 2000000.00 SQ. FT.	-2.10 psf
2000000.01 TO 3000000.00 SQ. FT.	-2.15 psf
3000000.01 TO 4000000.00 SQ. FT.	-2.20 psf
4000000.01 TO 6000000.00 SQ. FT.	-2.25 psf
6000000.01 TO 10000000.00 SQ. FT.	-2.30 psf
10000000.01 TO 15000000.00 SQ. FT.	-2.35 psf
15000000.01 TO 20000000.00 SQ. FT.	-2.40 psf
20000000.01 TO 30000000.00 SQ. FT.	-2.45 psf
30000000.01 TO 40000000.00 SQ. FT.	-2.50 psf
40000000.01 TO 60000000.00 SQ. FT.	-2.55 psf
60000000.01 TO 100000000.00 SQ. FT.	-2.60 psf
100000000.01 TO 150000000.00 SQ. FT.	-2.65 psf
150000000.01 TO 200000000.00 SQ. FT.	-2.70 psf
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400000000.01 TO 600000000.00 SQ. FT.	-2.85 psf
600000000.01 TO 1000000000.00 SQ. FT.	-2.90 psf
1000000000.01 TO 1500000000.00 SQ. FT.	-2.95 psf
1500000000.01 TO 2000000000.00 SQ. FT.	-3.00 psf
2000000000.01 TO 3000000000.00 SQ. FT.	-3.05 psf
3000000000.01 TO 4000000000.00 SQ. FT.	-3.10 psf
4000000000.01 TO 6000000000.00 SQ. FT.	-3.15 psf
6000000000.01 TO 10000000000.00 SQ. FT.	-3.20 psf
10000000000.01 TO 15000000000.00 SQ. FT.	-3.25 psf
15000000000.01 TO 20000000000.00 SQ. FT.	-3.30 psf
20000000000.01 TO 30000000000.00 SQ. FT.	-3.35 psf
30000000000.01 TO 40000000000.00 SQ. FT.	-3.40 psf
40000000000.01 TO 60000000000.00 SQ. FT.	-3.45 psf
60000000000.01 TO 100000000000.00 SQ. FT.	-3.50 psf
100000000000.01 TO 150000000000.00 SQ. FT.	-3.55 psf
150000000000.01 TO 200000000000.00 SQ. FT.	-3.60 psf
200000000000.01 TO 300000000000.00 SQ. FT.	-3.65 psf
300000000000.01 TO 400000000000.00 SQ. FT.	-3.70 psf
400000000000.01 TO 600000000000.00 SQ. FT.	-3.75 psf
600000000000.01 TO 1000000000000.00 SQ. FT.	-3.80 psf
1000000000000.01 TO 1500000000000.00 SQ. FT.	-3.85 psf
1500000000000.01 TO 2000000000000.00 SQ. FT.	-3.90 psf
2000000000000.01 TO 3000000000000.00 SQ. FT.	-3.95 psf
3000000000000.01 TO 4000000000000.00 SQ. FT.	-4.00 psf
4000000000000.01 TO 6000000000000.00 SQ. FT.	-4.05 psf
6000000000000.01 TO 10000000000000.00 SQ. FT.	-4.10 psf

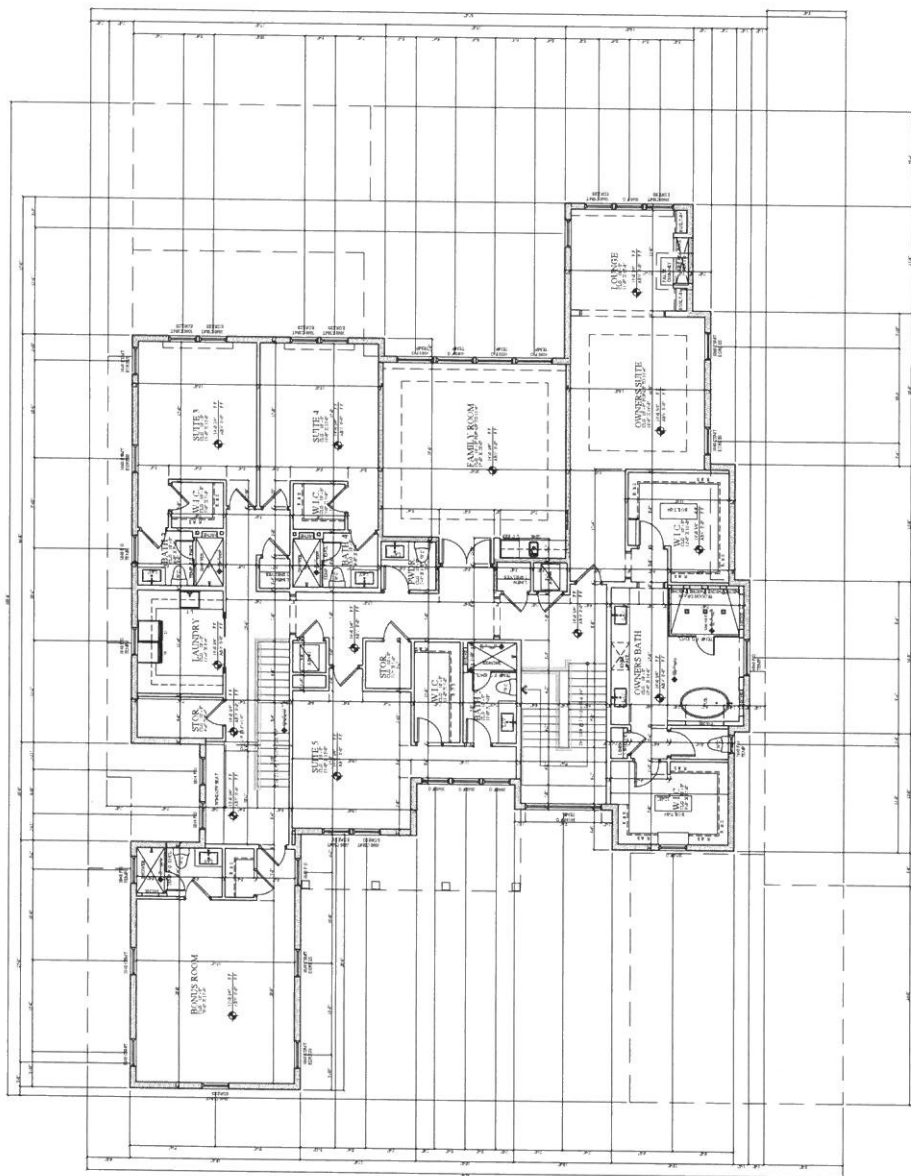
Reiff-Rockwell Res.
315 Virginia Drive
Winter Park, Florida

Jones Clayton Construction, Inc.
7600 Dr. Phillips Blvd., Suite 62
Orlando, FL 32819
Tel 407.650.2015

CRA
Charles R. Adams
& Associates, Inc.
Corporate Financial Advisors

ORIGINS RESIDENTIAL DESIGN
69 CRAWFORD AVENUE
OMEGA, N.Y. 12765
407-365-1125

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



GENERAL NOTES

[illegible]

WINDOW AND DOOR DESIGN PRESSURES	
WINDOW AND DOOR AREA (SQ. FT.)	DESIGN PRESSURE
LESS THAN 5.75	-0.1479
5.75 TO 10.00	-0.1479
10.01 TO 15.00	-0.1479
15.01 TO 20.00	-0.1479
20.01 TO 25.00	-0.1479
25.01 TO 30.00	-0.1479
30.01 TO 35.00	-0.1479
35.01 TO 40.00	-0.1479
40.01 TO 45.00	-0.1479
45.01 TO 50.00	-0.1479
50.01 TO 55.00	-0.1479
55.01 TO 60.00	-0.1479
60.01 TO 65.00	-0.1479
65.01 TO 70.00	-0.1479
70.01 TO 75.00	-0.1479
75.01 TO 80.00	-0.1479
80.01 TO 85.00	-0.1479
85.01 TO 90.00	-0.1479
90.01 TO 95.00	-0.1479
95.01 TO 100.00	-0.1479

ALL WINDOWS TO MEET 1:4 FACTOR (0.4) AND SHOT (0.25)

BOTTOM OF ALL 2ND FLOOR WINDOWS TO BE MIN. 24" ABOVE FINISH FLOOR.

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE FOLLOWING BUILDING CODES: 1997 INTERNATIONAL RESIDENTIAL CODE, 1997 CALIFORNIA AND 1997 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 220. WIND SPEEDS IN THIS TABLE WERE DERIVED FROM 100 AND 140 MPH WIND SPEED CATEGORIES.

CONSTRUCTION TYPE = GABLE FRAME RESIDENCE (V)
 WIND DIRECTION = CATEGORY C
 INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IN 1997 NFPA 220 AND 1997 NFPA 201 ADVISORY COMMITTEE IS 0.40

2-9 PLUMBING BLUEPRINT CODE. THE EDITOR'S NATIONAL ELECTRICAL CODE BOOK "94" DESIGN LOGS FOR BLUEPRINTS AND 1-20

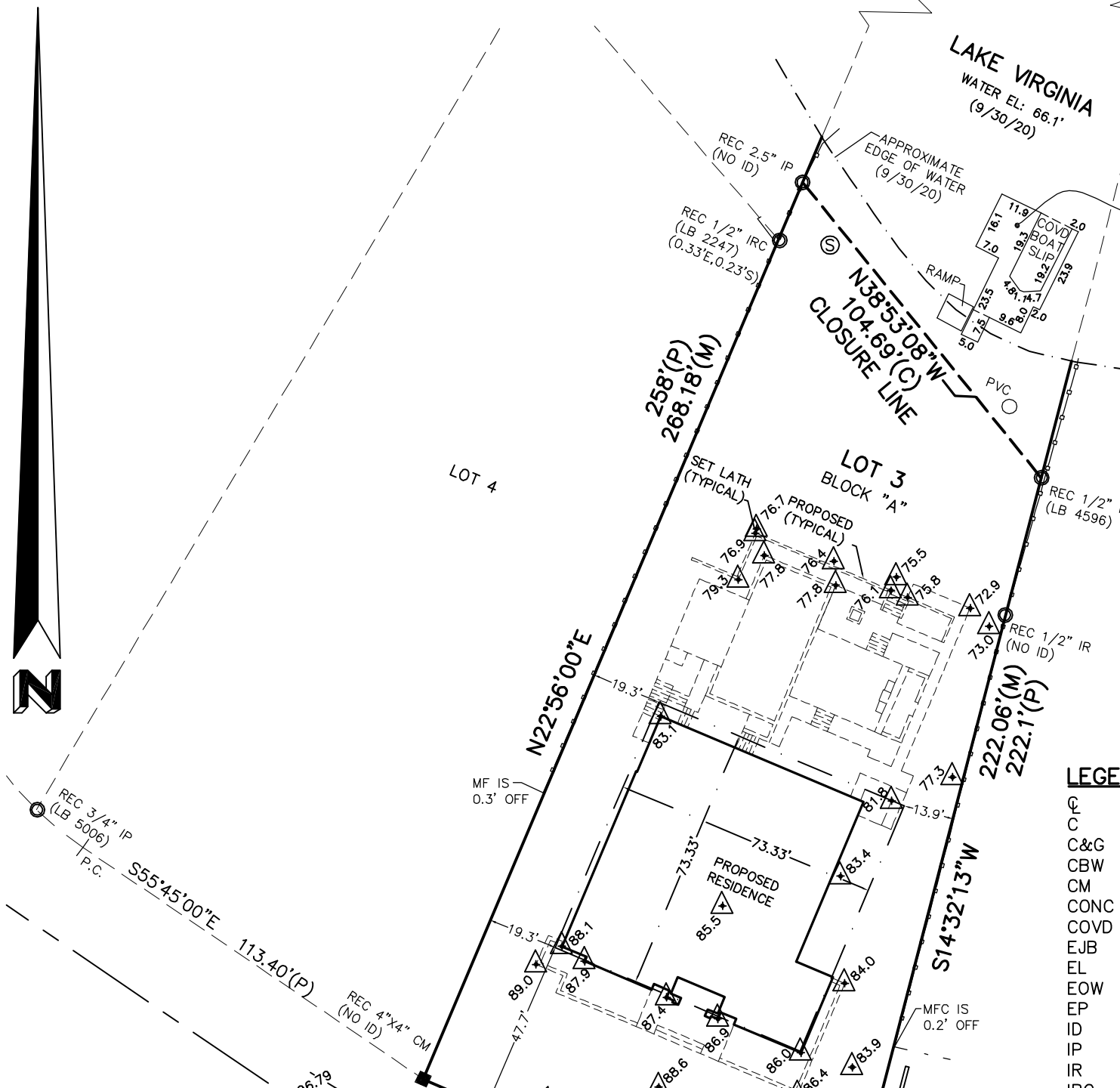
CONSTRUCTION LAYOUT SURVEY

FOR
JONES CLAYTON

DESCRIPTION:

LOT 3, SHADOW HILL, BOCK "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	94.55'	9°58'57"	16.47'	16.45'	S50°45'32"E



LEGEND

C
 C
 C&G
 CBW
 CM
 CONC
 COVD
 EJB
 EL
 EOW
 EP
 ID
 IP
 IR



Planning & Zoning Board

agenda item

item type	Public Hearings	meeting date	January 4, 2022
prepared by	Jeffrey Briggs	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

SPR #22-03. Request of Mike and Linda Cegelis.

item list

Approval of additions to the existing home at 1200 Lakeview Drive on Lake Virginia, Zoned R-1AAA.

motion / recommendation

Staff recommendation is for approval.

background

Mike and Linda Cegelis are the new owners of 1200 Lakeview Drive, planning to renovate the existing home and undertake some additions including a new master bedroom area on the side of the home and a renovation and expansion of the rear porch/patio area. The subject property is 13,589 square feet in size and the requested remodel and expansion will add 1,015 sq. ft. on the north side of the existing home. If the requested addition and remodel is approved, the home will be 3,365 sq. ft. in size, which is a FAR of 25%, well within the 33% base FAR allowed. The impervious coverage will be 6,004 sq. ft. (44%), again well within the maximum allowable of 60% for this one-story home. This home is also a historic designated home on the Winter Park Register of Historic Places. In addition to this lakefront review, the proposed modifications will also need the approval of the Historic Preservation Board, which will be heard at their meeting on January 19th, 2022.

VARIANCES REQUESTED: The master bedroom addition is proposed at a 10-foot side setback versus the 14 feet required per Code. This addition could have been proposed to go closer to the lake to pick up the desired floor space but that would have conflicted with an existing 60-inch caliper Cypress tree. The Code indicates that a justification for setback variances by the P&Z Board could be the preservation of existing trees, which appears to be the case here. The applicants have also had extensive consultations with the adjacent property owner (Brad Blum) regarding the variance, including Mr. Blum's desire to keep the dense landscape privacy screening that exists, which both parties have agreed to enhance. An email from Mr. Blum is attached, with his support of this application and the

side setback variance, as he is the lone affected party.

The rear lakefront side of the home has a small exterior open porch with minimal outside floor space. The rear walls of the home are not changing from the current location.

However, the applicants want to add a new wood deck to enhance their opportunity for outdoor use on the lakefront. This is a fairly shallow lot and the existing home is at the 50-foot lakefront setback. Any added deck needs a variance, which in this case is a request for a 10-foot encroachment into the lakefront setback. It is an open (uncovered) deck which does not contribute in any way to impairment of views by the adjacent neighbor, the Whitley's, who have also sent a letter of support for this request.

TREE PRESERVATION: The Code direction on water front lots is "to preserve existing trees to the degree reasonably possible". These building additions remove one Camphor tree which is not a protected tree under our Code, and is listed as an invasive species by the City of Winter Park Urban Forestry program.

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. There is no impairment of any lake views of the neighbors and both adjacent neighbors have provided letters of support.

VIEW FROM THE LAKE: The Code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Due to the desire to have the height of the rear deck be even with the existing elevation, the plans include landscape terracing in order to have landscape screening of support beams.

STORM WATER RETENTION: The zoning code requires retention of storm water so that storm water flowing over a waterfront lawn area does not carry with it into the lake any fertilizers, herbicides, etc. There is ample rear yard area to create a depressed swale area on the property of about six-nine inches in depth to accomplish the required retention.

SUMMARY: In most scenarios, the P&Z Board reviews tear downs that result in a much larger new home with more square footage, more impervious coverage and being located closer to the lake. This home is historically designated and cannot be demolished so the additions proposed are minimal and keeping with the one-story scale. Overall, the plans meet the intent of the lakefront review criteria. The setback variances appear to be reasonable and staff is in support of those as well as the neighbors.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Map and aerial.pdf](#)

ATTACHMENTS:

[1200 Lakeview - Site Plan and drawings.pdf](#)

ATTACHMENTS:

[Front existing house view.jpg](#)

ATTACHMENTS:

[Side view of addition request.jpg](#)

ATTACHMENTS:

[1200 Lakeview-Front-Rendering.pdf](#)

ATTACHMENTS:

[Rear Existing House View.jpg](#)

ATTACHMENTS:

[1200 Lakeview-Rear\(Lakeside\)-Rendering.pdf](#)

ATTACHMENTS:

[Cegelis Support Letter - Brad Blum.pdf](#)

ATTACHMENTS:

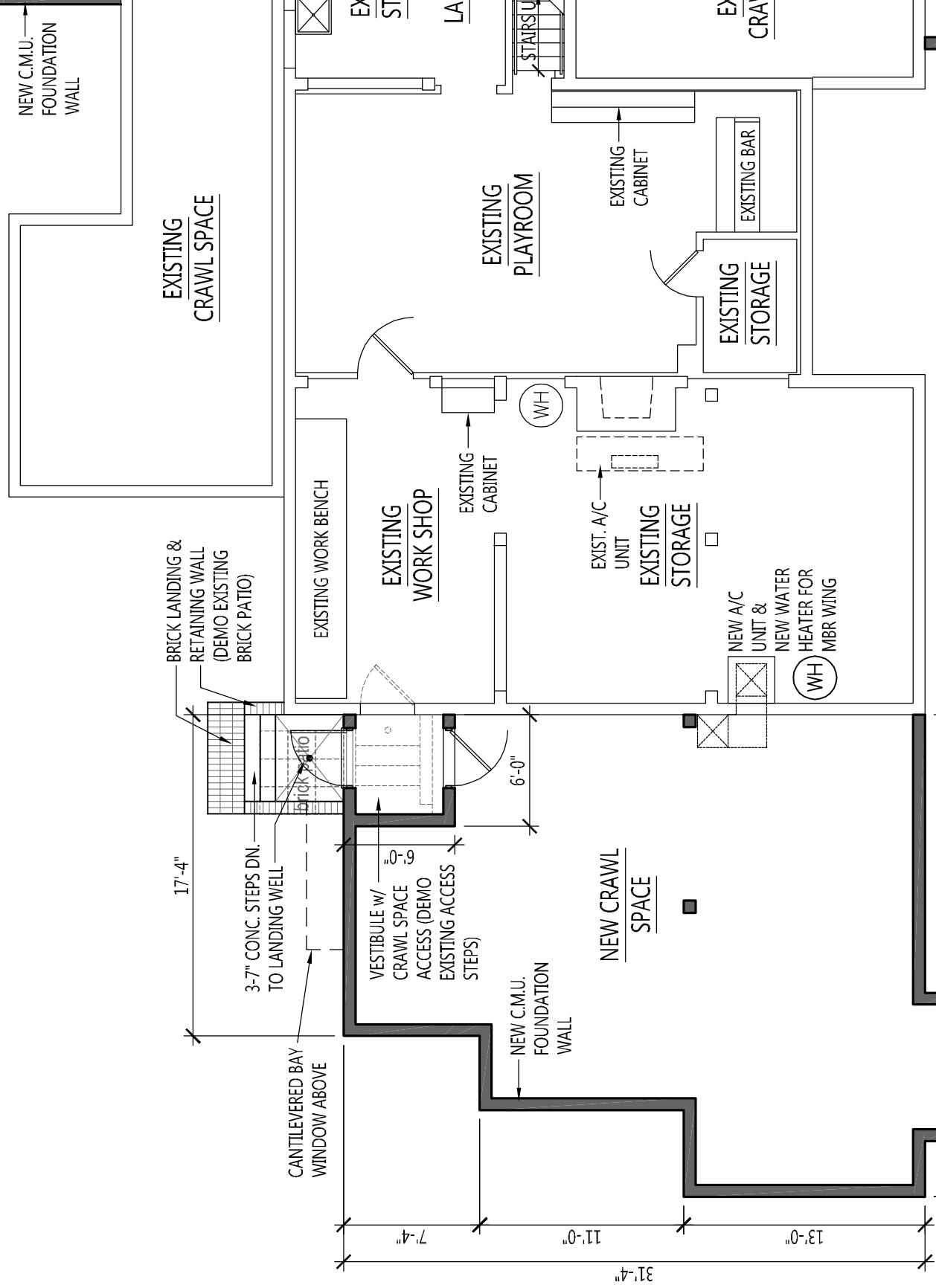
[Cegelis Support Letter - Stephan Whitley.pdf](#)

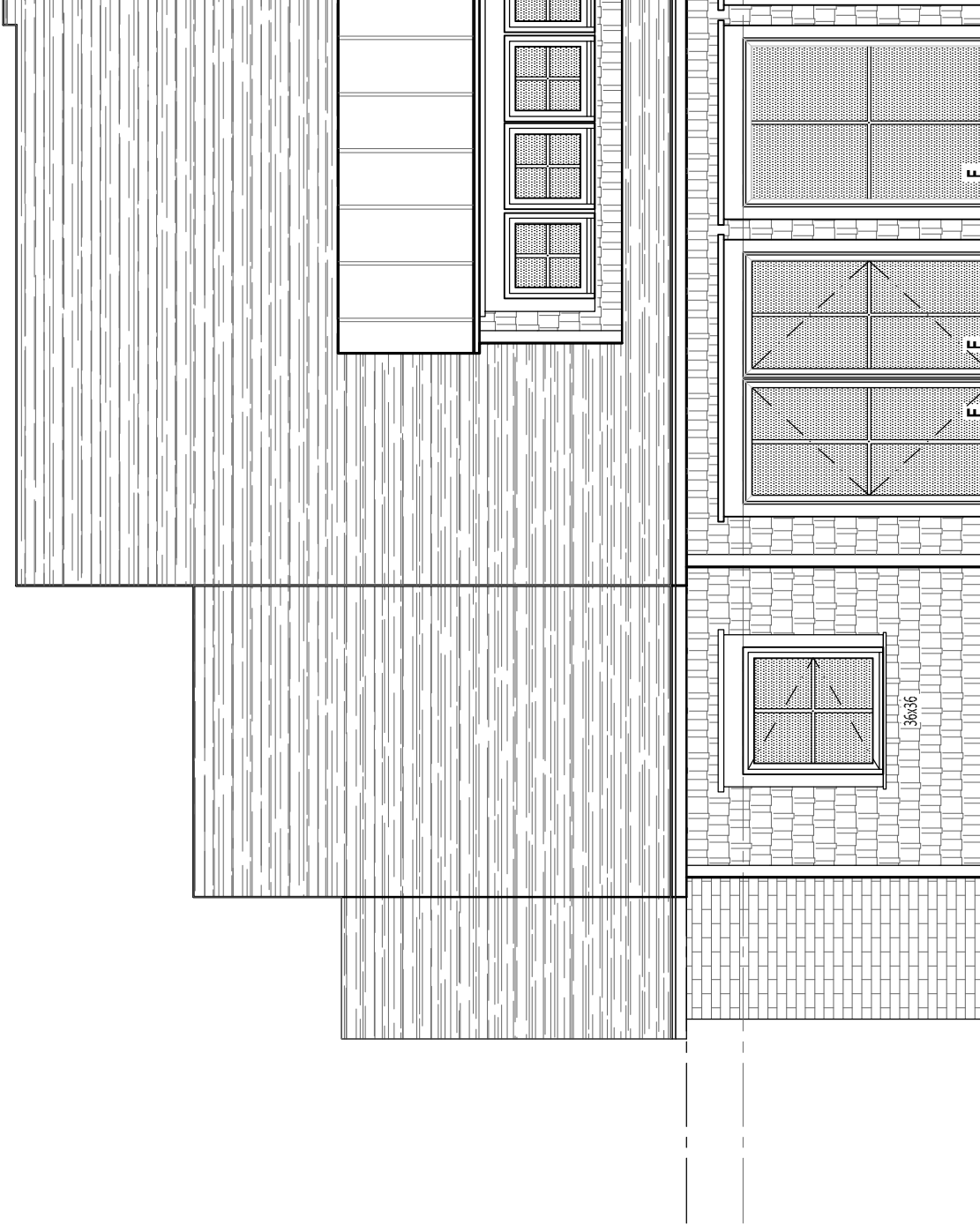
ATTACHMENTS:

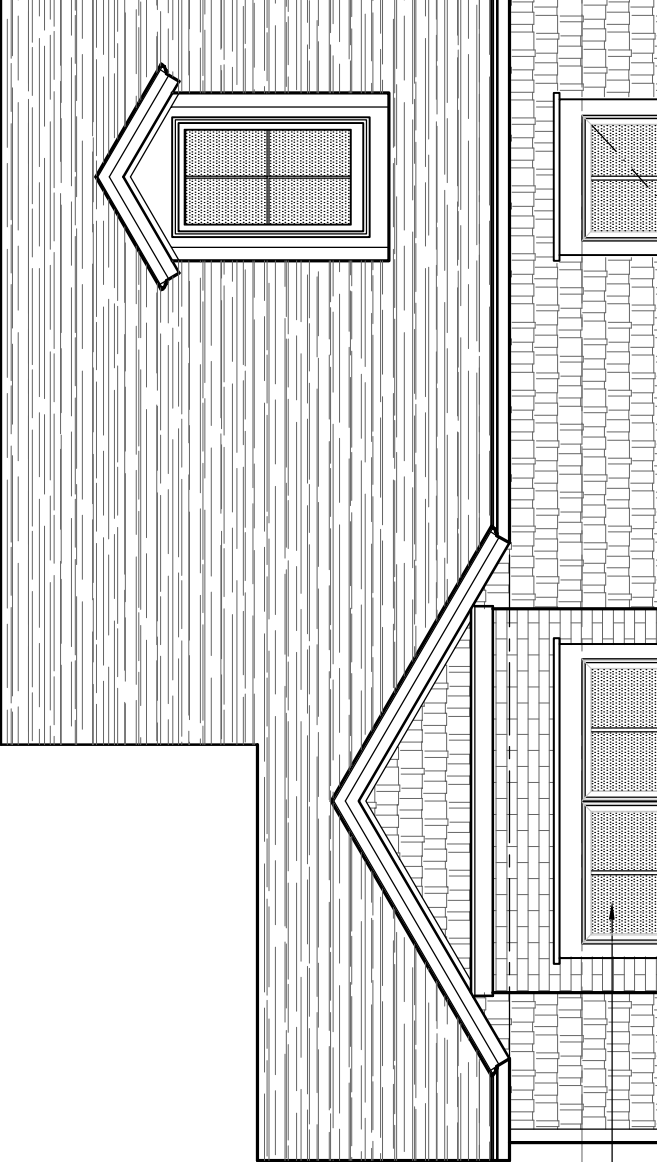
[Cegelis Support Letter - Ann Chambliss Lacambra.pdf](#)







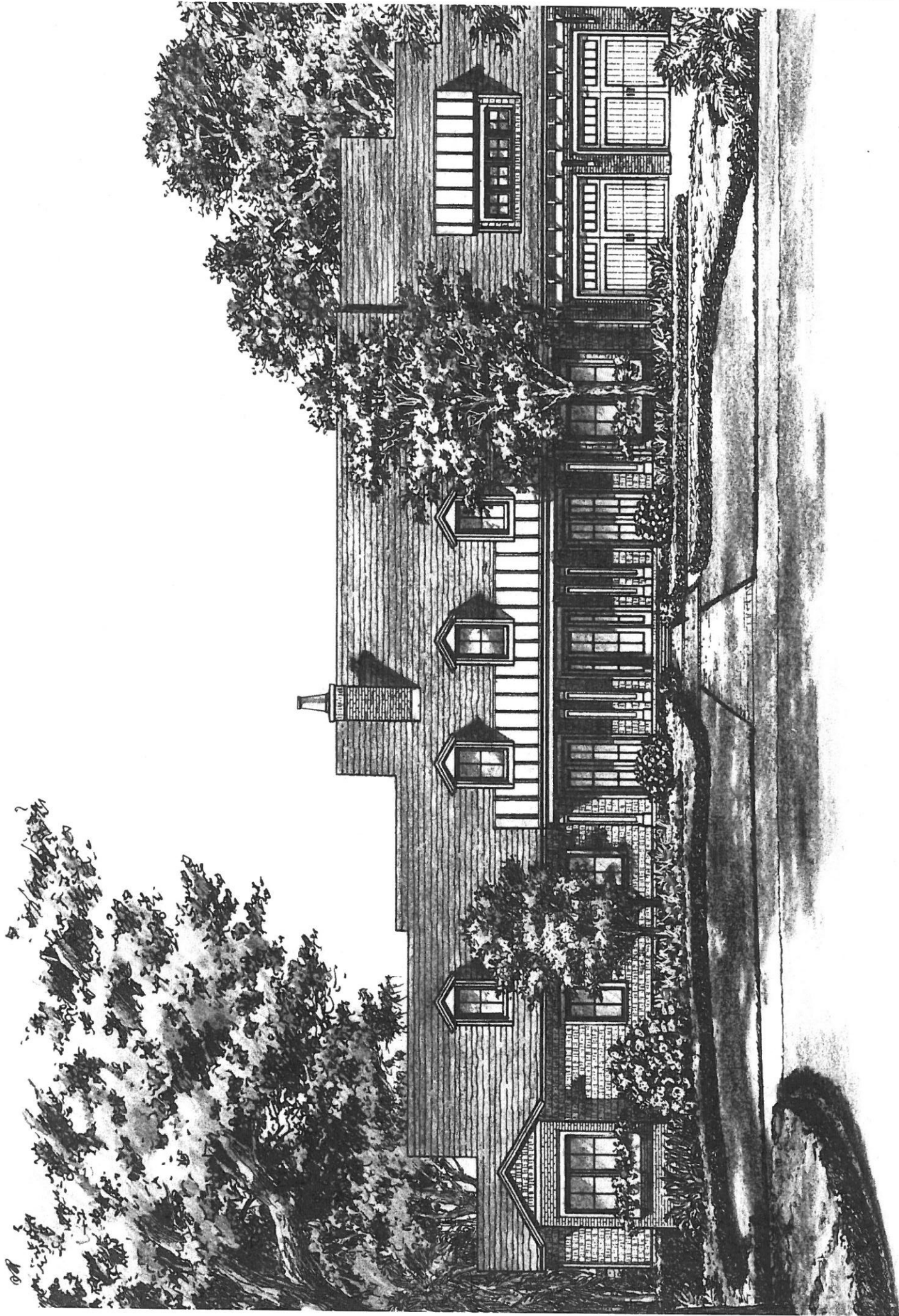




CASEMENT OR FIXED
WINDOWS - TYP.







CEGELIS RESIDENCE - WINTER PARK, FLORIDA



CEGELIS RESIDENCE — WINTER PARK, FLORIDA



Mark Straite

From: Brad Blum <bblum@blum-brands.com>
Sent: Thursday, December 9, 2021 4:43 PM
To: Jeff Briggs
Cc: Mark Straite; Mike Cegelis; Linda Cegelis; Jennifer Beaman Clark
Subject: Letter of Support to The City of Winter Park

To the City of Winter Park:

I live next door to Mike and Linda Cegelis, who own 1200 Lakeview Drive, Winter Park, FL. I own the property located at 1169 Lakeview Drive, Winter Park, FL.

The purpose of this letter is to express my strong support for the variance they have requested from the City of Winter Park. The request is to move the side setback from 14 feet off the property line to 10 feet off the property line. This is to accommodate the design and construction of an addition to their one-story historic house in Virginia Heights.

We have met multiple times for us to agree on a mutually desirable landscape plan to provide natural greenery and privacy between the two properties and to take every measure to protect the tree canopy of mature trees.

Besides being a good overall plan for the property owners at 1200 Lakeview Drive and 1169 Lakeview Drive, respectively, I also believe this plan will be good for the Virginia Heights neighborhood and for The City of Winter Park.

I recommend that the City of Winter Park approve the variance request for the property at 1200 Lakeview Drive being submitted by Mike and Linda Cegelis.

Sincerely,

Brad

Brad Blum
407.492.0303
bblum@blum-brands.com

CAUTION: EXTERNAL SENDER

Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links or open attachments. NEVER enter your username or password!

December 7, 2021

Mr. and Ms. Michael Cegelis
1200 Lakeview Drive
Winter Park, FL 32789

Re: Proposed Renovations to 1200 Lakeview Drive, Winter Park

Dear Mike and Linda,

Thank you for sharing the plans for the renovation of your house on Lakeview Drive. As your next door neighbor, I have a keen interest in the property, and I am very pleased with the proposed work.

The design is very thoughtful and appropriate for the site. The architectural changes are consistent with the character of the neighborhood, and the scale of the house fits well with the site and the surrounding properties.

I am happy to offer my support and endorsement of the proposed renovation, and please feel free to share this letter with any governmental or private groups that participate in the review and approval of the plans.

Best of luck with the approval process. I look forward to seeing the work move forward, and eventually the finished project.

Regards,



Stephen J. Whitley

Dear Mike and Linda,

Having lived 54 years
across the road from
1200 Lakeview Drive, I am
happy to see your plans for
a new addition. They
conform beautifully to the
neighborhood in scale,

setting and history.
You have great
plans. Thanks for
sharing them -

Affectionately,

Anna C. Lacambra

Dec. 9, 2021