

# Board of Adjustments



**January 15, 2019 at 5 p.m.**

Commission Chambers • City Hall Second Floor  
401 South Park Avenue • Winter Park, Florida

## 1 Opening comments

## 2 Approval

Minutes for the December 18, 2018 meeting. \_\_\_\_\_

## 3 New Business

1. Request of David Robison for a variance to allow the construction of a swimming pool enclosure located 6 feet from the rear lot line, in lieu of the required rear setback of 10 feet. \_\_\_\_\_

Located at 1491 Summerland Avenue      Zoned R-1AA

2. Request of Jeanne Atkinson for variances to allow the construction of a room addition and a garage conversion into a cabana with a minor addition on a property which currently has a nonconforming side setback of 9.9 feet in lieu the required setback of 13 feet to the south side lot line. \_\_\_\_\_

Located at 900 N. Park Ave      Zoned R-1AA

### appeals & assistance

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

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



**TO: BOARD OF ADJUSTMENTS MEMBERS**

**FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS**

**DATE: JANUARY 15, 2019**

**SUBJ: ROBISON VARIANCE REQUEST, 1491 SUMMERLAND AVENUE**

CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

The applicant is requesting a variance to allow the construction of a swimming pool enclosure located 6 feet from the rear lot line whereas the required rear setback is 10 feet.

The swimming pool on this property was originally built in 1988 and complied with the required setbacks for a pool without an enclosure: 5' to rear lot line to deck and 10' to rear lot line to the water's edge of the pool. The applicants state that they have lived there 19 years and need to have the pool enclosed due to extreme sensitivity to mosquito bites. In addition the placement of a portion of the pool closer to the rear lot line requires that a screen enclosure come within inches of the spa portion of the pool leaving inadequate distance to walk around this pool at this one location.

The high point of the proposed dome shaped enclosure (14.5 feet) is at the furthest distance away for the rear lot line with it sloping downward at the rear to a height of 10.5 feet at the 6 foot setback. At the rear of this property, the applicants have a dense hedge which they estimate to be 8 feet in height to act as a buffer to the neighbor to the rear.

With respect to allowable area for the new pool enclosure, the new total area will be 1,378 square feet with an allowable area of 1,431 square feet after adding unused floor area of the home (341 square feet). No new impervious coverage is being added.

A letter of non-objection has been provided from the abutting neighbor at the rear from residents of 1500 Cardinal Court.

VARIANCE APPLICATION  
BUILDING and PERMITTING SERVICES DEPARTMENT

Building & Permitting Department  
401 South Park Avenue  
Winter Park, FL 32789  
Ph: 407-599-3237

Date Received 12-21-18  
# Assigned # 1  
Date of Hearing 1/15/2019

Applicant: D.C. Johnson

Owner: David Addison

922 Hickory St.  
(Address)  
Altamonte Springs 32701  
(City, State) (Zip)

1491 Summerland Ave  
(Address)  
Winter Park Fl. 32789  
(City, State) (Zip)

(Phone - Home)  
407 239-2680  
(Phone - Work or Cell)  
DC@HARVICK@BMAIL.COM  
(Email Address)

(Phone - Home)  
407 493-7070  
(Phone - Work or Cell)  
daddison@cf1.cc.com  
(Email Address)

If the applicant is not the owner, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

\*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section 58-71, Subsection (j), Zoning R-1AA.

State briefly (Clearly Printed or Word Processed) answers to all questions.

Note: Submit E-Mail address to have application forwarded to you for word processing.

Street address of property 1491 Summerland Dr.  
Legal description of property Lot 114 South 41 ft of Lot 12 Block C Winter Park Ct. PBM  
page 33

Describe variance request 4' into a 10 ft. Rear setback for a pool enclosure on existing deck

\*This section may be left blank for completion by city staff\*  
Residential Fee-\$200.00 /Commercial, Multi-Family Fee-\$400.00 payable upon submission of application.(The fee is doubled for after-the-fact requests.) Applicants tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting will be charged for addition advertising and notification costs, plus \$100.00.

What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

Applicants purchased home with existing Pool and deck.

How long have you owned the property? 1999

How long have you occupied the property? 19 yrs.

What rights or privileges commonly enjoyed by other properties in the same zoning district will the applicant be deprived of because of enforcement of the Zoning Ordinance?


Pool & Deck were approved by city in 1988.  
Homeowner wants to screen in existing deck & not add any additional area.

Describe fully the hardship (from zoning requirements) upon which this request is based, be specific in describing the hardship and give all reasons explaining why you need to vary from the Zoning Code requirements. Note: Financial reasons are not considered a hardship.

Medical: extreme Hypersensitivity to Mosquito bites.  
Pool's edge is on set back, need space between water's edge & screened wall to get around pool.

Will applicant accept a limited variance? For example: Height, lengths, position, etc. of signs, fences, shrubbery, enclosures of structures or carports, parking spaces, etc? If so, to what extent?

Only need 4' x 27' not full 70'

  
Signature of Applicant  
Deborah Robison

12/20/18  
Date  
12/20/18

DAVID ROBISON  
Name of Applicant (PRINT)  
Deborah H Robison

# 1491 Summerland Ave



12/18/2018

Variance Narrative

David Robison  
1491 Summerland Ave.  
Winter Park, Fl.

Requesting an approval of 4 feet into a 10 foot rear setback for a pool enclosure on existing slab to have ingress, egress around pool waters edge that was built by previous Owner in 1988. Also, this requested encroachment is for only 27 of the 100 feet across the back of the property.

The main reason for this request is because of a hypersensitivity to mosquito bites by Mother and Daughter, as well as needing access around pool waters edge on existing slab.

As seen in photos, there are high foliage walls on side and rear walls of proposed area and the neighbors adjoining the proposed encroachment have signed a letter of consent (attached).

The proposed pool enclosure was designed to take up the minimum amount of encroached area and with the surrounding walls and foliage would be virtually unnoticed.

Date: 12/19/18

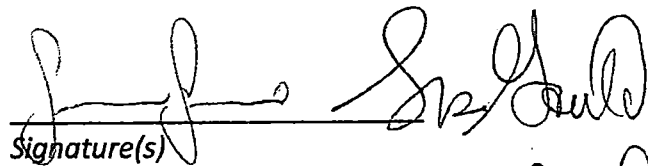
To: City of Winter Park, Building Dept and Florida Pool Enclosures

From: Garland and Lisa Gould

Re: e.g. *Setback for Pool Enclosure*

To Whom it Concerns,

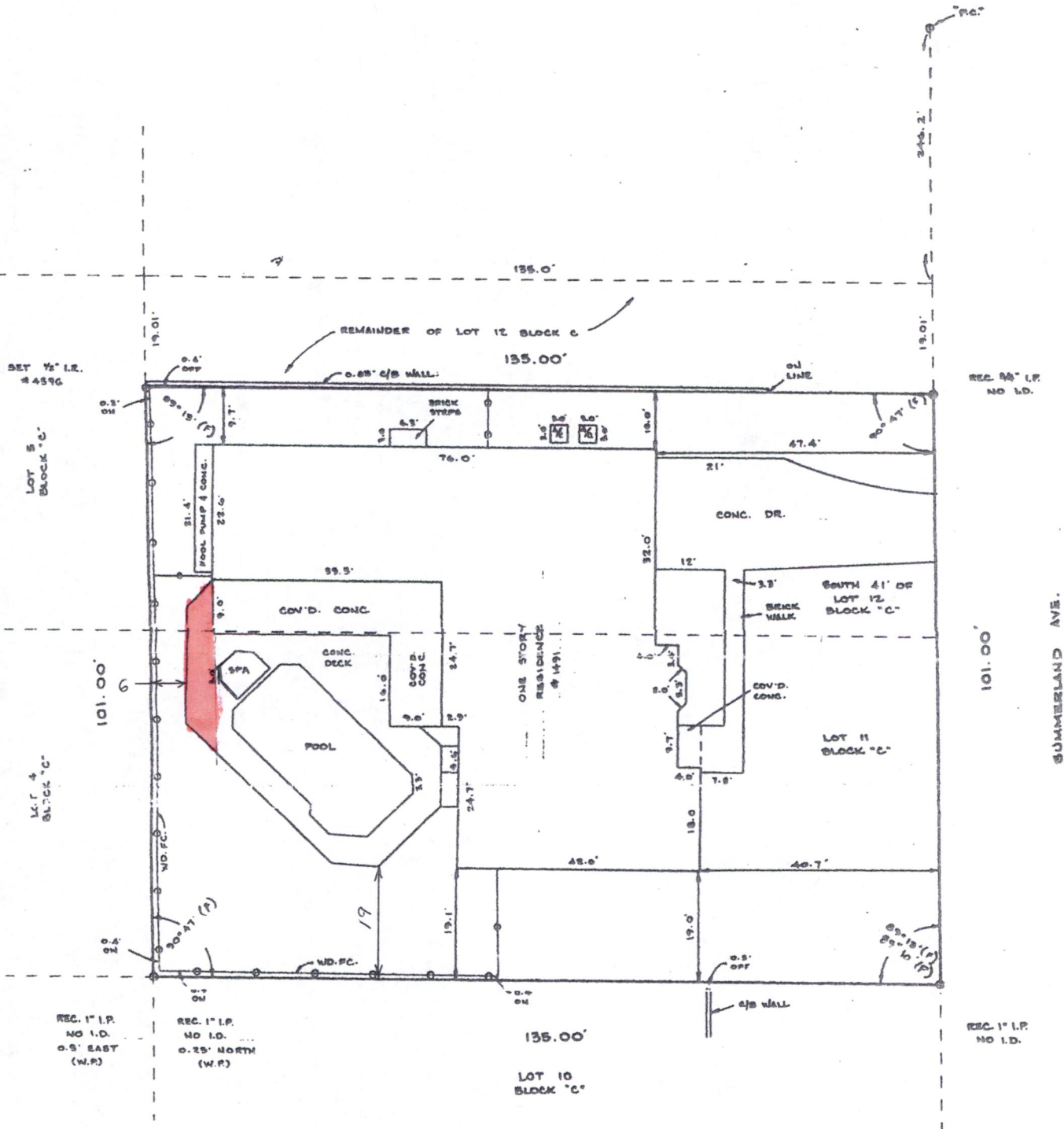
- We reside at 1500 Cardinal Court and share a common property line at the back of our lot with our neighbors of more than 15 years, David and Deborah Robison at 1491 Summerland Avenue.
- The Robisons have submitted application with the city to build a pool enclosure and that screen wall closest to our property line is going approximately 4 feet into the 10-foot set back.
- The screen wall will be significantly blocked by our existing hedge and fence plus the Robison's plant covered lattice screen, both of which are over 8 feet tall and run the entire length of the proposed pool screen wall.
- We do not have an issue with this minor variance.

  
Signature(s)

Garland Gould      Lisa Gould  
Printed name

**BUNDARY SURVEY FOR/CERTIFIED TO:** David Robinson and Deborah Robinson  
 Winderweeidle, Haines, Ward & Woodman, P.A., Attorneys' Title Insurance Fund, Inc.  
 Susa Financial, Inc.

**DESCRIPTION AS FURNISHED:** Lot 11 and the South 41 feet of Lot 12, Block C, WINFLOR COURT, as recorded in Plat Book M, page 33, Public Records of Orange County, Florida.



1" = 20'

**GRUSENMEYER-SCOTT & ASSOC., INC. — LAND SURVEYORS**

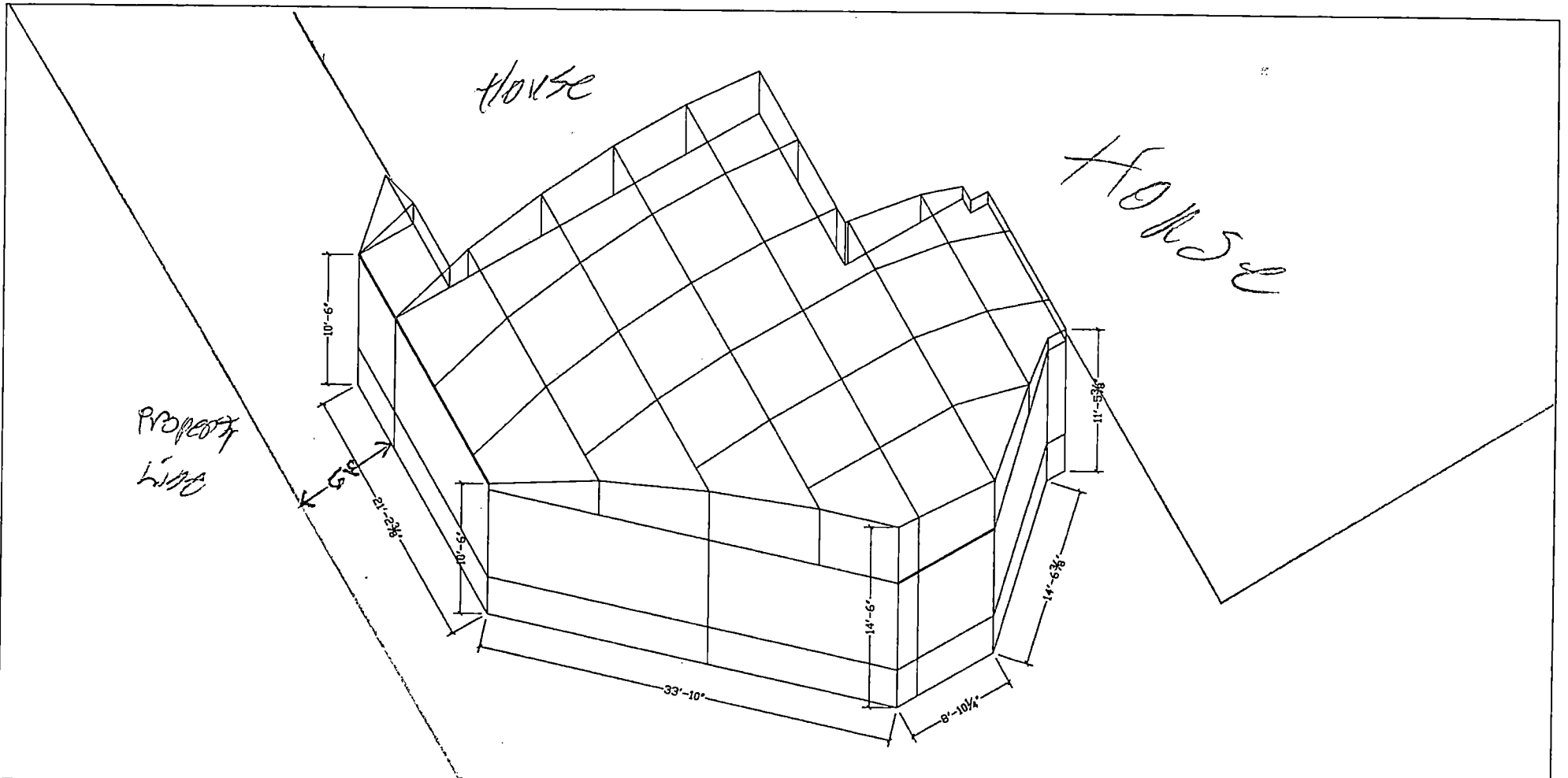
5400 E. COLONIAL DR. ORLANDO, FL 32807 (407) 277-3232 FAX. (407) 658-1436

- DDI —**
- PLP
  - FIELD
  - IRON PIPE
  - IRON ROD
  - CONCRETE MONUMENT
  - TYPICAL MONUMENT
  - RECOVERED

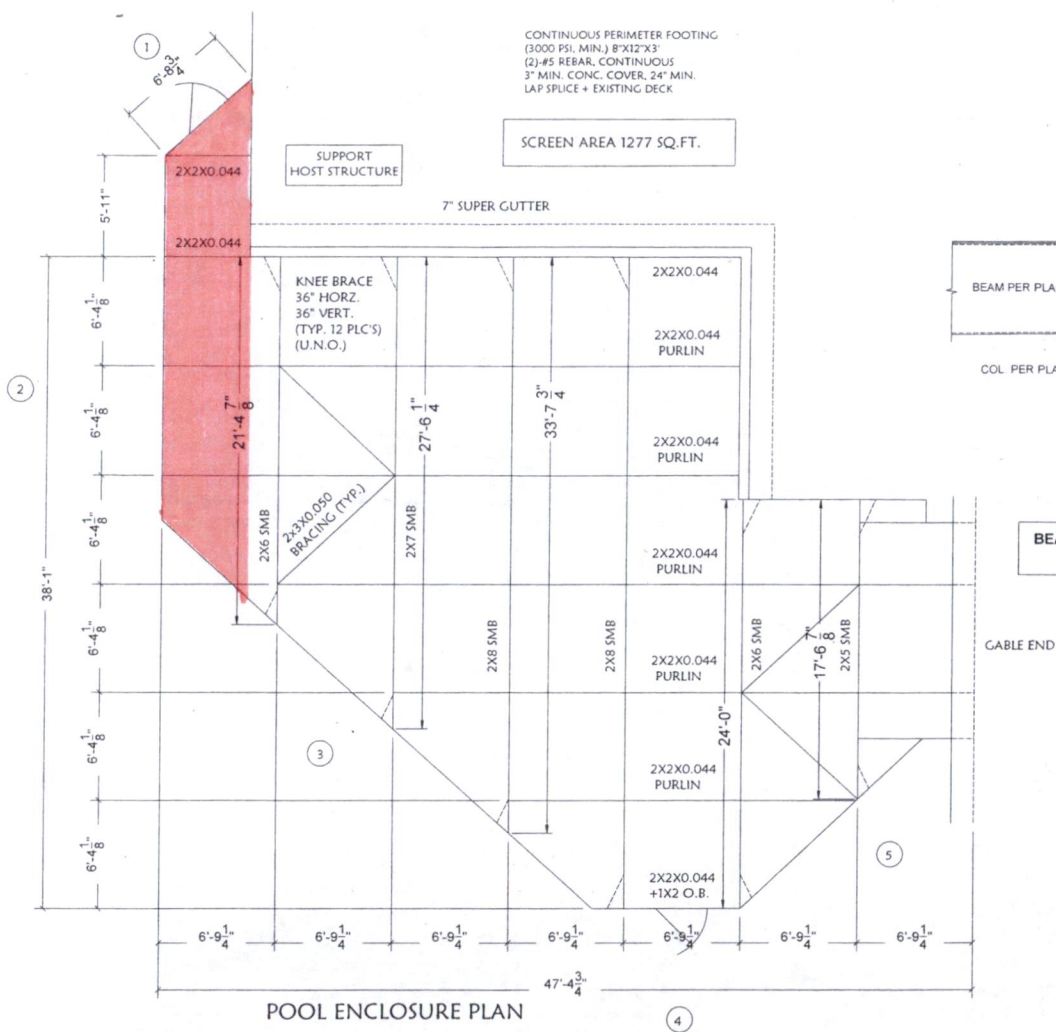
- LEGEND —**
- R — RADIUS
  - L — ARC LENGTH
  - C — CENTRAL ANGLE
  - CH — CHORD
  - CB — CHORD BEARING
  - PT — POINT
  - TYP — TYPICAL

**NOTES:** 1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES.  
 2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL



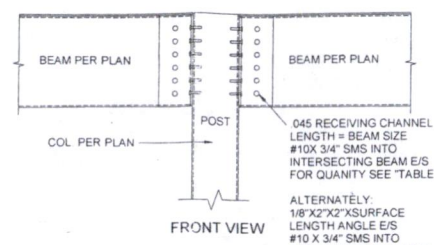


<b>Florida Pool Enclosures</b> 922 Hickory St. Altamonte Springs, FL 407-260-2800 fax 407-260-6411	<b>Job # 161381</b>	tax district: City of Winter Park		The locations of doors are incidental to the design. Girts remain the same throughout the design unless otherwise noted. Dimensions are to center of walls and members. Length given for knee braces represents horizontal and vertical displacements.	
	Project Address: David Robison 1491 Summerland Ave. Winter Park, FL 32789	date: 01/07/19	scale: NTS		
		prepared by: <b>Allen Thompson</b>			



CONTINUOUS PERIMETER FOOTING  
(3000 PSI, MIN.) 8"X12"X3"  
(2)-#5 REBAR, CONTINUOUS  
3" MIN. CONC. COVER, 24" MIN.  
LAP SPLICE + EXISTING DECK

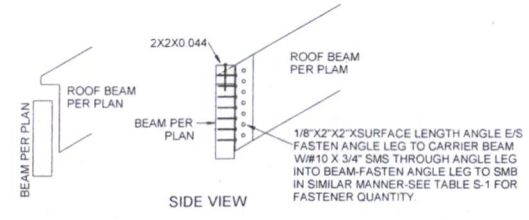
SCREEN AREA 1277 SQ. FT.



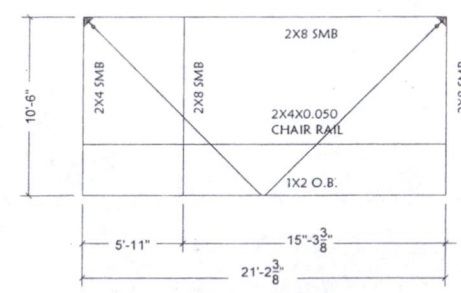
BEAM TO BEAM CONNECTION  
SCALE: NTS

Beam Size	Channel Size	Post Size	Channel Length
2X8	2X4	2X4	10'-6"
2X8	2X6	2X6	13'-11"
2X8	2X8	2X8	14'-6 3/8"
2X8	2X10	2X10	15'-0 3/8"
2X8	2X12	2X12	15'-6 3/8"
2X8	2X14	2X14	16'-0 3/8"
2X8	2X16	2X16	16'-6 3/8"
2X8	2X18	2X18	17'-0 3/8"
2X8	2X20	2X20	17'-6 3/8"
2X8	2X22	2X22	18'-0 3/8"
2X8	2X24	2X24	18'-6 3/8"

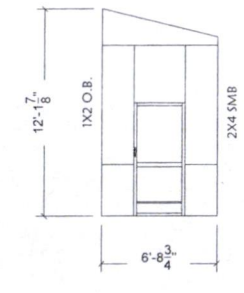
TABLE S-1 -  
SMB TO CARRIER  
SCREWS



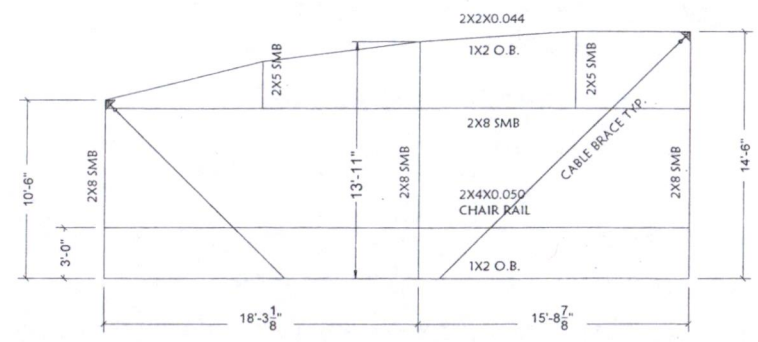
MAIN BEAM TO CARRIER BEAM  
CONNECTION SCALE: NTS



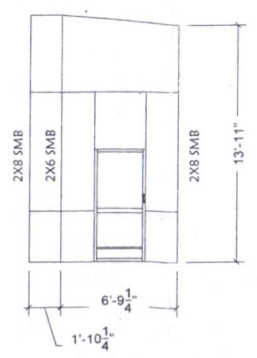
FRAMING ELEVATION - 2



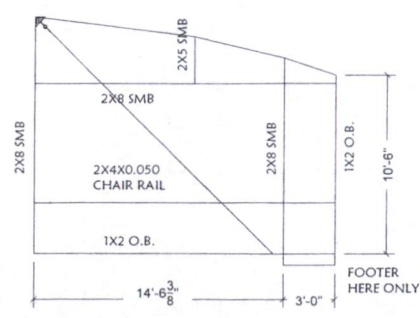
FRAMING ELEVATION - 1



FRAMING ELEVATION - 3

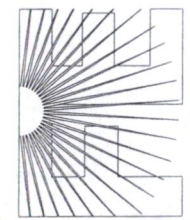


FRAMING ELEVATION - 4



FRAMING ELEVATION - 5

**FLORIDA ENGINEERING LLC**  
4456 TAMiami TRAIL, UNIT B14  
PORT CHARLOTTE, FLORIDA 33980  
(941) 391-5980  
www.flengineeringllc.com



PROJECT NO. 1831022

CONTRACTOR:  
**FLORIDA POOL ENCLOSURES**

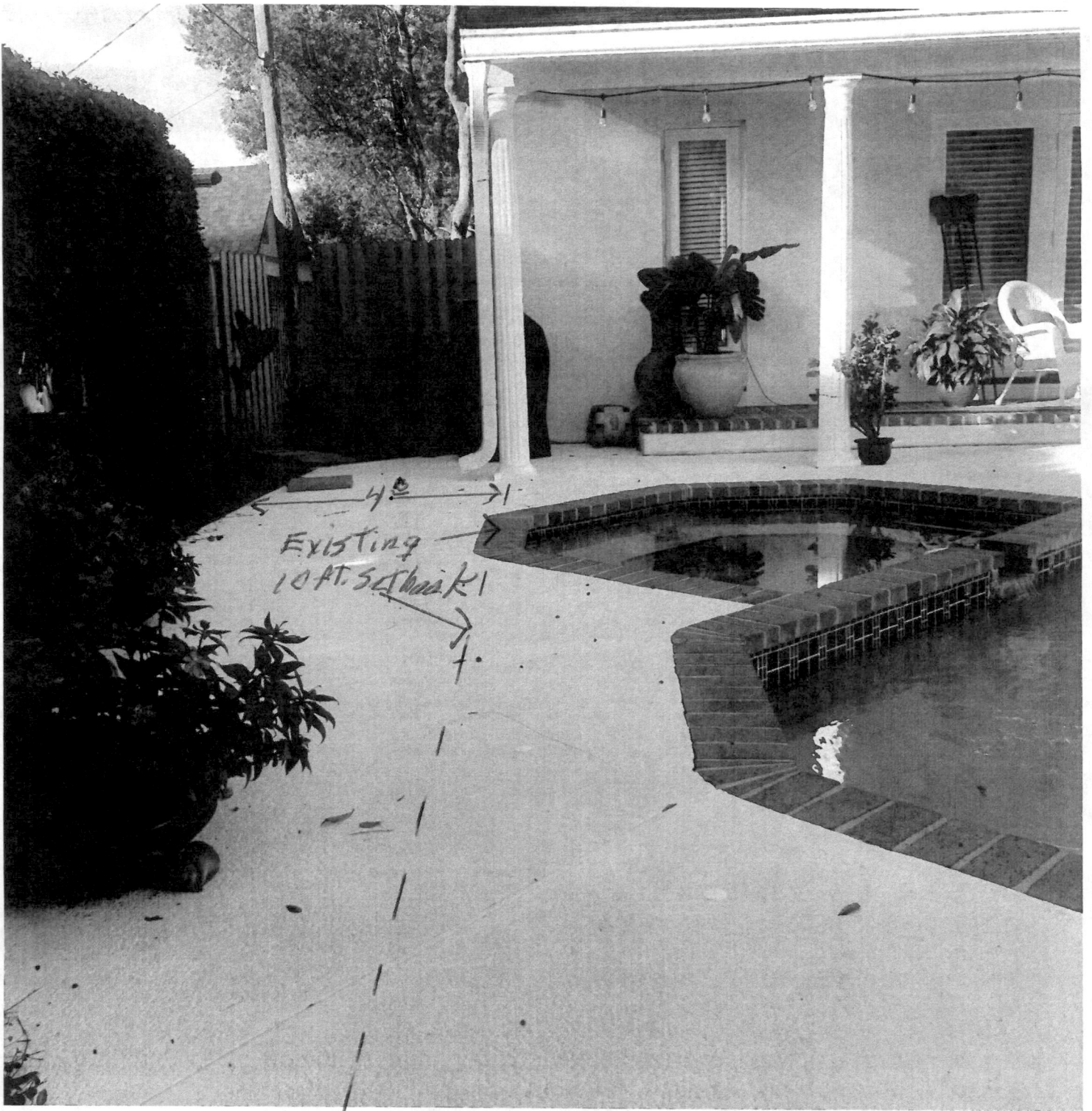
PROJECT ADDRESS:  
ROBISON  
1491 SUMMERLAND AVE  
WINTER PARK FL 32789

DESIGN DATE:	11/19/2017
REVISION 1:	DATE
REVISION 2:	DATE
SCALE:	NTS

*ES*

Craig E. Gunderson, P.E. #60102  
DATE: 11/19/2017

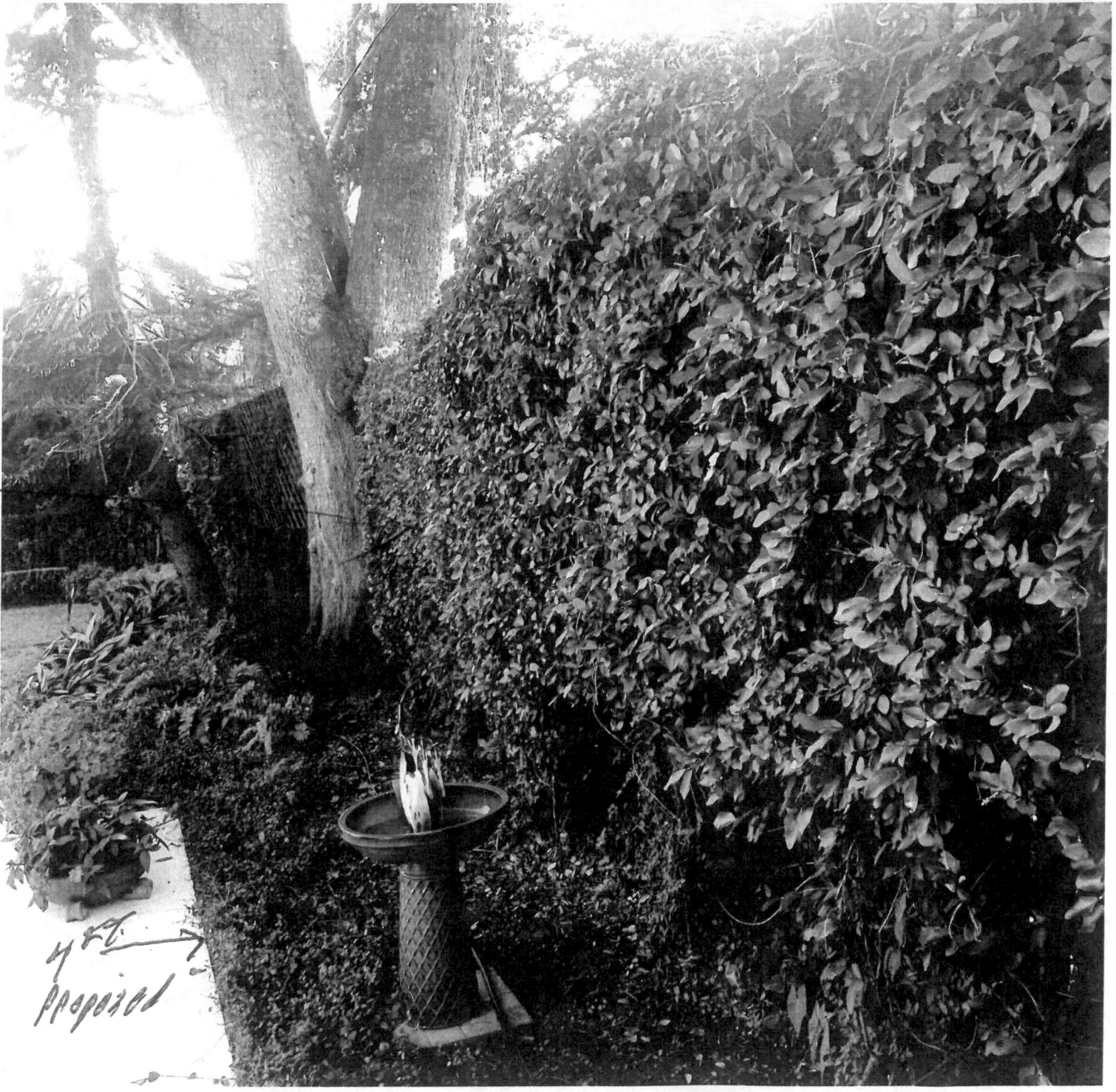
CA CERT. #30762







*Rear  
View  
Blocked*



Side View  
Blocked

4 ft →  
Proposed



# SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

Address: 1491 Summerland Ave. Winter Park, FL 32789

Lot width<sup>2</sup>: 101.00'

Submitted by: Florida Pool Enclosures

Lot area<sup>3</sup>: 13,625

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>11</sup>	Additional Proposed Area <sup>11</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%				
	1 story - 60%	6559.38	43.2	6602.58	8175
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6,7</sup></b> For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor <sup>8</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches <sup>9</sup> .	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR				
	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
	Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR	4155			33 4496
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>10</sup>	1334.65	43.2	1378	1431

1431

	Minimum % Required	Existing Area <sup>11</sup>	Landscape Area Reduced <sup>11</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	50%				

**NOTES:**

1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setback as described on page 2.
3. Submerged lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft. maximum width and 2.5 ft. back from the required setback, occupying 45% of roof area within the same roof plane.
6. Area forming a room behind 2nd floor walls shall be included in the gross floor area.
7. See page 3 on how to achieve maximum F.A.R.
8. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
9. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf excludable gross floor area.
10. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
11. These columns only apply to existing homes.



**TO: BOARD OF ADJUSTMENTS MEMBERS**

**FROM: GEORGE WIGGINS, DIRECTOR OF BLDG/LEGISLATIVE AFFAIRS**

**DATE: JANUARY 15, 2019**

**SUBJ: ATKINSON VARIANCE REQUEST, 900 NORTH PARK AVENUE**

CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

The applicant is requesting variances to allow the construction of a room addition and a garage conversion into a cabana with a minor addition on a property which currently has a nonconforming side setback of 9.9 feet in lieu the required setback of 13 feet to the south side lot line.

The request includes increasing the height of an existing 7 foot high masonry wall and roofing this area as a bathroom and closet area of with 143 square feet of space. In addition, the applicant proposes to enclose with a glazed opening an existing open area under roof line on a rear single car garage. The remainder of the garage will also be converted into a pool cabana.

Overall, the request is unusual in that there's no exterior additions to the existing home and rear garage building but only enclosures that exceed the floor area ratio based on having an existing nonconforming 9.9 foot side setback to a portion of the home. The nonconforming side setback limits the floor area ratio to 33% which for this lot size (18,050 sf) is a limit of 5,956 square feet. The total new area is 239 square feet.

One factor that minimizes this request is that the portion of the home which has the 9.9 foot side setback is only 20 feet in length on the south side of the property representing a small portion of the entire home. The remainder of the home is within inches of meeting the required setbacks.

No letters has been provided for this request at this point in time.



**CITY OF WINTER PARK  
VARIANCE APPLICATION  
BUILDING and PERMITTING SERVICES DEPARTMENT**

Building & Permitting Department  
401 South Park Avenue  
Winter Park, FL 32789  
Ph: 407-599-3237

Date Received 12/21/18  
# Assigned #2  
Date of Hearing 1/15/19

Applicant: \_\_\_\_\_

Owner: JEANNE ATKINSON

\_\_\_\_\_  
(Address)

900 N PARK AVE  
(Address)

\_\_\_\_\_  
(City, State) (Zip)

WINTER PARK FL 32789  
(City, State) (Zip)

\_\_\_\_\_  
(Phone - Home)

\_\_\_\_\_  
(Phone - Home)  
407-748-3877

\_\_\_\_\_  
(Phone - Work or Cell)

\_\_\_\_\_  
(Phone - Work or Cell)  
Atkinson.jeanne@gmail.com

\_\_\_\_\_  
(Email Address)

\_\_\_\_\_  
(Email Address)

**If the applicant is not the owner**, attach a copy of the purchase contract, or option on the property, or a letter signed by the owner of record authorizing the applicant to act as an agent for the owner.

\*This request is for a variance from requirements of Article III, Zoning of the Land Development Code of Winter Park, Section 58-66, Paragraph F, Zoning 4.

State briefly (Clearly Printed or Word Processed) answers to all questions.

**Note: Submit E-Mail address to have application forwarded to you for word processing.**

Street address of property 900 N PARK AVE

Legal description of property GOLF VIEW TERRACE G/42 LOT 12 + N 20 FT OF LOT 11

Describe variance request 26.5% FIRST FLOOR SETBACK OF 13' EXISTING IS 10'

34.5% SECOND FLOOR SETBACK OF 17' EXISTING IS 16'

\*This section may be left blank for completion by city staff\*

Residential Fee-\$200.00 /Commercial, Multi-Family Fee-\$400.00 payable upon submission of application.(The fee is doubled for after-the-fact requests.) Applicants tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting will be charged for addition advertising and notification costs, plus \$100.00.

See attachment

What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?

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How long have you owned the property? 9 MONTHS

How long have you occupied the property? 9 MONTHS

What rights or privileges commonly enjoyed by other properties in the same zoning district will the applicant be deprived of because of enforcement of the Zoning Ordinance?

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Describe fully the hardship (from zoning requirements) upon which this request is based, be specific in describing the hardship and give all reasons explaining why you need to vary from the Zoning Code requirements. Note: Financial reasons are not considered a hardship.

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Will applicant accept a limited variance? For example: Height, lengths, position, etc. of signs, fences, shrubbery, enclosures of structures or carports, parking spaces, etc? If so, to what extent?

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 12/21/18 Jeanne Atkinson  
Signature of Applicant Date Name of Applicant (PRINT)

**What are the special conditions and circumstances, peculiar to the land, structures or buildings involved?**

**Applicant's Response:** Applicant wishes to create a "mother in law" suite on the first floor of the house for an elderly parent (95 yrs. old) that has mobility challenges. The house is constructed in such a manner that there are no other locations on the ground floor for an additional living space save for a front room which needs a small expansion to provide adequate accommodation. The room would be expanded northerly to construct a bathroom and closet area. The expansion would occur totally within the existing wall locations on the north end of the house. The walls presently exist with a small roof overhang as shown in the picture attached to this application. The small overhang would be replaced by a roof to be aesthetically consistent with the rest of the house.

The other modification would be to glass in the front of a small walkway that accesses a free standing single car garage which will be converted into a cabana and a seating area where the walkway presently exists. This would allow the aging parent to spend time in the pool area within a climate controlled environment.

**What rights or privileges commonly enjoyed by other properties in the same zoning district will the applicant be deprived of because of enforcement of the Zoning Ordinance?**

Granting the request will not confer on the applicant a privilege that is denied by the zoning code to other lands. Indeed, granting the request will be in harmony with the general purpose and intent of the zoning code. Additionally, the granting of a variance must not be injurious to the neighborhood, or otherwise detrimental to the public welfare. The variance provides little to no visual impact from the outside of the property.

**Describe fully the hardship (from zoning requirements) upon which this request is based, be specific in describing the hardship and give all reason explaining why you need to vary from the Zoning Code Requirements. Note: Financial reasons are not considered a hardship.**

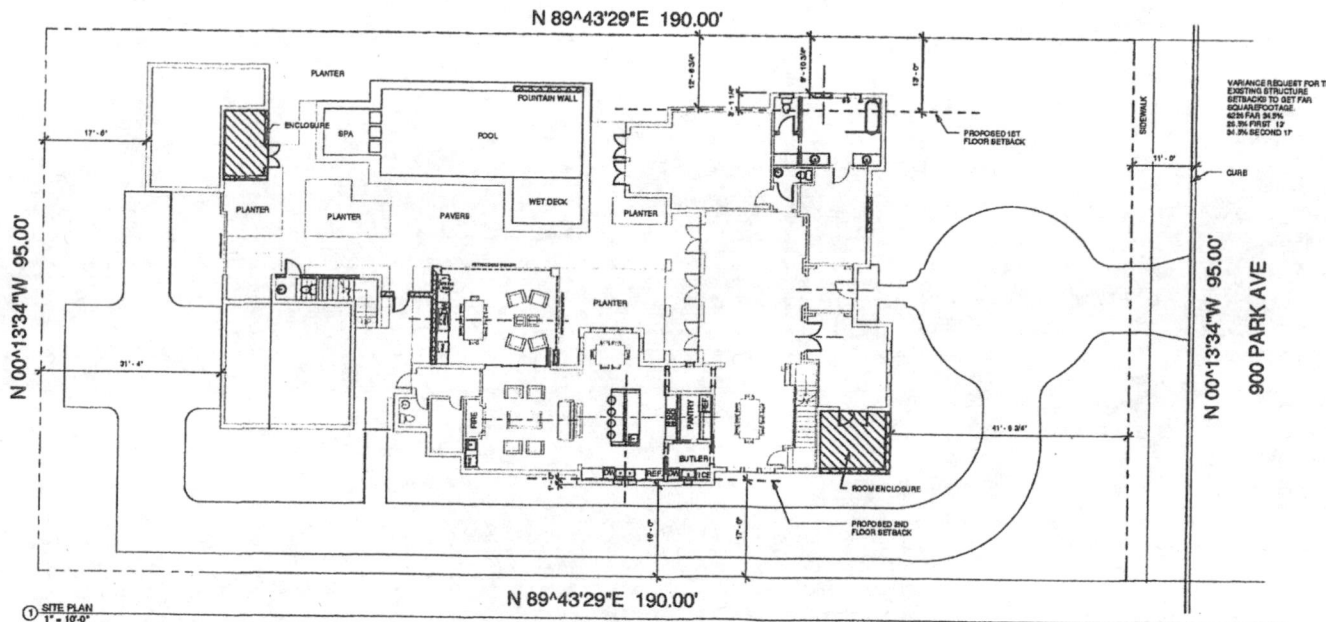
It is applicant's understanding that the maximum gross square footage allowed on the subject property has been allocated to the structure as designed. Part of the structure that existed at purchase are the walls and small overhang located on the front of the residence. Applicant will be able to enclose the area that now exists and to provide a proper roof if a variance is granted to a side set back line. The Winter Park Code would allow applicant to build slightly more gross floor area and would allow the enclosure of the room as set forth above. A review of the pictures submitted with this application shows the minor nature of the improvement and the consistence with the existing architecture.

**Will applicant accept a limited variance? For example: height, lengths, positon, etc. of signs, fences, shrubbery, enclosures of structures or carports, parking spaces, etc.? If so, to what degree:**

Yes, applicant will accept all reasonable conditions.


900 North Park Ave





VARIANCE REQUEST FOR THE EXISTING STRUCTURE SETBACK TO GET FAR 16.04(4) FOOTING. 42% FAR SETBACK TO 30% FAR SETBACK. 12' 0" IN FIRST 12' 0" IN SECOND 12'

① SITE PLAN  
1" = 16'-0"


**Teen Apple**  
 Architecture LLC  
 PO BOX 1481  
 WINTER PARK, FLORIDA 32790  
 PHONE: 407.847.7584  
 FAX: 407.847.7584

900 N PARK AVE  
WINTER PARK, FLORIDA

SEAL

JAN F. DOWE  
4051991

ISSUE DATE

12/20/18

SHEET INFORMATION  
SITE PLAN  
Scale 1" = 16'-0"

A101



## SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

Address: 900 N PARK AVE

Lot width<sup>2</sup>: 95'

Submitted by: \_\_\_\_\_

Lot area<sup>3</sup>: 18,050

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>11</sup>	Additional Proposed Area <sup>11</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%	8,998		8,998	9,025
	1 story - 60%				
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6,7</sup></b> For one and two story bldgs (include 1st & 2nd floors, garages/carpools, stair areas on both floors, areas on 2nd floors which are open to the 1st floor <sup>8</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches. <sup>9</sup>	<b>Lots &lt; 11,600 sf:</b> Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR				
	<b>Lots 11,600 sf to 13,600 sf</b> Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
	<b>Lots &gt; 13,600 sf</b> Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR	5,956	239	FAR (34.3%) 6,195	5,956
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>10</sup>				

	Minimum % Required	Existing Area <sup>11</sup>	Landscape Area Reduced <sup>11</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious).  <b>Front Lot Area:</b>	50%				

**NOTES:**

1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setback as described on page 2.
3. Submerged lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft. maximum width and 2.5 ft. back from the required setback, occupying 45% of roof area within the same roof plane.
6. Area forming a room behind 2nd floor walls shall be included in the gross floor area.
7. See page 3 on how to achieve maximum F.A.R.
8. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
9. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to be utilized up to 300 sf of the total 500 sf excludable gross floor area.
10. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
11. These columns only apply to existing homes.

## SETBACKS (complete boxes A and B first)

	Minimum Allowable Dimensions		Existing <sup>13</sup>	Proposed
<b>FRONT</b>	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.		55'	55'
<b>SIDES<sup>1,2</sup></b> (see other side setback options on pg 4)	1st Floor	See pages 3&4	10'    16'	13'    16'
	2nd Floor	B	23'    16'	23'    17'
<b>REAR<sup>1,3,4</sup></b>	1st Floor	25 ft.	31'-4"	
	2nd Floor	35 ft <sup>5</sup>	73'	
	Lakefront	see note 6		
<b>CORNER LOT</b>	1st Floor	Lot width ≤ 65 ft.	15 ft.	
		Lot width > 65 ft <sup>7</sup>	20 ft.	
	2nd Floor	Lot width ≤ 65 ft.	15 ft.	
		Lot width > 65 ft <sup>7</sup>	22.5 ft.	
<b>BUILDING HEIGHT<sup>8,9,10,11,12</sup></b>	30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)		27'-0"	27'-8"

**Notes:**

1. Any building wall that exceeds 12 ft. in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
2. Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft. and interior side setback is 5 ft. minimum (no gable end allowed) for garages up to 600 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
3. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. For lots that are 75ft deep or less a first floor setback of 10ft and a second floor setback of 25ft is allowed. For lots which are 105ft deep or less a first floor setback of 15ft and a second floor setback of 30ft is allowed.
4. Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. . Other accessory buildings used for habitation shall meet setbacks of the main residence.
5. The rear setback may be reduced to 25 ft. for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.
6. Require Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft. or 50 ft., whichever is greater, measured from ordinary high water line.
7. Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft. with 1st and 2nd floor setbacks of 25 ft. may reduce the rear setback by 5 ft. on each floor.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. No building or portion thereof shall exceed 30 ft. in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft. additional building height.
10. Accessory building that exceeds 18 ft. in height shall meet the same setbacks as the principal building on the property.
11. Properties or lots with at least 80 ft. of width at the building line are permitted to have a building height of 35 ft. if the side setbacks are increased to 20 ft. at 30 ft. above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft. of additional building height.
12. Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft. if side setbacks are increased to 35 ft. to the portion of the roof over 30 ft. in height.
13. This column only applies to existing homes.



**PROPOSED**



**EXISTING**