



Planning & Zoning Board Public Hearing

March 3, 2020 at 6:00 p.m.

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

Agenda Items

1. Call to Order

2. Approval of February 4, 2020 meeting minutes

3. Public Hearings

- SPR #20-02. Request of Tipu Keen for: Approval to construct a 634-square foot addition to the one-story, single-family home located at 2122 Lake Drive on Lake Killarney, zoned R-1A.
- SPR #20-03. Request of E2 Homes, LLC for: Approval to construct a 2,257-square foot addition to the two-story, single-family home located at 1661 Chase Landing Way within Windsong on Lake Berry, zoned PURD.
- RZ #20-03. Request of the City of Winter Park for: Ordinance to amend the Official Zoning Map to change the zoning designations of Office (O-1) to Parks and Recreation (PR) on the city park property at 1390 Orange Avenue.

4. New Business

5. Planning Director's Report

6. Board Updates & Comments

7. Upcoming Meeting Schedule

Next P&Z Work Session: Tuesday, March 31, 2020 at 12:00 p.m.

Next P&Z Regular Meeting: Tuesday, April 7, 2020 at 6:00 p.m.

appeals & assistance

"If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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."



401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

**Planning &
Community
Development**

Planning & Zoning Board Staff Report for March 3, 2020 Meeting

[SPR #20-02. Request of Tipu Keen for: Approval to construct a 634-square foot addition to the one-story, single-family home located at 2122 Lake Drive on Lake Killarney, zoned R-1A.](#)

Background

Tipu Keen (property owner) is requesting site plan approval to construct a 634-square foot addition to the one-story, single-family home at 2122 Lake Drive on Lake Maitland, zoned R-1A. The applicant is also demolishing 215 square feet of the western existing portion of the home. This property measures 15,110 square feet. Below is a table summarizing this request in comparison to the R-1A/lakefront lot requirements.

Table 1:

	R-1A/Lakefront Lot Requirements	Proposed
Floor Area Ratio	Max 33%	4,100 square feet/27.1%
Impervious Lot Coverage	Max 50%	4,755 square feet/31.5%
Lakefront Setback	50-60 feet	60 feet

Lakefront Lot Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible, and the appearance of the property and the shore when viewed from the water will be kept as natural as reasonably possible. The applicant is not proposing to remove any trees as part of this addition.

View From the Lake

The code limits walls and swimming pool decks facing the lake in excess of three feet in height. Since this lot is relatively flat, there are no grade-drop issues throughout the length of this lot and the applicant is proposing to add onto the existing deck, and will meet the deck height code requirements.

Storm Water Retention

The code requires retention of storm water so that storm water flowing over a lakefront lawn area does not carry with it into the lake any fertilizers, herbicides, or other chemicals that affect the water quality of our community's most precious assets. The amount of impervious surface on the lot determines the depth/size of the retention needed. The applicant is proposing a storm water swale near the lakefront that is sized to meet the city's code requirements. The impervious coverage is 35% versus the permitted 50%.

View of Neighbors

The purpose and intent of the lakefront lots section of the code is to ensure that the views of the lake from adjoining properties will not be unduly impaired by new houses, additions, second story additions, etc. In order to achieve this, the code states that the lakefront setback shall be the average established by the adjacent lakefront properties within 200 feet of the subject property, or 50 feet, whichever is greater. However, the P&Z Board has the authority to approve setbacks less than the average determined, or impose more restrictive setbacks.

This property is unique in the fact that a previous owner dug out a portion of the land on the upland side of existing seawall to create a cove. Therefore, when the property was recently surveyed to determine the ordinary high water elevation (82 feet as defined in our code) for Lake Killarney, this elevation is now located further into the property (see attached survey for reference). Since the average lakefront setbacks are determined from this ordinary high water elevation, this cove affects the location of the setback measurements. Staff has determined that the average lakefront setback to be 60 feet, and as shown on the attached site plan, the applicant is proposing a 50-foot setback to the home addition from the ordinary high water elevation (as measured from the edge of the cove). However, if measured from the original ordinary high water elevation (see attached map for reference) the applicant would be exceeding this average. Therefore, P&Z has the authority to make the judgement call whether "lake views are being unduly impaired" with the setbacks as presented. It appears to staff that the proposed setbacks meet the intent of the code.

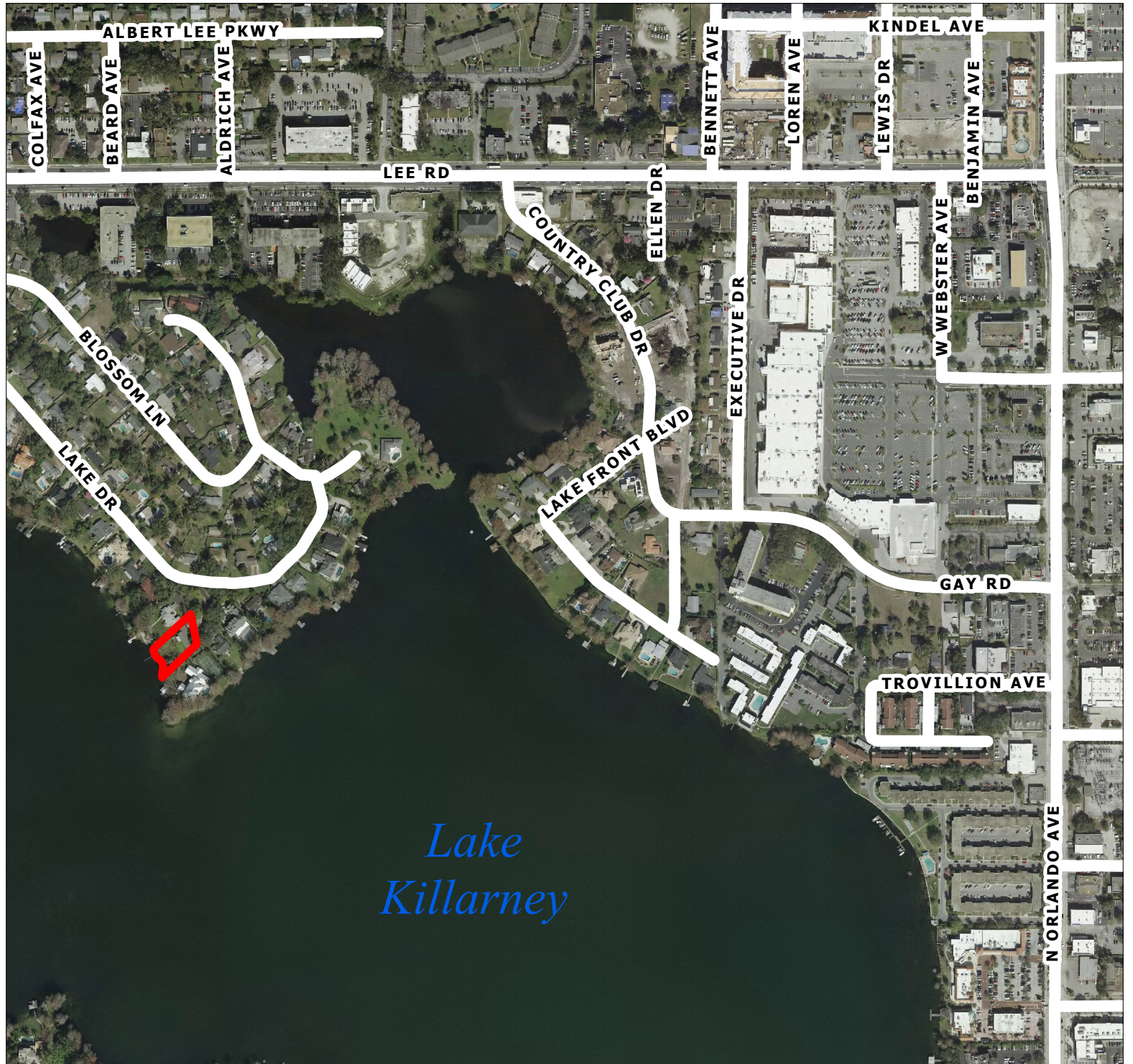
Summary

The proposed home that is compatible with the natural grade of the property, is ensuring that water pollution from stormwater runoff and other sources will be minimized, and is preserving existing trees to the degree reasonably possible so that the appearance of the property and the shore when viewed from the water, will be kept as natural as reasonably possible. Overall, the plans meet the intent of the lakefront review criteria defined in the code.

Staff recommendation is for approval.

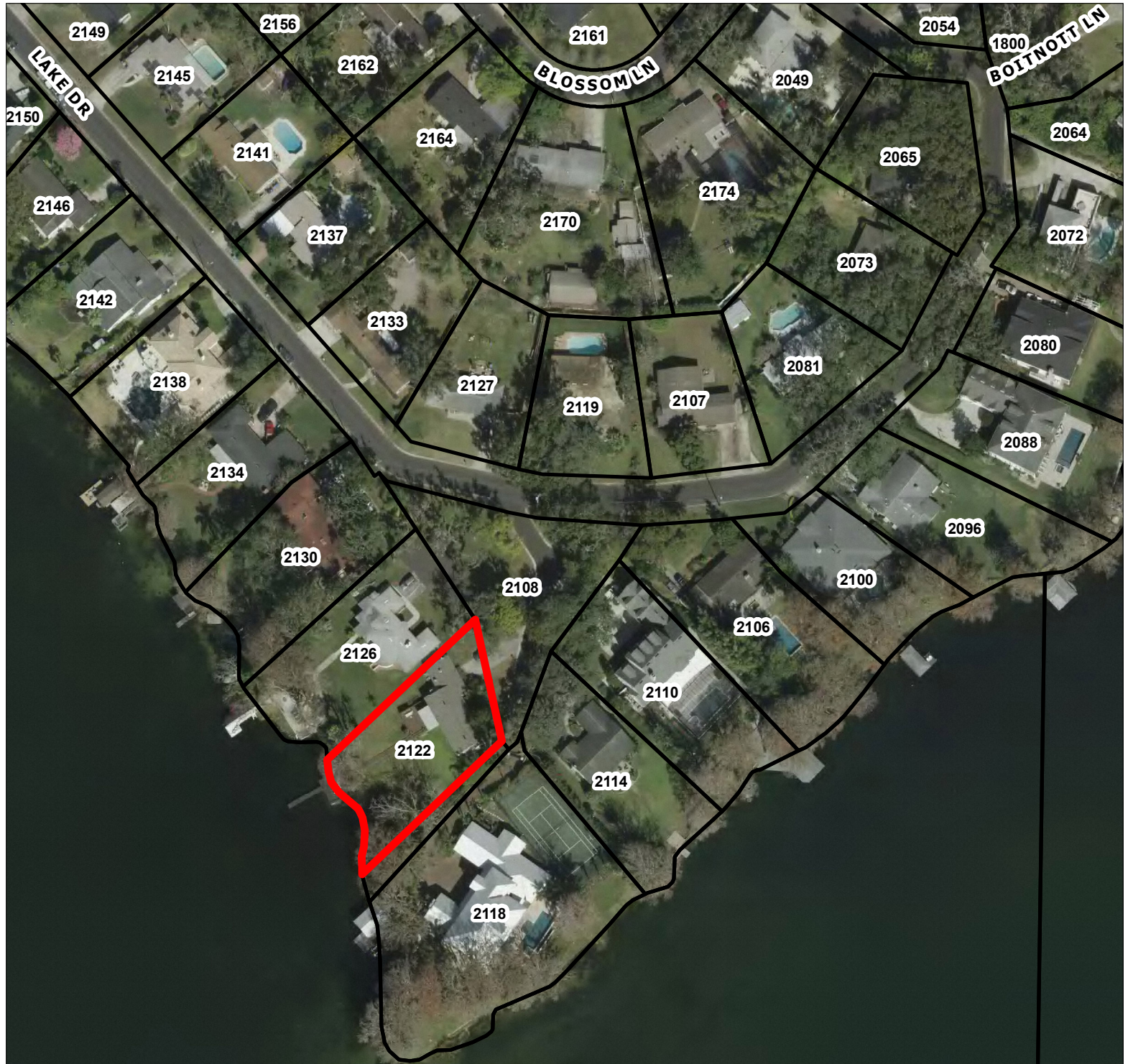


LOCATION MAP
2122 Lake Drive
City of Winter Park
Florida





LOCATION MAP
2122 Lake Drive
City of Winter Park
Florida







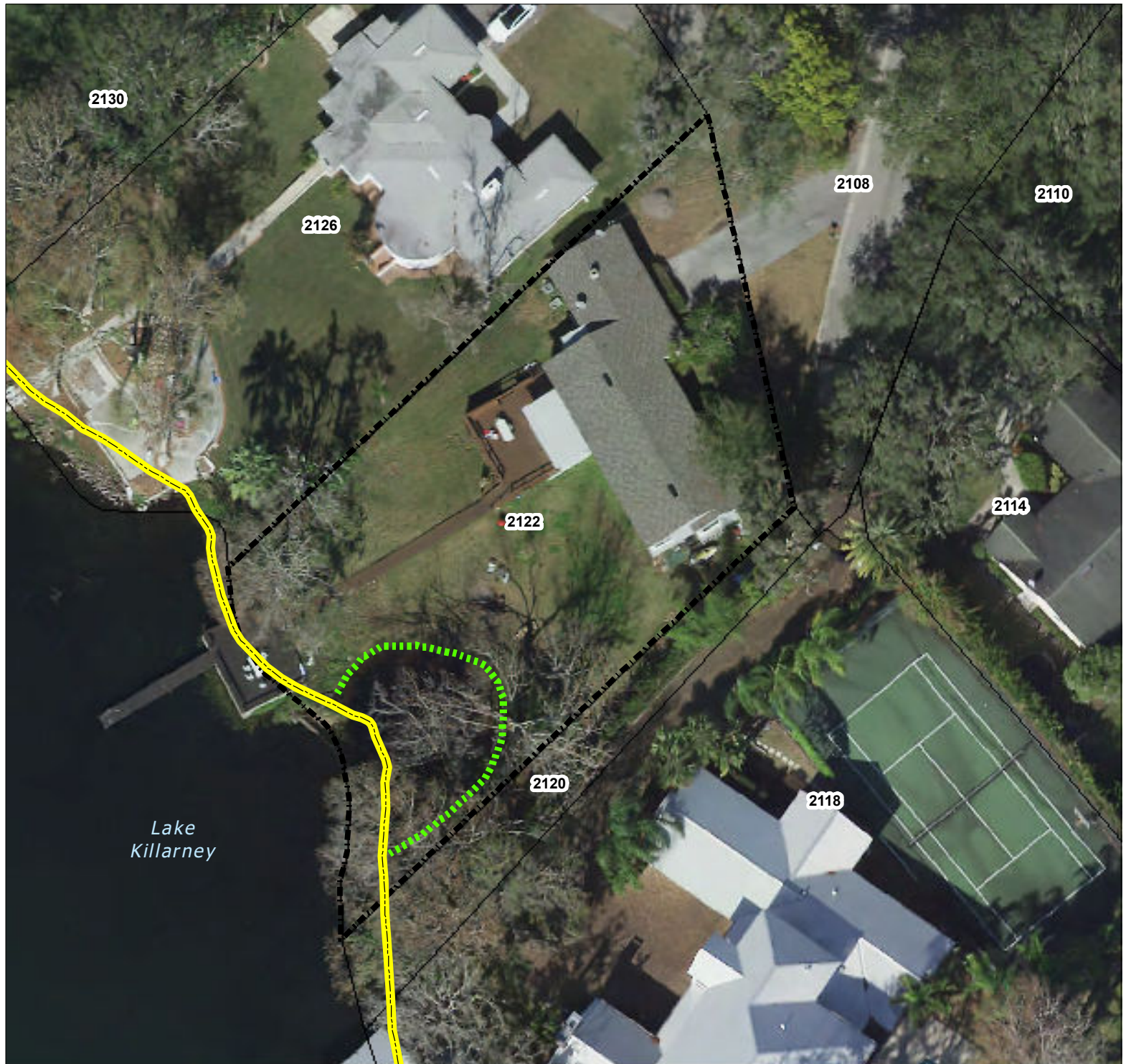
NORMAL HIGH WATER ELEVATION ANALYSIS

2122 Lake Drive

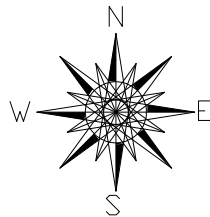
City of Winter Park
Florida

Legend

-  Historical 82' OHW for Lake Killarney
-  Approx Location of Cove (Current 82' OHW)



BOUNDARY SURVEY



SCALE 1"=40'
North per Plat



Basis of Bearing:

Bearings shown hereon are based on NORTHWEST BOUNDARY LINE OF LOT 61, being N46°12' E, per Deed.

EAST 811.62' [D]

P.O.C.
NW CORNER OF SW 1/4 SECTION 1,
TOWNSHIP 22 SOUTH,
RANGE 29 EAST

Legend:

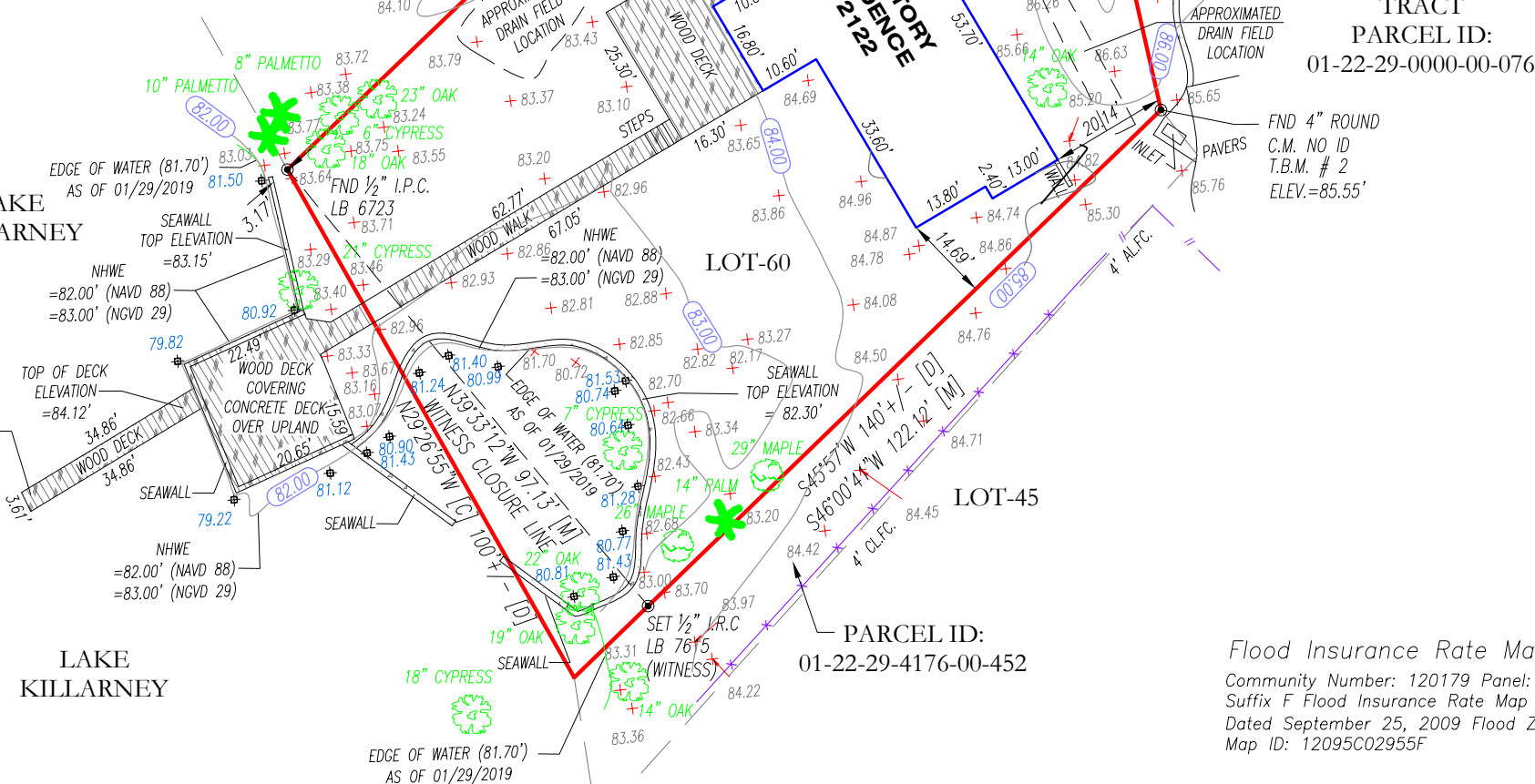
- A/C - AIR CONDITIONER
- BC - BACK OF CURB
- CALC - CALCULATED
- C&M - CALCULATED & MEASURED
- Δ - CENTRAL ANGLE
- C/O - CLEANOUT
- CLF - CHAIN LINK FENCE
- CL - CENTERLINE
- C.M. - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CW - CONCRETE WALKWAY
- D&M - DEED/DESC & MEASURED
- DE - DRAINAGE EASEMENT
- DESC - DESCRIPTION
- DW - DRIVEWAY
- EB - ELECTRICAL BOX
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FIRM - FLOOD INSURANCE RATE MAP
- F.F.E. - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FND - FOUND
- I.P. - IRON PIPE
- I.R. - IRON ROD
- L - ARC LENGTH
- LP - LIGHT POLE
- LSA - LANDSCAPED AREA
- MEAS - MEASURED
- ID - IDENTIFICATION
- I.R.C. - IRON ROD AND CAP
- N&D - NAIL & DISK
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- OHE - OVERHEAD ELECTRIC ON LINE
- O.R.B. - OFFICIAL RECORDS BOOK
- PC - POINT OF CURVATURE
- PG - PAGE
- PI - POINT OF INTERSECTION
- P&M - PLAT & MEASURED
- PLF - PLASTIC FENCE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- WPP - WOOD POWER POLE
- PT - POINT OF TANGENCY
- PVC - PLASTIC PIPE
- R - CURVE RADIUS
- R/W - OR R.O.W. - RIGHT OF WAY
- TV - CABLE TV RISER
- TYP - TYPICAL
- U.E. - UTILITY EASEMENT
- UNTIL - UNDERGROUND TELEPHONE
- WDF - WOOD FENCE
- W - WATER LINE
- ⊕ - WATER METER
- ⊕ - WATER VALVE
- # - NUMBER
- Ⓢ - EASEMENT NUMBER
- P - PLAT
- D - DEED
- F - FIELD
- C&G - CURB AND GUTTER
- NAVD - NORTH AMERICAN VERTICAL DATUM
- M - MEASURE
- - WOOD FENCE
- - CHAIN LINK FENCE
- - PLASTIC FENCE

SPOT TOPOGRAPHY LEGEND

- + 82.70 GROUND SPOT ELEVATION
- ⊕ 81.12 BOTTOM OF LAKE SPOT ELEVATION

LAKE KILLARNEY

LAKE KILLARNEY



Legal Description:

Lot Sixty (60) of unrecorded plat of KILLARNEY POINT:
 Begin 811.62 feet East and 894.88 feet South of Northwest corner of Southwest Quarter of Section 1, Township 22 South, Range 29 East, run South 12 degrees 50 minutes East 112.34 feet, thence South 45 degrees 57 minutes West 140 feet more or less to Lake Killarney, thence Northwesterly 100 feet more or less to a point South 46 degrees 12 minutes West 173 feet more or less from beginning, thence North 46 degrees 12 minutes East 173 feet more or less to point of beginning, bearings based on West line of Southwest Quarter as true North and South line, being Lot 60 of the unrecorded Plat of KILLARNEY POINT:
 Together with a perpetual easement over the street and roadway as laid out and used as shown on that certain plat of KILLARNEY POINT, which is recorded with a deed recorded in Deed Book 877, page 254 of the Public Records of Orange County Florida; said Street being named Lake Drive and being a street 30 feet more or less in width, connecting the above property with the County Road to the North of said Subdivision.

Surveyor's Notes:

1. Legal Description provided by others
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
5. Only visible encroachments located.
6. No identification found on property corners unless otherwise shown.
7. Dimensions shown are Plat and Measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
12. This drawing may not be scaled due to electronic transfer.
13. This survey does not reflect or determine ownership.
14. Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
15. Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
16. This Survey is not an ALTA/ACSM Land Title Survey.
17. This Survey was prepared without the benefit of a commitment for Title Insurance.
18. The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the information provided. The local F.E.M.A. Agency should be contacted for verification.
19. Elevations shown hereon are based on the Benchmark L645021, Elevation 92.079' (NAVD 88).
20. [D]= Denotes Neighbor Parcel Deed Document # 2170335021

Certified to/for the exclusive use of:

Tipu S. Keen
 Edgewater Title Company
 First American Title Insurance Company

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Flood Insurance Rate Map:

Community Number: 120179 Panel: 0255
 Suffix F Flood Insurance Rate Map
 Dated September 25, 2009 Flood Zone: "X"
 Map ID: 12095C02955F

CODE:2122LAKE DRIVE 20192200 DATE: FEBRUARY 4, 2020
 HECTOR LEBRON PSM #6634 JOSE R. NEGRON PSM #6850
 Professional Surveyor and Mapper Professional Surveyor and Mapper
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.

LICENSE BUSINESS #7615
LEB/ON GROUP
 LAND SURVEYING AND MAPPING CORP.
 *BOUNDARY *TOPOGRAPHY *CONSTRUCTION SUPPORT *GPS SERVICES
 License Business #7615
 2236 Winter Woods Blvd. S. 1000 Winter Park, FL 32789
 Phone (407) 781-9329 Fax (407) 517-4393
 Website WWW.LEBONGROUP.COM

APP	DESCRIPTION	DATE
JRN	TOPO AND TREE DATA ADDED	12/2/2019
JRN	TOPO CONTOURS ADDED	01/13/2020
JRN	TOPO CONTOURS UPDATED	01/29/2020
JRN	TOPO DATA UPDATED	02/04/2020

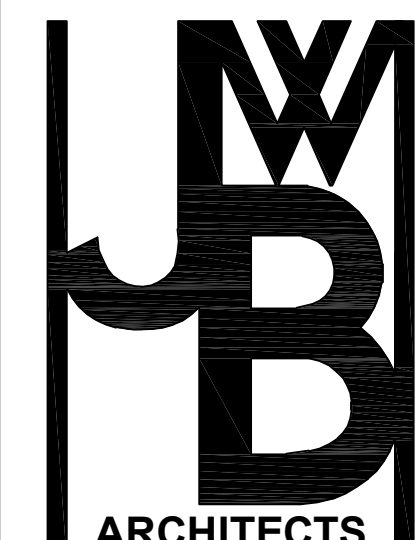
REVISIONS

DATE: 10/15/2019

DRAWN: EJMR
 CHECKED: JRN
 CADD:

JOB NO. SHEET
 2019- 1
 2200

ADDRESS: 2122 LAKE DRIVE,
 WINTER PARK, FLORIDA 32789



ARCHITECTS
 LIC. # AA26001286
 2295 S. HIAWASSEE RD
 SUITE 304
 ORLANDO FLORIDA 32835
 PH: 407.298.5020
 FX: 407.298.5030

Owner:
 MR. TIPU KEEN

CONCEPTUAL SITE PLAN
 KEEN INVESTMENT RESIDENCE / ADDITION - ALTERATIONS
 2122 LAKE DR
 WINTERPARK, FL 32789

Architect of Record:
 John W. Burt - AR93183

Revisions:

Date: 2/4/20 Drawn By: MJP Checked By: JWB

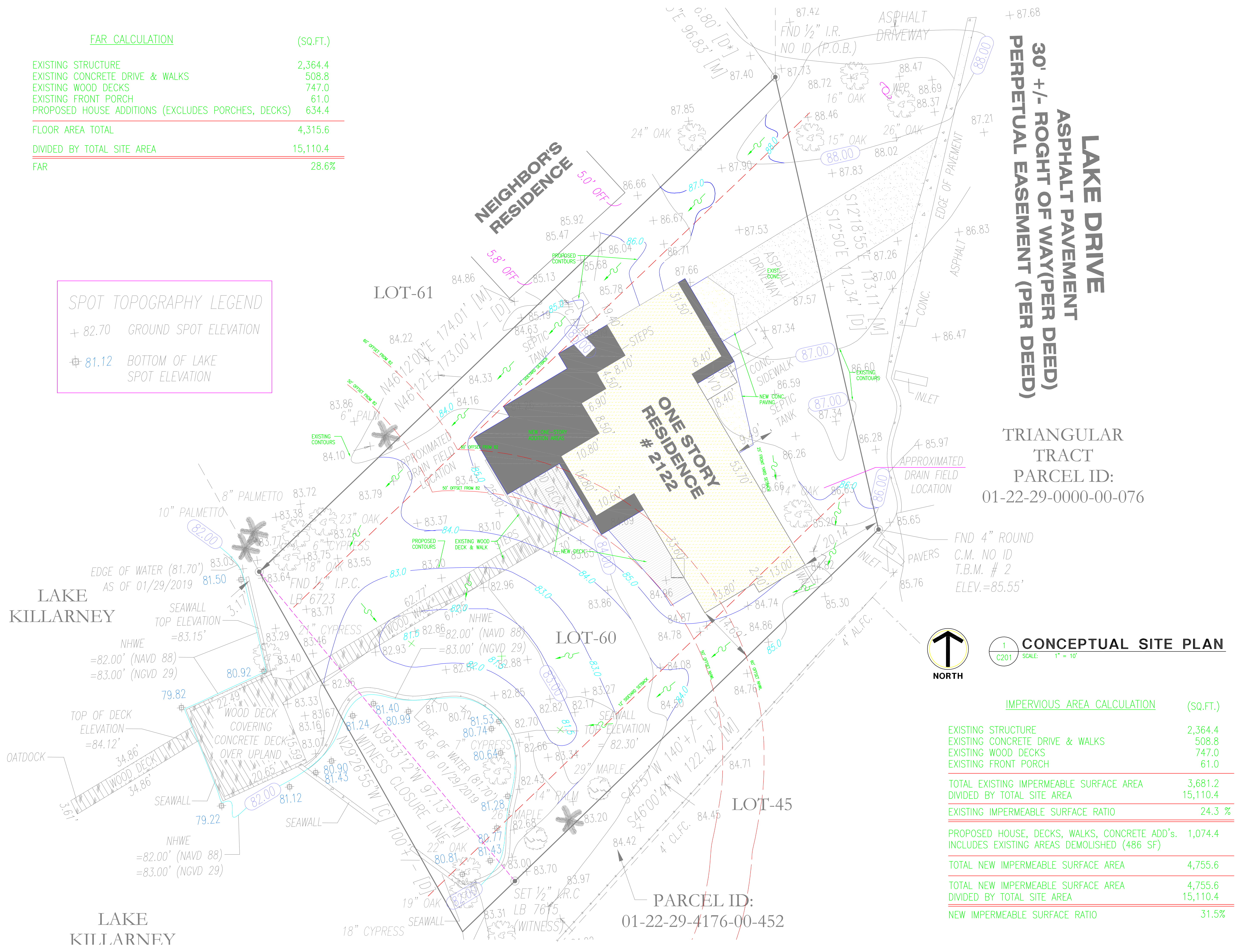
Project No. 19-045

Sheet No.

C201

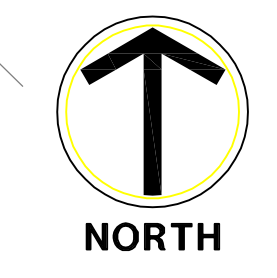
FAR CALCULATION	(SQ.FT.)
EXISTING STRUCTURE	2,364.4
EXISTING CONCRETE DRIVE & WALKS	508.8
EXISTING WOOD DECKS	747.0
EXISTING FRONT PORCH	61.0
PROPOSED HOUSE ADDITIONS (EXCLUDES PORCHES, DECKS)	634.4
FLOOR AREA TOTAL	4,315.6
DIVIDED BY TOTAL SITE AREA	15,110.4
FAR	28.6%

SPOT TOPOGRAPHY LEGEND
 + 82.70 GROUND SPOT ELEVATION
 ⊕ 81.12 BOTTOM OF LAKE SPOT ELEVATION



LAKE DRIVE
ASPHALT PAVEMENT
30' +/- ROIGHT OF WAY(PER DEED)
PERPETUAL EASEMENT (PER DEED)

TRIANGULAR TRACT
 PARCEL ID:
 01-22-29-0000-00-076



1 CONCEPTUAL SITE PLAN
 C201 SCALE: 1" = 10'

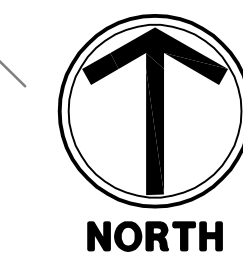
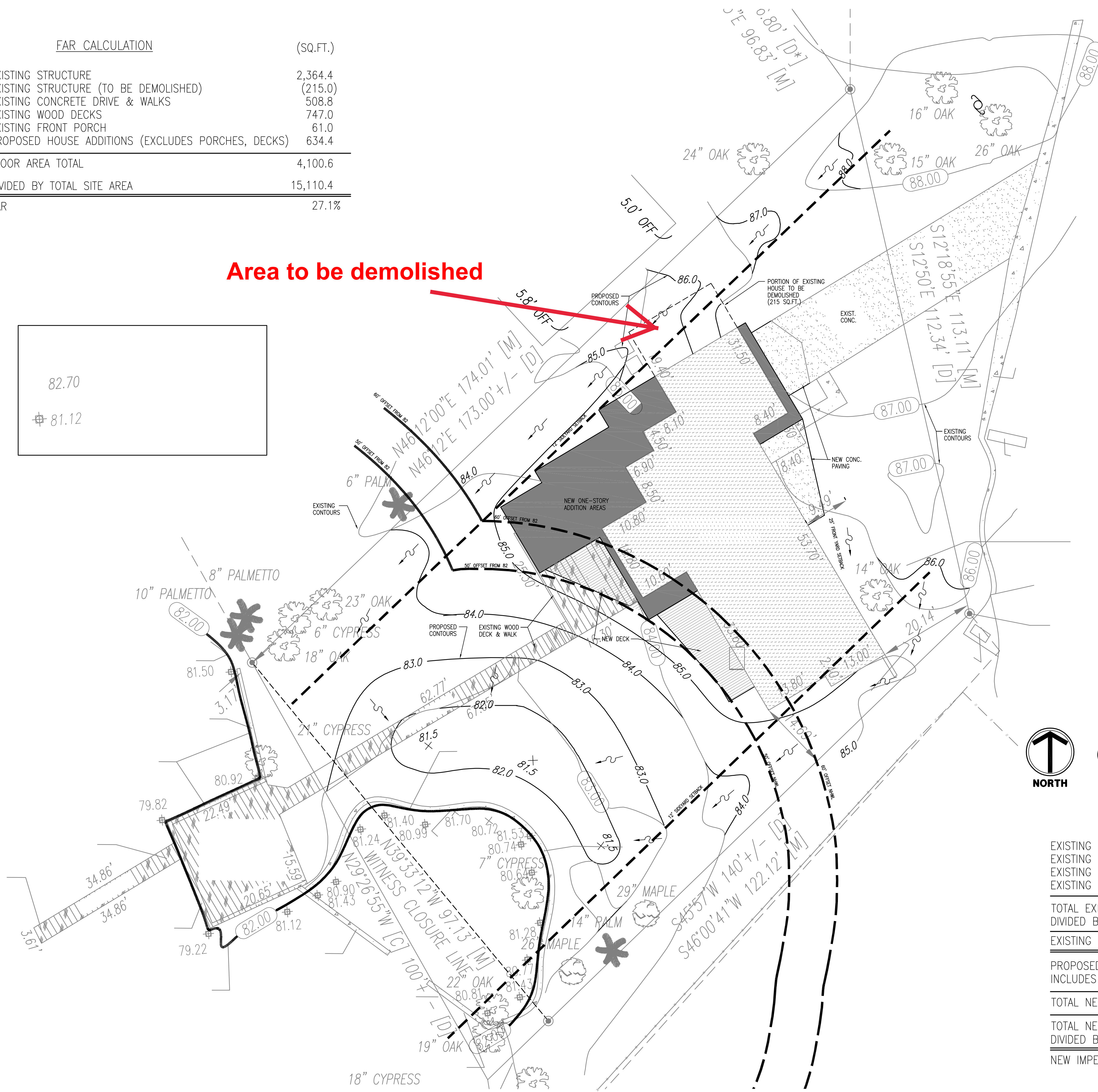
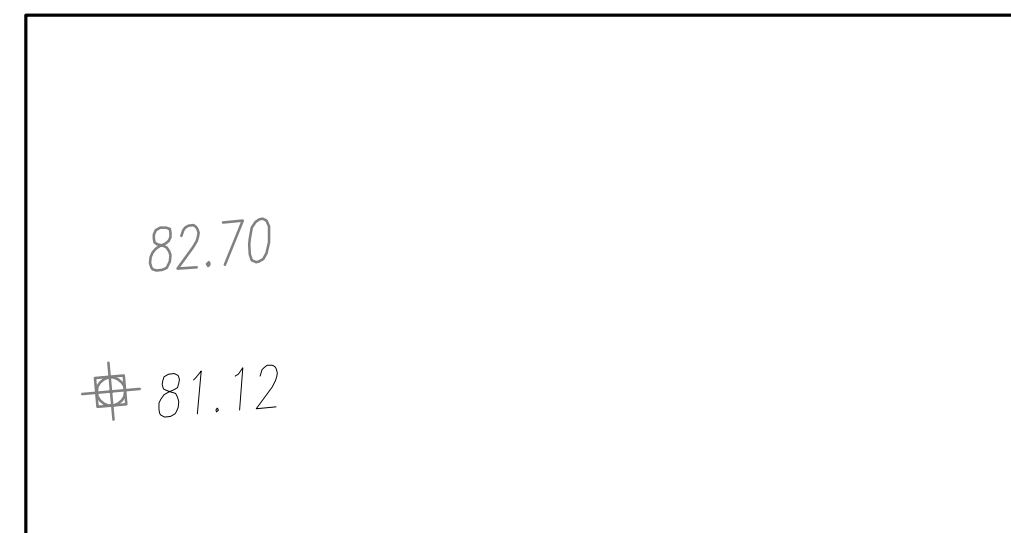
IMPERVIOUS AREA CALCULATION	(SQ.FT.)
EXISTING STRUCTURE	2,364.4
EXISTING CONCRETE DRIVE & WALKS	508.8
EXISTING WOOD DECKS	747.0
EXISTING FRONT PORCH	61.0
TOTAL EXISTING IMPERMEABLE SURFACE AREA	3,681.2
DIVIDED BY TOTAL SITE AREA	15,110.4
EXISTING IMPERMEABLE SURFACE RATIO	24.3 %
PROPOSED HOUSE, DECKS, WALKS, CONCRETE ADD'S.	1,074.4
INCLUDES EXISTING AREAS DEMOLISHED (486 SF)	
TOTAL NEW IMPERMEABLE SURFACE AREA	4,755.6
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DIVIDED BY TOTAL SITE AREA	15,110.4
NEW IMPERMEABLE SURFACE RATIO	31.5%

PARCEL ID:
 01-22-29-4176-00-452

FAR CALCULATION (SQ.FT.)

EXISTING STRUCTURE	2,364.4
EXISTING STRUCTURE (TO BE DEMOLISHED)	(215.0)
EXISTING CONCRETE DRIVE & WALKS	508.8
EXISTING WOOD DECKS	747.0
EXISTING FRONT PORCH	61.0
PROPOSED HOUSE ADDITIONS (EXCLUDES PORCHES, DECKS)	634.4
FLOOR AREA TOTAL	4,100.6
DIVIDED BY TOTAL SITE AREA	15,110.4
FAR	27.1%

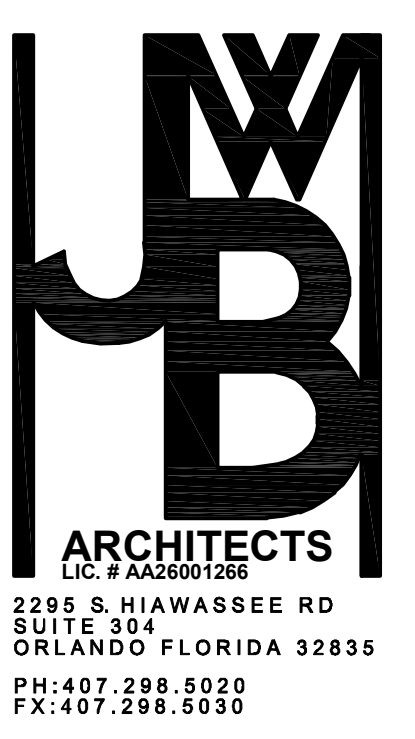
Area to be demolished



1 CONCEPTUAL SITE PLAN
C201 SCALE: 1" = 10'

IMPERVIOUS AREA CALCULATION (SQ.FT.)

EXISTING STRUCTURE	2,364.4
EXISTING CONCRETE DRIVE & WALKS	508.8
EXISTING WOOD DECKS	747.0
EXISTING FRONT PORCH	61.0
TOTAL EXISTING IMPERMEABLE SURFACE AREA	3,681.2
DIVIDED BY TOTAL SITE AREA	15,110.4
EXISTING IMPERMEABLE SURFACE RATIO	24.3 %
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INCLUDES EXISTING AREAS DEMOLISHED (486 SF)	
TOTAL NEW IMPERMEABLE SURFACE AREA	4,755.6
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Owner:
MR. TIPU KEEN

CONCEPTUAL SITE PLAN
KEEN INVESTMENT RESIDENCE / ADDITION - ALTERATIONS
2122 LAKE DR
WINTER PARK, FL 32789

Architect of Record:
John W. Burt - AR93183

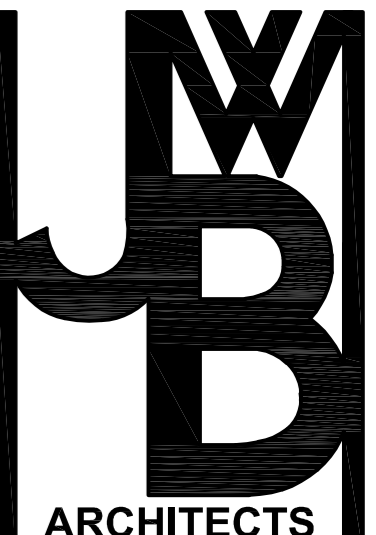
Revisions:

Date:	Drawn By:	Checked By:
2/5/20	MJP	JWB

Project No.
19-045

Sheet No.

C201



ARCHITECTS
 Lic. # AA26001266
 2295 S. HIAWASSEE RD
 SUITE 304
 ORLANDO FLORIDA 32835
 PH: 407.298.5020
 FX: 407.298.5030

Owner:
MR. TIPU KEEN

EXTERIOR ELEVATIONS
KEEN INVESTMENT RESIDENCE / ADDITION - ALTERATIONS
 2122 LAKE DR
 WINTER PARK, FL 32789

Architect of Record:
 John W. Burt - AR93163

Revisions:

Date:	Drawn By:	Checked By:
12/23/19	MJP	JWB

Project No.
 19-045

Sheet No.

A301

KEYNOTES

DIVISION 1 - GENERAL REQUIREMENTS

1.1 THESE GENERAL KEYNOTES ARE ORGANIZED BASE UPON 16 DIVISIONS SET UP BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE.

DIVISION 2 - SITEWORK

2.01 FINISH GRADE
 2.02 TREATED COMPACTED FILL
 2.03 CONCRETE APRON OR PATIO.

DIVISION 3 - CONCRETE

3.01 CONCRETE SLAB.
 3.02 CONCRETE FOOTING.
 3.03 #4 HORIZONTAL REBAR @ 2'-0" O.C.
 3.04 (2) #4 CONT. HORIZ. REBAR
 3.05 #5 VERT. REBAR @ 2'-0" O.C.
 3.06 #5 VERT. REBAR @ 8'-0" O.C.
 3.07 10#10 WWF USE MASONRY BLOCKS TO HOLD MESH 1-1/2" ABOVE GROUND.
 3.08 1/2"x8" ANCHOR BOLT

DIVISION 4 - MASONRY

4.01 8X8X16 NORMAL WEIGHT C.M.U.
 4.02 8X8X16 NORMAL WEIGHT C.M.U. BOND BEAM W/ (2) #5 CONT.
 4.03 EXTRUDED PRECAST CONCRETE SILL
 4.04 EXTRUDED PRECAST CONCRETE LINTEL
 4.05 8X8X16 SPLIT FACED C.M.U. PAINTED.
 4.06 HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY.
 4.07 MANUFACTURED STONE VENEER INSTALLED PER MANUFACTURERS SPECIFICATIONS.

DIVISION 6 - WOOD AND PLASTICS

6.01 PRESSURE TREATED WOOD BLOCKING.
 6.02 WOOD SHIMS.
 6.03 PRE-ENGINEERED WOOD ROOF TRUSS. SEE TRUSS PLAN.
 6.04 WOOD BLOCKING.
 6.05 PRESSURE TREATED 3/4" FURRING STRIP.
 6.07 NOM. 2X6 WOOD STUD WALL FRAMING @ 16" O.C.
 6.08 1/2" CDX PLYWOOD SHEATHING.
 6.09 6" ODE BASE PAINTED.
 6.10 1X NOM WOOD SILL, ROUTERED EDGE WITH 1X2 SKIRT, PAINTED.
 6.11 NOM. 2X4 WOOD STUDS @ 16" O.C.
 6.12 (2) CONTINUOUS NOM. 2X4 WOOD CAP PLATES, STAGER JOINTS MIN 2'-0" OVERLAP.
 6.13 CONTINUOUS 7/16" PLYWOOD RIM JOIST.
 6.14 3/4" T&G CDX GRADE PLYWOOD.
 6.15 NOM. 1X4 CONTINUOUS FASCIA ACCENT.
 6.16 NOM. 2X6 CONTINUOUS FASCIA (MATCH EXISTING).
 6.17 NOM. 2X4 CONTINUOUS SUB-FASCIA.
 6.18 7/16" O.S.B. SHEATHING.
 6.19 16 IN. PRE-ENGINEERED WOOD FLOOR TRUSS, SEE TRUSS PLANS.
 6.20 2X4 BUILT-UP WOOD BRACKET, PAINTED.
 6.21 2X4 TRUSS CROSS BRACING.
 6.22 BUILT-UP 2X WOOD HEADER WITH 1/2" PLYWOOD FLITCH.
 6.23 ATTACH OSB SHEATHING @ STUD TO FLOOR TRUSS WITH 8d NAILS @ 3" O.C. ALONG EDGES AND 12" IN MIDDLE.
 6.24 1/2" NUT WITH 2" WASHER.
 6.25 ALL THREAD ROD, LENGTH=DEPTH OF TRUSS @ 32" O.C.
 6.26 1/2" X 5" INSIDE THREAD COUPLING.
 6.27 (2) 2"x12" WOOD BEAM

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

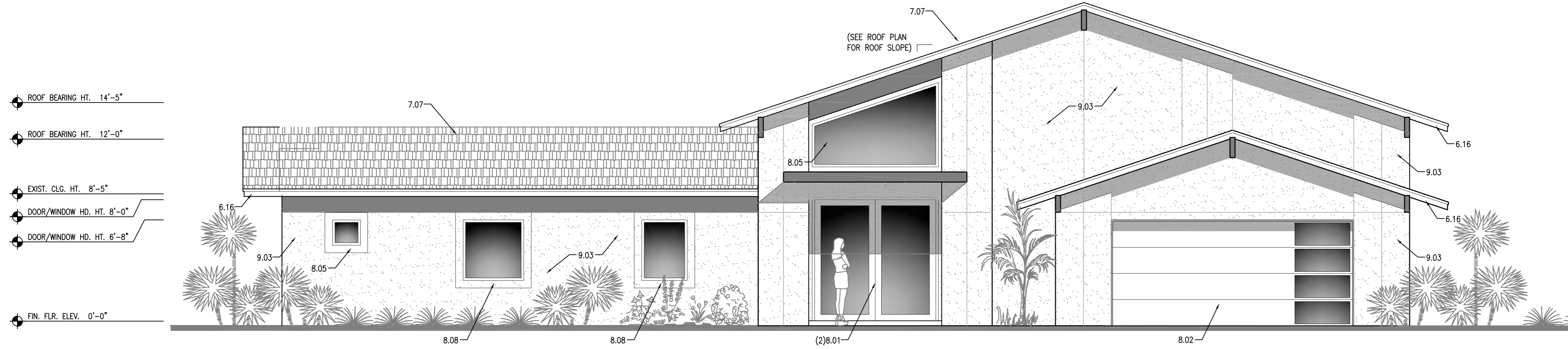
7.01 R-11 MIN. INSULATION.
 7.02 R-30 MIN. SPRAY FOAM INSULATION.
 7.03 3/4" R-5 MIN. RIGID INSULATION BOARD.
 7.04 6 MIL POLYETHYLENE VAPOR BARRIER.
 7.05 "TYVEK" TYPE BUILDING PAPER, OVERLAP 4" MIN.
 7.06 PREMANUFACTURED AND PREFINISHED METAL ROOF EDGE WITH CONTINUOUS HOLD DOWN CLIP.
 7.07 50 YR DIMENSIONAL ARCHITECTURAL ASPHALT SHINGLES.
 7.08 RIDGE VENT, MATCH SHINGLES.
 7.09 SEALANT WITH BACKER ROD.
 7.10 SEALANT JOINT.
 7.11 PREFINISHED ALUMINUM SOFFIT PANELS.
 7.12 30 LB ASPHALT PAPER.
 7.13 .24 PREFINISHED ALUMINUM BREAKMETAL FASCIA.
 7.14 R-30 POLY WRAPPED GLASS FIBER BATT ROOF INSULATION.
 7.15 CONTINUOUS METAL FLASHING, TUCKED BEHIND BUILDING PAPER 4" MIN. WEEP SCREED.
 7.16 .24 PREFINISHED ALUMINUM BREAKMETAL FLASHING WITH DRIP EDGE

DIVISION 8 - DOORS AND WINDOWS

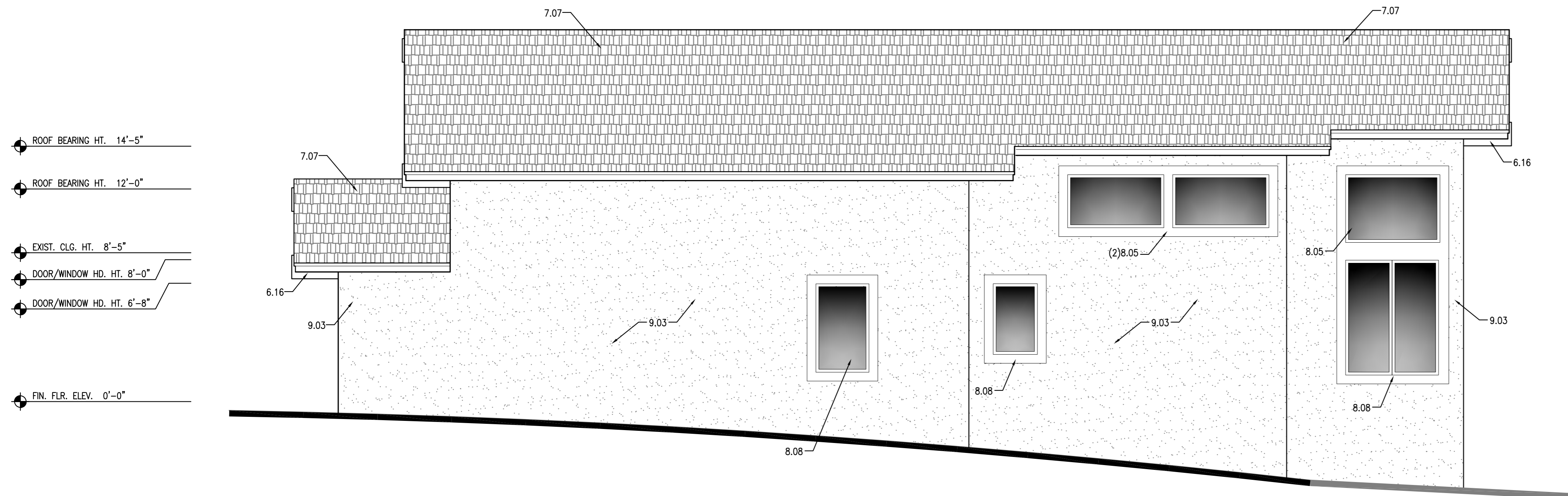
8.01 PREHUNG STEEL DOOR, THERMAL RATED, PAINTED, COLOR TBD.
 8.02 SECTIONAL OVERHEAD STEEL DOOR.
 8.03 WEATHERSTRIPPING.
 8.04 ALUMINUM THRESHOLD.
 8.05 FIXED WINDOW.
 8.06 SINGLE HUNG WINDOW.
 8.07 SLIDING GLASS DOOR.
 8.08 OPERABLE CASSETT WINDOWS.
 8.09 FRENCH DOOR(S) W/FIXED SIDE LIGHT PANEL.

DIVISION 9 - FINISHES

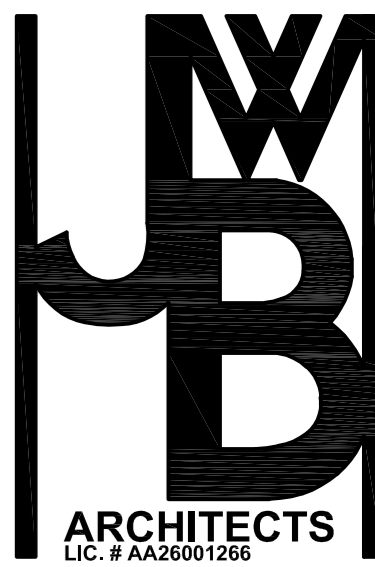
9.01 1/2" GYPSUM WALL BOARD.
 9.02 PAINTED FINISH.
 9.03 EXTERIOR STUCCO FINISH SYSTEM, 7/8" OVER SHEATHING, 5/8" OVER BLOCK.
 9.04 EXTERIOR STUCCO FINISH SYSTEM-APPLIED PROFILE.
 9.05 EPS BANDING.
 9.06 EIFS ARCHITECTURAL ACCENT.
 9.07 DECORATIVE BEAM WITH COMPOSITE TRIM FINISH, HARDI OR EQUIV.
 9.08 COMPOSITE WOOD DECK STRUCTURE.



1 EAST ELEVATION
 SCALE: 1 / 4" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1 / 4" = 1'-0"



ARCHITECTS
 Lic. # AA26001266
 2295 S. HIAWASSEE RD
 SUITE 304
 ORLANDO FLORIDA 32835
 PH: 407.298.5020
 FX: 407.298.5030

Owner:
MR. TIPU KEEN

EXTERIOR ELEVATIONS
KEEN INVESTMENT RESIDENCE / ADDITION - ALTERATIONS
 2122 LAKE DR
 WINTER PARK, FL 32789

Architect of Record
 John W. Burt - AR93163

Revisions:

Date:	Drawn By:	Checked By:
12/23/19	MJP	JWB

Project No.
 19-045

Sheet No.

A302

KEYNOTES

DIVISION 1 - GENERAL REQUIREMENTS

1.1 THESE GENERAL KEYNOTES ARE ORGANIZED BASE UPON 16 DIVISIONS SET UP BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE.

DIVISION 2 - SITEWORK

2.01 FINISH GRADE.
 2.02 TREATED COMPACTED FILL.
 2.03 CONCRETE APRON OR PATIO.

DIVISION 3 - CONCRETE

3.01 CONCRETE SLAB.
 3.02 CONCRETE FOOTING.
 3.03 #4 HORIZONTAL REBAR @ 2'-0" O.C.
 3.04 (2) #4 CONT. HORIZ. REBAR
 3.05 #5 VERT. REBAR @ 2'-0" O.C.
 3.06 #5 VERT. REBAR @ 8'-0" O.C.
 3.07 10x10 WWF, USE MASONRY BLOCKS TO HOLD MESH 1-1/2" ABOVE GROUND.
 3.08 1/2"x8" ANCHOR BOLT

DIVISION 4 - MASONRY

4.01 8X8X16 NORMAL WEIGHT C.M.U.
 4.02 8X8X16 NORMAL WEIGHT C.M.U. BOND BEAM W/ (2) #5 CONT.
 4.03 EXTRUDED PRECAST CONCRETE SILL.
 4.04 EXTRUDED PRECAST CONCRETE LINTEL.
 4.05 8X8X16 SPLIT FACED C.M.U. PAINTED.
 4.06 HORIZONTAL JOINT REINFORCEMENT @ 16" O.C. VERTICALLY.
 4.07 MANUFACTURED STONE VENEER INSTALLED PER MANUFACTURERS SPECIFICATIONS.

DIVISION 6 - WOOD AND PLASTICS

6.01 PRESSURE TREATED WOOD BLOCKING.
 6.02 WOOD SHIMS.
 6.03 PRE-ENGINEERED WOOD ROOF TRUSS, SEE TRUSS PLAN.
 6.04 WOOD BLOCKING.
 6.05 PRESSURE TREATED 3/4" FURRING STRIP.
 6.06 NOM. 2X6 WOOD STUD WALL FRAMING @ 16" O.C.
 6.08 1/2" CDX PLYWOOD SHEATHING.
 6.09 6" OGIE BASE, PAINTED.
 6.10 1X NOM WOOD SILL, ROUTERD EDGE WITH 1X2 SKIRT, PAINTED.
 6.11 NOM. 2X4 WOOD STUDS @ 16" O.C.
 6.12 (2) CONTINUOUS NOM. 2X4 WOOD CAP PLATES, STAGER JOINTS MIN 2'-0" OVERLAP.
 6.13 CONTINUOUS 7/16" PLYWOOD RIM JOIST.
 6.14 3/4" 1&G OR GRADE PLYWOOD.
 6.15 NOM. 1X4 CONTINUOUS FASCIA ACCENT.
 6.16 NOM. 2X6 CONTINUOUS FASCIA (MATCH EXISTING).
 6.17 NOM. 2X4 CONTINUOUS SUB-FASCIA.
 6.18 7/16" O.S.S. SHEATHING.
 6.19 16 IN. PRE-ENGINEERED WOOD FLOOR TRUSS, SEE TRUSS PLANS.
 6.20 2X4 BUILT-UP WOOD BRACKET, PAINTED.
 6.21 2X4 TRUSS CROSS BRACING.
 6.22 BUILT-UP 2X WOOD HEADER WITH 1/2" PLYWOOD FLITCH.
 6.23 ATTACH O.S.S. SHEATHING @ STUD TO FLOOR TRUSS WITH 8d NAILS @ 3" O.C. ALONG EDGES AND 12" IN MIDDLE.
 6.24 1/2" NUT WITH 2 WASHER.
 6.25 ALL THREAD ROD, LENGTH=DEPTH OF TRUSS @ 32" O.C.
 6.26 1/2" X 3/8" INSIDE THREAD COUPLING.
 6.27 (2) 2"x12" WOOD BEAM

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

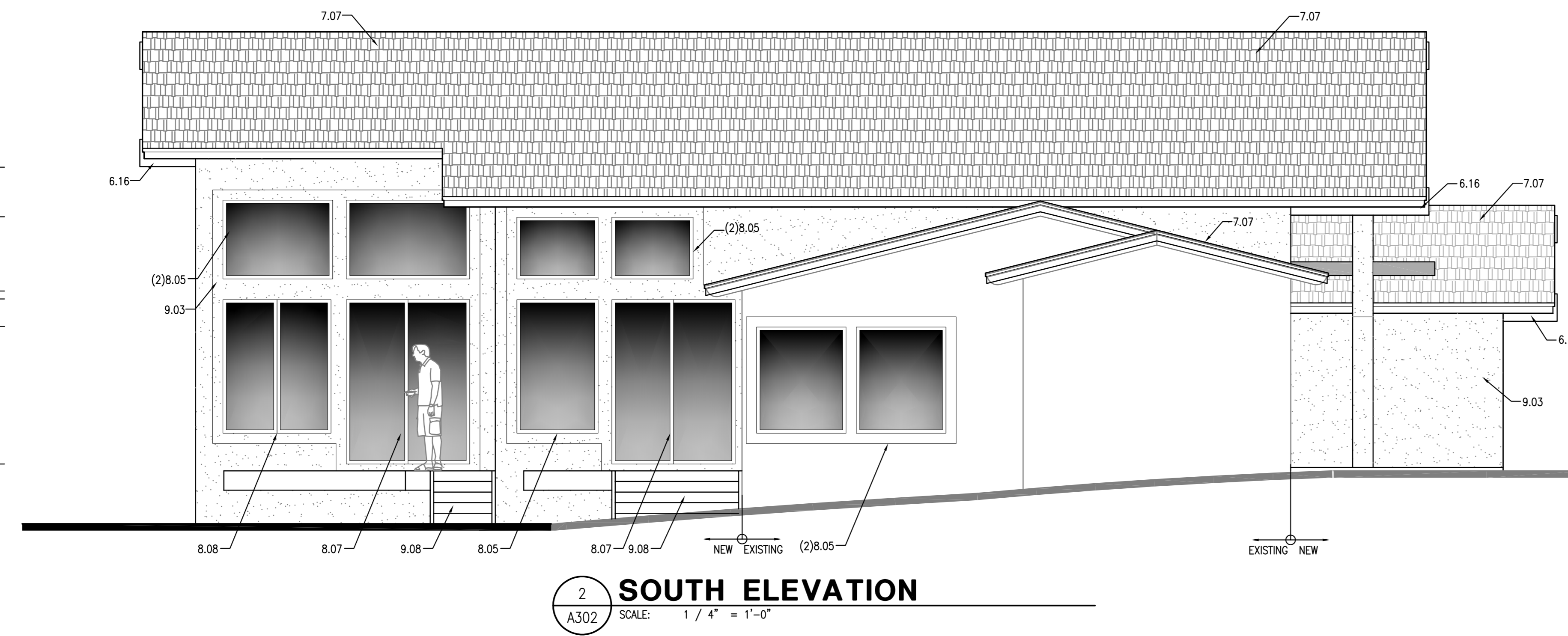
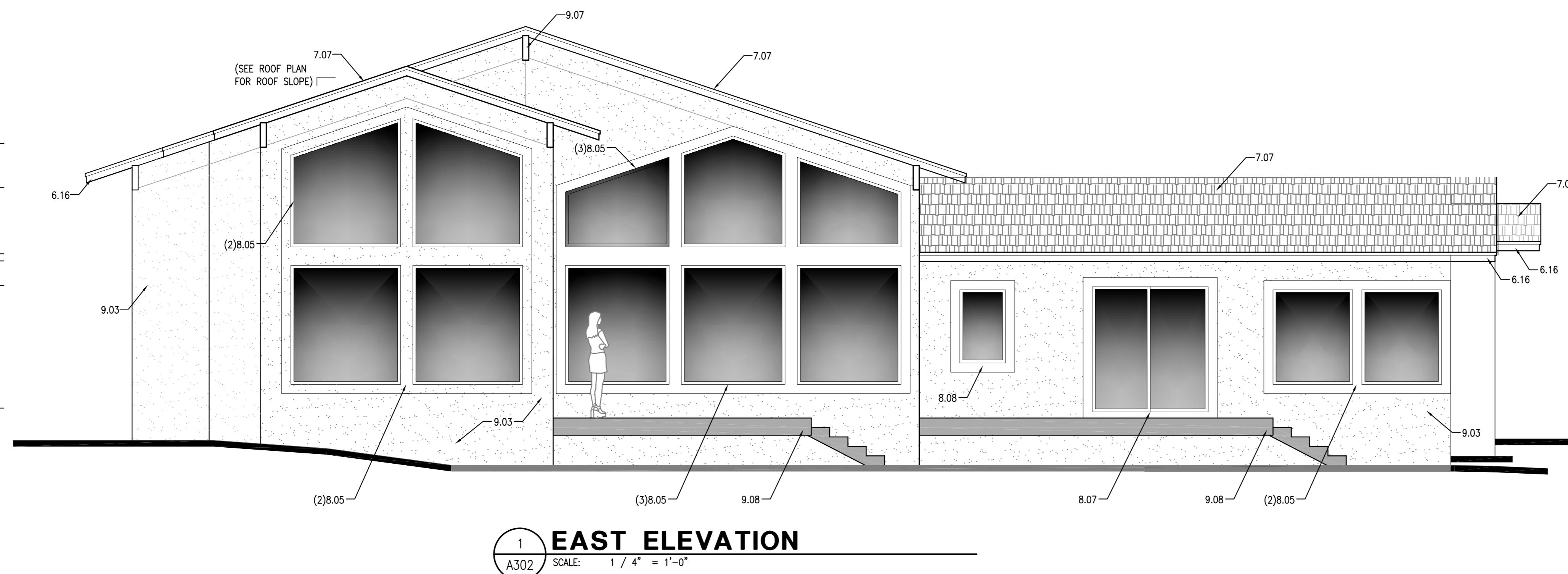
7.01 R-11 MIN. INSULATION.
 7.02 R-30 MIN. SPRAY FOAM INSULATION.
 7.03 3/4" R-5 MIN. RIGID INSULATION BOARD.
 7.04 6 MIL. POLYETHYLENE VAPOR BARRIER.
 7.05 TYPEx TYPE BUILDING PAPER, OVERLAP 4" MIN.
 7.06 PREMANUFACTURED AND PREFINISHED METAL ROOF EDGE WITH CONTINUOUS HOLD-DOWN CLIP.
 7.07 50 YR DIMENSIONAL ARCHITECTURAL ASPHALT SHINGLES.
 7.08 RIDGE VENT, MATCH SHINGLES.
 7.09 SEALANT W/ BACKER ROD.
 7.10 SEALANT JOINT.
 7.11 PREFINISHED ALUMINUM SOFFIT PANELS.
 7.12 30 LB ASPHALT PAPER.
 7.13 24" PREFINISHED ALUMINUM BREAKMETAL FASCIA.
 7.14 R-30 POLY WRAPPED GLASS FIBER BATT ROOF INSULATION.
 7.15 CONTINUOUS METAL FLASHING, TUCKED BEHIND BUILDING PAPER 4" MIN. WEEP SCREED.
 7.16 24" PREFINISHED ALUMINUM BREAKMETAL FLASHING WITH DRIP EDGE

DIVISION 8 - DOORS AND WINDOWS

8.01 PREHUNG STEEL DOOR, THERMAL RATED, PAINTED, COLOR TBD.
 8.02 SECTIONAL OVERHEAD STEEL DOOR.
 8.03 WEATHERSTRIPPING.
 8.04 ALUMINUM THRESHOLD.
 8.05 FIXED WINDOW.
 8.06 SINGLE HUNG WINDOW.
 8.07 SLIDING GLASS DOOR.
 8.08 OPERABLE CASSEMENT WINDOWS.
 8.09 FRENCH DOOR(S) W/FIXED SIDE LIGHT PANEL.

DIVISION 9 - FINISHES

9.01 1/2" GYPSUM WALL BOARD.
 9.02 PAINTED FINISH.
 9.03 EXTERIOR STUCCO FINISH SYSTEM, 7/8" OVER SHEATHING, 5/8" OVER BLOCK.
 9.04 EXTERIOR STUCCO FINISH SYSTEM-APPLIED PROFILE.
 9.05 EIFS BANDING.
 9.06 EIFS ARCHITECTURAL ACCENT.
 9.07 DECORATIVE BEAM WITH COMPOSITE TRIM FINISH, HARDI OR EQUIV.
 9.08 COMPOSITE WOOD DECK STRUCTURE.



- ROOF BEARING HT., 14'-5"
- ROOF BEARING HT., 12'-0"
- EXIST. CLG. HT., 8'-5"
- DOOR/WINDOW HD. HT., 8'-0"
- EXISTING DOOR/WINDOW HD. HT., 6'-8"
- FIN. FLR. ELEV., 0'-0"

- ROOF BEARING HT., 14'-5"
- ROOF BEARING HT., 12'-0"
- EXIST. CLG. HT., 8'-5"
- DOOR/WINDOW HD. HT., 8'-0"
- EXISTING DOOR/WINDOW HD. HT., 6'-8"
- FIN. FLR. ELEV., 0'-0"



401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

**Planning &
Community
Development**

Planning & Zoning Board Staff Report for March 3, 2020 Meeting

[SPR #20-03. Request of E2 Homes, LLC for: Approval to construct a 2,257-square foot addition to the two-story, single-family home located at 1661 Chase Landing Way within Windsong on Lake Berry, zoned PURD.](#)

Background

E2 Homes, LLC (on behalf of the property owner) is requesting site plan approval to construct a 2,257-square foot addition to the two-story, single-family home at 1119 Preserve Point Drive within Windsong on Lake Berry, zoned PURD. This property measures 27,025 square feet. Below is a table summarizing this request in comparison to the PURD requirements for the lakefront lots in Windsong.

Table 1:

	Windsong Lakefront Lot Requirements	Proposed
Floor Area Ratio	Max 30%	7,762 square feet/28.7%
Impervious Lot Coverage	Max 45%	11,700 square feet/43.3%
Lakefront Setback	50-70 feet	68 feet to house/62 feet to pool

Lakefront Lot Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible, and the appearance of the property and the shore when viewed from the water will be kept as natural as reasonably possible. The applicant is proposing to remove six palm trees along the edges of the lot, but is preserving all of the large oak trees in the rear of the lot, as well as the 51-inch diameter oak tree in the front of the lot.

View From the Lake

The code limits walls and swimming pool decks facing the lake in excess of three feet in height. This lot is relatively flat, but does have a minimal grade drop where the applicant is proposing the new pool/deck area in the rear of the lot. The pool/deck area is meeting the three-foot height maximums along the sides of the lot, but is exceeding this by two feet in the center of the pool/deck. However, the applicant is proposing two 30-inch landscaped terraces to minimize the effect of the deck height towards the lake.

Storm Water Retention

The code requires retention of storm water so that storm water flowing over a lakefront lawn area does not carry with it into the lake any fertilizers, herbicides, or other chemicals that affect the water quality of our community's most precious assets. The amount of impervious surface on the lot determines the depth/size of the retention needed. The applicant is proposing several storm water swales throughout the lot that are sized to meet the city's code requirements.

View of Neighbors

The purpose and intent of the lakefront lots section of the code is to ensure that the views of the lake from adjoining properties will not be unduly impaired by new houses, additions, second story additions, etc. In order to achieve this, the code states that the lakefront setback shall be the average established by the adjacent lakefront properties within 200 feet of the subject property, or 50 feet, whichever is greater. However, the P&Z Board does have the authority to approve setbacks less than the average determined, or impose more restrictive setbacks.

Staff has determined that the average lakefront setback to be 70 feet. The applicant is proposing a 68-foot lakefront setback to the home in the eastern portion of the lot and a 76-foot setback in the western portion of the lot. While the eastern setback is two feet closer than the average, these setbacks are comparable to the lakefront setback of the two adjacent lakefront homes. The applicant is also requesting a 62-foot setback to the pool and deck areas, but those structures are at grade and do not impair any lake views. Therefore, P&Z has the authority to make the judgement call whether "lake views are being unduly impaired" with the setbacks as presented. It appears to staff that the proposed setbacks meet the intent of the code.

Windsong Home Owners Association (HOA) Approval

These home plans have received approval from the Windsong Homeowners Association (HOA) Architectural Review Board. As shown in the attached letter from the HOA, there were a few comments related to a sport court that the applicant has removed from these plans.

Summary

The proposed home that is compatible with the natural grade of the property, is ensuring that water pollution from stormwater runoff and other sources will be minimized, and is preserving existing trees to the degree reasonably possible so that the appearance of the property and the shore when viewed from the water, will be kept as natural as reasonably possible. Overall, the plans meet the intent of the lakefront review criteria defined in the code.

Staff recommendation is for approval, with one condition:

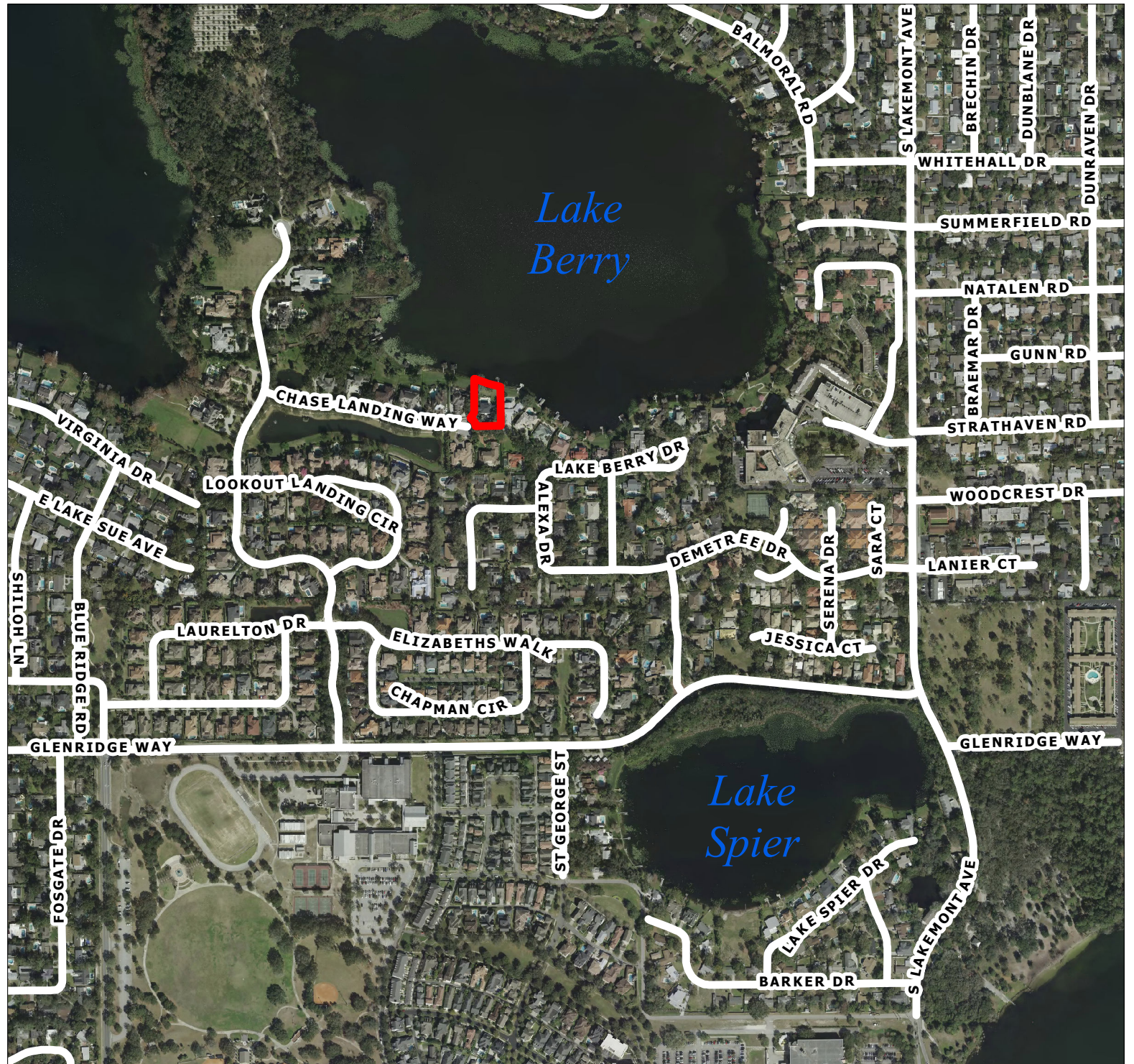
- 1. Subject to conformance to the Windsong HOA approvals and conditions.*



LOCATION MAP

1661 Chase Landing Way

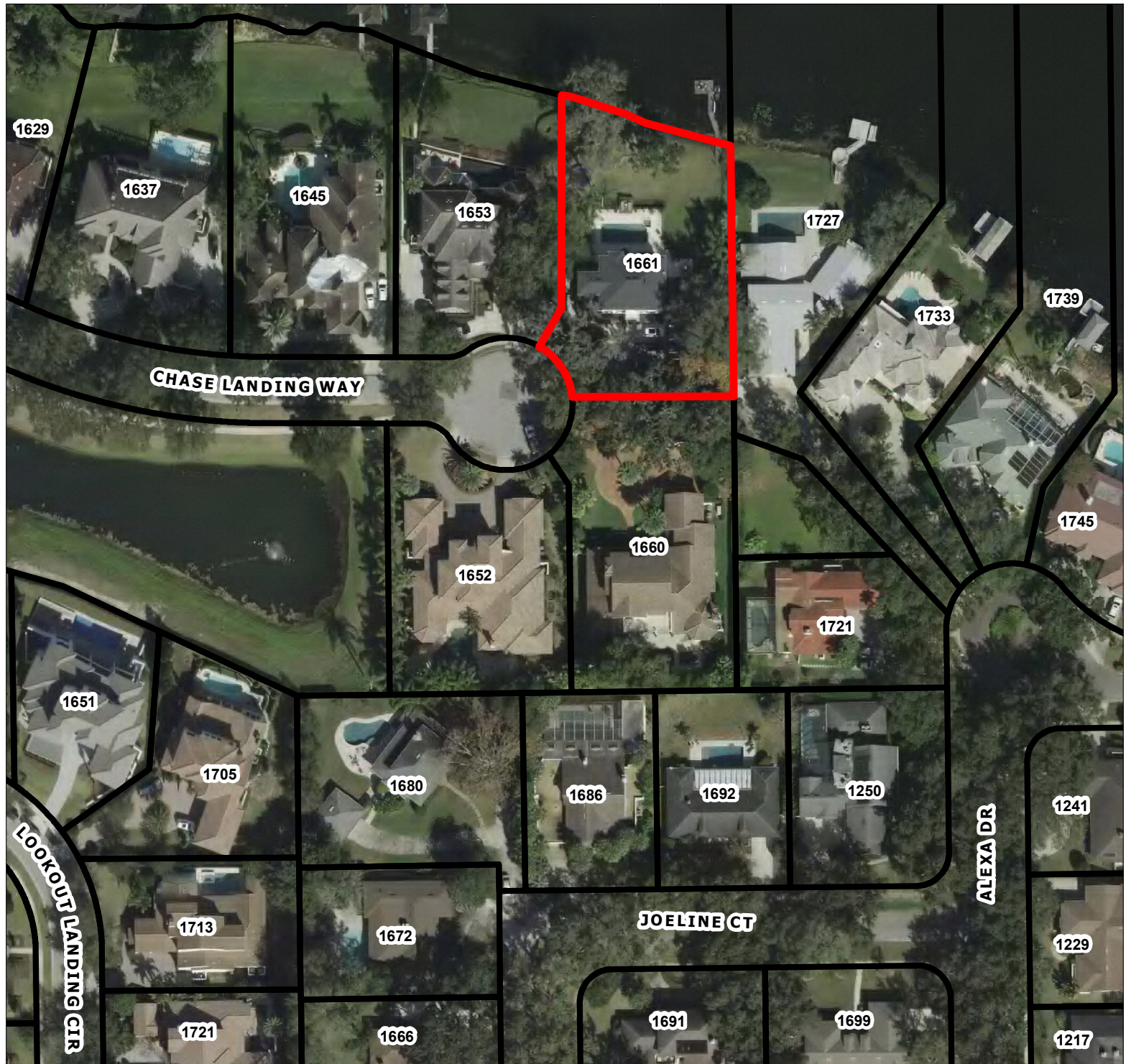
City of Winter Park
Florida

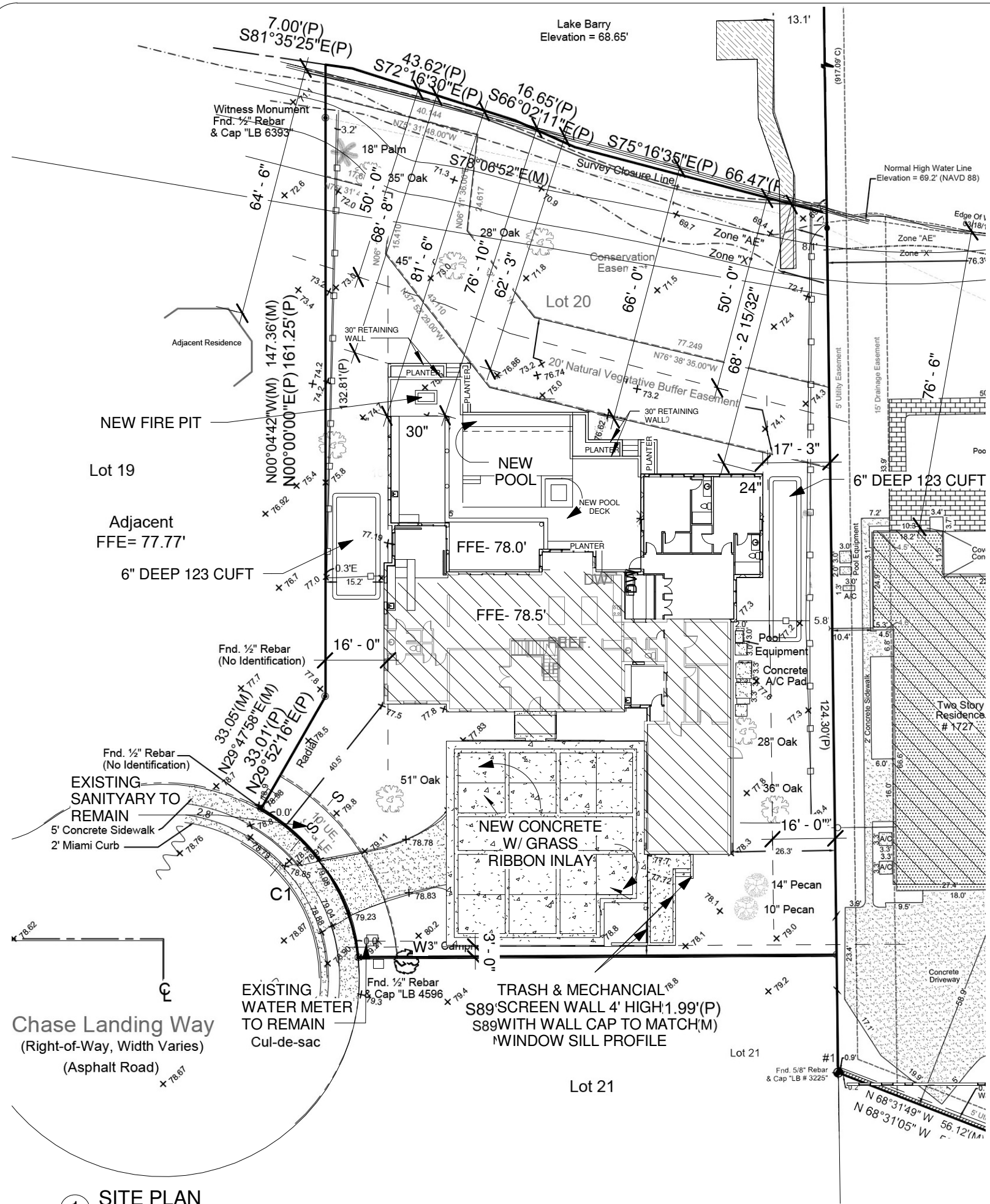




LOCATION MAP
1661 Chase
Landing Way

City of Winter Park
Florida





SITE PLAN NOTES:
 I. ARCHITECTURAL SITE PLAN IS BASED UPON A SURVEY PROVIDED BY THE OWNER.

STORM WATER CALCULATION:

TOTAL SITE AREA	=	27,025 GSF
IMPERVIOUS	=	11,700 GSF
PERVIOUS	=	15,325 GSF

STORM WATER RETAINAGE CALCULATION:

TOTAL SITE REQUIRED	2,950 GSF / 12 = 246 CF REQUIRED
TOTAL SITE PROVIDED	246 CF PROVIDED

SETBACK WORKSHEET:

LOT WIDTH: 129'	EXISTING AREA	ADDITIONAL	PROPOSED	NEW AREA
FLOOR AREA RATIO	5,905	2,257	8,162	8,918 MAX.
FRONT YARD LANDSCAPE	4,408	-783	3,625	3,344 MIN.
FRONT	EXISTING	PROPOSED		
SIDES 1ST FLR.	L-15.3' R-26.1'	L-15.3' R-16'		
SIDES 2ND FLR.	R-15.3' R-53'	L15.3' R53'		
REAR 1ST FLR.	98'	68'		
REAR 2ND FLR.	105'	93'		
LAKE FRONT	98'	68'		
HEIGHT	30'	30'		

NEW FIRST FLOOR HEATED: 4,089 GSF
 NEW SECOND FLOOR HEATED: 2,418 GSF
 TOTAL NEW HEATED: 6,507 GSF

GARAGE: 871 GSF
 TOTAL GROSS ENCLOSED: 7,378 GSF

EXISTING FRONT PORCH: 60 GSF
 NEW REAR LANAI: 303 GSF
 NEW CABANA: 421 GSF

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Green Apple Architecture .com
 PO BOX 1401
 WINTER PARK, FLORIDA 32790
 PHONE: 407.647.9894
 AA26000707

E2

1661 CHASE LANDING WAY
 WINTER PARK, FL

SEAL
 JOHN P. DRAKE AR91551

ISSUE DATE
 02/14/20

SHEET INFORMATION
SITE PLAN
 Scale 1" = 30'-0"

A100

1 SITE PLAN
 1" = 30'-0"

Boundary Survey

Legal Description:

Lot 20, Windsong Preserve Point, according to the Plat thereof as recorded in Plat Book 43, Page(s) 76 through 78, Public Records of Orange County, Florida.

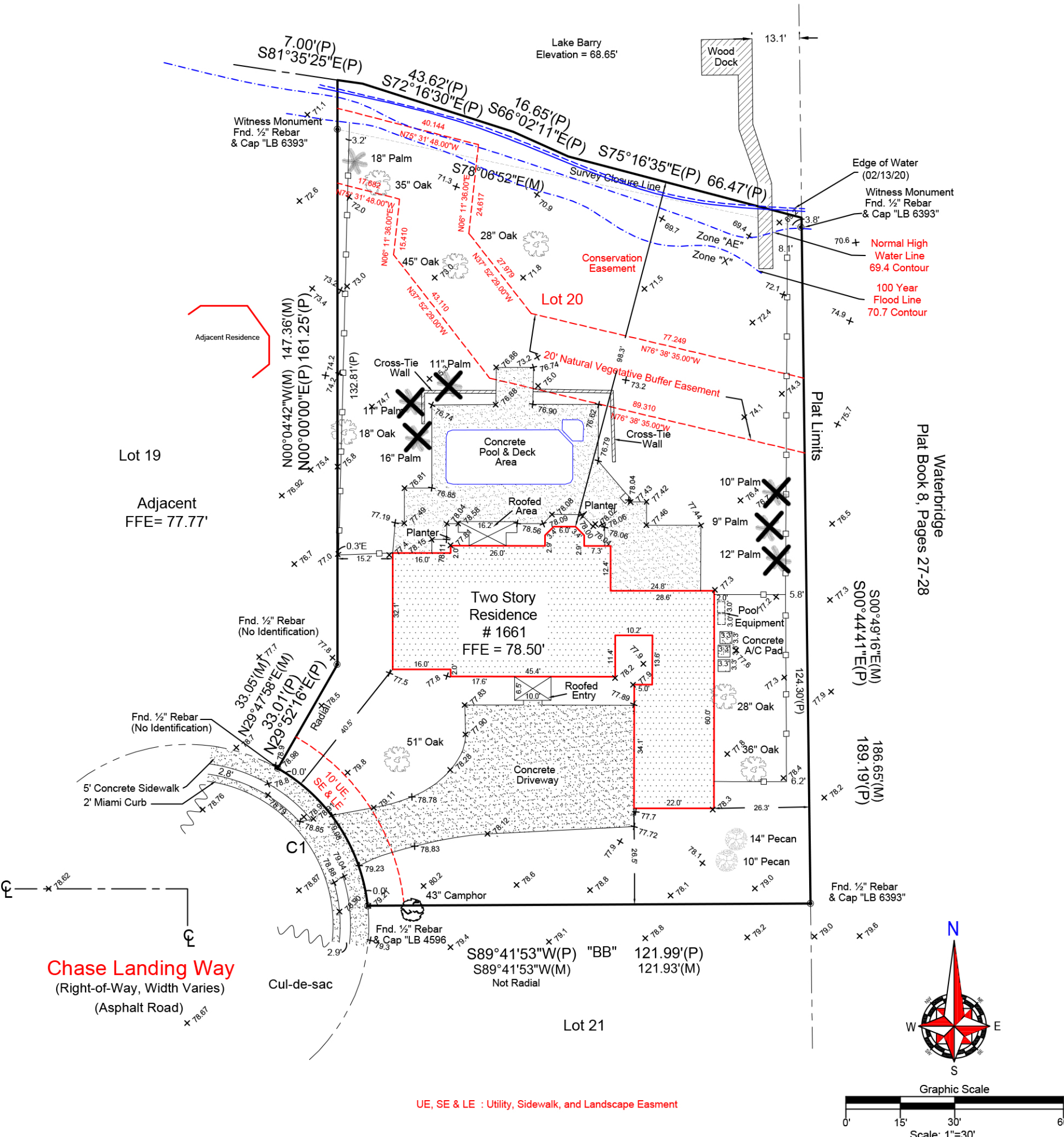
Flood Disclaimer : By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X/AE. This Property was found in City of Winter Park, community number 1201888, dated 9/25/2009.

CERTIFIED TO : PANDYA FAMILY REVOCABLE TRUST; E2 HOMES



1661 Chase Landing Way
Winter Park, FL 32789

C1
R = 50.00'(P)
Δ = 53°50'06"(P)
C = 45.27'(P) 45.49'(M)
L = 46.98'(P)
CB = N33°12'41"W(P)
N33°01'40"W(M)



UE, SE & LE : Utility, Sidewalk, and Landscape Easment

Field Date: 02/13/20	Date Completed: 02/14/20
Drawn By: BK	File Number: IS-70325
-Legend-	
C - Calculated	PC - Point of Curvature
© - Centerline	Pg - Page
CB - Concrete Block	PI - Point of Intersection
CM - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point on Line
D - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference Monument
Esmt. - Easement	PT - Point of Tangency
F.E.M.A. - Federal Emergency Management Agency	R - Radius
FFE - Finished Floor Elevation	Rad. - Radial
Fnd. - Found	R&C - Rebar & Cap
IP - Iron Pipe	Rec. - Recovered
L - Length (Arc)	Rfd. - Roofed
M - Measured	Set - Set 1/2" Rebar & Cap "LB 7623"
N&D - Nail & Disk	Typ. - Typical
N.R. - Non-Radial	UE - Utility Easement
ORB - Official Records Book	WM - Water Meter
P - Plat	Δ - Delta (Central Angle)
P.B. - Plat Book	○ - Chain Link Fence
□ - Metal Fence	

-Notes-
 >Survey is Based upon the Legal Description Supplied by Client.
 >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 >Subject to any Easements and/or Restrictions of Record.
 >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 >Building Ties are NOT to be used to reconstruct Property Lines.
 >Fence Ownership is NOT determined.
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
 >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
 Patrick K. Ireland, P.S.M. 6637, LB 7623
 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
 1301 S. International Parkway Suite 2001
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

E2

1661 CHASE LANDING WAY
WINTER PARK, FL

SEAL

JOHN P. DRAKE AR91551

ISSUE DATE

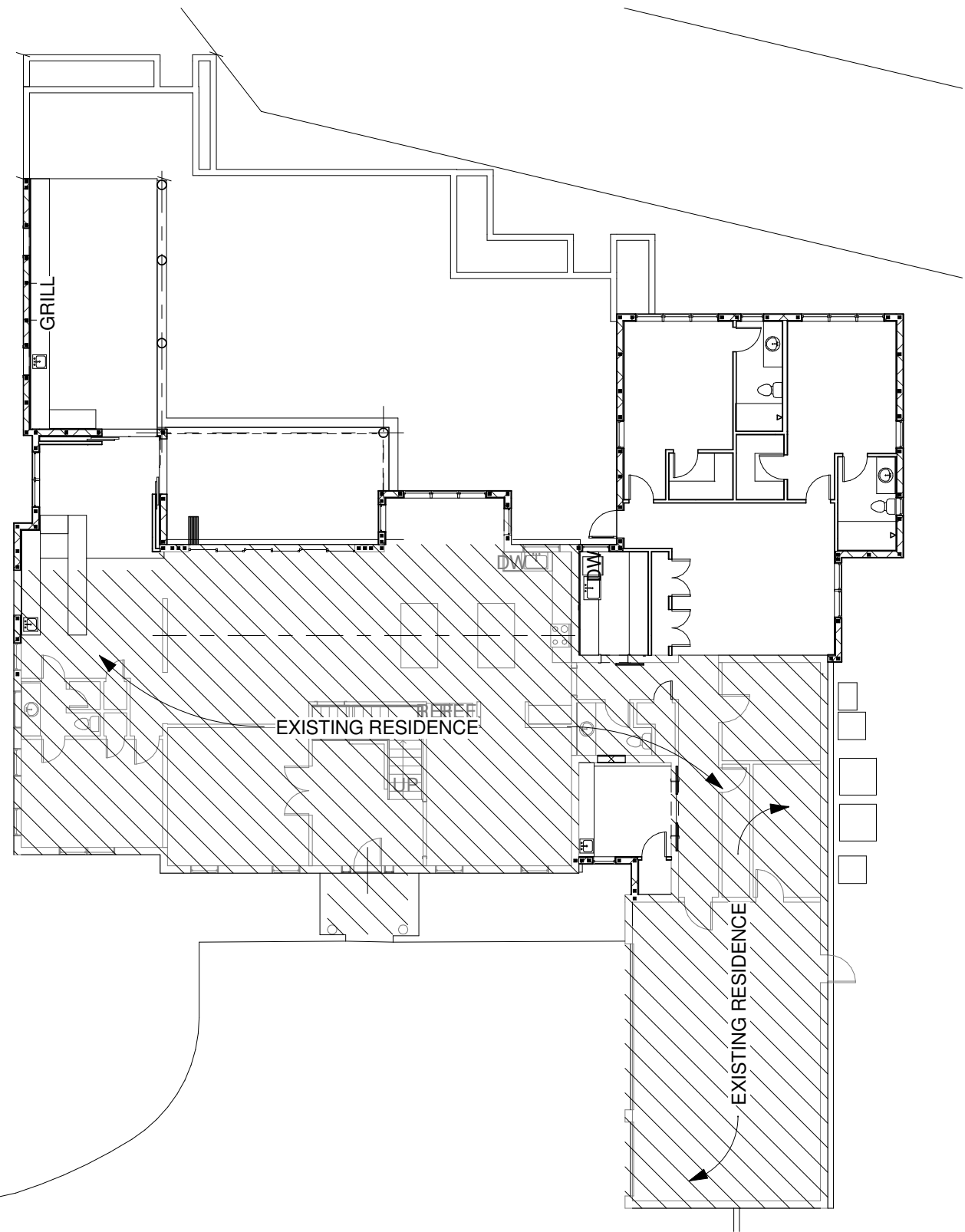
02/14/20

SHEET INFORMATION

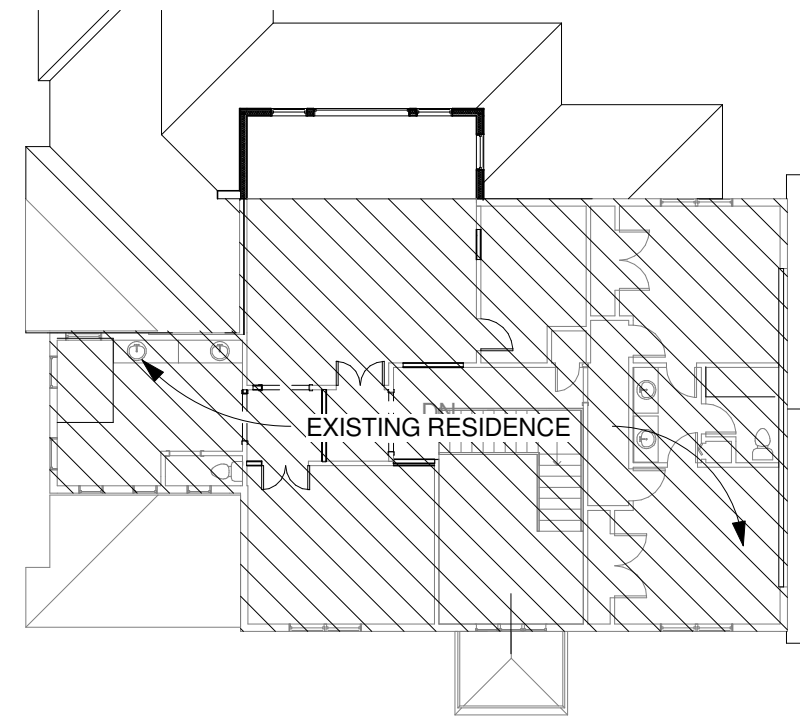
FLR PLANS

Scale 1/16" = 1'-0"

A101



1 1ST FLR
1/16" = 1'-0"



2 2ND FLR
1/16" = 1'-0"

E2

1661 CHASE LANDING WAY
WINTER PARK, FL

SEAL

JOHN P. DRAKE AR91551

ISSUE DATE

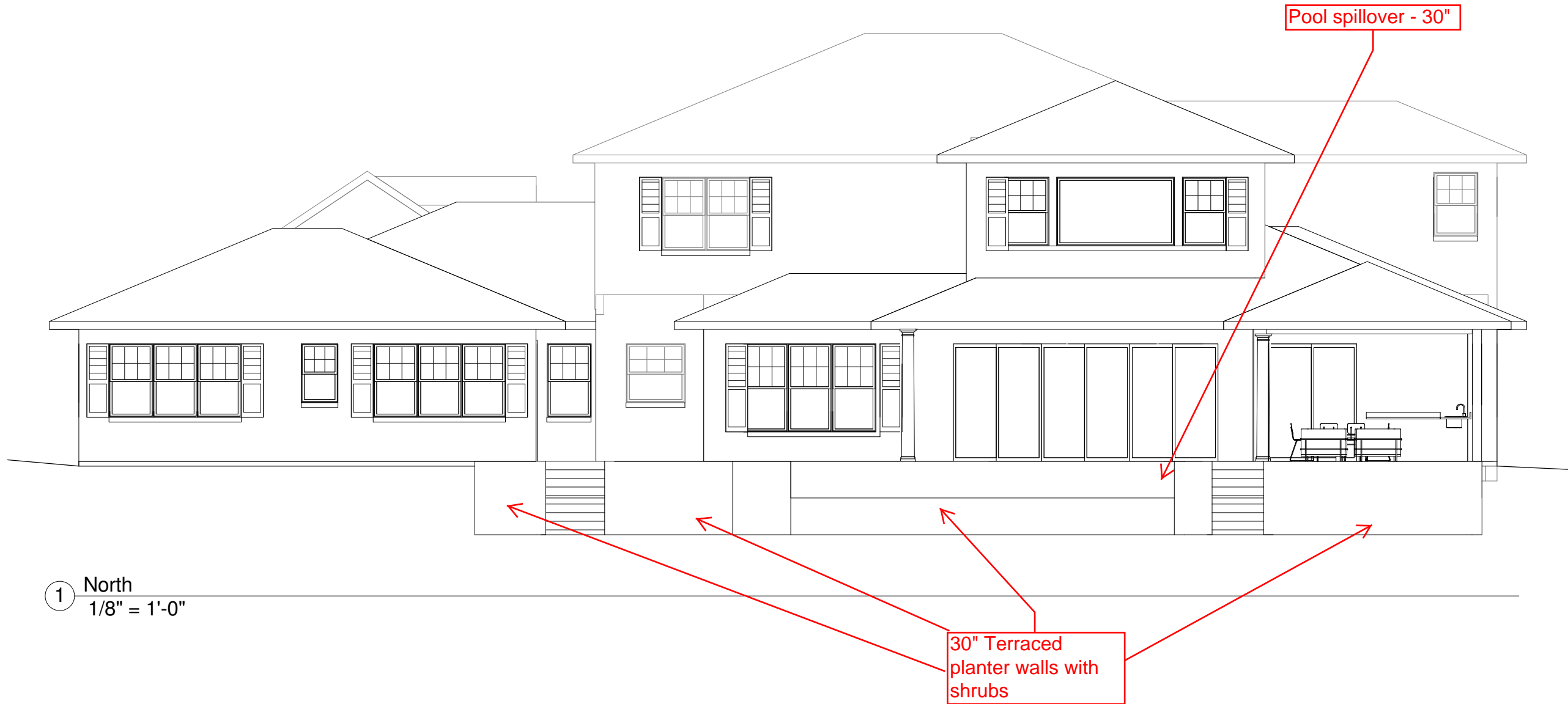
02/14/20

SHEET INFORMATION

ELEVATION

Scale 1/8" = 1'-0"

A102



1 North
1/8" = 1'-0"

E2

1661 CHASE LANDING WAY
WINTER PARK, FL

SEAL

JOHN P. DRAKE AR91551

ISSUE DATE

02/14/20

SHEET INFORMATION
ELEVATIONS

Scale 1/16" = 1'-0"

A103



① South
1/16" = 1'-0"



② East
1/16" = 1'-0"



③ West
1/16" = 1'-0"









Architectural Review Board Design Review

Response Date: January 16, 2020

Nisha Pandya
1661 Chase Landing Way
Winter Park FL 32789

Nisha,

Upon review of your revised Architectural & Hardscape submission (dated January 10, 2020), **the ARB Members have Approved the submission subject to the following** which need to be addressed and/or revised:

1. The new Driveway revision to allow for additional parking appears to exceed the Minimum 50% Front Yard Landscape requirement and is excessive in length. Therefore, as discussed, please revise to allow for greater landscape areas for both the street side as well as the area between the new parking and the garage / service courtyard. If reduced to 30' in length along the south boundary, this should successfully accomplish (2) parking spaces as well as a back up indentation for the garage. Additionally, please add the Front Yard Impervious and Green areas to your calculations chart.
2. The minimum landscape area between the driveway, sport court and the property line is 3'-0", therefore, please revise and add the necessary minimum dimension to accomplish this requirement.....currently as drawn, it appears to be closer than allowed.
3. The new "Sports Court", if used for basketball, must have landscape installed to screen the equipment from views by adjacent properties within Windsong.
4. Exterior lighting for the "Sports Court" is not allowed.
5. Please indicate that the new Service Courtyard will be at least 4'-0" in height, made of concrete block with a stucco finish to match the existing residence, as required per the Windsong CC&R's.....currently there are no specific drawings for this area.



6. According to this modified submission, there will be more submissions to come which will likely include the hardscape and landscape.
7. We will need to receive a submission regarding paint, if there are to be any changes made from the existing colors.

Please contact Susan if you have any questions or need further clarification.

Sincerely,

ARB Members: Jeffrey Blydenburgh
 Corey Mills
 Randall Slocum



401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

**Planning &
Community
Development**

Planning & Zoning Board Staff Report for March 3, 2020 Meeting

RZ #20-03: Request of the City of Winter Park for: Ordinance to amend the Official Zoning Map to change the zoning designations of Office (O-1) to Parks and Recreation (PR) on the city park property at 1390 Orange Avenue.

Background

The City owns a mini-park park property at the southeast corner of Orange and Orlando Avenues, with an address of 1390 Orange Avenue.

This mini-park property is designated Open Space and Recreation in the Comprehensive Plan, but has a zoning designation of Office (O-1). This request would change the zoning designation to Parks and Recreation (PR). Staff is unaware of why this mini-park has a Future Land Use of Open Space and Recreation, but is zoned O-1. The historical zoning maps going back to 1952 show both commercial and office zoning on this property. This park has always been included in the Park inventory of the City. In summary, this rezoning request is implementing the Comprehensive Plan.

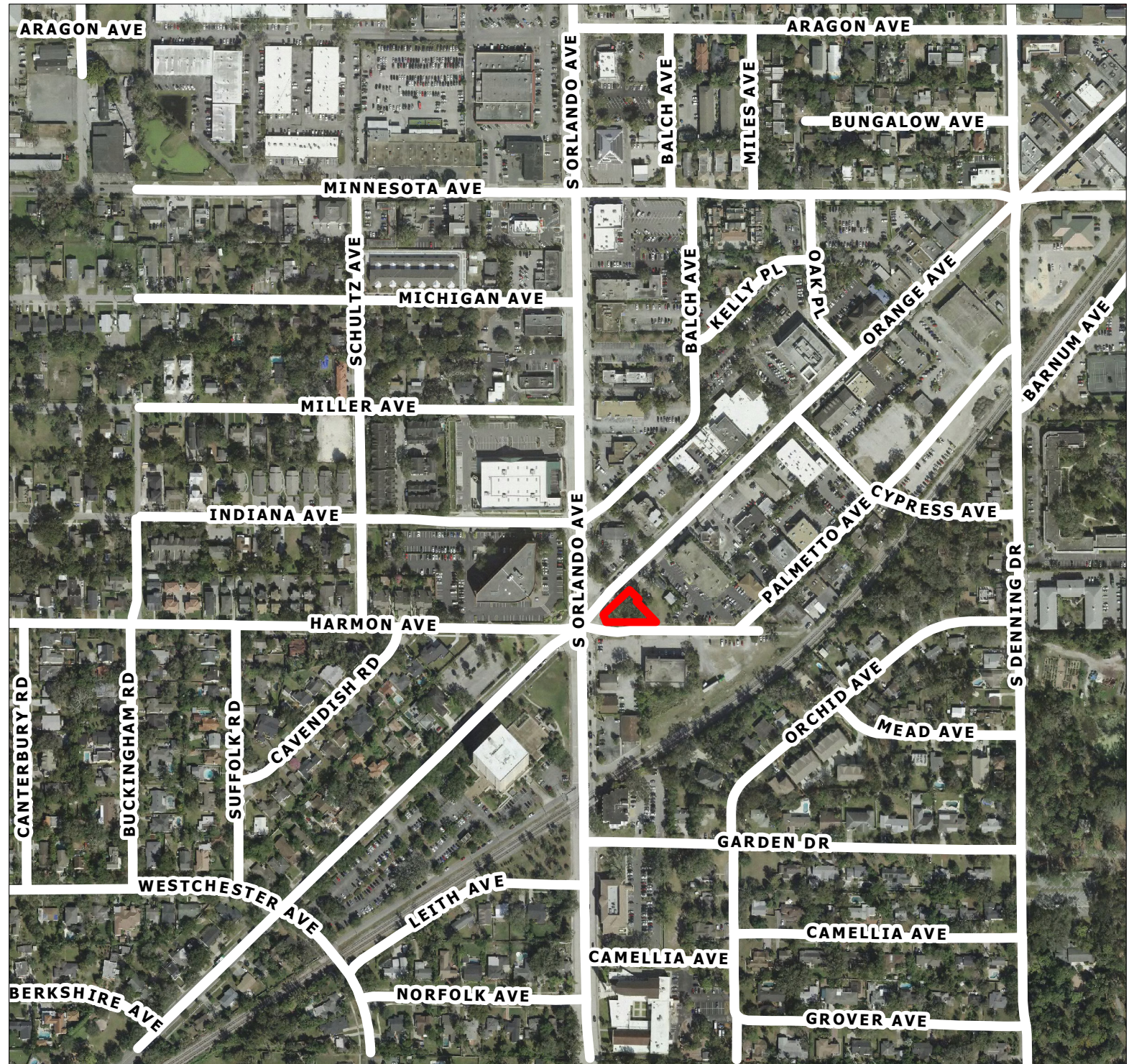
Staff recommendation is for approval to rezone this property to PR.



LOCATION MAP

1390 Orange Avenue

City of Winter Park
Florida

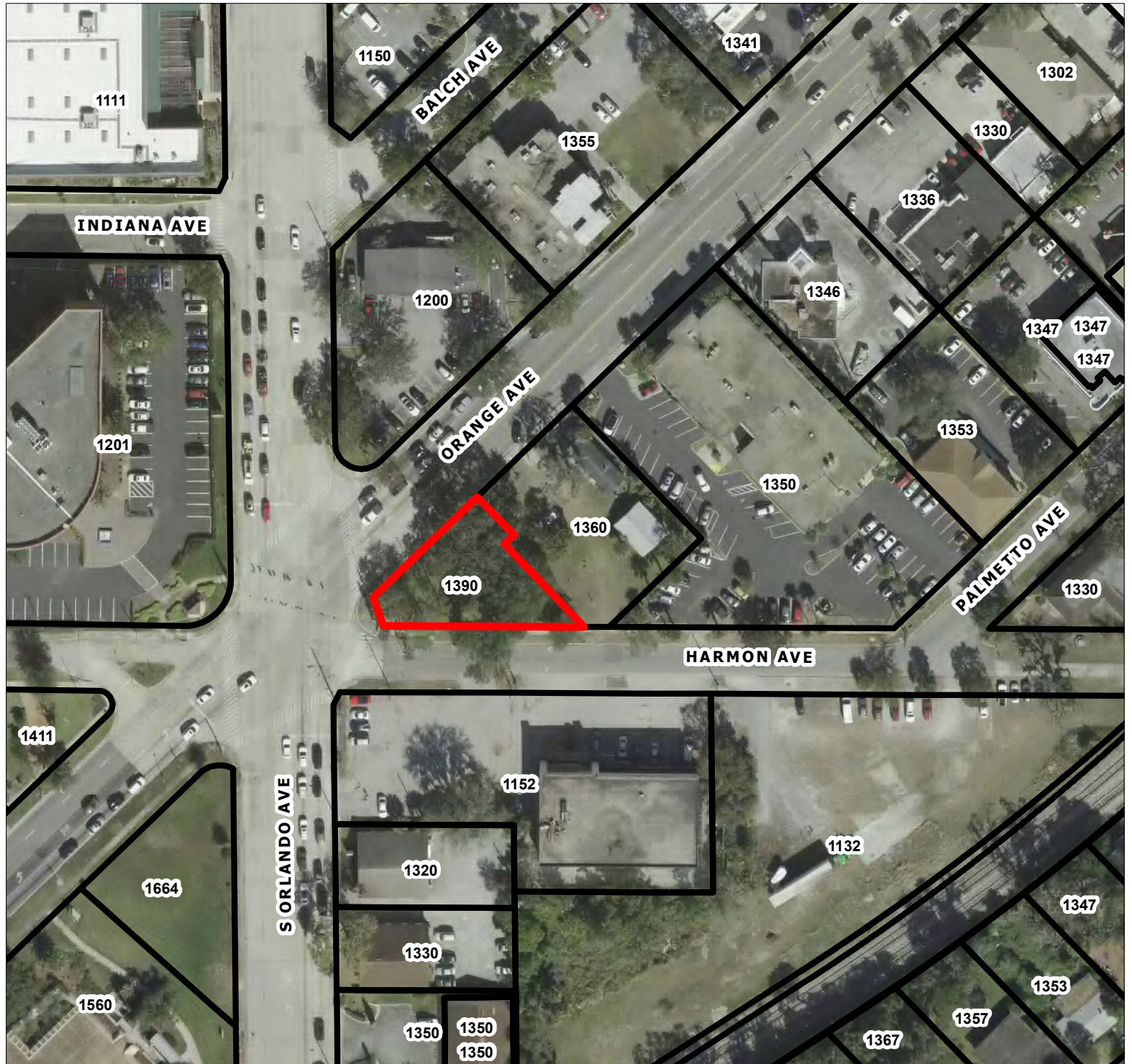
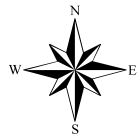




LOCATION MAP

1390 Orange Avenue

City of Winter Park
Florida





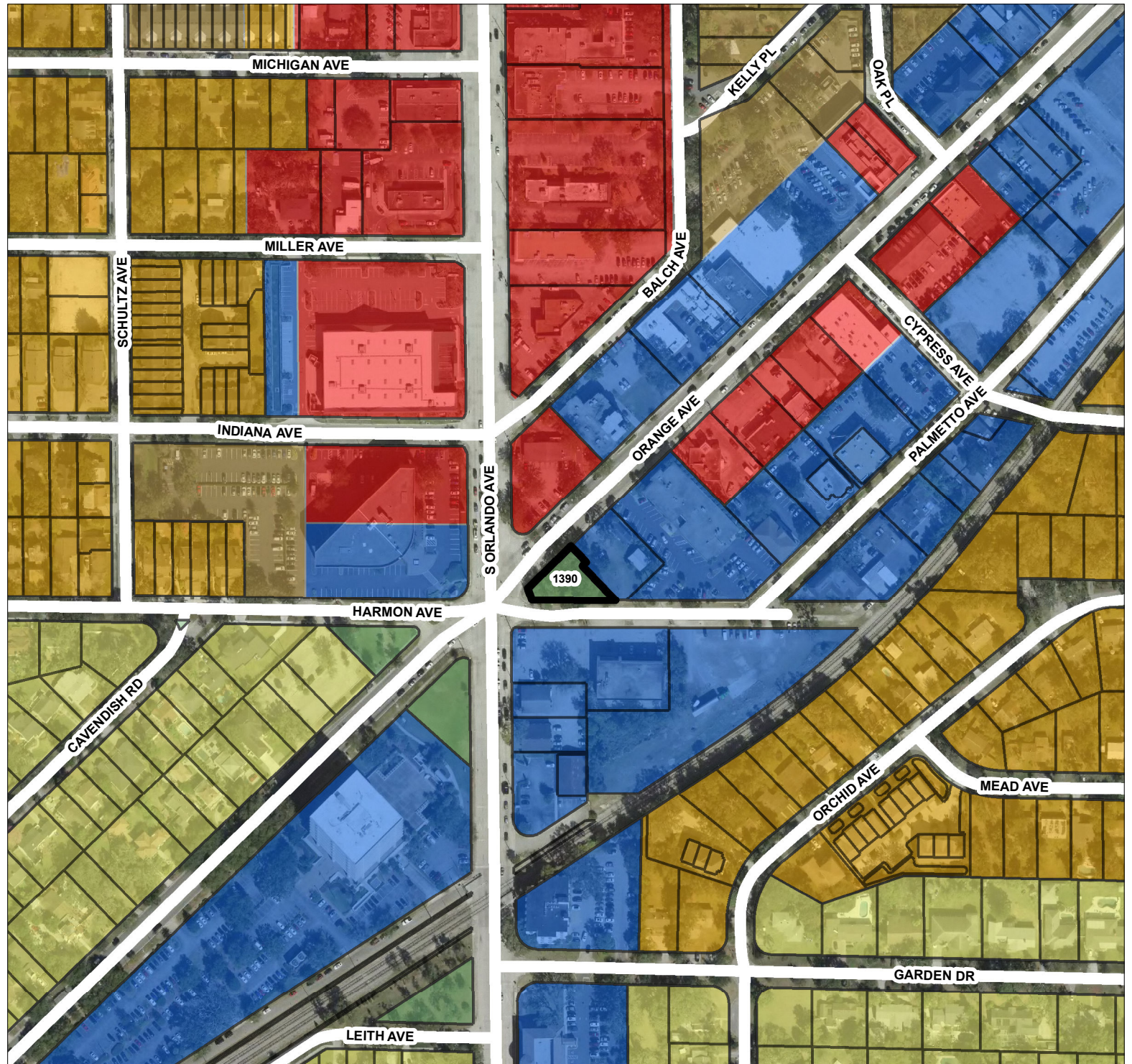
FUTURE LAND USE

1390 Orange Avenue

City of Winter Park
Florida

Future Land Use

- Commerce
- Office Professional
- Medium Density Residential
- Low Density Residential
- Single Family
- Open Space Recreation





ZONING

1390 Orange Avenue

City of Winter Park
Florida

Zoning

- C-3
- I-1
- O-1
- O-2
- PL
- PR
- R-1A
- R-2
- R-3

